



## DEPARTMENT OF CITY PLANNING

### APPEAL REPORT

#### City Planning Commission

**Date:** October 25, 2018

**Time:** After 8:30 a.m. \*

**Place:** Van Nuys Council Chamber  
14410 Sylvan Street, 2<sup>nd</sup> Floor  
Van Nuys, CA 91401

**Public Hearing:** Required

**Appeal Status:** Not further  
appealable

**Expiration Date:** November 2, 2018

**Case No.:** DIR-2017-1073-TOC-1A

**CEQA No.:** ENV-2017-1074-CE

**Incidental Cases:** None

**Related Cases:** None

**Council No.:** 4 – Ryu

**Plan Area:** Hollywood

**Specific Plan:** None

**Certified NC:** Hollywood Hills West

**GPLU:** High Medium Residential

**Zone:** [Q]R4-1VL

**Applicant:** Brian Prince, B.D.O.G., Inc.

**Representative:** Warren Techentin, Warren  
Techentin Architecture  
[WTARCH]

**Appellant:** Georgeanna Walden on behalf of  
tenants at 1916-1918 North  
Whitley Avenue (Evan Ponter,  
Jared Hungerford, Matraysa  
Derricao, Waylon Jaime, Erin  
Crawford, Scott Sheiko,  
Pollyanna Gorder, Marie-Eve &  
Amram Partouche, and Terry  
Edwards)

**PROJECT LOCATION:** 1920-1922 N. Whitley Ave.

**PROPOSED PROJECT:** Demolition of an existing triplex; and construction, use and maintenance of a new five-story, multi-family residential building containing 24 dwelling units, of which 3 units will be set aside for Extremely Low Income Households. The proposed building will be 66 feet, 7 inches in height, as measured from grade to the top of the parapet, and contain approximately 18,605 square feet of floor area. The project will provide a total of 25 automobile parking spaces within a two-level subterranean parking garage, 2 short-term bicycle parking spaces in the front yard, and 24 long-term spaces at the P1 level of the garage. There will be a total of 2,187 square feet of open space.

**REQUEST:** Appeal of the following director of Planning's Determination:

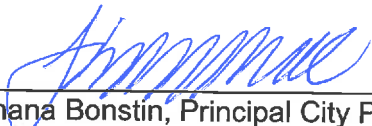
1. Determine based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Statute and Guidelines, Article 19, Section 15332 (Urban In-Fill Development), and there is no substantial evidence


- demonstrating that an exception to a categorical exemption pursuant to State CEQA Statute and Guidelines, Section 15300.2 applies; and
2. Approve with Conditions a 70-percent increase in density consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 3 project totaling 24 dwelling units, reserving 3 units for Extremely Low Income Household occupancy for a period of 55 years, with the following 3 Additional Incentives:
    - a. Side Yard. A 29-percent reduction to permit a northerly side yard of 5 feet, 8 inches and a 27-percent reduction to permit a southerly side yard of 5 feet, 10 inches in lieu of minimum 8 feet otherwise required;
    - b. Open Space. A 25-percent reduction to permit minimum 2,006.25 square feet of open space in lieu of minimum 2,675 square feet otherwise required; and
    - c. Height. A 21-foot, 7-inch increase in height to permit 66 feet, 7 inches of maximum building height in lieu of maximum 45 feet otherwise permitted.

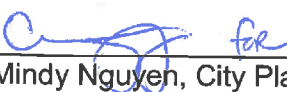
**RECOMMENDATION:**

1. **Deny** the appeal;
2. **Determine**, based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Statute and Guidelines, Article 19, Section 15332 (Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Statute and Guidelines, Section 15300.2 applies;
3. **Sustain** the Director of Planning's Determination to conditionally approve the TOC Affordable Housing Incentive Program request to allow a 70-percent increase in density consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 3 project totaling 24 dwelling units, reserving 3 units for Extremely Low Income Household occupancy for a period of 55 years, with the following 3 Additional Incentives:
  - a. Side Yard. A 29-percent reduction to permit a northerly side yard of 5 feet, 8 inches and a 27-percent reduction to permit a southerly side yard of 5 feet, 10 inches in lieu of minimum 8 feet otherwise required;
  - b. Open Space. A 25-percent reduction to permit minimum 2,006.25 square feet of open space in lieu of minimum 2,675 square feet otherwise required; and
  - c. Height. A 21-foot, 7-inch (2 stories) increase in height to permit 66 feet, 7 inches of maximum building height in lieu of maximum 45 feet otherwise permitted; and
4. **Adopt** the Director of Planning's Conditions of Approval, Findings and Exhibit "A," as modified herein.

VINCENT P. BERTONI, AICP  
Director of Planning

  
Shana Bonstin, Principal City Planner

  
Christina Toy Lee, Senior City Planner

  
Mindy Nguyen, City Planner

  
Nuri Cho, City Planning Associate

**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 *Central Los Angeles Area Planning 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 its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than seven (7) working days prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

**TABLE OF CONTENTS**

Appellate Decision Body ..... 5

Project Summary ..... 5

Modified Findings and Exhibit “A” ..... 5

Background ..... 5

The Appeal/Staff Responses ..... 6

Staff Recommendation ..... 11

Exhibits:

- A. Director of Planning’s Letter of Determination
- B. Approved Plans Exhibit “A”
- C. Appeal Documents
- D. Modified Plans Revised Exhibit “A”
- E. Vicinity and ZIMAS Maps
- F. Affidavit of Mailing
- G. Whitley Heights HPOZ Map
- H. Whitley Heights Historical District Map
- I.a. Phase I Historic Resource Assessment Report
- I.b. Addendum to the Phase I Historic Resource Assessment Report
- J. HCID AB 2556 Determination and Correspondence
- K. LADOT Preferential Parking District No. 99
- L. Hillside Referral Form
- M. LADOT Traffic Study Exemption Thresholds and Correspondence

## APPEAL REPORT

### **Appellate Decision Body**

On August 17, 2018, the Director of Planning determined that the project is exempt from CEQA pursuant to State CEQA Statute and Guidelines, Article 19, Section 15332 (Urban In-Fill Development), and conditionally approved the Transit Oriented Communities (TOC) Affordable Housing Incentive Program request including a 70-percent increase in density and three Additional Incentives for reduced side yard setbacks and open space, and increased building height under Case No. DIR-2017-1073-TOC (Exhibits A and B). On September 4, 2018, the Director's Determination was appealed by tenants of the adjacent building located at 1916-1918 N. Whitley Ave (Exhibit C).

Pursuant to Sections 12.22 A.31 and 12.22 A.25(g) of the Los Angeles Municipal Code (LAMC), appeals of TOC Affordable Housing Incentive Program requests are heard by the City Planning Commission. The appellate decision of the City Planning Commission is final and not further appealable to the City Council.

### **Project Summary**

The proposed project is the demolition of an existing triplex; and the construction, use and maintenance of a new five-story, multi-family residential building containing 24 dwelling units, of which 3 units will be set aside for Extremely Low Income Households. The proposed building will be 66 feet, 7 inches in height and contain approximately 18,605 square feet of floor area. The project will provide a total of 25 automobile parking spaces within a two-level subterranean parking garage, 2 short-term bicycle parking spaces in the front yard, and 24 long-term spaces at the P1 level of the garage. There will be a total of 2,187 square feet of open space comprised of a 465-square-foot ground floor outdoor area in the rear, 1,422-square-foot roof deck, and 300 square feet of private balcony and patio space.

### **Modified Findings and Exhibit "A"**

At the time of the issuance of the Director's Letter of Determination dated August 17, 2018, 28 parking spaces were proposed as part of the project. After the issuance of the Letter of Determination, the applicant modified the project to provide 25 automobile parking spaces in lieu of 28 spaces in order to provide additional storage space in the parking garage. The proposed 25 spaces still complies with the minimum requirement of 12 spaces per the TOC Affordable Housing Incentive Program, and no changes to the Conditions of Approval in the Letter of Determination are required. The modified plans reflecting the updated 25 parking spaces are included as Modified Plans Revised Exhibit "A" in Exhibit D of this report. Staff recommends that all references to 28 parking spaces in the Findings in the Letter of Determination dated August 17, 2018 be modified to 25 parking spaces and approval of Revised Exhibit "A."

### **Background**

The project site consists of a sloped, rectangular-shaped lot with 50 feet of street frontage along the easterly side of Whitley Avenue and a uniform depth of 160 feet, for a total lot size of 8,000 square feet. The project site is located within the Hollywood Community Plan, zoned [Q]R4-1VL, and designated for High Medium Residential land uses. The project site is located within 2,640 feet from the Hollywood/Highland and Hollywood/Vine Metro Red Line Stations, which qualifies

the site as Tier 3 of the TOC Affordable Housing Incentive Program (Exhibit E). The project site is located approximately 850 feet southwest of the 101 Freeway.

The site is not located within the boundaries of or subject to any specific plan, community design overlay, or interim control ordinance. The site is currently improved with a triplex that was constructed in 1922 and is subject to the Rent Stabilization Ordinance (RSO). The project site is located within the City of Los Angeles Transit Priority Area, Hillside Area, Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, Alquist-Priolo Fault Zone and Bureau of Engineering (BOE) Special Grading Area.

The surrounding properties are zoned [Q]R4-2, [Q]R4-1VL, RD1.5-1XL, [T][Q]R4-1VL-HPOZ and R1-1-HPOZ, and improved with single- and multi-family residential developments. The project site is located approximately 125 feet east of the Whitley Heights Historic Preservation Overlay Zone.

### **The Appeal/Staff Responses**

The following is a summary of the appeal and staff responses.

**Appeal Point 1:** *The appellant nor the residents of 1916-1918 Whitley Ave., which abuts 1920 Whitley to the south, received any sort of official notice whatsoever regarding this project, the appeals process or the appeals deadline.*

**Staff Response:** The public noticing requirement for the TOC Affordable Housing Incentive Program is set forth in LAMC Sections 12.22 A.31(e) and 12.22 A.25(g)(2)(i)d.

Pursuant to LAMC Section 12.22 A.31(e): *Application for the TOC Incentives shall be made on a form provided by the Department of City Planning and shall follow the procedures outlined in LAMC Section 12.22 A.25(g).*

Pursuant to LAMC Section 12.22 A.25(g)(2)(i)d: *Transmittal of Written Decision. Within three business days of making a decision, the Director shall transmit a copy by First Class Mail to the applicant and to all owners of properties abutting, across the street or alley from, or having a common corner with the subject property, and to the local Certified Neighborhood Council. (emphasis added)*

As prescribed in LAMC and shown in Affidavit of Mailing (Exhibit F), a copy of the Letter of Determination was mailed to all owners of properties abutting, across the street or alley from, or having a common corner with the subject property at 1920 N. Whitley Ave., in addition to the applicant and the local Certified Neighborhood Council on August 17, 2018. Therefore, the Director of Planning did not err in public noticing of the Letter of Determination.

**Appeal Point 2:** *The project has sufficient space to provide more parking spaces (between 32 and 65) than the 28 spaces proposed. The project is not being constructed with the goal of increasing or fostering the use by its tenant of public transportation. With 28 parking spaces and potentially additional spaces in the future, it appears that the developer is taking advantage of the TOC/JJJ without either sharing its goals or making a real effort to implement them.*

**Staff Response:** Measure JJJ directed a TOC Affordable Housing Incentive Program, which establishes a tier-based system with varying development bonuses and incentives based on a project's distance from different types of transit and percentage of affordable housing provided. Measure JJJ and TOC Affordable Housing Incentive Program foster the idea of transit-oriented development by encouraging and incentivizing compact, dense, urban spaces around transit stations.

The project site is located within 2,640 feet from the Hollywood/Highland and Hollywood/Vine Metro Red Line Stations, which qualifies the site as Tier 3 of the TOC Affordable Housing Incentive Program. The project is allowed to increase the density by 70 percent as long as it sets aside a minimum of 10 percent, or three (3) units, of the total of 24 dwelling units for Extremely Low Income Households. In addition, the TOC Affordable Housing Incentive Program allows up to three (3) Additional Incentives for setting aside at least 21 percent, or three (3) units, of the 14 base density units. As such, the project provides a higher density residential development with affordable housing near transit, and meets the goals of Measure JJJ and the TOC Affordable Housing Incentive.

With regards to the number of parking spaces, the TOC Affordable Housing Incentive Program requires a minimum of 0.5 automobile parking spaces per dwelling unit for Housing Development Projects located in Tier 3. The project contains a total of 24 dwelling units, **which requires a total of 12 parking spaces**. Since the issuance of the Letter of Determination on August 17, 2018, the applicant modified the project to provide 25 parking spaces, in lieu of the originally proposed 28 spaces, to provide additional storage space on site. It should be noted that while the TOC Affordable Housing Incentive Program sets a minimum parking requirement, it does not limit the maximum number of parking spaces. The reduced parking requirement is intended to reduce ownership and usage of private vehicles and encourage other modes of transportation. However, as the appellant mentions, there is a limited number of on-street parking spaces available on Whitley Avenue north of Franklin Avenue, and there are existing buildings that do not provide on-site parking. The applicant proposes 25 parking spaces, at a ratio of approximately one (1) space per dwelling unit, to be able to provide on-site parking for its residents, thereby alleviating impacts on street parking.

Furthermore, the TOC Affordable Housing Incentive Program allows unbundling of parking spaces, which means parking spaces may be sold or rented separately from the units, with the exception of all Restricted Affordable Units which shall include any required parking in the base rent or sales price, as verified by HCIDLA; however, the TOC Program or the Municipal Code does not contain any provision regarding assignment of parking spaces, regardless of whether or not they are affordable or market-rate.

The appellant contends that the proposed building has sufficient space to accommodate additional automobile parking spaces and that the applicant intends to provide more parking spaces than currently proposed. As shown in Exhibit D, spaces that are not occupied by any of the 25 spaces are taken up by stairways, elevator shaft, driveway, ramp, lobby area, electric equipment

and control rooms, access space as required by the Los Angeles Fire Department and Department of Public Works, access isles for parking spaces as required by American Disability Act Standards for Accessible Design, storage space, trash and recycling room, bicycle parking stalls, and backup area and access aisle for internal circulation as required by the Department of Building and Safety. As such, there are no additional space within the parking garage to accommodate more parking spaces than 25 as otherwise proposed by the project, nor is there any requirement that the project must provide more than 12 parking spaces.

**Appeal Point 3:** *The demolition of 1920 Whitley Ave. will remove from the neighborhood a charming and historic building and permanently alter the character of historic Whitley Heights.*

**Staff Response:** As shown in the Whitley Heights Historic Preservation Overlay Zone (HPOZ) Map (Exhibit G) and Whitley Heights Historical District Map (Exhibit H), and as confirmed by the Department of City Planning, Office of Historic Resources, the project site is not located within or directly adjacent to the Whitley Heights HPOZ or the Whitley Heights National Register Historic District. Furthermore, a Phase I Historic Resource Assessment Report (HRA Report) was prepared on September 1, 2017 by ASM Affiliates (Exhibit I.a.). The HRA Report evaluated the existing two-story triplex building that was built in 1922 and determined that the property is not listed in national, state or local registers as a historical resource, individually eligible as a historical resource, eligible as a contributor to any historic district or potential historic district, or identified in SurveyLA or any other survey as a potential historical resource. The Office of Historic Resources reviewed the HRA Report and concurred with the analysis and conclusion that the subject property is not a historical resource on September 7, 2017.

The appellant also submitted an Addendum to the HRA Report, dated October 1, 2018 and prepared by ASM Affiliates (Exhibit I.b.), which concludes that the proposed project does not have the potential to result in an adverse visual impact on the Whitley Heights HPOZ, as the project site is not visible from the HPOZ due to the combination of trees and large buildings that obstruct the view. The Office of Historic Resources reviewed the Addendum and concurred with the analysis and conclusion that the proposed project will not have an impact on the Whitley Heights HPOZ on October 9, 2018.

Lastly, the appellant has not submitted any substantial evidence demonstrating that the subject property is a historical resource. Therefore, the demolition of existing buildings will not have a significant impact on a historical resource, Whitley Heights HPOZ or the Whitley Heights National Register Historic District.

**Appeal Point 4:** *The demolition of 1920 Whitley Ave. will eliminate three units that are rent controlled in perpetuity. The proposed low-income units will not retain that designation in perpetuity, but will eventually expire. The project will not provide a net increase affordable housing, and will decrease it in the long run, by exchanging three permanently RSO units for three low-income units whose designation as such will ultimately expire.*



**Staff Response:** The project site is currently developed with a triplex that is subject to the Rent Stabilization Ordinance (RSO). The applicant proposes to demolish the triplex and construct a new apartment containing 24 dwelling units of which three (3) units will be set aside for Extremely Low Income Households. California Government Code Sections 65915 and 65915.5, as amended by Assembly Bill (AB) 2222 and 2556, require owners of density bonus projects resulting in a loss of existing and in some cases, prior existing housing units, to replace these units on a one-for-one-basis, and extends the affordability period of all density bonus projects from 30 years to 55 years from the date of Certificate of Occupancy. Per the AB 2556 Determination from the Housing + Community Investment Department (HCID) dated June 5, 2017 and email correspondence from HCID dated October 25, 2017, the three (3) existing units need to be replaced with two (2) units restricted to Very Low Income Households and one (1) unit restricted to Low Income Households (Exhibit J). These replacement units must be of equivalent size or type, or both, as the rental units. The project will provide three (3) affordable units for Extremely Low Income Households, which will replace the three (3) existing rent-controlled units, thereby satisfying the AB 2556 requirement.

Additionally, pursuant to LAMC Section 151.28 A., all 24 units are subject to the RSO if these units are offered for rent within five years of the date the three existing RSO rental unit were withdrawn from rental housing market, unless: (1) the applicant demonstrates undue financial hardship; (2) the project sets aside at least 20 percent, or five units, of the total 24 units for affordable housing; or (3) the owner occupied the demolished building for three years prior to the demolition of the building. HCID will determine whether or not the entire project is subject to the RSO.

As such, state law does not require an affordability period of more than 55 years, and the project is still subject to the provisions in the RSO for demolishing the existing RSO units.

**Appeal Point 5:** *A five-story building on the grade will be more likely a six-story building from our viewpoint, not even taking into consideration additional utility structures and plants that appear to be planned for the roof.*

**Staff Response:** The TOC Affordable Housing Incentive Program allows a height increase of up to 22 additional feet in Tier 3 in exchange for setting aside at least 21 percent, or three (3) units, of the 14 base density units for Extremely Low Income Households. The project site is zoned [Q]R4-1VL, which allows a maximum building height of 45 feet. The applicant requests an Additional Incentive to allow a 21-foot, 7-inch increase in height to permit 66 feet, 7 inches of maximum building height, as measured from grade to the top of the parapet, in lieu of the maximum 45 feet otherwise permitted. The project proposes roof structures housing stairways and an elevator, which will be 7 feet, 5 inches high above the top of the parapet. However, pursuant to LAMC Section 12.21.1 B.3., any roof structure housing stairs or elevators may exceed the building height limit by up to 10 feet in height where height is limited to 45 feet. Therefore, the proposed building height is within the

maximum permitted per the [Q]R4-1VL Zone and the TOC Affordable Housing Incentive Program.

In addition, State Senate Bill 743 precludes a lead agency from finding that a project will result in aesthetic impacts, including shade/shadow impacts, when a project is located within a transit priority area. A transit priority area is defined as an area within one-half mile of a major transit stop that is existing or planned. Section 21064.3 of the Public Resources Code (PRC) defines a "major transit stop" as a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. For purposes of Section 21099 of the PRC, a transit priority area also includes major transit stops in the City of Los Angeles that are scheduled to be completed within the planning horizon of the Southern California Association of Governments (SCAG) Regional Transportation Plan / Sustainable Community Strategy (RTP/SCS). The project site is located within one-half mile of the Hollywood/Highland and Hollywood/Vine Metro Red Line Stations, which meet the definition of a major transit stop per Section 21064.3 of the PRC. As such, the proposed project is located in a transit priority area, and aesthetic impacts, including those relating to shade and shadow, shall not be considered significant impacts by the lead agency.

**Appeal Point 6:** *There are approximately 20 [street] parking spaces available on Whitley Ave. above Franklin Ave. At the same time, there are approximately 130 units in the same area whose buildings do not have parking. The addition of 28 (or more) vehicles and guests' vehicles will only compound the problem of living in an area that was never designed or properly planned to support the current density of vehicular traffic.*

**Staff Response:** As previously mentioned, while the minimum parking requirement per TOC is 12 spaces at a ratio of 0.5 spaces per dwelling unit, the applicant proposes 25 parking spaces on-site at a ratio of approximately one (1) space per dwelling unit. This will help alleviate impacts on street parking, as the project residents will have parking spaces available on site. Furthermore, the project site is located in the Los Angeles Department of Transportation (LADOT) Preferential Parking District No. 99, which requires residents within the District to purchase a parking permit to be able to park on streets with parking restrictions (Exhibit K).

Whitley Avenue, adjacent to the subject property, is designated as a Standard Hillside Limited Street with a designated right of way width of 36 feet and roadway width of 28 feet. According to the Department of Building and Safety/Public Works Preliminary Referral Form for Baseline Hillside Ordinance (Hillside Referral Form), signed by the Department of Public Works staff on March 6, 2017 (Exhibit L), Whitley Avenue is currently improved to a right-of-way width of 60 feet and roadway width of 39 feet, which exceeds the minimum designated width requirements by 24 feet and 11 feet, respectively, and therefore is designed and improved to support more traffic than what was planned for for a Standard Hillside Limited Street. In addition, the Hillside Referral Form indicates that no dedication or improvement is required along

the street adjacent to the subject site. Lastly, the LADOT Traffic Study Exemption Thresholds (Exhibit M) provides a table that serves as an initial filter when assessing the need for a proposed development project to prepare a traffic impact study. If a project scope is less than the threshold identified in the table, then a traffic study is not required. The proposed 24-unit apartment project is below the threshold of 36 dwelling units for an apartment project, and is therefore not required to provide a traffic study. Per LADOT's email correspondence (Exhibit M), it is presumed that if a project does not meet the threshold to prepare a traffic study, the project will not have any significant impacts. Therefore, the addition of 25 vehicles is not expected to have a significant impact on the public right-of-way or street parking.

**Appeal Point 7:** *If the proposed project is approved, other abutting properties will be demolished and redeveloped in a manner similar to the plans proposed at 1920 N. Whitley Ave., which will result in a collateral reduction of affordable RSO housing.*

**Staff Response:** The application before the City Planning Commission is for the proposed project located at 1920-1922 North Whitley Avenue, and does not include any other abutting properties. In addition, there are no known projects at 1916-1918 North Whitley Avenue or any other abutting property at this time. The applicant is not responsible for future developments planned on abutting properties that he does not own. In addition, property owners of abutting lots have the right to determine how their property will be used and developed. Even if abutting property owners intend to develop their lots in a similar manner to the proposed project by utilizing the TOC Affordable Housing Incentive Program, they will be required to set aside affordable housing units in order to be eligible for the density increase and other incentives. Furthermore, landlords of properties that are subject to the Rent Stabilization Ordinance (RSO) will be required to pay monetary relocation assistance payments to tenants that are being evicted as a result of removing existing RSO units from the rental housing market. Lastly, as previously mentioned, pursuant to LAMC Section 151.28 A., if a building containing an RSO rental unit is demolished and new rental units are constructed on the same property and offered for rent or lease within five years of the date the previous rental unit was withdrawn from rent or lease, the provisions of the RSO apply to the newly constructed rental units, unless exempted pursuant to the Municipal Code. Therefore, the Director of Planning did not err in approving the TOC Affordable Housing Incentive Program request.

### **Staff Recommendation**

In consideration of the foregoing, it is submitted that the Director of Planning acted reasonably in approving Case No. DIR-2017-1073-TOC. Staff recommends that the City Planning Commission deny the appeal; determine, based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Statute and Guidelines, Article 19, Section 15332 (Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Statute and Guidelines, Section 15300.2 applies; sustain the Director of Planning's Determination to conditionally approve the TOC Affordable Housing Incentive Program request to allow a 70-percent increase in density consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing

Incentive Program for a qualifying Tier 3 project totaling 24 dwelling units, reserving 3 units for Extremely Low Income Household occupancy for a period of 55 years, with the 3 Additional Incentives to reduce side yard setbacks and open space, and increase maximum building height; and adopt the Director of Planning's Conditions of Approval, Findings and Exhibit "A" as modified herein.

**EXHIBIT A****LETTER OF DETERMINATION****DEPARTMENT OF  
CITY PLANNING**

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENTVAHID KHORSAND  
VICE-PRESIDENTDAVID H. J. AMBROZ  
CAROLINE CHOERENEE DAKE WILSON  
KAREN MACK  
MARC MITCHELL  
VERONICA PADILLA-CAMPOS  
DANA M. PERLMANROCKY WILES  
COMMISSION OFFICE MANAGER  
(213) 978-1300**CITY OF LOS ANGELES  
CALIFORNIA**ERIC GARCETTI  
MAYORKEVIN J. KELLER, AICP  
EXECUTIVE OFFICER  
(213) 978-1272LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274<http://planning.lacity.org>**DIRECTOR'S DETERMINATION  
TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM**

August 17, 2018

**Applicant/Owner**Brian Prince  
B.D.O.G., Inc.  
2934 ½ Beverly Glen Circle #50  
Los Angeles, CA 90068**Representative**Warren Techentin  
Warren Techentin Architecture  
[WTARCH]  
2801 Hyperion Avenue #103  
Los Angeles, CA 90027**Case No.** DIR-2017-1073-TOC  
**CEQA:** ENV-2017-1074-CE  
**Location:** 1920-1922 North Whitley  
Avenue**Council District:** 4 – Ryu  
**Neighborhood Council:** Hollywood Hills West  
**Community Plan Area:** Hollywood  
**Land Use Designation:** High Medium Residential  
**Zone:** [Q]R4-1VL  
**Legal Description:** Lot 5 (Arb 2), Block 1, Re-  
Subdivision of Blocks 10  
and 11 Hollywood Ocean  
View Tract**Last Day to File an Appeal:** September 4, 2018**DETERMINATION – Transit Oriented Communities Affordable Housing Incentive Program**

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A.31, as the designee of the Director of Planning, I hereby:

**Determine** based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Statute and Guidelines, Article 19, Section 15332 (Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Statute and Guidelines, Section 15300.2 applies;**Approve with Conditions** a 70-percent increase in density consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 3 project totaling 24 dwelling units, reserving three (3) units for Extremely Low Income Household occupancy for a period of 55 years, with the following three (3) Additional Incentives:

- a. **Side Yard.** A 29-percent reduction to permit a northerly side yard of 5 feet, 8 inches and a 27-percent reduction to permit a southerly side yard of 5 feet, 10 inches in lieu of the minimum 8 feet otherwise required;
- b. **Open Space.** A 25 percent reduction to permit minimum 2,006.25 square feet of open space in lieu of the minimum 2,675 square feet otherwise required;
- c. **Height.** A 21-foot, 7-inch (two stories) increase in height to permit 66 feet, 7 inches of maximum building height in lieu of the maximum 45 feet otherwise permitted; and

**Adopt** the attached Findings and Conditions of Approval.

## CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 24 residential dwelling units, including On-Site Restricted Affordable Units.
3. **On-Site Restricted Affordable Units.** Three (3) units shall be designated for Extremely Low Income Households, as defined by the Los Angeles Housing and Community Investment Department (HCIDLA) and California Government Code Section 65915(c)(2).
4. **Changes in On-Site 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.31.
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 three (3) units available to Extremely Low Income Households for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22 A.31, to the satisfaction of HCIDLA, and in consideration of the project's AB 2556 Determination. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA. Refer to the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Background and Housing Replacement (AB 2556 Determination) sections of this determination.
6. **Floor Area Ratio (FAR).** The maximum FAR shall be limited to 3.6:1, or 18,605 square feet.
7. **Automobile Parking.** Automobile parking shall be provided consistent with LAMC Section 12.22 A.31, which permits 0.5 spaces per dwelling unit for a project located in Tier 3 TOC Affordable Housing Incentive Area.
8. **Side Yard.** The project shall provide a side yard of 5 feet, 8 inches along the northerly property line and a side yard of 5 feet, 10 inches along the southerly property line.
9. **Open Space.** The project shall provide a minimum of 2,006.25 square feet of usable open space.
10. **Height.** The project shall be limited to a maximum building height of 66 feet, 7 inches, as measured from grade to the highest point of the roof parapet.

## Administrative Conditions

11. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building & Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
12. **Notations on Plans.** Plans submitted to the Department of Building & 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.
13. **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.
14. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
15. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building & Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
16. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
17. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
18. **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.



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

Applicant shall do all of the following:

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

## PROJECT BACKGROUND

The project site consists of a sloped, rectangular-shaped lot with 50 feet of street frontage along the easterly side of Whitley Avenue and a uniform depth of 160 feet, for a total lot size of 8,000 square feet. The project site is located within the Hollywood Community Plan, zoned [Q]R4-1VL, and designated for High Medium Residential land uses. The site is not located within the boundaries of or subject to any specific plan, community design overlay, or interim control ordinance. The site is currently improved with a triplex that was constructed in 1922 and is rent controlled per the Rent Stabilization Ordinance (RSO). The project site is located within the City of Los Angeles Transit Priority Area, Hillside Area, Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, and Bureau of Engineering (BOE) Special Grading Area.

The surrounding properties are zoned [Q]R4-2, [Q]R4-1VL, RD1.5-1XL, [T][Q]R4-1VL-HPOZ and R1-1-HPOZ, and improved with single- and multi-family residential developments. The project site is located approximately 125 feet east of the Whitley Heights Historic Preservation Overlay Zone.

The proposed project is for the demolition of the existing triplex and the construction, use and maintenance of a new five-story, multi-family residential building containing 24 dwelling units, of which three (3) units will be set aside for Extremely Low Income Households, with a two-level subterranean parking garage. The building will have a maximum height of 66 feet, 7 inches and contain 18,605 square feet of floor area for a floor area ratio (FAR) of 3.6:1. The unit mix will be comprised of 15 one-bedroom units, eight (8) two-bedroom units, and a two bedroom unit with a den. There will be 28 automobile parking spaces, 26 bicycle parking spaces (24 long-term and two (2) short-term), and 2,187 square feet of open space comprised of a 465-square-foot ground floor outdoor area in the rear, 1,422-square-foot roof deck, and 300 square feet of private balcony and patio space.

## TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND

Measure JJJ was adopted by the Los Angeles City Council on December 13, 2016. Section 6 of the Measure instructed the Department of City Planning to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, a transit-based affordable housing incentive program. The measure required that the Department adopt a set of TOC Guidelines, which establish incentives for residential or mixed-use projects located within ½ mile of a major transit stop. Major transit stops are defined under existing State law.

The TOC Guidelines, adopted September 22, 2017, establish a tier-based system with varying development bonuses and incentives based on a project's distance from different types of transit. The largest bonuses are reserved for those areas in the closest proximity to significant rail stops or the intersection of major bus rapid transit lines. Required affordability levels are increased incrementally in each higher tier. The incentives provided in the TOC Guidelines describe the range of bonuses from particular zoning standards that applicants may select.

The project site is located within 2,640 feet from the Hollywood/Highland and Hollywood/Vine Metro Red Line Stations, which qualifies the site as Tier 3 of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Guidelines).

Pursuant to the TOC Guidelines, the project is eligible for Base Incentives and up to three (3) Additional Incentives for setting aside 21 percent of the base 14 units for Extremely Low Income Households. Base Incentives include: (1) an increase of the maximum allowable number of dwelling units permitted by 70 percent, (2) an increase of the maximum allowable floor area ratio

(FAR) by 50 percent; and (3) a reduced automobile parking requirement at a ratio of 0.5 spaces per unit. The applicant requests three (3) Additional Incentives as follows: (1) a 29-percent reduction to permit a northerly side yard of 5 feet, 8 inches and a 27-percent reduction to permit a southerly side yard of 5 feet, 10 inches in lieu of the minimum eight feet otherwise required; (2) a 25-percent reduction to permit minimum 2,006.25 square feet of open space in lieu of the minimum 2,675 square feet otherwise required; and (3) a 21-foot, 7-inch (two stories) increase in height to permit 66 feet, 7 inches of maximum building height in lieu of the maximum 45 feet otherwise permitted.

The project site is zoned [Q]R4-1VL. The "Q" Qualified Classification per Ordinance No. 164,720 limits residential density of the subject property to a maximum of one dwelling unit for each 600 square feet of lot area, which allows a maximum base density of 14 units on an 8,000-square-foot lot. The project is permitted a 70-percent increase in density, which allows a maximum of 24 units. The project proposes a total of 24 units, which is within the maximum density permitted.

The TOC Guidelines allow a 50-percent increase in the maximum 3:1 FAR permitted in the [Q]R4-1VL Zone, thereby allowing a maximum 4.5:1 FAR. The project will contain approximately 18,605 square feet of floor area on a lot with 5,200 square feet of buildable area, which results in a maximum 3.6:1 FAR.

Per the TOC Guidelines, the project containing 24 dwelling units is required to provide a minimum of 12 automobile parking spaces based on a ratio of 0.5 spaces per unit. The project proposes 28 parking spaces, thereby satisfying this requirement.

#### **HOUSING REPLACEMENT (AB 2556 DETERMINATION)**

On September 27, 2014, Governor Jerry Brown signed Assembly Bill (AB) 2222, as amended by AB 2556 on August 19, 2016, to amend sections of California's Density Bonus Law (Government Code Section 65915). AB 2556 requires applicants of Density Bonus projects filed as of January 1, 2015 to demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households.

Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated June 5, 2017 and email correspondence from HCIDLA dated October 25, 2017, the proposed project will be required to provide two (2) units restricted to Very Low Income Households and one (1) unit restricted to Low Income Households. The three (3) total units required by the HCIDLA Determination are satisfied by the three (3) units proposed to be restricted to Extremely Low Income Households through the TOC Affordable Housing Incentive Program. This is reflected in the Conditions of Approval. Refer to the TOC Affordable Housing Incentive Program Background section of this determination for additional information.

## TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS

To be an eligible Transit Oriented Communities (TOC) Housing Development, a project must meet the Eligibility criteria set forth in Section IV of the TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines). A Housing Development located within a TOC Affordable Housing Incentive Area shall be eligible for TOC Incentives if it meets all of the following requirements, which it does:

1. ***On-Site Restricted Affordable Units.*** *In each Tier, a Housing Development shall provide On-Site Restricted Affordable Units at a rate of at least the minimum percentages described below. The minimum number of On-Site Restricted Affordable Units shall be calculated based upon the total number of units in the final project.*
  - a. *Tier 1 - 8% of the total number of dwelling units shall be affordable to Extremely Low Income (ELI) Households, 11% of the total number of dwelling units shall be affordable to Very Low (VL) Income Households, or 20% of the total number of dwelling units shall be affordable to Lower Income Households.*
  - b. *Tier 2 - 9% ELI, 12% VL or 21% Lower.*
  - c. *Tier 3 - 10% ELI, 14% VL or 23% Lower.*
  - d. *Tier 4 - 11% ELI, 15% VL or 25% Lower.*

The project site is located within a Tier 3 TOC Affordable Housing Incentive Area. As part of the proposed development, the project is required to reserve at least 10 percent, or three (3) units, of the total 24 units for Extremely Low Income Households. The project proposes three (3) units restricted to Extremely Low Income Households. As such, the project meets the eligibility requirement for On-Site Restricted Affordable Units.

2. ***Major Transit Stop.*** *A Housing Development shall be located on a lot, any portion of which must be located within 2,640 feet of a Major Transit Stop, as defined in Section II and according to the procedures in Section III.2 of the TOC Guidelines.*

The project site is located within 2,640 feet from the Hollywood/Highland and Hollywood/Vine Metro Red Line Stations. As such, the project meets the eligibility requirement for proximity to a Major Transit Stop.

3. ***Housing Replacement.*** *A Housing Development must meet any applicable housing replacement requirements of California Government Code Section 65915(c)(3), as verified by the Department of Housing and Community Investment (HCIDLA) prior to the issuance of any building permit. Replacement housing units required per this section may also count towards other On-Site Restricted Affordable Units requirements.*

Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated June 5, 2017 and email correspondence from HCIDLA dated October 25, 2017, the proposed project will be required to provide two (2) units restricted to Very Low Income Households and one (1) unit restricted to Low Income Households. The three (3) total units required by the HCIDLA Determination are satisfied by the three (3) units proposed to be restricted to Extremely Low Income households through the TOC Affordable Housing Incentive Program. As such, the project meets the eligibility requirement for providing replacement housing consistent with California Government Code Section 65915(c)(3).

4. **Other Density or Development Bonus Provisions.** *A Housing Development shall not seek and receive a density or development bonus under the provisions of California Government Code Section 65915 (State Density Bonus law) or any other State or local program that provides development bonuses. This includes any development bonus or other incentive granting additional residential units or floor area provided through a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Plan Implementation Overlay (CPIO), Specific Plan, or overlay district.*

The project is not seeking any additional density or development bonuses under the provisions of the State Density Bonus Law or any other State or local program that provides development bonuses, including, but not limited to a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Implementation Overlay (CPIO), Specific Plan, or overlay district. As such, the project meets this eligibility requirement.

5. **Base Incentives and Additional Incentives.** *All Eligible Housing Developments are eligible to receive the Base Incentives listed in Section VI of the TOC Guidelines. Up to three Additional Incentives listed in Section VII of the TOC Guidelines may be granted based upon the affordability requirements described below. For the purposes of this section below, "base units" refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through these Guidelines. The affordable housing units required per this section may also count towards the On-Site Restricted Affordable Units requirement in the Eligibility Requirement No. 1 above (except Moderate Income units).*

- a. *One Additional Incentive may be granted for projects that include at least 4% of the base units for Extremely Low Income Households, at least 5% of the base units for Very Low Income Households, at least 10% of the base units for Lower Income Households, or at least 10% of the base units for persons and families of Moderate Income in a common interest development.*
- b. *Two Additional Incentives may be granted for projects that include at least 7% of the base units for Extremely Low Income Households, at least 10% of the base units for Very Low Income Households, at least 20% of the base units for Lower Income Households, or at least 20% of the base units for persons and families of Moderate Income in a common interest development.*
- c. *Three Additional Incentives may be granted for projects that include at least 11% of the base units for Extremely Low Income Households, at least 15% of the base units for Very Low Income Households, at least 30% of the base units for Lower Income Households, or at least 30% of the base units for persons and families of Moderate Income in a common interest development.*

The project is seeking three (3) Additional Incentives for reduced northerly and southerly side yards and open space and increased building height, in exchange for reserving at least 11 percent of the 14 base units for Extremely Low Income Households. The project is setting aside 21 percent, or three (3) units, of the 14 base units for Extremely Low Income Households. As such, the project meets the eligibility requirement for Base and Additional Incentives.

6. **Projects Adhering to Labor Standards.** *Projects that adhere to the labor standards required in LAMC 11.5.11 may be granted two Additional Incentives from the menu in Section VII of these Guidelines (for a total of up to five Additional Incentives).*

The project is not seeking two (2) Additional Incentives beyond the three (3) permitted in exchange for reserving at least 11 percent of the base units for Extremely Low Income Households. The project is setting aside 21 percent, or three (3) units, of the 14 base units for Extremely Low Income Households. As such, the project need not adhere to the labor standards required in LAMC Section 11.5.11, and this eligibility requirement does not apply.

7. **Multiple Lots.** *A building that crosses one or more lots may request the TOC Incentives that correspond to the lot with the highest Tier permitted by Section III above.*

The project site consists of one (1) lot, which is located within a Tier 3 TOC Affordable Housing Incentive Area. As such, this eligibility requirement does not apply.

8. **Request for a Lower Tier.** *Even though an applicant may be eligible for a certain Tier, they may choose to select a Lower Tier by providing the percentage of On-Site Restricted Affordable Housing units required for any lower Tier and be limited to the Incentives available for the lower Tier.*

The applicant has not selected a Lower Tier and is not providing the percentage of On-Site Restricted Affordable Housing units required for any lower Tier. As such, this eligibility requirement does not apply.

