



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: Thursday, May 27, 2021
Time: After 8:30 A.M.
Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the CPC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

The meeting's telephone number and access code will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting cpc@lacity.org

Public Hearing: March 22, 2021
Appeal Status: On-Menu Density Bonus Incentives are appealable to City Council by abutting owners/occupants. Off-Menu Density Bonus is not further appealable.
Expiration Date: May 27, 2021, Subject to Mayor's Tolling Order

PROJECT LOCATION: 10912-10914 ½ W. Blix Street

PROPOSED PROJECT: The project consists of the demolition of an existing four-unit residential building and the construction of an approximately 21,623 square-foot, five-story, residential building over one level of subterranean parking, on a 9,735 square-foot lot. The new building has 18 residential units, including one affordable unit for Low-Income Households and two affordable units for Very Low-Income Households. The unit mix is four one-bedroom units and 14 two-bedroom units. The proposed height of the building is 54 feet. The project includes 16 vehicular parking spaces, 18 long-term bicycle parking spaces, and 1,430 square feet of common open space located in a rear patio on the ground floor and a roof deck and recreation room on the fifth floor.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332, Class 32, an exemption from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, a **Density Bonus** to permit the construction of a 21,623 square-foot, five-story, 54-foot high multifamily building with 18 residential units, including one unit set aside for low-income households and two set aside for very low-income households, and one level

Case No.: CPC-2020-4566-DB-HCA
CEQA No.: ENV-2020-4567-CE
Related Case: None
Council No.: 2 – Krekorian
Plan Area: North Hollywood-Valley Village
Certified NC: NoHo
GPLU: Medium Residential
Zone: R3-1
Applicant: Blix Equities, LLC
Representative: Donna Shen Tripp
Craig Lawson & Co.

of subterranean parking, with the following:

- a. **On-Menu Incentive** to allow a floor area ratio (FAR) of 3.74:1 in lieu of the 3:1 FAR otherwise required in the R3 Zone.
- b. **On-Menu Incentive** to allow a height of 54 feet in lieu of the otherwise permitted 45 feet in the R3 Zone.
- c. **On-Menu Incentive** to allow up to a 20 percent reduction in open space to permit 1,720 square feet in lieu of the required 2,150 square feet under LAMC Section 12.21 G.
- d. **Waiver of Development Standards** to allow a total of 16 vehicle parking spaces, 45 percent less than otherwise required under LAMC Section 12.22 A.25, Parking Option 1, with three vehicle spaces (10 percent) replaced by bicycle parking.
- e. **Waiver of Development Standards** to allow a 12 foot 3 inch wide passageway extending from a street to the entrance of the building in lieu of the 16-foot wide passageway required under LAMC Section 12.21 C.2(b).

**RECOMMENDED
ACTIONS:**

1. **Determine** that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **Approve** a Density Bonus to permit the construction of a 21,623 square-foot, five-story, 54 foot-high mixed-use project with 18 residential units, including one unit set aside for low-income households and two units set aside for very low-income households and one level of underground parking with the following:
 - a. **On-Menu Incentive** to allow a floor area ratio (FAR) of 3.74:1 in lieu of the 3:1 FAR otherwise required in the R3 Zone.
 - b. **On-Menu Incentive** to allow a height of 54 feet in lieu of the otherwise permitted 45 feet in the R3 Zone.
 - c. **On-Menu Incentive** to allow up to a 20 percent reduction in open space to permit 1,720 square feet in lieu of the required 2,150 square feet under LAMC Section 12.21 G.
 - d. **Waiver of Development Standards** to allow a total of 16 vehicle parking spaces, 45 percent less than otherwise required under LAMC Section 12.22 A.25, Parking Option 1, with three vehicle spaces (10 percent) replaced by bicycle parking.
 - e. **Waiver of Development Standards** to allow a 12 foot 3 inch wide passageway extending from a street to the entrance of the building, in lieu of the 16-foot wide passageway required under LAMC Section 12.21 C.2(b).
3. **Adopt** the attached Conditions of Approval;
4. **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning

Blake Lamb

Blake Lamb, Principal City Planner

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Sarah Hounsell, City Planner



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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, 200 North Spring Street, Room 272, 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 this 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.

TABLE OF CONTENTS

Project Analysis**A-1**

Project Summary
Background
Conclusion

Conditions of Approval**C-1**

Findings**F-1**

Entitlement Findings
Environmental Finding
Flood Hazard Finding

Public Hearing and Communications**P-1**

Exhibits:

Exhibit A – Plans
Exhibit B – Maps (Radius and Vicinity)
Exhibit C – Environmental Clearance ENV-2020-4567-CE
Exhibit D – Public Correspondence

PROJECT ANALYSIS

Project Summary

The project is an approximately 21,623 square-foot, multifamily residential building consisting of five stories over one level of underground parking. The proposed 18-unit building, including three units restricted for Low-Income and Very Low-Income Households, has a height of 54 feet. The unit mix is four one-bedroom units and 14 two-bedroom units. Eight of the units have private balconies or patios. There are 1,720 square feet of open space distributed among private balconies and patios, a 645 square-foot rear patio, a 395 square-foot roof deck, and a 430 square-foot recreation room equipped with a kitchen. The underground parking garage will house 16 vehicle parking spaces in addition to 18 long-term and two short-term bicycle parking spaces. The driveway providing access to the subterranean parking is located along the northwestern boundary of the site and the pedestrian entrance is located along the east elevation.



Figure 1. Rendering of proposed project

The subject property has an area of 9,735 square feet, with 57 feet of frontage on the south side of Blix Street just east of Lankershim Boulevard. The property is located in the North Hollywood - Valley Village Community Plan area, with a land use designation of Medium Residential and R3-1 Zone.



Figure 2. Zoning

The site is currently developed with a single-story, four-unit residential building constructed in 1939 that is proposed for demolition. This structure has not been identified as historic. According to a Housing and Community Development Department letter dated July 22, 2020, the proposed project is required to provide three replacement affordable housing units, including one affordable unit for Low-Income Households and two affordable units for Very Low-Income Households.

The R3-1 zone allows a density of one dwelling unit per 800 square feet of lot area. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, the Applicant may qualify for a density bonus by setting aside at least 11 percent of the base unit density for Very Low-Income Households. The by-right density allowed on the subject property is 12.2 units; for the purposes of the density bonus calculation, the base number is rounded up to the nearest whole number, which totals 13 units. The Applicant proposes two affordable units for Very Low-Income Households (15 percent of the base density) and one unit for Low-Income Households. Thus, the project qualifies for the 35 percent density bonus, or an additional five units, and the utilization of up to three incentives pursuant to LAMC Section 12.22 A.25. The project is requesting three on-menu incentives including a 25 percent increase in the floor area ratio (FAR), a 9-foot increase in height, and a 20 percent reduction in open space. In addition, the project is requesting waivers of two development standards including a 45 percent reduction from the required number of vehicle parking spaces and a 24 percent reduction of the width of the passageway from the front gate to the entrances to the dwelling units from 16 feet to 12 feet 3 inches.

Floor Area Ratio

The project is located in the R3-1 zone which allows an FAR of 3:1. The Density Bonus on-menu incentive permits a percentage increase in the allowable floor area ratio equal to the percentage of Density Bonus for which the project is eligible, not to exceed 35%. The Applicant is eligible for a 35 percent Density Bonus and is requesting a FAR of 3.74:1, which represents a bonus of 25 percent above the otherwise permitted FAR.

Height

LAMC Section 12.21.1 and Footnote No. 1 of the North Hollywood - Valley Village General Plan Land Use Map limit buildings in the Multiple Family zones to 45 feet. The Applicant is requesting an on-menu incentive for 9 additional feet to construct a 54-foot high, five-story, residential building. This request allows the construction of one additional story that can accommodate two more units as well as the roof deck and recreation room.

Open Space

LAMC Section 12.21 G requires 100 square feet of open space for one-bedroom apartments and 125 square feet of open space for two-bedroom apartments. The project includes 18 residential units, including four one-bedroom and 14 two-bedroom apartments, and is therefore required to provide a total of 2,150 square feet of open space. The project is requesting an on-menu Density Bonus incentive for a 20 percent reduction in open space to provide 1,720 square feet. The open space is being provided in the form of a 645 square-foot ground floor patio, a 395 square-foot roof deck on the fifth floor, a 430 square-foot recreation room on the fifth floor, as well as 250 square feet of private patio and balcony space. The recreation room accounts for no more than 25 percent of the required usable open space, pursuant to LAMC Section 12.21 G.2(a)(4)(i) but is actually proposed at 600 square feet. Likewise the roof deck open space area calculations in the R3 zone may be used as common open space excluding that portion of the roof within 10 feet of the parapet wall, pursuant to LAMC Section 12.21 G.2.(a)(4)(ii), and is also providing a greater area than stated.



Figure 3. Rendering of proposed project - aerial

Parking

The Applicant has chosen to provide vehicle parking pursuant to Parking Option 1 for Density Bonus projects. Parking Option 1 requires 32 total spaces for the 18-unit project. The Applicant proposes to substitute bicycle parking spaces for 10 percent of the vehicle parking requirement, or three spaces, pursuant to LAMC Section 12.21 A.4. After substitution of bicycle parking, the

project is required to provide a total of 29 vehicle spaces. The Applicant is requesting a waiver of development standards to reduce the number of vehicle parking spaces from 29 to 16, a 45 percent reduction. The 16 spaces proposed will be located in the subterranean garage, including one disabled space that is EV-ready. All of the spaces are standard in size, and four are equipped for future EV charger installation in conformance with Article 9, Chapter IX of LAMC Sections 99.01.106 and 99.05.106.

Passageway Width

LAMC Section 12.21 C.2(b) requires a passageway with a width of at least 10 feet, plus two feet for every story above the second, extending from the street to one entrance of each dwelling unit unless there is an entrance to the dwelling units opening directly onto a public street. Pursuant to that section, the project would be required to provide a 16-foot wide passageway along the easterly side of the building including the minimum required 8-foot building setback from the property line. However, the width of the lot (57 feet) precludes the provision of the 16-foot passageway and instead the project proposes to provide a passageway with a width of 12 feet 3 inches (a 24 percent reduction) between the side yard wall and the east elevation. Provision of the required 16-foot wide passageway would require the developer to decrease the size of the dwelling units located on the east side of the building, potentially reducing the number of two-bedroom units from the proposed 14 units and loss of affordable units.

Replacement Units under Assembly Bill 2222 (AB 2222)

Under AB 2222, Density Bonus projects must demonstrate compliance with the housing replacement provisions, which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project or have been vacated or demolished in the five-year period preceding the application. The Los Angeles Housing and Community Investment Department (HCIDLA) in a letter dated July 22, 2020, stated that the four residential units on the property are subject to replacement pursuant to AB 2222. Of the four units, one of the units must be replaced in compliance with the Rent Stabilization Ordinance, two must be replaced with units restricted to Very Low-Income Households, and one must be replaced with a unit restricted to Low-Income Households.

Project Background

The project site is a flat, rectangular, 9,735 square-foot lot located on Blix Street just east of Lankershim Boulevard in North Hollywood. The lot has approximately 57 feet of frontage on Blix Street and abuts a portion of an alley on its southwest corner. The site is currently improved with a single-story, four-unit residential building that is proposed for demolition. According to a tree survey performed by McKinley & Associates, dated May 21, 2020, there are 12 existing trees on the subject property, none of which are protected under Ordinance 177,404. However, four of the trees are significant (trunk size of 8 inches or greater) including two Shamel Ash trees that are 65 feet tall and 70 feet tall, respectively. All the existing trees are proposed for removal.

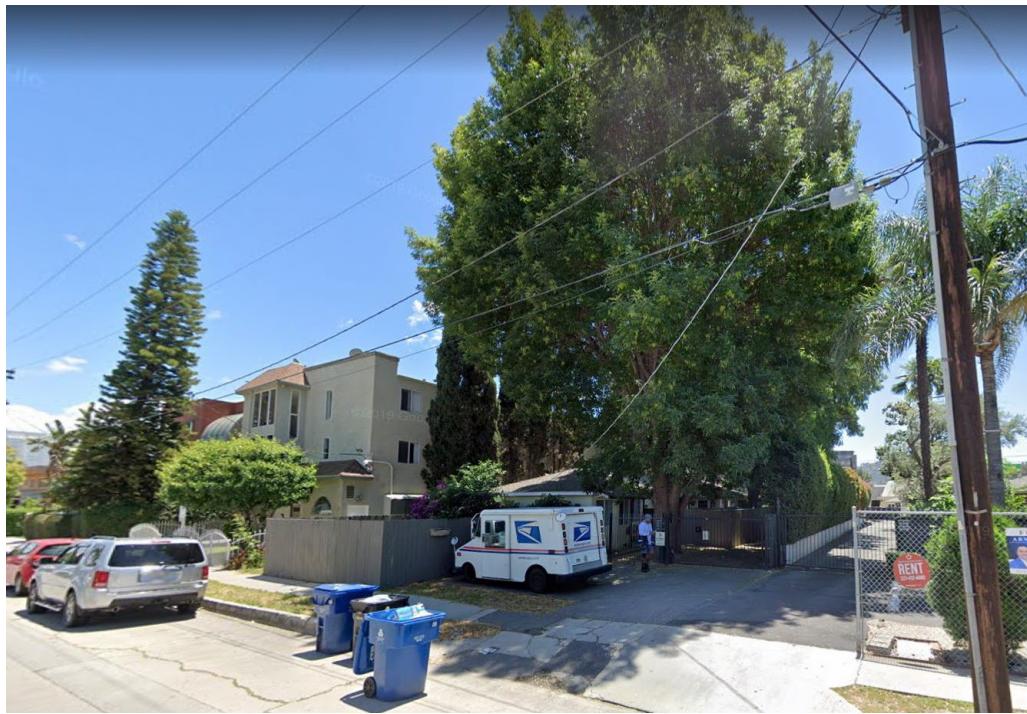


Figure 4. Street view of subject site

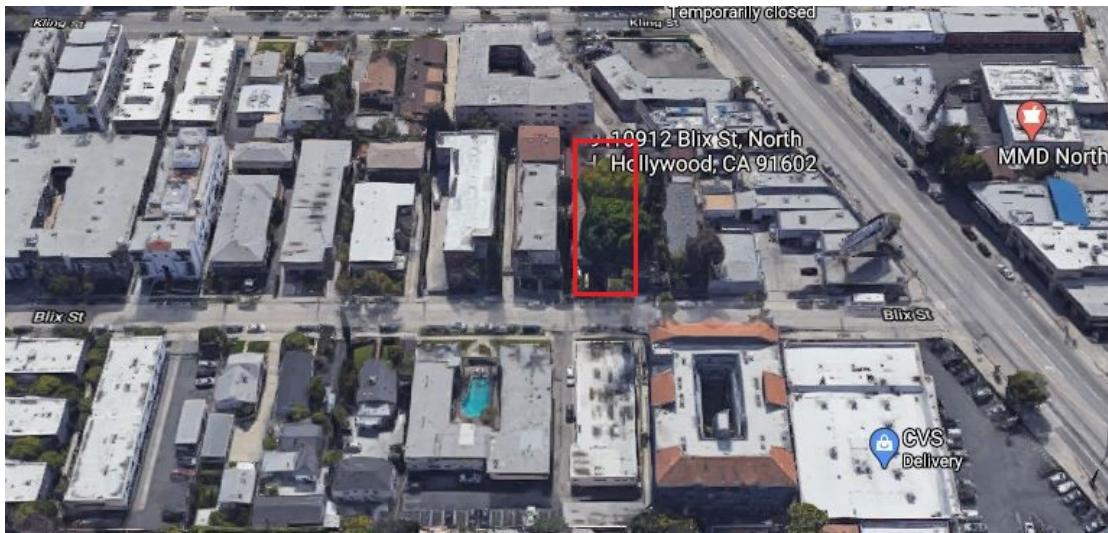


Figure 5. Aerial view of subject site

Zoning and Land Use Designation

The Property is designated for Medium Residential uses by the North Hollywood-Valley Village Community Plan with the corresponding zone of R3. The subject property is zoned R3-1. The zone and height district permit a Floor Area Ratio (FAR) of 3:1 or 17,319 square feet of floor area and a building height of 45 feet.

Surrounding Uses

All abutting properties are zoned R3-1 and developed with multifamily residential buildings ranging from two to four stories in height. To the southwest, the subject property abuts an alley that terminates at the property's southern boundary. Lots across the alley to the southwest are located on Lankershim Boulevard, are zoned C2-1VL, and improved with single-story commercial buildings.

Streets and Public Transit

Blix Street is a Local Street with a designated right-of-way of 60 feet and roadway width of 36 feet. Blix Street is currently dedicated to a right-of-way width of 40 feet at the project's street frontage and is improved with curb, gutter, sidewalk, and asphalt roadway. The proposed project will be required to provide a 10-foot dedication to complete the 30-foot half right-of-way.

Bus stops served by Metro Local Lines 224, 237 and 656 (late-night only), as well as the Metro 501 Express Bus that runs between North Hollywood Metro Station and Pasadena, are located less than 1,000 feet from the subject property. In addition, the North Hollywood Metro station is located approximately 1.0 mile to the north of the subject property, while Universal City Metro station is located about 1.25 miles south of the site.

Urban Design Studio Comments

The proposed project was reviewed by Urban Design Studio (UDS) staff on September 9, 2020. While UDS staff praised the design overall, they made several suggestions for improvement. In response, the Applicant submitted revised plans with the following changes:

- increased the prominence of the building entrance through distinctive paving, the addition of a bench and a wider gate opening;
- used a lighter shade of gray for the gate, planters and walls at the ground floor of the street-facing façade; and
- reduced the number of trees in the parkway from five to two, based on spacing requirements.

Relevant Cases

Subject Site

There are no related on-site cases.

Surrounding Properties

DIR-2020-12-TOC-HCA – On June 24, 2020, the demolition of an existing single-family dwelling and construction of a new four-story, 54-foot 6-inch high, 21-unit building was approved at 10806 Blix Street in the R3-1 Zone, approximately 685 feet from the subject property. A subsequent appeal of the case was denied.

DIR-2010-2942-SPR-DB – On February 1, 2011, a new four-story, 60,385 square-foot building with 82 residential units and 42 parking spaces for low-income seniors was approved at 4900 Vineland Avenue in the C4-1-CA Zone.

Public Hearing

A public hearing on this matter was held by the Hearing Officer virtually on March 22, 2021 (see Public Hearing and Communications, page P-1).

Conclusion

Based on the information submitted to the record, support at the initial public hearing, and the design changes in response to UDS recommendations, staff recommends that the City Planning Commission approve the requested Density Bonus with the requested On-Menu Incentives and Waivers of Development Standards. Additionally, staff recommends that the City Planning Commission find, based on its independent judgment, after consideration of the entire administrative record, that the project is categorically exempt from CEQA, Case No. ENV-2020-4567-CE.

CONDITIONS OF APPROVAL

Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

Entitlement Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code (LAMC) or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 18 residential units including Density Bonus Units.
3. **Affordable Units.** A minimum of two units shall be reserved as affordable units for Very Low Income Households, as defined by the State Density Bonus Law 65915(C)(2), and a minimum of one unit shall be reserved as an affordable unit for Low Income Households, as defined in the same law.
4. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25.
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make two units available to Very Low Income Households and one unit available to 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 shall 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.
6. **Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from the Los Angeles Housing and Community Investment Department (HCIDLA) regarding replacement of affordable units, provision of RSO Units, and qualification for the Exemption from the Rent Stabilization Ordinance with Replacement Affordable Units in compliance with Ordinance No. 184,873. In order for all the new units to be exempt from the Rent Stabilization Ordinance, the Applicant will need to either replace all withdrawn RSO units with affordable units on a one-for-one basis or provide at least 20% of the total number of newly constructed rental units as affordable, whichever results in the greater number. The executed and recorded covenant and agreement submitted and approved by HCIDLA shall be provided.
7. **Residential Parking.** Based upon the number and type of dwelling units proposed, a minimum of 16 residential parking spaces shall be provided according to LAMC Section 12.22 A.25, Parking Option 1, the 10 percent reduction in required parking as allowed by LAMC Section 12.21 A.4, and the Waiver of Development Standards to allow a 45 percent reduction in on-site parking.

8. **Adjustment of Parking.** In the event 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 LAMC Section 12.22 A.25.
9. **Unbundled Parking.** Residential parking shall be unbundled from the cost of the rental units with the exception of parking for Restricted Affordable Units.
10. **Electric Vehicle Parking.** The project shall provide a minimum of one electric vehicle charging station (EVCS) and four vehicle spaces capable of supporting future EVCS. All EV spaces and EVCS spaces shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.
11. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21 A.16.
12. **Height/Stories.** The building height shall not exceed 54 feet and five stories, as requested under the Density Bonus On-Menu Incentive Pursuant to Section 12.22 A.25 for relief from the 45-foot height limitation under Height District No. 1 and the North Hollywood-Valley Village Community Plan Footnote No. 1.
13. **Floor Area Ratio.** The total commercial and residential combined floor area shall be limited to 21,623 square feet (FAR 3.74:1), as allowed per Section 12.22 A.25 for the setting aside of two units for Very Low Income Households and one unit for Low Income Households.
14. **Open Space.** The project shall be permitted to provide 1,720 square feet of open space in lieu of the 2,150 square feet required per LAMC Section 12.21 G, as allowed per Section 12.22 A.25 for the setting aside of two units for Very Low Income Households and one unit for Low Income Households. The open space areas shall include the following:
 - a. Common open space:
 - A minimum 395 square-foot roof deck
 - A minimum 600 square-foot recreation room
 - A minimum 645 square-foot ground floor patio
 - b. Private open space: A minimum combined 250 square feet of open private space shall be provided in the form of private balconies and patios.
15. **Passageway Width.** The project shall be permitted a 12-foot 3-inch passageway, in lieu of the otherwise required 16 feet, along the easterly side yard.
16. **Landscaping.** The landscape plan shall indicate landscape points for the project equivalent to **10 percent more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities, or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.

17. On-Site Trees.

- a. The proposed project will provide at least one 24-inch box tree for every four dwelling units (minimum of 5 shade trees). Two of the trees shall be planted in the parkway adjacent to the subject property, while the other three shall be planted in the rear yard setback.
- b. The Applicant shall submit a landscape plan that provides adequate volume and depth in soil needed for required trees and landscaping to reach their intended height and canopy at maturity according to the following tables:

Minimum requirements for all required trees		
Canopy Diameter	Volume	Depth
15' to 19'	220 cu. ft.	36"
20' to 24'	400 cu. ft.	36"
25' to 29'	620 cu. ft.	42"
30' to 34'	900 cu. ft.	42"
35' to 39'	1,200 cu. ft.	42"
40' or more	1,600 cu. ft.	48"

Minimum requirements for all other plants	
Height	Soil Depth
<6"	12"
6" to 11"	18"
1' to 7'	24"
8' to 14"	30"
15' to 24'	36"

18. **Street Trees.** Street Trees shall be planted to the satisfaction of the Department of Urban Forestry Division, Bureau of Street Services (Department of Public Works).
19. **Building Design/Materials.** The project shall provide building design materials/elements as depicted in Exhibit "A" that include but are not limited to the following:
 - a. The use of recessed windows on all elevations of the residential floors.
 - b. The use of smooth finish plaster in black and white on all elevations of floors two through five.
 - c. The use of smooth finish plaster in gray on all elevations of the ground floor.
 - d. The use of black aluminum-clad windows on all elevations of all floors.
 - e. The use of black steel guardrails on balconies on all elevations of all floors.
20. **Heat Island Effect.** To reduce the heat island effect, a minimum of 50% of the area of pathways, patios, driveways or other paved areas shall use materials with a minimum initial Solar Reflectance value of 0.35 in accordance with ASTM (American Society of Testing Materials) standards.

21. **Contact Information.** A telephone number shall be provided for the receipt of complaints from the community regarding any debris or construction activity. The contact information shall be placed in an area visible to the public during the construction of the project.
22. **Solar-ready Buildings.** The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
 - a. **Prewiring for Future Electrical Solar System.** Install conduit from the building roof, eave, or other locations approved by the Department to the electrical service equipment. The conduit shall be labeled as per the Los Angeles Fire Department requirements. Exception: Buildings designed and constructed with a solar photovoltaic system or an alternate system with renewable means of generating electricity at time of final inspection. OR
 - b. **Off-Grid Prewiring for Future Solar.** If battery storage is anticipated, conduit shall run to a location within the building that is weather-proof and separated from occupied spaces.
23. **Mechanical Equipment.** All exterior mechanical equipment, including HVAC equipment, satellite dishes, cellular antennas and air conditioners, shall not be visible from public rights-of-way or adjacent residences or placed in window or door openings.
24. **Trash/Recycling.** Trash and recycling bins shall be located within the building so as not to be visible from the public right-of way or adjacent properties.
25. **Lighting.** All outdoor and parking lighting shall be shielded and directed downward within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes).
26. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.

Administrative Conditions of Approval

27. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
28. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision-making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.
29. **Code Compliance.** All area, height, yard, and use regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

30. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all of the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heir, or assigns. Further, the agreement must be submitted to the Department of City Planning (DCP) for approval before being recorded. After recordation, a Certified Copy bearing the Recorder's number and date must be given to DCP for attachment to the subject file.
31. **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 amendments thereto.
32. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
33. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
34. **Indemnification and Reimbursement of Litigation Costs.** The 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 (a).
 - 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 (ii).

- 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

1. Density Bonus/Affordable Housing Incentive Program Findings.

Housing Replacement

With Assembly Bill 2222, Applicants of Density Bonus projects filed as of January 1, 2015 must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households.

Pursuant to a letter dated July 22, 2020 issued by the Los Angeles Housing and Community Investment Department (HCIDLA), the site is developed with four multifamily dwelling units, including three affordable units, and thus replacement of those units is required.

Pursuant to LAMC Section 12.22 A.25(e)(2), to be eligible for any On-Menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria, which it does:

LAMC Criteria

As permitted by LAMC Section 12.22 A.25 the Applicant is requesting three On-Menu incentives that will facilitate the provision of affordable housing at the site: a 25 percent increase in Floor Area Ratio (FAR), a 9-foot increase in height, and a 20 percent reduction in open space. Pursuant to LAMC Section 12.22 A.25(e)(2), to be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria, which it does:

- a. *The façade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the façade is not a flat surface.*

The proposed project consists of a five-story residential building facing Blix Street (north elevation). As Exhibit "A" demonstrates, the north elevation is articulated in multiple ways: recessed windows and balconies on every floor; variations in window size, orientation (horizontal vs. vertical) and frame width, including frameless corner windows on two of the floors; variations in building façade depth; and the use of grey stucco on the ground floor exterior to provide contrast with the white stucco exterior of the second through fifth floors.

- b. *All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street facing elevation.*

The project is located on the south side of Blix Street. The building is oriented towards the street by providing pedestrian access to the residential units as well as automobile access from Blix Street. The gated pedestrian entrance is located at the northeast corner of the property; large street numbers affixed to the exterior wall of the building adjacent to the entry gate help to draw attention to it. A 12 foot 3 inch wide pedestrian pathway leads from the sidewalk to the entry gate and a built-in concrete bench also emphasizes

that this is the point of access to the building. Units facing Blix Street, with the exception of the unit on the ground floor, have multiple large windows with black trim of varying sizes as well as balconies, creating interaction with the public realm. The ground floor unit facing Blix Street has a sliding glass door leading to a private patio located behind the planter adjacent to the public right-of-way.

Overall, the building design has a modern, clean, and balanced appearance with an emphasis on large but varied window shapes contrasted with white stucco, creating visual interest as viewed from the street and connecting the building to its surroundings.

- c. *The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not involve a structure that is a City of Los Angeles designated Historic-Cultural Monument (HMC).*

The proposed project is not located within a designated Historic Preservation Overlay Zone, nor does it involve a property that is designated as a City Historic-Cultural Monument.

- d. *The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of the LAMC.*

The project is not located in a Hillside Area, nor is it located in a Very High Fire Hazard Severity Zone.

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

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

The record does not contain substantial evidence that would allow the Commission to make a finding that the requested incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low-, low-, and moderate-income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

LAMC Section 12.22 A.25 establishes that a Housing Development Project may qualify for one, two, or three incentives based on the percentage of units set aside for Very Low Income, Low Income, or Moderate-Income Households. The project has a base density of 13, is proposing 18 units, and is providing two units for Very Low Income households (15 percent of the base density, exceeding the 11 percent required) and one unit for Low-Income Households, which qualifies the project to utilize up to three on-menu incentives. The project includes on-menu incentives for increased FAR, increased height, and a reduction in required open space. It also includes a request for waiver of development standards to provide a 45 percent reduction in required parking and a 24

percent reduction in the width of the passageway from the street to the entrance to the building.

On-Menu Incentives

The list of on-menu incentives in 12.22 A.25 was 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 Director will always arrive at the conclusion that the density bonus on-menu incentives provide actual and identifiable cost reductions that provide for affordable housing costs because the incentives by their nature increase the scale of the project.

Floor Area Ratio (FAR). The requested incentive, a 25 percent increase in the floor area ratio, is expressed in the Menu of Incentives per LAMC 12.22 A.25(f)(4), and as such, permits exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested incentive allows the developer to expand the building envelope so the additional units and larger units (14 of the 18 units are two-bedroom units) can be constructed, and the overall space (dedicated to residential uses) is increased. These incentives support the Applicant's decision to provide two affordable units for Very Low Income Households and one unit for Low-Income Households for 55 years.

Height. The requested incentive, a 9-foot increase in height, is expressed in the Menu of Incentives per LAMC 12.22 A.25(f)(5), and as such, permits exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested incentive allows the developer to expand the building envelope so the additional units can be constructed, and the overall space (dedicated to residential uses) is increased. These incentives support the Applicant's decision to provide three affordable units for 55 years.

Open Space. The requested incentive, a 20 percent reduction in the required open space requirements, is expressed in the Menu of Incentives per LAMC 12.22.A25(f)(6), and as such, permits exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested incentive allows the developer to expand the building envelope so the additional units can be constructed, and the overall space (dedicated to residential uses) is increased. These incentives support the Applicant's decision to set aside two units for Very Low Income Households and one unit for Low Income Households for 55 years.

f. *The Incentive(s) will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources 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 (Gov. Code 65915(d)(1)(B) and 65589.5(d)).*

There is no substantial evidence in the record that the proposed on-menu incentives and the waivers of two development standards 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)). Based on the above there is no basis in the record to deny the requested incentives. As required by Section 12.22 A.25 (e)(2),

the project meets the additional eligibility criterion that is required for density bonus projects.

The facade of the proposed building which faces Blix Street will be articulated in multiple ways, creating a visually interesting elevation that invites interaction with the street. The structure will also be oriented toward the street with entrances, windows, and architectural features on street-facing elevations as required. The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Finally, according to ZIMAS, the project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. Therefore, there is no substantial evidence that the proposed project will have a specific adverse impact on the physical environment, on public health and safety.

g. The incentive(s) are contrary to state or federal law.

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

Government Code Section 65915 and LAMC Section 12.22 A.25(c) state that the Commission shall approve a density bonus and requested Waiver of Development Standard(s) unless the Commission finds that:

h. The waiver(s) or reductions of development standards are contrary to state or federal laws.

A project that provides 15 percent of the base units for Very Low Income Households may request other “waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]” (Government Code Section 65915(e)(1)).

Therefore, the request for the following are recommended as Waivers of Development Standards. Without the waivers described below, the existing development standards would preclude development of the proposed density bonus units:

Parking. Pursuant to LAMC Section 12.22 A.25(d)(1), Parking Option 1, the project is required to provide 32 vehicle parking spaces for the 18-unit project. The Applicant proposes to substitute bicycle parking spaces for 10 percent of the requirement, or three spaces, pursuant to LAMC Section 12.21 A.4, reducing the total vehicle spaces required to 29. The requested Waiver of Development Standards would permit the Applicant to reduce the number of vehicle spaces by 45 percent to 16 spaces.

The 16 vehicle parking spaces will be provided in a single-level underground garage. The amount of underground parking that can be provided, both above and below grade, is constrained by the 57-foot lot width and Building Code requirements for vehicle circulation as well as parking space dimensions. The Applicant has stated that provision of a second level of underground parking is physically infeasible since it would result in only one additional parking space due to the necessity of a second ramp.

Without this waiver, the Applicant would be required to replace ground floor units with a parking podium with 13 spaces, reducing the residential units and open space provided

on the ground floor. This reduction in density would therefore preclude development of the proposed density bonus units.

Passageway Width. LAMC Section 12.21 C.2(b) requires a passageway with a width of at least 10 feet, plus two feet for every story above the second, extending from the street to one entrance of dwelling units unless there is an entrance to the dwelling units opening directly onto a public street. Pursuant to that section, the project would be required to provide a 16 foot wide passageway along the easterly side of the building, including the minimum required 8-foot building setback from the east property line. However, the narrow width of the lot (57 feet) precludes the provision of the 16-foot passageway and the project proposes to provide a passageway with a width of 12 feet 3 inches (a 24 percent reduction) between the parking wall and the east façade elevation. Without this waiver, the size of the dwelling units located on the east side of the building would have to be decreased, reducing the number of two-bedroom units that serve families from the proposed 14 units and reducing the number of affordable units.

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

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

There is no substantial evidence in the record that the proposed waivers will have a specific adverse impact on public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Finally, according to ZIMAS, the project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. Therefore, there is no substantial evidence that the proposed project, and thus the requested Waivers, will have a specific adverse impact on the physical environment, or on public health and safety. Based on the above, there is no basis to deny the requested Waivers.

2. Environmental Finding

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

3. Flood Hazard Finding

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

At the time of the writing of this staff report, approximately three letters, 30 emails, and 76 additional signatures attached to a petition (the petition is in support of the project) had been received.

The letters received were as follows:

- A letter from Michael Murbarger, current tenant of 10912 Blix Street and low-income veteran. He stated his strong support for the project and that the landlord had committed to reserving one of the low-income units in the project for him.
- A letter from Maki Markovich, owner of Healthyca, a restaurant located at 4724 Lankershim Boulevard, near the corner with Blix Street. He expressed support for the project, stating that it will contribute more housing and promote better security in the neighborhood.
- A letter from the NoHo Neighborhood Council stating that the Board voted to support the project at its November 2020 meeting.