9. **100% Affordable Housing Projects.** *Buildings that are Eligible Housing Developments that consist of 100% On-Site Restricted Affordable units, exclusive of a building manager's unit or units shall, for purposes of these Guidelines, be eligible for one increase in Tier than otherwise would be provided.*

The project does not consist of 100% On-Site Restricted Affordable units. As such, this eligibility requirement does not apply.

## **TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM / AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS**

Pursuant to Section 12.22 A.31(e) of the LAMC, the Director shall review a Transit Oriented Communities (TOC) Affordable Housing Incentive Program project application in accordance with the procedures outlined in LAMC Section 12.22 A.25(g).

1. **Pursuant to Section 12.22 A.25(g) of the LAMC, the Director shall approve a density bonus and requested incentives unless the Director finds that:**
  - a. **The incentives are not required 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 Director to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for Very Low, Low, and Moderate Income Households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The list of incentives in the TOC Guidelines were pre-evaluated at the time the TOC Affordable Housing Incentive Program 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 on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project. The following incentives allow the developer to reduce setbacks and open space and increase the building height so that affordable housing units reserved for Extremely Low Income Households can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to reserve three (3) units for Extremely Low Income Households.

**Yards:** The applicant requests a reduction in the required side yards as follows: (1) a 29-percent reduction to permit a northerly side yard of 5 feet, 8 inches; and (2) a 27-percent reduction to permit a southerly side yard of 5 feet, 10 inches in lieu of the minimum 8 feet otherwise required. These reductions are expressed in the Menu of Incentives in the TOC Guidelines which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs.

**Open Space:** The applicant requests a 25-percent reduction in the minimum open space required to allow 2,006.25 square feet in lieu of 2,675 square feet otherwise required. The requested open space incentive is expressed in the Menu of Incentives in the TOC Guidelines which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs. The requested incentive allows the inclusion of affordable housing while still providing usable open space as intended by the Code.

**Height:** The applicant requests a 21-foot, 7-inch (two stories) increase in maximum building height to permit 66 feet, 7 inches in lieu of the maximum 45 feet otherwise permitted. The requested increase in height is expressed in the Menu of Incentives in the TOC Guidelines which permit exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs.

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

There is no substantial evidence in the record that the proposed incentives will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). As required by Section 12.22 A.25 (e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of



Historical-Cultural Monuments. Therefore, there is no substantial evidence that the proposed incentives will have a specific adverse impact on public health and safety.

## ENVIRONMENTAL FINDINGS

On May 11, 2018, the Department of City Planning (DCP) determined that the State CEQA Statute and Guidelines designate the subject project as Categorically Exempt under Class 32 In-Fill Development, Case No. ENV-2017-1074-CE.

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

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

The proposed project is for the demolition of the existing triplex and the construction, use and maintenance of a new five-story multi-family residential building containing 24 dwelling units, of which three (3) units will be set aside for Extremely Low Income Households, with a two-level subterranean parking garage. The building will have a maximum height of 66 feet, 7 inches and contain 18,605 square feet of floor area (FAR) with a 3.6:1 FAR. The unit mix will be comprised of 15 one-bedroom units, eight (8) two-bedroom units, and a two bedroom unit with a den. There will be 28 automobile parking spaces, 26 bicycle parking spaces (24 long-term and two (2) short-term), and 2,187 square feet of open space within a 465-square-foot outdoor area at the rear, 1,422-square-foot roof deck, and 300 square feet of private balcony and patio space.

The site is zoned [Q]R4-1VL and has a General Plan Land Use Designation of High Medium Residential. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.2 acres. The surrounding properties are developed with single- and multi-family residential developments. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. According to the lot survey prepared by a licensed architect, dated December 7, 2017, there are no trees on the subject property. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. The proposed project is required to comply with conditions listed in the Los Angeles Department of Building and Safety's Geology and Soils Report Approval Letter Log #102842, or any subsequent amendments thereof. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of a multi-family residential building will be on a site which has been

previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

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

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes a multi-family residential building containing 24 dwelling units in an area zoned and designated for such development. All surrounding lots are developed with single- and multi-family residential buildings containing up to 206 dwelling units. The project proposes a Floor Area Ratio (FAR) of 3.6:1 in conjunction with the TOC Affordable Housing Incentive Program, which allows a maximum FAR increase of up to 50 percent, allowing a maximum FAR of 4.5:1 in lieu of the 3:1 FAR otherwise permitted by the [Q]R4-1VL Zone, for setting aside three (3) units for Extremely Low Income Households. The proposed building will be five stories in height in an area that is developed with apartment buildings that range in height from two to 12 stories. As such, the proposed building is not unusual for the vicinity of the subject site, and is similar in scope to other existing residential buildings in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. State Route 27 is located approximately 22 miles to the west of the subject property. Therefore, the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site.

The project site is located approximately 125 feet east of the Whitley Heights Historic Preservation Overlay Zone (HPOZ); however, the project site is not located within the Whitley Heights HPOZ or any other HPOZs in the City. 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. Furthermore, a Phase I Historic Resource Assessment Report was prepared by ASM Affiliates on September 1, 2017, which concluded that the existing triplex is not individually eligible or eligible as a contributor to any historic district or potential historic district or City of Los Angeles Historic-Cultural Monument (HCM), nor as a CEQA-defined historical resource. The Department of City Planning, Office of Historic Resources reviewed and concurred with the analysis and conclusion in the Phase I Historic Resource Assessment Report on September 7, 2017. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

#### **TIME LIMIT – OBSERVANCE OF CONDITIONS**

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25 A.2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

## TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

## VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

## APPEAL PERIOD - EFFECTIVE DATE

**The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination** unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at <http://planning.lacity.org>.

Planning Department public offices are located at:

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

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

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

**Only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property can appeal this Density Bonus Compliance Review Determination.** Per the Density Bonus Provision of State Law (Government Code Section §65915) the Density Bonus increase in units above the base density zone limits and the appurtenant parking reductions are not a discretionary action and therefore


cannot be appealed. Only the requested incentives are appealable. Per Section 12.22 A.25 of the LAMC, appeals of Density Bonus Compliance Review cases are heard by the City Planning Commission.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at Figueroa Plaza in Downtown Los Angeles, Marvin Braude Constituent Service Center in the Valley, or in West Los Angeles. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either through the Department of City Planning website at <http://planning.lacity.org> or by calling (213) 482-7077, (818) 374-5050, or (310) 231-2901. The applicant is further advised to notify any consultant representing you of this requirement as well.

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

VINCENT P. BERTONI, AICP  
Director of Planning

Approved by:

  
\_\_\_\_\_  
Christina Toy Lee, Senior City Planner

Reviewed by:

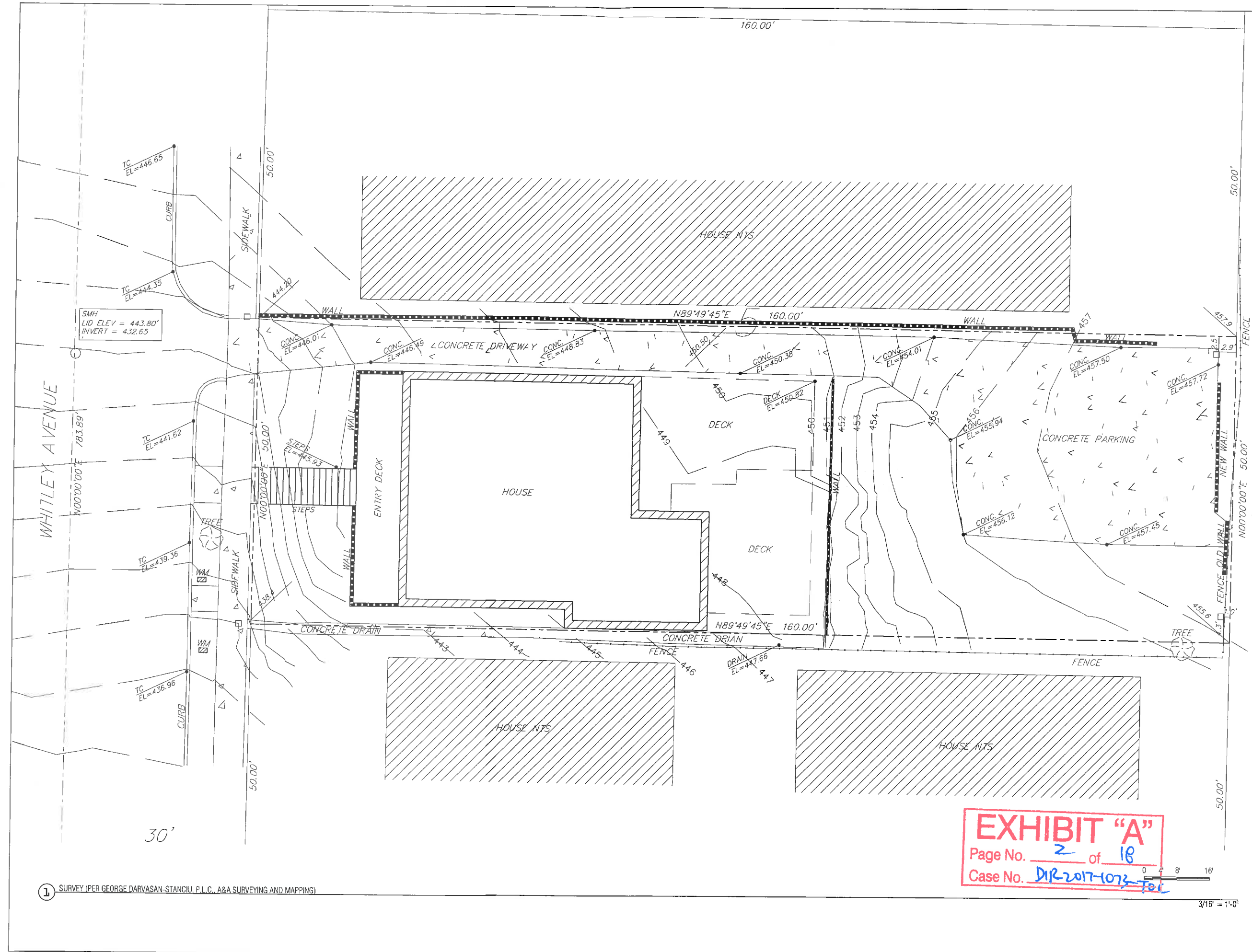
  
\_\_\_\_\_  
Mindy Nguyen, City Planner

Prepared by:

  
\_\_\_\_\_  
Nuri Cho, City Planning Associate  
Nuri.Cho@lacity.org



NO.	DATE	DESCRIPTION

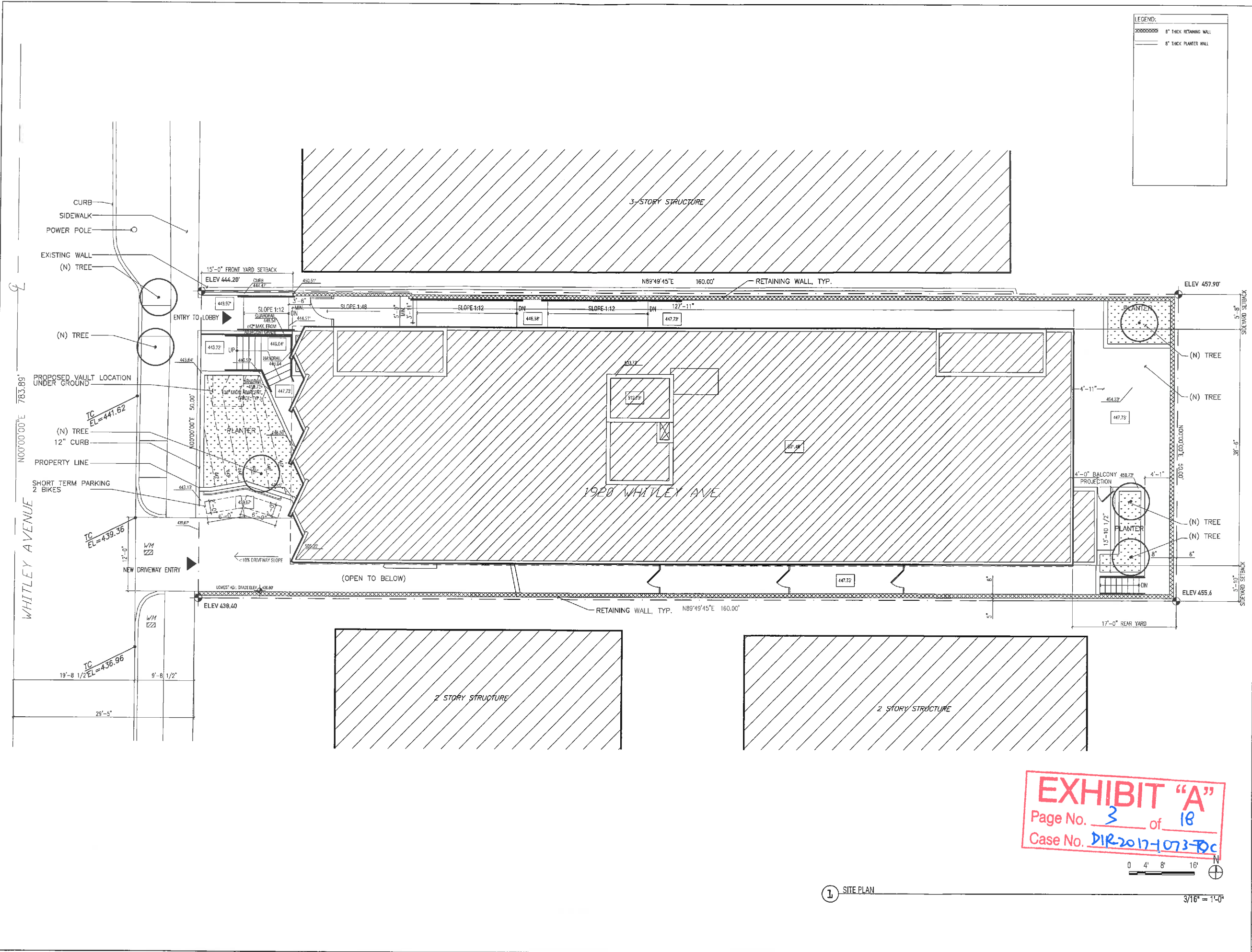


1 SURVEY (PER GEORGE DARVASAN-STANCIU, P.L.C., A&A SURVEYING AND MAPPING)

**EXHIBIT "A"**  
 Page No. 2 of 18  
 Case No. DIR-2017-1073-FOL

3/16" = 1'-0"

LEGEND:  
 8" THICK RETAINING WALL  
 8" THICK PLANTER WALL



IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of May, 2018.

NO.	DATE	DESCRIPTION

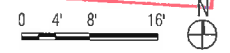
WHITLEY AVENUE APARTMENTS  
 1800 N. WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90088

100% RESUBMITTAL  
 15-MAY-18

SITE PLAN

A-2.1





**EXHIBIT "A"**  
 Page No. 3 of 18  
 Case No. DIR2017-1073-TOC

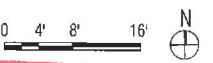
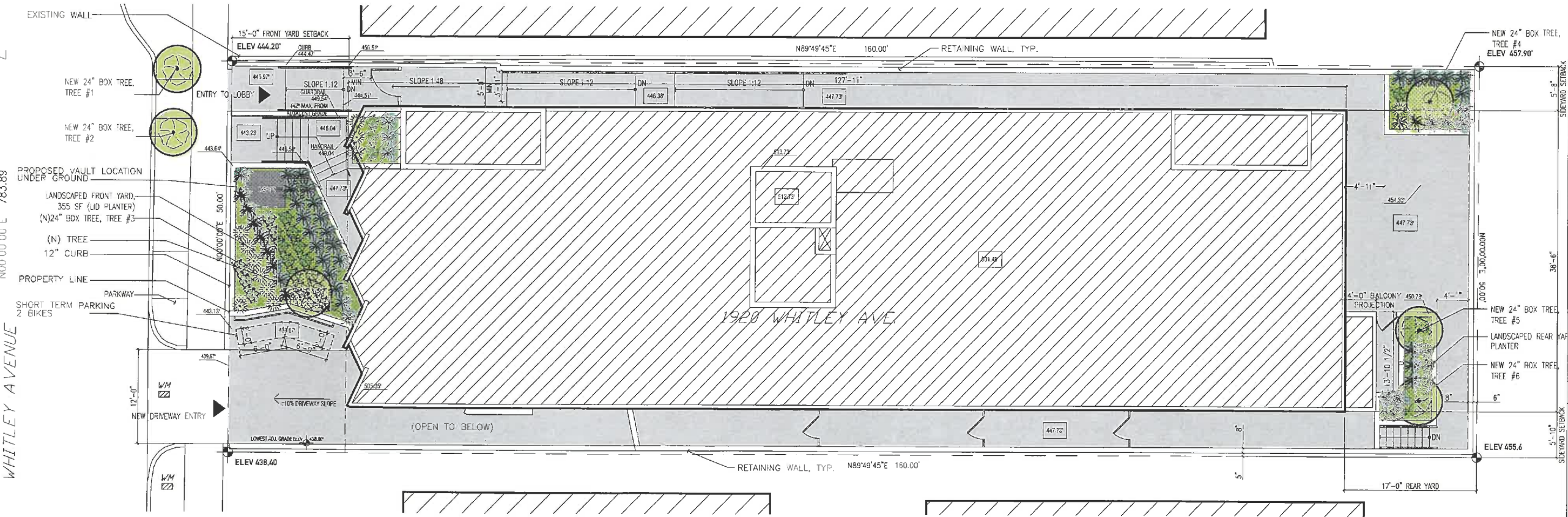
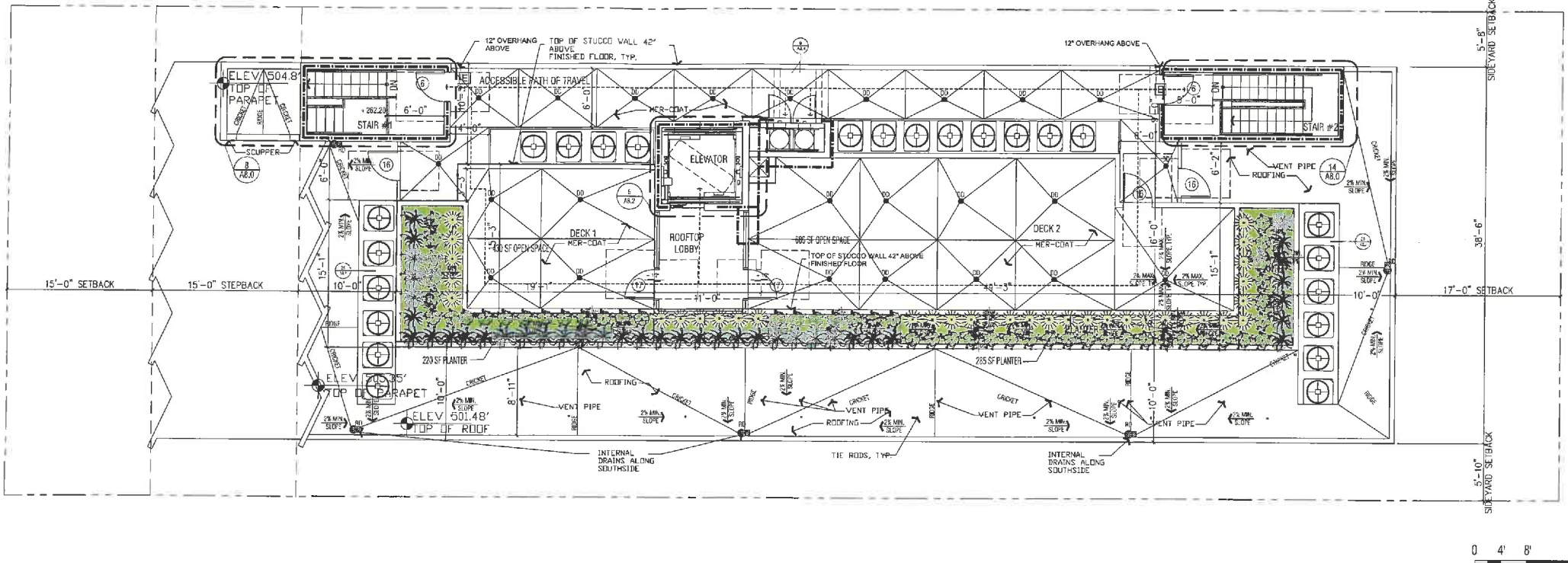


1 SITE PLAN

3/16" = 1'-0"

**PLANTING LEGEND:**

-  ANGOZANTHOS FLAVIDUS (KANGAROO PAWS)
-  CANYON GREY SAGEBRUSH
-  CAJALINDRIA GRANDIFLORA (ROCK PURSLANE)
-  LATIN NAME (TREE)



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NO.	DATE	DESCRIPTION	BY	CHKD.

WHITLEY AVENUE APARTMENTS  
 1000 N. WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90008

TOC RESUBMITTAL  
 15-MAY-18  
 LANDSCAPE PLANS  
 A-2.2

**EXHIBIT "A"**  
 Page No. 4 of 18  
 Case No. DIR-2017-1073-TPC



**LEGEND:**

	6" THICK BLOCK WALL
	COLUMNS
	CONCRETE WALL PER STRUCTURAL
	1 HR RATED 2 1/2" EXTERIOR WALL
	2 HR RATED 2 1/2" EXTERIOR WALL
	1 HR RATED SHAFT WALL
	1 HR RATED FIRE PARTITION
	AREA DRAIN
	AD
	WALL TYPE, SEE A-9.4

**wtarch**  
 WALTER T. ARCHER ARCHITECTS, INC.  
 1000 N. WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90012  
 (213) 475-1100  
 www.wtarch.com

STRUCTURAL ENGINEER  
**Masoud Dajani**  
 1000 N. WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90012  
 (213) 475-1100  
 www.wtarch.com

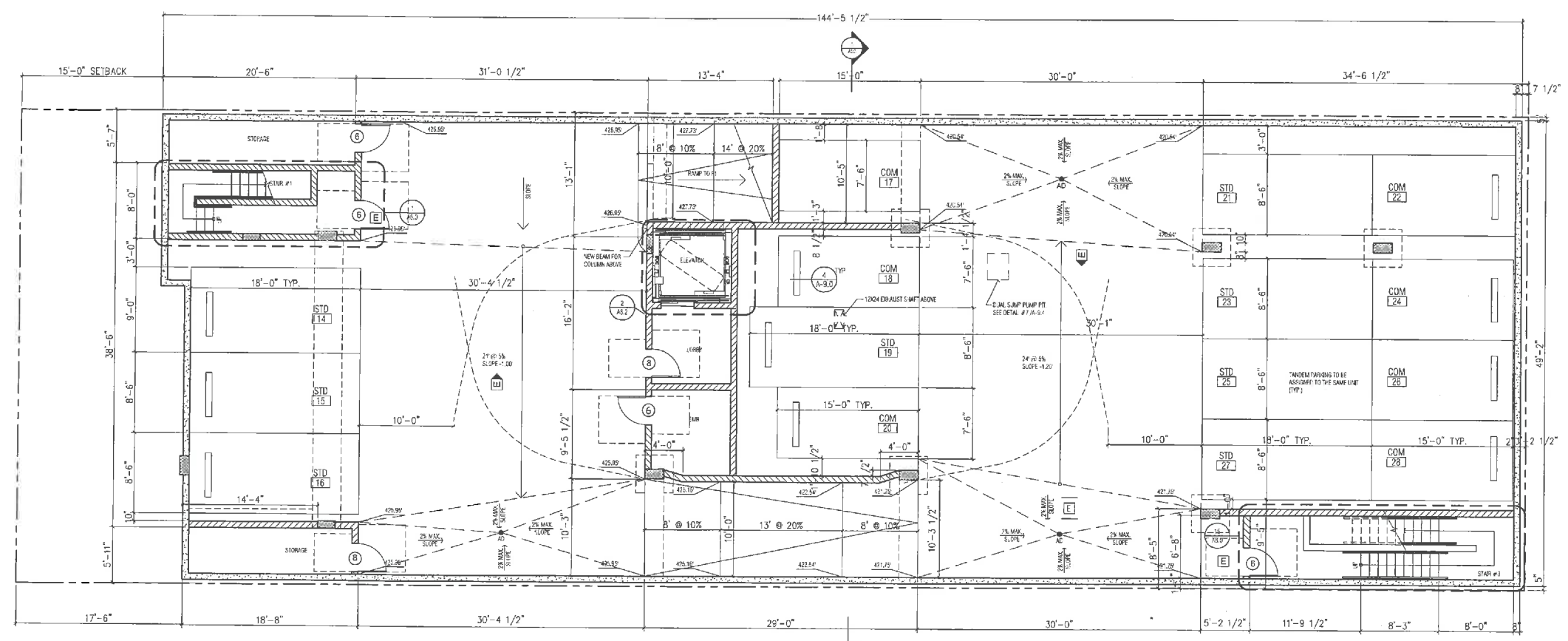


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Rev.	Description	By	Check	Date

**WHITLEY AVENUE APARTMENTS**  
 1000 N. WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90012

TOC SUBMITTAL  
 26-MAR-18  
 P2 PARKING PLAN  
**A-3.0**



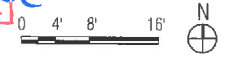
**PARKING TALLY**

6	STANDARD	
7	COMPACT	

- NOTES:**
- Double striping of stalls shall be per Zoning Code Section 12.21A.5, Chart No. 5.
  - S2 Occupancy garage shall comply with the following:
    - Concrete or similar noncombustible and nonabsorbent floor, or asphalt surface at ground level only. (406.4.5)
    - Sloped floor to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway (406.4.5)
    - Floor system designed for uniform or concentrated loads per Table 1607.1
    - Minimum headroom of 7ft - (406.4.1)
    - Vehicle barriers not less than 2 feet 9 inches high placed at the end of drive lanes, and at the end of parking spaces where the difference in adjacent floor elevation is greater than 1 foot. (406.4.3)
    - Vehicle barriers designed in accordance with section 1607.8.3

**EXHIBIT "A"**  
 Page No. 5 of 18  
 Case No. PIR-2017-1073-TOC

**P2 PARKING PLAN**



3/16" = 1'-0"

**LEGEND:**

	8" THICK BLOCK WALL
	CONCRETE WALL PER STRUCTURE
	BOARD-FORMED CONCRETE
	1 HR RATED 2 1/2" INTERIOR WALL
	2 HR RATED 2 1/2" EXTERIOR WALL
	1 HR RATED FIRE PARTITION
	AREA DRAIN
	WALL TYPE, SEE A-5.4

**wtarch**  
 ARCHITECT  
 1000 WEST 10TH AVENUE  
 LOS ANGELES, CA 90015  
 TEL: 213.487.1000  
 WWW.WTARCH.COM



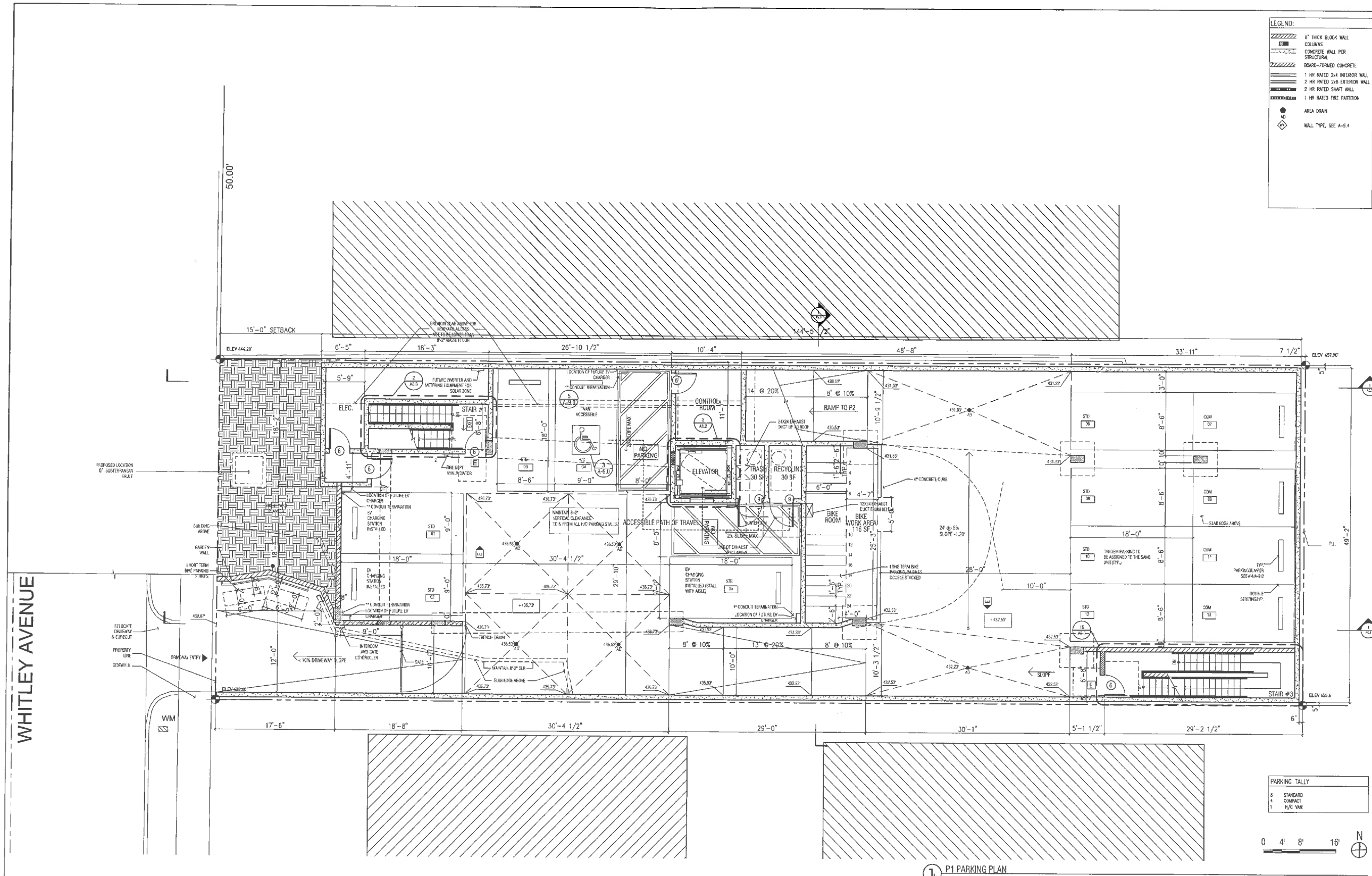
NO.	DATE	REVISION

WHITLEY AVENUE APARTMENTS  
 1000 WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90006

TGC SUBMITTAL  
 26-MAR-19

P1 PARKING PLAN

A-3.1



**NOTES**

- For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and spaces reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device spaces reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)
- For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated ampereage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground,

- enclosed, infeasible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device spaces reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code. (4.106.4.2)
- Double striping of stalls shall be per Zoning Code Section 12.2145, Chart No. 5.
- Occupancy garage shall comply with the followings:
  - Concrete or similar noncombustible and nonabsorbent floor, or asphalt surface at ground level only. (4.06.4.5)
  - Sloped floor to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway (4.06.4.5)
  - Floor system designed for uniform or concentrated loads per table 1507.1
  - Minimum headroom of 7ft - (4.06.4.1)

- Vehicle barriers not less than 2 feet 9 inches high placed at the end of drive lanes, and at the end of parking spaces where the difference in adjacent floor elevation is greater than 1 foot. (4.06.4.3)
- Vehicle barriers designed in accordance with section 1607.8.3

**LONG-TERM BICYCLE PARKING NOTES:**

- Shall be secured from the general public, roofed, and enclosed on all sides to protect bicycle from inclement weather
- Must be provided onsite only
- Shall not be located in the public right-of-way
- Provide a minimum of 18 inches wide stall
- 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 commercially 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

- 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
- When located inside a parking garage, it shall be located along the shortest walking distance to the nearest pedestrian entrance of the building from the parking garage
- When located inside a parking garage, it shall be located on the level of the parking garage closest to the ground floor with, and must provide direct access to, a public street
- Provide personal lockers for non-residential uses as required by LAMC Section 916307
- Provide adequate lighting to ensure safe access to bicycle parking facilities in accordance with Section 12.21A.5(h).

**SHORT-TERM BICYCLE PARKING NOTES:**

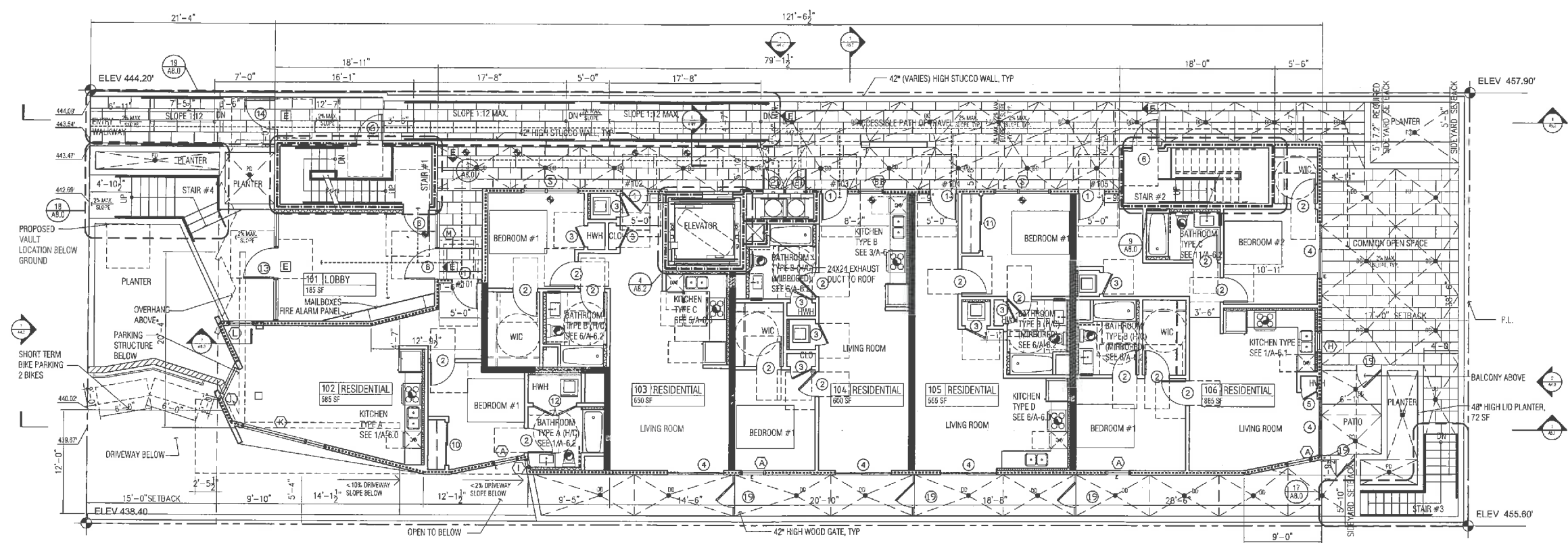
- Provide a minimum of 2 feet wide stall
- Racks shall be located outside the building, with exception for existing developments
- Individual racks installed side by side to one another that allow bicycles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center
- Racks installed parallel to walls shall be a minimum of 30 inches from the wall

- 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
- For new developments, short-term bicycle parking shall be located to maximize visibility from the main entrance
- Shall be located no farther than 50 feet of walking distance from a main pedestrian entrance or the walking distance from a main pedestrian entrance to the nearest off-street automobile parking space, whichever is closer
- Obtain approval from the Bureau of Engineering to install short-term bicycle parking within the public right-of-way
- Provide adequate lighting to ensure safe access to bicycle parking facilities in accordance with Section 12.21A.5(h).

**EXHIBIT "A"**  
 Page No. 6 of 18  
 Case No. D122017-1073-TDC

LEGEND:

	6" THICK BLOCK WALL
	COLUMNS
	CONCRETE WALL PER STRUCTURAL
	BOARD-FORMED CONCRETE
	NON-RATED 2x4 INTERIOR WALL
	2 HR RATED 2x4 EXTERIOR WALL, STC = 50, SEE 403, 403/A-9.4
	PLUMBING WALL
	1 HR RATED DOUBLE 2x4 PARTY WALL, MUST MEET SOUND TRANSMISSION CLASS OF 50 (STC 50) OR BETTER, SEE 402/A-9.4
	2 HR RATED SHAFT WALL, SEE 404, 404/A-9.4
	DECK DRAIN
	OVERFLOW SCUPPER
	PLUMBER DRAIN
	OVERFLOW DRAIN
	WALL TYPE, SEE A-9.4
	EXHAUST FAN, MUST BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE OF BUILDING
	ECOTECH CERAMIC TILE - ECOKNIGHT FINISH (51 SR0)

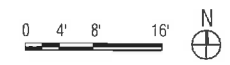


PAVED AREA 8,830 SF  
 302' x 6,839' = 707.5 SF  
 7,522.5 SF OF PAVED AREA TO HAVE  
 SRI OF AT LEAST 0.30 SEE A-1.7  
 FOR PAVING SPEC.  
 AREA PROVIDED 1,104 SF

**EXHIBIT "A"**  
 Page No. 7 of 18  
 Case No. DIR-2017-1073-700

- NOTES
1. Washer and Dryer complying with 1135A
  2. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification (4.506.0)
  3. Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.506.0)
  4. At least 25% of the pathways, patios, driveways and other paved areas shall be hardscape material with an initial solar reflectance of at least 0.30 (4.106.7)

1 FIRST FLOOR PLAN



3/16" = 1'-0"



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WHITLEY AVENUE APARTMENTS  
 1000 N. WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90012

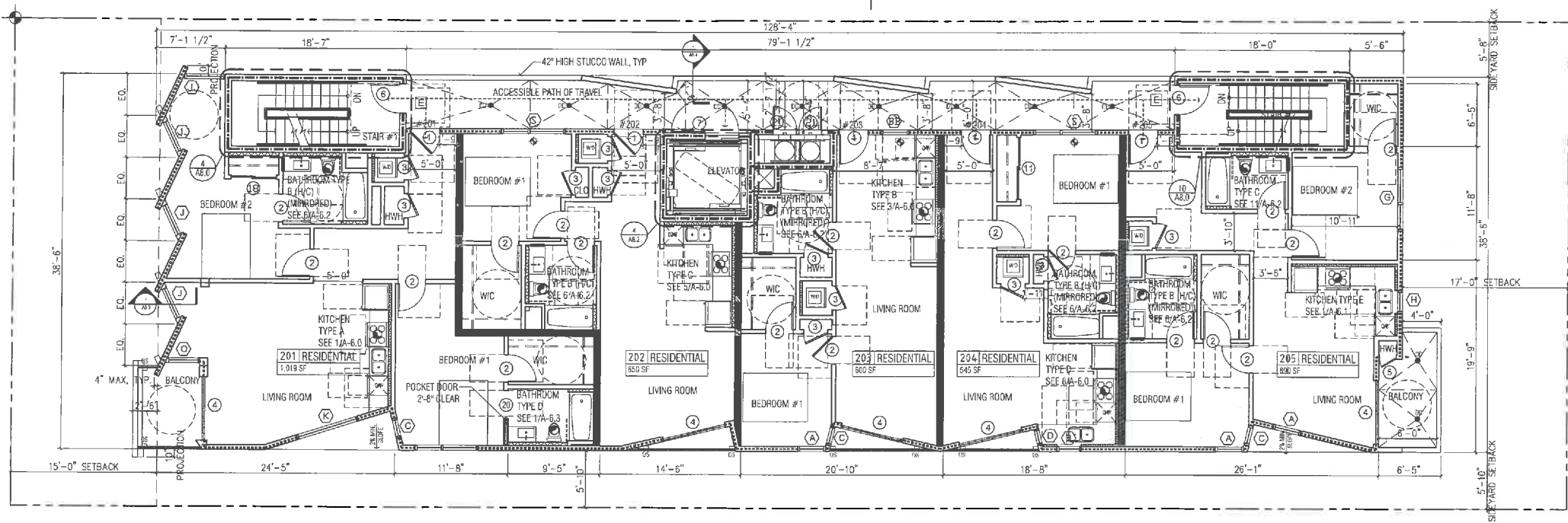
TOC RESUBMITTAL  
 15-MAY-19

FIRST FLOOR PLAN

A-3.2

LEGEND:

	6" THICK BLOCK WALL
	COLUMN
	CONCRETE WALL PER STRUCTURAL
	BOARD-FORMED CONCRETE
	NON-RATED 2 1/4" INTERIOR WALL
	2 HR RATED 2 1/2" EXTERIOR WALL STC = 50, SEE W01/W02/A-5.4
	PLUMBING WALL
	1 HR RATED DOUBLE 2 1/4" PARTY WALL MUST MEET SOUND TRANSMISSION CLASS OF 50 (STC 50) OR BETTER, SEE W02/A-5.4
	2 HR RATED SHUT WALL, SEE W04/W5/A-5.4
	DECK DRAIN
	OVERFLOW SCUPPER
	PLUMBER DRAIN
	OVERFLOW DRAIN
	WALL TYPE, SEE A-5.4
	EXHAUST FAN, MUST BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE OF BUILDING



ALL NOTES REFER TO ARCHITECTURE, UNLESS NOTED OTHERWISE.