Of the 30 emails, nine were in opposition to the project and 21 were in support. Those in opposition cited the reduced parking requirement, traffic congestion on Blix Street, the height of the proposed project, and the removal of mature trees as reasons. Those in support cited the need for more affordable housing in the area, proximity to public transit, and the building design as reasons for approval. One member of the public did not state a position on the project but requested that the mature tree at the front of the site be retained, citing its contribution to the beauty of the neighborhood.

The public hearing on this matter was held via Zoom on March 22, 2021 at 10:30 a.m. Approximately 21 people attended the hearing, including the Applicant and the Applicant's representative. Twelve members of the public provided oral testimony on the project during the 45-minute hearing.

Summary of Public Hearing Testimony

The Applicant said he lives in the community. He stated the project will contribute much-needed housing to the neighborhood, including the affordable units and two-bedroom units suitable for families. In addition, he stated that the unit leases will be unbundled from parking leases, and the units will be marketed to renters without cars. He also said that there will be no annual rent increases for tenants who sign long-term leases ("long-term" was not defined) and that short-term rentals (such as Airbnb) will not be allowed.

The Applicant's representative described the proposed project, emphasizing that the building design does not maximize the potential floor area ratio (FAR), the project provides more than 2,000 square feet of open space (although some cannot be counted toward the requirement due to horizontal dimensions), and the ways in which the project has been modified in response to comments from the Planning Department's Urban Design Studio, including the addition of a bench, large street numbers, and other elements aimed at heightening the importance of the building entrance at the northeast corner of the site.

Public Comments

Bonnie Butler, resident, said signs posted about the public hearing had been torn down. She stated that the neighborhood has a parking problem, especially with alternate side of the street parking on Thursday and Friday, when residents have to park 2-3 blocks from home. She believes that each new apartment will contain 3-4 people, all of whom will have cars, so the 45 percent reduction in parking will create an additional burden for the neighborhood. Finally, she asked what is considered affordable rent in this market.

M.E. Palacio, resident, said she has been a renter here since 2016. She said she supports housing but her main concern is the 16 parking spaces, as there will be a significant effect on traffic. She does not believe the project qualifies for a categorical exemption [under CEQA].

Sar S., resident, said the building looks great. Because he rides his bike everywhere, it's nice to see a potentially lower rental cost for people without cars.

Ralph Gimmer, resident, said the project provides mid-size apartments with the density that the community needs, praised the modern look and said the two-bedroom apartments will attract families.

Michael Haley, resident, has lived on Blix Street for several years. He praised the design and the provision of affordable housing, as well as the EV charging stations. He stated that he does not drive and that future tenants will appreciate how close it is to buses and the subway.

Georgia Christodoulou, resident, said the project will fit in well with the neighborhood. She is a graduate student without a car and hopes the project is approved. She also read aloud the letter submitted to the Planning Department by Mr. Murbarger.

Anel Laj, resident, stated that the building is aesthetically pleasing but that congestion and traffic on the street is troublesome and will worsen with the addition of the proposed project. She said families with children need two cars. She also suggested that the project's leases include a clause for some tenants that they will not have a car.

Rolla Selbak, resident, stated that the area needs more housing, especially if it is rent controlled. She also supports the project ban on Airbnb and believes the project will attract long-term renters. Finally, she said the architecture is refreshing and fits in well with the Arts District.

Apik Zorian, resident, said the project will benefit the neighborhood by providing affordable housing and rent control.

Julian Adege, resident, said the street has become more vibrant and that ride sharing is an option for those without a car. He also really likes the modern design.

Kristina Abadjian, resident, said she's a long-term resident of North Hollywood who supports the project because the community is in dire need of affordable housing. She also stated that she owns an electric vehicle and buildings without EV options are a deterrent for EV owners.

Sally Isaac, resident, said the project would fit in well with the neighborhood, and that the future tenants will benefit from nearby public transit and bike storage.

Applicant's Response

The Applicant spoke about the parking concerns, stating that he had explored ways to reduce the impact on parking, including a second underground parking level. However, because of the narrow lot width and required ramps, a second level would only result in one additional parking space, while a third level is financially infeasible.

The Applicant's representative stated that the required technical studies were provided for the categorical exemption, and that they indicate that the project will have no significant impacts.

EXHIBIT A

PROJECT PLANS

Case No. CPC-2020-4566-DB-HCA

BLIX APARTMENTS



VICINITY MAP



ABBREVIATIONS		SYMBOL LEGEND	CALCULATIONS	PROJECT INFORMATION	PROJECT PARTICIPANTS																																																																											
<p>ARCH. Architectural</p> <p>A.F. Above Finished Floor</p> <p>B. O. Bottom of</p> <p>BLDG. Building</p> <p>BLK. Block</p> <p>BM. Beam</p> <p>CLR. Color</p> <p>CLS. Ceiling</p> <p>COL. Column</p> <p>CONC. Concrete</p> <p>CONT. Continuous</p> <p>D. Drywall</p> <p>DIA. Diameter</p> <p>DIM. Dimension(s)</p> <p>DW. Dishwasher</p> <p>DWG. Drawing</p> <p>ELEV. Elevation</p> <p>EQ. Equipment</p> <p>EXIST. Existing</p> <p>EXT. Exterior</p> <p>FIN. Finish</p> <p>F. F. Finish Floor</p> <p>F. G. Finish Grade</p> <p>F. L. Floor</p> <p>FT. Foot</p> <p>FTG. Footing</p> <p>GALV. Galvanized</p> <p>GYP. BD. Gypsum wallboard</p> <p>H. H. Head height</p> <p>HDR. Header</p> <p>HT. Height</p> <p>INT. Interior</p> <p>L.A. Landscape Architect</p> <p>LWT. Light Weight</p> <p>MIN. Minimum</p> <p>MAX. Maximum</p> <p>MECH. Mechanical</p> <p>MFR. Manufacturer</p> <p>MICRO. Microwave</p> <p>MTR. Meter</p> <p>NO. Number</p> <p>O. C. On Center</p> <p>O/ Over</p> <p>PLYWD. Plywood</p> <p>PR. Painted</p> <p>R. Risers</p> <p>R. O. Rough Opening</p> <p>RR. Research Report</p> <p>REF. Refrigerator</p> <p>REL. Related</p> <p>REV. Revision / Revised</p> <p>SHT. Sheet</p> <p>SIM. Similar</p> <p>ST. STL. Stainless Steel</p> <p>STL. Steel</p> <p>STRUCT. Structural</p> <p>SQ. Square</p> <p>T. Treads</p> <p>TBD. To Be Determined</p> <p>T&G. Tongue & groove</p> <p>TOP. Top of</p> <p>U. N. O. Typical</p> <p>V. I. F. Verify in field</p> <p>W. Washer</p> <p>WD. With Wood</p>	<p>GENERAL KEYNOTE (THIS SHEET) GREEN BUILDING KEYNOTE (THIS SHEET)</p> <p>PROPERTY LINE</p> <p>SETBACK LINE</p> <p>CENTERLINE</p> <p>WALL TYPE</p> <p>SLOPE</p> <p>FLOOR ELEVATIONS</p> <p>MAX. ELEVATION TRANSITION</p> <p>CEILING MOUNTED SMOKE DETECTOR</p> <p>CEILING MOUNTED CARBON MONOXIDE DET.</p> <p>EXHAUST FAN PER GREEN NOTES</p> <p>FINISHED CEILING HEIGHT</p> <p>MATERIAL FINISH TAG</p> <p>SOLAR INVERTER & METER LOCATION</p> <p>WATER HEATER LOCATION</p> <p>MAIN SERVICE ELEC. PANEL</p> <p>W/ MIN. BUSBAR RATING OF 200 AMPS</p> <p>IRRIGATION CONTROLLER SEE L1 & I1-14</p> <p>RAIN SENSOR DEVICE SEE L1 & I1-14</p> <p>FUTURE ELECTRICAL VEHICLE EQUIP. ALIGN FINISH FACE</p> <p>DIMENSION TO FIN. FACE OF WALL/SURFACE</p> <p>EXTERIOR BUILDING ELEVATION MARKER</p> <p>BUILDING SECTION MARKER</p> <p>WALL SECTION MARKER</p> <p>PLAN DETAIL MARKER</p> <p>SECTION DETAIL MARKER</p> <p>INTERIOR ELEVATION MARKER</p> <p>FINISHED SURFACE ELEVATION</p> <p>RELATIVE TO PROJECT ZERO</p> <p>WINDOW ID</p> <p>DOOR ID</p> <p>REVISION INDICATOR</p>	<p>FLOOR AREA TABULATION (SEE A-1 FOR BUILDING AREA DIAGRAMS)</p> <p>*BUILDING CODE AREA EXCLUDING EXTERIOR WALLS, AREA OF DOORS AND SHAFTS</p> <p>**ZONING FLOOR AREA EXCLUDING EXTERIOR WALLS, SHAFTS, MECHANICAL, STAIRS AND PARKING PER FLOOR AREA DEFINITION (JMC 12.03)</p> <table border="1"> <thead> <tr> <th>LEVEL</th> <th>CONSTRUCTION</th> <th>OCCUPANCY</th> <th>ZONING AREA**</th> <th>BUILDING AREA*</th> </tr> </thead> <tbody> <tr> <td>GARAGE</td> <td>TYPE I-A</td> <td>S-2</td> <td>140 SF</td> <td>7,918 SF</td> </tr> <tr> <td>1ST FLOOR</td> <td>TYPE III-A</td> <td>R-3</td> <td>4,922 SF</td> <td>4,922 SF</td> </tr> <tr> <td>2ND FLOOR</td> <td>TYPE III-A</td> <td>R-3</td> <td>4,479 SF</td> <td>4,757 SF</td> </tr> <tr> <td>3RD FLOOR</td> <td>TYPE III-A</td> <td>R-3</td> <td>4,603 SF</td> <td>4,611 SF</td> </tr> <tr> <td>4TH FLOOR</td> <td>TYPE III-A</td> <td>R-3</td> <td>4,479 SF</td> <td>4,757 SF</td> </tr> <tr> <td>5TH FLOOR</td> <td>TYPE III-A</td> <td>R-3</td> <td>3,043 SF</td> <td>3,379 SF</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td>21,623 SF</td> <td>30,544 SF</td> </tr> </tbody> </table> <p>UNIT TYPES</p> <table border="1"> <thead> <tr> <th>1-BEDROOM</th> <th>2-BEDROOM</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>04</td> <td>14</td> <td>18 UNITS</td> </tr> </tbody> </table> <p>AFFORDABLE HOUSING</p> <p>DENSITY BONUS REQUIRES 15% OF BASE DENSITY UNITS TO BE SET ASIDE FOR VERY LOW-INCOME HOUSEHOLDS</p> <p>13 x 0.15 = 1.95 ROUNDS UP TO 2 V.LI UNITS REQUIRED</p> <p>AUTOMOBILE PARKING (DENSITY BONUS PARKING OPTION 1)</p> <p>REQUIRED: 4 BEDROOMS = 04 14.2 BEDROOMS = 28 TOTAL = 32 SPACES</p> <p>10% BIKE PARKING REPLACEMENT ALLOWANCE = - 3.2 SPACES 32 - 3.2 = 28.8 = 29 SPACES REQUIRED</p> <p>(OFF-MENU INCENTIVE, 44% REDUCTION REQUESTED)</p> <p>PROVIDED: STANDARD = 15 ACCESIBLE = 01 TOTAL PROVIDED = 16 SPACES</p> <p>30% OF TOTAL PARKING SPOTS REQUIRED TO BE EV-READY 0.3 x 16 = 4.8 ROUNDS UP TO 5 EV-READY STALLS REQUIRED</p> <p>10% OF EV-READY SPACES ARE REQUIRED TO BE EV-EQUIPPED 0.1 x 5 = 0.5 ROUNDS UP TO 1 EV-EQUIPPED STALL REQUIRED</p> <p>BIKE PARKING</p> <p>LONG TERM (1 PER UNIT) = 18 SHORT TERM (1 PER 10 UNITS) = 02</p> <p>TREES</p> <p>1 TREE PER 4 UNITS 18 UNITS / 4 = 4.5 ROUNDS UP TO 5 TREES REQUIRED.</p>	LEVEL	CONSTRUCTION	OCCUPANCY	ZONING AREA**	BUILDING AREA*	GARAGE	TYPE I-A	S-2	140 SF	7,918 SF	1ST FLOOR	TYPE III-A	R-3	4,922 SF	4,922 SF	2ND FLOOR	TYPE III-A	R-3	4,479 SF	4,757 SF	3RD FLOOR	TYPE III-A	R-3	4,603 SF	4,611 SF	4TH FLOOR	TYPE III-A	R-3	4,479 SF	4,757 SF	5TH FLOOR	TYPE III-A	R-3	3,043 SF	3,379 SF	TOTAL			21,623 SF	30,544 SF	1-BEDROOM	2-BEDROOM	TOTAL	04	14	18 UNITS	<p>UNITS</p> <table border="1"> <thead> <tr> <th>Unit Type (Beds)</th> <th>Quantity</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>4</td> </tr> <tr> <td>2</td> <td>14</td> </tr> <tr> <td>Total</td> <td>18</td> </tr> </tbody> </table> <p>OPEN SPACE</p> <table border="1"> <thead> <tr> <th>100 SF / UNIT < 3 HABITABLE ROOMS</th> <th>125 SF / UNIT = 3 HABITABLE ROOMS</th> <th>175 SF / UNIT > 3 HABITABLE ROOMS</th> </tr> </thead> <tbody> <tr> <td>100 SF / UNIT < 3 HABITABLE ROOMS</td> <td>125 SF / UNIT = 3 HABITABLE ROOMS</td> <td>175 SF / UNIT > 3 HABITABLE ROOMS</td> </tr> </tbody> </table> <p>4 UNITS @ 100 SF = 400 SF 14 UNITS @ 125 SF = 1,750 SF TOTAL REQ. OPEN SPACE = 2,150 SF</p> <p>ON-MENU INCENTIVE DENSITY BONUS REDUCTION BY 20% REQUESTED 2,150 SF x 0.8 = 1,720 SF. TOTAL OPEN SPACE REQUIRED</p> <p>MIN. COMMON SPACE: 1,720 x 0.50 = 860 SF. REQUIRED</p> <p>COMMON OPEN SPACE</p> <table border="1"> <thead> <tr> <th>GROUND LEVEL OUTDOOR PATIO</th> <th>ROOF DECK</th> <th>REC. ROOM (USABLE=25% OF 1,720 SF=)</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>64 SF</td> <td>38 SF</td> <td>430 SF</td> <td>1,470 SF PROVIDED</td> </tr> </tbody> </table> <p>OUTDOOR COMMON OPEN SPACE = 64 SF + 395 SF = 1,040 SF</p> <p>MIN. GREEN SPACE = 25% OF OUTDOOR COMMON OPEN SPACE 1,040 x 0.25 = 260 SF REQUIRED, 260 SF PROVIDED</p> <p>PRIVATE OPEN SPACE</p> <table border="1"> <thead> <tr> <th>PRIVATE BALCONIES/PATIOS</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>50 SF x 5 = 250 SF</td> <td>1,720 SF = 1,720 SF REQUIRED</td> </tr> </tbody> </table> <p>OPEN SPACE PROVIDED:</p> <table border="1"> <thead> <tr> <th>COMMON OPEN SPACE</th> <th>PRIVATE OPEN SPACE</th> </tr> </thead> <tbody> <tr> <td>1,470 SF</td> <td>250 SF</td> </tr> </tbody> </table> <p>AVERAGE GRADE PLANE (100.62 + 100.39 + 100.44 + 100.34) / 4 = 100.45</p> <p>AUTOMOBILE PARKING</p> <p>REQUIRED: 29 SPACES PROPOSED: 16 SPACES (OFF-MENU INCENTIVE, 44% REDUCTION REQUESTED)</p> <p>SETBACKS</p> <p>FRONT YARD = 15' SIDE YARDS = 8' (5' + 1' FOR EACH STORY OVER 2ND) REAR YARD = 15'</p> <p>LANDSCAPE ARCHITECT:</p> <p>LIGHTING DESIGNER:</p> <p>MEP ENGINEER:</p> <p>INTERIOR DESIGNER:</p>	Unit Type (Beds)	Quantity	1	4	2	14	Total	18	100 SF / UNIT < 3 HABITABLE ROOMS	125 SF / UNIT = 3 HABITABLE ROOMS	175 SF / UNIT > 3 HABITABLE ROOMS	100 SF / UNIT < 3 HABITABLE ROOMS	125 SF / UNIT = 3 HABITABLE ROOMS	175 SF / UNIT > 3 HABITABLE ROOMS	GROUND LEVEL OUTDOOR PATIO	ROOF DECK	REC. 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GENERAL NOTES
Contractor shall be responsible for reviewing all notes prior to finalizing construction contract.

The word "Contractor" means the General Contractor, and where applicable by trade, Subcontractors. "Contractor" shall be used to represent all the subcontractors, material supplies, and other trades necessary for the successful completion of the work.

It is the sole responsibility of the General Contractor to coordinate the work of all trades as they affect one another.

Prior to finalizing contract prices, Contractor shall be responsible for reviewing and coordinating all notes and drawings to include any subcontract requirements or information which may not be indicated on subcontractor's sheets or notes, but which may be indicated elsewhere in the construction documents.

The Contractor shall have evidence of current workers' compensation insurance.

The plumbing and electrical subcontractors shall provide and install rough plumbing and final hook-up for all the specified fixtures, equipment, cabinetry, furnishings, and all other items required by local codes.

Before submitting any proposal, it shall be the responsibility of the General Contractor to familiarize himself with all conditions at the site relative to existing work, materials to be matched, working space available, access, and all other aspects affecting the scope of the work to the making of an intelligent bid. No increase in cost or extension in construction time will be considered for failure to know the site conditions.

The General Contractor shall maintain a full set of drawings and specifications and all required permits on the jobsite at all times. They shall be made available to the Architect and Owner at request.

All construction and details shall be completed in full compliance with applicable local codes and requirements.

Omissions from the drawings or specifications or the mislabeling of details or work which are manifestly necessary to carry out the intent of the drawings and specifications, or which are customarily performed, shall not relieve the Contractor from performing such omitted or mislabeled details of the work but they shall be performed as if fully and correctly set forth and described in the drawings and specifications.

Contractor shall verify all work, dimensions and details and report and discrepancies to the Owner and Architect prior to commencing work. During construction, the Owner and Architect are to be advised regarding any discrepancies in measurement, dimension, location or details prior to contractor's proceeding with that portion of the work.

Larger scale drawings to take precedence over smaller scale drawings.

Written dimensions shall prevail over scaled dimensions on drawings. In no event is dimension to be scaled off the drawings without prior approval from the Architect. Dimensions shown on the floor plans, sections and details are to face of finish (or stud as applicable), column grid lines, and face of concrete and block walls unless otherwise noted or shown.

Details are intended to show final effect of parts of construction. Minor modifications may be required to a particular job due to site conditions and shall be included within the scope of the work and Construction Contract. All modifications required to details are to be reviewed and confirmed with the Architect prior to construction.

Contractor shall keep premises secure, clean and hazard free. Contractor shall be responsible for maintaining his equipment, materials, and work in neat, clean, orderly and safe condition at all times.

Contractor shall erect and maintain temporary barricades and dust-proof partitions as needed for protection against accident, and shall continuously maintain adequate protection of his work and the Owner's property from damage or loss arising in connection with construction.

Contractor shall provide temporary toilet facilities on the job site if necessary or required by local code.

Contractor shall review all items noted "verify or confirm with Owner or Architect" which might affect cost prior to finalizing construction contract and subcontracts and shall confirm final decisions regarding selection, material, color, finish or other specifications not yet decided regarding these items. Contractor shall include the cost of these items within the original contract price.

Unless items are specifically itemized as not included in contract (NIC), they will be assumed to be include in the estimate or contract price.

Any allowance items shall be specifically identified as allowances and included in the estimate or contract price.

Contractor shall immediately notify the Owner of any extra costs arising from the execution of his contract or subcontracts and shall receive Owner's written approval of same prior to doing the work.

Contractor shall be responsible for supervising that all general and subcontractor work is being accomplished according to the most current construction documents, including revisions.

Unless other arrangements are made, Owner shall provide adequate property and liability insurance in addition to Contractor's insurance to cover all new work. This insurance shall include the interests of the Owner and Contractor in the work, but shall not relieve the Contractor of his responsibilities under the contract or as itemized above.

Contractor shall not use any potentially hazardous materials or products in the construction and shall advise Owner of any potentially hazardous materials or products recommended, selected, or specified prior to purchasing or installing.

Contractor shall advise Owner and Architect of any potentially hazardous materials on the site discovered during the course of the work and shall stop the portion of the work affected until directed to proceed.

All dissimilar metals shall be effectively isolated from each other to prevent molecular breakdown. Provide galvanic or bimetallic insulation as approved by Architect.

Contractor shall provide proper ventilation, clearances, and fire protection for all new fireplaces, ovens, hot water heater, furnaces, vents and flues as required by the drawings, specifications and code.

Details marked "typical" shall apply in all cases, unless specifically noted otherwise. Where no detail is shown, construction shall be as shown for similar work.

Contractor shall provide Owner with record drawings indicating all, structural and dimensional changes and indicating the location and size of all underlayment changes, in addition to the locations of all new fixtures, insulation, and other items covered in the drawings, clearances, and fire protection drawings and shop drawings. Contractor shall submit completed drawings to the Architect for his review. Such review shall not relieve Contractor of his responsibilities for the accuracy or completeness of the information recorded.

Jobsite shall have access to email and internet during construction.

Where shop drawings are required, Contractor shall furnish for Architect's approval prior to proceeding with fabrication. Architect's approval shall be for design intent only, not for dimensions or specification information. Architect's approval shall be in addition to Contractor's prior review and approval, which shall include dimensions & specification information.

GENERAL REQUIREMENTS
A The construction shall not restrict a five'-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hookup. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.

B An approved Seismic Gas Shut-off Valve shall be installed on the fuel gas line on the downstream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Includes commercial additions and TI work over \$10,000.) (Separate plumbing permit is required). *Ordinance 170, 158*

C Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.

D Shower compartments and walls above bathtubs with installed shower heads shall be finished with a smooth, nonabsorbent surface to height not less than 72 inches above drain inlet (Section 120.2.3). Use of water-resistant gypsum backing board shall be as stated in section 2059.3.

E Water heater must be strapped to wall. *LAPC Sec. 507.3*

F Unit Skylights shall be labeled by LA City Approved Labeling Agency. Such label shall state the approved label agency name, product designation, and performance grade rating. (research Report not required). *2405.5*

G A copy of the evaluation report and/or conditions of listing shall be made available at the job site.

SITEWORK, FOUNDATIONS, ETC.
The required fire flow for public hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours over and above the maximum daily domestic load.

A Class I standpipe systems shall be installed in buildings that are four or more stories in height per CBC [F] 905.3. Exception 1. See CBC [F] 905.4 for required locations.

Deactivate all utility lines in contract area before starting work. Secure permissions from owner prior to deactivation.

Plans showing underground piping or on-site hydrants and sprinkler system shall be submitted for approval prior to installation.

On-site protection facilities (i.e., hydrants, sprinkler systems, etc.) shall be submitted for approval prior to occupancy.

The inspection, hydrostatic test, and flushing of the hydrant and/or sprinkler system shall be witnessed by the proper Fire Department representative, and no underground piping shall be covered with earth or hidden from view until the Fire Department representative has been notified and given no less than 48 hours in which to inspect such installations.

Prior to forming and pouring concrete, Contractor shall stake out all foundations and perimeter wall lines as shown on plans for Architect's review, confirm existing and new structure and property line locations and elevations, and verify proper setbacks and clearances by local codes.

There shall be no trenches or excavations 5' or more in depth into which a person is required to descend without obtaining necessary permits from the State of California Division of Industrial Safety prior to issuance of a building or grading permit. (HSC 17922, eff. 3/6/76).

Contractor shall notify Architect and Owner of any unstable or questionable soil or geological conditions.

Where exterior crawl space or room, pit, or basement floor slabs are below exterior grade, the exterior grade shall be determined by the height of the 3'-0" wide, mopped waterproofing of all exterior surfaces of foundation retaining walls. Drainage shall consist of 5" diameter PVC schedule 40 perforated pipe set below grade, sloped to drain, and connected underground to approved storm drainage system or street. Direction of holes in pipe should face downward. Protect wall water proofing with 1/2" rigid mineral fiber insulation board and backfill with sand and gravel.

At the base of all retaining walls, drainage shall occur in the form of "French Drains" set in a bed of gravel.

Final inspection of waterproofing and drainage of retaining walls is the sole responsibility of the contractor. Any leaks due to improper installation of waterproofing of drainage is the responsibility of the contractor. The contractor shall notify the Architect in the event of any omissions in drawings which could adversely affect the drainage of water away from the residence.

Contractor shall verify insets and embedded items with all applicable drawings before pouring concrete.

All concrete floor slabs set below exterior grades shall be poured over a continuous 4 mil waterproof membrane set on 2" sand bed over 4" crushed rock on natural or compacted soil. Crushed rock bed shall be drained to storm drain system or relieved to prevent subfloor saturation.

Any landscaped or planter retaining walls against earth specified without perimeter drains shall be provided with adequate weep holes surrounded on the back side by a minimum of 6" of gravel backfill at base of wall.

Contractor shall provide positive drainage at all finished grade surfaces, sidewalks and patios away from structures and verify that all areas affected by construction are properly drained, with no ponding.

Contractor shall remove all excavated or excess soil, debris, and materials not required by construction. Confirm items to remain with Architect and Owner prior to start of construction.

Underfloor areas shall be enclosed at the ground as required.

For design of landscaped areas, concrete walkways, and paving areas, see landscape drawings.

Sols reports (as applicable) to be considered part of the Construction Documents. Contractor shall follow any recommendations contained therein.

Contractor shall immediately notify the Owner of any extra costs arising from the execution of his contract or subcontracts and shall receive Owner's written approval of same prior to doing the work.

Contractor shall be responsible for supervising that all general and subcontractor work is being accomplished according to the most current construction documents, including revisions.

Unless other arrangements are made, Owner shall provide adequate property and liability insurance in addition to Contractor's insurance to cover all new work. This insurance shall include the interests of the Owner and Contractor in the work, but shall not relieve the Contractor of his responsibilities under the contract or as itemized above.

Contractor shall not use any potentially hazardous materials or products in the construction and shall advise Owner of any potentially hazardous materials or products recommended, selected, or specified prior to purchasing or installing.

Contractor shall advise Owner and Architect of any potentially hazardous materials on the site discovered during the course of the work and shall stop the portion of the work affected until directed to proceed.

All dissimilar metals shall be effectively isolated from each other to prevent molecular breakdown. Provide galvanic or bimetallic insulation as approved by Architect.

Contractor shall provide proper ventilation, clearances, and fire protection for all new fireplaces, ovens, hot water heater, furnaces, vents and flues as required by the drawings, specifications and code.

Details marked "typical" shall apply in all cases, unless specifically noted otherwise. Where no detail is shown, construction shall be as shown for similar work.

Contractor shall provide access to all attics areas and plumbing as required by code and shall confirm access locations with Architect prior to framing.

Framing subcontractor shall provide all necessary blocking, stiffeners, bracing, framing hangers, or other support for all fixtures, equipment, cabinetry, furnishings, and all other items required by local codes.

Contractor shall provide access to all attics areas and framing, and shall form an effective barrier between floors, with a top story and a roof or attic space. Fireblocking shall be installed in the locations specified in CBC Sections 718.2.2 through 718.2.7.

Where shear walls are present, Contractor to provide continuous sheathing to align with plane of shear panels to nearest perpendicular interruption.

Contractor shall coordinate framing with proposed locations of electrical, mechanical and plumbing work so as to avoid change in framing which might conflict with proposed equipment, fixture or diffuser locations.

Wood sills and other wood members in contact with concrete next to the earth and exposed to the weather shall be pressure treated.

Under-floor ventilation openings shall be provided at 1.5 SF per 25 LF of exterior wall see Architectural drawings for grill details.

Provide framed openings for medicine cabinets during rough framing, confirming size, location and heights of openings with Architect prior to construction.

Provide wall and ceiling fire stops at all spaces greater than 10'-0" both horizontally and vertically, at pocket doors, chimneys, etc. Provide blocking as required for cabinets, toilet paper holders, towel bars and other specialty items.

All exposed wood beams, decking or other members installed prior to enclosing the building envelope and completing roof membrane shall be protected during construction against moisture, staining and other damage by protecting with weatherproof plastic wrappings and additional protective measures as may be required. All roof beams and supporting posts shall be anchored to provide resistance against uplift. Posts shall be anchored to the footings or under-floor construction. All anchorage shall be not less than 1/2" bolts or 1/2" lag screws.

Exterior wall coverings shall be materials approved for fire resistive construction at wall and ceiling. See Structural Notes and Drawings for additional information.

All exterior exposed wood (struts, etc.) to be soaked in waterproofing after cuts and prior to installation.

Fire blocking shall be at all stud walls at 10' intervals horizontal and vertical within enclosed and concealed spaces, and at openings around vents, pipes, ducts, chimneys, between attic and chimney chase, at stair stringers, and at similar places at ceiling and floor levels.

The largest rise or run in a flight of stairs may not exceed the smallest by more than 3/8".

A corrosion-resistant weep screed is required below the stucco at min. 2" above paved grade & min. 4" above unpaved grade.

All exterior walls to be sheathed in plywood to match dimension of shear plywood, to allow stucco to be a continuous uninterrupted surface.

Balconies and similar projections of combustible construction (705.2.3) located where openings are not permitted or where protection of openings is required shall be at least 1-hr fire resistance rated construction, Type IV construction, fire-retardant treated wood or as required by Section 1406.3.

Provide two layers of Grade D paper between plywood shear panel and exterior lath. [CBC 2510.6].

Plans showing underground piping or on-site hydrants and sprinkler system shall be submitted for approval prior to installation.

On-site protection facilities (i.e., hydrants, sprinkler systems, etc.) shall be submitted for approval prior to occupancy.

The inspection, hydrostatic test, and flushing of the hydrant and/or sprinkler system shall be witnessed by the proper Fire Department representative, and no underground piping shall be covered with earth or hidden from view until the Fire Department representative has been notified and given no less than 48 hours in which to inspect such installations.

Deactivate all utility lines in contract area before starting work. Secure permissions from owner prior to deactivation.

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The inspection, hydrostatic test, and flushing of the hydrant and/or sprinkler system shall be witnessed by the proper Fire Department representative, and no underground piping shall be covered with earth or hidden from view until the Fire Department representative has been notified and given no less than 48 hours in which to inspect such installations.

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09.03.20	PLANNING
09.16.20	PZA
09.16.20	PZA PC 2
10.14.20	PLANNING PC 2
03.31.21	PLANNING

DATE DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

GENERAL NOTES

A0.02

ELECTRICAL

Branch circuit overcurrent devices (fuses and breakers) shall not be located where they will be exposed to physical damage, in the vicinity of easily ignitable materials, such as in clothes closet, bath, or toilet room. [240.24 CEC]

If the panel/subpanel is located in the middle of a shear wall, revise the location of the panel or have the engineer of record address shear transfer, increased loading, and edge reinforcing around the opening in the wall. [CIBC 2305.1]

Receptacles are to be located in a wall every 12 linear feet so that a fixture will not be more than 6 feet from any receptacle. [210.52 CEC]

A minimum of two 20 amp small appliance branch circuits shall be provided for all receptacle outlets in the kitchen, dining room, pantry, breakfast room or other similar areas [210.11(C)(1) CEC]

[210.52(B)(1)(2)(3)].

At least one 20 amp branch circuit shall be provided to supply laundry receptacle outlets. Such circuits shall have no other outlets. [210.11(C)(2) CEC]

At least one 20 amp branch circuit shall be provided to supply bathroom receptacle outlets. Such circuits shall have no other outlets. [210.11(C)(3) CEC]

A switched light shall be installed at the exterior side of outdoor entrances or exits with grade level access for dwelling units, attached garages, and detached garages with electric power. [210.70 CEC]

Ground Fault Circuit Interrupter (GFCI) receptacle protection is required at the following locations [210.8 CEC]:

Bathrooms (at least one shall be within 3' of the outside edge of each basin)

Garages

Outdoors

Crawl spaces at or below grade level

Kitchens where the receptacles serve the countertop surfaces

Unfinished basements

Laundry, utility, and wet bar sinks (where the receptacle is within 6 ft of the outside edge of the sink)

Provide temper resistant receptacles in every kitchen, family room, dining room, living room, parlor, library, den, sunroom, bedroom, recreation room, or similar room or area of dwelling units per CEC 210.12(A).

Arc-fault circuit interrupter protection is required in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms per CEC 210.12(A).

Ground electrode (UFER) shall be provided per CEC 250.30(A)(4).

All electrical fixtures in wet or damp locations shall be marked suitable for wet or damp locations per CEC 410.10. This includes fixtures mounted over tubs and showers. 220v weatherproof disconnect should be provided at the exterior air conditioning condenser. A 125v weatherproof GFCI outlet shall be provided within 25 feet of the unit per CEC 210.63.

a. a 4-inch thick base of 1/8 inch or larger clean aggregate with a vapor barrier in direct contact with concrete and a concrete mix design that addresses bleeding, shrinkage, and curling; or
b. a slab design specified by a licensed design professional.

Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content [4.505.3 CGBSC]. Moisture content must be verified in compliance with all of the following:

a. Moisture content must be determined with either a probe-type or contact type moisture meter;
b. Moisture readings shall be taken at a point 2 to 4 feet from the grade stamped end to be verified;
c. At least three random moisture readings shall be performed on wall and floor framing with documentation to enclose the wall and floor framing.

Bathroom exhaust fans must be ENERGY STAR and be ducted to terminate outside of building. Unless the fan is part of a whole house ventilation system, it must be controlled by a readily accessible humidistat which ranges from 50 to 80 percent relative humidity range [4.506.1 CGBSC].

HVAC system must be sized and designed with ACCA manuals J, D, and S. [4.507.2 CGBSC]. Provide pipe insulation on all exposed and accessible hot water pipes connected to a new water heater per the California Energy Code.

All new plumbing fixtures installed in new and existing buildings shall meet the 20% water use reduction.

CAL GREEN NOTES

When single shower fixtures are served by more than one showerhead, the combined flow rate of all showerheads shall not exceed the max flow rates specified in CalGreen 4.303.1.3.1 (20% reduction, 2.0 gpm avg).