1. WASHERS AND DRYERS shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (4.206.6)

2. Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.206.7)

DATE	NO.	BY	REVISION

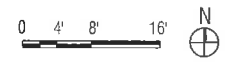
WHITLEY AVENUE APARTMENTS  
1000 W. WHITLEY AVENUE  
LOS ANGELES, CALIFORNIA 90017

TOC RESUBMITTAL  
15-MAY-19

SECOND FLOOR PLAN

A-3.3

**EXHIBIT "A"**  
Page No. 8 of 18  
Case No. D12-2017-1073-TOC



SECOND FLOOR PLAN

3/16" = 1'-0"

1. Washer and Dryer complying with 1155A

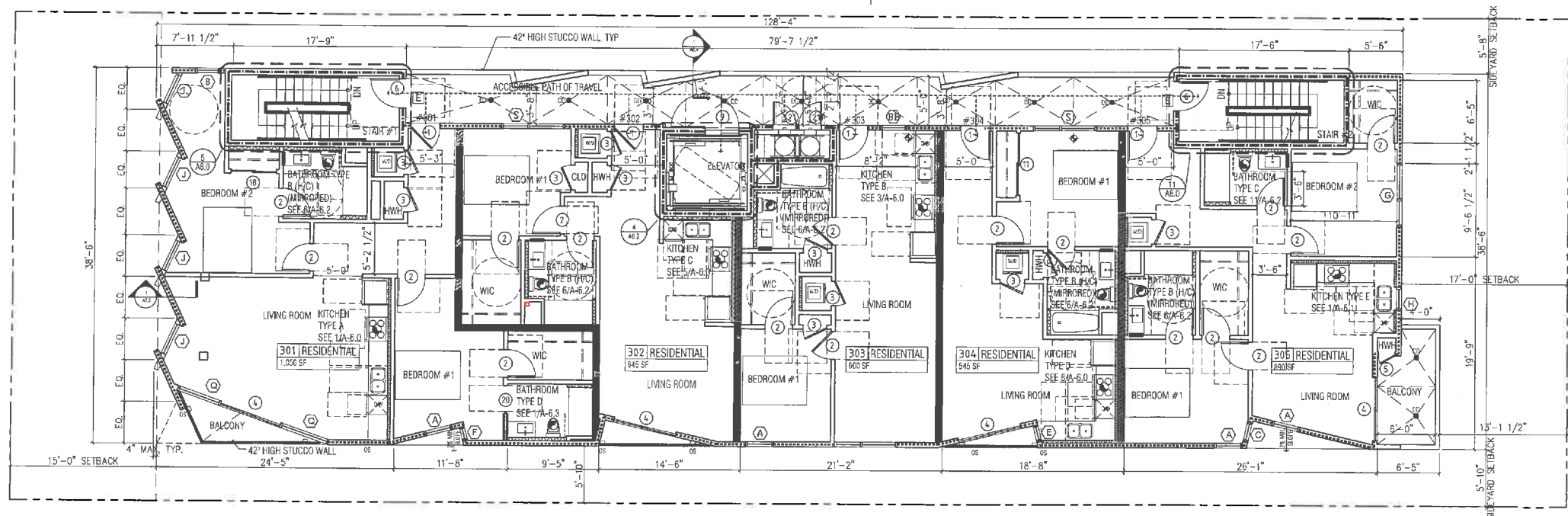
2. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (4.206.6)

3. Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.206.7)

**LEGEND:**

	8" THICK BLOCK WALL
	COLUMNS
	CONCRETE WALL PER STRUCTURAL
	BOARD-FORMED CONCRETE
	NON-RATED 2x4 INTERIOR WALL
	2 HR RATED 2x4 EXTERIOR WALL
	STC - 50, SEE W01/W03/A-3.4
	PLUMBING WALL
	1 HR RATED DOUBLE 2x4 PARTY WALL, MUST MEET SOUND TRANSMISSION CLASS OF 50 (ETC 50) OR BETTER, SEE W02/A-3.4
	2 HR RATED PARTY WALL, SEE W03/A-3.4
	DECK DRAIN
	OVERFLOW SCUPPER
	PLANTER DRAIN
	OVERFLOW DRAIN
	WALL TYPE, SEE A-3.4
	EXHAUST FAN, MUST BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE OF BUILDING

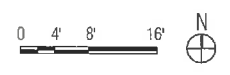
**wtarch**  
 ARCHITECT  
 Masoud Deban  
 1000 N. WHITLEY AVENUE  
 LOS ANGELES, CA 90015  
 TEL: 213.463.1111



**REGISTERED ARCHITECT**  
 MASOUD DEBAN  
 04-3319  
 STATE OF CALIFORNIA  
 No. 12279  
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 THE ARCHITECT ASSURES THAT THIS PLAN IS HIS ORIGINAL WORK AND THAT HE IS THE AUTHOR OF THE SAME. ANY REVISIONS TO THIS PLAN SHALL BE MADE BY HIM OR UNDER HIS CLOSE PERSONAL SUPERVISION AND SHALL BE INITIALED AND DATED. ANY UNAUTHORIZED REVISIONS SHALL BE THE RESPONSIBILITY OF THE USER OF THIS PLAN. THE ARCHITECT ASSURES THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF HIS DESIGN AND THAT HE HAS NOT BEEN ADVISED OF ANY OTHER DESIGN OR CONSTRUCTION WHICH MAY BE APPLICABLE TO THIS PROJECT. THE ARCHITECT ASSURES THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF HIS DESIGN AND THAT HE HAS NOT BEEN ADVISED OF ANY OTHER DESIGN OR CONSTRUCTION WHICH MAY BE APPLICABLE TO THIS PROJECT.

1. Washer and Dryer complying with 155A
2. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (A.506.9)
3. Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (A.506.9)

**EXHIBIT "A"**  
 Page No. 9 of 18  
 Case No. DIR-20171073-TOC



**1 THIRD FLOOR PLAN**

3/16" = 1'-0"

**WHITLEY AVENUE APARTMENTS**  
 1300 N. WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90015

TOC RESUBMITTAL  
 15-MAY-18

THIRD FLOOR PLAN

A-3.4

**LEGEND:**

	8" THICK BLOCK WALL
	COLUMNS
	CONCRETE WALL PER STRUCTURAL
	BOARD-FORMED CONCRETE
	NON-RATED 2x4 INTERIOR WALL
	2 HR RATED 2x4 EXTERIOR WALL STC = 30, SEE WD1.W02/A-9.4
	PLUMBING WALL
	1 HR RATED DOUBLE 2x4 PARTY WALL, MUST MEET SOUND TRANSMISSION CLASS OF 50 (STC 50) OR BETTER, SEE W02/A-9.4
	2 HR RATED SHAFT WALL, SEE WD4.W05/A-9.4
	DECK DRAIN
	OVERFLOW SCUPPER
	PLANTER DRAIN
	OVERFLOW DRAIN
	WALL TYPE, SEE A-5.4
	EXHAUST FAN, MUST BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE OF BUILDING

**wtarch**  
 Masoud Deban  
 7000 Wilshire Blvd, Suite 210  
 Los Angeles, CA 90048  
 Tel: 310.344.1111  
 Fax: 310.344.1112

**REGISTERED ARCHITECT**  
**STATE OF CALIFORNIA**  
 C-28100  
 MASOUD DEBAN  
 1001 N. WILSHIRE AVENUE  
 ARCHITECTURAL INC. 2014

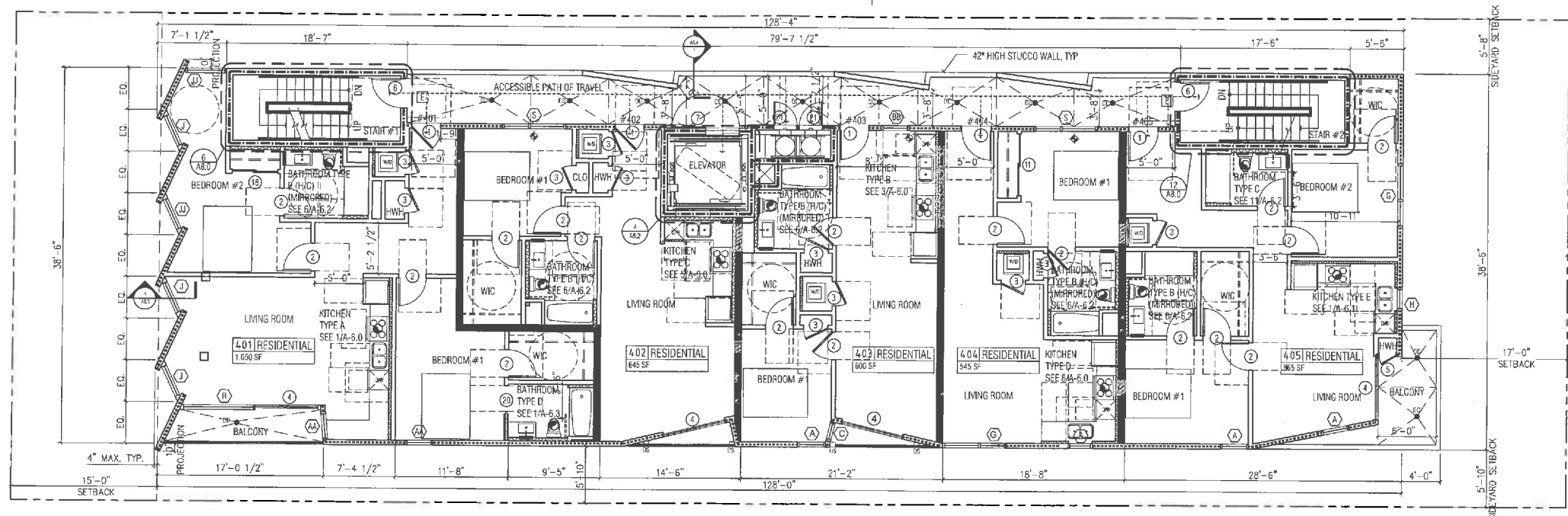
DATE	DESCRIPTION

WHITLEY AVENUE APARTMENTS  
 1702 N. WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90068

TOC RESUBMITTAL  
 15-MAY-18

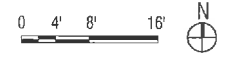
FOURTH FLOOR PLAN

A-3.5



**EXHIBIT "A"**  
 Page No. 10 of 18  
 Case No. DIR-2017-1073-TOC

1. Washer and Dryer complying with 1155A
2. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (4.506.0)
3. Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.506.0)



1 FOURTH FLOOR PLAN

3/16" = 1'-0"

**LEGEND:**

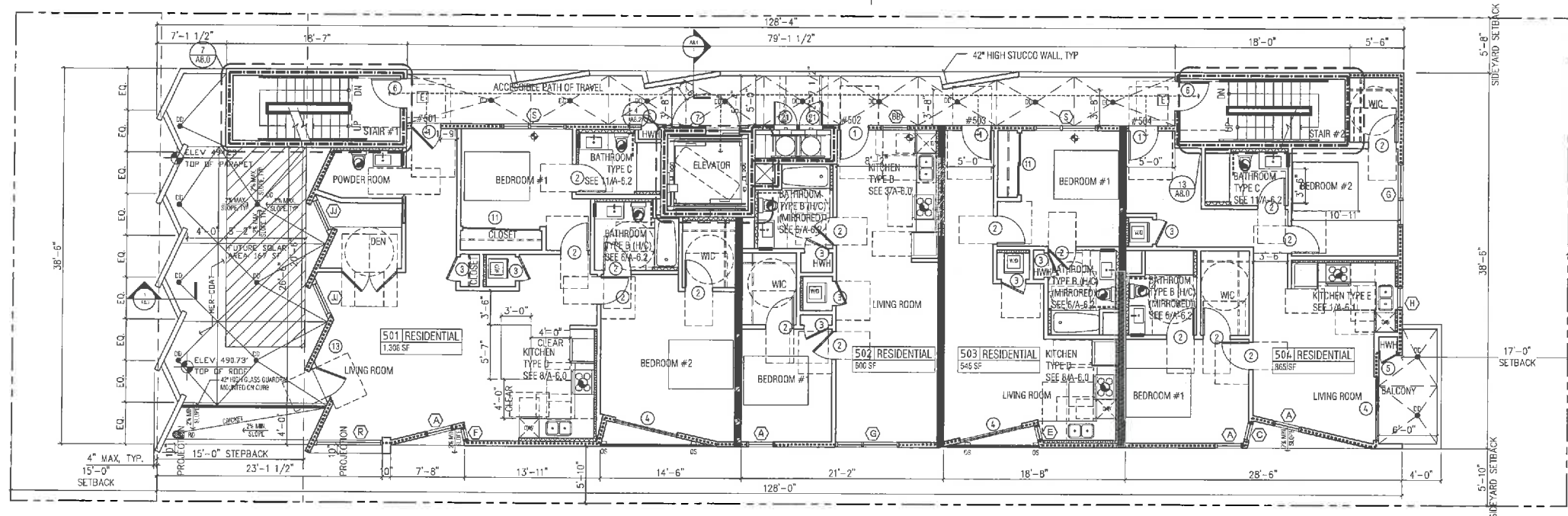
	8" THICK BLOCK WALL
	COLUMNS
	CONCRETE WALL PER STRUCTURAL
	BOARD-FORMED CONCRETE
	NON-RATED 2x4 INTERIOR WALL
	2 HR RATED 2x4 EXTERIOR WALL, STIC = 50. SEE W01.W03/A-3.4
	PLUMBING WALL
	1 HR RATED DOUBLE 2x4 PARTY WALL, MUST MEET SOUND TRANSMISSION CLASS OF 50 (STC 50) OR BETTER, SEE W02/A-3.4
	2 HR RATED SHAFT WALL, SEE W04.W05/A-3.4
	DECK DRAIN
	OVERFLOW SCUPPER
	PLANTER DRAIN
	OVERFLOW DRAIN
	WALL TYPE, SEE A-3.4
	EXHAUST FAN, MUST BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE OF BUILDING

**wtarch**  
 ARCHITECTS  
 1000 N. WENTWORTH AVENUE  
 LOS ANGELES, CALIFORNIA 90012  
 TEL: 213.463.1000  
 FAX: 213.463.1001  
 WWW.WTARCH.COM

DESIGN TEAM LEADER  
**Masoud Dejan**  
 1000 N. WENTWORTH AVENUE  
 LOS ANGELES, CALIFORNIA 90012  
 TEL: 213.463.1000  
 FAX: 213.463.1001  
 WWW.WTARCH.COM

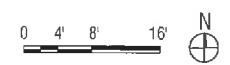


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- 1 Washer and Dryer complying with IECSA
- 2 Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (6.506 D)
- 3 Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (6.506 F)

**EXHIBIT "A"**  
 Page No. 11 of 18  
 Case No. D12-2017-1073-TOC



**FIFTH FLOOR PLAN**

3/16" = 1'-0"

**WHITLEY AVENUE APARTMENTS**  
 1000 N. WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90012

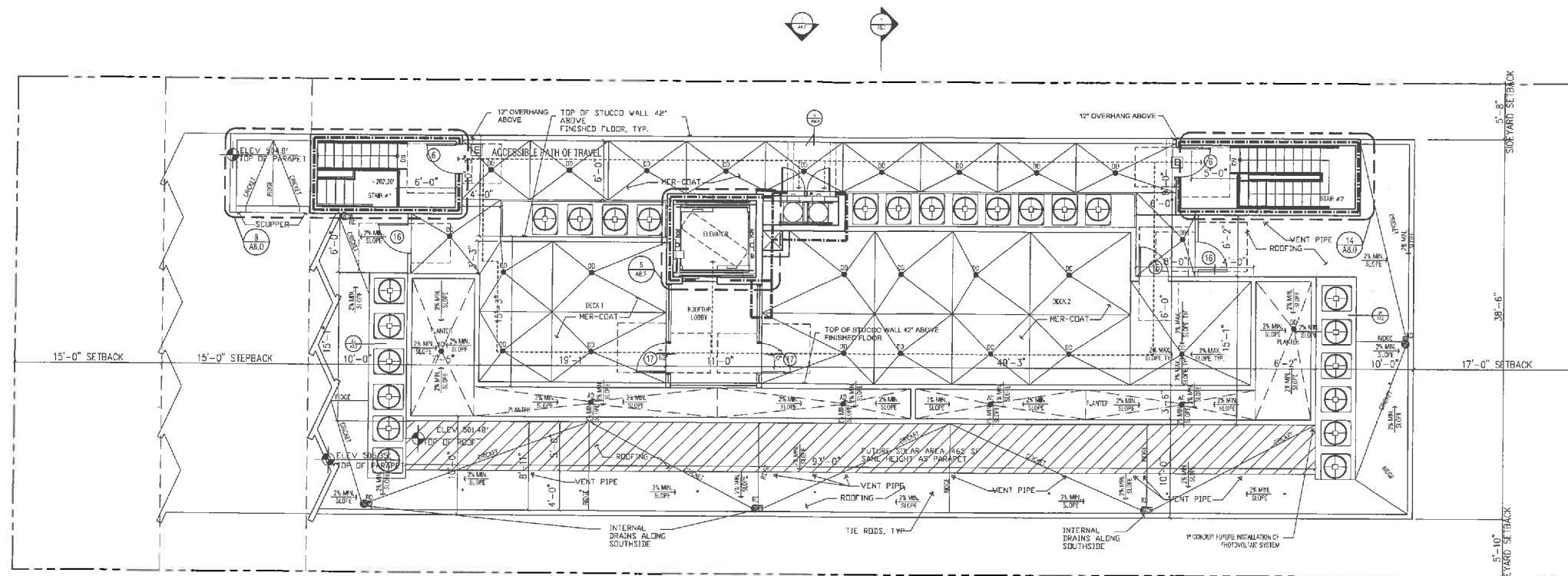
TOC RESUBMITTAL  
 15-MAY-19

FIFTH FLOOR PLAN

**A-3.6**

LEGEND:

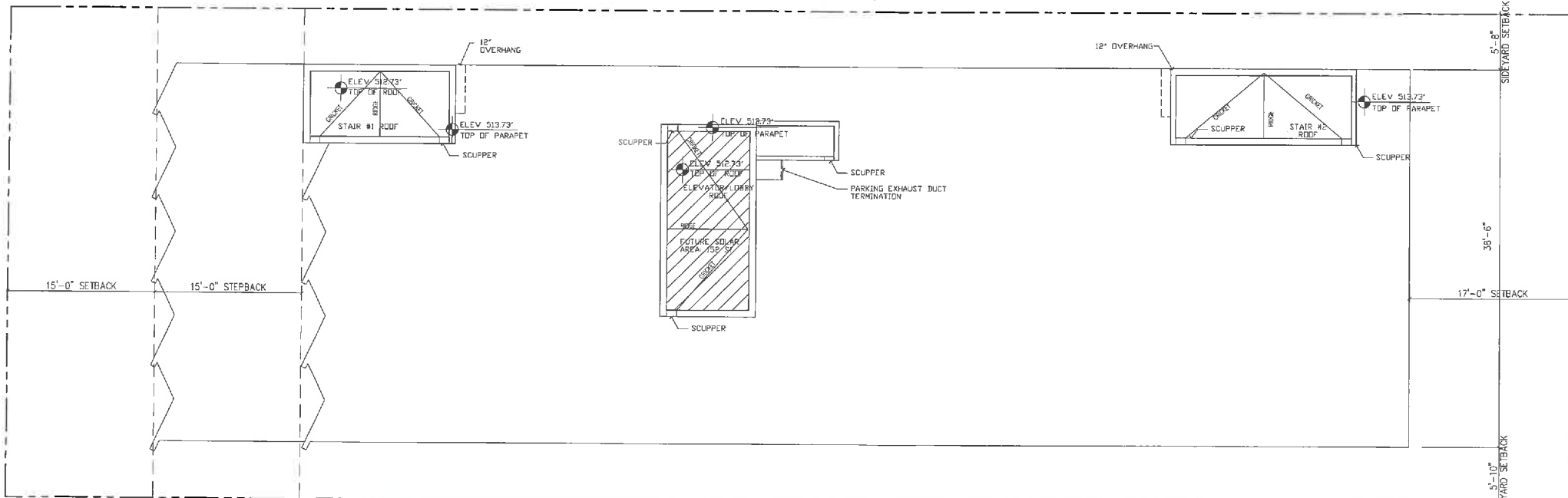
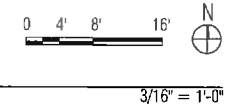
- 6" THICK BLOCK WALL
- COLUMNS
- CONCRETE WALL PER STRUCTURAL
- BOARD-FORMED CONCRETE
- 2 HR RATED 2x4 EXTERIOR WALL
- 1 HR RATED DOUBLE 2x4 PARTY WALL MUST MEET SOUND TRANSMISSION CLASS OF 50 (STC 50) OR BETTER. SEE W02/A-5.4
- 2 HR RATED SHAFT WALL. SEE W04/A-5.4
- DECK DRAIN
- OVERFLOW SCUPPER
- PLANTER DRAIN
- OVERFLOW DRAIN
- WALL TYPE, SEE A-5.4
- EXHAUST FAN MUST BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE OF BUILDING



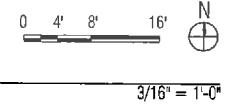
ELASTO FIBERTEK 100 WALKING SOCK SYSTEM AT ROOF TOP ONLY, SLIP RESISTANT FINISH PER LANS 204-50 OR APPROVED ALTERNATE

ROOF COVERING BUILT UP MODIFIED APPLIED ROOFING "CS ROOFING PRODUCTS CO. INC OR SIMILAR. 1/8\"/>

1 ROOF FLOOR PLAN



2 UPPER ROOF FLOOR PLAN



**EXHIBIT "A"**  
 Page No. 12 of 18  
 Case No. D16-2017-1075-TDC

REGISTERED ARCHITECT  
 MASOUD DEJAN  
 ARCHITECT  
 C-39100  
 04.08.19  
 STATE OF CALIFORNIA

WHITLEY AVENUE APARTMENTS  
 1700 N. WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90046

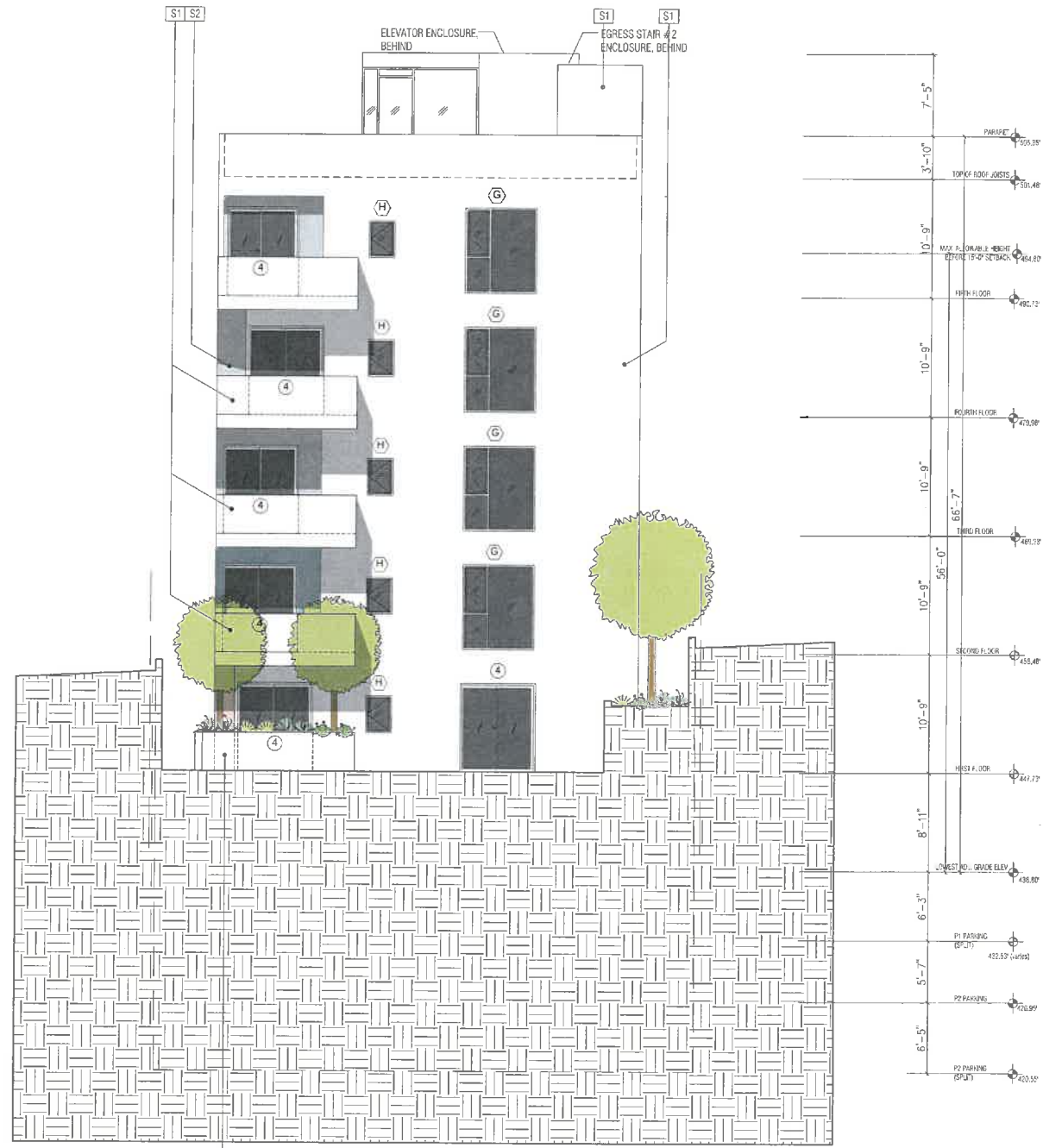
TDC RESUBMITTAL  
 15-MAY-18

ROOF FLOOR PLAN

A-3.7

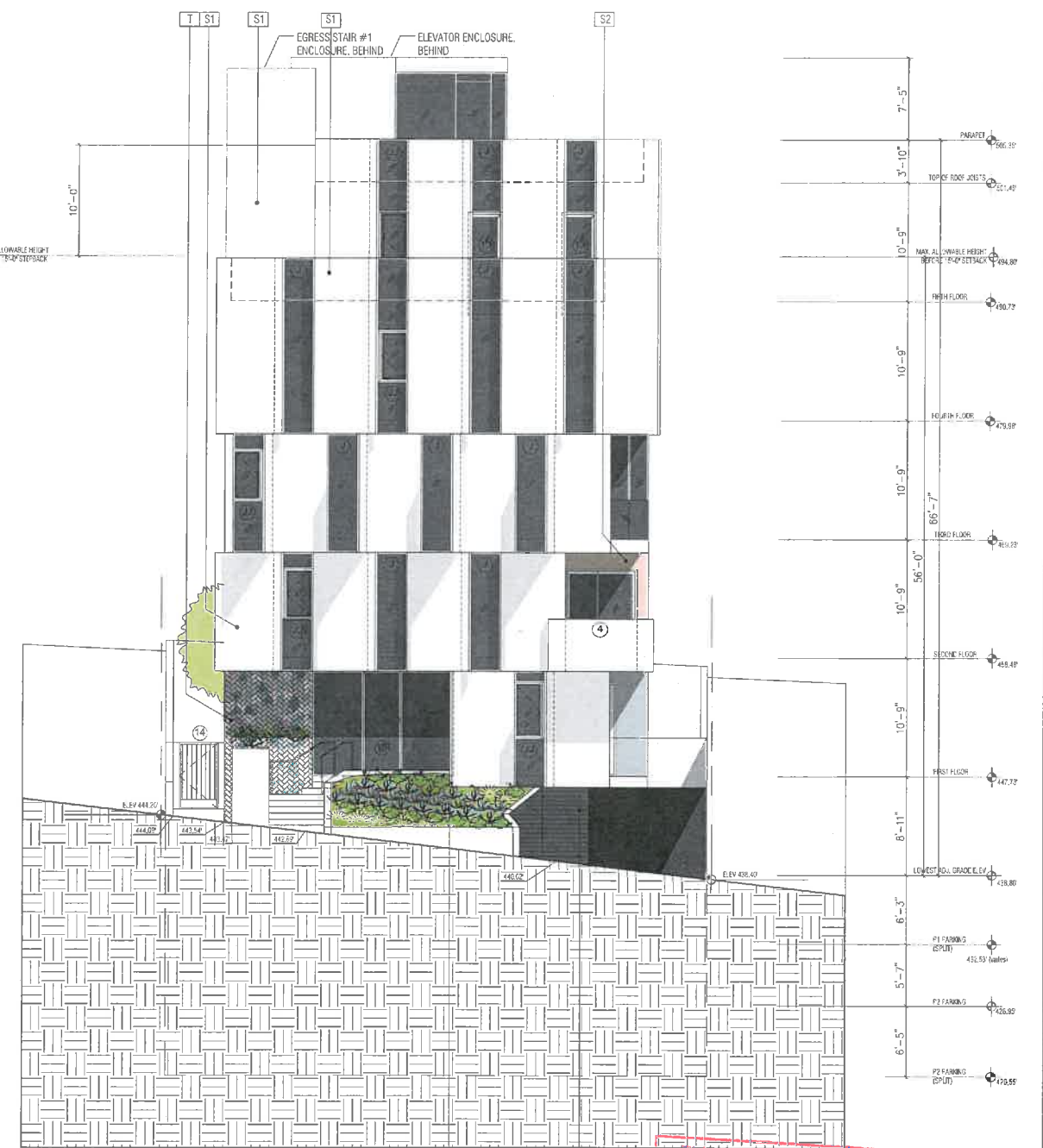


FINISH SCHEDULE	
G	GLASS GUARDRAIL, SEE DETAIL 18/A-9.2
S1	STUCCO TYPE 1 (WHITE)
S2	STUCCO TYPE 2 (COLOR)
T	TILE
C1	BOARD FORMED CONCRETE
C2	CONCRETE



2 EAST ELEVATION

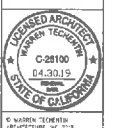
3/16" = 1'-0"



1 WEST ELEVATION

3/16" = 1'-0"

**EXHIBIT "A"**  
Page No. 13 of 18  
Case No. DIR-2017-1078-TOC



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NO.	REVISION	DATE

WHITLEY AVENUE APARTMENTS  
1000 N. WHITLEY AVENUE  
LOS ANGELES, CALIFORNIA 90012

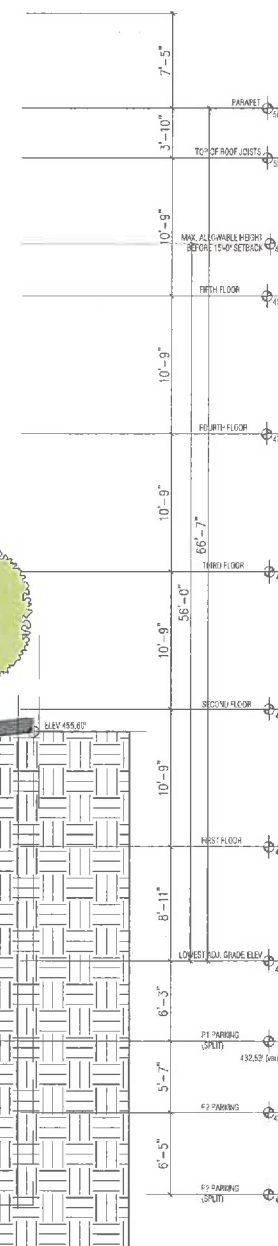
TOC SUBMITTAL  
26-MAR-16

ELEVATIONS

A-4.0



FINISH SCHEDULE	
G	GLASS GUARDRAIL, SEE DETAIL 18/A-9.2
S1	STUCCO TYPE 1 (WHITE)
S2	STUCCO TYPE 2 (COLOR)
T	TILE
C1	BOARD FORMED CONCRETE
C2	CONCRETE



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**EXHIBIT "A"**  
 Page No. 14 of 18  
 Case No. DIR-2017-1073-TOC

1 SOUTH ELEVATION

3/16" = 1'-0"

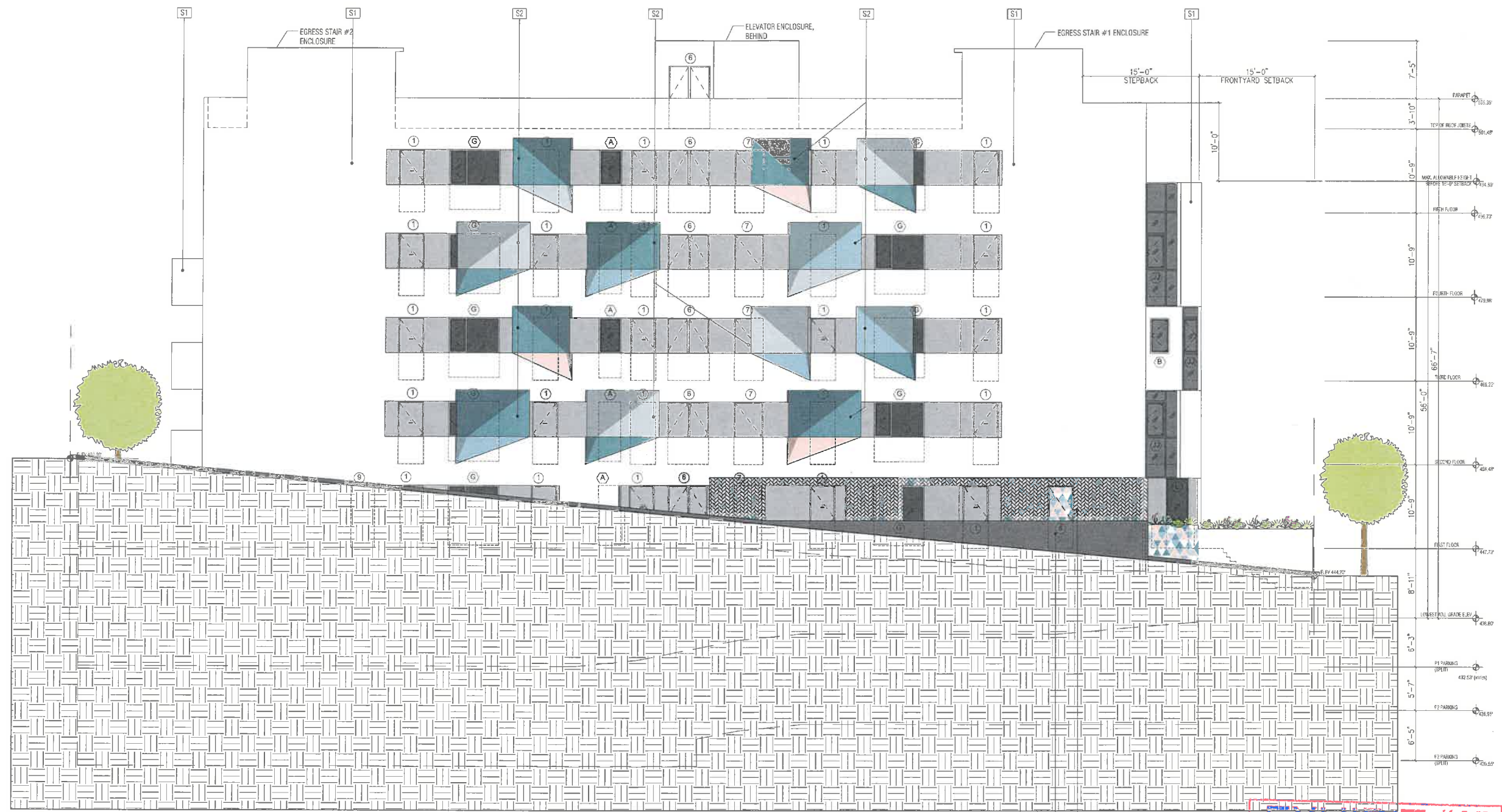
WHITLEY AVENUE APARTMENTS  
 1300 N. WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90006

TOC SUBMITTAL  
 26-MAR-19

ELEVATIONS

A-4.1

FINISH SCHEDULE	
G	GLASS GUARDRAIL, SEE DETAIL 18/A-9.2
S1	STUCCO TYPE 1 (WHITE)
S2	STUCCO TYPE 2 (COLOR)
T	TILE
C1	BOARD FORMED CONCRETE
C2	CONCRETE



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**EXHIBIT "A"**  
 Page No. 15 of 18  
 Case No. DIR-2017-1073-TOC

1 NORTH ELEVATION

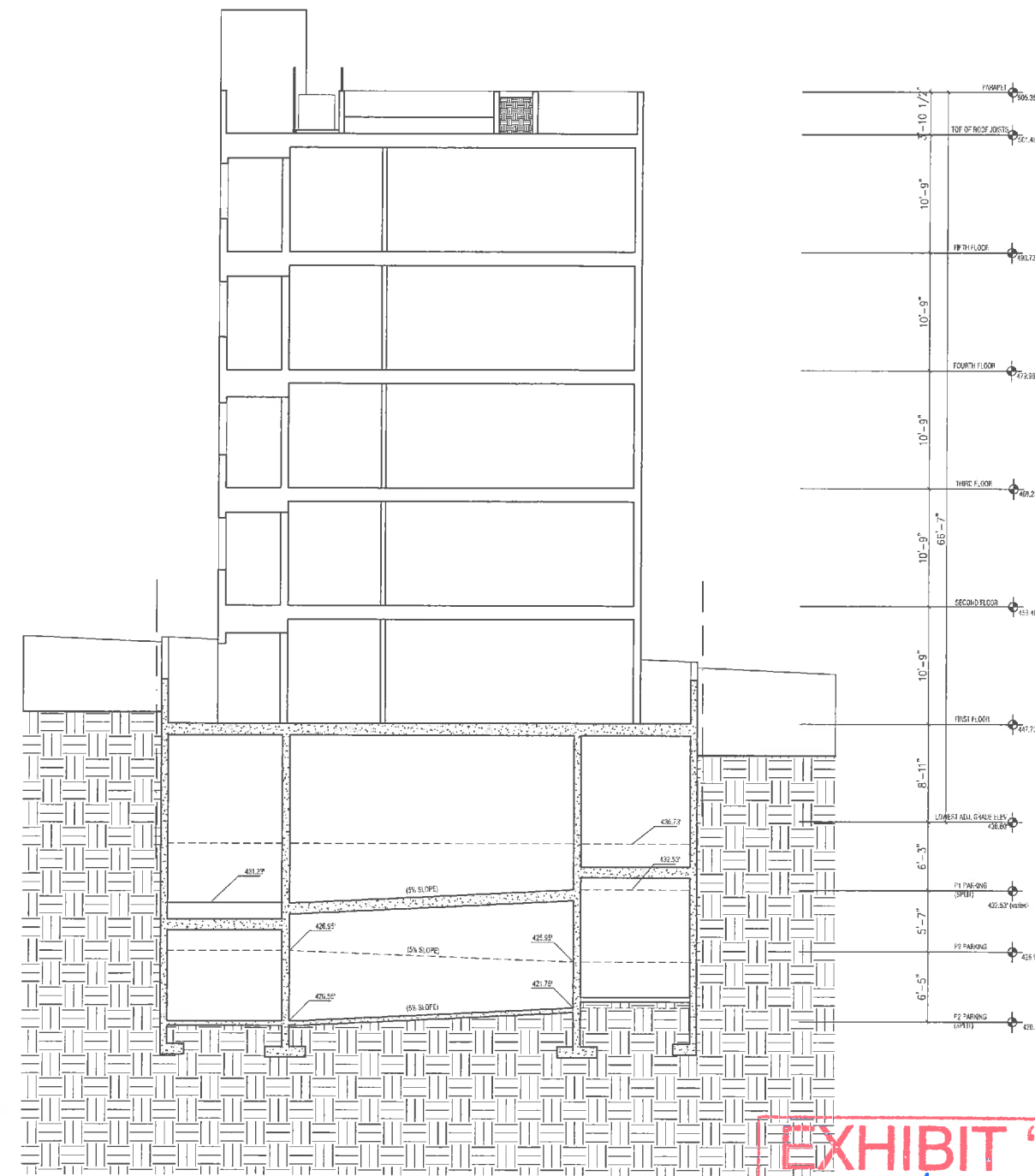
3/16" = 1'-0"