All plumbing fittings and fixtures must meet standards in CALGreen 4.303.1. Seal joints and openings in the building envelope between conditioned and unconditioned spaces [4.406.1 CGBSC].

Operation and maintenance manual to be supplied to owner at final inspection [4.410.1 CGBSC].

All fireplaces are direct vent sealed combustion gas [4.503.1 CGBSC].

Low VOC adhesives, sealants, paints, coatings, carpet systems, low formaldehyde wood, low VOC resilient flooring [4.504.2 CGBSC].

Concrete slab foundations required to have a vapor retarder per CBC must have a capillary break [4.505.2 CGBSC]. This break must be either:

Carbon Monoxide alarm to be provided at every level, including outside all sleeping areas per CBC 420.6.1 and CBC 420.6.1.4. Primary power shall be from the building wiring with battery backup per CBC 420.6.1.2. Interconnect CO alarms per CBC 420.6.1.3. [CIBC 420.6.1].

Provide emergency escape in every sleeping room. Emergency escape shall open directly into a public way, alley, and yard or exit court and shall be operable from the inside without the use of tools. Escape or rescue windows shall have a minimum net clear opening area of 5.7 square feet, minimum net clear operable height of 24" and minimum net clear operable width 20" and have a sill height not more than 44" above the floor [1029].

Provide fire sprinklers and specify the type of system on the cover sheet (i.e. NFPA 13 or 13R). Fire sprinklers are required for all new construction and [SMMC 8.44.050].

a. Throughout any existing building, when there is a change in occupancy classification to a more hazardous division, as shown in Table 8.44-A or as determined by the Fire Chief, in 33% or more of the existing building floor area within three calendar years.

b. Throughout any existing building greater than 1,000 square feet, whenever more than 50% cumulative, of the existing floor area, including mezzanines, is added within three calendar years.

c. Throughout any existing building 1,000 square feet or less, whenever more than 75% cumulative, of the existing floor area, including mezzanines, is added within three calendar years.

d. Throughout any existing building greater than 1,000 square feet, whenever more than 50% of the interior and exterior walls and ceilings are exposed.

e. Throughout any existing building 1,000 square feet or less, whenever more than 75% of the interior and exterior walls and ceilings are exposed.

f. Throughout any existing building whenever an additional story is added.

Provide safety glazing in the following locations [2406.4]:

a. Glazing in ingress and egress doors.

b. Glazing in fixed and sliding panels of sliding doors and panels in swinging doors.

c. Glazing within 2' vertical edge of closed door and within 5' of walking surface.

d. Glazing in railings and stair landings.

e. Glazing in doors and enclosures for hot tubs, bathtubs, showers, steam rooms within 5' of standing surface and drain inlet.

f. Glazing in walls and fences used as the barrier for swimming pools and spas.

Thresholds at doorways shall not exceed 0.75 inch in height for sliding doors serving dwelling units or 0.5 inch for other doors. Raised thresholds and floor level changes greater than 0.25 inch at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal (50-percent slope).

The threshold height shall be limited to 7.75 inches where the door is an exterior door that is not a component of the required means of egress and the door, other than an exterior storm or screen door does not swing over the landing or step.

U/2 RACK
by: cycle-safe

Durable and Maintenance-Free
Cycle-Safe® Inverted U2 bicycle racks provide leading edge coating technology and offer the best solution for short-term bicycle parking. The one-bend bike rack design accommodates two bicycles per rack, and is widely regarded as the recommended standard for space efficient bicycle parking. Cycle-Safe® Inverted U2 bicycle racks are fully coated with a thick, rubberized plastic coating over schedule 40 steel pipe for maximum corrosion resistance, impact resistance, and protection of bicycle finish. This combination has proven to resist rust, scratches and dents better than any other finish.

In-ground Installation
Model M U2 In Ground U2/WCross Bar
U2 12700G 12700GB

Inverted U2 Rack, IN-GROUND/ 2 Bicycle Capacity
Recommended installation methods for in-ground style rack: If installing in existing concrete, Cycle-Safe® U2 Bike Racks can be anchored with a 3" hole saw and filled with concrete or by drilling a 12" diameter core drilled holes. In-ground installations for new improved surfaces 9" Sonotube forms can be put in place to create 18" footings. U2 inverted U racks come in optional square pipe or in two-bend configurations.

Download Specifications & Images at
www.cyclesafe.com

In-ground Installation
This is the standard for new construction and the most secure type of inverted-U installation. Existing concrete surface may be core drilled with a 3"-4" hole saw and filled with quickrete or a construction adhesive.

Superior Design for Better Safety
Cycle-Safe U2 racks provide lean to support with more stability for the bicycle frame than front wheel or ribbon type racks which do not support the bicycle frame at both points. The clear and open design of inverted-U racks designs are safer for pedestrian traffic with the parked secure in a uniform fashion. U2 racks accommodate more bicycles per square foot to increase bike parking capacity. U2 racks are typically installed in pairs, one on each side of a walkway in addition to strength and permanence to bolster user confidence. Bicycle frame should be secured to the rack with a standard U lock for optimal security.

U Lock Compatible
Cycle-Safe In-Ground U2 Racks.

Aesthetically Pleasing
The Cycle-Safe U2 rack is symmetrically designed to resemble the commonly used "U" locks and are aesthetically pleasing to blend with any environment. All racks are made from durable materials, their components are made from bike locks and are preferred choice for protection and security. Coating performance of all metal racks vary widely, the best long term solution is a thick jacketed plastic coating as provided by Cycle-Safe. Cycle-Safe offers the best finishes that maintain quality that an owner can depend on for years.

SEE A1.01 & A2.01
SHORT-TERM BICYCLE PARKING:

NTS

GLOBAL
globalindustrial.com • System1 company

Call Us 7 days a week 1.888.978.7759 Log In View Cart Contact Us Track Order Quick Search

Shop Categories Help Welcome Log In Account Tools 0 Items - \$0.00

SEA

Return to Category List Home Safety & PPE Parking Lots Bike Racks & Storage Double Decker Indoor Bike Storage Racks

8-Bike Rack Double Decker, Non-Locking, 72" W X 63" D
Item #: 794238760
Sold By: globalindustrial.com
Usually ships in 5 to 8 days
★ ★ ★ ★ ★ 5 reviews Write a review
Price: \$680.00
Calculate Shipping

Frequently Purchased Together

- Belge Outdoor Ashtray - 6 Gallon ★ ★ ★ ★ ★ 5 reviews Add \$29.00
- Grid Bike Rack, 5-Bike, Single Sided, Galvanized Steel ★ ★ ★ ★ ★ 5 reviews Add \$99.00
- Stone Panel Trash Weather Urn Brown 17-1/2" Square X ★ ★ ★ ★ ★ 5 reviews Add \$322.95
- Paramount® Locker Double Tier 12x25x6 Door Ready ★ ★ ★ ★ ★ 5 reviews Add \$267.95

Product Information Product Q&A Accessories

DOUBLE DECKER INDOOR BIKE STORAGE RACKS
8-Bike Capacity Rack Non-Locking
Double decker bike racks are primarily designed for commercial storage and short-term parking. Two bike racks have been joined together. Bicycle racks for bike stores, commercial parking lots and more. Bike storage racks easily space bicycles with a staggered position to provide added clearance space. These free standing bike storage racks require 8 minimum ceiling height. Easy assembly.

Click here to view the assembly instructions.
Click here to view the dimension diagrams.

Product Specifications

WIDTH INCHES	72
DEPTH INCHES	63
COLOR FINISH	Black
ASSEMBLY	Unassembled
BIKE SPACING	18
BRAND	Serie Cycling Group
DESCRIPTION	8-Bike
MINIMUM HEIGHT INCHES	96
MODEL	238760
MOUNT TYPE	Free Standing
TYPE	Non-Locking
WEIGHT LBS	125

Dimensions

NOTE:
1. DO NOT SCALE DRAWING.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. MINIMUM CEILING HEIGHT - 8' 0".

SEE A2.00
LONG-TERM BICYCLE PARKING:
NTS

BICYCLE PARKING GENERAL NOTES

- EACH BICYCLE PARKING SPACE SHALL BE A MINIMUM SIX FEET IN LENGTH.
- STACKED, TWO-TIER LAYOUT, BICYCLE PARKING MAY BE PROVIDED IF SUCH PARKING IS PRELIMINARY AT ATTENDED BICYCLE FACILITY WHERE FACILITY STAFF PARKS THE BICYCLES, OR SUCH RACKS PROVIDED MECHANICAL ASSISTANCE FOR LIFTING THE BICYCLE. 12.21.A.16(e)(1)(b)
- FOR HORIZONTALLY STORED BICYCLES, DEVICES THAT HOLD THE BICYCLE UPRIGHT BY WHEEL CONTACT SHALL HOLD AT LEAST 180 DEGREES OF WHEEL ARC.
- BICYCLE PARKING INSTALLED VERTICALLY SHALL BE A MINIMUM OF 4 FEET DEEP AND 6 FEET IN HEIGHT.
- FOR SINGLE-TIERED BICYCLE PARKING, MINIMUM HEADROOM OF 7 FEET SHALL BE PROVIDED.
- FOR FACILITIES WHERE TWO TIERS OF BICYCLE PARKING ARE INSTALLED ONE ABOVE ANOTHER, MINIMUM HEADROOM OF 4 FEET SHALL BE PROVIDED FOR EACH TIER.
- BICYCLE PARKING SPACES SHALL BE SEPARATED FROM AUTOMOBILE PARKING SPACES OR AISLES BY A WALL, FENCE, OR CURB OR BY AT LEAST FIVE FEET OF OPEN SPACE MARKED TO PROHIBIT PARKING.
- REQUIRED BICYCLE PARKING SHALL BE PROVIDED ON THE SAME LOT AS THE AS THE USE FOR WHICH IT IS INTENDED TO SERVE, OR IN A PARKING FACILITY SERVING THE USE. BICYCLE PARKING SHALL BE LOCATED SO TO NOT RELY ON STAIRWAY OR ESCALATOR FOR ACCESS OR TO SHARE ACCESS WITH MOTOR VEHICLES.
- PROVIDE ADEQUATE LIGHTING TO ENSURE SAFE ACCESS TO BICYCLE PARKING FACILITIES IN ACCORDANCE WITH SECTION 12.21A.5(K).

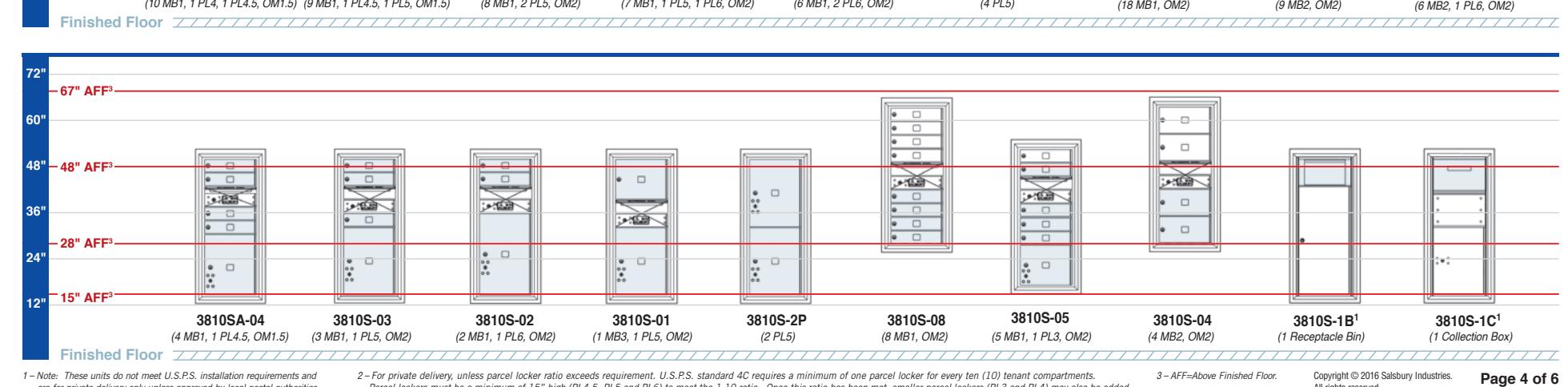
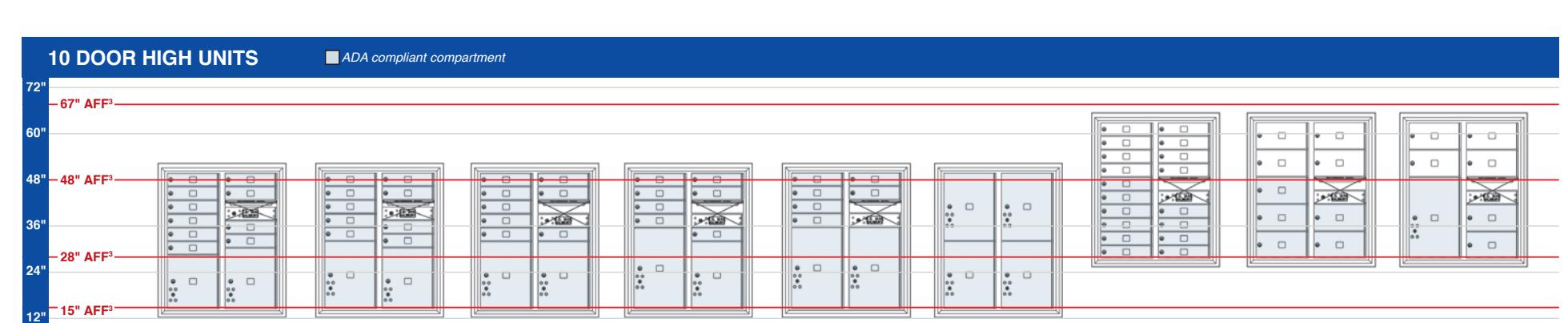
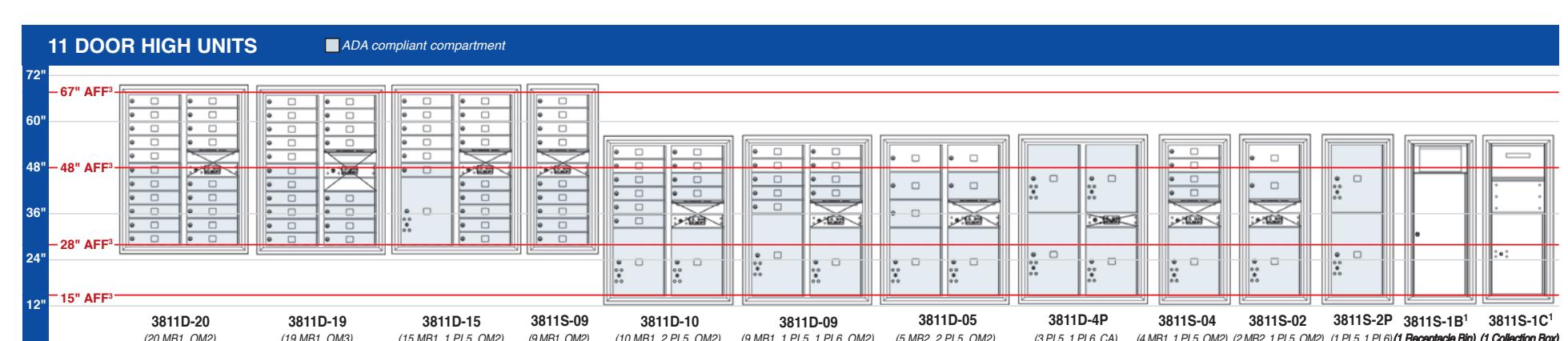
LONG-TERM BICYCLE PARKING NOTES

- SHALL BE SECURED FROM THE GENERAL PUBLIC, ROOFED, AND ENCLOSED ON ALL SIDES TO PROTECT BICYCLE FROM INCLEMENT WEATHER.
- BICYCLE PARKING STALL SHALL PROVIDE A MEANS OF SECURING THE BICYCLE FRAME AT TWO POINTS TO A SECURELY ANCHORED RACK, EXCEPT IN THE CASE OF LOCKERS AND COMMERCIAL OPERATED ATTENDED BICYCLE PARKING.
- INDIVIDUAL RACKS INSTALLED SIDE BY SIDE TO ONE ANOTHER WITHIN BICYCLE ROOMS OR BICYCLE CAGES THAT ALLOW BICYCLES TO BE LOCKED TO EITHER SIDE OF THE RACK SHALL BE SPACED A MINIMUM OF 30 INCHES ON CENTER.
- RACKS INSTALLED PARALLEL TO WALLS SHALL BE A MINIMUM OF 30 INCHES FROM THE WALL.
- TRIANGULAR LOCKERS OR VARYING WIDTHS HALL HAVE AN OPENING AT LEAST 2 FEET WIDE.
- SPACES ARRANGED IN A VERTICALLY STAGGERED LAYOUT THAT PERMITS BICYCLES TO BE PLACED IN AND REMOVED FROM EACH INDIVIDUAL SPACE WITHOUT INTERFERENCE FROM BICYCLES IN ADJOINING SPACES SHALL BE PLACED A MINIMUM OF 16' ON CENTER.
- WHEN MORE THAN 20 LONG-TERM BICYCLE PARKING SPACES ARE PROVIDED, A WORKSPACE OF 100 SQUARE FEET SHALL BE PROVIDED ADJACENT TO THE LONG-TERM BICYCLE PARKING TO ALLOW BICYCLISTS TO MAINTAIN THEIR BICYCLES.
- MUST BE PROVIDED ON SITE ONLY.
- SHALL NOT BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.
- SHALL BE PROVIDED EITHER ON THE GROUND FLOOR WITHIN 100 FEET OF THE MAJOR ENTRANCE TO THE LOBBY, IN THE OFF-STREET AUTOMOBILE PARKING AREA, OR ONE LEVEL ABOVE OR BELOW THE GROUND FLOOR WITHIN 100 FEET OF THE BUILDING ENTRANCE ON THAT STORY.
- WHEN LOCATED INSIDE A PARKING GARAGE, IT SHALL BE LOCATED NO MORE THAN 200 FEET FROM A PEDESTRIAN ENTRANCE TO THE MAIN BUILDING AND LOCATED SO AS TO PROVIDE REASONABLY CONVENIENT ACCESS TO THE NEAREST WALKWAY, RAMP OR ELEVATOR PROVIDING ACCESS TO THE BUILDING.
- WHEN LOCATED INSIDE A PARKING GARAGE, IT SHALL BE LOCATED WITHIN THE SPACE AVAILABLE ON THE BUILDINGS PEDESTRIAN LEVEL.
- PROVIDE PERSONAL LOCKERS FOR NON-RESIDENTIAL USES AS REQUIRED BY LAMC SECTION 91.6307
- RESIDENTIAL LONG-TERM BICYCLE PARKING PROVIDED ON THE RESIDENTIAL FLOORS SHALL BE EQUAL TO OR GREATER THAN 50 PERCENT OF THE NUMBER OF DWELLING UNITS ON THE SAME FLOOR PER LAMC SECTION 12.21A16(e)(2)(iv)(d).

SHORT-TERM BICYCLE PARKING NOTES

- RACKS SHALL SUPPORT THE BICYCLE FRAME AT TWO POINTS. RACKS THAT SUPPORT ONLY THE WHEEL OF THE BICYCLE ARE NOT PERMISSIBLE.
- RACKS SHALL ALLOW FOR THE BICYCLE FRAME AND AT LEAST ONE WHEEL TO BE LOCKED TO THE RACKS.
- THE BICYCLE RACK SHALL ALLOW FOR THE USE OF A CABLE AS WELL AS A U-SHAPED LOCK.
- RACKS SHALL BE SECURELY ANCHORED TO A PERMANENT SURFACE.
- AT LEAST 50% SHALL BE COVERED BY A ROOF OR OVERHANG WHEN MORE THAN 20 SHORT-TERM BICYCLE PARKING SPACES ARE PROVIDED.
- PROVIDE A MINIMUM OF 2 FEET WIDE STALL.
- INDIVIDUAL RACKS INSTALLED SIDE BY SIDE TO ONE ANOTHER THAT ALLOW BICYCLES TO BE LOCKED TO EITHER SIDE OF THE RACK SHALL BE SPACED A MINIMUM OF 30 INCHES ON CENTER.
- RACKS INSTALLED PARALLEL TO WALLS SHALL BE A MINIMUM OF 30 INCHES FROM THE WALL.
- SPACES ARRANGED IN A VERTICALLY STAGGERED LAYOUT THAT PERMITS BICYCLES TO BE PLACED IN AND REMOVED FROM EACH INDIVIDUAL SPACE WITHOUT INTERFERENCE FROM BICYCLES IN ADJOINING SPACES SHALL BE SPACED A MINIMUM OF 16 INCHES ON CENTER.
- FOR NEW CONSTRUCTION, AT LEAST 50 PERCENT OF SHORT-TERM BICYCLE PARKING SHALL BE LOCATED OUTSIDE BUILDINGS. THE REMAINING SHORT-TERM BICYCLE STALLS MAY BE PROVIDED INSIDE THE PARKING GARAGE ON THE GROUND FLOOR WITH A DIRECT ACCESS TO A PUBLIC STREET.
- FOR NEW DEVELOPMENTS, SHORT-TERM BICYCLE PARKING SHALL BE LOCATED TO MAXIMIZE VISIBILITY FROM THE MAIN ENTRANCE.
- SHALL BE LOCATED NO FARTHER THAN 100 FEET OF WALKING DISTANCE FROM A MAIN PEDESTRIAN ENTRANCE.
- FOR BUILDING WITH MORE THAN ONE PEDESTRIAN ENTRANCE, SHORT-TERM BICYCLE PARKING SHALL BE DISTRIBUTED IN APPROXIMATELY EQUAL PROPORTIONS AMONG ALL PEDESTRIAN ENTRANCES.
- OBTAI APPROVAL FROM BUREAU OF ENGINEERING TO INSTALL SHORT-TERM BICYCLE PARKING WITHIN PUBLIC RIGHT-OF-WAY.

mailboxes.com
1-800-MAILBOX
Salsbury Surface Mounted 4C Horizontal Mailbox ADA Accessibility Guidelines



*USE 3810DA-10 AND 3810DA-06 FOR A TOTAL OF 18 UNITS

100% ADA ACCESSIBLE

SEE A1.01 & A2.01

MAILBOX SPECIFICATION:

NTS

BLIX
APARTMENTS

10912 Blix Street
Los Angeles, 91602



09.03.20	PLANNING
09.16.20	PZA
09.16.20	PZA PC 2
10.14.20	PLANNING PC 2
03.31.21	PLANNING
DATE	DESCRIPTION
PROJECT NO: #Project Code	
SHEET NAME	
BIKE PARKING / MAILBOX SPEC.	
A0.08	
SHEET 5 OF 33	



VIEW FROM BLIX STREET

A0.14

**BLIX
APARTMENTS**

10912 Blix Street
Los Angeles, 91602



09.03.20	PLANNING
09.16.20	PZA
09.16.20	PZA PC 2
10.14.20	PLANNING PC 2
03.31.21	PLANNING

DATE DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

RENDERS



VIEW FROM BLIX STREET

A0.15

**BLIX
APARTMENTS**

10912 Blix Street
Los Angeles, 91602



09.03.20	PLANNING
09.16.20	PZA
09.16.20	PZA PC 2
10.14.20	PLANNING PC 2
03.31.21	PLANNING

DATE DESCRIPTION

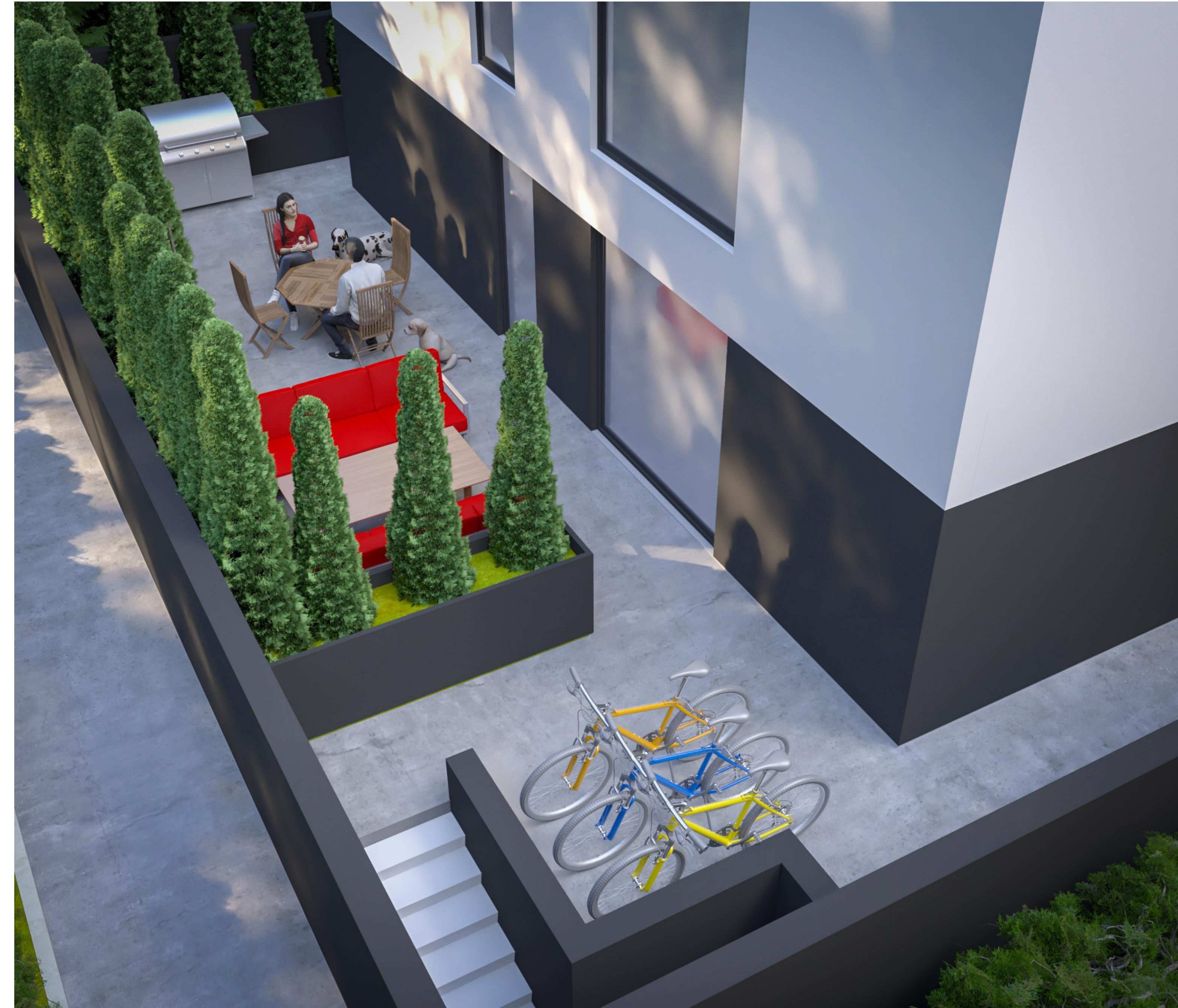
PROJECT NO: #Project Code

SHEET NAME

RENDERS



VIEW FROM THE FRONT



VIEW FROM BACK YARD OPEN SPACE

**BLIX
APARTMENTS**

10912 Blix Street
Los Angeles, 91602



09.03.20	PLANNING
09.16.20	PZA
09.16.20	PZA PC 2
10.14.20	PLANNING PC 2
03.31.21	PLANNING

DATE DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

RENDERS

A0.16

**BLIX
APARTMENTS**

10912 Blix Street
Los Angeles, 91602



09.03.20	PLANNING
09.16.20	PZA
09.16.20	PZA PC 2
10.14.20	PLANNING PC 2
03.31.21	PLANNING

DATE DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

RENDERS

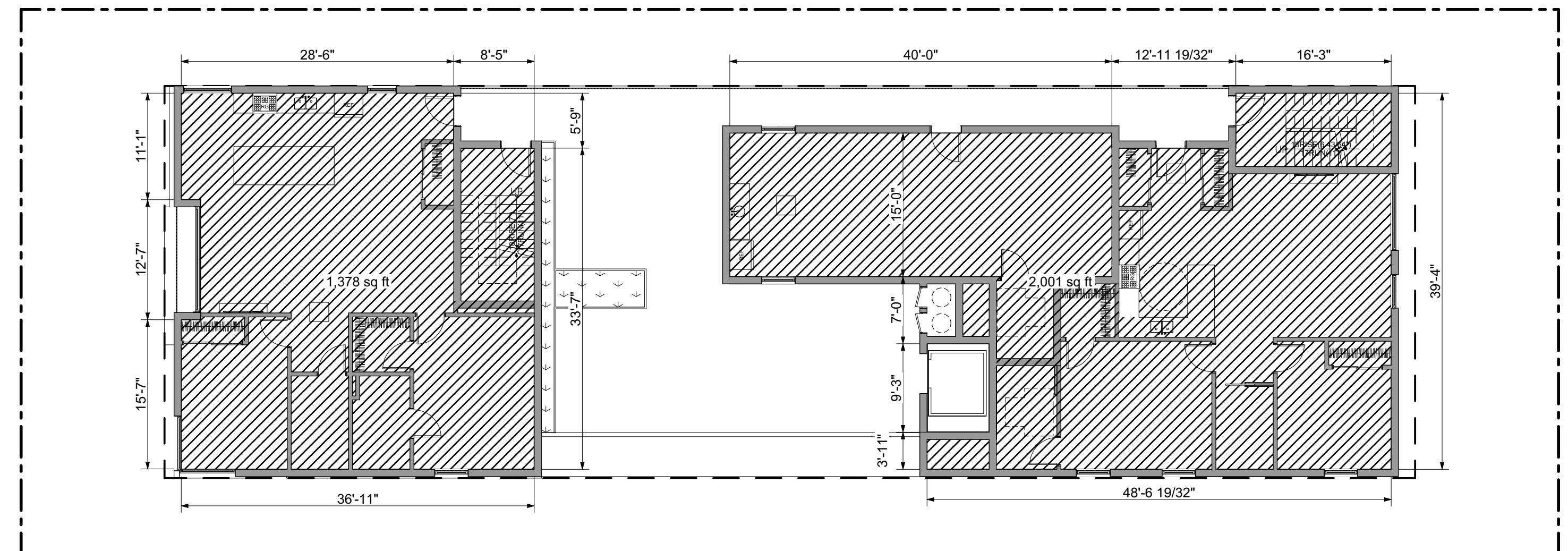
A0.17



TOP VIEW

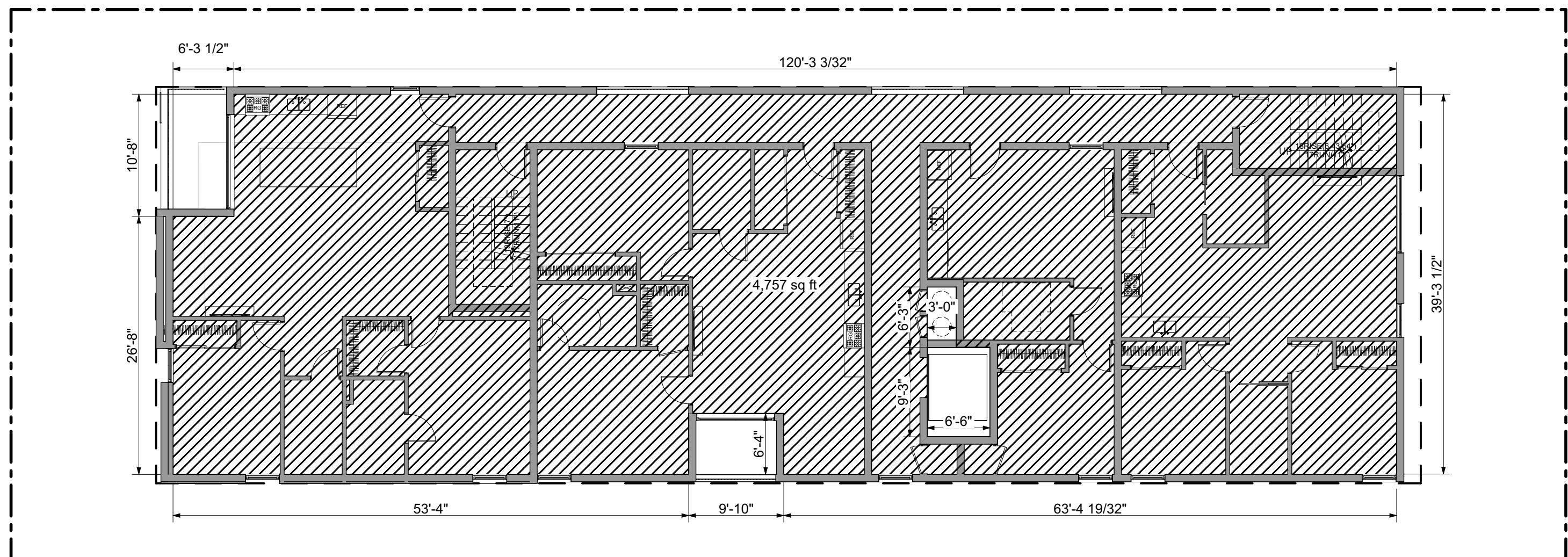


VIEW OVER ROOF TOP OPEN SPACE



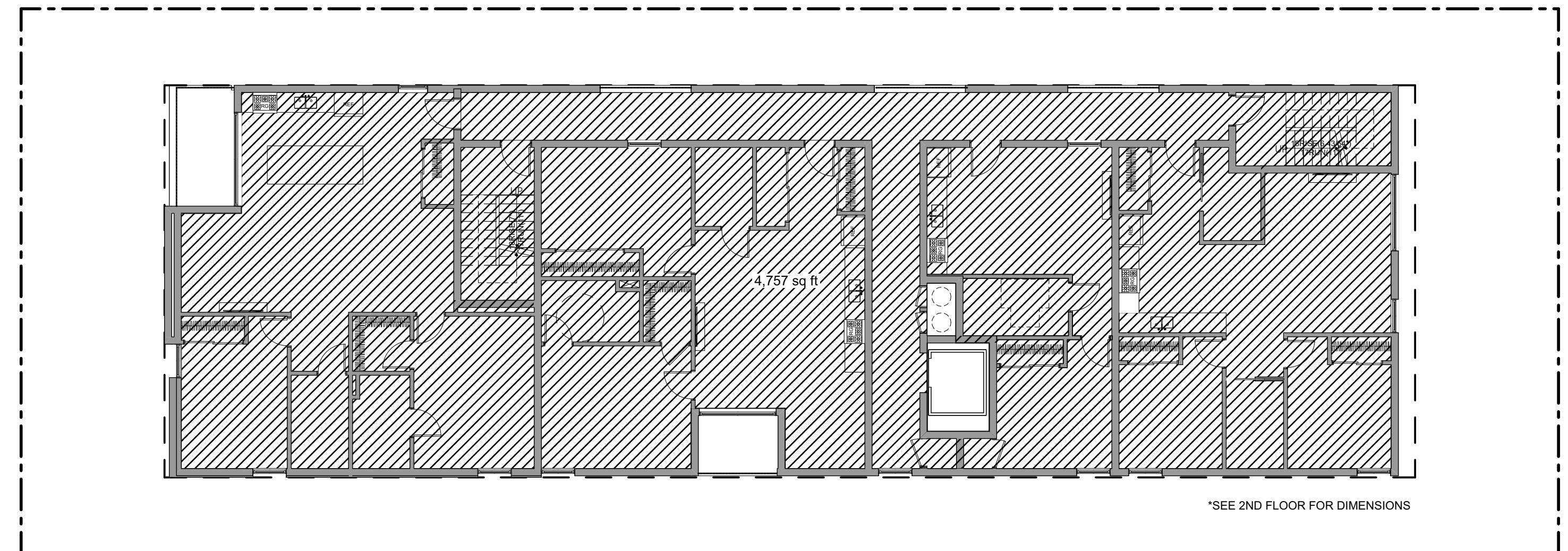
FF @ FIFTH FLOOR

SCALE: 3/32" = 1'-0"