WHITLEY AVENUE APARTMENTS  
 1008 N. WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90008

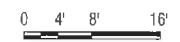
TOC SUBMITTAL  
 26-MAR-18

ELEVATIONS

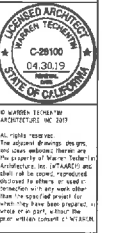
A-4.2



**EXHIBIT "A"**  
 Page No. 16 of 18  
 Case No. D18-217-1073-TOC



1 SECTION A 3/16" = 1'-0"



REVISIONS

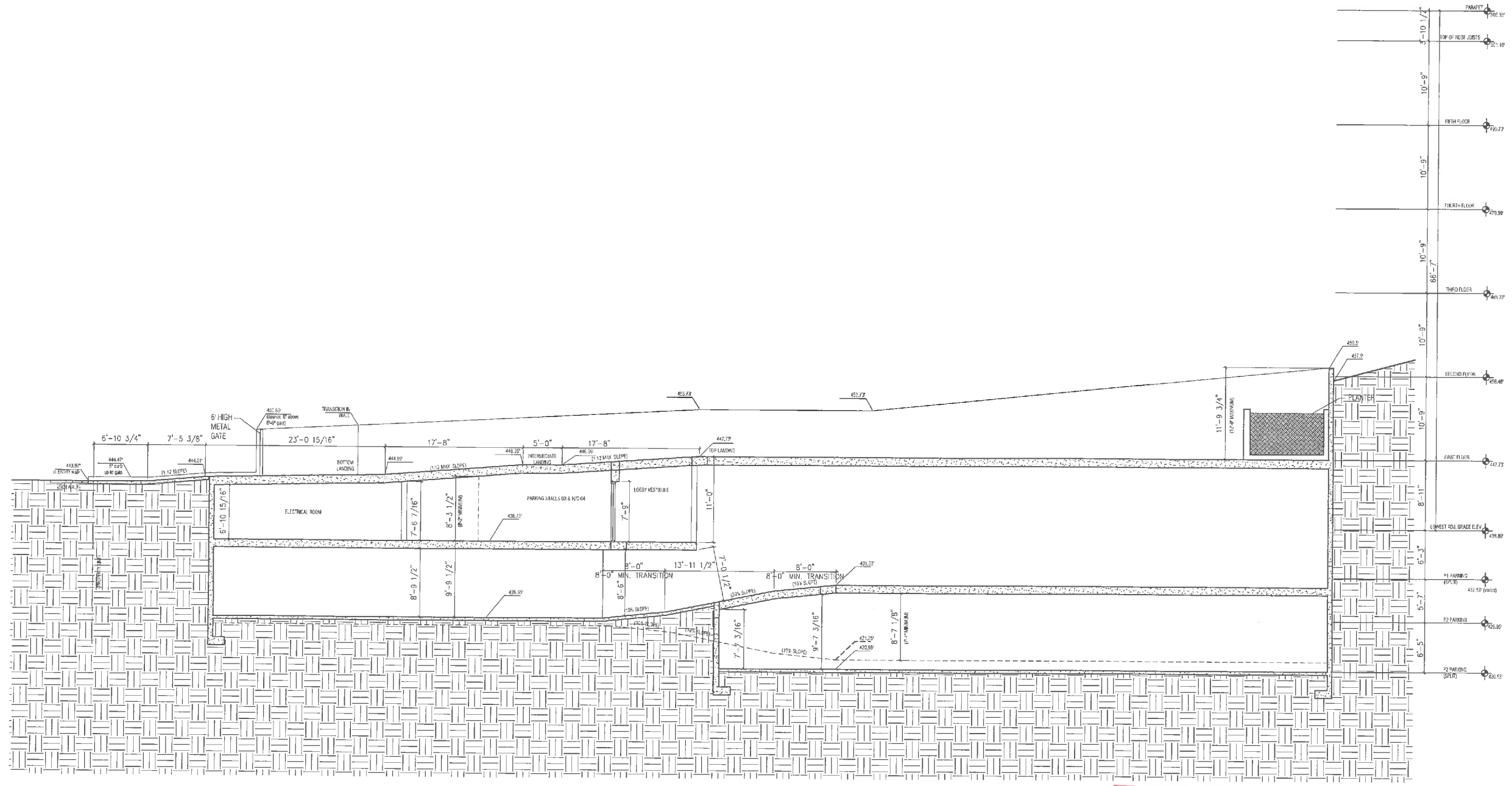
No.	Description	Date

WHITLEY AVENUE APARTMENTS  
 1030 N. WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90068

TOC SUBMITTAL  
 26-MAR-18

SECTIONS  
 A-5.0





**EXHIBIT "A"**  
Page No. 18 of 18  
Case No. 21R-2017-1073-TOC

0 4' 8' 16'  
3/16" = 1'-0"

SECTION C



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OR BY ANY INFORMATION  
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SYSTEM, WITHOUT PERMISSION  
IN WRITING FROM THE  
REGISTERED ARCHITECT.

WHTLEY AVENUE APARTMENTS  
1300 N WHTLEY AVENUE  
LOS ANGELES, CALIFORNIA 90008

TOC SUBMITTAL  
26-MAR-18

SECTIONS

A-5.2

**EXHIBIT C**

APPEAL DOCUMENTS

APPLICATIONS:

**APPEAL APPLICATION**

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

**1. APPELLANT BODY/CASE INFORMATION**

Appellant Body:

Area Planning Commission     City Planning Commission     City Council     Director of Planning

Regarding Case Number: DIR-2017- 1073-TOCProject Address: 1920 Whitley AveFinal Date to Appeal: September 4, 2018

Type of Appeal:

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

**2. APPELLANT INFORMATION**Appellant's name (print): Georgeanna Walden

Company: \_\_\_\_\_

Mailing Address: 1916 1/2 Whitley Ave - Apt #5City: HollywoodState: CAZip: 90068Telephone: (323) 422-5641E-mail: georgeannawalden@gmail.com

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

Self     Other: The tenants of 1916-1918 Whitley Avenue

- Is the appeal being filed to support the original applicant's position?     Yes     No

**3. REPRESENTATIVE/AGENT INFORMATION**

Representative/Agent name (if applicable): \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**4. JUSTIFICATION/REASON FOR APPEAL**

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

Are specific conditions of approval being appealed?  Yes  No


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

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

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

**5. APPLICANT'S AFFIDAVIT**

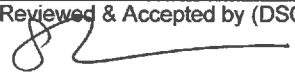
I certify that the statements contained in this application are complete and true:

Appellant Signature: 

Date: 9-4-2018

**6. FILING REQUIREMENTS/ADDITIONAL INFORMATION**

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

This Section for City Planning Staff Use Only		
Base Fee: <b>89.00</b>	Reviewed & Accepted by (DSC Planner): 	Date: <b>9/4/2018</b>
Receipt No: <b>0103938019</b>	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)



September 4, 2018

Georgeanna Walden  
1916 ½ Whitley Ave.  
Hollywood CA 90068

Los Angeles Department of City Planning  
201 N. Figueroa Street  
Los Angeles, CA 90012

**RE: 1920 Whitley Ave. – Case No. DIR-2017-1073-TOC**

To Whom It May Concern,

I am writing on behalf of myself and of the tenants of 1916-1918 Whitley Ave to appeal the above referenced proposed project. I must begin by saying that neither I nor any of the other residents of 1916-1918 Whitley Ave, which abuts 1920 Whitley to the south, received any sort of official notice whatsoever regarding this project, the appeals process or the appeals deadline. Instead, I heard of the proposed project last Thursday from someone who lives in the neighborhood who asked me if I was concerned and planned to file an appeal. I then informed the other tenants in my building and we scrambled to inform ourselves and prepare a response over the holiday weekend. This is the reason why this appeal is being filed on the final day that we are permitted to do so.

Reason for Appeal:

The reasons for this appeal are many and are both personal as they aggrieve the residents of 1916-1918 Whitley Ave, and specific to the proposed project as they appear to be thoroughly inconsistent with the TOC initiative and the voter approved Measure JJJ.

The applicant proposes 13,074 square feet of parking space. Generally, a parking space (including access way) averages between 200 square feet and 400 square feet per finished parking space. Applicant proposes the installation of 28 parking spaces, but is proposing to build space sufficient to accommodate between 32 and 65 parking spaces, depending on density and efficiency.

Even if Applicant fixes the number of parking spaces at 28, how does having 1.17 parking spaces per unit encourage public transportation use? And do the low-income units come with parking, or will they be reserved for the higher paying tenants? Presumably, a higher percentage of low-income tenants will already use public transport. If low-income tenants are not given parking, does this mean that seven units will have the ability to park more than one car? And how will that encourage the use of public transportation?

The demolition of 1920 Whitley Ave. will not only remove from the neighborhood a charming and historic building, permanently altering the character of historic Whitley Heights, it will also eliminate three units that are rent controlled in perpetuity. These three rent controlled units will be replaced with exactly three low-income units. Applicant is removing three units and replacing them with a total of three units. The proposed low-income units will not retain that designation in perpetuity, but will eventually expire. The existing building offers affordable housing and tenant security via rent control, those units will be replaced with more or less the same, albeit smaller, units, but with a

70% density bonus of luxury non rent controlled units for the developer. How does this increase affordable housing?

How I and the Residents of 1916-1918 Whitley Ave. are Aggrieved by Developer's Proposal:

- Applicant requests a 27% reduction in required side-yard abutting 1916-1918 Whitley Ave.
- Applicant requests a height increase of 21 feet 7 inches.
- Applicant Proposes Building 13,074 square feet of Parking for 28 Spaces

Because 1920 Whitley is on a grade, it is already approximately one story higher than our building. A five-story building on the grade will be more like a six-story building from our viewpoint, not even taking into consideration additional utility structures and plants that appear to be planned for the roof. This is significant because our units' bedrooms and living rooms face north, towards 1920 Whitley Ave. We already receive little direct sunlight. Our building is two stories and a five or six-story structure abutting ours will turn our apartments into the modern equivalent of darkened caves.

Parking and driving in this neighborhood has become increasing difficult. Franklin Ave., with only two lanes as a major thoroughfare, is already barely functional as a roadway and moves at a glacial pace for many crucial hours each day. There are approximately 20 parking spaces available on Whitley Ave. above Franklin Ave. At the same time, there are approximately 130 units in the same area whose buildings do not have parking, including the building that Brian Prince, the applicant, owns across the street at 1921 Whitley Ave. The addition of 28 (OR MORE) vehicles and guests' vehicles will only compound the problem of living in an area that was never designed or properly planned to support the current density of vehicular traffic.

Our landlord has informed us that if 1920 Whitley Ave.'s project goes forward, particularly as planned, that he sees no alternative but to demolish and develop 1916-1918 Whitley in a manner similar to that of the plans proposed at 1920 Whitley Ave. Some tenants, especially those on the ground floor, have asserted that will have to move out if the proposed project is realized.

All of us pay a rent that is below market. My unit is roughly \$1300 per month. The market value for my unit, with parking, is between \$2000 and \$2200, depending on condition. And, my rent is not the lowest in the building. My neighbor, an LAUSD school teacher, pays less than I do.

Being able to live in a beautiful space that is affordable has had a profoundly positive impact on my life. I have lived here for many years. Tenants who live here rarely leave, for two reasons: 1.) we love the apartments and the community (you are welcome to come visit and see) and 2.) even if we didn't love it we are trapped by rent control. I nor anyone else in the building, with perhaps one exception, could afford to move to any comparable apartment for the rent we pay.

During the financial crisis, our landlord lowered the rents of all the tenants who were here at the time, for a number of years. Where will I find that level of community if I leave here?

If the proposed project is built and currently happy tenants find 1916-1918 Whitley Ave. to be severely diminished and either leave or appeal for lower rents, I believe, as my landlord has stated, that he will attempt to follow in the path of the applicant. While I can't completely blame him, my life and the lives of my fellow tenants will, nonetheless, be completely disrupted, perhaps forever. Personally, I do not know that I would be able to remain in LA.

If the proposed project for 1920 Whitley Ave. is approved as is, you must understand fully that you are not only eliminating three affordable rent controlled apartments from the market but at least an

additional eight units from 1916-1918 Whitley Ave. as my landlord will either develop the property or sell it, in which case it will be developed by someone else. Other buildings that abut 1920 Whitley Ave. may similarly be negatively impacted so that their best course of action also would be to redevelop their sites. Taking into consideration the fact that no one in my building received notice of the current development proposal, it is possible that other buildings abutting 1920 Whitley Ave. did not either and are therefore unaware of the pending action. I shall be mystified if this is not taken into consideration given that one of the explicitly stated and primary goals of the TOC/JJJ is the increase, not elimination of affordable housing.

Points at Issue:

- Affordable Housing

The project in question will not provide a net increase affordable housing, and will, in fact, decrease it in the long run, by exchanging three permanently RSO units for three low-income units whose designation as such will ultimately expire. The collateral reduction in affordable RSO housing, that I am aware of will be an additional eight units, with the clear a distinct possibility of reducing it even further at adjacent properties negatively impacted by this proposal (though I have no direct knowledge of those building's landlord's plans. I am only able to repeat to you what my landlord has told me will be the fate of my and our affordable home should the neighboring project go forward, particularly as planned.).

- Traffic and Congestion

This project is clearly not being constructed with the goal of increasing or fostering the use by its tenant of public transportation. With 28 parking spaces and apparently space for more down the road, it appears that the developer is taking advantage of the TOC/JJJ without either sharing its goals or making a real effort to implement them. The area in question is already so congested as to make it virtually impassable for long stretches during the day. While, 28 or more vehicles, represents a small increase to the total traffic of the area, it nonetheless is one increase among many and will exacerbate traffic and parking congestion. The high number of parking spaces (which may in fact be underrepresented at 28) implies that tenants will likely have cars as there will be 1.17 spaces available per unit. This appears to strongly undermine any justification for TOC.

Why We Believe the Decision-Maker Erred or Abused their Discretion:

First, I apologize to the Decision-Maker, I'm sure they're doing their job earnestly, probably within rigid guidelines, so this isn't personal.

The Decision-Maker in this case awarded significant financial benefits to the applicant even though the proposed project does nothing to meet the goals of JJJ and is not designed to succeed as a Transit Oriented Community. Let's face the truth: the developer is being permitted to develop a building that is almost twice what his lot would normally be zoned for simply because the property lies within one half mile of a Metro stop and that appears to be the only condition for TOC that is being met here.

There is no net increase in affordable housing. At 1920 Whitley, there is an eventual net loss in affordable housing. In the neighborhood, even if only taking in account the building that we live in, there will be a net loss overall.

The truth regarding this project is that the developer is being permitted to develop a building that is almost twice what his lot would normally be zoned for simply because his property lies within one half mile of a Metro stop. That appears to be the only condition for TOC that is being met here. There is no increase in affordable housing and the ready availability of parking at the proposed building do nothing to encourage the use of public transportation.

If you make a significant contribution to the destruction of the life that I enjoy now in the home that I love, as well as that of my fellow tenants, and also to the destruction of one of the oldest, if not the oldest, historic neighborhoods in Los Angeles, then it had better be for a very good reason. A developer gaming the system and not offering anything consistent with the TOC/JJJ is not a good reason. This project will NOT benefit the community or the city in the manner that the TOC/JJJ envisioned. If it goes forward, the only beneficiary will be the developer.

The following names are those of my neighbors at 1916-1918 Whitley Ave. who have agreed to attach their names and information to this appeal. If certain information is left out it is because they have asked me to do so.

Evan Ponter – 1916 ½ Unit #1  
(570) 789-0762  
Rent \$1500/month

Jared Hungerford – 1916 ½ Unit #2  
(213) 364-3841  
Rent \$1750/month

Matraysa Derricao - 1916 ½ Unit #3  
(518) 391-5996  
& Waylon Jaime  
(323) 499-4569  
Rent \$1750/month

Erin Crawford – 1916 ½ Unit #4  
(706) 247-9100  
Rent \$1850/month

Georgeanna Walden - 1916 ½ Unit #5  
(323) 422-5641  
& Scott Shelko  
(323) 513-4798  
Rent \$1300/month

Pollyanna Gorder – 1916 ½ Unit #6  
(323) 377-4950  
Rent \$1200

Marie-Eve & Amram Partouche – 1918 Whitley  
(323) 770-1123

Terry Edwards – 1916 Whitley  
(213) 587-0080  
Rent \$2000

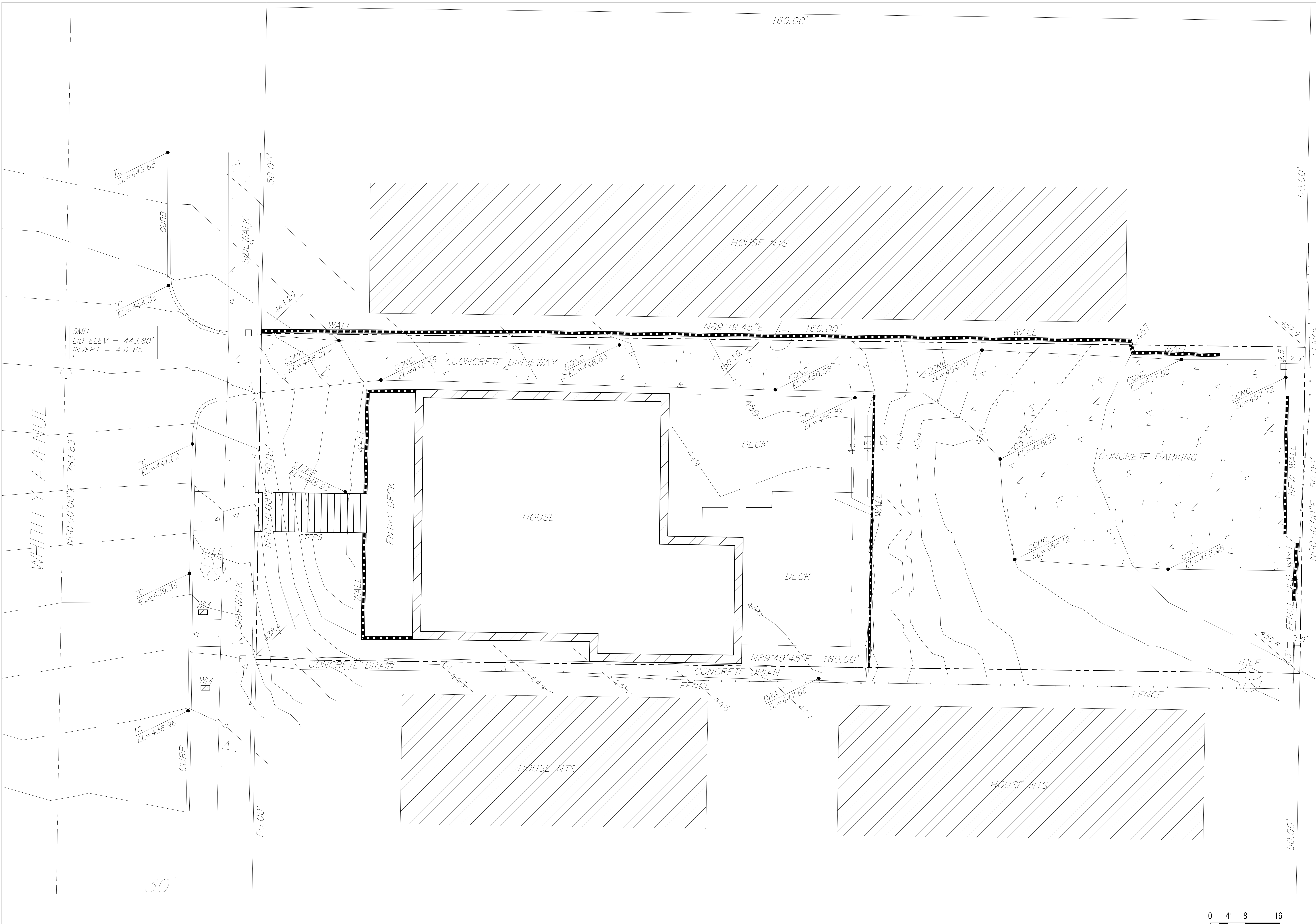
Thank you for your consideration in this matter.

Sincerely,

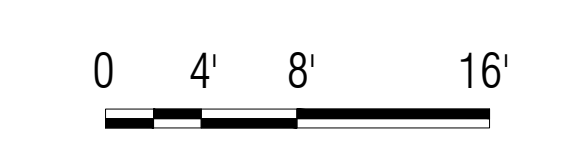
A handwritten signature in blue ink that reads "G Walden". The signature is fluid and cursive, with the first letter "G" being particularly large and stylized.

Georgeanna Walden





1 SURVEY (PER GEORGE DARVASAN-STANCIU, P.L.C., A&A SURVEYING AND MAPPING)



3/16" = 1'-0"

**wtarch**  
 WARREN TECHENIN ARCHITECTURE, INC.  
 2801 Hyperion Ave., Suite #100  
 Los Angeles, CA 90027  
 www.wtarch.com  
 P. 323.864.5242  
 www.wtarch.com

STRUCTURAL ENGINEER  
**Masoud  
 Dejban**  
 17020 Ventura Blvd., 537 #250  
 Encino, CA 91436  
 818 784 5571

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Quantity	Unit	Material	Notes

WHITLEY AVENUE APARTMENTS  
 1020 N. WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90068

TOC SUBMITTAL  
 07-DEC-17

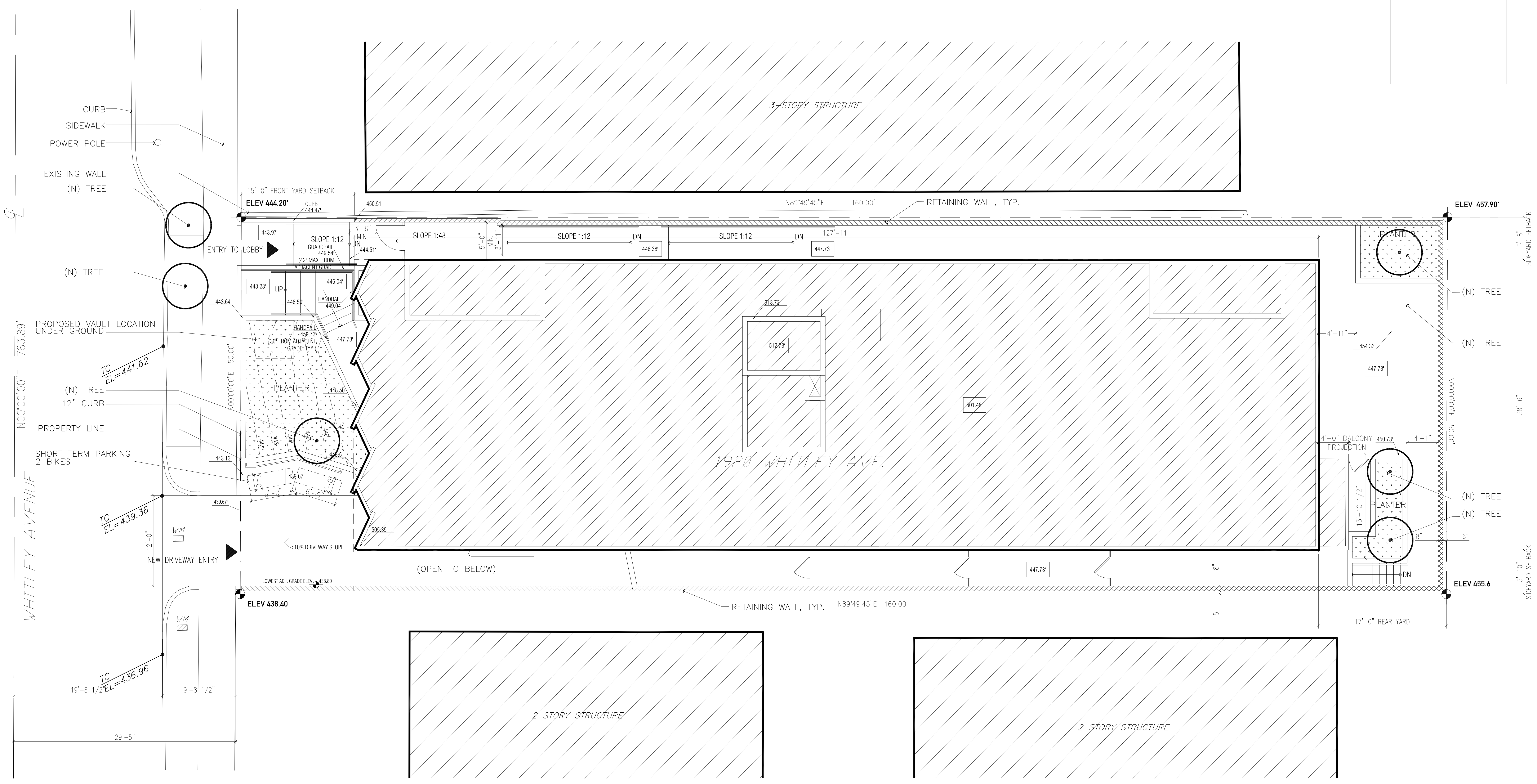
REFERENCE  
 SURVEY

A-2.0

**LEGEND:**

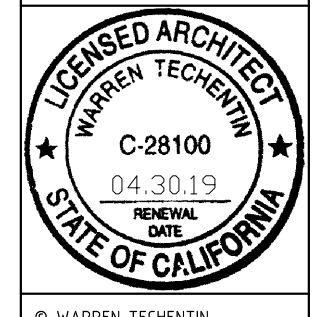
8" THICK RETAINING WALL

8" THICK PLANTER WALL



WHITLEY AVENUE  
 N00°00'00"E 783.89'

SIDEYARD SETBACK  
 5'-8"  
 38'-6"  
 5'-10"



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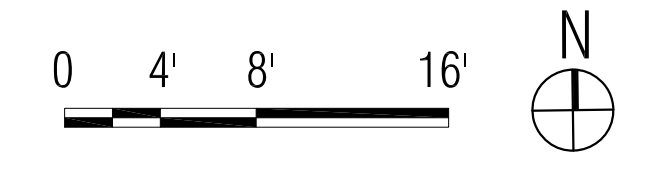
Quantity	Unit	Description	Quantity	Unit	Description
	sq. ft.	Concrete		sq. ft.	Concrete
	sq. ft.	Formwork		sq. ft.	Formwork
	sq. ft.	Formwork		sq. ft.	Formwork

**WHITLEY AVENUE APARTMENTS**  
 1920 N. WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90068

TOC RESUBMITTAL  
 15-MAY-18

SITE PLAN

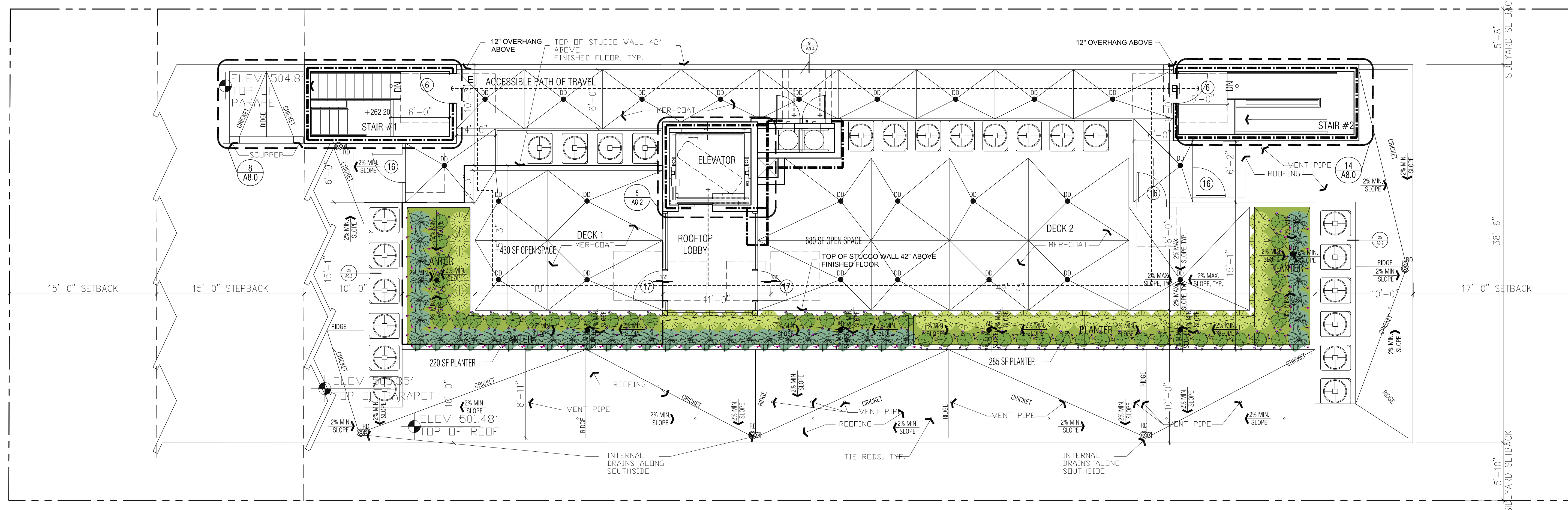
A-2.1



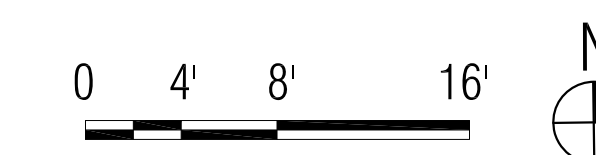
1 SITE PLAN

3/16" = 1'-0"

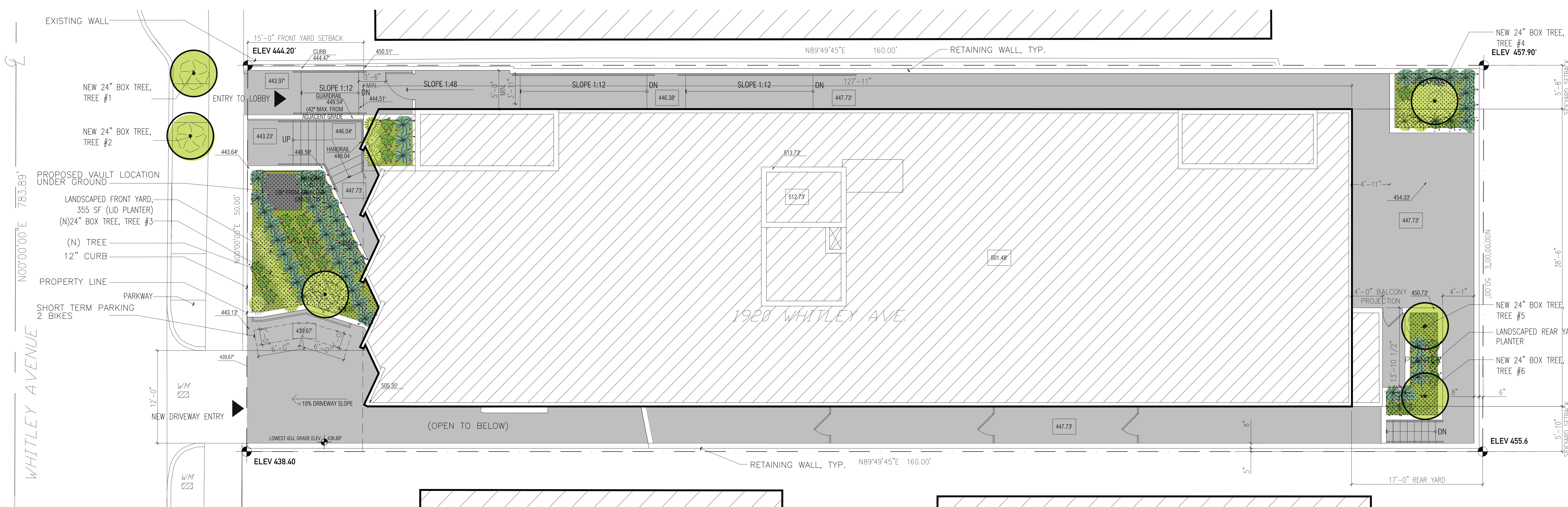




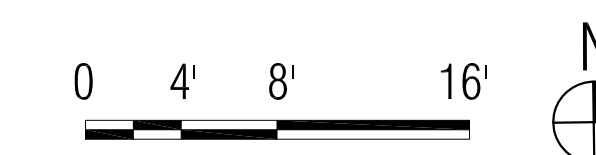
2 ROOF DECK LANDSCAPE PLAN



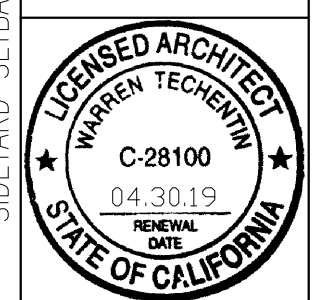
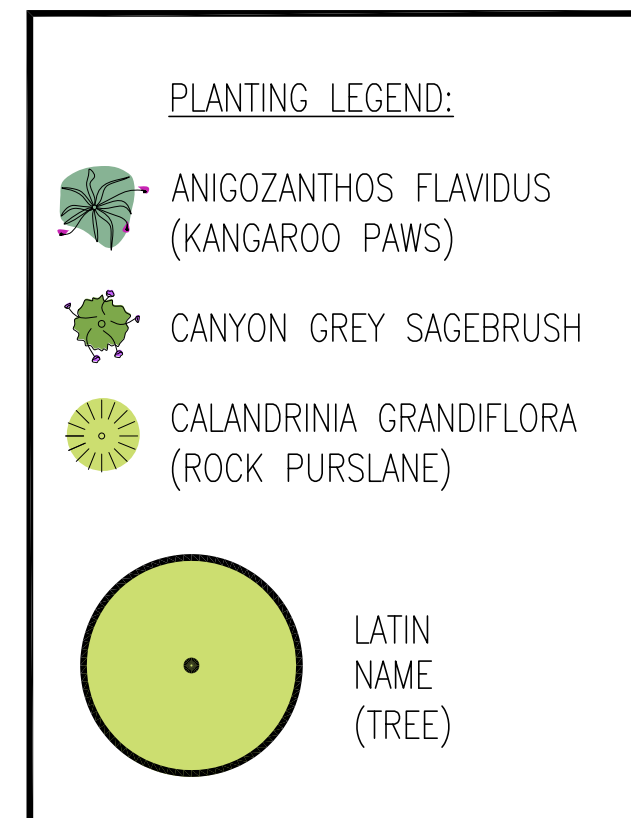
3/16" = 1'-0"



1 FIRST FLOOR LANDSCAPE PLAN



3/16" = 1'-0"



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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	04/30/19
2	ISSUED FOR CONSTRUCTION	
3	AS BUILT	

WHITLEY AVENUE APARTMENTS  
1920 N. WHITLEY AVENUE  
LOS ANGELES, CALIFORNIA 90068

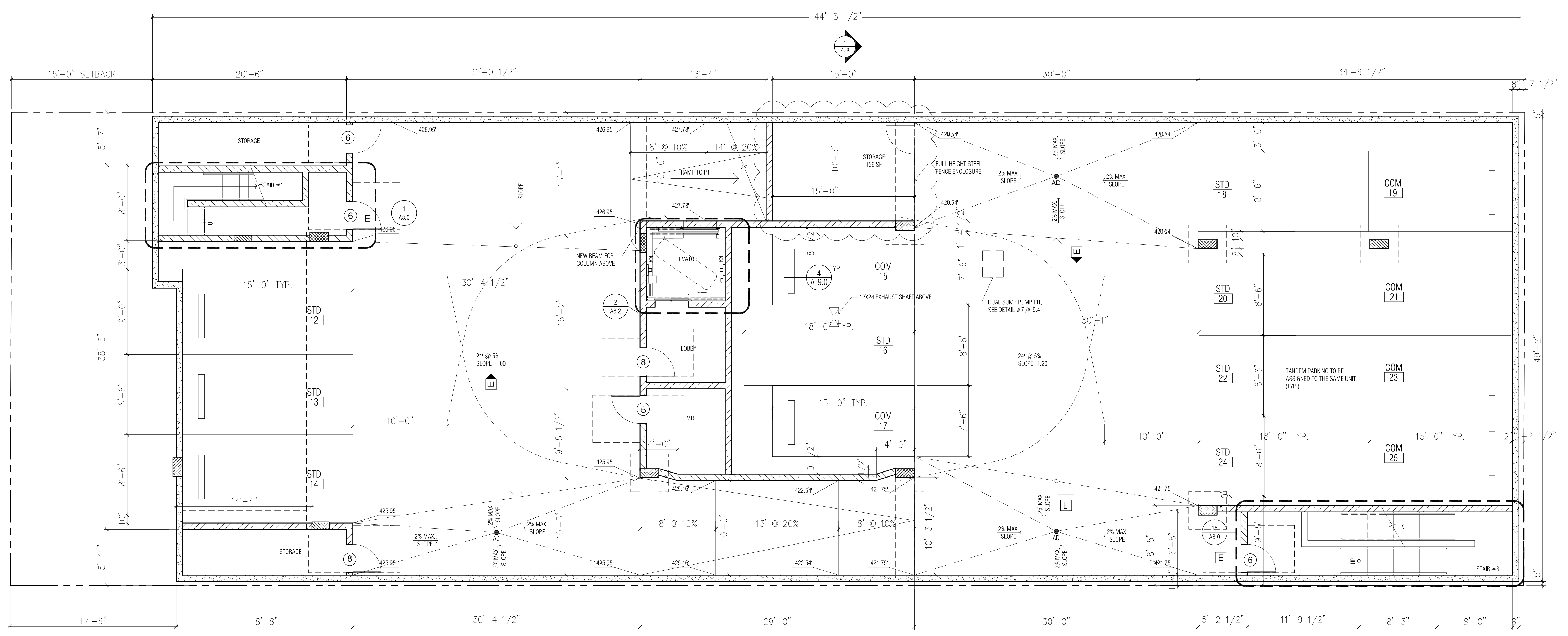
TOC RESUBMITTAL  
15-MAY-18

LANDSCAPE PLANS

A-2.2

LEGEND:

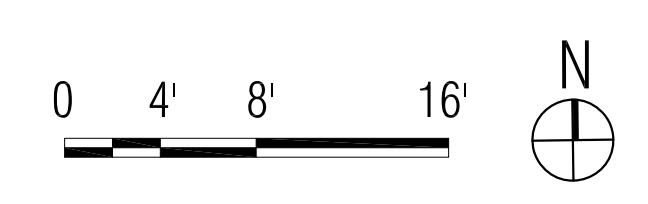
	8" THICK BLOCK WALL
	COLUMNS
	CONCRETE WALL PER STRUCTURAL
	1 HR RATED 2x4 INTERIOR WALL
	2 HR RATED 2x6 EXTERIOR WALL
	1 HR RATED SHAFT PARTITION
	AREA DRAIN
	WALL TYPE, SEE A-9.4



PARKING TALLY

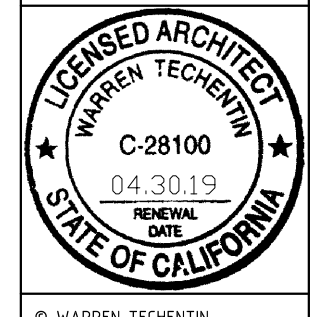
8	STANDARD
7	COMPACT

- NOTES
- Double striping of stalls shall be per Zoning Code Section 12.21A5, Chart No. 5.
  - S2 Occupancy garage shall comply with the followings:
    - Concrete or similar noncombustible and nonabsorbent floor, or asphalt surface at ground level only. (406.4.5)
    - Sloped floor to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway (406.4.5)
    - Floor system designed for uniform or concentrated loads per table 1607.1
    - Minimum headroom of 7ft - (406.4.1)
    - Vehicle barriers not less than 2 feet 9 inches high placed at the end of drive lanes, and at the end of parking spaces where the difference in adjacent floor elevation is greater than 1 foot. (406.4.3)
    - Vehicle barriers designed in accordance with section 1607.8.3.