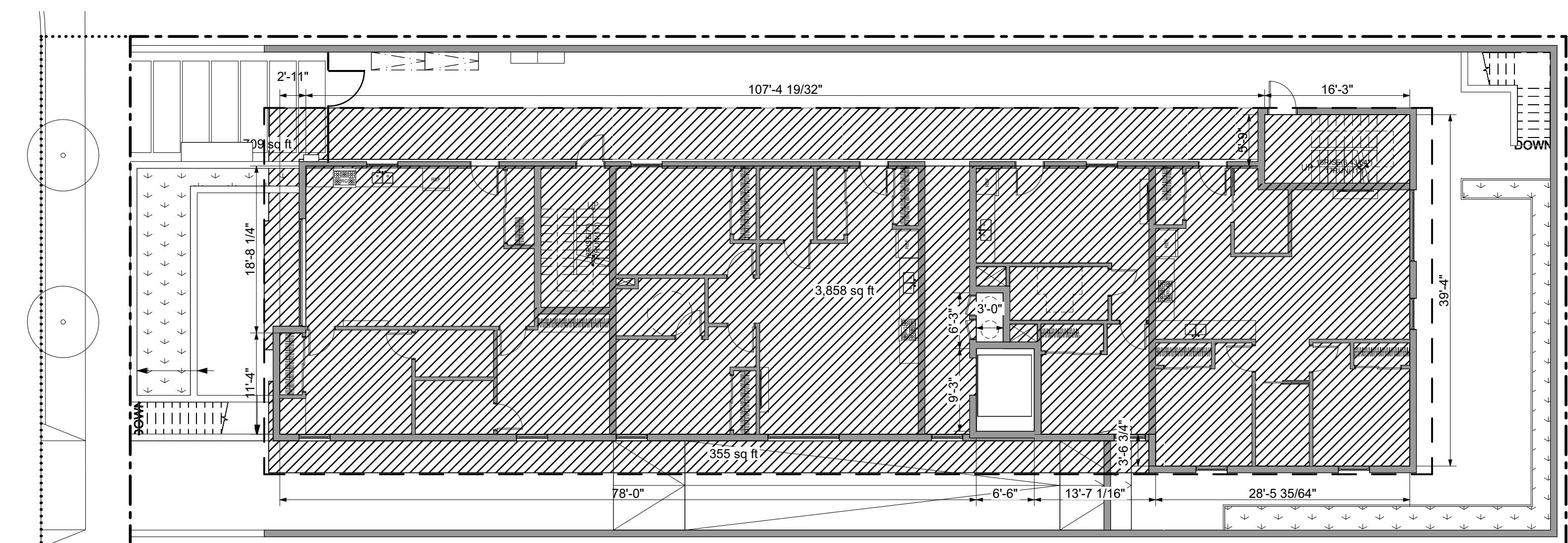
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SCALE: 3/32" = 1'-0"



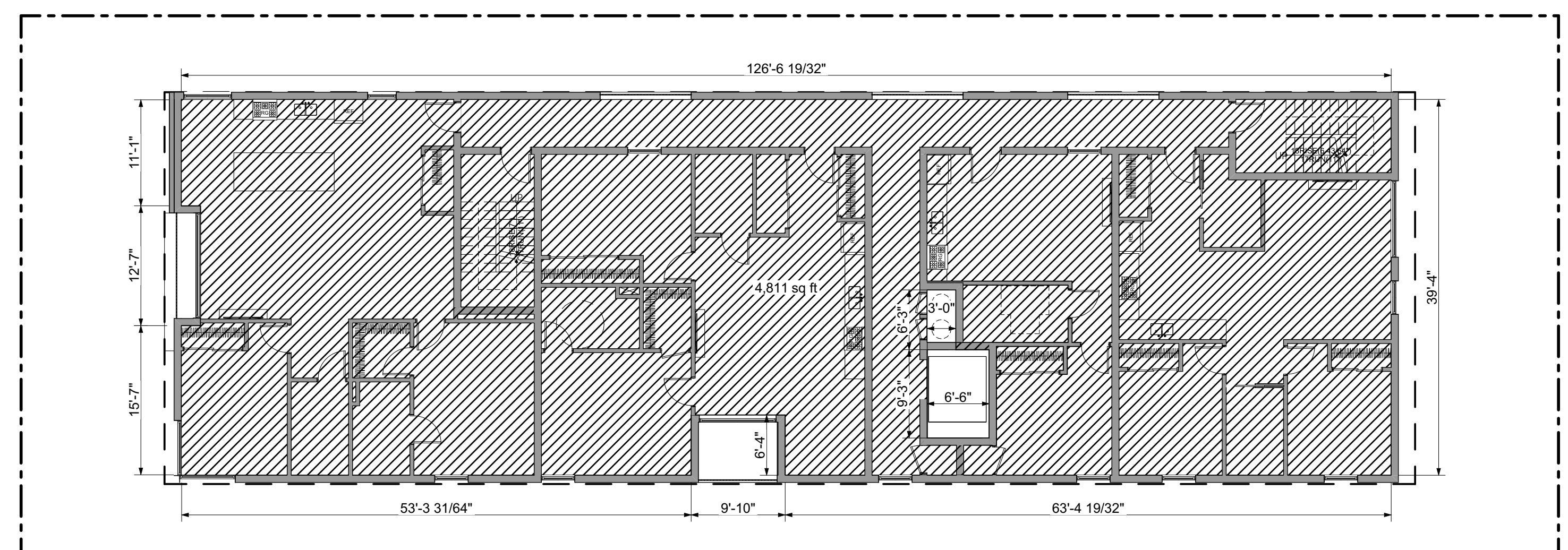
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SCALE: 3/32" = 1'-0"



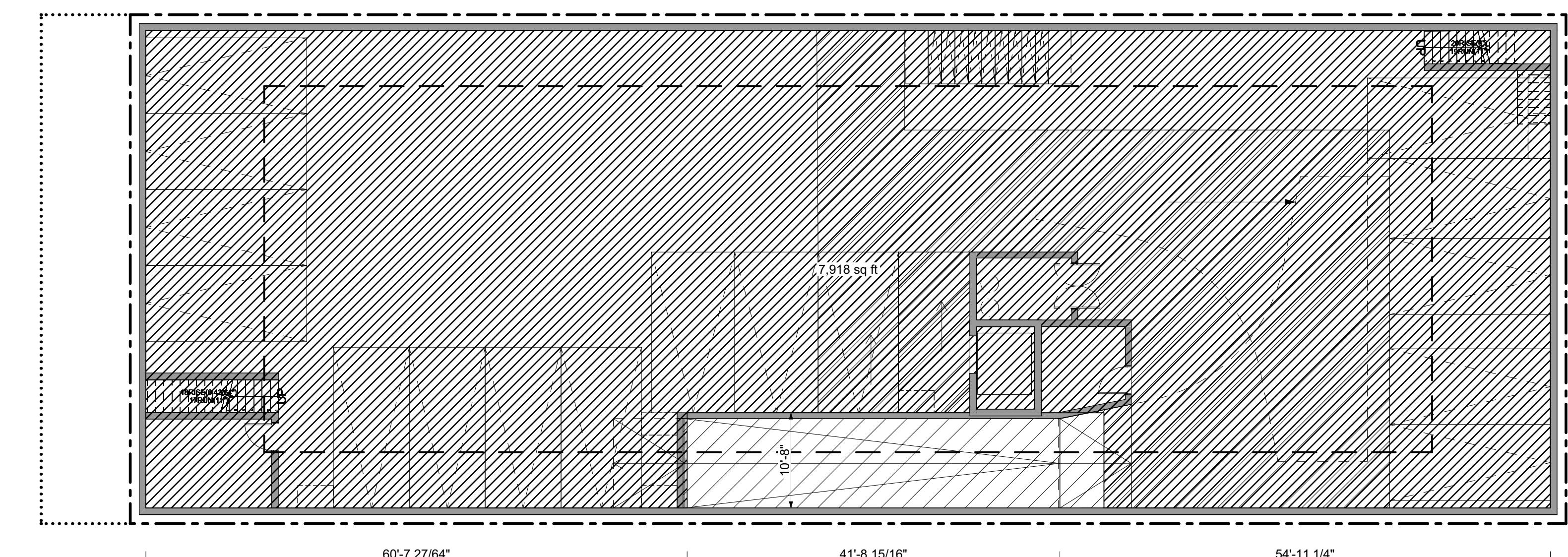
FF @ FIRST FLOOR

SCALE: 3/32" = 1'-0"



FF @ THIRD FLOOR

SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

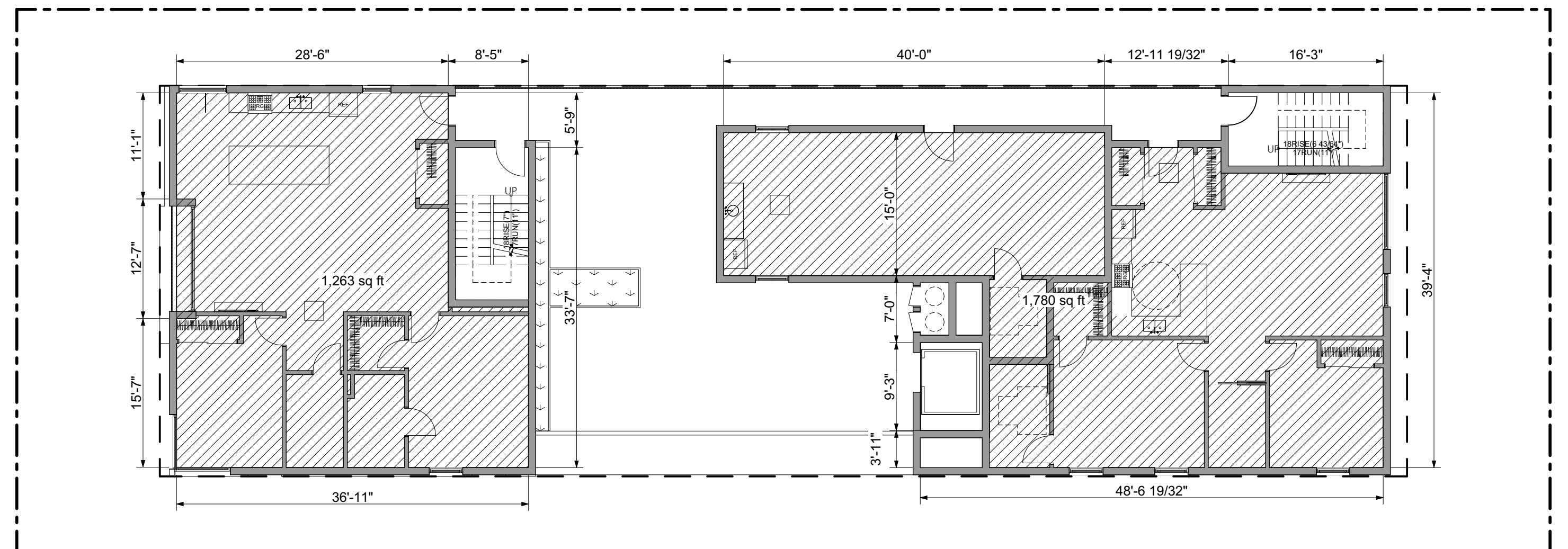
GARAGE

LEVEL	CONSTRUCTION	OCCUPANCY	BUILDING AREA
GARAGE	TYPE I-A	S-2	7,918 SF
1ST FLOOR	TYPE III-A	R-3	4,922 SF
2ND FLOOR	TYPE III-A	R-3	4,757 SF
3RD FLOOR	TYPE III-A	R-3	4,615 SF
4TH FLOOR	TYPE I-A	R-3	4,757 SF
5TH FLOOR	TYPE III-A	R-3	3,379 SF
TOTAL			30,544 SF

SHEET NAME

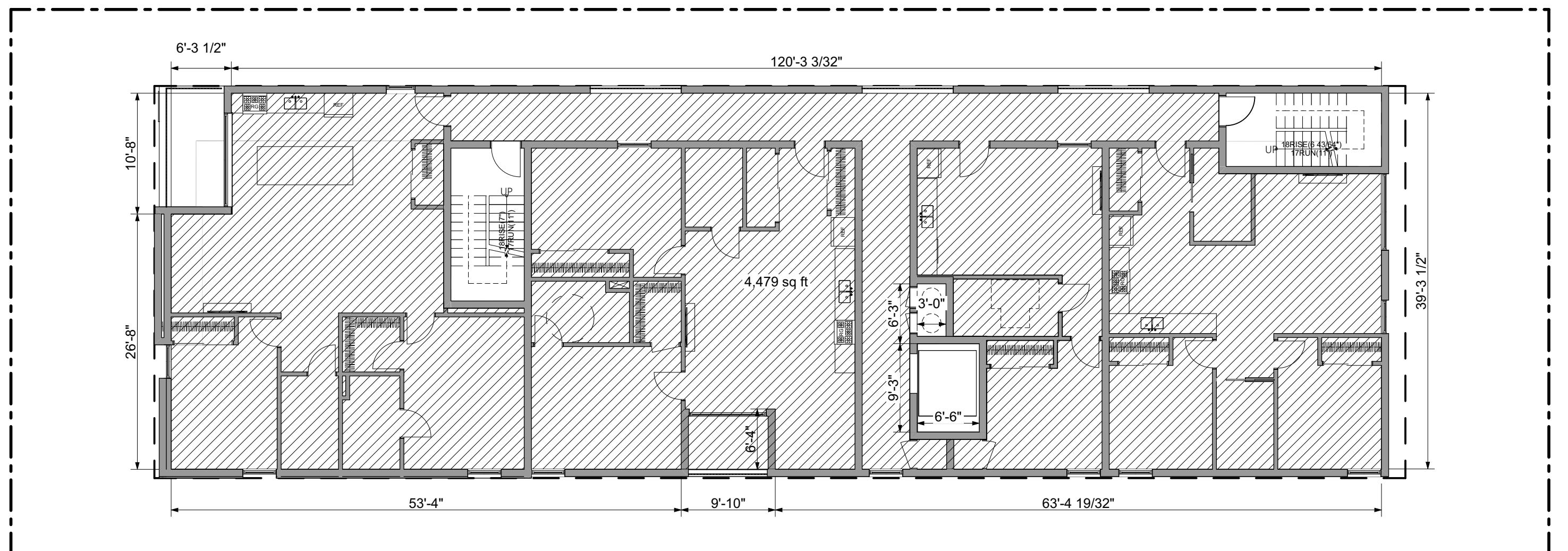
BUILDING AREA
DIAGRAM

A0.10



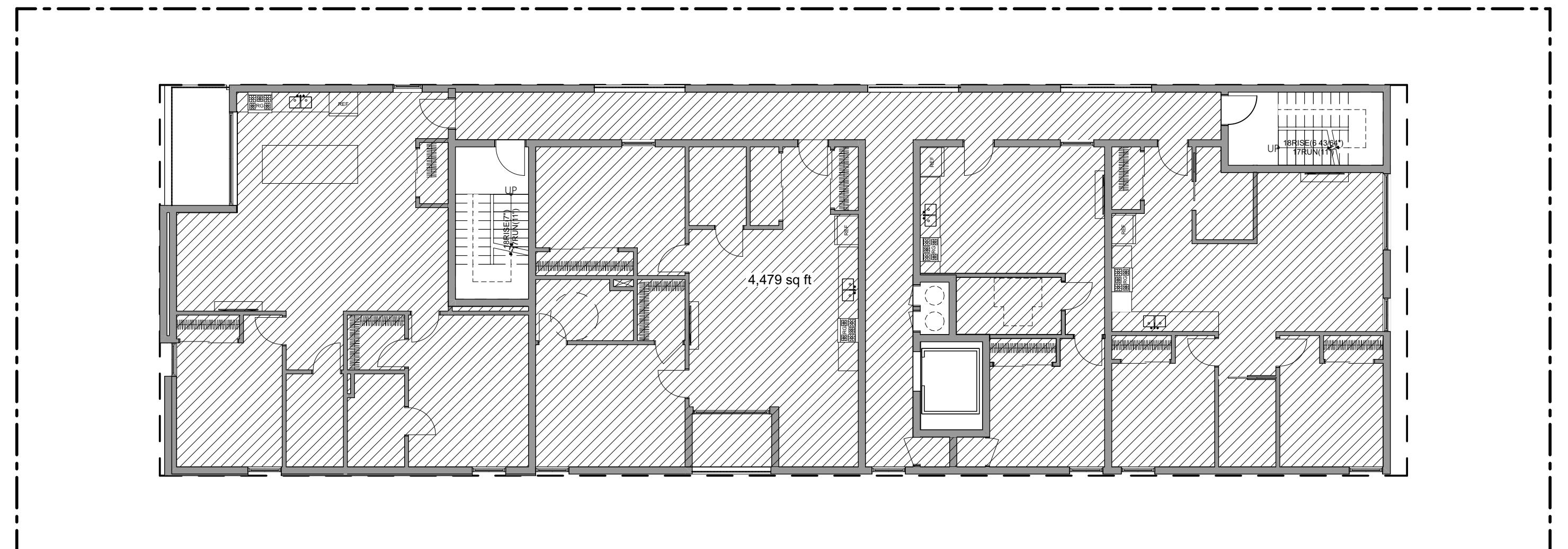
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SCALE: 3/32" = 1'-0"



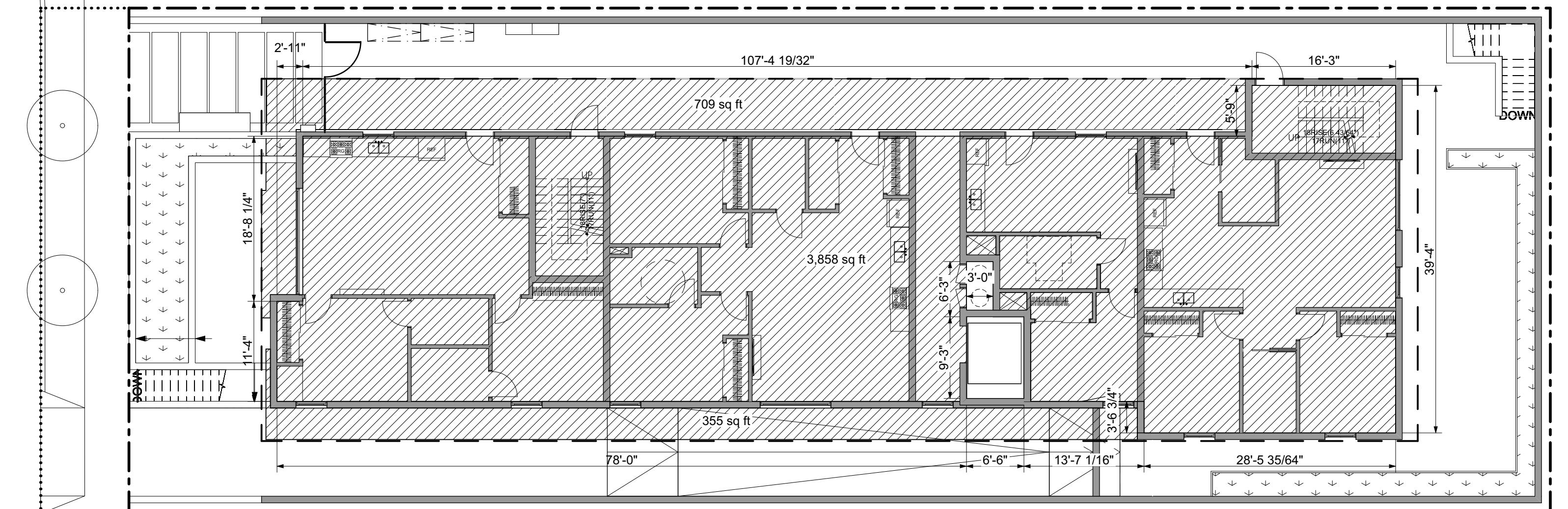
FF @ SECOND FLOOR

SCALE: 3/32" = 1'-0"



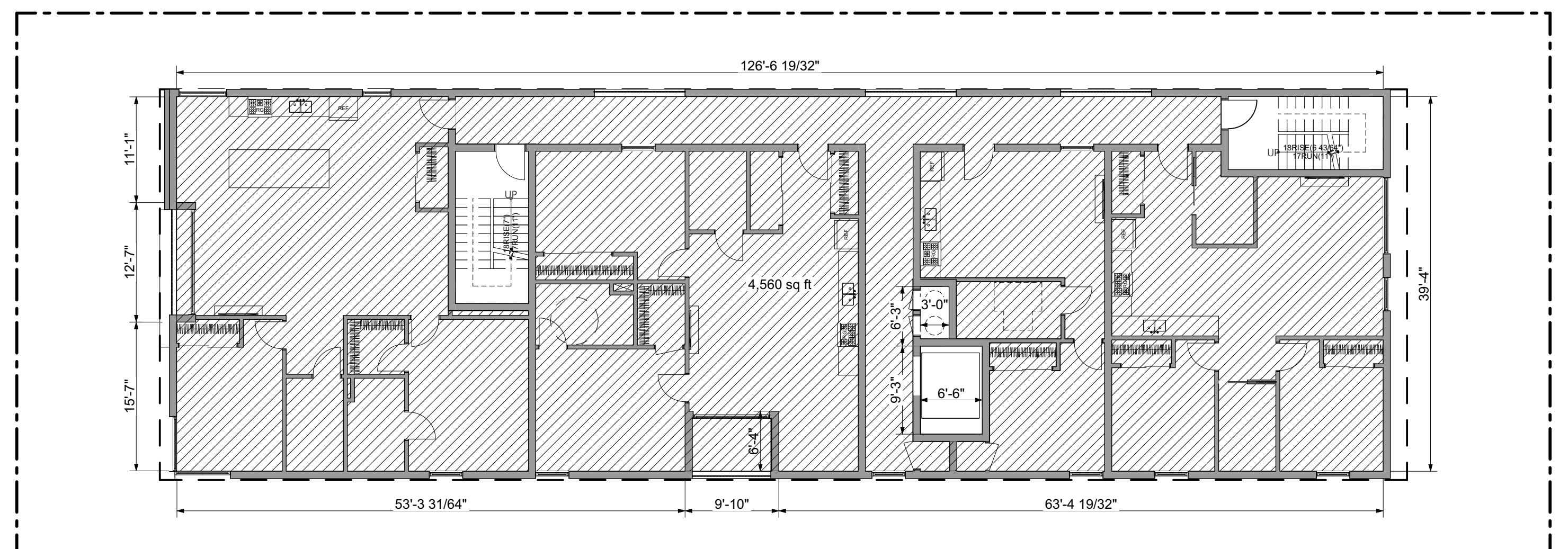
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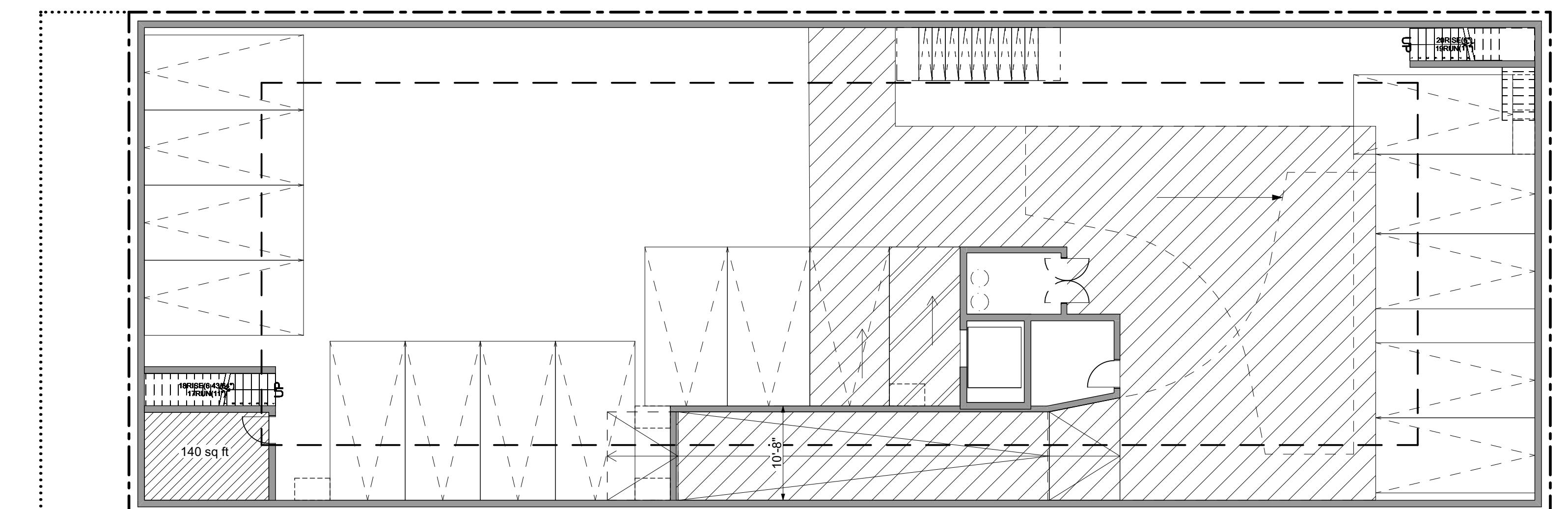
FF @ FIRST FLOOR

SCALE: 3/32" = 1'-0"



FF @ THIRD FLOOR

SCALE: 3/32" = 1'-0"



GARAGE

SCALE: 3/32" = 1'-0"

LEVEL	CONSTRUCTION	OCCUPANCY	ZONING AREA
GARAGE	TYPE I-A	S-2	140 SF
1ST FLOOR	TYPE III-A	R-3	4,922 SF
2ND FLOOR	TYPE III-A	R-3	4,479 SF
3RD FLOOR	TYPE III-A	R-3	4,268 SF
4TH FLOOR	TYPE III-A	R-3	4,479 SF
5TH FLOOR	TYPE III-A	R-3	3,043 SF
TOTAL			21,623 SF

**BLIX
APARTMENTS**

10912 Blix Street
Los Angeles, 91602



09.03.20	PLANNING
09.16.20	PZA
09.16.20	PZA PC 2
10.14.20	PLANNING PC 2
03.31.21	PLANNING

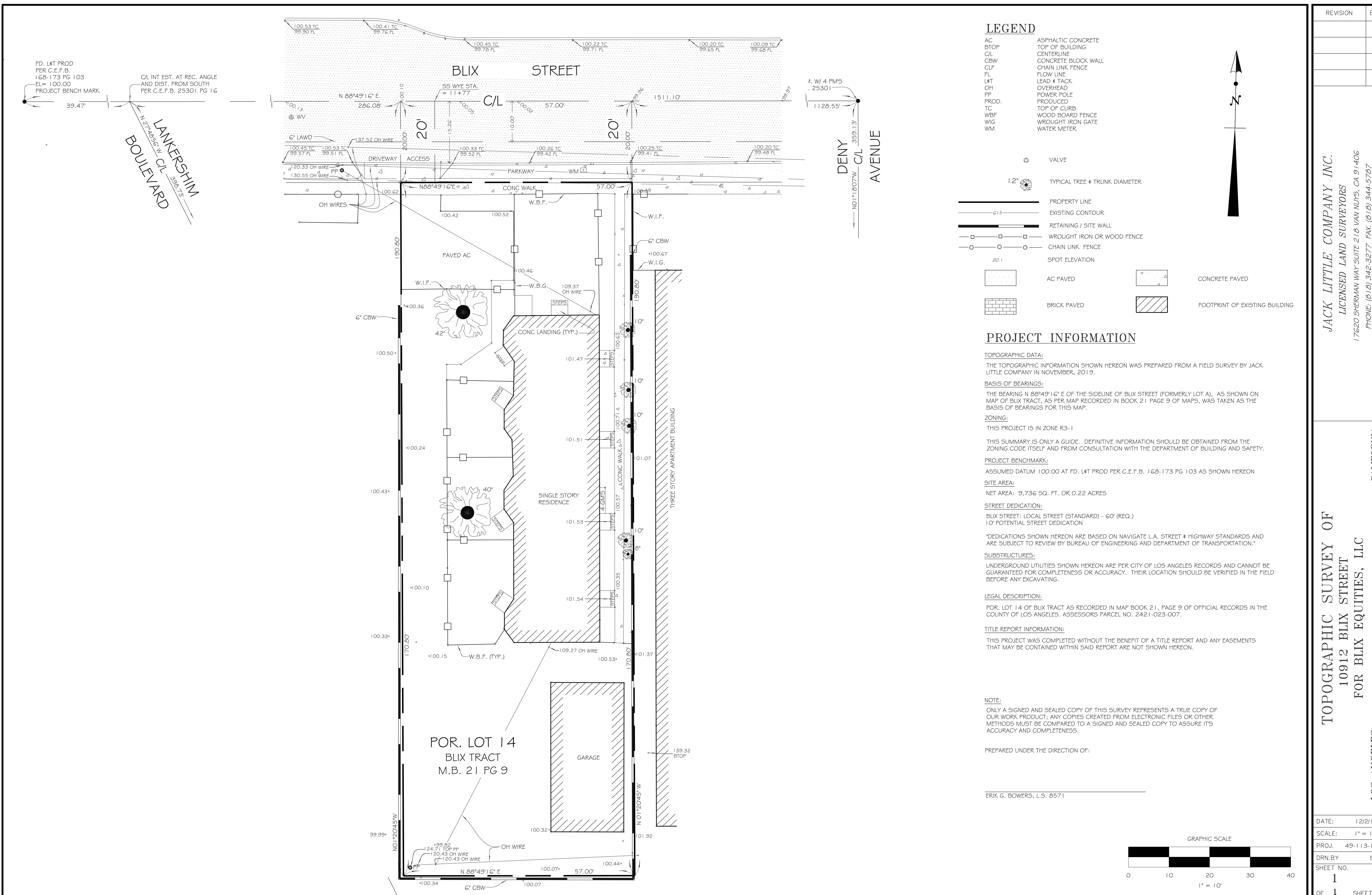
DATE DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