1 P2 PARKING PLAN

3/16" = 1'-0"



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DATE	REVISION	BY	CHKD

WHITLEY AVENUE APARTMENTS  
 1920 N. WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90068

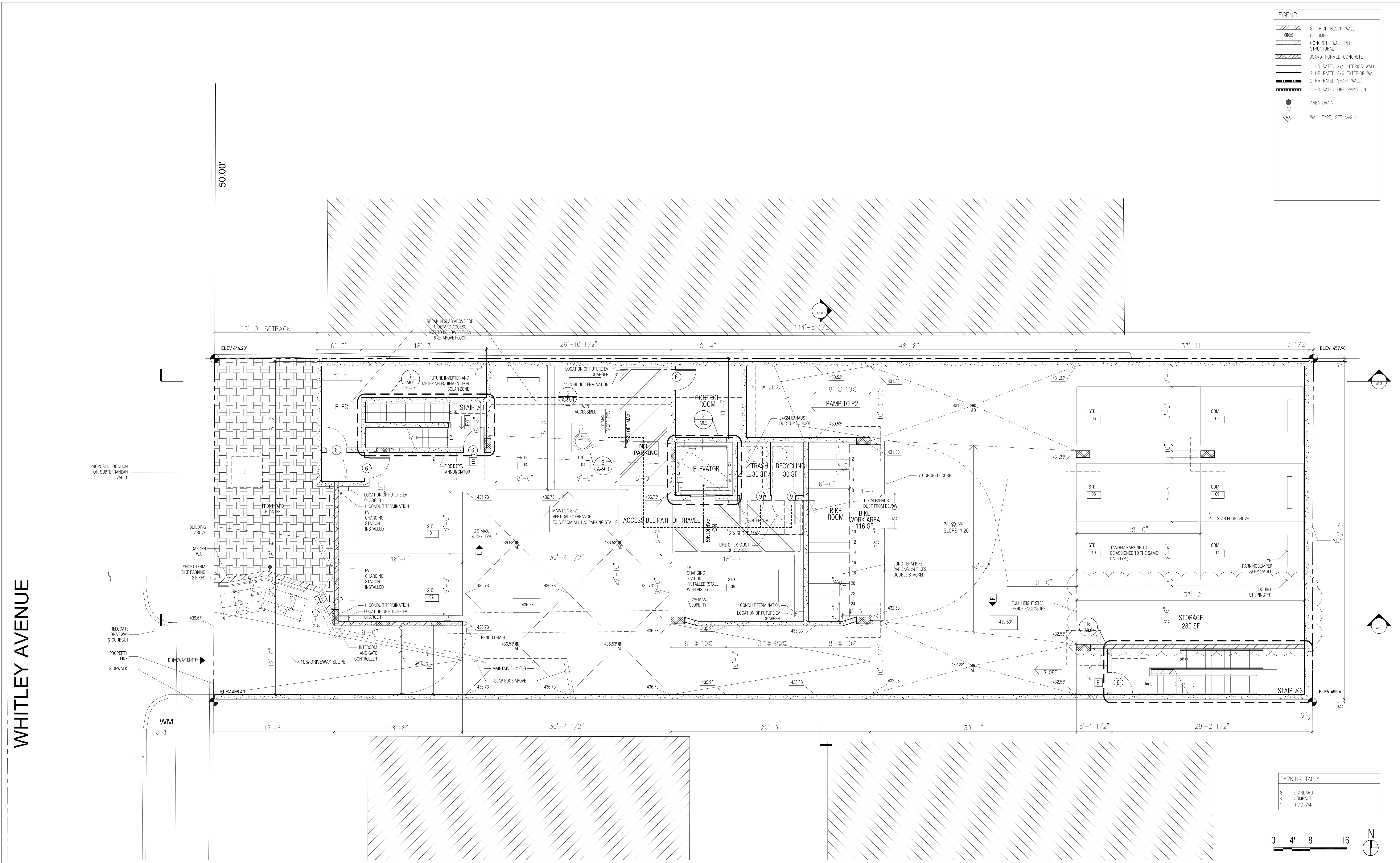
PLAN CHECK  
 02 OCT 2018

P2 PARKING PLAN

A-3.0

**LEGEND:**

	8" THICK BLOCK WALL
	COLUMNS
	CONCRETE WALL PER STRUCTURAL
	BOARD-FORMED CONCRETE
	1 HR RATED 2x4 INTERIOR WALL
	2 HR RATED 2x6 EXTERIOR WALL
	1 HR RATED SHAFT WALL
	1 HR RATED FIRE PARTITION
	AREA DRAIN
	WALL TYPE, SEE A-9.4



**PARKING TALLY**

8	STANDARD
4	COMPACT
1	H/C VAN



**1 P1 PARKING PLAN**

- NOTES**
- For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)
  - For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated ampereage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code. (4.106.4.2)
  - Double striping of stalls shall be per Zoning Code Section 12.21A5, Chart No. 5.
  - S2 Occupancy garage shall comply with the followings:
    - Concrete or similar noncombustible and nonabsorbent floor, or asphalt surface at ground level only. (4.06.4.5)
    - Sloped floor to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway (4.06.4.5)
    - Floor system designed for uniform or concentrated loads per table 1607.1
    - Minimum headroom of 7ft - (4.06.4.1)
  - Vehicle barriers not less than 2 feet 9 inches high placed at the end of drive lanes, and at the end of parking spaces where the difference in adjacent floor elevation is greater than 1 foot. (4.06.4.3)
  - Vehicle barriers designed in accordance with section 1607.8.3.
- LONG-TERM BICYCLE PARKING NOTES:**
- Shall be secured from the general public, roofed, and enclosed on all sides to protect bicycle from inclement weather
  - Must be provided onsite only
  - Shall not be located in the public right-of-way
  - Provide a minimum of 18 inches wide stall
  - 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 commercially 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
- SHORT-TERM BICYCLE PARKING NOTES:**
- Provide a minimum of 2 feet wide stall
  - Racks shall be located outside the building, with exception for existing developments
  - 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
- 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
  - When located inside a parking garage, it shall be located along the shortest walking distance to the nearest pedestrian entrance of the building from the parking garage
  - When located inside a parking garage, it shall be located on the level of the parking garage closest to the ground floor with, and must provide direct access to, a public street
  - Provide personal lockers for non-residential uses as required by LAMC Section 91.6307
  - Provide adequate lighting to ensure safe access to bicycle parking facilities in accordance with Section 12.21A.5(k).
  - 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
  - For new developments, short-term bicycle parking shall be located to maximize visibility from the main entrance
  - Shall be located no farther than 50 feet of walking distance from a main pedestrian entrance or the walking distance from a main pedestrian entrance to the nearest off-street automobile parking space, whichever is closer
  - Obtain approval from the Bureau of Engineering to install short-term bicycle parking within the public right-of-way
  - Provide adequate lighting to ensure safe access to bicycle parking facilities in accordance with Section 12.21A.5(k).



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DATE	DESCRIPTION	BY	CHECKED

**WHITLEY AVENUE APARTMENTS**  
 1020 N. WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90068

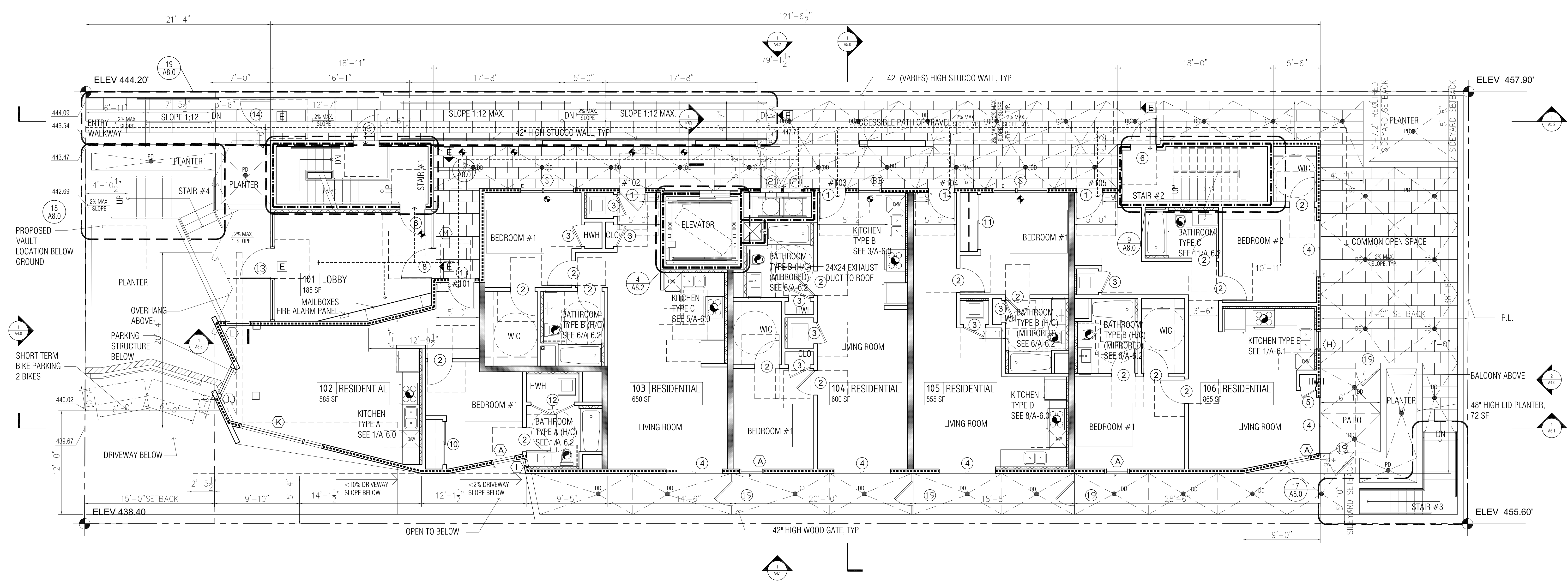
PLAN CHECK  
 02 OCT 2018

P1 PARKING PLAN

**A-3.1**

**LEGEND:**

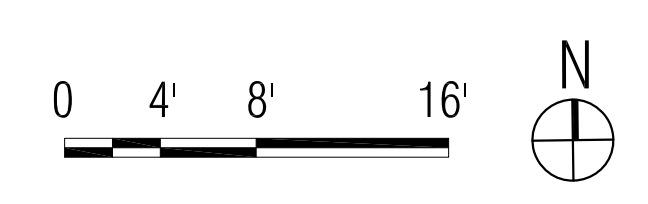
	8" THICK BLOCK WALL
	CONCRETE WALL PER STRUCTURAL
	BOARD-FORMED CONCRETE
	NON-RATED 2x4 INTERIOR WALL
	2 HR RATED 2x6 EXTERIOR WALL, STC = 50, SEE W01,W03/A-9.4
	PLUMBING WALL
	1 HR RATED DOUBLE 2x4 PARTY WALL, MUST MEET SOUND TRANSMISSION CLASS OF 50 (STC 50) OR BETTER, SEE W02/A-9.4
	2 HR RATED SHAFT WALL, SEE W04,W05/A-9.4
	DECK DRAIN
	OVERFLOW SCUPPER
	PLUMBER DRAIN
	OVERFLOW DRAIN
	WALL TYPE, SEE A-9.4
	EXHAUST FAN, MUST BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE OF BUILDING
	ECOTECH CERAMIC TILE - ECOLIGHT FINISH (51 SR)



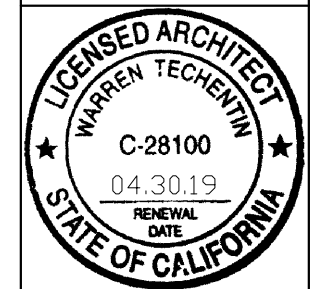
PAVED AREA: 2,830 SF  
 230' X 2,830' = 707.5 SF  
 707.5 SF OF PAVED AREA TO HAVE  
 301 SF AT LEAST 0.30 SEE A-1.7  
 FOR PAVING SPEC.  
 AREA PROVIDED 1,114 SF

- NOTES**
1. Washer and Dryer complying with 1135A.
  2. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (4.506.1)
  3. Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.506.1)
  4. At least 25% of the pathways, patios, driveways and other paved areas shall be hardscape material with an initial solar reflectance of at least 0.30 (4.106.7)

**1** FIRST FLOOR PLAN



3/16" = 1'-0"



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DATE	DESCRIPTION	BY	CHECKED

**WHITLEY AVENUE APARTMENTS**  
 1020 N. WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90068

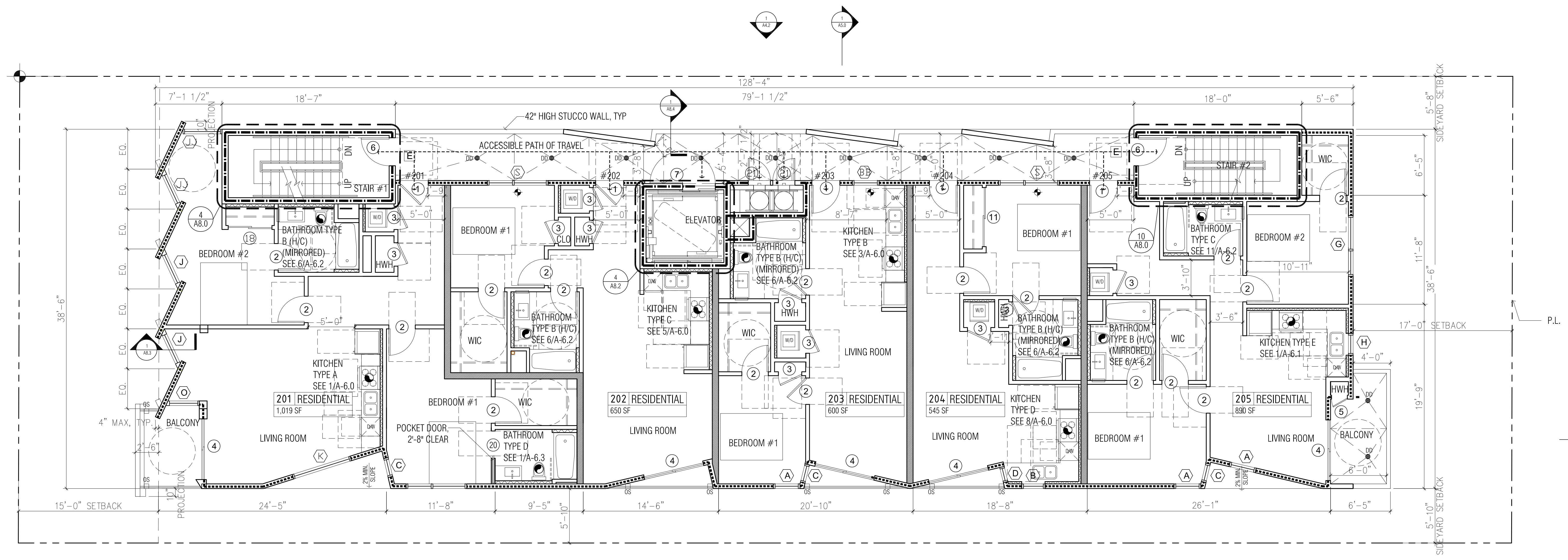
TOC RESUBMITTAL  
 15-MAY-18

FIRST FLOOR PLAN

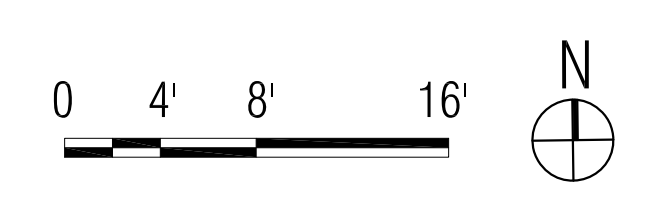
**A-3.2**

**LEGEND:**

	8" THICK BLOCK WALL
	COLUMNS
	CONCRETE WALL PER STRUCTURAL
	BOARD-FORMED CONCRETE
	NON-RATED 2x4 INTERIOR WALL
	2 HR RATED 2x6 EXTERIOR WALL, STC = 50, SEE W01,W03/A-9.4
	PLUMBING WALL
	1 HR RATED DOUBLE 2x4 PARTY WALL, MUST MEET SOUND TRANSMISSION CLASS OF 50 (STC 50) OR BETTER, SEE W02/A-9.4
	2 HR RATED SHAFT WALL, SEE W04,W05/A-9.4
	DECK DRAIN
	OVERFLOW SCUPPER
	PLANTER DRAIN
	OVERFLOW DRAIN
	WALL TYPE, SEE A-9.4
	EXHAUST FAN, MUST BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE OF BUILDING



1. Washer and Dryer complying with 1135A.
2. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (4.506.f)
3. Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.506.f)



**1 SECOND FLOOR PLAN**

3/16" = 1'-0"



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Quantity	W.L.	U.L.	Comments	W.L.

**WHITLEY AVENUE APARTMENTS**  
 1920 N. WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90068

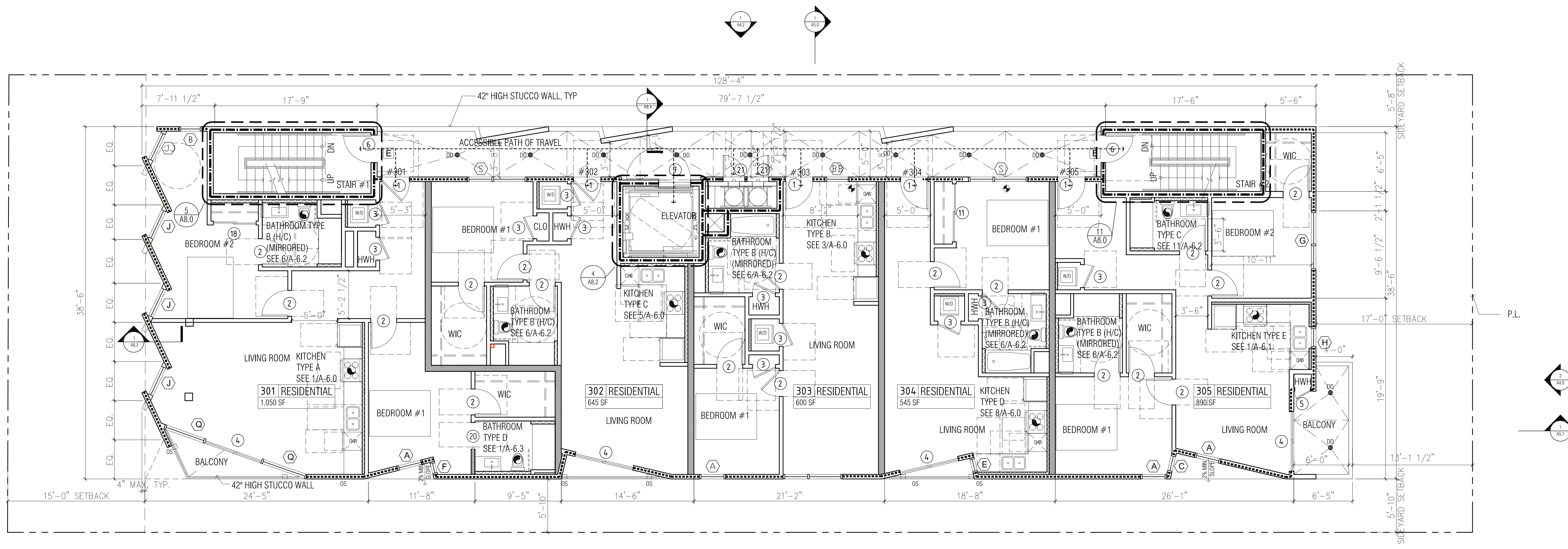
TOC RESUBMITTAL  
 15-MAY-18

SECOND FLOOR PLAN

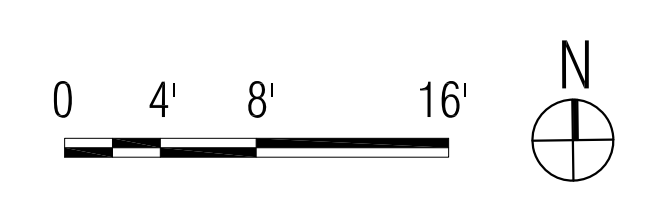
**A-3.3**

**LEGEND:**

	8" THICK BLOCK WALL
	COLUMNS
	CONCRETE WALL PER STRUCTURAL
	BOARD-FORMED CONCRETE
	NON-RATED 2x4 INTERIOR WALL
	2 HR RATED 2x6 EXTERIOR WALL
	STC = 50, SEE W01, W03/A-9.4
	PLUMBING WALL
	1 HR RATED DOUBLE 2x4 PARTY WALL MUST MEET SOUND TRANSMISSION CLASS OF 50 (STC 50) OR BETTER, SEE W02/A-9.4
	2 HR RATED SHAFT WALL, SEE W04, W05/A-9.4
	DECK DRAIN
	DD
	OS
	OVERFLOW SCUPPER
	PD
	PLANTER DRAIN
	OD
	OVERFLOW DRAIN
	WALL TYPE, SEE A-9.4
	EXHAUST FAN, MUST BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE OF BUILDING

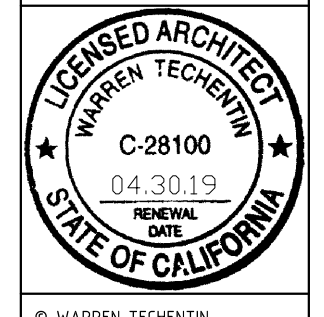


1. Washer and Dryer complying with 1135A.
2. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (4.506.1)
3. Newly installed bathroom exhaust fans, not functioning as a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.506.1)



1 THIRD FLOOR PLAN

3/16" = 1'-0"



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Quantity	W.C.	W.C.	W.C.
Amount	W.C.	W.C.	W.C.

**WHITLEY AVENUE APARTMENTS**  
1920 N. WHITLEY AVENUE  
LOS ANGELES, CALIFORNIA 90068

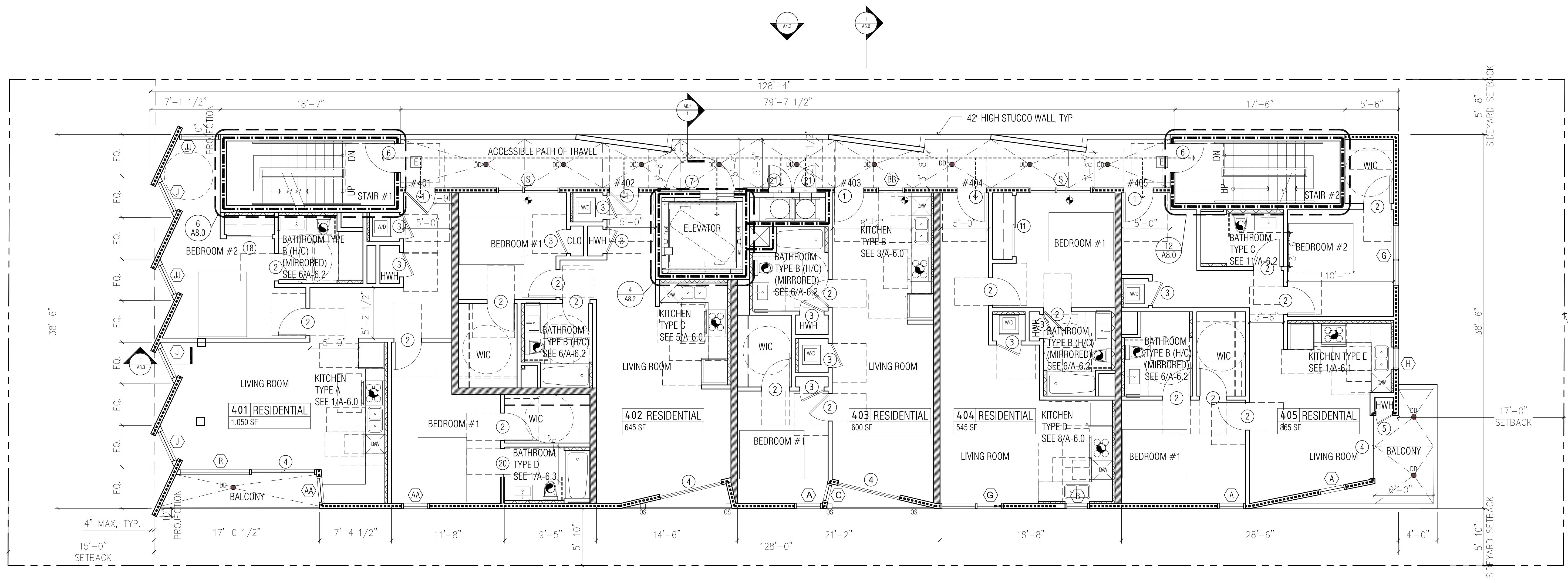
TOC RESUBMITTAL  
15-MAY-18

THIRD FLOOR PLAN

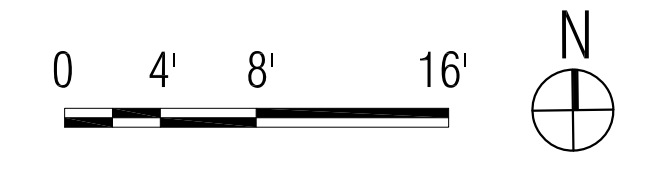
A-3.4

**LEGEND:**

	8" THICK BLOCK WALL
	COLUMNS
	CONCRETE WALL PER STRUCTURAL
	BOARD-FORMED CONCRETE
	NON-RATED 2x4 INTERIOR WALL
	2 HR RATED 2x6 EXTERIOR WALL, STC = 50, SEE W01,W03/A-9.4
	PLUMBING WALL
	1 HR RATED DOUBLE 2x4 PARTY WALL, MUST MEET SOUND TRANSMISSION CLASS OF 50 (STC 50) OR BETTER, SEE W02/A-9.4
	2 HR RATED SHAFT WALL, SEE W04,W05/A-9.4
	DECK DRAIN
	OVERFLOW SCUPPER
	PLANTER DRAIN
	OVERFLOW DRAIN
	WALL TYPE, SEE A-9.4
	EXHAUST FAN, MUST BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE OF BUILDING

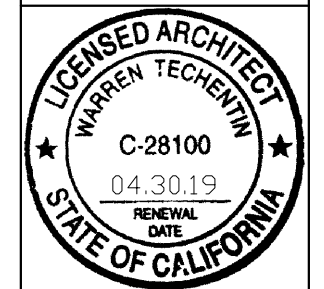


1. Washer and Dryer complying with 1135A.
2. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (4.506.1)
3. Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.506.1)



1 FOURTH FLOOR PLAN

3/16" = 1'-0"



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DATE	DESCRIPTION	BY	CHECKED

**WHITLEY AVENUE APARTMENTS**  
1920 N. WHITLEY AVENUE  
LOS ANGELES, CALIFORNIA 90068

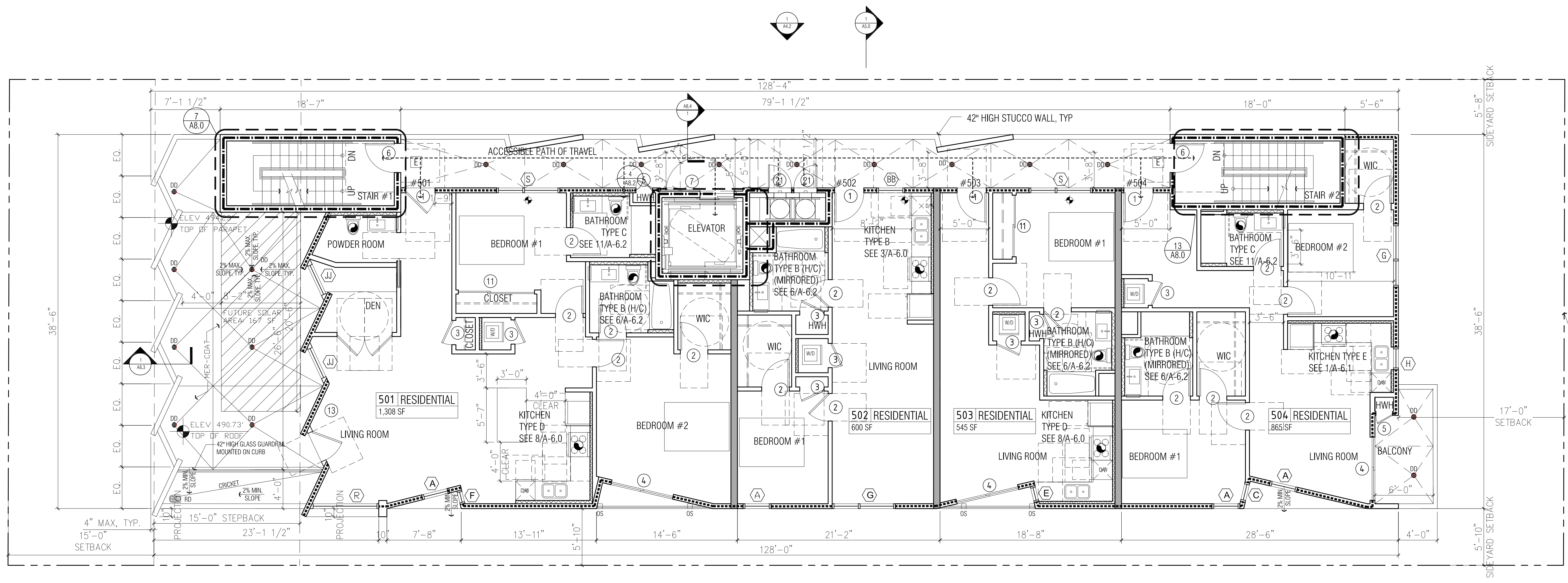
TOC RESUBMITTAL  
15-MAY-18

FOURTH FLOOR PLAN

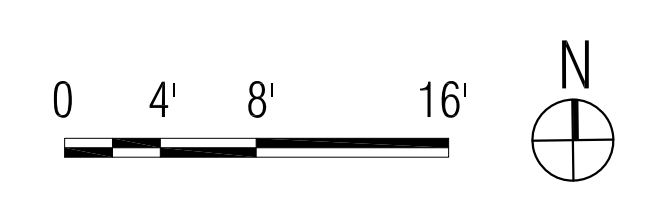
A-3.5

**LEGEND:**

	8" THICK BLOCK WALL
	CONCRETE WALL PER STRUCTURAL
	BOARD-FORMED CONCRETE
	NON-RATED 2x4 INTERIOR WALL
	2 HR RATED 2x6 EXTERIOR WALL, STC = 50, SEE W01,W03/A-9.4
	PLUMBING WALL
	1 HR RATED DOUBLE 2x4 PARTY WALL, MUST MEET SOUND TRANSMISSION CLASS OF 50 (STC 50) OR BETTER, SEE W02/A-9.4
	2 HR RATED SHAFT WALL, SEE W04,W05/A-9.4
	DECK DRAIN
	OVERFLOW SCUPPER
	PLANTER DRAIN
	OVERFLOW DRAIN
	WALL TYPE, SEE A-9.4
	EXHAUST FAN, MUST BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE OF BUILDING

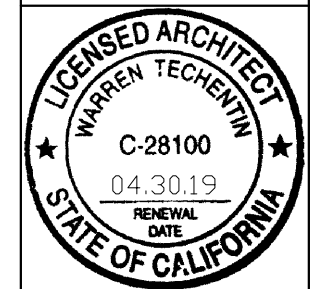


1. Washer and Dryer complying with 1135A.
2. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (4.506.1)
3. Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.506.1)



**1** FIFTH FLOOR PLAN

3/16" = 1'-0"



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Quantity	W.L.	U.L.	Comments	W.L.

**WHITLEY AVENUE APARTMENTS**  
 1920 N. WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90068

TOC RESUBMITTAL  
 15-MAY-18

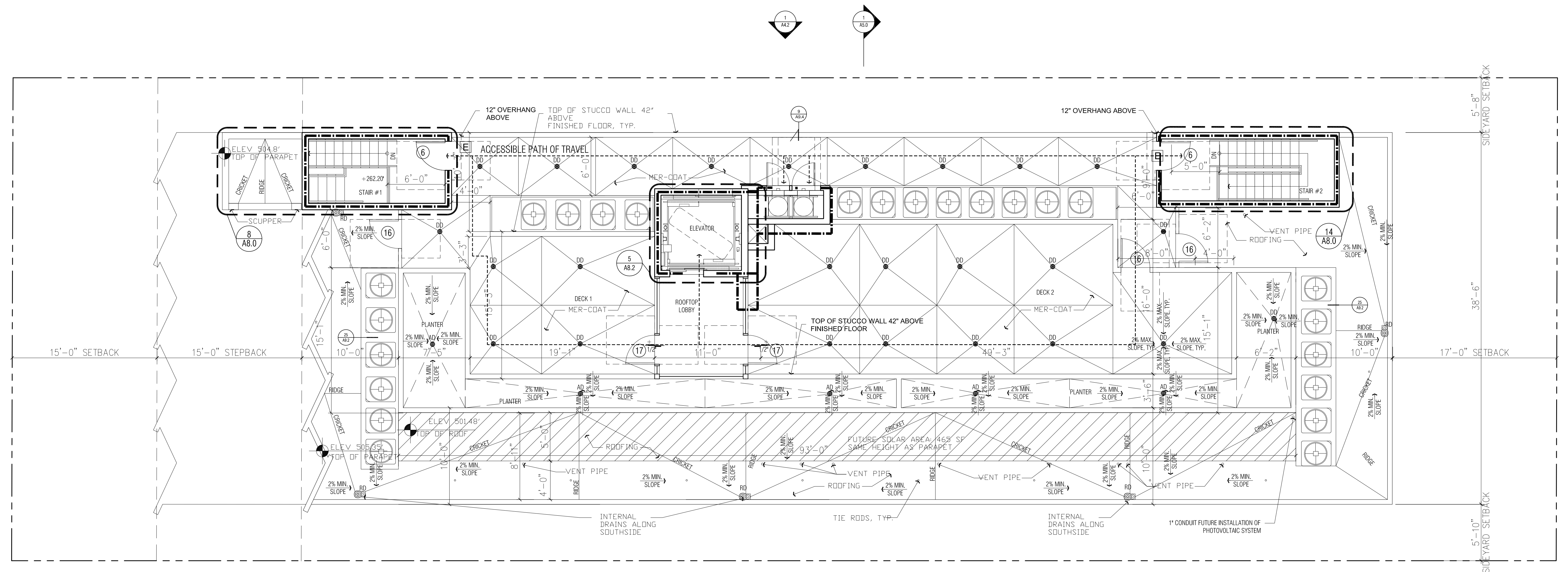
FIFTH FLOOR PLAN

**A-3.6**



**LEGEND:**

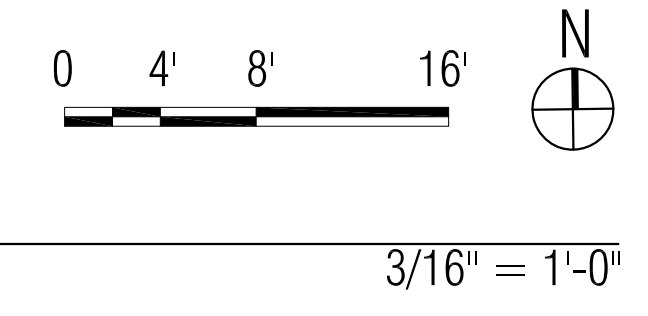
	8" THICK BLOCK WALL
	COLUMNS
	CONCRETE WALL PER STRUCTURAL
	BOARD-FORMED CONCRETE
	NON-RATED 2x4 INTERIOR WALL
	2 HR RATED 2x6 EXTERIOR WALL, STC = 50, SEE W01,W03/A-9.4
	PLUMBING WALL
	1 HR RATED DOUBLE 2x4 PARTY WALL MUST MEET SOUND TRANSMISSION CLASS OF 50 (STC 50) OR BETTER, SEE W02/A-9.4
	2 HR RATED SHAFT WALL, SEE W04,W05/A-9.4
	DECK DRAIN
	OVERFLOW SCUPPER
	PLANTER DRAIN
	OVERFLOW DRAIN
	WALL TYPE, SEE A-9.4
	EXHAUST FAN, MUST BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE OF BUILDING



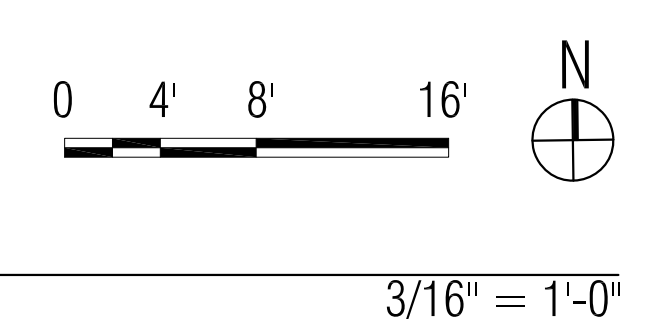
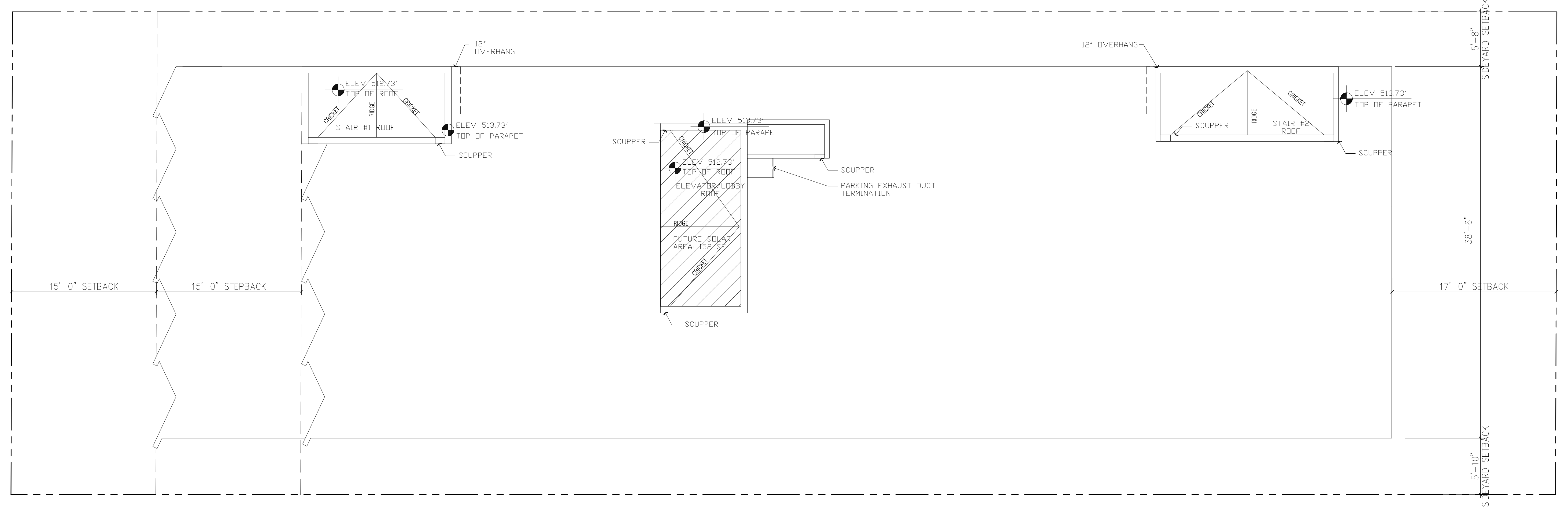
ELASTO FIBERDECK 100 WALKING DECK SYSTEM AT ROOF TOP ONLY, SLIP RESISTANT FINISH PER LAMB 254430 OR APPROVED ALTERNATE