**ZONING AREA
DIAGRAM**

A0.11

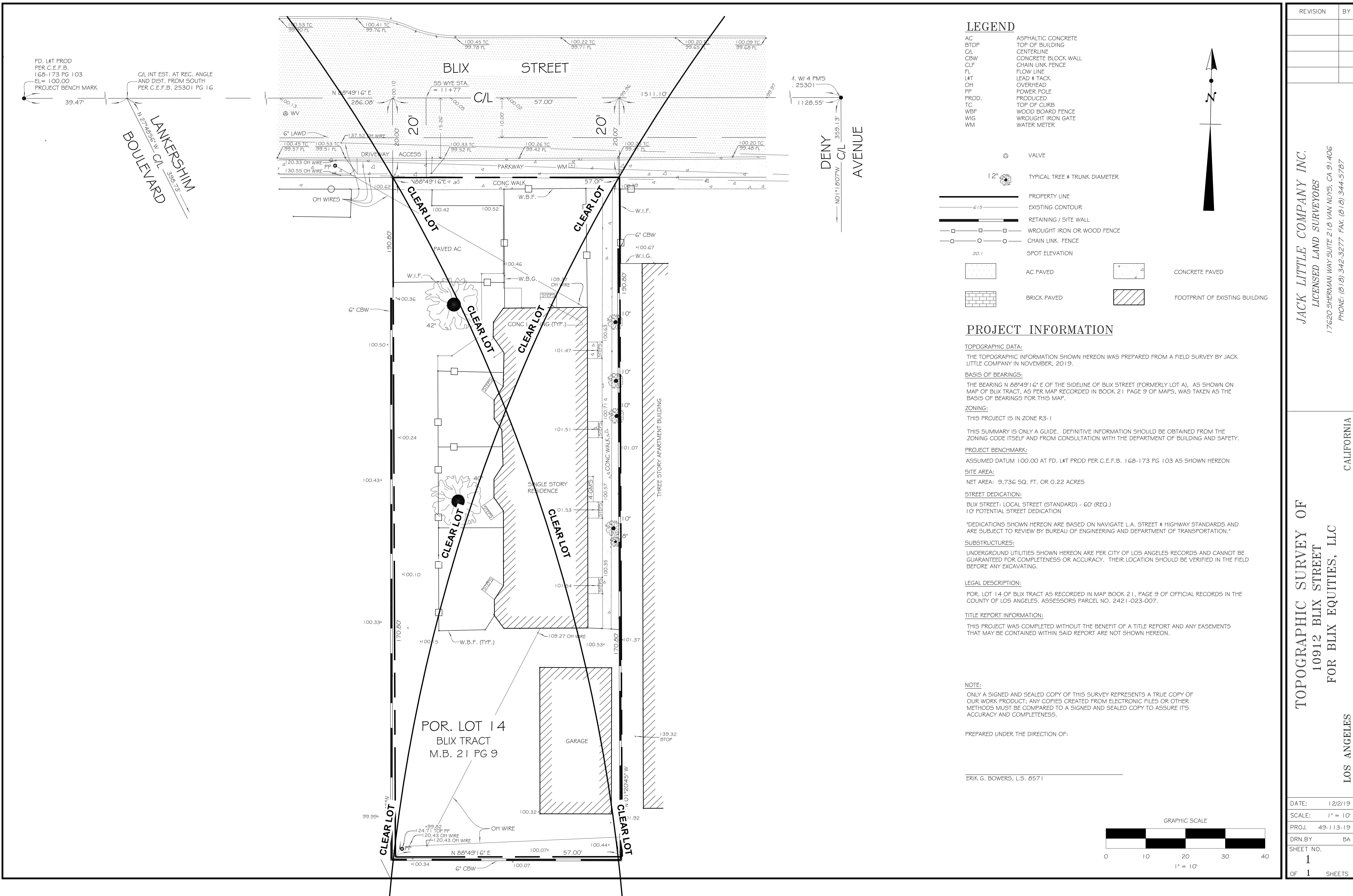


A1.0

SURVEY

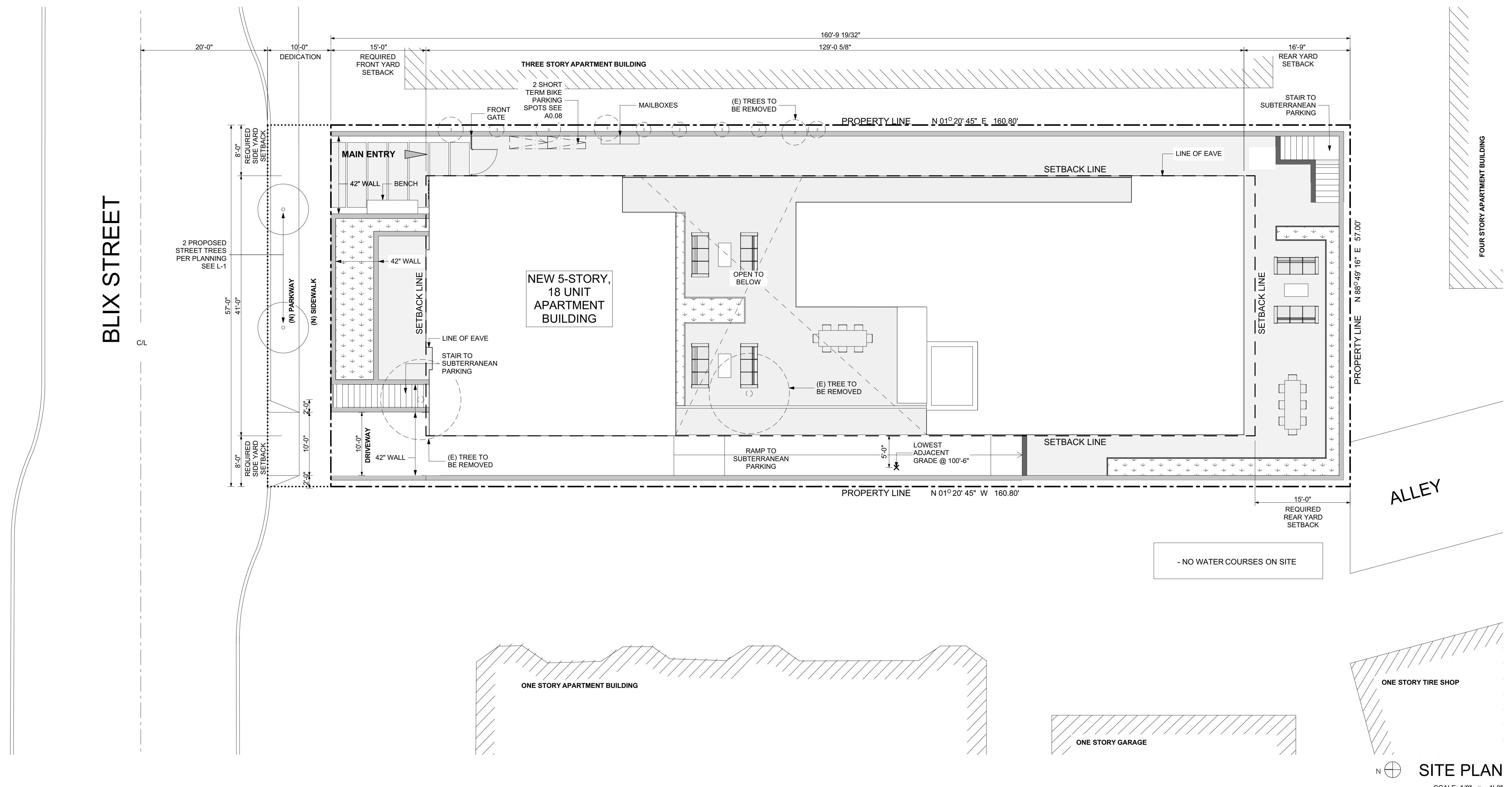
SURVEY

BIMcloud: bittoniarchitects - BIMcloud as a Service/BLIX/BLIX



SITE DEMO SURVEY

AD1.01



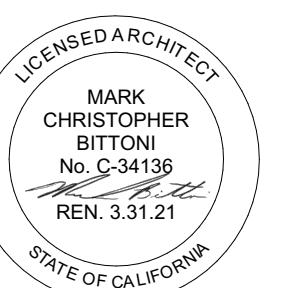
SHEET NAME

SITE PLAN

A1.01

BLIX APARTMENTS

10912 Blix Street
Los Angeles, 91602



09.03.20	PLANNING
09.16.20	PZA
09.16.20	PZA PC 2
10.14.20	PLANNING PC 2

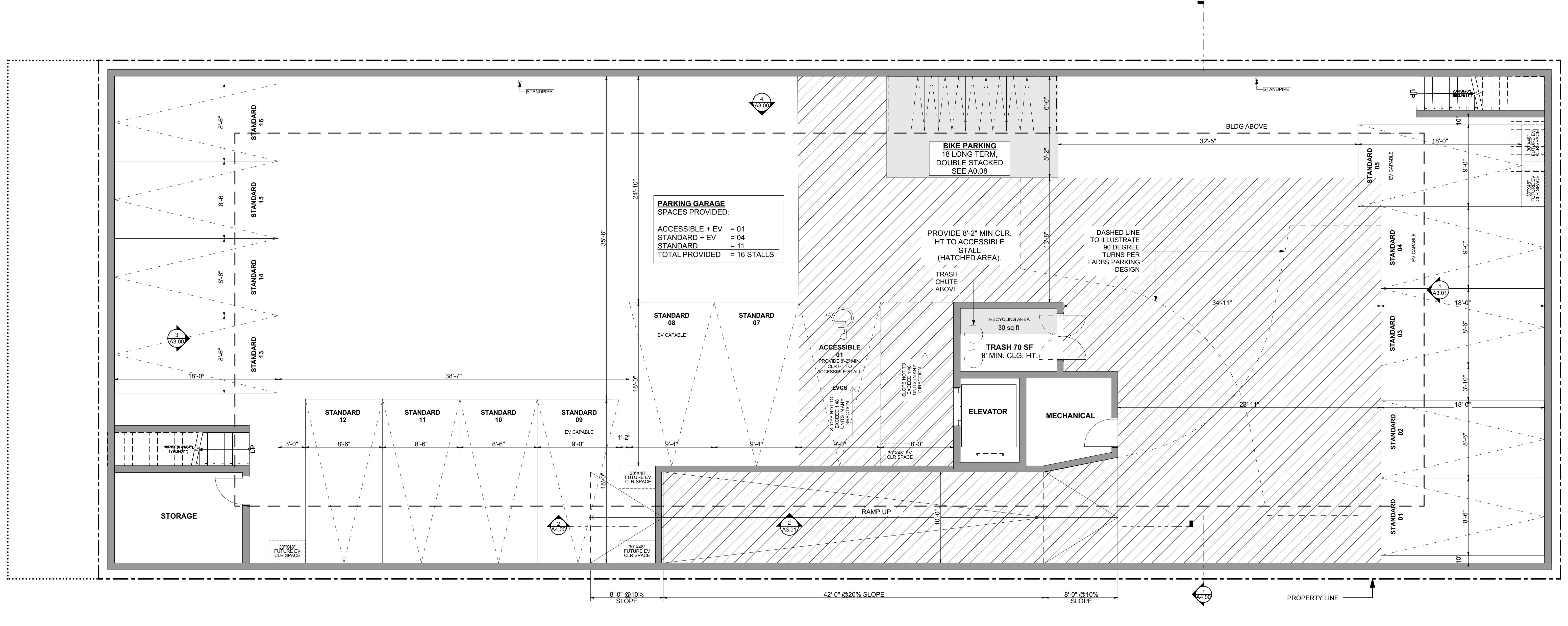
03.31.21 PLANNING

PROJECT NO: #Project Code

SHEET NAME

SUBTERRANEAN PARKING LEVEL

A2.00



BLIX APARTMENTS

10912 Blix Street
Los Angeles, 91602



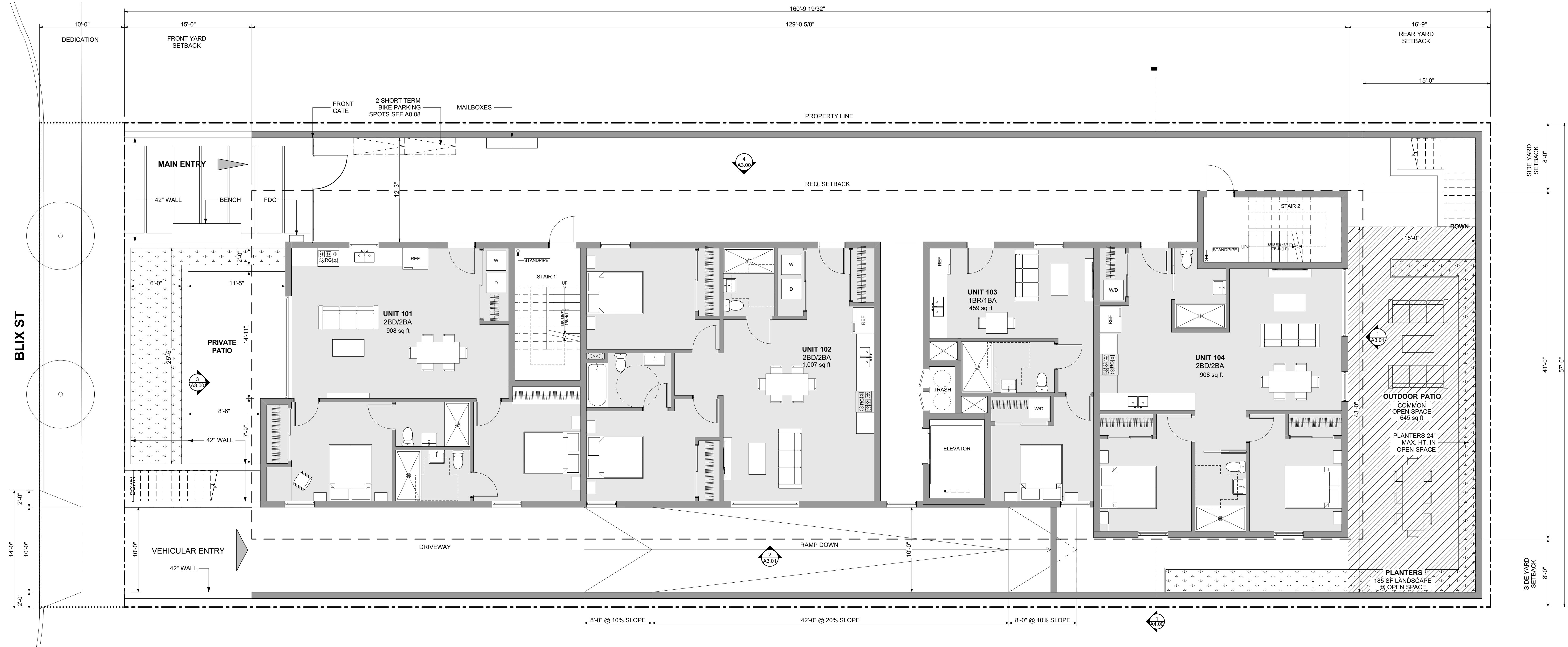
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09.16.20	PZA PC 2
10.14.20	PLANNING PC 2

PROJECT NO: #Project Code

SHEET NAME

STREET LEVEL

A2.01



BLIX APARTMENTS

10912 Blix Street
Los Angeles, 91602



09.03.20	PLANNING
09.16.20	PZA
09.16.20	PZA PC 2
10.14.20	PLANNING PC 2
03.31.21	PLANNING

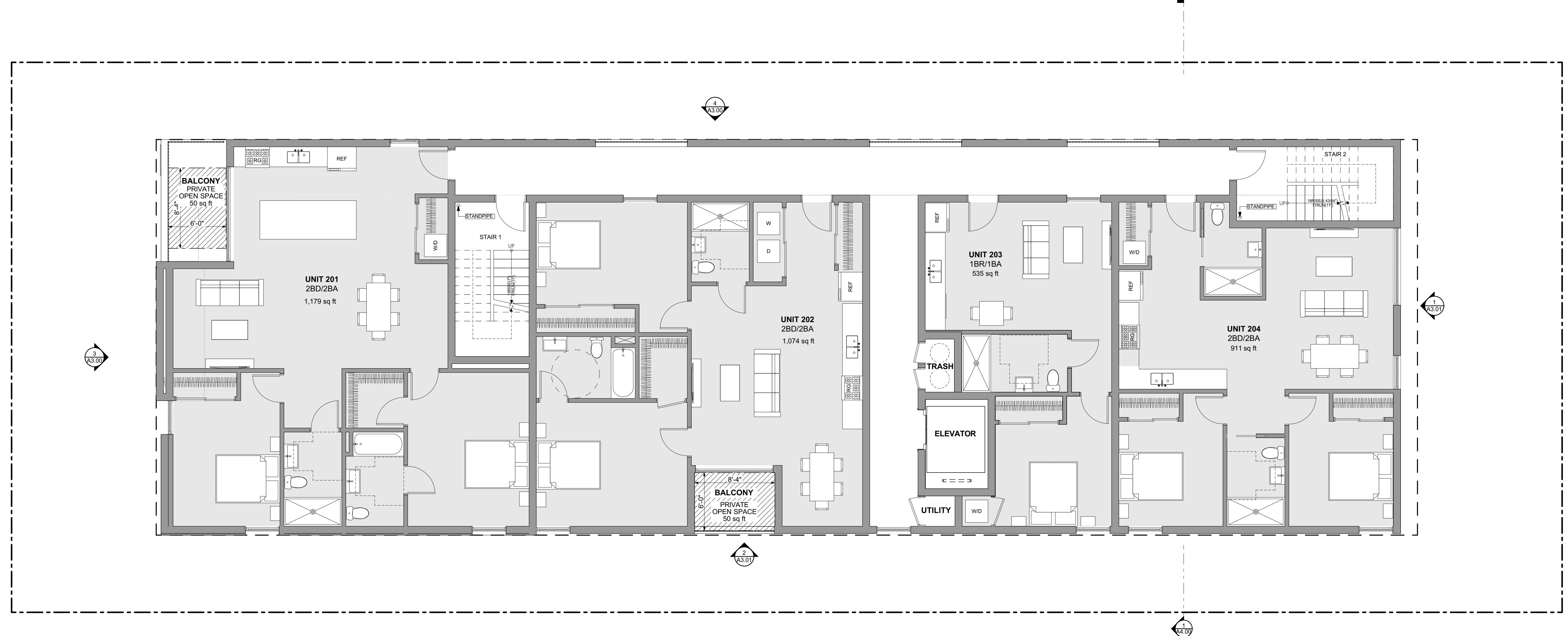
DATE	DESCRIPTION
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PROJECT NO: #Project Code

SHEET NAME

2ND FLOOR PLAN

A2.02



N  FF @ SECOND FLOOR

SCALE: 3/16" = 1' 0"

**BLIX
APARTMENTS**

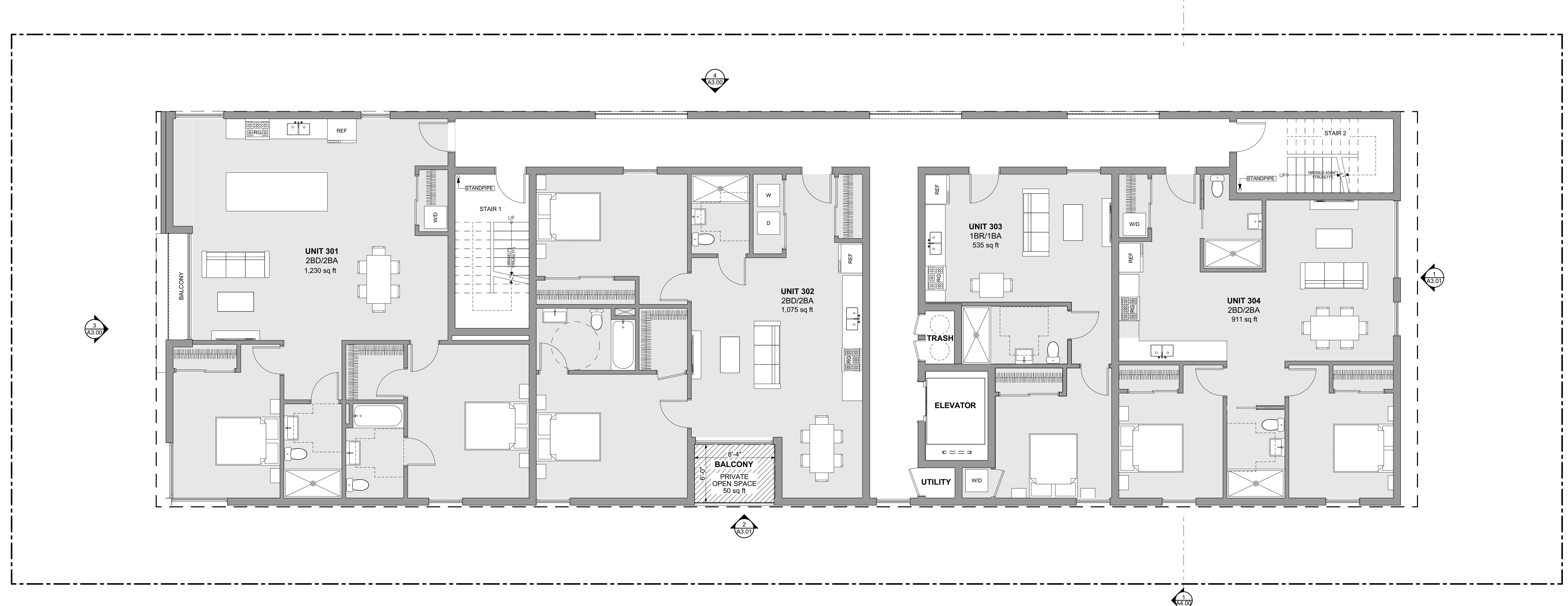
10912 Blix Street
Los Angeles, 91602



09.03.20 PLANNING
09.16.20 PZA
09.16.20 PZA PC 2
10.14.20 PLANNING PC 2
03.31.21 PLANNING

FF @ THIRD FLOOR

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



DATE DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

3RD FLOOR PLAN

A2.03

**BLIX
APARTMENTS**

10912 Blix Street
Los Angeles, 91602



09.03.20 PLANNING
09.16.20 PZA
09.16.20 PZA PC 2
10.14.20 PLANNING PC 2
03.31.21 PLANNING

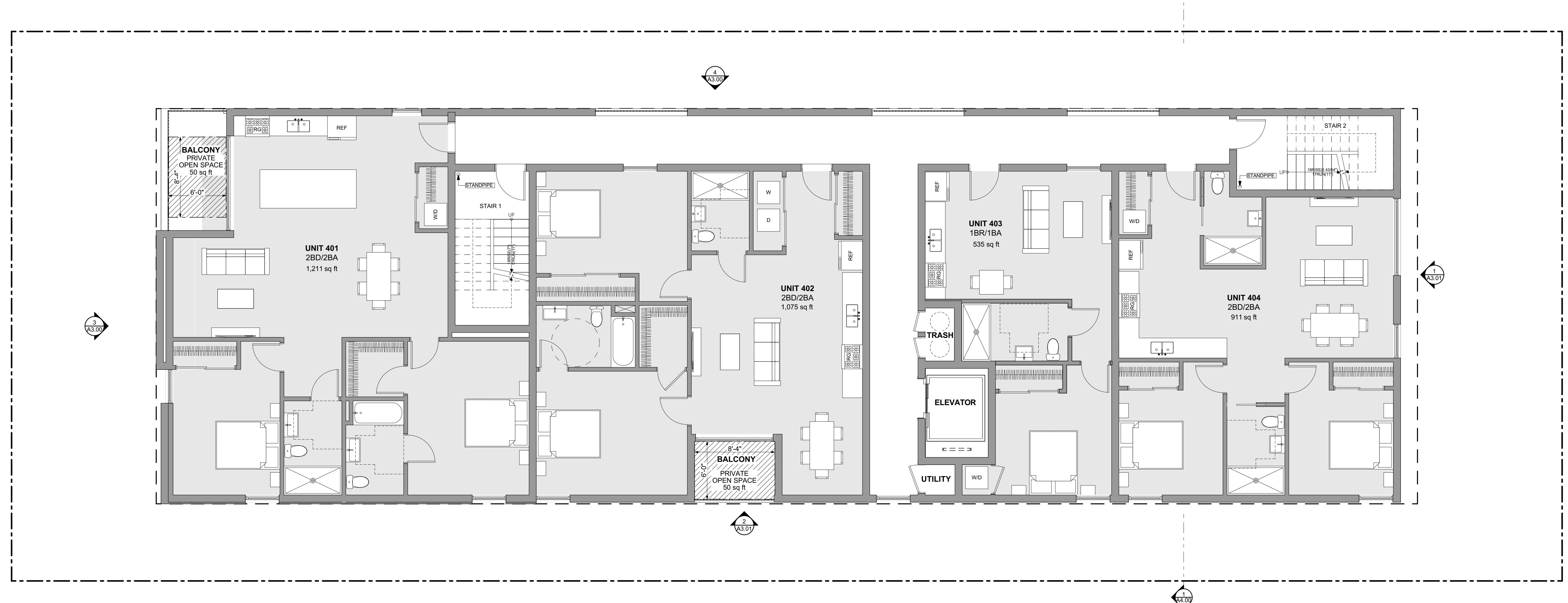
DATE DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

4TH FLOOR PLAN

A2.04



**BLIX
APARTMENTS**

10912 Blix Street
Los Angeles, 91602

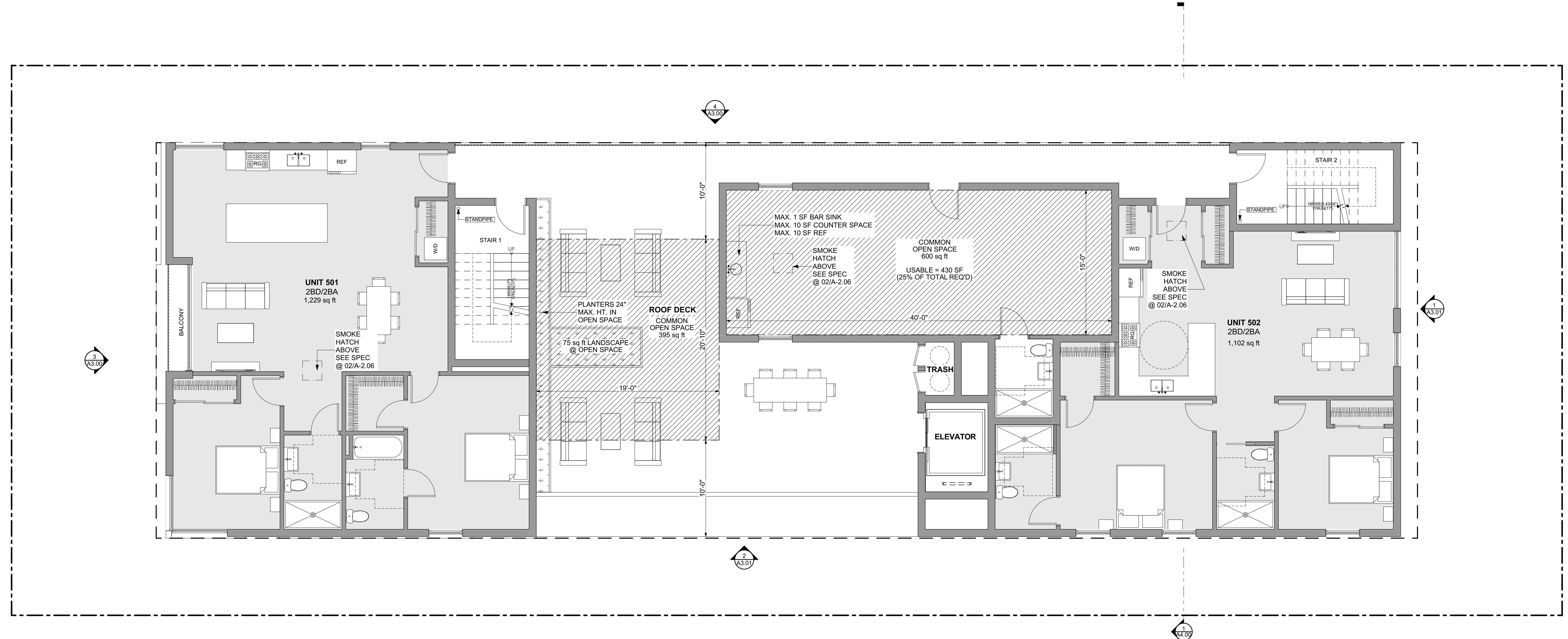


09.03.20 PLANNING
09.16.20 PZA
09.16.20 PZA PC 2
10.14.20 PLANNING PC 2
03.31.21 PLANNING

DATE DESCRIPTION
PROJECT NO: #Project Code

SHEET NAME
5TH FLOOR PLAN

A2.05



BLIX
APARTMENTS

10912 Blix Street
Los Angeles, 91602

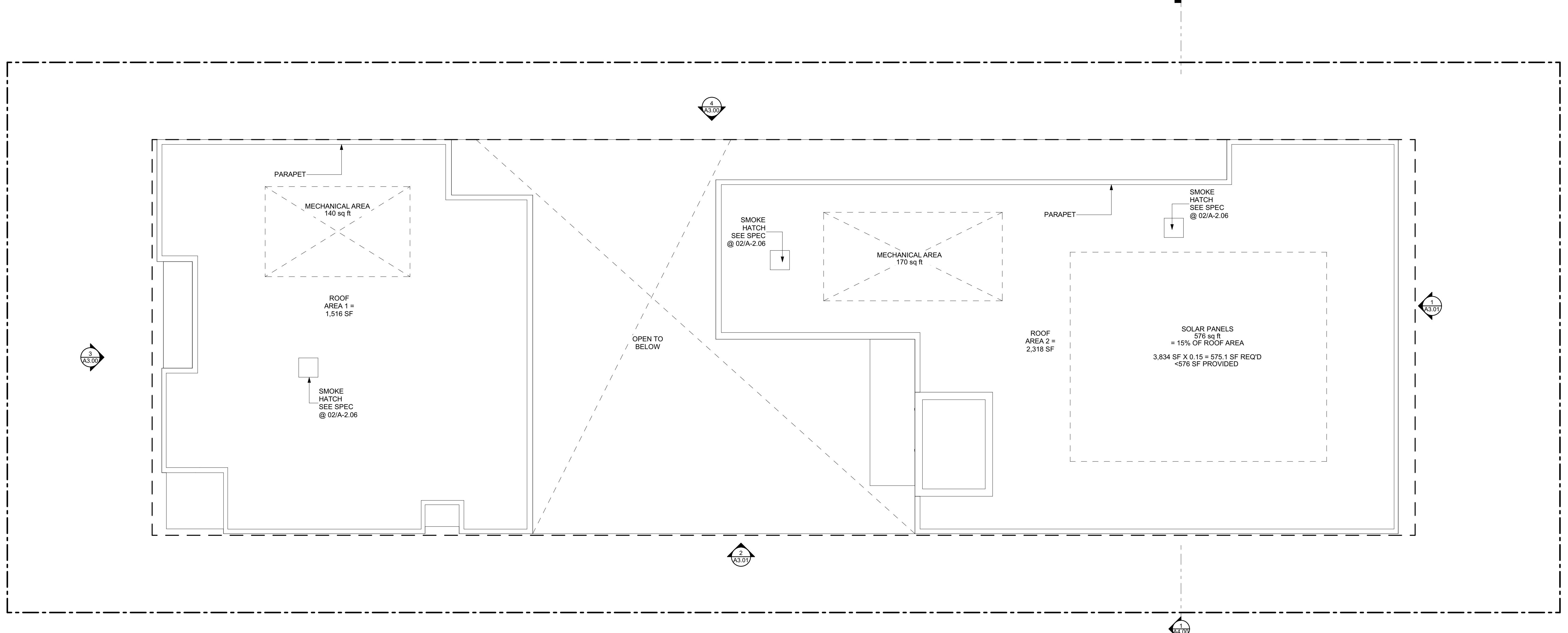


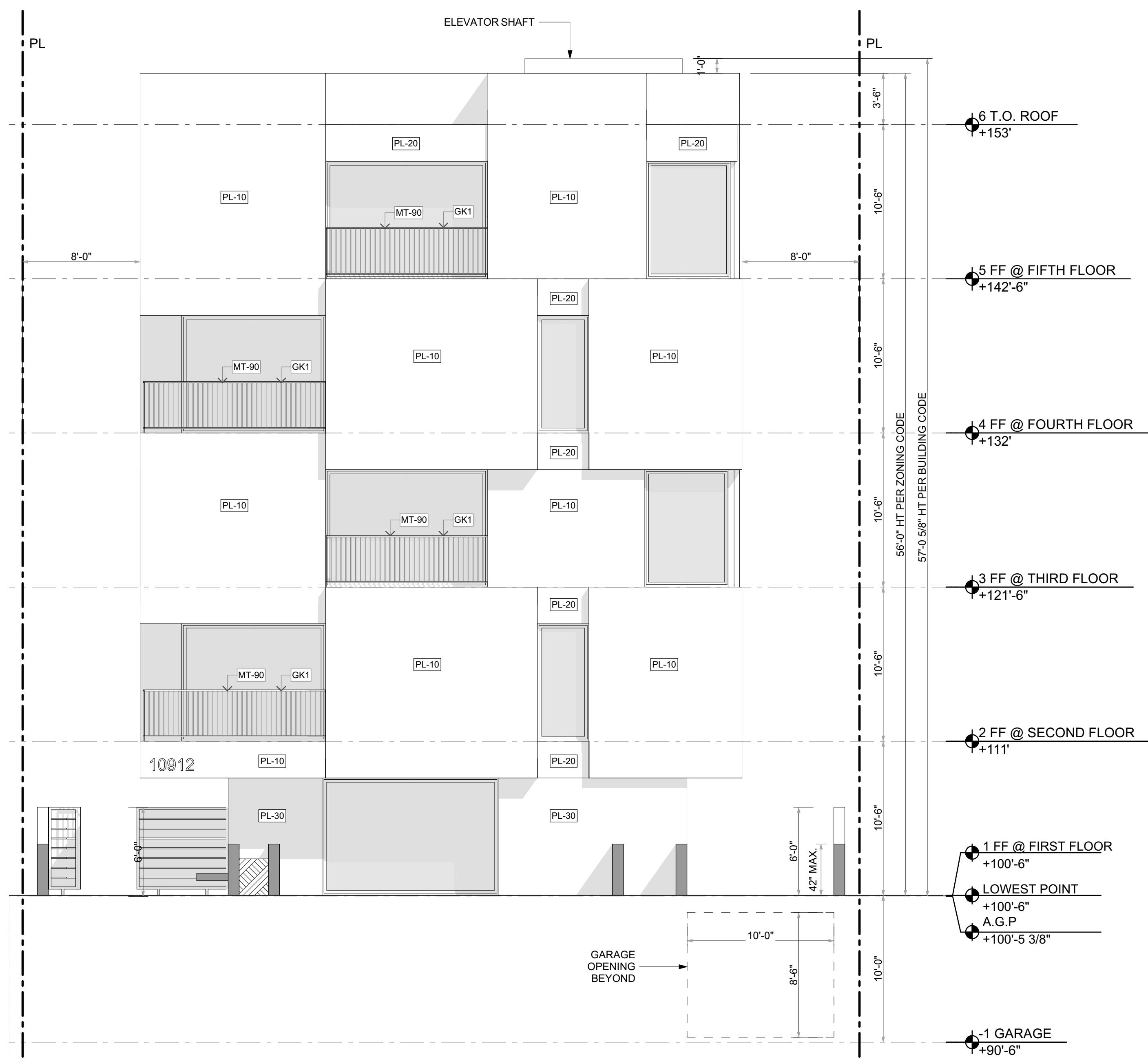
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09.16.20	PZA
09.16.20	PZA PC 2
10.14.20	PLANNING PC 2
03.31.21	PLANNING

DATE	DESCRIPTION
PROJECT NO: #Project Code	

SHEET NAME	
ROOF PLAN	

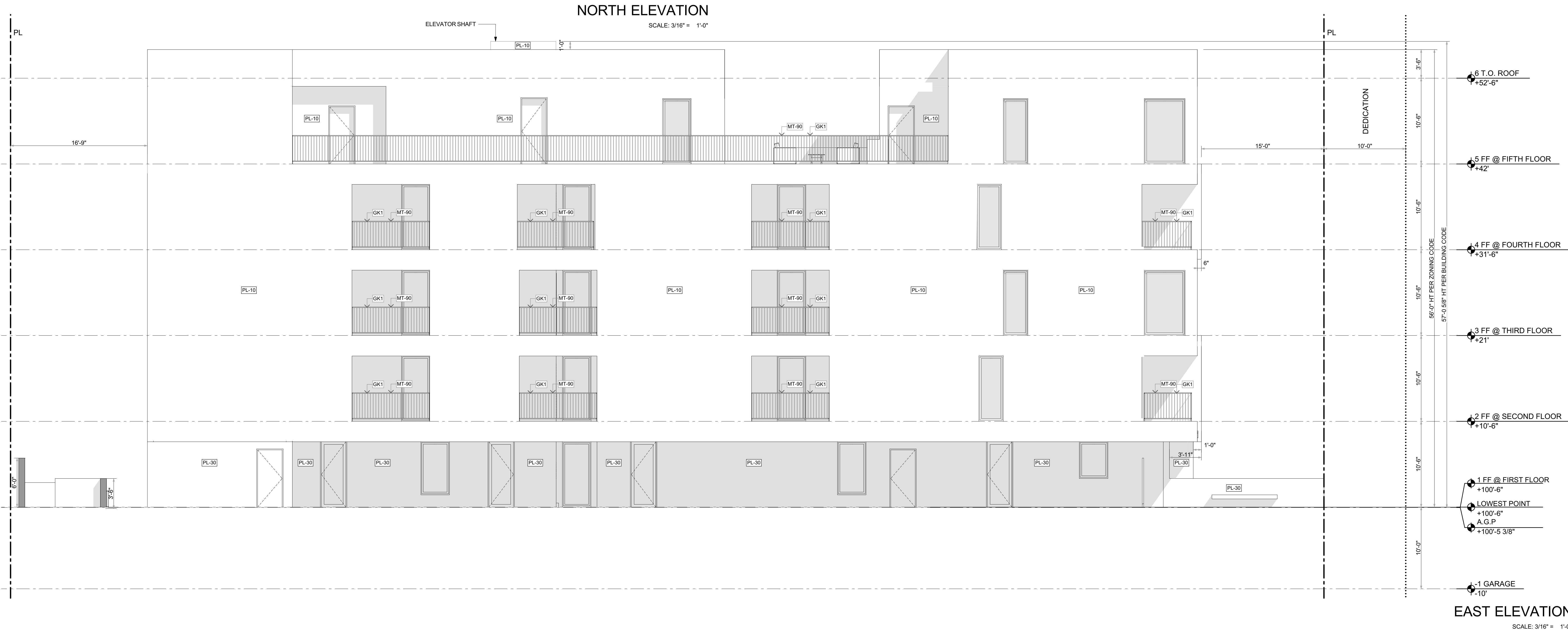
A2.06

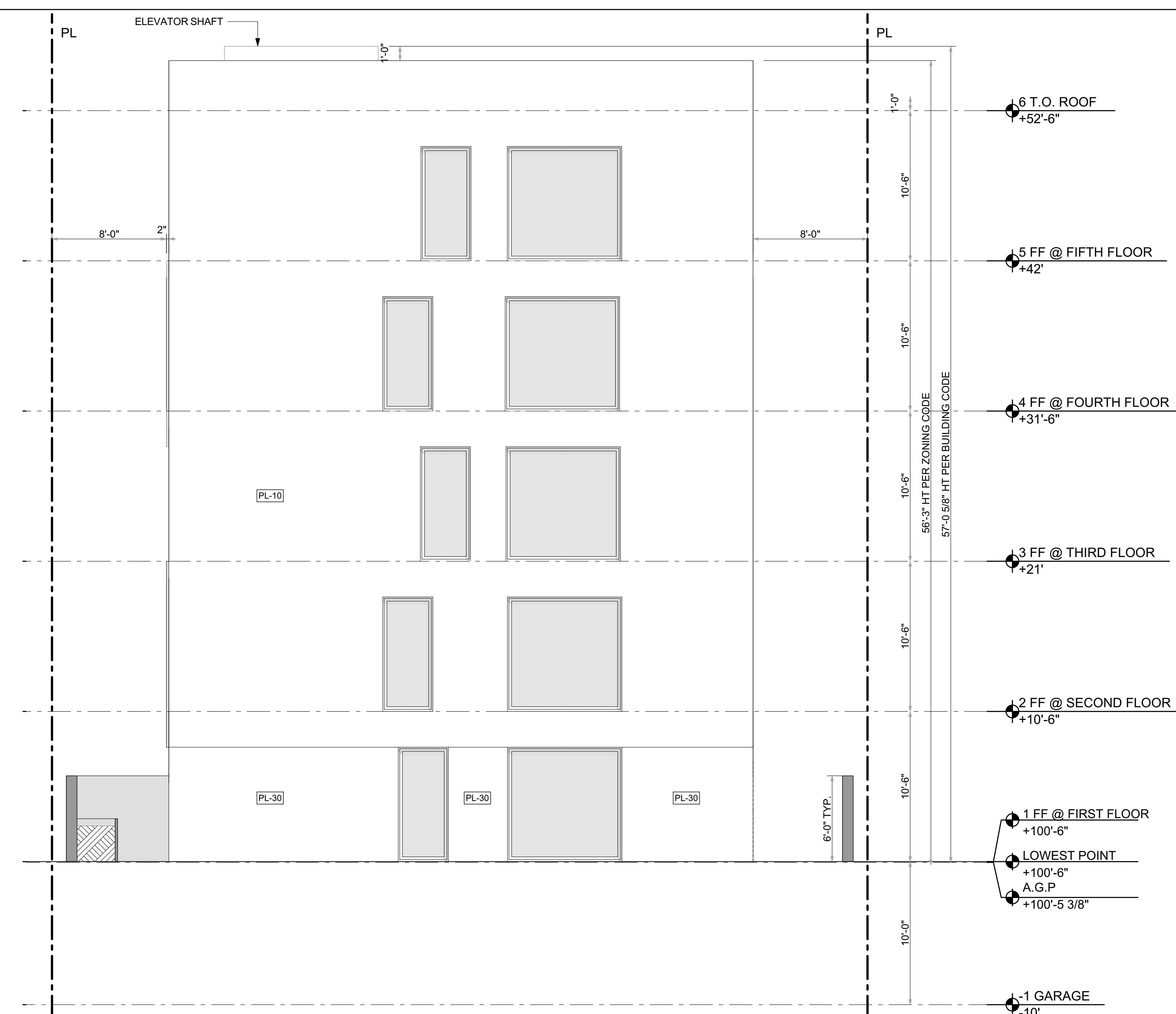




BLIX
APARTMENTS

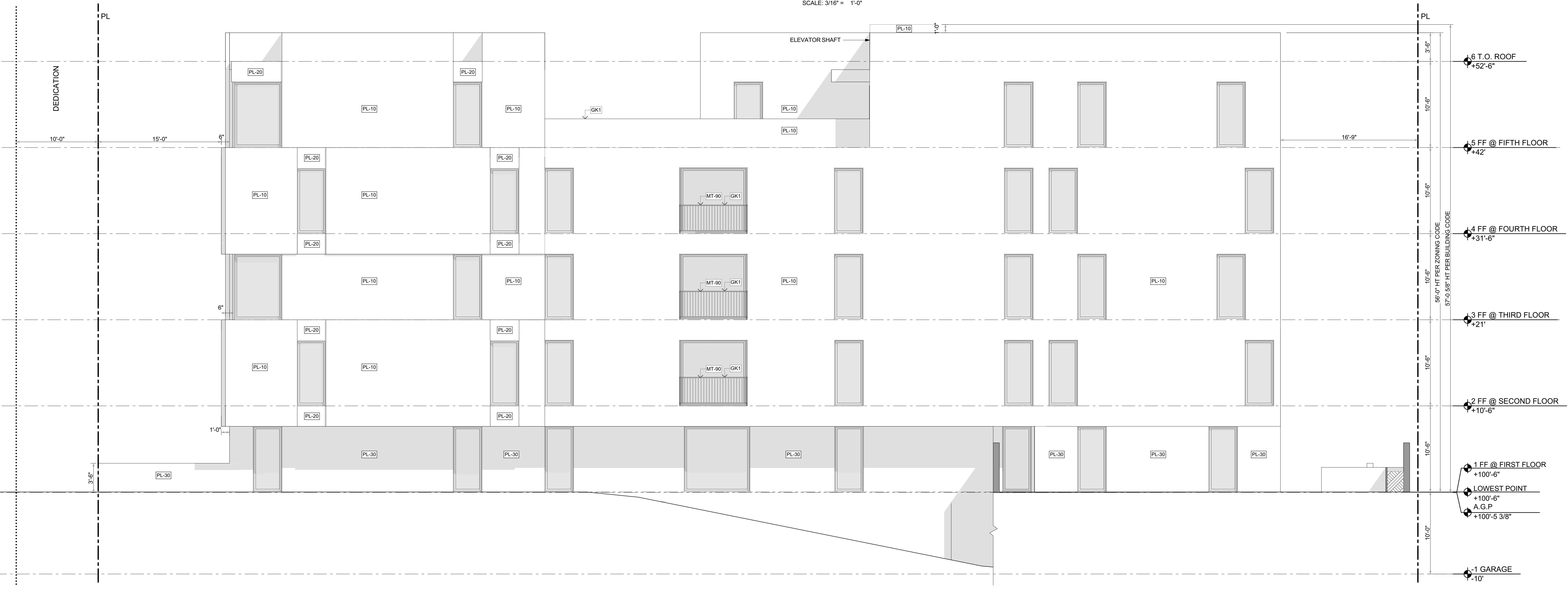
10912 Blix Street
Los Angeles, 91602





01 SOUTH ELEVATION

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



02 WEST ELEVATION

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



PROJECT NO: #Project Code

LEVELS ELEVATIONS SOUTH & WEST

A3.01

**BLIX
APARTMENTS**

10912 Blix Street
Los Angeles, 91602



09.03.20	PLANNING
09.16.20	PZA
09.16.20	PZA PC 2
10.14.20	PLANNING PC 2
03.31.21	PLANNING

DATE	DESCRIPTION
PROJECT NO: #Project Code	

SHEET NAME
SECTIONS

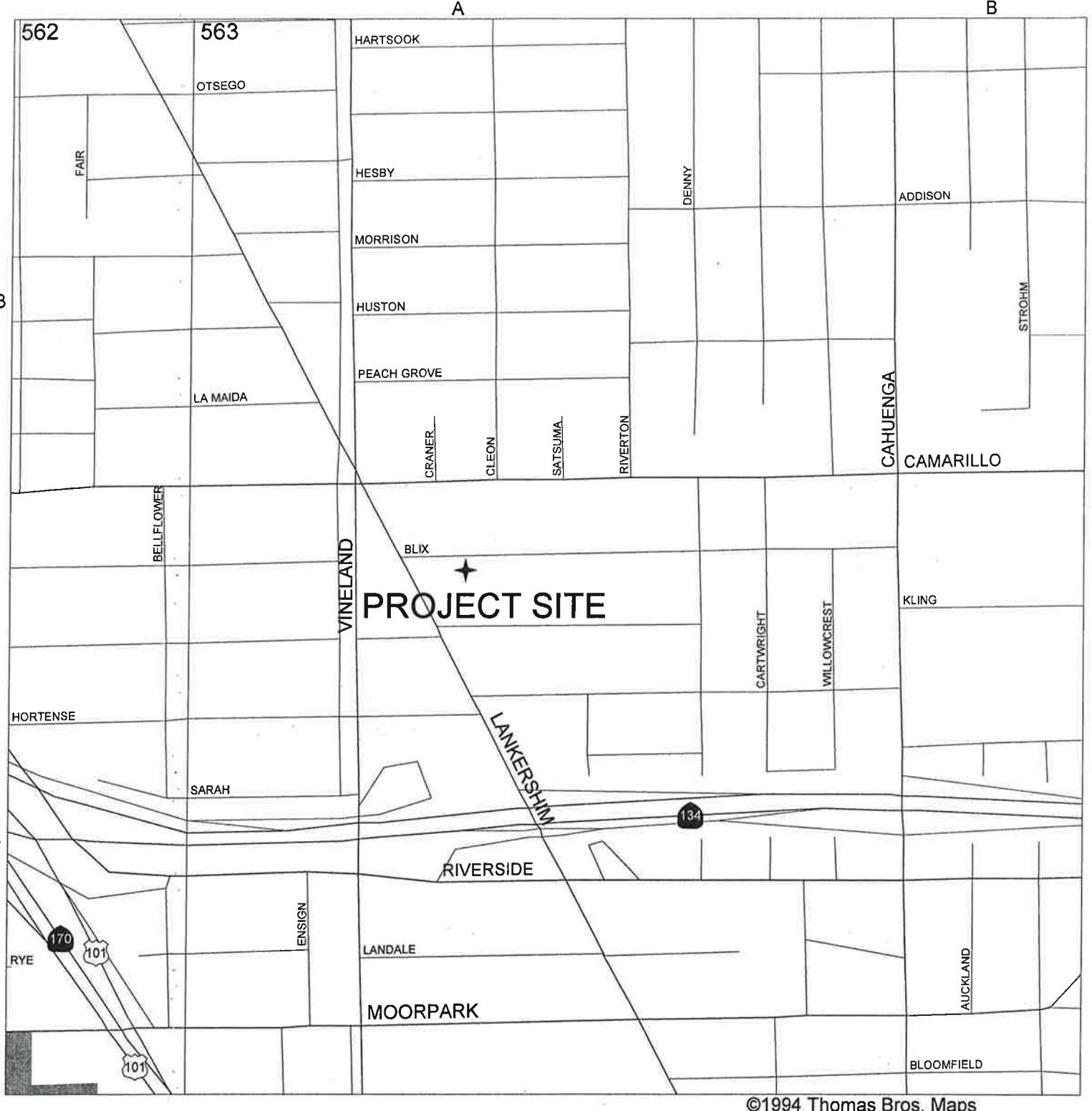
A4.00



EXHIBIT B

MAPS

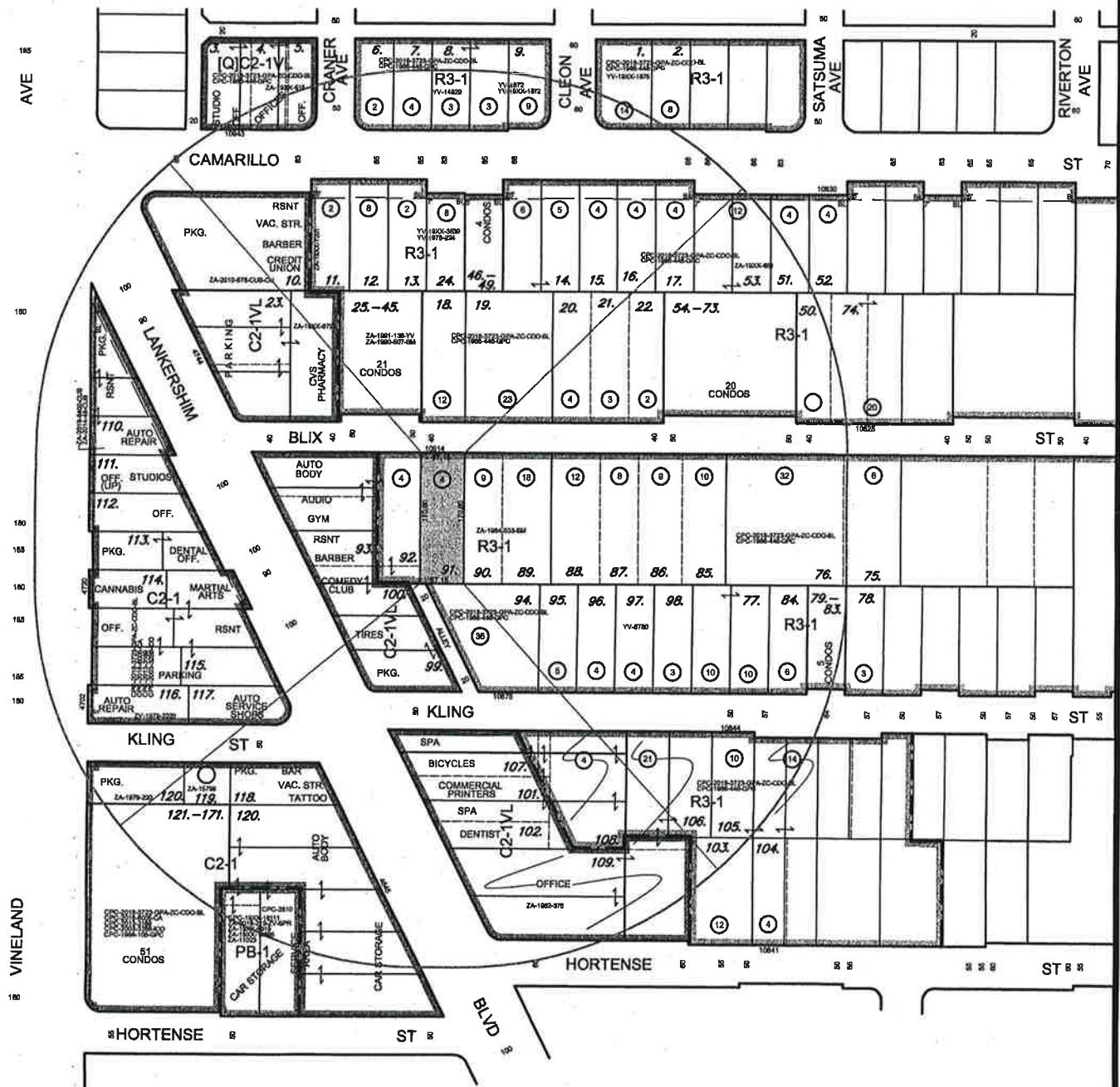
Case No. CPC-2020-4566-DB-HCA



VICINITY MAP

SITE : 10912-10914 1/2 - "BLIX APARTMENTS"

GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080, FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM



LEGAL: EASTERLY 57 FT. OF LOT 14, BLIX TRACT, M.B. 21-9(SEE APPLICATION).

DENSITY BONUS

C.D. 2
 C.T. 1255.02
 P.A. NORTH HOLLYWOOD-
 VALLEY VILLAGE-
 SOUTH VALLEY
 N

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080 FAX (626) 441-8850
 GCMAPPING@RADIUSMAPS.COM

SITE ADDRESS:
 10912, 10912 1/2, 10914, 10914 1/2 BLIX ST.

0.22 NET AC.

CASE NO.
 DATE: 06-09-2020
 SCALE: 1" = 100'
 USES FIELD
 D.M. 618 B 173
 T.B. PAGE: 563 GRID: A-3

EXHIBIT C

ENVIRONMENTAL

DOCUMENTS

Case No. CPC-2020-4566-DB-HCA

C1. Notice of Exemption

C2. Categorical Exemption Justification

COUNTY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 395
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
 CPC-2020-4566-DB-HCA

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2020-4567-CE
PROJECT TITLE	COUNCIL DISTRICT

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 10912, 10912 1/2, 10914 and 10914 1/2 W. Blix Street	<input type="checkbox"/> Map attached.
----------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------

PROJECT DESCRIPTION: Demolition of existing 4-unit building and construction of 18-unit, 5-story multifamily building with 1 level of underground parking	<input type="checkbox"/> Additional page(s) attached.
--------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------

NAME OF APPLICANT / OWNER:
Blix Equities LLC (Garen Boyajian)

CONTACT PERSON (If different from Applicant/Owner above) Donna Shen Tripp	(AREA CODE) TELEPHONE NUMBER EXT. (310) 838-2400
-------------------------------------------------------------------------------------	-------------------------------------------------------

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

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
 Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
 CEQA Guideline Section(s) / Class(es) Section 15332 (Class 32)

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

JUSTIFICATION FOR PROJECT EXEMPTION:	<input checked="" type="checkbox"/> Additional page(s) attached
--------------------------------------	-----------------------------------------------------------------

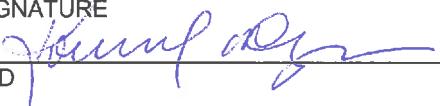
See attached justification.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE Kora McNaughton 	STAFF TITLE Planning Assistant
--------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------

ENTITLEMENTS APPROVED

FEE: 5774.00	RECEIPT NO. 2020218001-17	REC'D. BY (DCP DSC STAFF NAME) Anna Vidal
-----------------	------------------------------	----------------------------------------------

DISTRIBUTION: County Clerk, Agency Record
 Rev. 3-27-2019



ERIC GARCETTI
MAYOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2020-4567-CE

The Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the proposed project as Categorically Exempt under Article 19, Section 15332, Class 32.

The project consists of the demolition of an existing four-unit residential building and the construction of an approximately 21,623 square-foot, five-story, residential building over one level of subterranean parking, on a 9,735 square-foot lot. The new building has 18 residential units, including one set aside for low-income households and two set aside for very low-income households. The unit mix is four one-bedroom units and 14 two-bedroom units. The proposed height of the building is 54 feet. The project includes 16 vehicular parking spaces, 18 long-term bicycle parking spaces, and 1,430 square feet of common open space located in a rear patio on the ground floor and a roof deck and recreation room on the fifth floor.

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

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

The General Plan is comprised of the Framework Element and 11 additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan. The project is compatible with the following Framework Element goal, objective and policy related to multifamily development:

Goal 3C: Multifamily neighborhoods that enhance the quality of life of the City's existing and future residents.

Objective 3.7: Provide for the stability and enhancement of multifamily residential neighborhoods and allow for growth in areas where there is sufficient public

infrastructure and services and the residents' quality of life can be maintained or improved.

Policy 3.7.1: Accommodate the development of multifamily residential units in areas designated in the community plans in accordance with Table 3-1 and Zoning Ordinance densities indicated in Table 3-3, with the density of each parcel to be identified in the community plans.

The North Hollywood-Valley Village Community Plan is one of 35 Community Plans that comprise the Land Use Element of the City of Los Angeles. The Community Plan designates the project site for Medium Residential land uses with a corresponding zone of R3-1. The R3-1 Zone allows up to 13 dwelling units by-right and up to 18 units through the Density Bonus Ordinance. Moreover, the project site is located well within a highly urbanized, established multifamily neighborhood. Nearby local infrastructure and services include the North Hollywood Metro station (1 mile), Toluca Lake Elementary School (.43 miles), North Hollywood Park and Recreation Center, North Hollywood Regional Library and Fire Station No. 60 (.9 miles), and Weddington Park and the North Weddington Recreation Center (.70 miles).

The development of multifamily housing on the project site is aligned with Objective 3 of the North Hollywood-Valley Village Community Plan, which states: "To make provisions for housing as is required to satisfy the needs and desires of various age, income and ethnic groups of the community, maximizing the opportunity for individual choice." Objective 3.b. goes on to state that the community seeks "To provide multiple-dwelling units for those who cannot afford or do not desire to own their own home, emphasizing the area surrounding the North Hollywood Business District." The project site is located .7 miles from the intersection of Lankershim Boulevard and Magnolia Boulevard, the heart of the NoHo Arts District, and 1 mile from the North Hollywood Metro Station, a hub of high-density, transit-oriented residential development.

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

As described in a), the subject property is located in a highly urbanized area within the North Hollywood-Valley Village Community Plan Area, approximately .7 miles southeast of the center of the NoHo Arts District, a regional transportation, jobs and housing center in the Southeast San Fernando Valley. The property is comprised of one parcel totaling approximately 9,735 square feet, or 0.22 acres, well below the five-acre threshold. The project site is substantially surrounded by urban uses, including multi-story multifamily residential buildings, and is located just 220 feet east of Lankershim Boulevard, a major commercial and transit corridor.

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

The subject site is located just 220 feet from a major commercial and transit corridor, Lankershim Boulevard. Significant development of single-family and commercial uses began in the area in the 1920s, with multifamily residential starting in the 1930s. The site has an existing four-unit multifamily building constructed in 1939. Because the project site is located in a highly urbanized area and has been developed with residential uses for the past 100 years, it has no value as a habitat for endangered, rare, or threatened species.

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

The proposed project consists of the demolition of an existing four-unit residential building and the construction of an approximately 21,623 square-foot, five-story, residential building over one level of subterranean parking, on a 9,735 square-foot lot. The new building has 18 residential units, including one set aside for low-income households and two set aside for very low-income households, and 16 vehicle parking spaces. The project is characterized as in-fill development as it will be constructed on a site that has been developed for residential use since the 1930s. All construction-related impacts would be less than significant and temporary in nature. No permanent significant impacts are anticipated to occur.

Traffic. The proposed project involves the construction of an 18-unit multifamily apartment building. Based upon the existing mobility and circulation networks in direct proximity to the proposed project, the introduction of 18 net new units to the community will result in no significant traffic impacts. The project will generate a net of 57 daily vehicle trips, well below the threshold criterion established by LADOT for preparing a traffic study, which is 250 daily vehicle trips.

Noise. The Project must comply with City of Los Angeles Noise Ordinance No. 144,331 and 161,574 and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels. These ordinances cover both operational noise levels (i.e., post-construction) and any construction noise impacts. As a result of this mandatory compliance, the proposed project will not result in any significant noise impacts.

Air Quality. Interim thresholds were developed by DCP staff based on CalEEMod models relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for criteria air pollutants. The proposed project (an 18-unit multifamily building) does not exceed these interim thresholds, and as such, it is reasonable to assume the project will have a less than significant effect on construction and operational air quality standards. In addition, all project activities must adhere to the Soil and Groundwater Management Plan to be prepared by the Applicant and approved by SCAQMD, pursuant to SCAQMD Rule 1166.

Water Quality. The closest watercourse to the project site is the Central Branch of the Tujunga Wash, located at a distance of approximately .5 miles. Thus, construction of the project is not expected to create any impact to water quality, as it would not involve any significant excavation near an identified water source. Furthermore, the project will comply with the City's stormwater management provisions per LAMC 64.70 and Best Management Practices (BMP) would be required during the general operation of the project to ensure that stormwater runoff meets the established water quality standards and waste discharge requirements. Therefore, the development of the project would not degrade the quality of stormwater runoff from the site and would not result in any significant impacts on water quality.

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

The site is currently adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library and other public services. These utilities and public services have continuously served the neighborhood for many decades. In addition, the California Green Building Standards Code requires new construction to meet stringent efficiency standards for

water and power, such as high efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc. As a result of these new building codes, which are required for all projects, it can be anticipated that the proposed Project will not create any impact on existing utilities and public services through the net addition of 14 units.

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

CEQA SECTION 15300.2: EXCEPTIONS TO THE USE OF CATEGORICAL EXEMPTIONS

There are five (5) exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources. Planning staff evaluated the exceptions to the use of Categorical Exemptions for the proposed ordinance listed in CEQA Guidelines Section 15300.2 and determined that none of the exceptions apply to the proposed project.

- a) Location. Classes 3, 4, 5, 6 and 11 are qualified by consideration of where project is to be located. A project that is ordinarily insignificant in its effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

Because the proposed Project is not seeking a Class 3, 4, 5, 6 or 11 Categorical Exemption, this exception does not apply. Moreover, the project site is in an urbanized area in the City of Los Angeles. The project site is not located in a particularly sensitive environment and would not be located on a site containing wetlands, endangered species, or wildlife habitats.

- b) Cumulative Impact. The exception applies when, although a particular project may not have a significant impact, the impact of successive project, of the same type, in the same place, over time is significant.**

The Project proposes construction of 18 residential units in an area previously developed and zoned for such development. The project is entirely consistent with the existing General Plan designation, zoning and requirements of the LAMC. The lots in the area are of level topography and are developed with multifamily and single-family buildings of varied size and height. The Project will not generate a significant number of vehicle trips and will not result in any significant impacts to land use planning, habitat, noise air quality, or water quality and therefore will not make a considerable contribution to any significant cumulative traffic, air quality or noise impacts.

Based on a review of databases including the City of Los Angeles Department of City Planning Zone Information Map Access System (ZIMAS) for nearby case approvals (<http://zimas.lacity.org/>), research reveals no other project of the same type in the same vicinity as the subject project. Therefore, there will be no cumulative impact of successive projects of the same type in the same place, over time.

c) Significant Effect Due to Unusual Circumstances. This exception applies when although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.

The project proposes a five-story, 18-unit multifamily unit over one level of underground parking in an area zoned and designated for such development. All adjacent lots are developed with multi-story multifamily residential buildings, and the subject site is of a similar size and slope to nearby properties. The project proposes a height of 54 feet on a site that is permitted to have a maximum height of 45 feet, based on the inclusion of two units (15% of base density) that will be restricted to very low-income households. Although the proposed project is three to four stories higher than surrounding multifamily buildings, new buildings in the vicinity are similar in height. Thus, there are no unusual circumstances which may result in a significant effect on the environment.

d) Scenic Highways. This exception applies when, although the project may otherwise be exempt, there may be damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a scenic highway.

Based on a review of the California Scenic Highway Mapping System (http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm), the subject site is not located along a State Scenic Highway; the closest scenic highway is Topanga Canyon State Scenic Highway (State Route 27), located approximately 14 miles from the subject site. Therefore, the proposed project will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway and this exception does not apply to the proposed project.

e) Hazardous Waste Sites. Projects located on a site or facility listed pursuant to California Government Code 65962.5.

Based on a review of the California Department of Toxic Substances Control (DTSC) “Envirostor Database” (<http://www.envirostor.dtsc.ca.gov/public/>), the subject site is not included on the list of hazardous waste facilities where the DTSC has taken or contracted for corrective action or determined that corrective action is necessary. Based on this, the project will not result in a significant effect due to hazardous waste and this exception does not apply.

f) Historical Resources: Projects that may cause a substantial adverse change in the significance of a historical resource.

The subject property has an area of 9,735 square feet and is developed with a single-story, four-unit multifamily building constructed in 1939. The project is not located in a designated Historic Preservation Overlay Zone or on a site designated as historic on any federal, state or local database. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. None of the structures on adjacent lots are identified as historic resources. For these reasons, demolition of structures on the project site and

construction of the proposed project would not constitute a substantial adverse change in the significance of a historic resource as defined by CEQA and this exception does not apply.

As outlined above, the proposed project is located in an urbanized area, which is not a particularly sensitive environment, and it will not impact an environmental resource of hazardous or critical concern that is designated, precisely mapped, or officially adopted by any federal, state, or local agency. The project will not result in any significant impacts and, therefore, will not make a cumulatively considerable contribution to any significant cumulative impacts. The project is comprised of one lot with a total of 9,735 square feet, is consistent with surrounding development, including established residential uses, does not present any unusual circumstances, and would not constitute a substantial adverse change in the significance of a historic resource as defined by CEQA. Therefore, none of the possible exceptions to Categorical Exemptions, found in Section 15300.2 Exceptions, apply to this project. The project is entirely consistent with the existing General Plan designation, zoning, and requirements of the LAMC. The Project will not generate a significant number of vehicle trips and will not result in any significant impacts to land use planning, habitat, noise, air quality, or water quality and therefore will not make a considerable contribution to any significant cumulative traffic, air quality, or noise impacts.

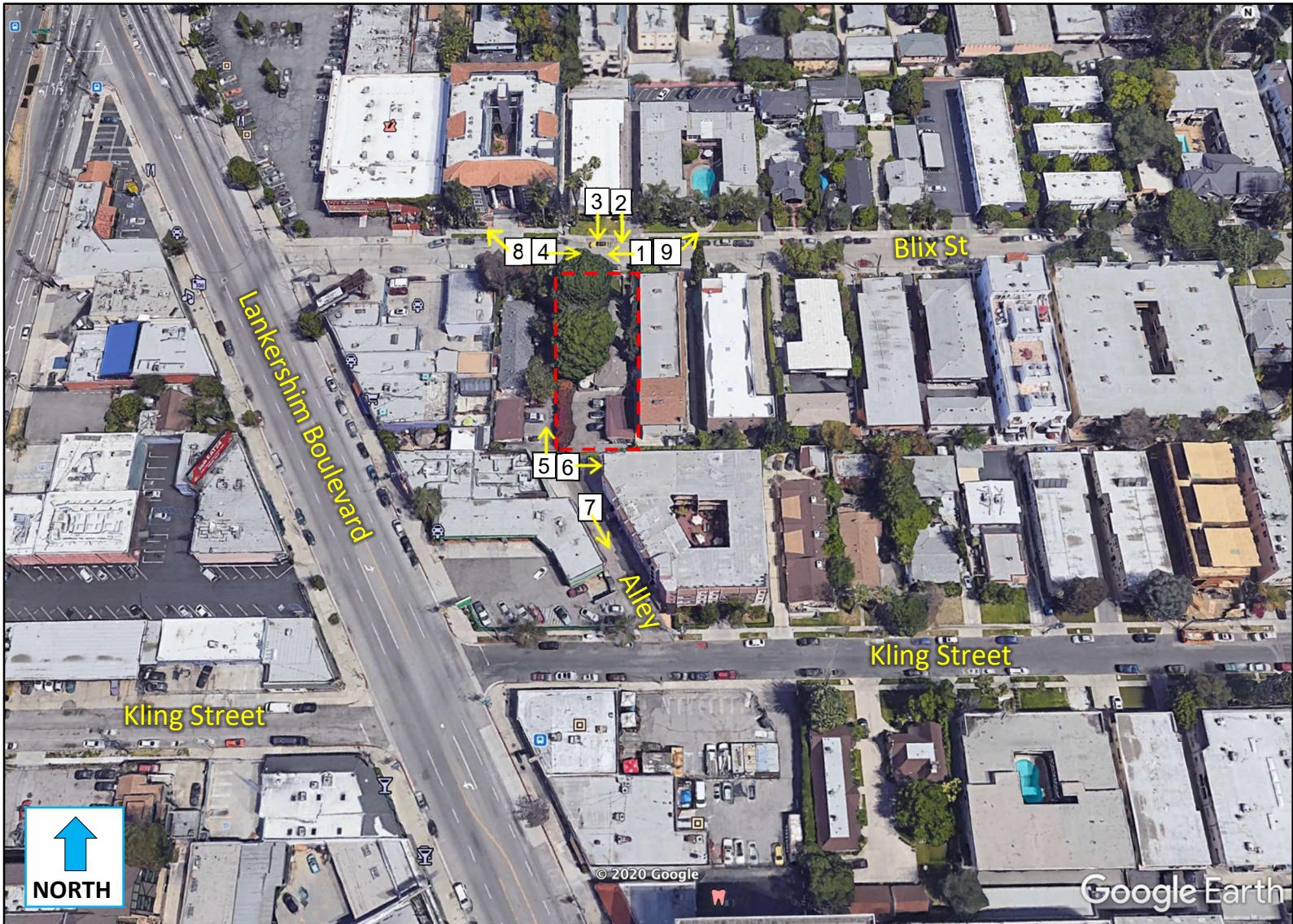
The Planning Department determined that State CEQA Guidelines designate the subject project as Categorically Exempt under Article III, Section 1, Class 32, Case No. ENV-2020-4567-CE.