ROOF COVERING: BUILT-UP MODIFIED APPLIED ROOFING "CS" ROOFING PRODUCTS CO., INC OR SIMILAR, UL FIRE RATED CLASS "A" OR "B" FIRE RETARDANT. ROOF COVERING SHALL CONFIRM WITH TABLE 15A (LAMC 91.1501)

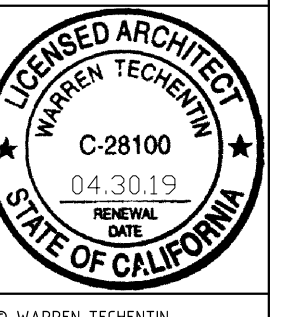
ROOF AREA: 4,889 SF  
 15% OF ROOF AREA DEDICATED SOLAR AREA  
 15% X 4,889 = 733 SF  
 AREA PROVIDED: 784 SF



**1** ROOF FLOOR PLAN



**2** UPPER ROOF FLOOR PLAN



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Quantity	W.T.		Description	W.T.
	W.T.	LL		
Amount				
DN				
W/T				

**WHITLEY AVENUE APARTMENTS**  
 1920 N. WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90068

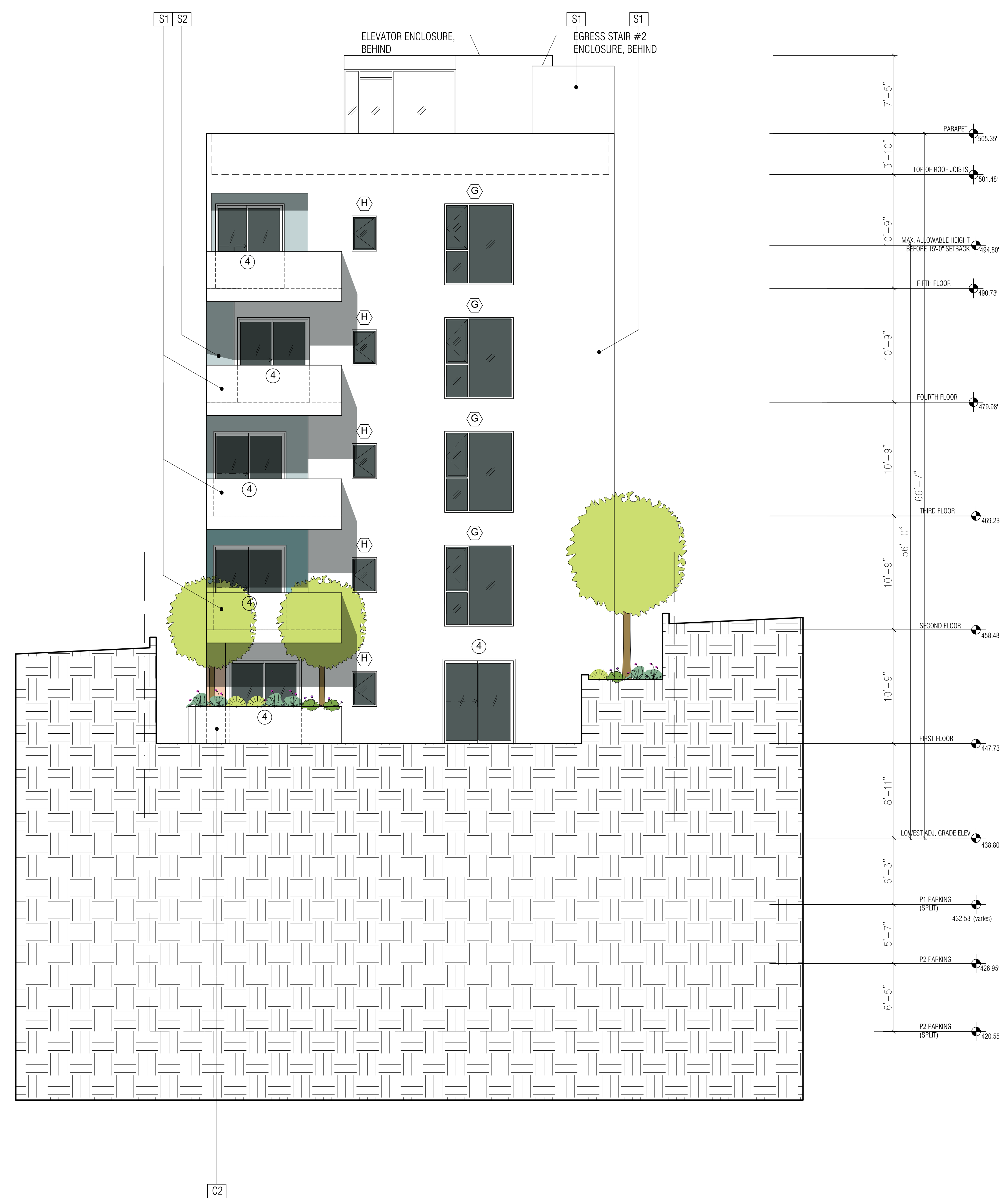
TOC RESUBMITTAL  
 15-MAY-18

ROOF FLOOR PLAN

**A-3.7**

**FINISH SCHEDULE**

G	GLASS GUARDRAIL, SEE DETAIL 18/A-9.2
S1	STUCCO TYPE 1 (WHITE)
S2	STUCCO TYPE 2 (COLOR)
T	TILE
C1	BOARD FORMED CONCRETE
C2	CONCRETE

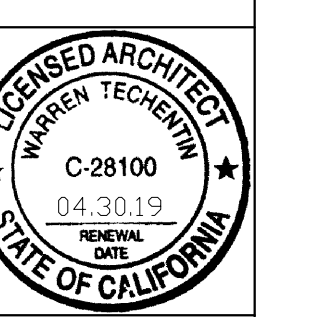
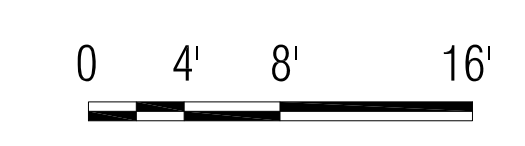


2 EAST ELEVATION

3/16" = 1'-0"

1 WEST ELEVATION

3/16" = 1'-0"



WARREN RATHBONE ARCHITECTURE, INC. 2011  
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DATE	REVISIONS	BY	CHK'D

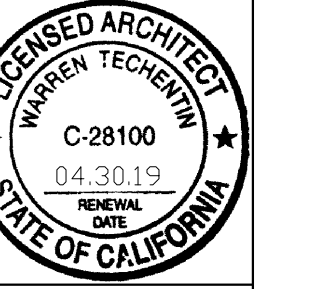
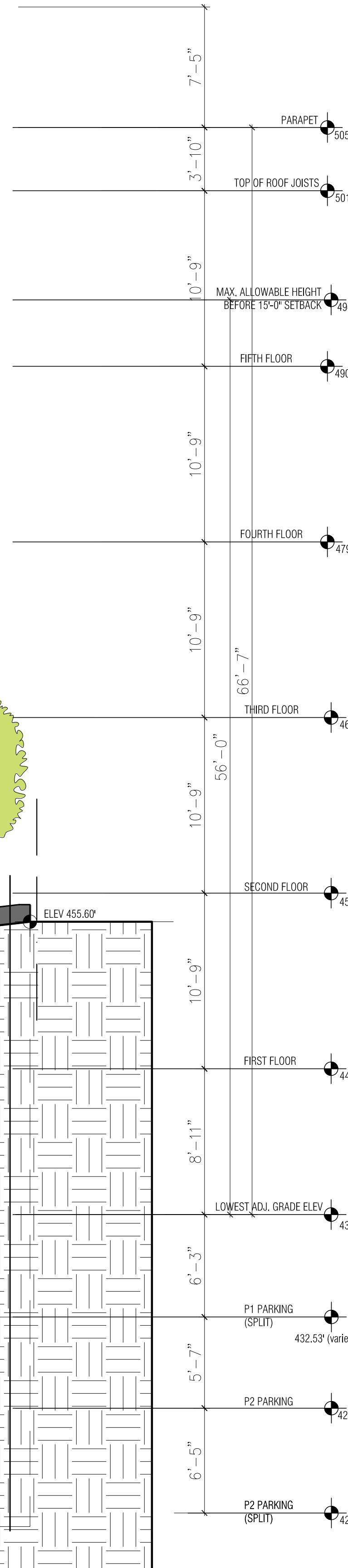
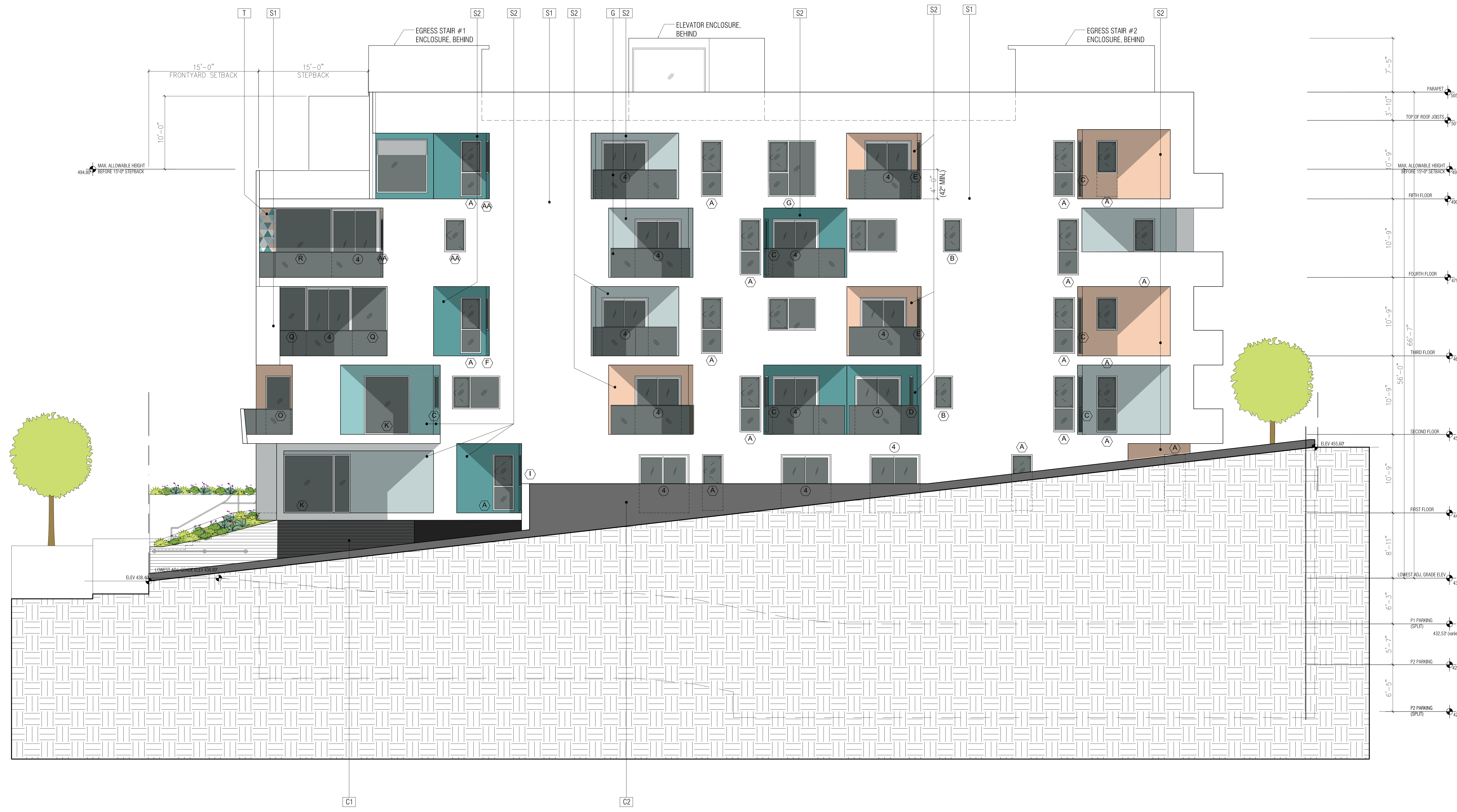
**WHITLEY AVENUE APARTMENTS**  
1920 N. WHITLEY AVENUE  
LOS ANGELES, CALIFORNIA 90068

TOC SUBMITTAL  
26-MAR-18

ELEVATIONS

A-4.0

FINISH SCHEDULE	
G	GLASS GUARDRAIL, SEE DETAIL 18/A-9.2
S1	STUCCO TYPE 1 (WHITE)
S2	STUCCO TYPE 2 (COLOR)
T	TILE
C1	BOARD FORMED CONCRETE
C2	CONCRETE



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The design, drawings, designs, and data embodied therein are the property of Warren Techentin Architecture, Inc. No part of this document shall be copied, reproduced, disseminated to others, or used in connection with any work other than the specified project for which they have been prepared, in whole or in part, without the prior written consent of WTARCH.

DATE	REVISIONS

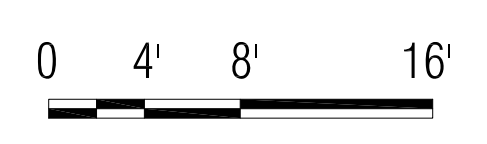
**WHITLEY AVENUE APARTMENTS**  
1820 N. WHITLEY AVENUE  
LOS ANGELES, CALIFORNIA 90068

TOC SUBMITTAL  
26-MAR-18

ELEVATIONS

A-4.1

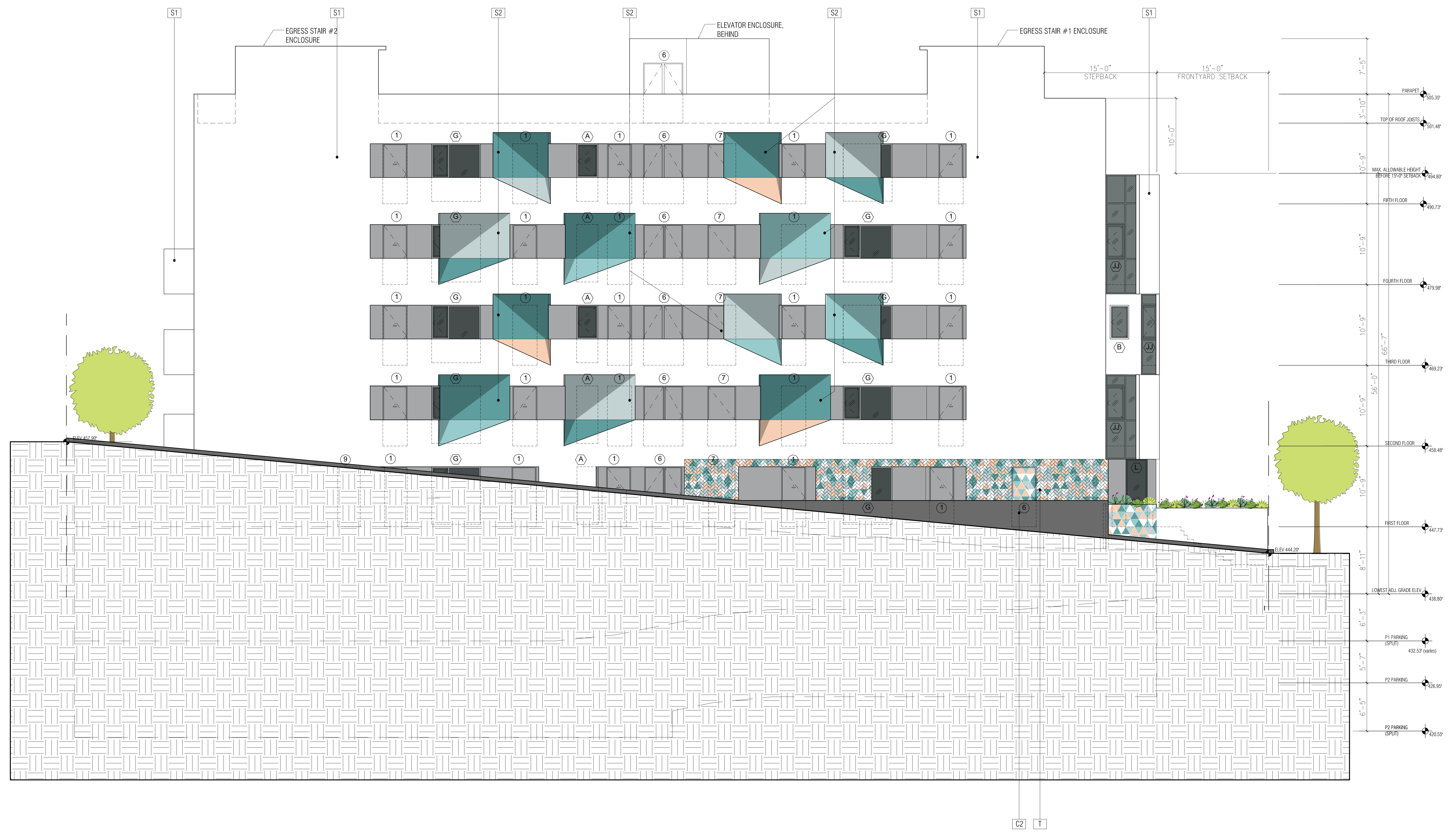
1 SOUTH ELEVATION



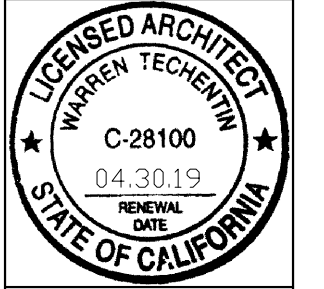
3/16" = 1'-0"

**FINISH SCHEDULE**

G	GLASS GUARDRAIL, SEE DETAIL 18/A-9.2
S1	STUCCO TYPE 1 (WHITE)
S2	STUCCO TYPE 2 (COLOR)
T	TILE
C1	BOARD FORMED CONCRETE
C2	CONCRETE



1 NORTH ELEVATION



WARREN RABINOWITZ ARCHITECTURE, INC. 2017  
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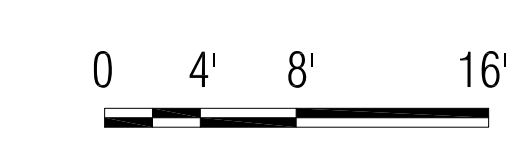
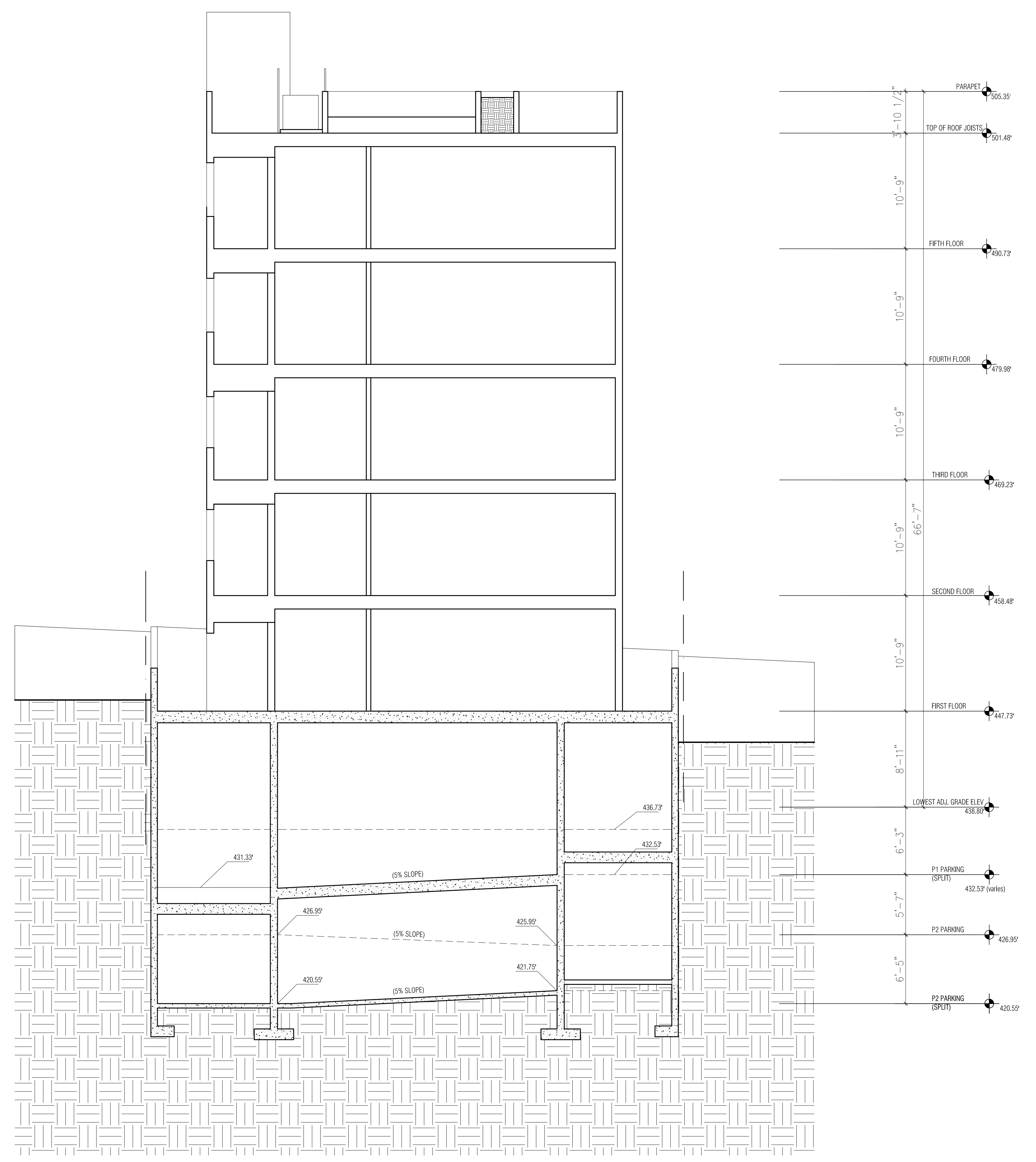
DATE	BY	FOR	DESCRIPTION

**WHITLEY AVENUE APARTMENTS**  
1320 N. WHITLEY AVENUE  
LOS ANGELES, CALIFORNIA 90068

TOC SUBMITTAL  
26-MAR-18

ELEVATIONS

A-4.2



SECTION A

3/16" = 1'-0"



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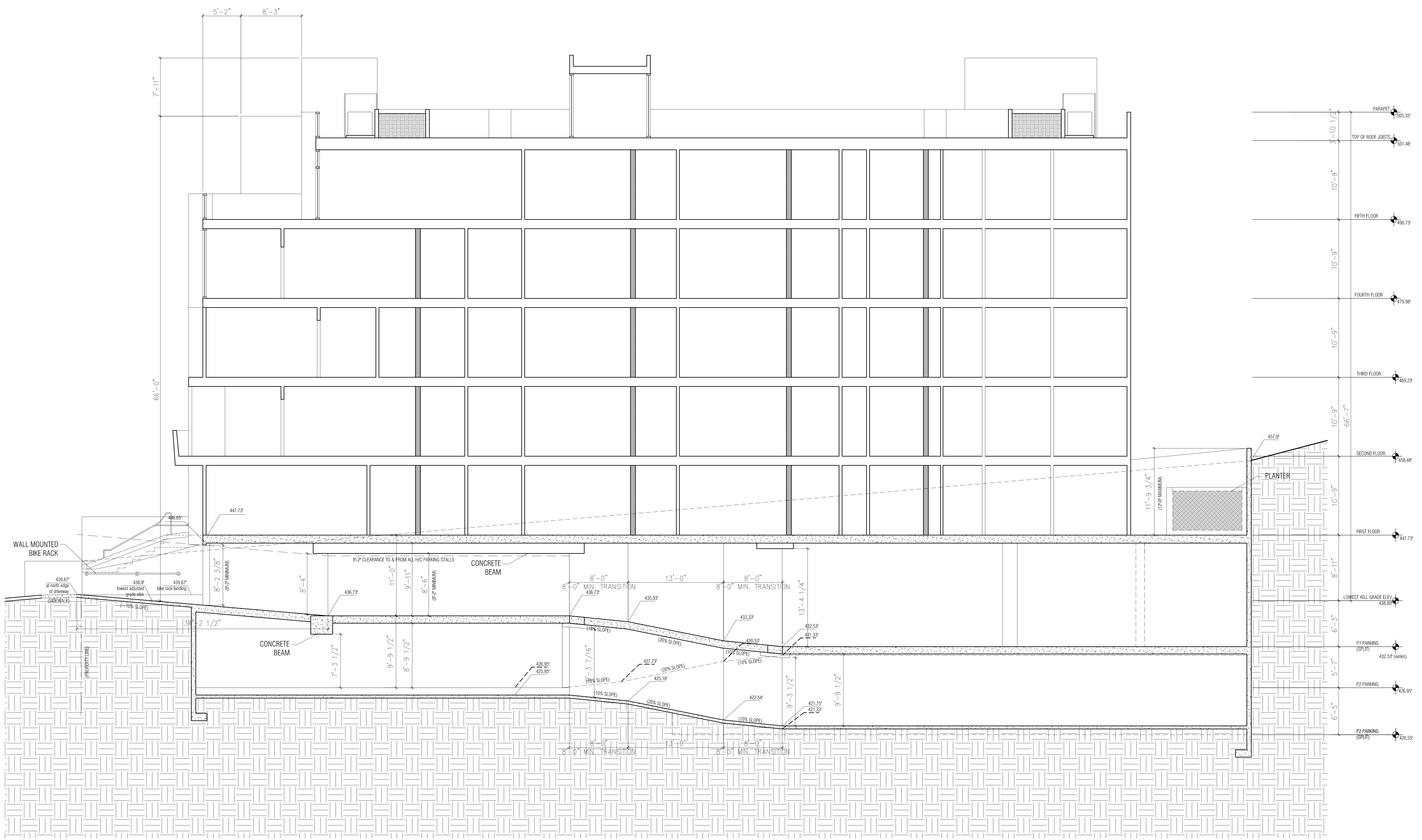
Quantity	W.L.		DRAINAGE	
	W.L.	LL	Drainage	W.L.
Items				
Qty				
Notes				

**WHITLEY AVENUE APARTMENTS**  
1920 N. WHITLEY AVENUE  
LOS ANGELES, CALIFORNIA 90068

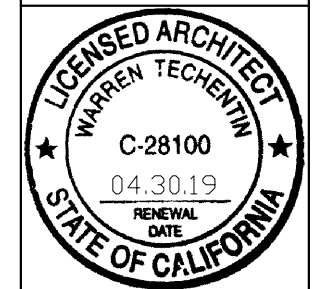
TOC SUBMITTAL  
26-MAR-18

SECTIONS

A-5.0



PARAPET	505.35'
TOP OF ROOF JOISTS	501.48'
FIFTH FLOOR	490.73'
FOURTH FLOOR	479.98'
THIRD FLOOR	469.23'
SECOND FLOOR	458.48'
FIRST FLOOR	447.73'
LOWEST ADJ. GRADE ELEV.	438.20'
P1 PARKING (SPLIT)	432.57' (varies)
P2 PARKING	426.99'
P2 PARKING (SPLIT)	426.55'



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Drawn By	Checked By	Scale	Date

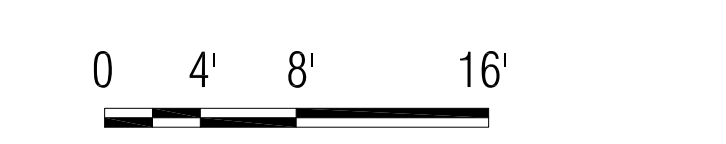
**WHITLEY AVENUE APARTMENTS**  
 1920 N. WHITLEY AVENUE  
 LOS ANGELES, CALIFORNIA 90068

TOC SUBMITTAL  
 26-MAR-18

SECTIONS

**A-5.1**

SECTION B



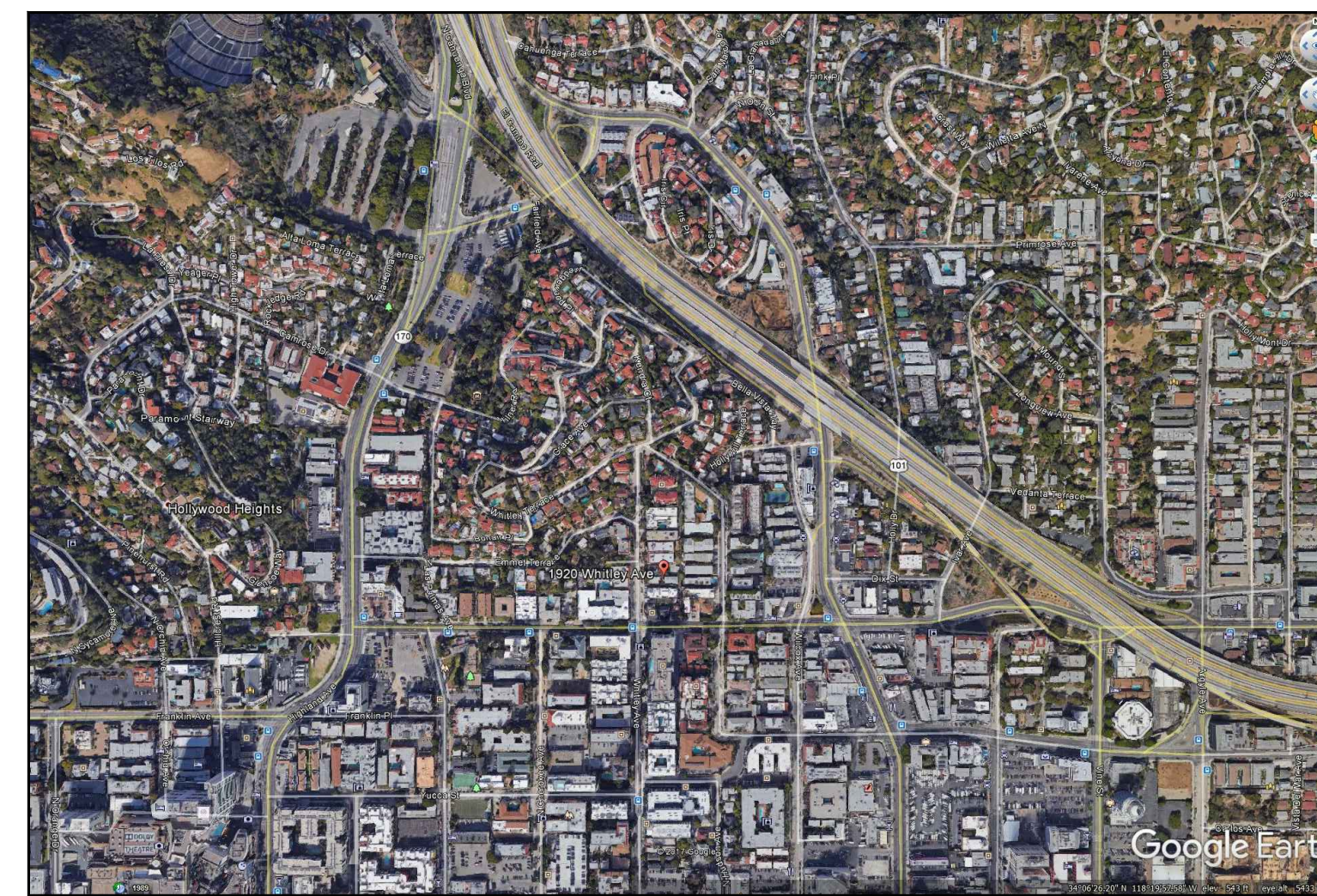
3/16" = 1'-0"



# LANDSCAPE LANDSCAPE PLAN FOR THE WHITLEY APARTMENT COMPLEX 1920 WHITLEY AVENUE LOS ANGELES, CA 90005

## General Notes

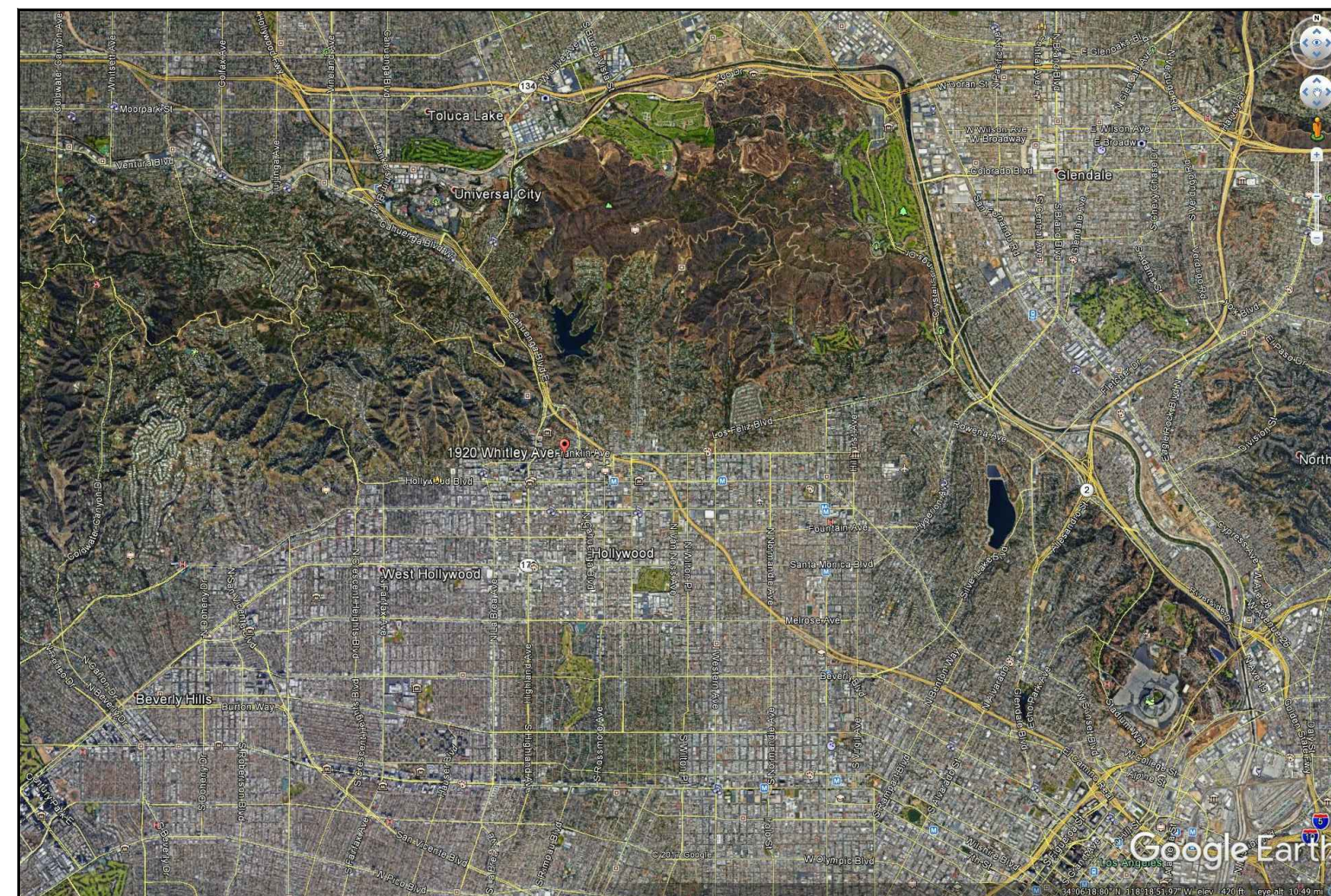
- GENERAL**  
of this work are hereby incorporated into and made part of the project plans and specifications; and their provisions shall be carried out by the Contractor. Additionally, all work shall be done in accordance with the applicable sections latest edition of the Standard Specifications for Public Works Construction (Green Book), and the project's specifications, and the 2001 California Building, Plumbing, Mechanical, Electrical and Energy Code.  
- All local, municipal, county and state laws, codes, ordinances, rules, and regulations governing or relating to any portion
- HOLD HARMLESS AND INDEMNIFICATION CLAUSE** - The contractor agrees that he shall assume sole responsibility for job site conditions during the course of construction of this project, including the safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours, and that the contractor shall defend, indemnify, and hold that Landscape Architect harmless from any and all liability; real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the Landscape Architect.
- DAMAGE RESPONSIBILITY** - The contractor shall assume full responsibility for any damages imposed, intentionally or accidentally, to existing utilities, buildings, or other amenities, due to the actions of the contractors, contractor's employees and/or contractor's subcontractors.
- TRADE COORDINATION** - Construction and installation of all items within these documents shall require close coordination between trades involved in underground and utility installation, and tree location.
- DOCUMENTATION** - These drawings and notes are the property and copyright of Robert A. Garcia, Landscape Architect and shall not be used on any other work.  
Written dimensions take preference over scaled dimensions and shall be verified on the job site and any discrepancy shall be brought to the attention of the Owner
- SITE DEBRIS** - The contractor shall keep the premises clean and free of excess equipment, materials and rubbish incidental to his work. All rubble, trash or disposal items resulting from demolition of construction be disposed of at a legal and lawful manner to an approved disposal site. All debris brought onto site shall also be removed by the same party. If debris remains on site for more than 48 hours, unless pre-approved by the city, such debris shall be removed by the property owner at the expense of the party mentioned above.
- LIEN RELEASES** - Unconditional lien releases for labor and material shall be provided by any contractor performing work on the project. Lien releases shall be delivered to the city prior to payment of work mentioned in release.
- FIELD OBSERVATION** - The contractor shall coordinate and verify all in-field layout, dimensioning of work, grades and elevations, and work schedules unless otherwise noted. The contractor shall carefully inspect the site and shall verify all conditions and dimensions prior to proceeding with any work under this contract. Any discrepancies in these documents shall be brought to the attention of the Owner. The contractor shall not willfully implement any work described in these documents which is obviously in error, interferes with existing site features, or cause project complication of harm.
- INSURANCE** - The contractor shall carry and provide written proof of workers compensation insurance for any and all parties of employees involved with his project, as well as provide general liability insurance mentioning the city, and DVD as additionally insured in writing prior to start of work as specifically detailed in the specifications.
- MUNICIPAL/COUNTY REQUIREMENTS** - The contractor shall obtain all permits necessary to carry out the scope of work. All permit fees will be paid directly by city. All work shall conform to the documents and related governing codes and/or ordinances. The contractor shall verify property owner a minimum of 2 working days in advance prior to any required inspection.
- SITE SECURITY** - The contractor shall at all times protect his work from damage and theft and replace all damaged or stolen parts at their expense until the work is accepted in writing by the city. Contractor is liable for all damage or injury caused by any work or storage of materials on site. The contractor shall install and maintain 5' height chain link fence with gated access around the entire park during the course of construction.
- EXISTING UTILITIES** - Extreme care shall be exercised in working near existing utilities. The contractor shall verify the location and condition of all utilities and be responsible for any damage. All damage to existing site features outside of the limit of work due to work performed by the contractor or any subcontractor shall be the responsibility of the contractor to reestablish in a timely manner.
- DRAWINGS OF RECORD** - The contractor shall maintain an approved set of plans to be located on the job site in a watertight container at all times. The contractor shall provide and keep up-to-date a complete record drawing noting locations, sizes and types of fixture and equipment. Prints for this purpose may be obtained from the city. The set of drawings shall be kept on the site and shall be used only as the record set. The drawings shall also serve as work progress sheets and the contractor shall make neat and legible annotations thereon as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for inspections and shall be kept in a location designated by the owner. The contractor shall provide the owner with a set of AS-BUILT documents describing variations of enhancements to the original documentation.
- CHANGE ORDERS** - All substitutes and changes to the work described herein shall be submitted to the city in the form of a CHANGE ORDER for written approval.
- GUARANTEE** - Contractor shall provide a minimum 1 year guarantee of all work and materials.
- SUBCONTRACTORS DISCLOSURE** - The contractor shall furnish a listing of all subcontractors, material suppliers and consultants used on the project prior to commencement of work, and shall furnish lien releases of all labor and materials from him/herself, all named in listing and any additional parties not earlier listed. The contractor shall retain the services of only licensed, insured and bonded subcontractors as well as have these subcontractors provide proof of like insurance coverage as the general contractor.
- STORM WATER PROTECTION PLAN** - The contractor shall submit a Storm Water Protection Plan for review by the agency prior to construction. Contractor shall also pull all permits required by local agencies to carry out the storm water protection plan.



LOCATION MAP



NORTH



VICINITY MAP



NORTH

## Sheet Index

Sheet No.	Sheet ID.	Title
1	T	Cover Sheet
2	LP.1	Planting Plan
3	LPD.1	Planting Details
4	LI.1	Irrigation Plan
5	LID.1	Irrigation Details
6	LLC.1	Irrigation Legend and Calculations
7	LLS.1	Irrigation Schedules
8	LS.1	Specifications
9	LS.2	Specifications
10	LHZ.1	Hydrozone Plan

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

*Robert A. Garcia* 5/24/17  
ROBERT A. GARCIA DATE

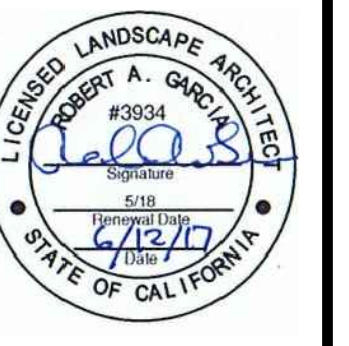
### HOLD HARMLESS AND INDEMNIFICATION CLAUSE

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.

CONSTRUCTION NOTES:  
1. THIS PROJECT WILL COMPLY WITH 2007 CBC, CPC, AND 2007 CEC AND 2008 TITLE 24 ENERGY REGULATIONS AND ALL CITY ORDINANCES.  
2. THE HOUSE STREET NUMBER WILL BE VISIBLE FROM THE STREET.  
3. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEMS.

PLANS PREPARED BY:  
ROBERT A. GARCIA, LANDSCAPE ARCHITECT  
27962 MILT CIRCLE  
LAGUNA NIGUEL, CA 92677

REVISIONS	DATE:



THE WHITLEY APARTMENT COMPLEX  
1920 WHITLEY AVENUE  
LOS ANGELES, CA 90005

COVER SHEET

DATE:

6-12-2017

DRAWN BY:

RAG

JOB NO:

SCALE:

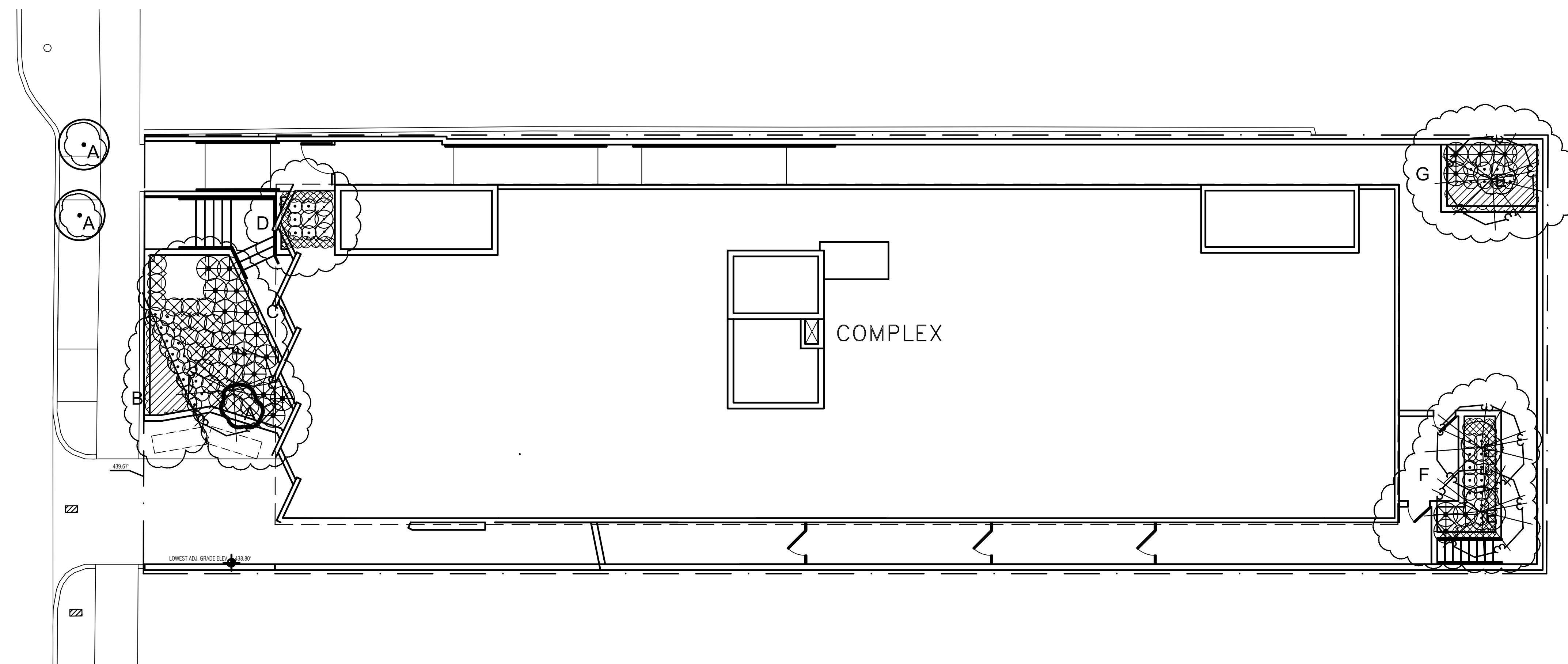
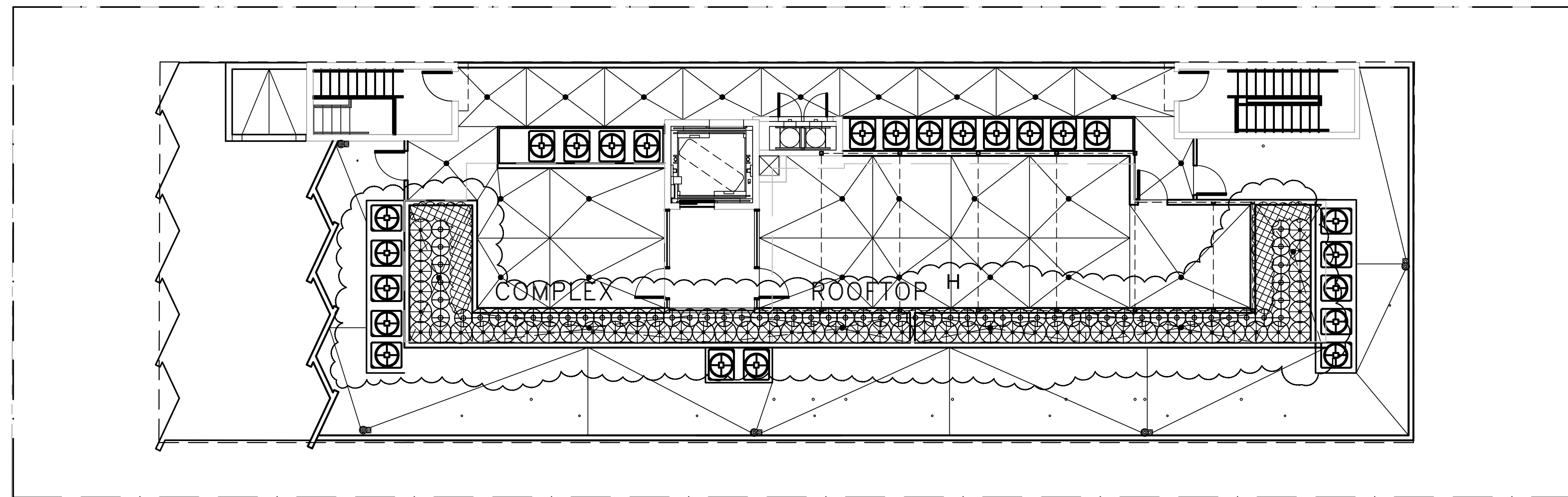
PER PLAN

SHEET NO.

T

1 OF 10 SHEETS



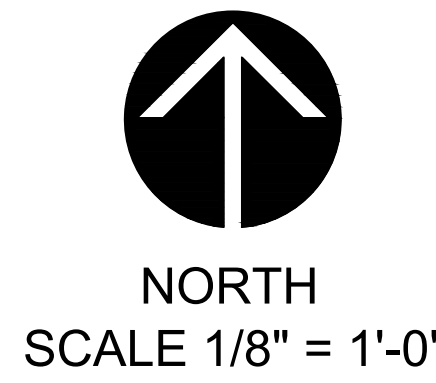


HYDRO ZONE	SQ FT	% OF TOTAL LS AREA	PLANT TYPE	PLANT FORM	HYDROZONE BASIS	HYDROZONE DESCRIPTION	EXPOSURE	IRRIGATION METHOD	IRRIGATION DEVICE MANUF/MODEL/NUMBER	ZONE PRESSURE	PRECIP RATE	ZONE GPM	CONTROLLER STATION
A	75	7.65%	L	24B	SU	TREES	SUN-MOST OF DAY	B	RAINBIRD BUBBLER	35	.63	2.0	A1,A10
B	100	10.25%	L	1G	SU	LOW MOUNDING GRASS	SUN-MOST OF DAY	D	RAINBIRD DRIP	30	.63	2.0	A2
C	185	18.88%	L	F/1G/5G	SU	LOW SHRUBS/GC	SUN-MOST OF DAY	D	RAINBIRD DRIP	30	.63	5.0	A3
D	60	6.12%	L	F/1G/5G	SU	LOW SHRUBS/GC	SUN-MOST OF DAY	D	RAINBIRD DRIP	30	.63	2.0	A4
E	75	7.65%	L	24B	SU	TREES	PART SUN/SHADE	B	RAINBIRD BUBBLER	30	.63	6.0	A6
F	75	7.65%	L	F/1G/5G	SU	LOW SHRUBS/GC	PART SUN/SHADE	D	RAINBIRD DRIP	30	.63	2.0	A7
G	70	7.14%	L	F/1G/5G	SU	LOW SHRUBS/GC	PART SUN/SHADE	D	RAINBIRD DRIP	30	.63	1.0	A5
H	410	34.66%	L	F/1G/5G	SU	LOW SHRUBS/GC	SUN-MOST OF DAY	D	RAINBIRD DRIP	30	.63	2.0	A8,A9
T	TURF			SE	SEED								
H	HIGH			SO	SOD								
M	MEDIUM			F	FLAT								
LVL	LOW_VERY LOW			P	PLUG								
O	OTHER			Q	QUART								
				1G	1 GALLON								
				5G	5 GALLON								
				15G	15 GALLON								
				24	24 BOX								
				36	36 BOX								
				48	48 BOX								

\* BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) PUBLISHED BY STATE OF CA DEPT OF WATER RESOURCES

**HOLD HARMLESS AND INDEMNIFICATION CLAUSE**  
 CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.

**CONSTRUCTION NOTES:**  
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REVISIONS	DATE:



THE WHITLEY APARTMENT COMPLEX  
 1920 WHITLEY AVENUE  
 LOS ANGELES, CA 90005

HYDROZONE PLAN

DATE: 6-12-2017  
 DRAWN BY: RAG  
 JOB NO:  
 SCALE: PER PLAN

SHEET NO.  
**LHZ.1**  
 10 OF 10 SHEETS

REVISIONS	DATE:



THE WHITLEY APARTMENT COMPLEX  
 1920 WHITLEY AVENUE  
 LOS ANGELES, CA 90005

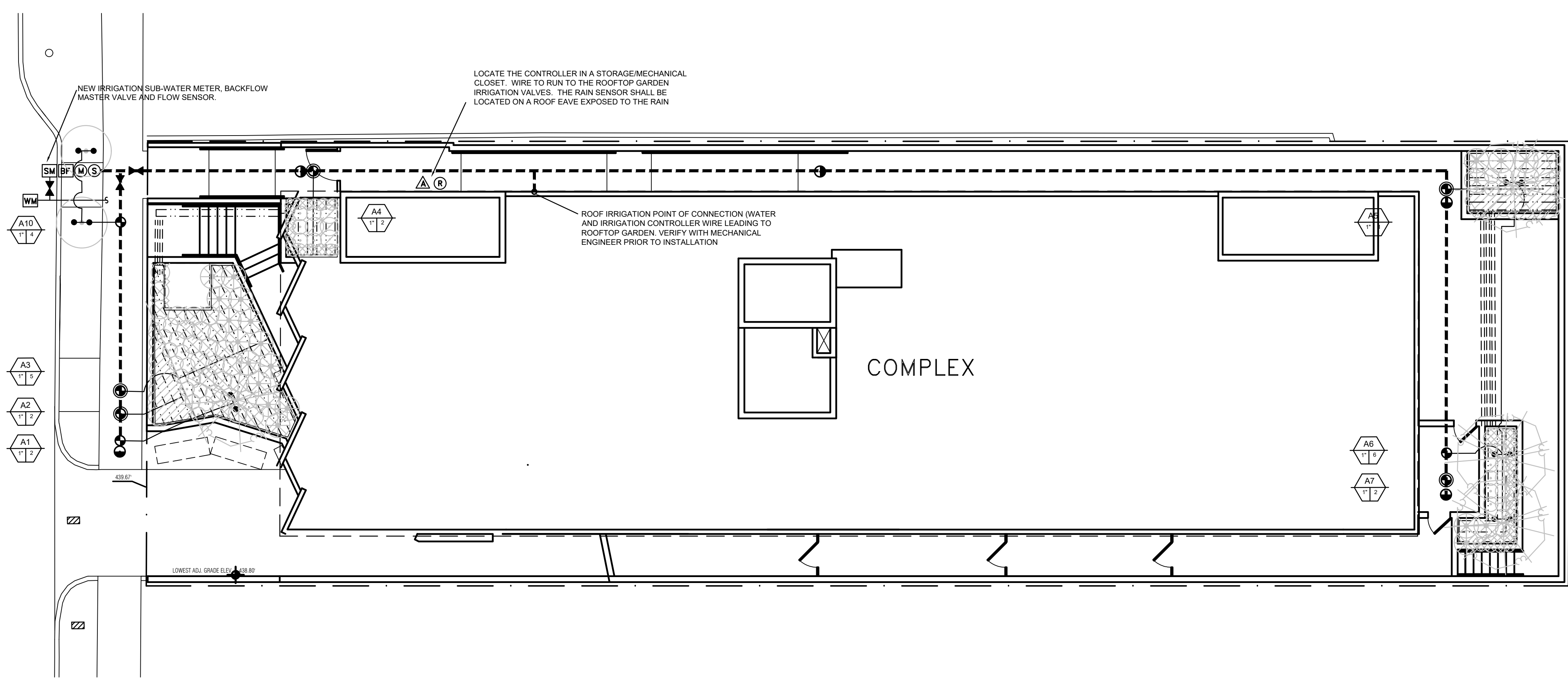
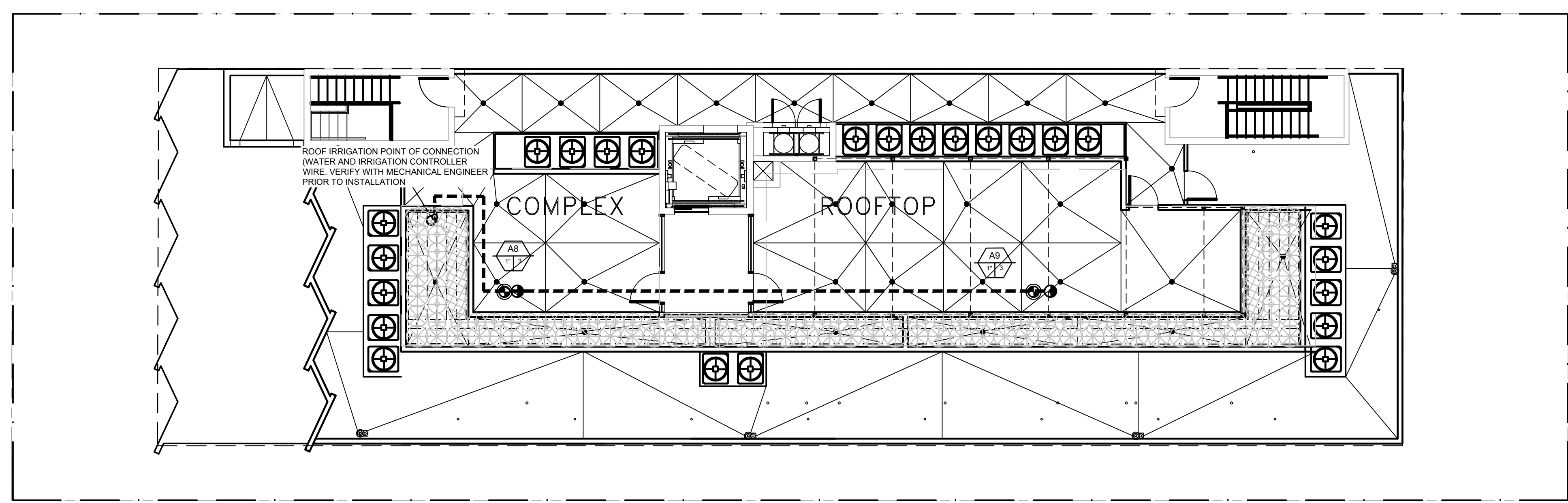
IRRIGATION PLAN

DATE: 6-12-2017  
 DRAWN BY: RAG  
 JOB NO:  
 SCALE: PER PLAN

SHEET NO.  
**LI.1**  
 4 OF 10 SHEETS

**IRRIGATION NOTES:**

- The Irrigation contractor shall obtain a copy of the latest edition of the "Rules and Regulations for Potable Water Service". These rules and regulations are incorporated into and made a part of the irrigation specifications, and their provisions shall be carried out by the contractor.
- Anything contained in the irrigation specifications shall not be construed to conflict with any of the Rules and Regulations or requirements of the same. Irrigation specifications and drawings call for described materials and workmanship, however alternative material and special identification may be used when approved.
- The Irrigation Plan is diagrammatic. All irrigation equipment shown within paved areas is for design clarification only and shall be installed in planting areas only.
- Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in the area dimensions exist. Such obstructions or differences should be notified. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- The irrigation system design is based on the minimum operating pressure and the maximum flow demand shown on the irrigation drawings at each point of connection. The Irrigation contractor shall verify water pressure prior to construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection. In the event pressure differences are not reported prior to the start of construction, the irrigation contractor shall assume full responsibility for any revisions necessary.
- Automatic controllers shall be of the size and type indicated on the plans and installed where shown. Control wires shall be sleeved in electrical conduit to the mainline. Electrical service to the controller shall be provided by others. It shall be the responsibility of the irrigation contractor to make the final hook-up from the electrical outlet to the automatic controller.
- All controller wire shall be AWG-UF direct burial type, and all splices and connections shall be made with 3M DBY connectors or approved equal. All wire shall be installed with two feet of extra wire coiled at the end of each wire run.
- Irrigation equipment, including backflow prevention device, shall be installed at the approximate location indicated on the Plan and approved prior to installation. Installation shall conform to all codes, regulations and manufacturers' specifications.
- All valves (remote control, ball, quick coupler) shall be installed in a precast valve box with tan locking lid (manufactured by Brooks, Rain Bird or equal). The lids shall be embossed with 2-inch high initials designating the contents of the valve box (i.e., RVC, BV, QCV, etc.).
- All mainline, lateral lines and irrigation wire shall be installed in SCH 40 PVC pipe sleeving where they pass under dirt roads and paved areas. Mainlines and lateral lines shall be sleeved in SCH 40 PVC pipe twice the diameter of the working line. Irrigation control wire shall be sleeved in SCH 40 PVC pipe 1-inch diameter per ten strand direct burial wire.
- Irrigation contractor shall guarantee the entire irrigation system to be free of defects in workmanship and materials before final acceptance.
  - All risers shall be SCH 40 PVC pipe.
  - All pipe fittings shall be PVC SCH 40, except as noted in Details.
  - Use Teflon tape or Teflon pipe dope on all PVC male pipe threads on all sprinkler swing joint valves and on all riser threads.
- All pressure mainlines shall be buried 24-36-inches deep, and all non-pressure laterals 12 inches deep. Trench backfill shall be free of any material that may damage irrigation pipe or equipment. In the event of backfill settlement, contractor shall perform required repairs at his own cost.
- The contractor shall not allow or cause any of his work to be covered until it has been inspected, tested and approved.
- Prior to backfilling irrigation trenches: All mainlines in the system shall be capped and pressure tested at 150 psi for a period of two hours. Any leaks found shall be corrected by removing the leaking pipe or fittings and installing new material in its place.
- When the irrigation system is completed, the contractor shall perform a coverage test to ensure complete and adequate coverage of the planting areas. The contractor shall furnish all materials and perform all work required to correct inadequacies of coverage at his own cost.



**NOTES:**

- "Recirculating water systems shall be used for water features"
- "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."
- "For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil."
- "Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices."
- "Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."
- "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans."
- "A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes."
- "A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project."
- "An Irrigation audit report shall be completed at the time of final inspection."
- "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."
- "At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance."
- "Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil"
- "For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval"

**PIPE SIZE LEGEND**

0-7 GPM	3/4" MIN.	31-50 GPM	2"
8-12 GPM	1"	51-70 GPM	2-1/2"
12-22 GPM	1-1/4"	71-100 GPM	3"
23-30 GPM	1-1/2"		

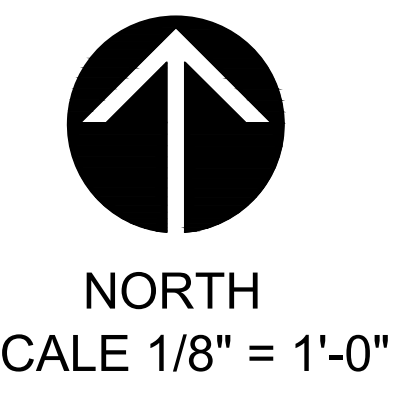
1/2" PIPE IS NOT ALLOWED. MINIMUM SIZE PIPE TO BE 3/4".

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTION COMPLIANCE OPTION OF THE MWELC.  
 Robert A. Garcia 5/31/17  
 ROBERT A. GARCIA DATE

**HOLD HARMLESS AND INDEMNIFICATION CLAUSE**

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.

**CONSTRUCTION NOTES:**  
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REVISIONS	DATE

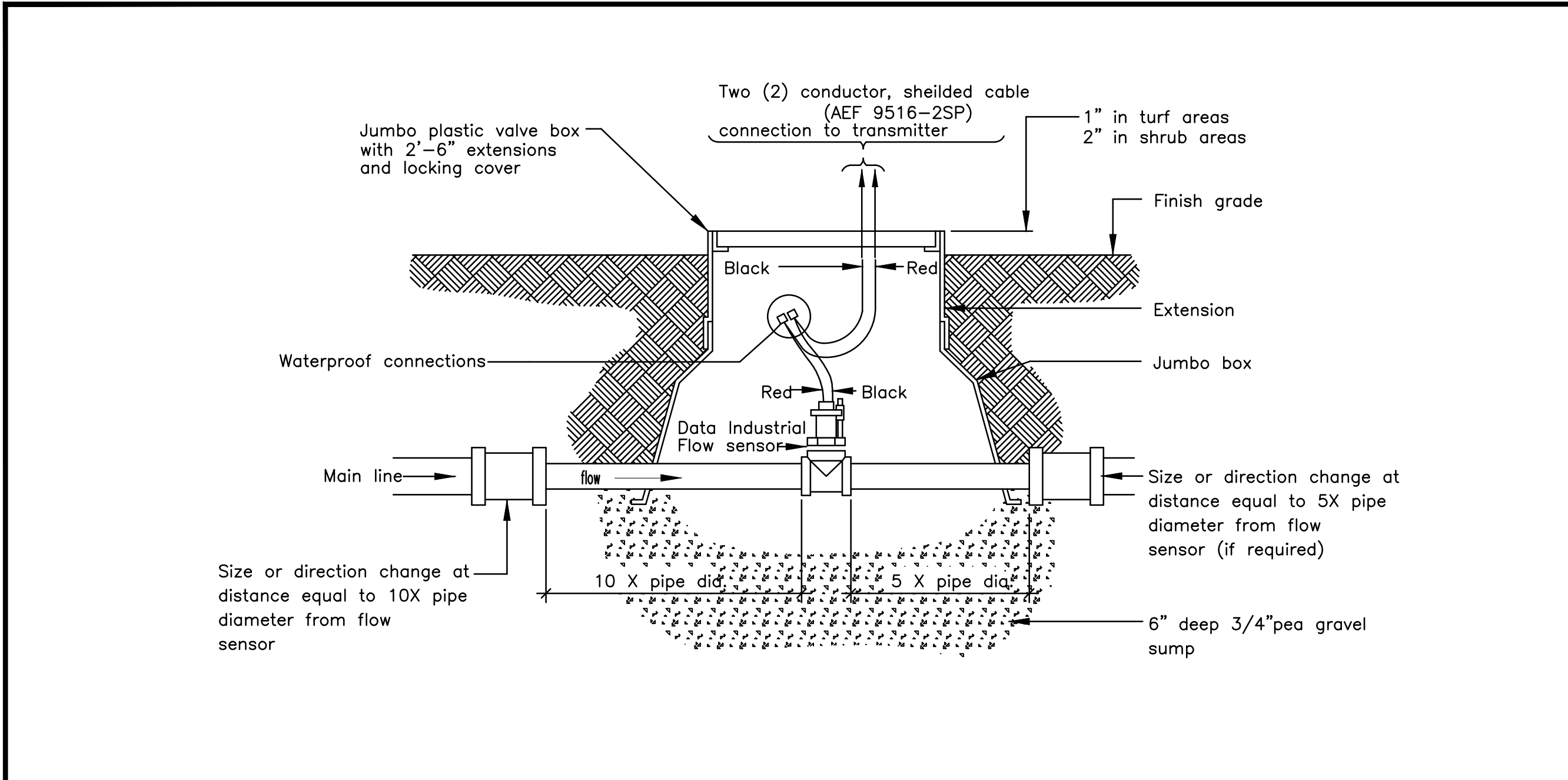


THE WHITLEY APARTMENT COMPLEX  
 1920 WHITLEY AVENUE  
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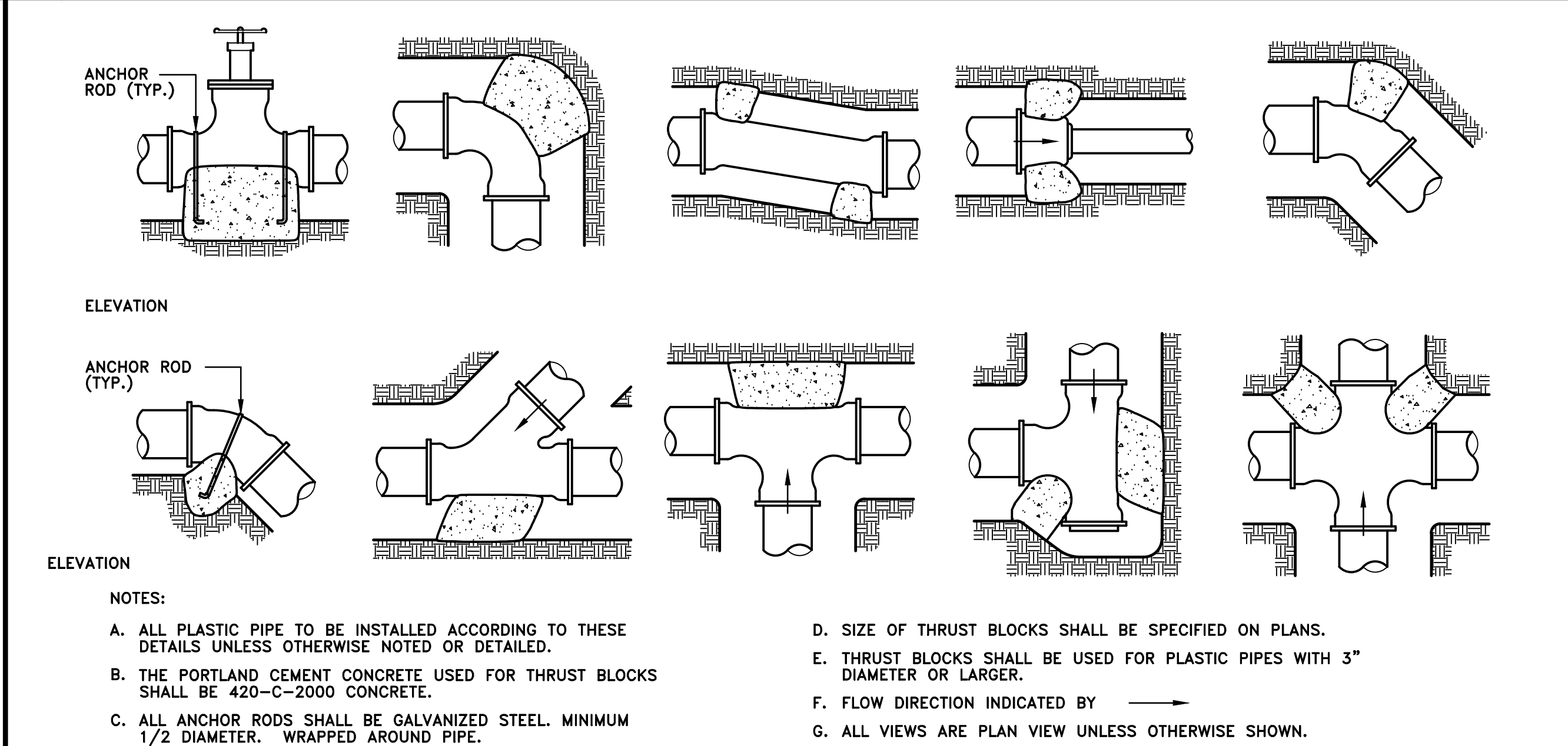
IRRIGATION DETAILS