EXHIBIT D

SITE PHOTOS

Case No. CPC-2020-4566-DB-HCA

SITE PHOTO EXHIBIT
Applicant: Blix Equities LLC
Site Address: 10912 – 10914 ½ Blix Street Los Angeles, CA 90017



SITE PHOTO EXHIBIT
Applicant: Blix Equities LLC
Site Address: 10912 – 10914 ½ Blix Street Los Angeles, CA 90017



1. View of north frontage and abutting sidewalk, facing south from northeast border of Project Site.



2. View of eastern property line, facing south from northeast border of Project Site.

SITE PHOTO EXHIBIT
Applicant: Blix Equities LLC
Site Address: 10912 – 10914 ½ Blix Street Los Angeles, CA 90017



3. View of Project Site frontage, facing south along Blix Street.



4. View of property line and abutting sidewalk, facing east along Blix frontage of Project Site.

SITE PHOTO EXHIBIT
Applicant: Blix Equities LLC
Site Address: 10912 – 10914 ½ Blix Street Los Angeles, CA 90017



5. View of Project Site including south property line, facing north from Project Site southwest corner.



6. View of southeast corner and adjacent property, facing east from alley behind Project Site.

SITE PHOTO EXHIBIT
Applicant: Blix Equities LLC
Site Address: 10912 – 10914 ½ Blix Street Los Angeles, CA 90017



7. View of abutting alley and adjacent properties behind Project Site, facing south from alley.



8. View of adjacent building, facing northwest on Blix Street.

SITE PHOTO EXHIBIT
Applicant: Blix Equities LLC
Site Address: 10912 – 10914 ½ Blix Street Los Angeles, CA 90017



9. View of adjacent buildings, facing northeast of Project Site.

EXHIBIT E

PUBLIC CORRESPONDENCE

Case No. CPC-2020-4566-DB-HCA

President
Paul Storiale

Vice President
Stephanie Jaeger

Secretary
Maria Sosyan

Treasurer
James Askew

Sgt. At Arms
Allan K. Salinas



Mary Backos
Jeffrey Brown
Paula June Cantu
Teresa Cicala
Sara Cravens
Ken Dorfman
Misha'el Elie
Andre Gaona
Peter Haderlein
David Malver
Rob McGrath
Todd Mouser
Dima Overtchenko
Allyson Sereboff
Joanna Stein
Cherlyl Tenbush
Russell Wolff

January 10, 2020

To Whom This May Concern,

At our November board meeting, the NoHo Neighborhood Council voted in favor to support the demolition of four residential units at 10912 – 10914 Blix Street and to construct 18 unit building with 3 affordable units.

Feel free to contact me with any questions.

Paul Storiale
President

A handwritten signature in black ink that reads "Paul Storiale".

NoHo Neighborhood Council
Paul.Storiale@nohonc.org

March 22, 2021

Michael Murbarger
10912 Blix Street
North Hollywood, CA
91602

RE: LETTER OF SUPPORT: CASE # CPC-2020-4566-DB-HCA

Dear Councilman Paul Kerkorian and Hearing Officer,

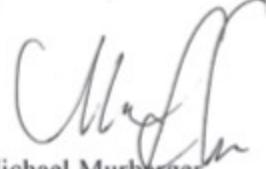
Please accept this letter of support in lieu of my virtual presence at the City Planning Commission meeting. A critical doctor appointment unfortunately conflicts with the scheduled hearing I was eager to contribute to.

I am a low income retired United States Veteran and current resident at 10912 Blix Street. Despite my knowledge of the proposed apartment development set to replace my existing home, I avidly endorse its approval. More low income residents need the opportunity to live in this great location, in new construction close to public transportation, and under such fantastic management. This well-considered project represents exactly the sort of responsible housing growth our community would greatly benefit from.

My landlord's community minded and honorable approach toward real estate development should serve as a noteworthy example. They have graciously committed to reserving me one of the low-income units in the future apartment building and have consistently demonstrated the values of an ideal landlord. Your swift approval of this project is clearly in the best interest of both current and future tenants, the local community and City of Los Angeles at large.

I urge you to join my emphatic support by approving this project.

Sincerely,



Michael Murbarger

HEALTHYCA

September 1, 2020

James Askew
Planning, Land-Use and Transportation Committee
NoHo Neighborhood Council
5301 Tujunga Ave.
North Hollywood, CA 91601

RE: Letter of Support for Proposed Development at 10912 Blix Street

Dear Mr. Askew,

Healthyca has served the local community since it was established in 2004. I am its Owner and neighborhood stakeholder. Our regular customers consist of several nearby residents and businesses. On behalf of Healthyca, its locally residing staff, and customers, we express unified support in favor of the proposed 18-unit development at 10912 W. Blix Street.

This responsibly designed project will serve our need for enhanced general security and added multifamily housing. It presents itself as an opportunity to improve our neighborhood for the long-term betterment of our residents, businesses, and district.

Please join our support of this housing project.

Sincerely,



Mari Markovic



Kora McNaughton <kora.mcnaughton@lacity.org>

URGENT NO WAIVERS! 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

Anel Laj <laj_rios17@yahoo.com>

To: "kora.mcnaughton@lacity.org" <kora.mcnaughton@lacity.org>

Mon, Mar 22, 2021 at 10:00 AM

I've been living here for over fifteen years and I knew the German elderly couple that lived there a while back to learned that he passed away was unfortunate as they were good neighbors.

Now they've bulldozed the houses and there are two empty giant lots. When I found out there would be an 18 unit building with ONLY 16 PARKING SPOTS I wrote to the City Councilmember's Office District 2 and the mayor with NO RESPONSE.

I'm very concerned and upset that a new construction of a building will create even more CONGESTION and PROBLEMS with PARKING in an ALREADY OVERCROWDED street. How can you possibly allow a building with 18 Units to be built when there isn't sufficient parking for the people who already live here. 18 units means at the least 36 cars. Unless these are single units?? Which means 18 cars. 16 Parking spaces is NOT ENOUGH and this should NOT BE ALLOWED TO CONTINUE UNLESS it is changed to fit 36 cars.

36 cars. Every person living there must have a place to park inside their building so as not to contribute to the existing congestion.

They are asking for a Class 32 exemption but it requires no significant impact in traffic or noise. THIS WILL EXACERBATE the existing problem of parking which leads to traffic that still continues during a pandemic. This waiver must be denied.

IN ADDITION the proposed project at [10912 W Blix Street](#) is asking for waivers to make this happen in order to undermine the rules and have the privileged and rich once again cheat the system in order to make money. You cannot break the rules they are INDEED CAUSING SIGNIFICANT IMPACT IN TRAFFIC AND PARKING with this ask. It should not be allowed. It should be denied as they should follow the rules that every else has to follow. THIS IS NOT OK.

They also request a waiver to allow a height of 54 feet instead of 45 feet. Why is a rich developer a being allowed to ask 'hey can I break the rules because I want to make more money?' The rules of 45' are there for a reason and environment should be a priority instead of profits especially when it will be harmfully impacting residents and neighbors who are already there.

This proposed project is extremely harmful to the neighborhood and completely disregards the needs and problems that we are currently going through. This will exacerbate problems even further.

I appreciate you listening to the hard-working residents who live here and not the person trying to make even more money than they already have.

Regards,

Anel Laj



Kora McNaughton <kora.mcnaughton@lacity.org>

URGENT NO WAIVERS! 10912 Blix St - CPC-2020-4566-DB-HCA

2 messages

Anel Laj <laj_rios17@yahoo.com>

Mon, Mar 22, 2021 at 10:00 AM

To: "kora.mcnaughton@lacity.org" <kora.mcnaughton@lacity.org>

I've been living here for over fifteen years and I knew the German elderly couple that lived there a while back to learned that he passed away was unfortunate as they were good neighbors.

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I appreciate you listening to the hard-working residents who live here and not the person trying to make even more money than they already have.

Regards,

Anel Laj

Anel Laj <laj_rios17@yahoo.com>
To: "kora.mcnaughton@lacity.org" <kora.mcnaughton@lacity.org>

Mon, Mar 22, 2021 at 2:59 PM

Ms. Kora,

My apologies as I confused this property with another project that has remained unfinished for years on Blix Street, which I am extremely concerned with as well as parking congestion is a serious problem on this narrow street.

After hearing the developer pitch his project I understand that it is a building further down the street closer to Lankershim Blvd, where the training gym that has no parking for their clients, who park on Blix Street or The CVS Parking (where they are not allowed to) further add to the parking congestion and traffic every day.

The parking is just as difficult there as it is anywhere on a Blix Street block. It's the entire street. So any new buildings must have at least one parking spot per bedroom unit. The policy is there for a reason.

In any case I hear and understand the need for affordable housing and the building appears to have open spaces and is aesthetically pleasing but you can't exacerbate one problem further while creating a potential solution for something else.

As mentioned in my live comment, if you or they are appealing to families as suggested, you must realize as working class families with 2 to 3 children usually have two vehicles for both working parents. Most people don't have the luxury of working from home or affording an Uber/Lyft every time they're in need. I think it's unrealistic to believe a family in need of affordable housing only has one vehicle and their visiting guests and family members, which will add to the traffic have no vehicles. And the ones that do only have one car, perhaps they can afford taxis and Ubers all the time including the frequent trips to supermarkets, Targets, or Costco.

PERHAPS there NEEDS to be a mandatory stipulation in the lease/contract since the developer said they are targeting bicycle and public transportation users only, that if they rent in this proposed building they are limited to ONE VEHICLE ONLY and cannot or will not get another car in the future as it will violate a waiver used to construct the building in the first place and reason this housing is available. And the two units in the building with no parking spot can't get a vehicle as they have ZERO spots in the building available to them.

As long as they live there that should be policy, if they can't do that, can't guarantee that, then maybe they NEED LESS units in order to match the number of spaces made available. Stacked parking perhaps in their garage. Perhaps make the entire street PERMIT PARKING ONLY, no exceptions no free-endless hours or two-hour window to park there unless live there. 7 Days a Week.

I understand the need for affordable housing but it shouldn't make an already difficult problem even worse for those of us already living here. Especially considering there are two other developments in the works down the street waiting to raise the parking and congestion situation to an even more disastrous level.

I would implore that you reconsider granting this waiver unless these changes are made in writing. As of right now there is no guarantee that renters will not get another vehicle if they get a different job, go to a different school, or decide biking or public transportation is not for them anymore as their lifestyles change in a couple months or years. I would appreciate addressing these concerns and if they can't be addressed then perhaps the waiver should not be given.

Thanks,

Anel Laj

[Quoted text hidden]



Kora McNaughton <kora.mcnaughton@lacity.org>

PLEASE APPROVE -- 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

Blix Apt <blixapt@gmail.com>
To: kora.mcnaughton@lacity.org

Tue, Mar 23, 2021 at 9:49 AM

Dear Ms. McNaughton,

Please accept this letter supporting the approval of CPC-2020-4566-DB-HCA for the following reasons:

1. affordable housing is desperately needed, especially so close to public transportation
2. more rent-controlled units is a net positive for the neighborhood and City
3. this well-designed building has plenty of bike storage, open space, electric vehicle charging
4. two-bedroom units are conducive for families
 - as opposed to small and space maximizing studios & one-bedroom units
5. there are incentives to attract long term and stable tenants
 - no rent increase for multi-year leases
6. there are incentives to attract tenants who don't own, use, or depend on vehicle transportation
 - unbundle rent with the parking, offering discounts for those who don't need a parking space

I'm very pleased to see the developer's following decisions:

1. voluntarily not maximizing building height
2. voluntarily not maximizing building floor area ratio
3. voluntarily minimizing noise by building subterranean parking
4. replace all removed trees with at least as many new ones
5. widening Blix street and constructing new sidewalk

Despite the selfish demands of only 3 local self-serving residents at the City Council meeting on March 22nd, I am one of the many local resident petition signatures in favor of this valuable project. The facts are clear. **The long-term interests of the neighborhood, community, and the City of Los Angeles align with the approval of this project.**

Thank you,
A Blix Street Neighbor



Kora McNaughton <kora.mcnaughton@lacity.org>

APPROVE 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

Apik Zorian <apikzorian@gmail.com>

To: "kora.mcnaughton@lacity.org" <kora.mcnaughton@lacity.org>

Sun, Mar 21, 2021 at 6:01 PM

Hello,

As a neighbor to the proposed project at 10912 W. Blix St, I wish to voice my support to approve the proposal by Blix Equities, LLC. Their reasonable requests align with the long-term interests of the neighborhood as agreed to by the NoHo Neighborhood Council. Our community will benefit from the added affordable housing and rent-controlled units. I encourage the Department of City Planning to accept these waiver requests and approve this important development.

BUILDING HEIGHT: If approved, this project would not be the tallest building on the street. They requested a waiver to allow a height of only 54'. It is a verifiable fact that this building height would be less than the already approved TOC project located at [10806 Blix Street](#). Furthermore, density bonus projects permit a 56' height limit. This project is voluntarily remaining beneath its potential maximum height. Blix Street currently has several large 3 and 4 story buildings within 50 feet of this proposed project. If approved, its height and size would harmoniously fit into Blix Street and enhance our neighborhood.

PARKING: During the two Neighborhood Council meetings, the developers outlined their strategy to attract tenants without the need for a parking spot. They will discount rent for those who do not need parking while offering responsibly dense housing that is strategically located in close proximity to public transit. Both meetings heard from several Blix Street residents that they do not drive a car, a trend this project would encourage. Local residents voiced their support, and the Neighborhood Council voted in clear and unanimous support of this project. Old-fashioned NIMBY-ism should not prevent progressive, future environmentally friendly residents from much-needed housing close to public transportation.

CLASS 32 CATEGORICAL EXEMPTION: Blix Equities, LLC is asking for a Class 32 categorical exemption of an environmental impact report. This exemption requires no "significant effects relating to traffic [or] noise." The applicant conducted detailed environmental assessments alongside a formal traffic study. The studies demonstrate fulfillment of the approval criteria required for Class 32 categorical exemption. The proposed development has proven no significant negative impact on traffic, noise, or the environment.

CEQA No.: ENV-2020-4567-CE

This proposed development was produced by local stakeholders for local stakeholders. It has considered the needs of the community with the incorporation of much-needed affordable housing and strives to lead our neighborhood toward responsible and environmentally friendly growth. Local business owners, a tenant of the current existing property, and the President of the North

Hollywood Neighborhood Council has provided letters of support. Although a petition of seventy-five local stakeholders has already been submitted, with this letter, please consider my resident voice urging you to approve this application.

Sincerely,
A NoHo Neighbor



Kora McNaughton <kora.mcnaughton@lacity.org>

Case CPC-2020-4566-DB-HCA

1 message

Beth Stengel <beth.stengel@gmail.com>
To: kora.mcnaughton@lacity.org

Sun, Mar 21, 2021 at 11:57 AM

Writing about case CPC-2020-4566-DB-HCA at 10912-10914 1/2 Blix Street

I am a resident on Blix Street and have strong opposition to this development's waivers.

Height variance - NO. Our building, on the same block, is 2 stories plus covered parking for EVERY UNIT. It has 32 units - houses 32 'families'. The lot is approximately twice the size with no variances. If ours can do this WITHIN the height limits, for almost twice the number of units, there is no reason to grant this development a variance to go higher and destroy the feel of this street and neighborhood. Furthermore, the desire to go higher for fewer overall units seems to indicate larger or more expensive units (i.e. higher ceilings or some other inefficient use of space). This is NOT the affordable housing option needed in LA.

Parking variance - NO. Every street sweeping day (twice a week) there is a mad scramble for street parking as multiple units in the area already house residents with more cars than available parking spaces. When there is road work - and there is another building set to go up in the middle of the block, starting construction this year - even fewer spaces are available as more of the street parking is restricted. It is entirely unreasonable to assume that JUST BECAUSE there is a bus line nearby and bike lock ups provided, that any of the residents of this new unit will forgo owning cars and the need for somewhere to park them. This unit will just further stress them and other area residents around the parking problems. One space for less than 3 habitable units is already too few, as few live alone in LA because the rents are too high to justify it. Making it worse by reducing further is an ABSOLUTE NO on any parking waiver.

FAR/floor area ratio - NO. Not only do they want to tower over the surrounding area, they want to smash right up against the property line - and, by expectation of future development, the current and future windows of the neighboring buildings? The last building that did that on our street blocks ALL the sun from our building and has balconies so close you can hand the neighbors a beer from the patio. It's tenement-close.

Send them back to planning and make them fit this into the neighborhood with something affordable and workable for REAL residents of the area, without ruining it for everyone.

Sent from my iPhone



Kora McNaughton <kora.mcnaughton@lacity.org>

MEETING: 10912 W. Blix St (Lankershim Blvd & Blix St)

1 message

Butler, Bonnie B. <Bonnie.B.Butler@disney.com>
To: "kora.mcnaughton@lacity.org" <kora.mcnaughton@lacity.org>

Mon, Mar 22, 2021 at 10:24 AM

FYI: Someone went through the neighborhood and took down all of the posted signs about this meeting. This type of disreputable behavior is consistent with corrupt intent.
Unacceptable!!

Sincerely,

B. Butler



Kora McNaughton <kora.mcnaughton@lacity.org>

Re: MEETING: 10912 W. Blix St (Lankershim Blvd & Blix St)es

1 message

Butler, Bonnie B. <Bonnie.B.Butler@disney.com>
To: Kora McNaughton <kora.mcnaughton@lacity.org>

Mon, Mar 22, 2021 at 3:53 PM

Thanks for your note. I found the meeting to be very distressing. The "I have a bike and I like that there is going to be bike parking," comments are completely unrelated to the problem. If these people live in the neighborhood, they clearly have no stake in whether there is bicycle parking in the development. After the meeting signs were removed I'm convinced that this builder had people call with comments that are absolutely unrelated to the problem of overcrowding our street as the result of inadequate parking spaces. Where does the city draw the line? Another large apartment complex was recently completed two streets over. A large home was torn down day before yesterday one street over and there's already two empty lots that will be developed on Blix Street. In addition there is another older apartment building that is going to be torn down on Blix Street and developed. That will be 4 multi-unit buildings in the works on Blix Street and another one a block over. **At what point does the city draw the line?** If the other three properties are developed on Blix Street with the same inadequate parking variances, where are the current residents supposed to park? Will the city take that into consideration in their decision? Our street is so narrow you have to pull to one side to allow traffic to pass. The developer is a liar when he supposes that most people don't drive cars. This is an extremely worrisome prospect. Four multi-unit buildings being built on a street that is at its maximum capacity for parking right now.

Sincerely,

B. Butler

From: Kora McNaughton <kora.mcnaughton@lacity.org>
Date: Monday, March 22, 2021 at 3:38 PM
To: "Butler, Bonnie B." <Bonnie.B.Butler@disney.com>
Subject: Re: MEETING: 10912 W. Blix St (Lankershim Blvd & Blix St)

Thank you for your comments regarding Case No. CPC-2020-4566-DB-HCA at 10912-[10914 1/2 Blix Street](#). Please rest assured that your email will be made part of the official case file. The decision maker on this case is the City Planning Commission, which will have the opportunity to review the entire case file, including your comments. Pursuant to the Los Angeles Municipal Code, a hearing will be held by the City Planning Commission on this case on May 27; the agenda will be available on the Planning Department website, [planning.lacity.org](#), about a week prior, with a link to a digital version of the staff recommendation.

I will add your name to the interested parties list for this case; please provide me with your address if you would prefer to receive future notices by regular mail.

Regards,

Kora

On Mon, Mar 22, 2021 at 10:24 AM Butler, Bonnie B. <Bonnie.B.Butler@disney.com> wrote:

FYI: Someone went through the neighborhood and took down all of the posted signs about this meeting. This type of disreputable behavior is consistent with corrupt intent. Unacceptable!!

Sincerely,

B. Butler

--

 Image removed by sender.

Kora McNaughton, AICP

Preferred Pronouns: she, her

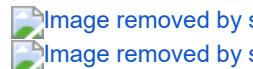
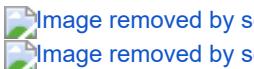
Planning Assistant

Los Angeles City Planning

6262 Van Nuys Blvd., Room 430

Los Angeles, CA 91401

T: (818) 374-9908 | Planning4LA.org



Kora McNaughton <kora.mcnaughton@lacity.org>

No Waivers for 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

David Thibodeau <dthibodeau@netlixanimation.com>
To: kora.mcnaughton@lacity.org

Sat, Mar 20, 2021 at 9:04 AM

As a neighbor to the proposed project at 10912 W. Blix St, I am concerned about the waivers the developers Blix Equities, LLC are asking for, and I encourage the Department of City Planning to reject these waiver requests.

Their requested waiver to allow a height of 54' instead of the 45' permitted would seemingly make it the tallest building on the block; the neighborhood mostly consists of 1-3 story buildings, not the proposed 5 stories.

The parking waiver is an insult to anyone who currently lives and parks on this street and will drastically change the environment of this neighborhood.

Blix Equities, LLC is asking for a Class 32 categorical exemption of an environmental impact report, but this exemption requires no "significant effects relating to traffic [or] noise." The proposed development would negatively impact traffic by only providing 16 parking spaces for 18 units. In Los Angeles, 18 units could easily mean upwards of 30 cars.

CEQA No.: ENV-2020-4567-CE

This proposed development is a terrible opening offer and completely disregards the needs of the neighborhood. We need more housing, but developers shouldn't be allowed to break all the rules in an attempt to squeeze out every possible penny of profit.

Sincerely,
David Thibodeau
4821 Riverton Ave
North Hollywood



Kora McNaughton <kora.mcnaughton@lacity.org>

APPROVE 10912 Blix St

1 message

Emilie Belmont <belmont.emilou@gmail.com>
To: kora.mcnaughton@lacity.org

Sun, Mar 21, 2021 at 6:30 PM

To whom it may concern,

As a neighbor to the project at 10912 W. Blix St, I wish to voice my support to the proposal.

I believe it aligns with the long-term interests and development of our neighborhood.

I understand this project was proposed by local stakeholders who intend to make a difference for our community.

Indeed, our community will benefit not only from the added affordable housing and rent-controlled units, but also increased traffic for local businesses, much hurt by the pandemic.

Sincerely,
A NoHo Neighbor



Kora McNaughton <kora.mcnaughton@lacity.org>

APPROVE 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

Esthelle Ewusi-Boisvert <esthelle.eb@gmail.com>

To: kora.mcnaughton@lacity.org

Sun, Mar 21, 2021 at 6:52 PM

Dear Ms. Mcnaughton,

As a neighbor to the proposed project at 10912 W. Blix St, I wish to voice my support to approve the proposal by Blix Equities, LLC. Their reasonable requests align with the long-term interests of the neighborhood as agreed to by the NoHo Neighborhood Council. Our community will benefit from the added affordable housing and rent-controlled units. I encourage the Department of City Planning to accept these waiver requests and approve this important development.

BUILDING HEIGHT: If approved, this project would not be the tallest building on the street. They requested a waiver to allow a height of only 54'. It is a verifiable fact that this building height would be less than the already approved TOC project located at [10806 Blix Street](#). Furthermore, density bonus projects permit a 56' height limit. This project is voluntarily remaining beneath its potential maximum height. Blix Street currently has several large 3 and 4 story buildings within 50 feet of this proposed project. If approved, its height and size would harmoniously fit into Blix Street and enhance our neighborhood.

PARKING: During the two Neighborhood Council meetings, the developers outlined their strategy to attract tenants without the need for a parking spot. They will discount rent for those who do not need parking while offering responsibly dense housing that is strategically located in close proximity to public transit. Both meetings heard from several Blix Street residents that they do not drive a car, a trend this project would encourage. Local residents voiced their support, and the Neighborhood Council voted in clear and unanimous support of this project. Old-fashioned NIMBY-ism should not prevent progressive, future environmentally friendly residents from much-needed housing close to public transportation.

CLASS 32 CATEGORICAL EXEMPTION: Blix Equities, LLC is asking for a Class 32 categorical exemption of an environmental impact report. This exemption requires no "significant effects relating to traffic [or] noise." The applicant conducted detailed environmental assessments alongside a formal traffic study. The studies demonstrate fulfillment of the approval criteria required for Class 32 categorical exemption. The proposed development has proven no significant negative impact on traffic, noise, or the environment.

CEQA No.: ENV-2020-4567-CE

This proposed development was produced by local stakeholders for local stakeholders. It has considered the needs of the community with the incorporation of much-needed affordable housing and strives to lead our neighborhood toward responsible and environmentally friendly growth. Local business owners, a tenant of the current existing property, and the President of the North Hollywood Neighborhood Council has provided letters of support. Although a petition of seventy-five local stakeholders has already been submitted, with this letter, please consider my resident voice urging you to approve this application.

Sincerely,
A NoHo Neighbor



Kora McNaughton <kora.mcnaughton@lacity.org>

APPROVE 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

genevieve farrell <farrell.genevieve@gmail.com>
To: "kora.mcnaughton@lacity.org" <kora.mcnaughton@lacity.org>

Sun, Mar 21, 2021 at 5:29 PM

As a neighbor to the proposed project at 10912 W. Blix St, I wish to voice my support to approve the proposal by Blix Equities, LLC. Their reasonable requests align with the long-term interests of the neighborhood as agreed to by the NoHo Neighborhood Council. Our community will benefit from the added affordable housing and rent-controlled units. I encourage the Department of City Planning to accept these waiver requests and approve this important development.

BUILDING HEIGHT: If approved, this project would not be the tallest building on the street. They requested a waiver to allow a height of only 54'. It is a verifiable fact that this building height would be less than the already approved TOC project located at 10806 Blix Street. Furthermore, density bonus projects permit a 56' height limit. This project is voluntarily remaining beneath its potential maximum height. Blix Street currently has several large 3 and 4 story buildings within 50 feet of this proposed project. If approved, its height and size would harmoniously fit into Blix Street and enhance our neighborhood.

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Sincerely,
A NoHo Neighbor



Kora McNaughton <kora.mcnaughton@lacity.org>

APPROVE 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

Georgia Christodoulou <georgiac@usc.edu>
To: kora.mcnaughton@lacity.org

Sun, Mar 21, 2021 at 10:33 PM

Dear Kora McNaughton:

As a neighbor to the proposed project at 10912 W. Blix St, I wish to voice my support to approve the proposal by Blix Equities, LLC. Their reasonable requests align with the long-term interests of the neighborhood as agreed to by the NoHo Neighborhood Council. Our community will benefit from the added affordable housing and rent-controlled units. I encourage the Department of City Planning to accept these waiver requests and approve this important development.

BUILDING HEIGHT: If approved, this project would not be the tallest building on the street. They requested a waiver to allow a height of only 54'. It is a verifiable fact that this building height would be less than the already approved TOC project located at 10806 Blix Street. Furthermore, density bonus projects permit a 56' height limit. This project is voluntarily remaining beneath its potential maximum height. Blix Street currently has several large 3 and 4 story buildings within 50 feet of this proposed project. If approved, its height and size would harmoniously fit into Blix Street and enhance our neighborhood.

PARKING: During the two Neighborhood Council meetings, the developers outlined their strategy to attract tenants without the need for a parking spot. They will discount rent for those who do not need parking while offering responsibly dense housing that is strategically located in close proximity to public transit. Both meetings heard from several Blix Street residents that they do not drive a car, a trend this project would encourage. Local residents voiced their support, and the Neighborhood Council voted in clear and unanimous support of this project. Old-fashioned NIMBY-ism should not prevent progressive, future environmentally friendly residents from much-needed housing close to public transportation.

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CEQA No.: ENV-2020-4567-CE

This proposed development was produced by local stakeholders for local stakeholders. It has considered the needs of the community with the incorporation of much-needed affordable housing and strives to lead our neighborhood toward responsible and environmentally friendly growth. Local business owners, a tenant of the current existing property, and the President of the North

Hollywood Neighborhood Council has provided letters of support. Although a petition of seventy-five local stakeholders has already been submitted, with this letter, please consider my resident voice urging you to approve this application.

Sincerely,
A NoHo Neighbor



Kora McNaughton <kora.mcnaughton@lacity.org>

Approve 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

Iliyana Kostov <nana1.opac@gmail.com>
To: kora.mcnaughton@lacity.org

Mon, Mar 22, 2021 at 9:47 AM

As a neighbor to the proposed project at 10912 W. Blix St, I wish to voice my support to approve the proposal by Blix Equities, LLC. Their reasonable requests align with the long-term interests of the neighborhood as agreed to by the NoHo Neighborhood Council. Our community will benefit from the added affordable housing and rent-controlled units. I encourage the Department of City Planning to accept these waiver requests and approve this important development.

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CEQA No.: ENV-2020-4567-CE

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Sincerely,
A NoHo Neighbor
Thank you!
Best Regards.

Nana Kostov
Sr. Accountant
Ogden Page Accountancy Corporation

1427 N. Wilcox Avenue
Hollywood, CA 90028
Tel: 323-962-2550
Fax: 323-962-2010
nana1.OPAC@gmail.com



Kora McNaughton <kora.mcnaughton@lacity.org>

No Waivers for 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

J D <eldorno@hotmail.com>
To: kora.mcnaughton@lacity.org

Sun, Mar 21, 2021 at 11:56 AM

I live just 3 buildings away from the proposed project at 10912 W. Blix St.

I am concerned about the waivers the developers Blix Equities, LLC are asking for, and I encourage the Department of City Planning to reject these waiver requests.

My #1 concern is the parking waiver. The building will have fewer parking spots than units, and it is reasonable to assume that at least some of the units will have more than 1 car in three household. This does not encourage people to sell their cars; it just encourages people to utilize street parking, which is already very challenging on this block, doubly so during the street sweeping restrictions and the nights before (because it starts early in the morning).

The parking waiver absolutely needs to be rejected.

Their requested waiver to allow a height of 54' instead of the 45' permitted would seemingly make it the tallest building on the block; the neighborhood mostly consists of 1-3 story buildings, not the proposed 5 stories. That includes the existing COMMERCIAL buildings, not just residential.

Blix Equities, LLC is asking for a Class 32 categorical exemption of an environmental impact report, but this exemption requires no "significant effects relating to traffic [or] noise." The proposed development would negatively impact traffic by only providing 16 parking spaces for 18 units. In Los Angeles, 18 units could easily mean upwards of 30 cars.

CEQA No.: ENV-2020-4567-CE

This proposed development is a terrible opening offer and completely disregards the needs of the neighborhood. We need more housing, but developers shouldn't be allowed to break all the rules in an attempt to squeeze out every possible penny of profit.

Sincerely,
A NoHo Neighbor, J. Dorn



Kora McNaughton <kora.mcnaughton@lacity.org>

10912 Blix St - CPC-2020-4566-DB-HCA

1 message

jtroydixon@gmail.com <jtroydixon@gmail.com>
To: kora.mcnaughton@lacity.org

Sun, Mar 21, 2021 at 11:55 AM

I am in favor of the project. TOC is a great program and we need more projects to take advantage of it.

Jim Dixon

[4418 Mariota Ave](#)
[Toluca Lake](#)



Kora McNaughton <kora.mcnaughton@lacity.org>

APPROVE 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

Joe N <joe2787@gmail.com>
To: kora.mcnaughton@lacity.org

Sun, Mar 21, 2021 at 10:20 PM

As a neighbor to the proposed project at 10912 W. Blix St, I wish to voice my support to approve the proposal by Blix Equities, LLC. Their reasonable requests align with the long-term interests of the neighborhood as agreed to by the NoHo Neighborhood Council. Our community will benefit from the added affordable housing and rent-controlled units. I encourage the Department of City Planning to accept these waiver requests and approve this important development.

BUILDING HEIGHT: If approved, this project would not be the tallest building on the street. They requested a waiver to allow a height of only 54'. It is a verifiable fact that this building height would be less than the already approved TOC project located at [10806 Blix Street](#). Furthermore, density bonus projects permit a 56' height limit. This project is voluntarily remaining beneath its potential maximum height. Blix Street currently has several large 3 and 4 story buildings within 50 feet of this proposed project. If approved, its height and size would harmoniously fit into Blix Street and enhance our neighborhood.

PARKING: During the two Neighborhood Council meetings, the developers outlined their strategy to attract tenants without the need for a parking spot. They will discount rent for those who do not need parking while offering responsibly dense housing that is strategically located in close proximity to public transit. Both meetings heard from several Blix Street residents that they do not drive a car, a trend this project would encourage. Local residents voiced their support, and the Neighborhood Council voted in clear and unanimous support of this project. Old-fashioned NIMBY-ism should not prevent progressive, future environmentally friendly residents from much-needed housing close to public transportation.

CLASS 32 CATEGORICAL EXEMPTION: Blix Equities, LLC is asking for a Class 32 categorical exemption of an environmental impact report. This exemption requires no "significant effects relating to traffic [or] noise." The applicant conducted detailed environmental assessments alongside a formal traffic study. The studies demonstrate fulfillment of the approval criteria required for Class 32 categorical exemption. The proposed development has proven no significant negative impact on traffic, noise, or the environment.

CEQA No.: ENV-2020-4567-CE

This proposed development was produced by local stakeholders for local stakeholders. It has considered the needs of the community with the incorporation of much-needed affordable housing and strives to lead our neighborhood toward responsible and environmentally friendly growth. Local business owners, a tenant of the current existing property, and the President of the North Hollywood Neighborhood Council has provided letters of support. Although a petition of seventy-five local stakeholders has already been submitted, with this letter, please consider my resident voice urging you to approve this application.

Sincerely,
A NoHo Neighbor



Kora McNaughton <kora.mcnaughton@lacity.org>

10912 Blix

1 message

Karen Haber <karenhaber77@gmail.com>
To: kora.mcnaughton@lacity.org

Sat, Mar 20, 2021 at 12:15 PM

I would like to say, please do not provide any waivers for the property developers of 10912 Blix. Their ideas are bad and have no consideration for the neighborhood or future tenants.

Developers like that have no place in Noho.

Please say no to them.

Thank you for your attention,
Karen Haber Camp



Kora McNaughton <kora.mcnaughton@lacity.org>

APPROVE 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

Armchairexpert Doodles <armchairexpertdoodles@gmail.com>
To: kora.mcnaughton@lacity.org

Mon, Mar 22, 2021 at 6:01 AM

To whom it may concern,

As a neighbor to the proposed project at 10912 W. Blix St, I wish to voice my support to approve this project by Blix Equities, LLC. Their requests support the long-term interests of the neighborhood as agreed to by the NoHo Neighborhood Council, and our community will benefit from the affordable housing and rent-controlled units. I ask that the Department of City Planning to accept these waiver requests and approve this important development.

BUILDING HEIGHT: this building height would not exceed that of the already approved TOC project located at 10806 Blix Street. Furthermore, density bonus projects permit a 56' height limit. This project is voluntarily remaining beneath its potential maximum height. Blix Street currently has several large 3 and 4 story buildings within 50 feet of this proposed project. If approved, its height and size would harmoniously fit into Blix Street and enhance our neighborhood.

PARKING: During the two Neighborhood Council meetings, the developers outlined their strategy to attract tenants without the need for a parking spot. They will accomplish this by discounting rent for those who don't need parking while offering responsibly dense housing that is strategically located in close proximity to public transit. Both meetings heard from several Blix Street residents that they do not drive a car, a trend this project would encourage. Local residents voiced their support, and the Neighborhood Council voted in clear and unanimous support of this project. Old-fashioned NIMBY-ism should not prevent progressive, future environmentally friendly residents from much-needed housing close to public transportation.

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CEQA No.: ENV-2020-4567-CE

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Sincerely,
A friendly NoHo Neighbor

Katie Crandall, PA-S

Physician Assistant Student, Class of 2021
Keck School of Medicine of USC
University of Southern California
Division of Physician Assistant Studies
Primary Care Physician Assistant Program
[818-430-0232](tel:818-430-0232) | kcrandal@usc.edu



Kora McNaughton <kora.mcnaughton@lacity.org>

No Waivers for 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

kristin edelbrock <k.e.edelbrock@gmail.com>
To: kora.mcnaughton@lacity.org

Sun, Mar 21, 2021 at 12:29 PM

As a neighbor to the proposed project at 10912 W. Blix St, I am concerned about the waivers the developers Blix Equities, LLC are asking for, and I encourage the Department of City Planning to reject these waiver requests.

Their requested waiver to allow a height of 54' instead of the 45' permitted would seemingly make it the tallest building on the block; the neighborhood mostly consists of 1-3 story buildings, not the proposed 5 stories.

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Sincerely,
A NoHo Neighbor

Kristin Edelbrock



Kora McNaughton <kora.mcnaughton@lacity.org>

10912 W. Blix St

1 message

Kristina Abadjan <kabadjian@gmail.com>
To: kora.mcnaughton@lacity.org

Sun, Mar 21, 2021 at 5:47 PM

As a neighbor to the proposed project at 10912 W. Blix St, I wish to voice my support to approve the proposal by Blix Equities, LLC. Their reasonable requests align with the long-term interests of the neighborhood as agreed to by the NoHo Neighborhood Council. Our community will benefit from the added affordable housing and rent-controlled units. I encourage the Department of City Planning to accept these waiver requests and approve this important development.

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CEQA No.: ENV-2020-4567-CE

This proposed development was produced by local stakeholders for local stakeholders. It has considered the needs of the community with the incorporation of much-needed affordable housing and strives to lead our neighborhood toward responsible and environmentally friendly growth. Local business owners, a tenant of the current existing property, and the President of the North Hollywood Neighborhood Council have provided letters of support. Although a petition of seventy-

five local stakeholders has already been submitted, with this letter, please consider my resident voice urging you to approve this application.

Sincerely,
A NoHo Neighbor



Kora McNaughton <kora.mcnaughton@lacity.org>

APPROVE 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

Lindsay Selbak <lhselbak@gmail.com>
To: kora.mcnaughton@lacity.org

Sun, Mar 21, 2021 at 7:05 PM

As a neighbor to the proposed project at 10912 W. Blix St, I wish to voice my support to approve the proposal by Blix Equities, LLC. Their reasonable requests align with the long-term interests of the neighborhood as agreed to by the NoHo Neighborhood Council. Our community will benefit from the added affordable housing and rent-controlled units. I encourage the Department of City Planning to accept these waiver requests and approve this important development.

BUILDING HEIGHT: If approved, this project would not be the tallest building on the street. They requested a waiver to allow a height of only 54'. It is a verifiable fact that this building height would be less than the already approved TOC project located at [10806 Blix Street](#). Furthermore, density bonus projects permit a 56' height limit. This project is voluntarily remaining beneath its potential maximum height. Blix Street currently has several large 3 and 4 story buildings within 50 feet of this proposed project. If approved, its height and size would harmoniously fit into Blix Street and enhance our neighborhood.

PARKING: During the two Neighborhood Council meetings, the developers outlined their strategy to attract tenants without the need for a parking spot. They will discount rent for those who do not need parking while offering responsibly dense housing that is strategically located in close proximity to public transit. Both meetings heard from several Blix Street residents that they do not drive a car, a trend this project would encourage. Local residents voiced their support, and the Neighborhood Council voted in clear and unanimous support of this project. Old-fashioned NIMBY-ism should not prevent progressive, future environmentally friendly residents from much-needed housing close to public transportation.

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Sincerely,
A NoHo Neighbor



Kora McNaughton <kora.mcnaughton@lacity.org>

10912 Blix St - CPC-2020-4566-DB-HCA

1 message

Mark Curlanis <mcurlanis@yahoo.com>
To: kora.mcnaughton@lacity.org

Sat, Mar 20, 2021 at 6:04 PM

RE: [10912 Blix St - CPC-2020-4566-DB-HCA](#)

Please keep the beautiful mature tree in front.
It adds much to the quality of the neighborhood

Thank you,
Mark Curlanis
310-345-2242



Kora McNaughton <kora.mcnaughton@lacity.org>

No Waivers for 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

M.E. Palacio <mepalacio.tv@gmail.com>
To: kora.mcnaughton@lacity.org

Fri, Mar 19, 2021 at 3:12 PM

Hi Kora,

As a neighbor to the proposed project at 10912 W. Blix St, I am concerned about the waivers the developers Blix Equities, LLC are asking for, and I encourage the Department of City Planning to reject these waiver requests.

Their requested waiver to allow a height of 54' instead of the 45' permitted would seemingly make it the tallest building on the block; the neighborhood mostly consists of 1-3 story buildings, not the proposed 5 stories.

This site is also currently the home to about 7 trees that are taller than nearby buildings, and at least one very mature and large tree would have to be removed for this development.

The requested parking waiver makes it seem like the developers have never actually been to this location, as street parking can already be a challenge.

Frankly, the parking waiver is an insult to anyone who currently lives and parks on this street and will drastically change the environment of this neighborhood.

Blix Equities, LLC is asking for a Class 32 categorical exemption of an environmental impact report, but this exemption requires no "significant effects relating to traffic [or] noise." The proposed development would negatively impact traffic by only providing 16 parking spaces for 18 units. In Los Angeles, 18 units could easily mean upwards of 30 cars.

Local businesses could also negatively be affected by the additional, and unnecessary, burden on street parking.

CEQA No.: ENV-2020-4567-CE

This proposed development is a terrible opening offer and completely disregards the needs of the neighborhood. We need more housing, but developers shouldn't be allowed to break all the rules in an attempt to squeeze out every possible penny of profit.

There are a few other empty lots on this street, and I am extremely concerned that allowing waivers for this development will open up the doors for further exploitative development in the neighborhood.

—
M.E. Palacio
Neighbor, Resident of Blix St
mepalacio.tv@gmail.com

**Kora McNaughton <kora.mcnaughton@lacity.org>**

Approval of 10912 Blix Street

1 message

Michael <mmurbarger@aol.com>
To: kora.mcnaughton@lacity.org

Sun, Mar 21, 2021 at 4:49 PM

Ms. McNaughton,

Please present my letter of support to the Council for this project.

Thank you.

Michael Murbarger
10912 Blix Street
North Hollywood, CA 91602
mmurbarger@aol.com
(310) 560-6954



image.jpg
288K



Kora McNaughton <kora.mcnaughton@lacity.org>

APPROVE 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

Michael <mmurbarger@aol.com>
To: kora.mcnaughton@lacity.org

Sun, Mar 21, 2021 at 5:32 PM

Ms. MCNaughton and Council Members,

I offer the following in direct opposition to a post that I came across against the proposed project at 10912 W. Blix St,

I again wish to voice my support to approve the proposal by Blix Equities, LLC. Their reasonable requests align with the best interests of my neighborhood as agreed to by the NoHo Neighborhood Council. Our community will benefit from the added affordable housing and rent-controlled units. I encourage the Department of City Planning to accept these waiver requests and approve this important development.

BUILDING HEIGHT: If approved, this project would not be the tallest building on the street. They requested a waiver to allow a height of only 54'. It is a verifiable fact that this building height would be less than the already approved TOC project located at [10806 Blix Street](#). Furthermore, density bonus projects permit a 56' height limit. This project is voluntarily remaining beneath its potential maximum height. Blix Street currently has several large 3 and 4 story buildings within 50 feet of this proposed project. If approved, its height and size would harmoniously fit into Blix Street and enhance our neighborhood.

PARKING: The referenced post disputes the availability of off-site street parking. I have lived at the subject property, [10912 Blix Street](#) for the past two years. I have never had any trouble finding street parking.

During the two Neighborhood Council meetings that I attended, the developers outlined their strategy to attract tenants without the need for a parking spot. They will discount rent for those who do not need parking while offering responsibly dense housing that is strategically located in close proximity to public transit. Both meetings heard from several Blix Street residents that they do not drive a car, a trend this project would encourage. I am one of those tenants. Other local residents voiced their support, and the Neighborhood Council voted in clear and unanimous support of this project. Old-fashioned NIMBY-ism should not prevent progressive, future environmentally friendly residents from much-needed housing close to public transportation.

CLASS 32 CATEGORICAL EXEMPTION: Blix Equities, LLC is asking for a Class 32 categorical exemption of an environmental impact report. This exemption requires no "significant effects relating to traffic [or] noise." The applicant conducted detailed environmental assessments alongside a formal traffic study. The studies demonstrate fulfillment of the approval criteria required for Class 32 categorical exemption. The proposed development has proven no significant negative impact on traffic, noise, or the environment.

CEQA No.: ENV-2020-4567-CE

This proposed development was produced by local stakeholders for local stakeholders. It has considered the needs of the community with the incorporation of much-needed affordable housing and strives to lead our neighborhood toward responsible and environmentally friendly growth. Local business owners, a tenant of the current existing property, and the President of the North Hollywood Neighborhood Council have provided letters of support. Although a petition of seventy-five local stakeholders has already been submitted, with this letter, please consider my resident voice urging you to approve this application.

Sincerely,

Michael Murbarger
<10912 Blix Street>
North Hollywood, CA 91602
mmurbarger@aol.com
(310) 560-6954



Kora McNaughton <kora.mcnaughton@lacity.org>

APPROVE 10912 Blix St - CPC-2020-4566-DB-HCA

2 messages

Natalie Cabayan <nataliecabayan@gmail.com>

To: kora.mcnaughton@lacity.org

Mon, Mar 22, 2021 at 7:31 AM

As a neighbor to the proposed project at 10912 W. Blix St, I wish to voice my support to approve the proposal by Blix Equities, LLC. Their reasonable requests align with the long-term interests of the neighborhood as agreed to by the NoHo Neighborhood Council. Our community will benefit from the added affordable housing and rent-controlled units. I encourage the Department of City Planning to accept these waiver requests and approve this important development.

BUILDING HEIGHT: If approved, this project would not be the tallest building on the street. They requested a waiver to allow a height of only 54'. It is a verifiable fact that this building height would be less than the already approved TOC project located at [10806 Blix Street](#). Furthermore, density bonus projects permit a 56' height limit. This project is voluntarily remaining beneath its potential maximum height. Blix Street currently has several large 3 and 4 story buildings within 50 feet of this proposed project. If approved, its height and size would harmoniously fit into Blix Street and enhance our neighborhood.

PARKING: During the two Neighborhood Council meetings, the developers outlined their strategy to attract tenants without the need for a parking spot. They will discount rent for those who do not need parking while offering responsibly dense housing that is strategically located in close proximity to public transit. Both meetings heard from several Blix Street residents that they do not drive a car, a trend this project would encourage. Local residents voiced their support, and the Neighborhood Council voted in clear and unanimous support of this project. Old-fashioned NIMBY-ism should not prevent progressive, future environmentally friendly residents from much-needed housing close to public transportation.

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CEQA No.: ENV-2020-4567-CE

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Sincerely,
A NoHo Neighbor

Kora McNaughton <kora.mcnaughton@lacity.org>
To: Natalie Cabayan <nataliecabayan@gmail.com>

Mon, Mar 22, 2021 at 3:37 PM

Thank you for your comments regarding Case No. CPC-2020-4566-DB-HCA at 10912-10914 1/2 Blix Street. Please rest assured that your email will be made part of the official case file. The decision maker on this case is the City Planning Commission, which will have the opportunity to review the entire case file, including your comments. Pursuant to the Los Angeles Municipal Code, a hearing will be held by the City Planning Commission on this case on May 27; the agenda will be available on the Planning Department website, planning.lacity.org, about a week prior, with a link to a digital version of the staff recommendation.

I will add your name to the interested parties list for this case; please provide me with your address if you would prefer to receive future notices by regular mail.

Regards,
Kora

[Quoted text hidden]

--



Kora McNaughton, AICP

Preferred Pronouns: she, her

Planning Assistant

Los Angeles City Planning

6262 Van Nuys Blvd., Room 430

Los Angeles, CA 91401

T: (818) 374-9908 | Planning4LA.org



E-NEWS



Kora McNaughton <kora.mcnaughton@lacity.org>

APPROVE 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

Pedram Sanjari <pedramsanjari@gmail.com>
To: kora.mcnaughton@lacity.org

Mon, Mar 22, 2021 at 3:18 AM

As a neighbor to the proposed project at 10912 W. Blix St, I wish to voice my support to approve the proposal by Blix Equities, LLC. Their reasonable requests align with the long-term interests of the neighborhood as agreed to by the NoHo Neighborhood Council. Our community will benefit from the added affordable housing and rent-controlled units. I encourage the Department of City Planning to accept these waiver requests and approve this important development.

BUILDING HEIGHT: If approved, this project would not be the tallest building on the street. They requested a waiver to allow a height of only 54'. It is a verifiable fact that this building height would be less than the already approved TOC project located at [10806 Blix Street](#). Furthermore, density bonus projects permit a 56' height limit. This project is voluntarily remaining beneath its potential maximum height. Blix Street currently has several large 3 and 4 story buildings within 50 feet of this proposed project. If approved, its height and size would harmoniously fit into Blix Street and enhance our neighborhood.

PARKING: During the two Neighborhood Council meetings, the developers outlined their strategy to attract tenants without the need for a parking spot. They will discount rent for those who do not need parking while offering responsibly dense housing that is strategically located in close proximity to public transit. Both meetings heard from several Blix Street residents that they do not drive a car, a trend this project would encourage. Local residents voiced their support, and the Neighborhood Council voted in clear and unanimous support of this project. Old-fashioned NIMBY-ism should not prevent progressive, future environmentally friendly residents from much-needed housing close to public transportation.

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CEQA No.: ENV-2020-4567-CE

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Sincerely,
A NoHo Neighbor



Kora McNaughton <kora.mcnaughton@lacity.org>

Blix project

1 message

Raffi Yerevanian <raffi_y@hotmail.com>
To: "kora.mcnaughton@lacity.org" <kora.mcnaughton@lacity.org>

Sun, Mar 21, 2021 at 5:11 PM

As a neighbor to the proposed project at 10912 W. Blix St, I wish to voice my support to approve the proposal by Blix Equities, LLC. Their reasonable requests align with the long-term interests of the neighborhood as agreed to by the NoHo Neighborhood Council. Our community will benefit from the added affordable housing and rent-controlled units. I encourage the Department of City Planning to accept these waiver requests and approve this important development.

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President of the North Hollywood Neighborhood Council has provided letters of support. Although a petition of seventy-five local stakeholders has already been submitted, with this letter, please consider my resident voice urging you to approve this application.

Sincerely,
A NoHo Neighbor



Kora McNaughton <kora.mcnaughton@lacity.org>

APPROVE 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

Ralph Gimmer <ralph.gimmer@icloud.com>
To: kora.mcnaughton@lacity.org

Sun, Mar 21, 2021 at 8:45 PM

As a neighbor to the proposed project at 10912 W. Blix St, I wish to voice my support to approve the proposal by Blix Equities, LLC. Their reasonable requests align with the long-term interests of the neighborhood as agreed to by the NoHo Neighborhood Council. Our community will benefit from the added affordable housing and rent-controlled units. I encourage the Department of City Planning to accept these waiver requests and approve this important development.

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Sincerely,
A NoHo Neighbor



Kora McNaughton <kora.mcnaughton@lacity.org>

APPROVE 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

Sally B <ssahagian@gmail.com>
To: kora.mcnaughton@lacity.org

Sun, Mar 21, 2021 at 5:38 PM

Hello,

As a neighbor to the proposed project at 10912 W. Blix St, I wish to voice my support to approve the proposal by Blix Equities, LLC. Their reasonable requests align with the long-term interests of the neighborhood as agreed to by the NoHo Neighborhood Council. Our community will benefit from the added affordable housing and rent-controlled units. I encourage the Department of City Planning to accept these waiver requests and approve this important development.

BUILDING HEIGHT: If approved, this project would not be the tallest building on the street. They requested a waiver to allow a height of only 54'. It is a verifiable fact that this building height would be less than the already approved TOC project located at [10806 Blix Street](#). Furthermore, density bonus projects permit a 56' height limit. This project is voluntarily remaining beneath its potential maximum height. Blix Street currently has several large 3 and 4 story buildings within 50 feet of this proposed project. If approved, its height and size would harmoniously fit into Blix Street and enhance our neighborhood.

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CEQA No.: ENV-2020-4567-CE

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Hollywood Neighborhood Council has provided letters of support. Although a petition of seventy-five local stakeholders has already been submitted, with this letter, please consider my resident voice urging you to approve this application.

Sincerely,
Sally - A NoHo Neighbor



Kora McNaughton <kora.mcnaughton@lacity.org>

No Waivers for 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

Sam Alexander <sami.alexander@me.com>
To: kora.mcnaughton@lacity.org

Sat, Mar 20, 2021 at 9:41 PM

As a neighbor to the proposed project at 10912 W. Blix St, I am concerned about the waivers the developers Blix Equities, LLC are asking for, and I encourage the Department of City Planning to reject these waiver requests.

Their requested waiver to allow a height of 54' instead of the 45' permitted would seemingly make it the tallest building on the block; the neighborhood mostly consists of 1-3 story buildings, not the proposed 5 stories.

The parking waiver is an insult to anyone who currently lives and parks on this street and will drastically change the environment of this neighborhood.

Blix Equities, LLC is asking for a Class 32 categorical exemption of an environmental impact report, but this exemption requires no "significant effects relating to traffic [or] noise." The proposed development would negatively impact traffic by only providing 16 parking spaces for 18 units. In Los Angeles, 18 units could easily mean upwards of 30 cars. THIS IS RIDICULOUS!

CEQA No.: ENV-2020-4567-CE

This proposed development is a terrible opening offer and completely disregards the needs of the neighborhood. We need more housing, but developers shouldn't be allowed to break all the rules in an attempt to squeeze out every possible penny of profit.

Please feel free to call me at any time
626.319.5654

Sincerely,
Sam Alexander
[10919 1/2 Camarillo St.](https://www.google.com/maps/place/10919+1/2+Camarillo+St.+Camarillo,+CA+93010/@34.41111,-118.60111,17z)

Sent from my iPhone



Kora McNaughton <kora.mcnaughton@lacity.org>

APPROVE 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

Saro <sarochem@gmail.com>
To: kora.mcnaughton@lacity.org

Sun, Mar 21, 2021 at 7:03 PM

As a neighbor to the proposed project at 10912 W. Blix St, I wish to voice my support to approve the proposal by Blix Equities, LLC. Their reasonable requests align with the long-term interests of the neighborhood as agreed to by the NoHo Neighborhood Council. Our community will benefit from the added affordable housing and rent-controlled units. I encourage the Department of City Planning to accept these waiver requests and approve this important development.

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--
Saro



Kora McNaughton <kora.mcnaughton@lacity.org>

No Waivers for 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

Stavroula Spiliotis <stavroulagdspiliotis@gmail.com>
To: kora.mcnaughton@lacity.org

Wed, Mar 24, 2021 at 11:05 PM

As a neighbor to the proposed project at 10912 W. Blix St, I am concerned about the waivers the developers Blix Equities, LLC are asking for, and I encourage the Department of City Planning to reject these waiver requests.

Their requested waiver to allow a height of 54' instead of the 45' permitted would seemingly make it the tallest building on the block; the neighborhood mostly consists of 1-3 story buildings, not the proposed 5 stories.

The parking waiver is an insult to anyone who currently lives and parks on this street and will drastically change the environment of this neighborhood.

Blix Equities, LLC is asking for a Class 32 categorical exemption of an environmental impact report, but this exemption requires no "significant effects relating to traffic [or] noise." The proposed development would negatively impact traffic by only providing 16 parking spaces for 18 units. In Los Angeles, 18 units could easily mean upwards of 30 cars.

CEQA No.: ENV-2020-4567-CE

This proposed development is a terrible opening offer and completely disregards the needs of the neighborhood. We need more housing, but developers shouldn't be allowed to break all the rules in an attempt to squeeze out every possible penny of profit.

Sincerely,
A NoHo Neighbor



Kora McNaughton <kora.mcnaughton@lacity.org>

Yes allow Waivers for 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

Stephen Volz <gerard5@earthlink.net>
Reply-To: Stephen Volz <gerard5@earthlink.net>
To: kora.mcnaughton@lacity.org
Cc: gerard5 <gerard5@earthlink.net>

Sat, Mar 20, 2021 at 6:56 AM

kora.mcnaughton@lacity.org

I support this development

It's a TOC "Transit Oriented Community" Development.

It doesn't require the same parking and they will be given density and height credits for affordable units.
we need housing like this

Stephen Gerard Volz
4420 Troost Ave
North Hollywood Ca 91602
cell # 818 692-0341
email gerard5@earthlink.net



Kora McNaughton <kora.mcnaughton@lacity.org>

APPROVE 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

Tamar Cabayan <tcabayan@googlemail.com>
To: kora.mcnaughton@lacity.org

Sun, Mar 21, 2021 at 7:34 PM

To Whom It May Concern:

As a neighbor to the proposed project at 10912 W. Blix St, I wish to voice my support to approve the proposal by Blix Equities, LLC. Their reasonable requests align with the long-term interests of the neighborhood as agreed to by the NoHo Neighborhood Council. Our community will benefit from the added affordable housing and rent-controlled units. I encourage the Department of City Planning to accept these waiver requests and approve this important development.

BUILDING HEIGHT: If approved, this project would not be the tallest building on the street. They requested a waiver to allow a height of only 54'. It is a verifiable fact that this building height would be less than the already approved TOC project located at [10806 Blix Street](#). Furthermore, density bonus projects permit a 56' height limit. This project is voluntarily remaining beneath its potential maximum height. Blix Street currently has several large 3 and 4 story buildings within 50 feet of this proposed project. If approved, its height and size would harmoniously fit into Blix Street and enhance our neighborhood.

PARKING: During the two Neighborhood Council meetings, the developers outlined their strategy to attract tenants without the need for a parking spot. They will discount rent for those who do not need parking while offering responsibly dense housing that is strategically located in close proximity to public transit. Both meetings heard from several Blix Street residents that they do not drive a car, a trend this project would encourage. Local residents voiced their support, and the Neighborhood Council voted in clear and unanimous support of this project. Old-fashioned NIMBY-ism should not prevent progressive, future environmentally friendly residents from much-needed housing close to public transportation.

CLASS 32 CATEGORICAL EXEMPTION: Blix Equities, LLC is asking for a Class 32 categorical exemption of an environmental impact report. This exemption requires no "significant effects relating to traffic [or] noise." The applicant conducted detailed environmental assessments alongside a formal traffic study. The studies demonstrate fulfillment of the approval criteria required for Class 32 categorical exemption. The proposed development has proven no significant negative impact on traffic, noise, or the environment.

CEQA No.: ENV-2020-4567-CE

This proposed development was produced by local stakeholders for local stakeholders. It has considered the needs of the community with the incorporation of much-needed affordable housing and strives to lead our neighborhood toward responsible and environmentally friendly growth. Local business owners, a tenant of the current existing property, and the President of the North

Hollywood Neighborhood Council have provided letters of support. Although a petition of seventy-five local stakeholders has already been submitted, with this letter, please consider my resident voice urging you to approve this application.

Sincerely,
A NoHo Neighbor



Kora McNaughton <kora.mcnaughton@lacity.org>

APPROVE 10912 Blix St - CPC-2020-4566-DB-HCA

1 message

Yasamin Soltanianzadeh <ysoltanian@gmail.com>
To: kora.mcnaughton@lacity.org

Mon, Mar 22, 2021 at 7:18 AM

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Sincerely,
A NoHo Neighbor

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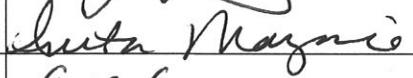
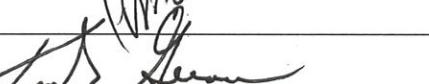
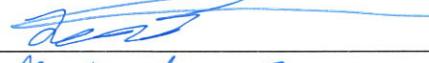
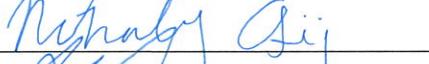
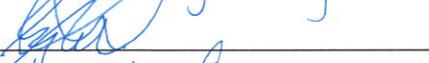
Yasamin Soltanianzadeh, M.D.
Simulation Fellow
Department of Emergency Medicine
Mount Sinai Morningside West

PETITION SUPPORTING BLIX APARTMENTS

This campaign represents the widespread support of BLIX APARTMENTS organized by and voiced on behalf of its neighborhood residents. We advocate in favor of the proposed 5-story 18-unit apartment building located at 10912 Blix Street for its ideal scale, design and proportion to surrounding properties. We take great pride in our community. Approving the development of this high-density apartment will positively contribute to the security and desirability of our neighborhood. Its proximity to public transportation will attract future residents in need of such housing, strengthen local institutions and progress our responsible growth. We, the undersigned of this petition, support BLIX APARTMENTS as proposed. Approving BLIX APARTMENTS would demonstrate your regard toward the electorate.

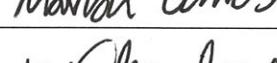
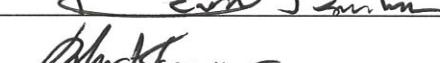
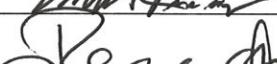
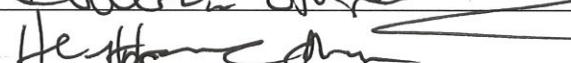
PRINT NAME	SIGNATURE	DATE
1. Mario Marquez	Mario Marquez	9-12-20
2. Namrata Marupudi	Namrata Marupudi	9-12-20
3. Kyle Ohta	Kyle Ohta	09/12/2020
4. Shawnette Wilson	Shawnette Wilson	9-12-2020
5. Georgia Christodoulou	Georgia Christodoulou	9/12/20
6. Giovanni Gavrilcz	Giovanni Gavrilcz	9/12/20
7. Renel de los Reyes	Renel de los Reyes	9/12/20
8. Abi Grossnickle	Abi Grossnickle	9/13/20
9. Rosemarie Samuels	Rosemarie Samuels	9/13/20
10. Frank Perez	Frank Perez	9/13/20
11. Joseph Vige	Joseph Vige	9/13/20
12. Vergil Aviles	Vergil Aviles	9/13/20
13. Godfrey Green	Godfrey Green	9/13/20
14. Sara Petty	Sara Petty	9/13/20
15. Jennifer Lindsey-Perez	Jennifer Lindsey-Perez	9/13/20
16. Cesar	Cesar	9/13/20
17. ESTHELLE ETIENNE BOISVERT	ESTHELLE ETIENNE BOISVERT	9/13/2020
18. Juan Galván	Juan Galván	9/13/20
19. Miguel Quiroz	Miguel Quiroz	9/14/20
20. Mun S. Cho	Mun S. Cho	9/14/20
21. Raffi Yeressian	Raffi Yeressian	9/14/20
22. Ashot CHIRIM A.U.	Ashot CHIRIM A.U.	9/14/2020
23. Armen Makayev	Armen Makayev	9/14/2020

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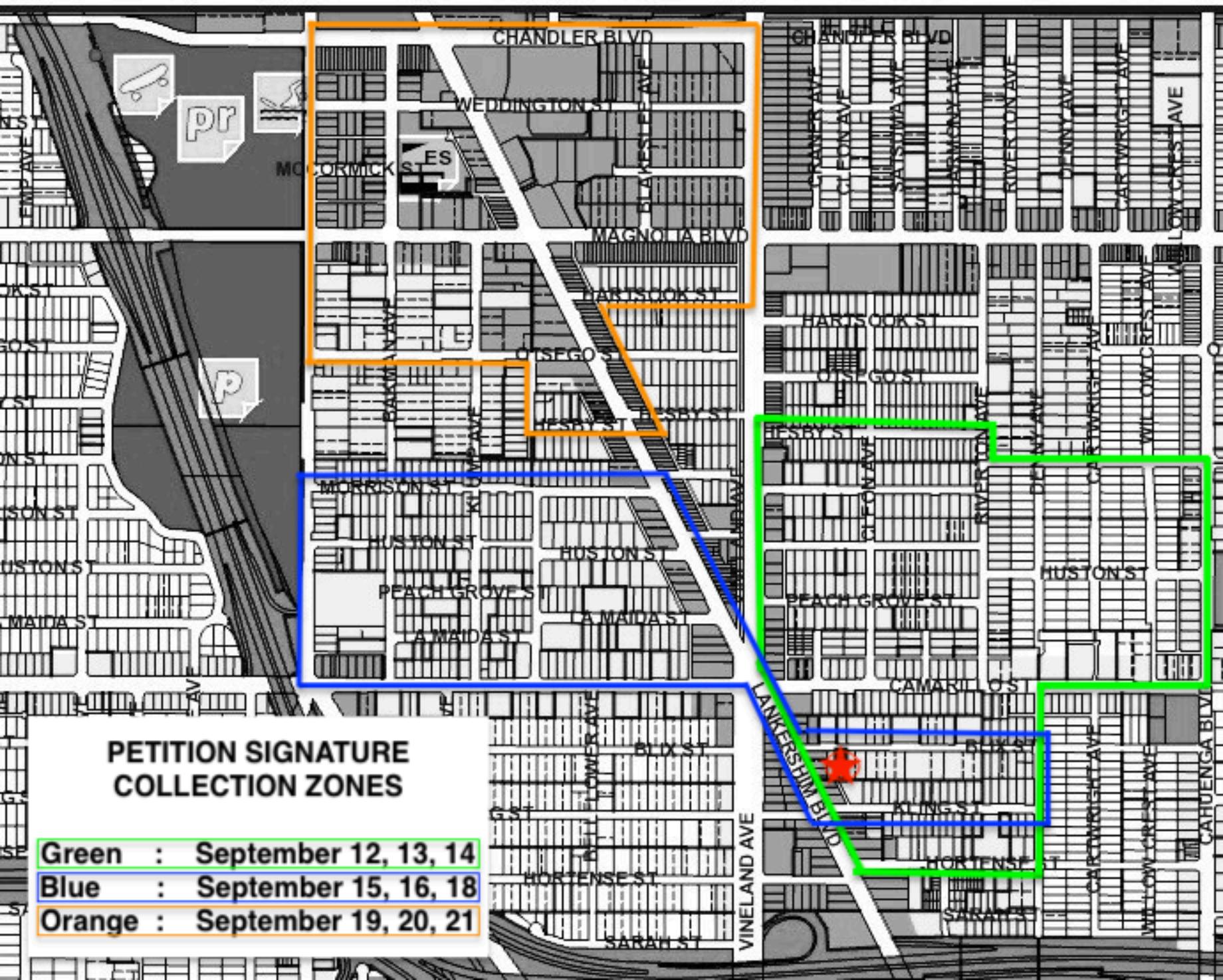
24. SHAHEN SHARINIAN		9.14.2020
25. Chay Jinger		9/14/20
26. Samuel Soraia		9/14/20
27. Lizzie Poet		9/14/20
28. Anita Maronie		9.14.20
29. Emily Close		9.14.20
30. Amronov Victor		9.14.20
31. Kirk Geron		9.14.20
32. Michael Gibson		9/14/20
33. Joseph Almaraz		9/15/2020
34. Jessi Tobin		9/15/2020
35. Marc Chernoff		9/15/2020
36. Juan Carlos Lopez		9/16/2020
37. Daniel Garcia		9/16/2020
38. Karen Kenly		9/16/2020
39. Sean Lin		9/16/2020
40. Kevin Perez		9/16/2020
41. Joan Christodoulou		9/16/2020
42. Briana Zurich		9/16/20
43. Michael Diaz		9/16/20
44. Karla Ramirez		9/16/20
45. Jesus Rojas		9/16/20
46. Narmaly Asij		9/16/20
47. Moreno Kizbeth		9/16/20
48. Loretta Greene		9.17.20
49. Sean Adams		9/18/20

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50.	Brian Fox		9/18/20
51.	R. Vuccio		9/18/20
52.	M. Molina		9/19/20
53.	Brenda Orelas		9/19/20
54.	Tal Verna		9/19/20
55.	Osvaldo Soto		9/19/20
56.	FERNANDO BENGALANGA		9/19/20
57.	Angel Almoceda		9/19/2020
58.	Marlon Lemus		9/19/2020
59.	Whitney Alderman		09-19-2020
60.	LEONOR RONAYAN		09-19-2020
61.	Kevin Adele		09-19-2020
62.	Katie Crandall		09-19-2020
63.	Ronja Selbke		9/20/20
64.	Ronja Selbke		9/20/20
65.	Lindsay Selbke		9-20-20
66.	Ziyad Selberg		9/20/20
67.	Deean Jarishan		9-20-2020
68.	Rohit Kumar		9-20-20
69.	Ranja Othman		9-20-2020
70.	Raweney Othman		9-20-2020
71.	Hejtham Othman		9-20-2020
72.	Brittany Bass		9/21/20
73.	Mercedes Aponte		9/21/2020
74.	Kris Lewis		9/29/20
75.	Michael Marberger		9/29/20

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PETITION SIGNATURE COLLECTION ZONES

- Green : September 12, 13, 14**
- Blue : September 15, 16, 18**
- Orange : September 19, 20, 21**