DATE: 6-12-2017  
 DRAWN BY: RAG  
 JOB NO:  
 SCALE: PER PLAN

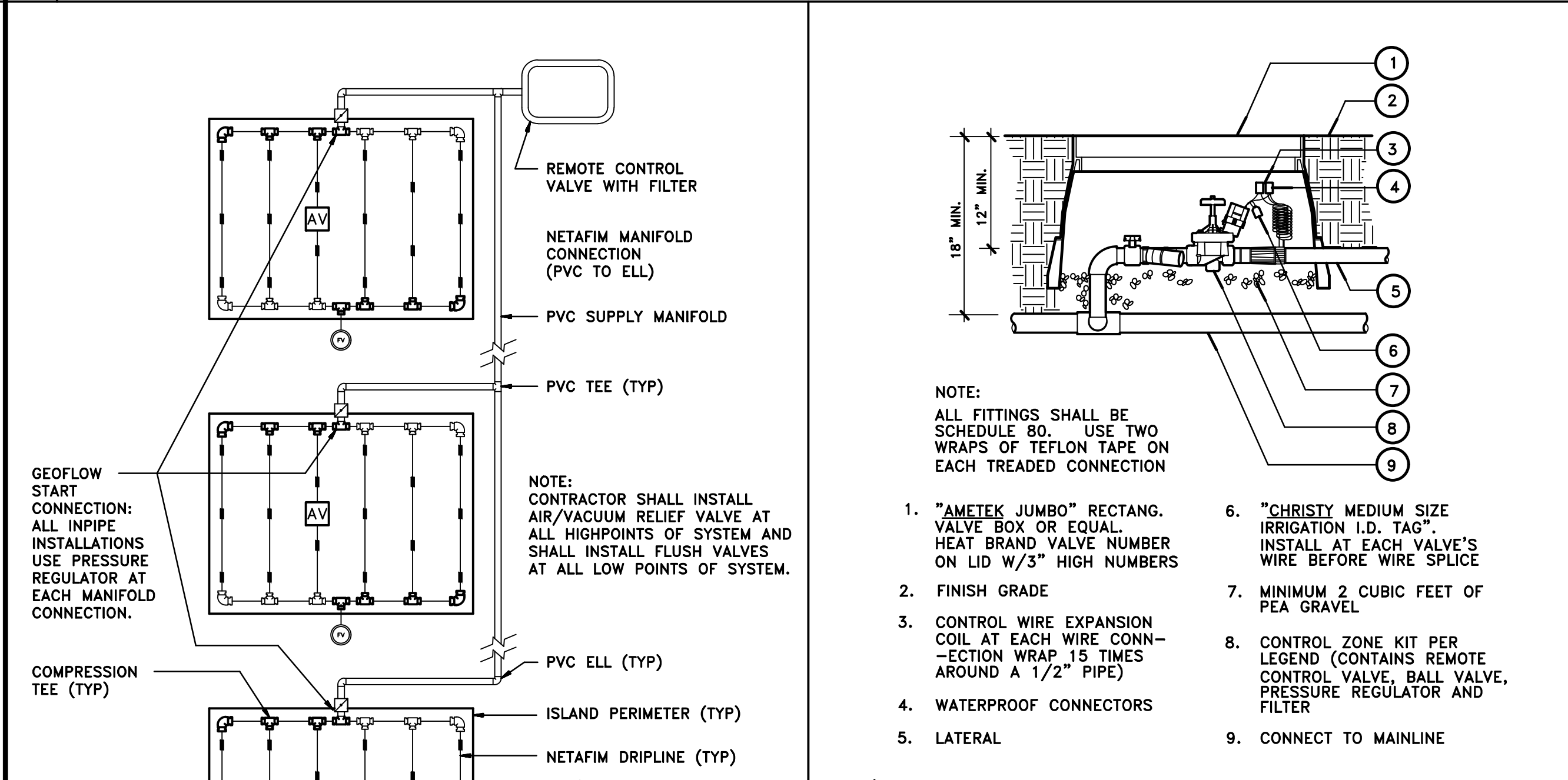
SHEET NO.  
**LID.1**  
 5 OF 10 SHEETS



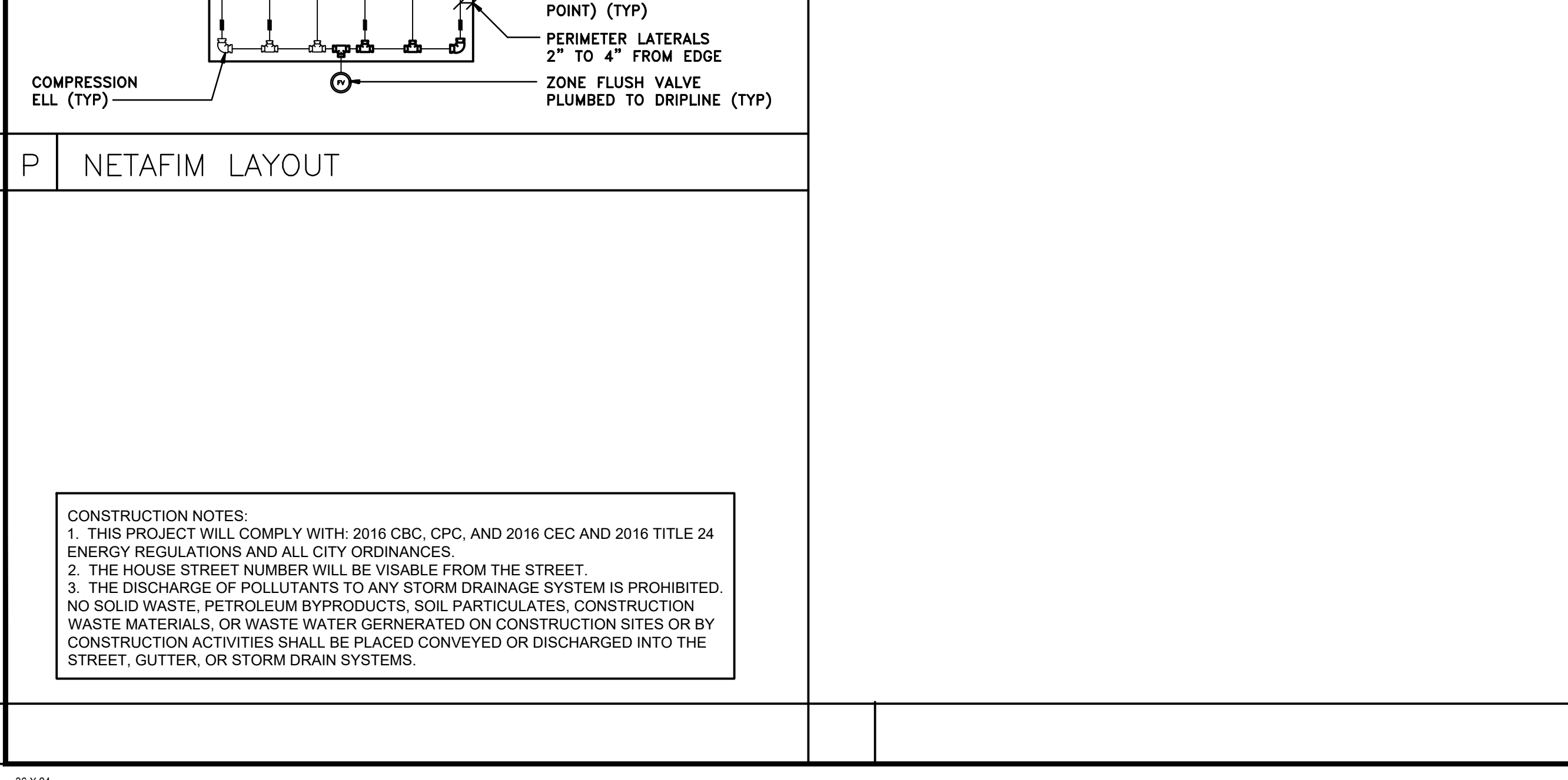
**M FLOW SENSOR**



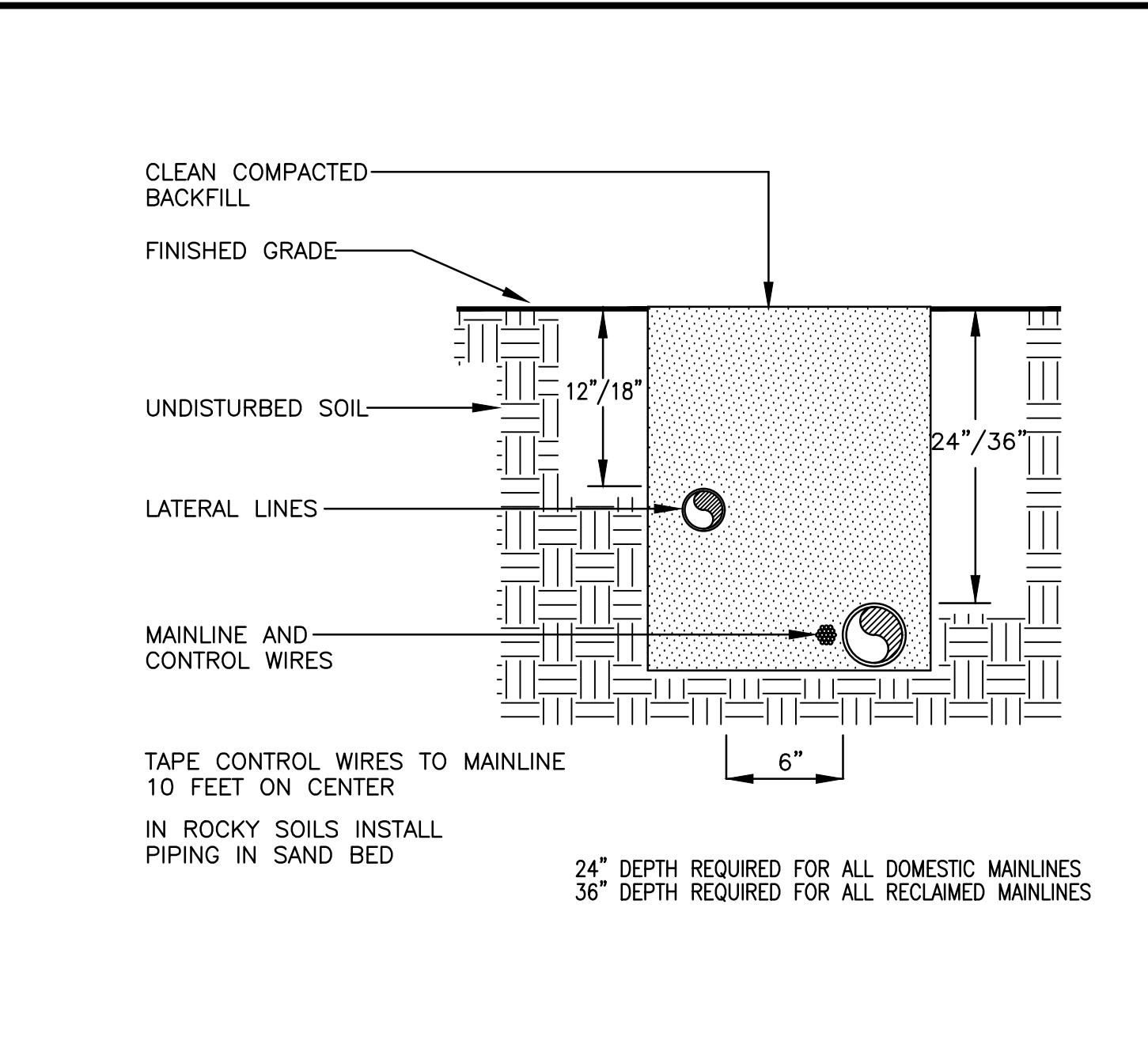
**N THRUST BLOCKS FOR PLASTIC PIPE**



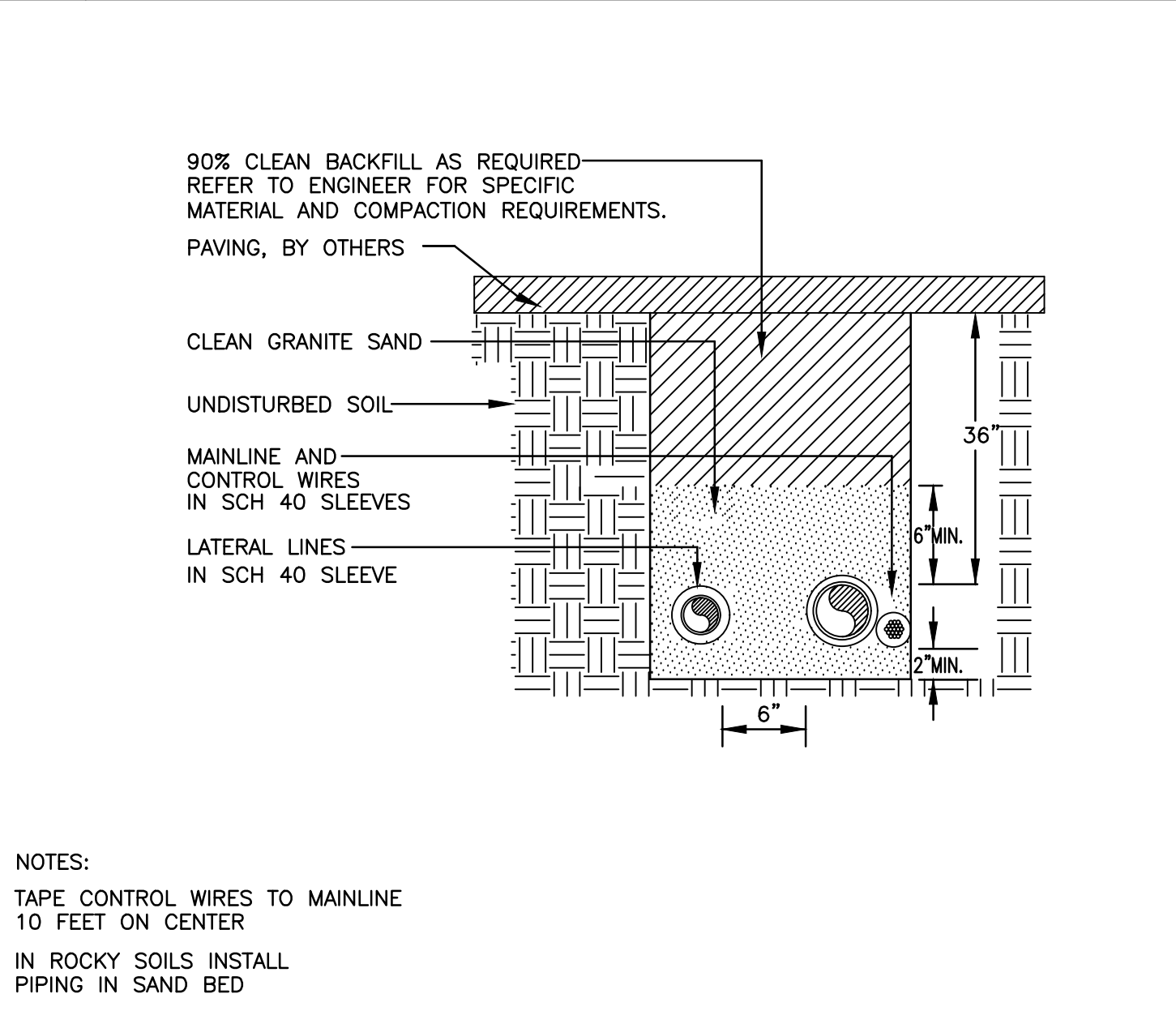
**O CONTROL ZONE VALVE KIT**



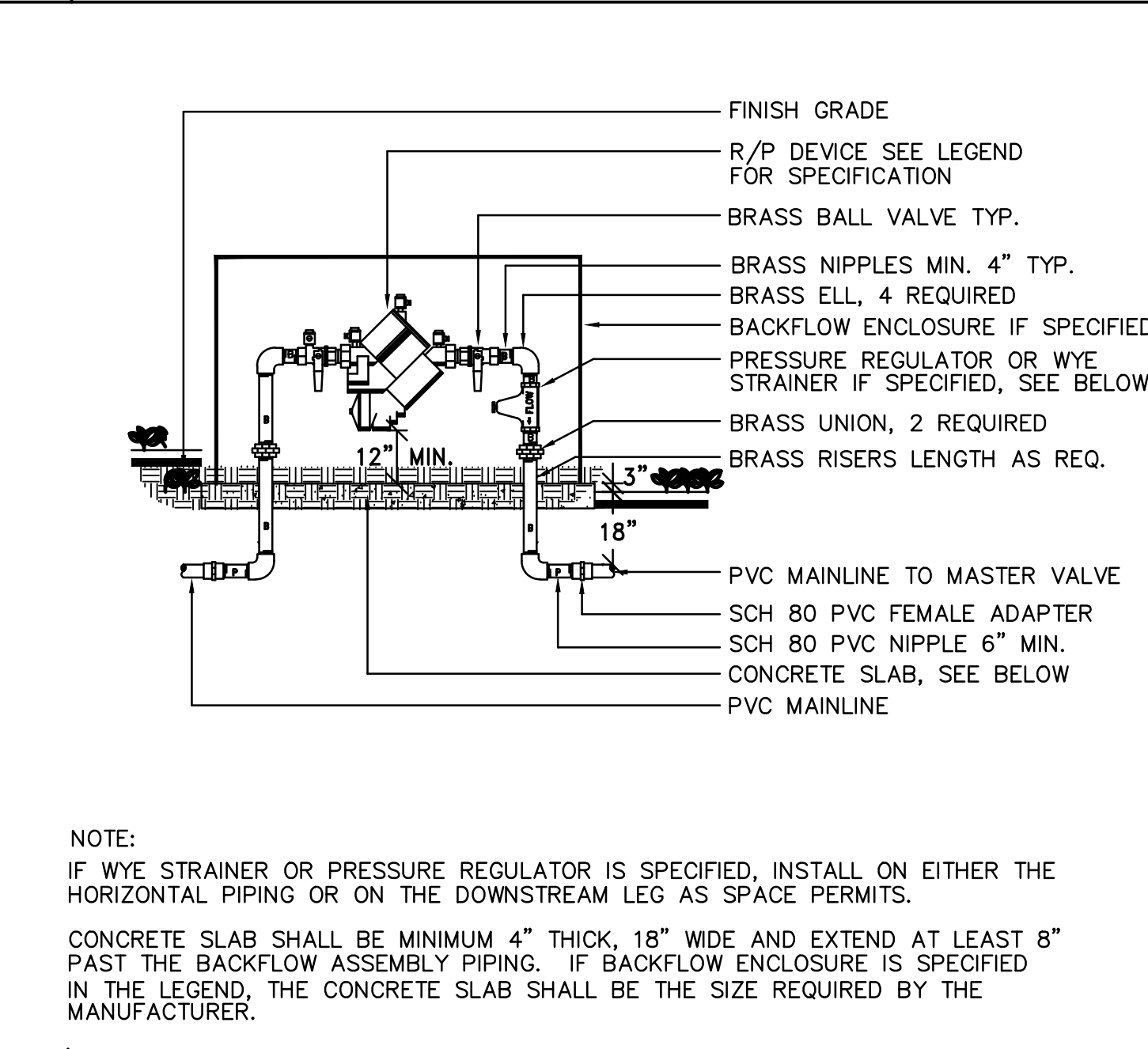
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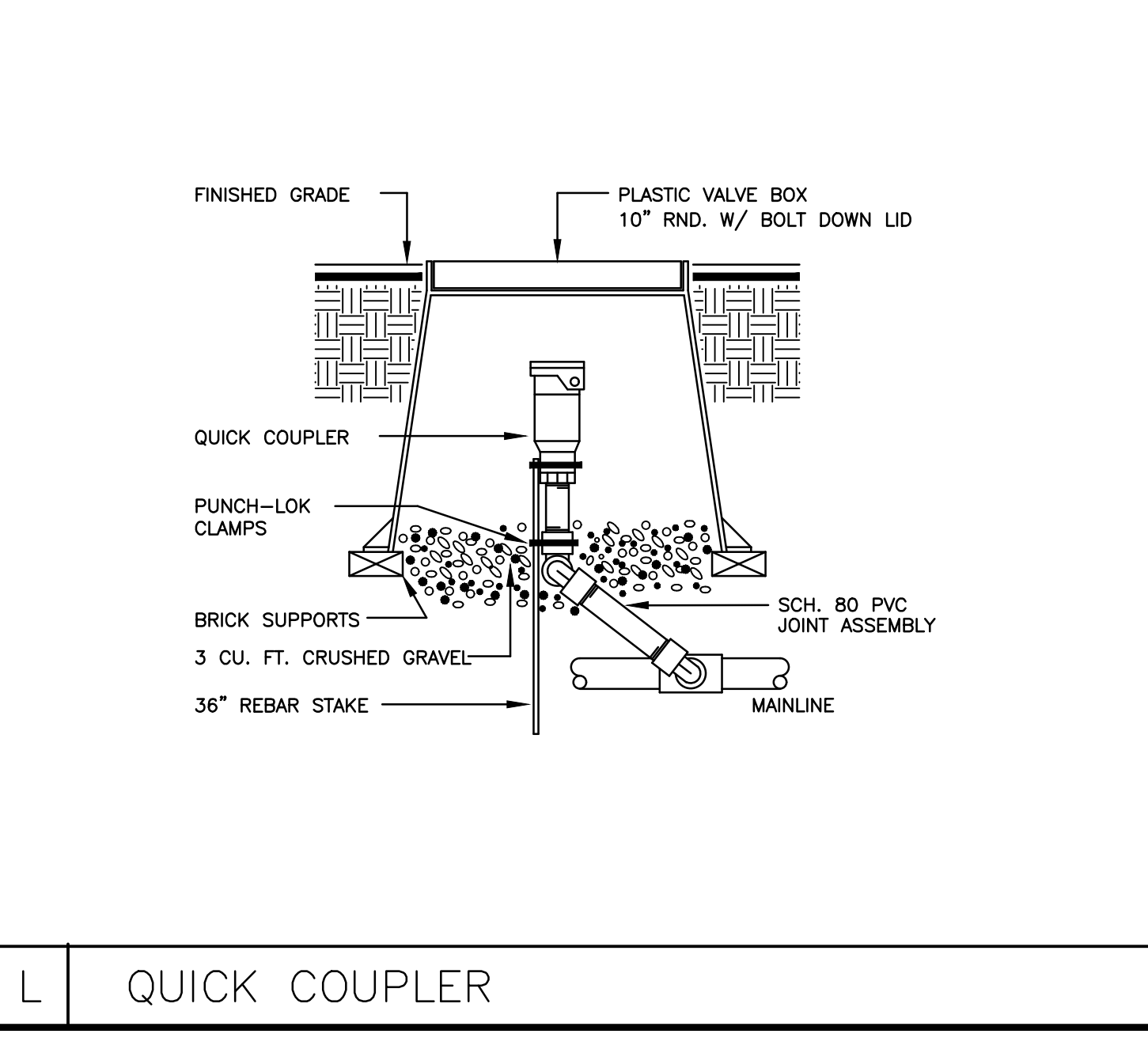
**I PIPE INSTALLATION**



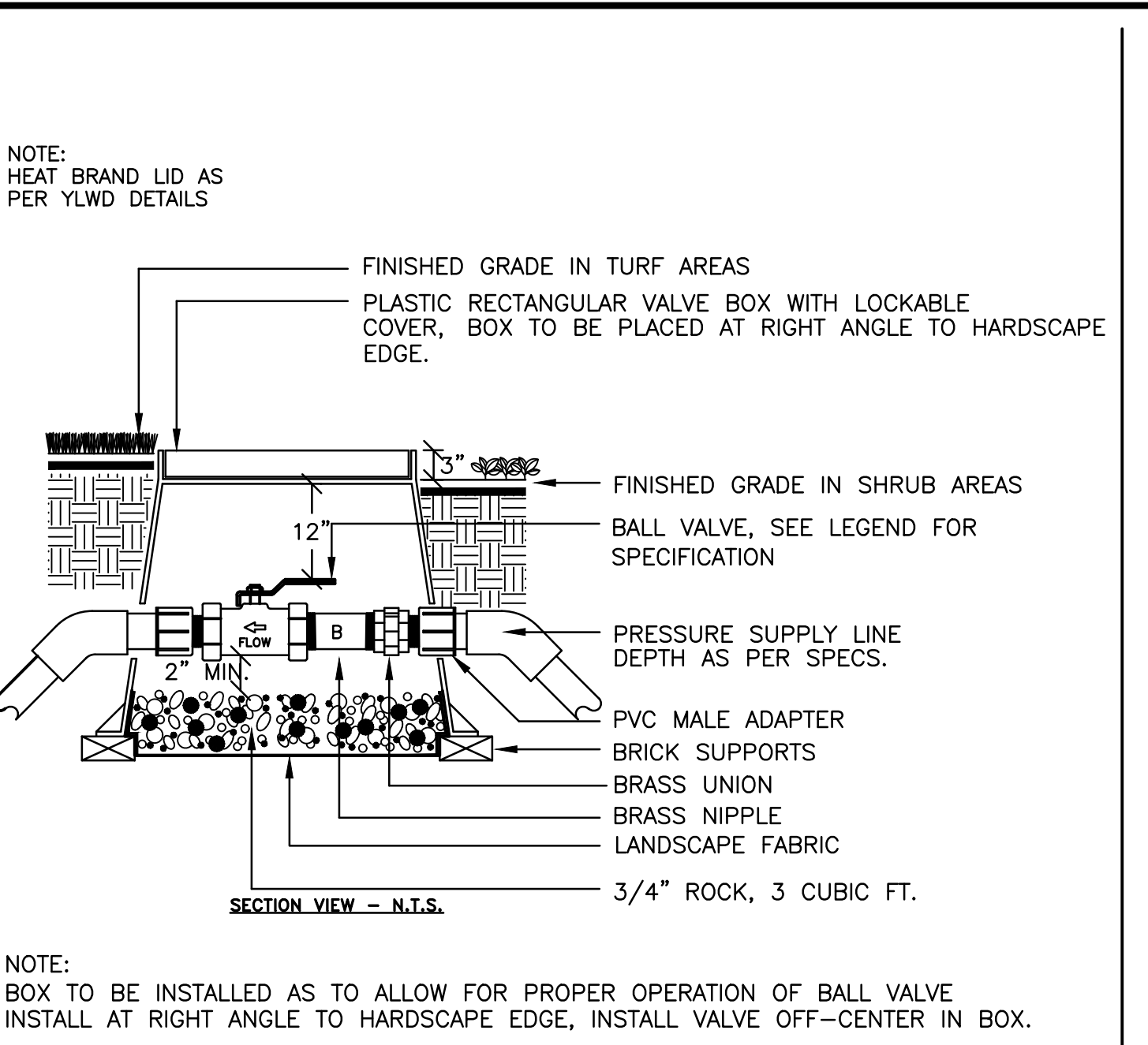
**J SLEEVE INSTALLATION**



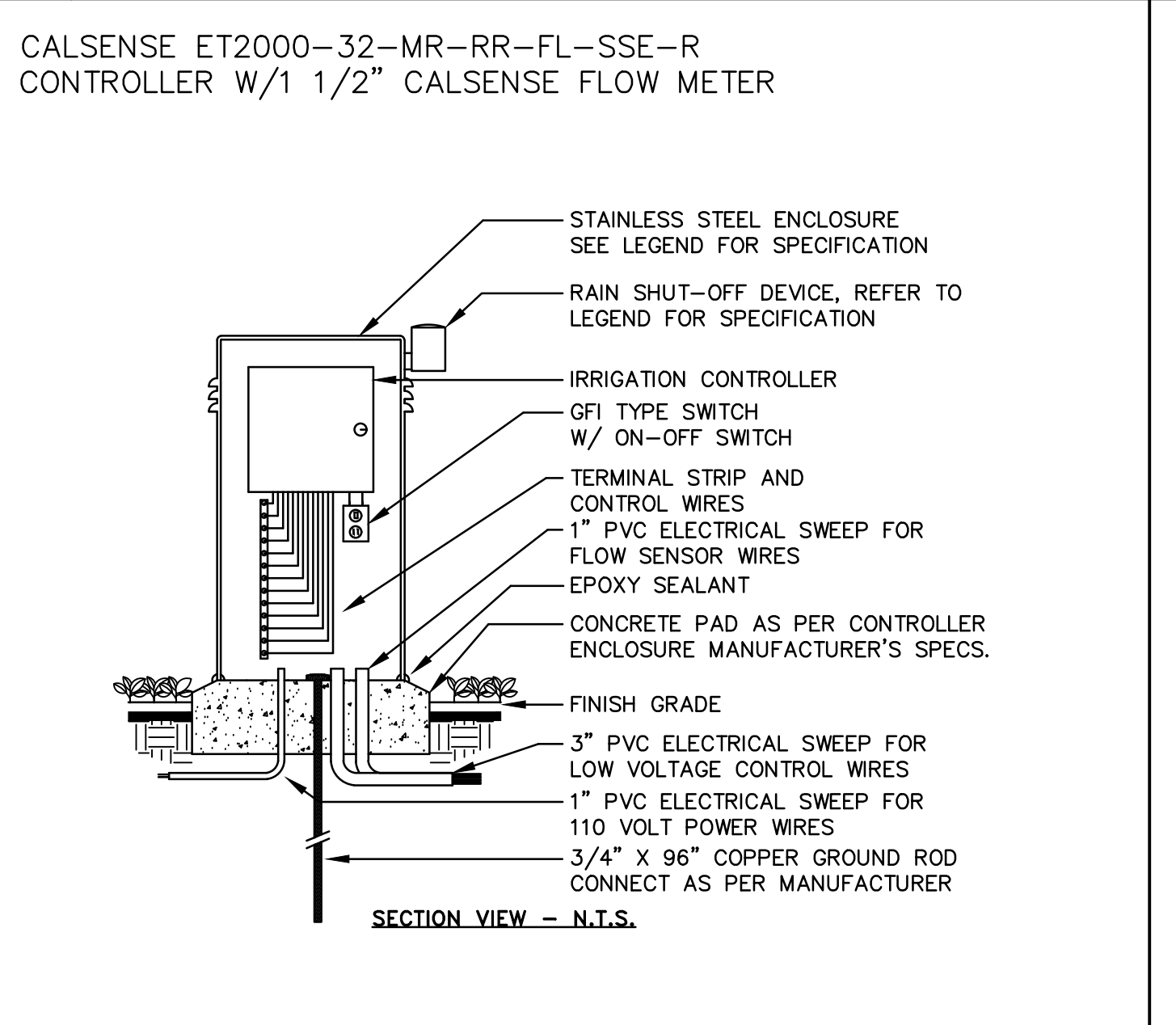
**K BACKFLOW PREVENTER**



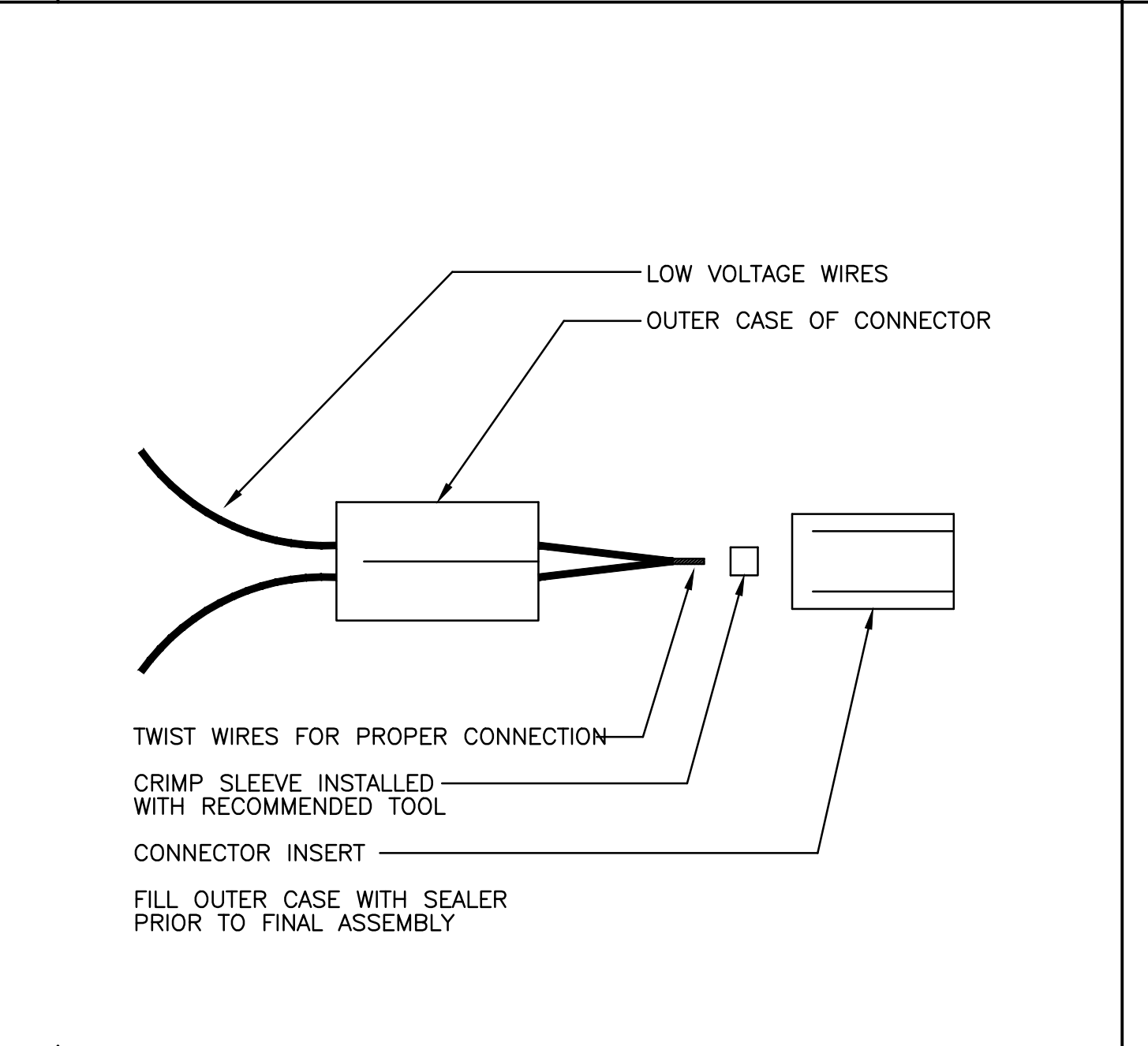
**L QUICK COUPLER**



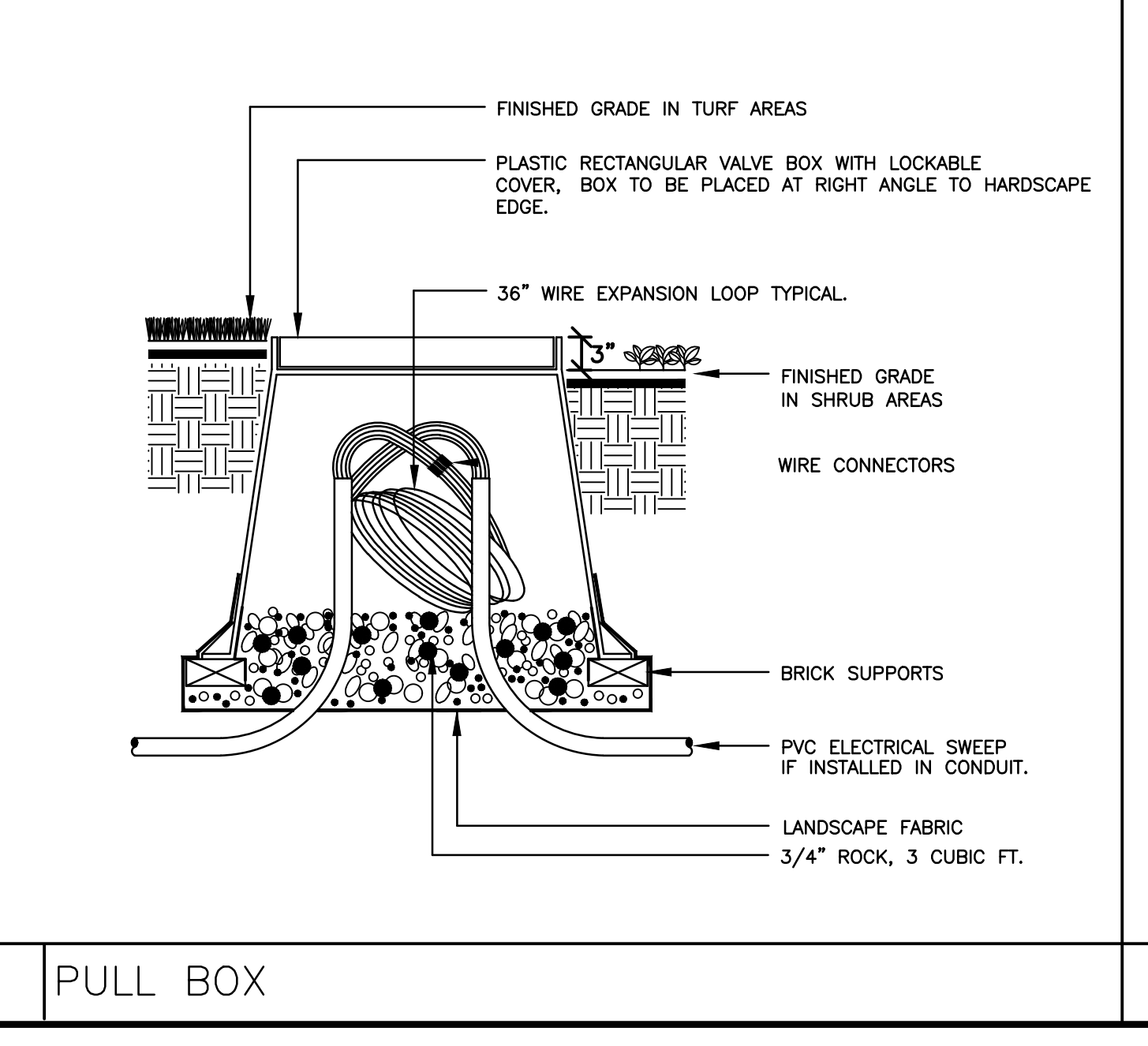
**E BALL VALVE**



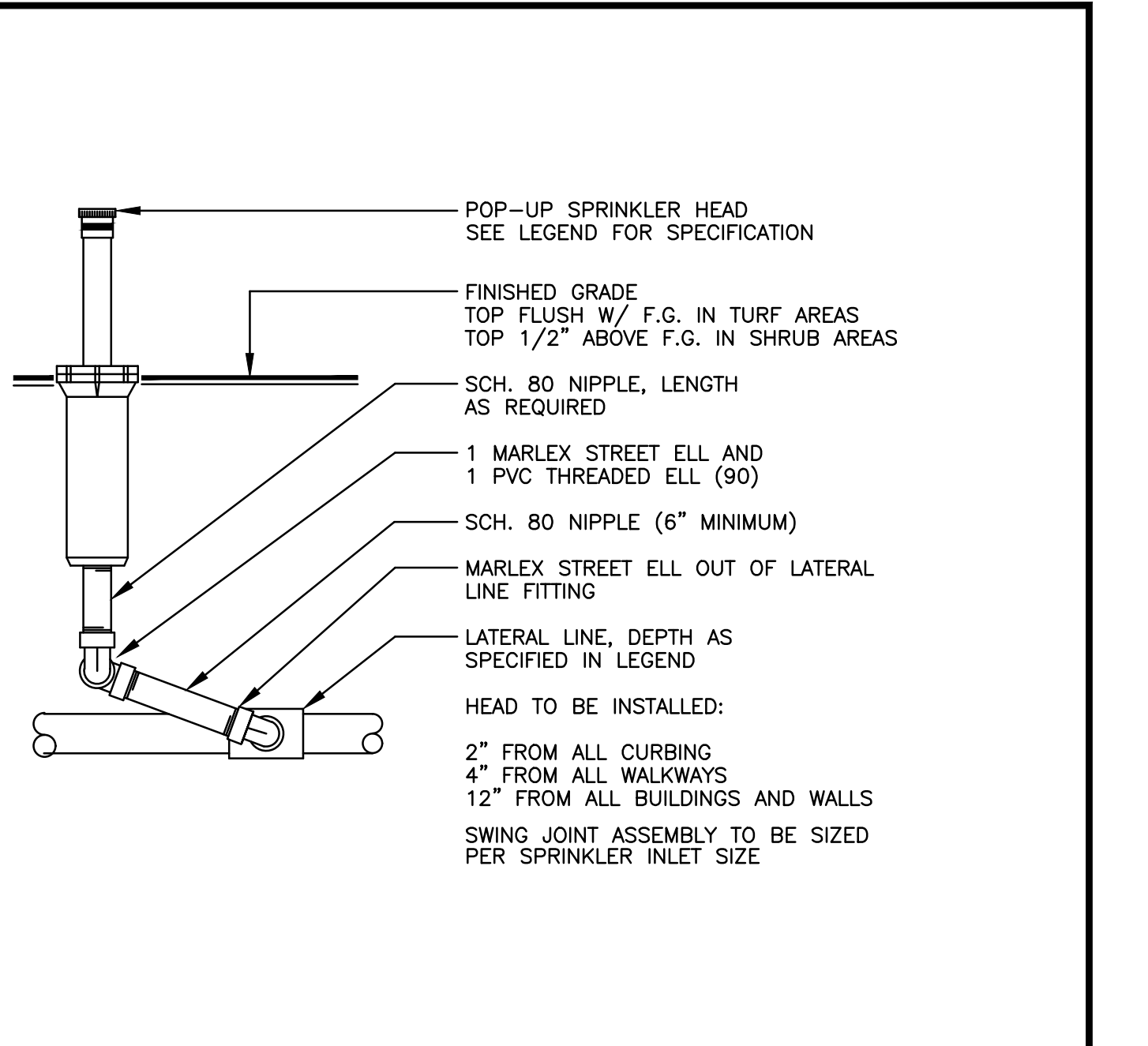
**F IRRIGATION CONTROLLER AND ENCLOSURE**



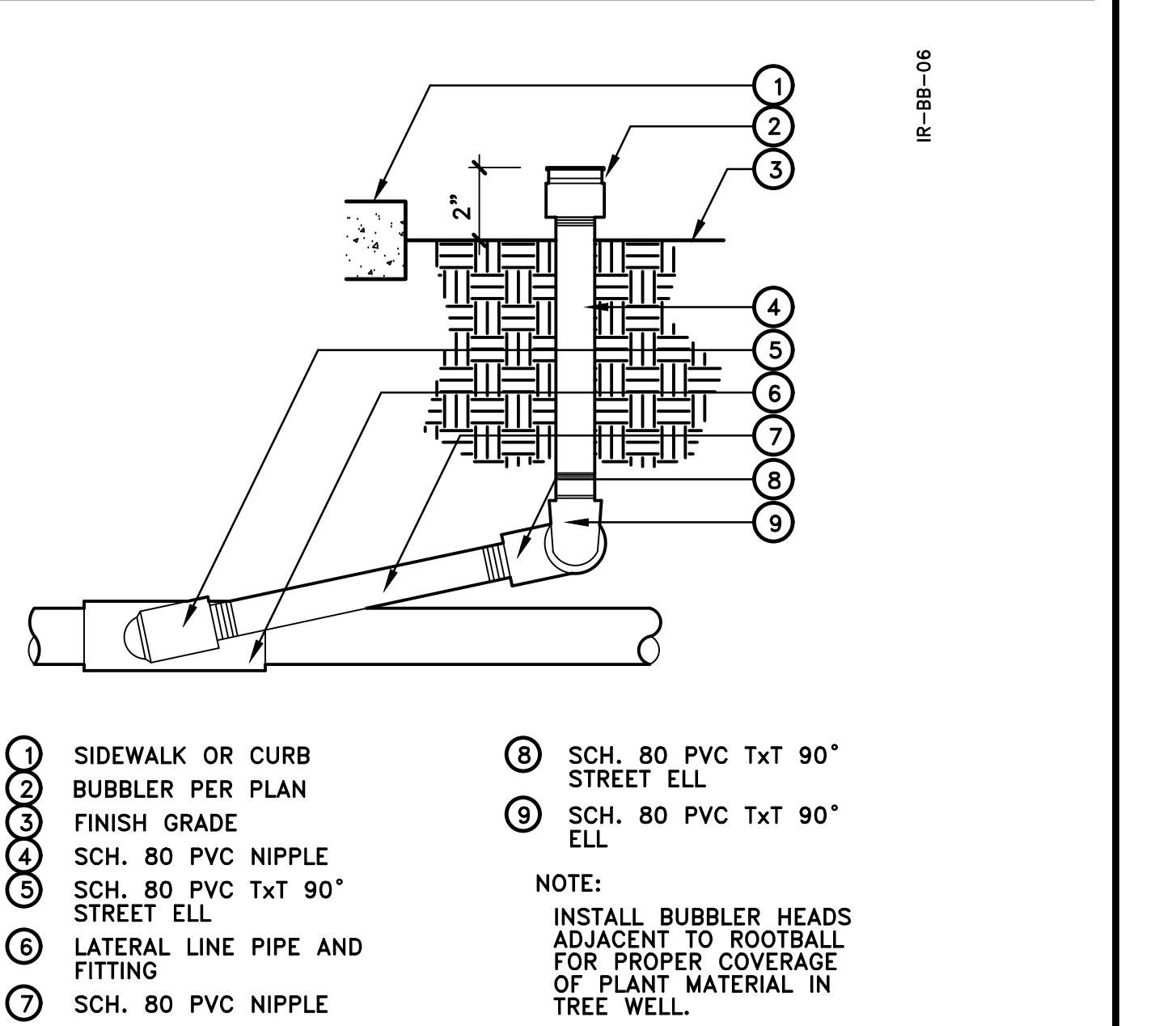
**G WIRE CONNECTORS**



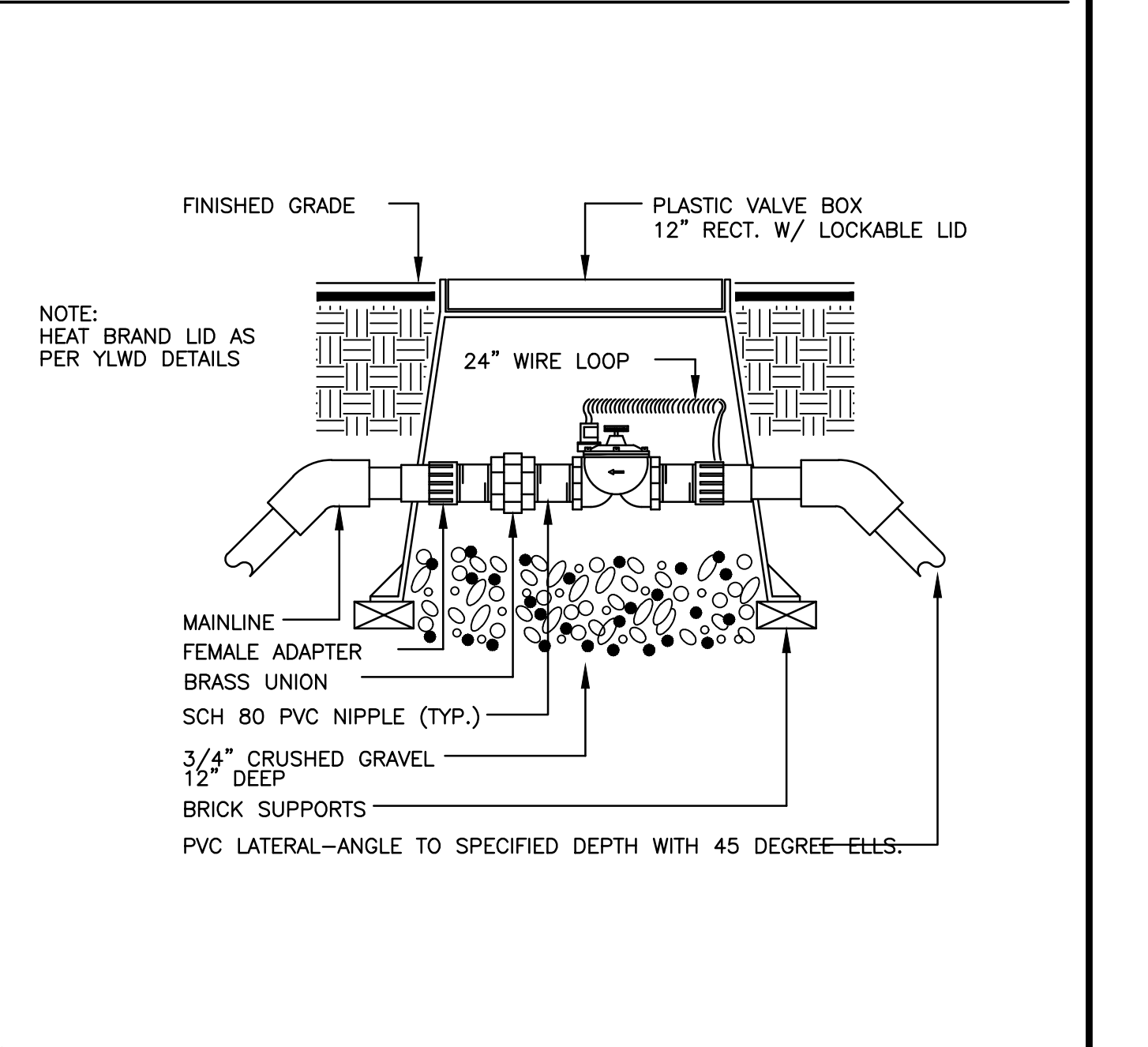
**H PULL BOX**



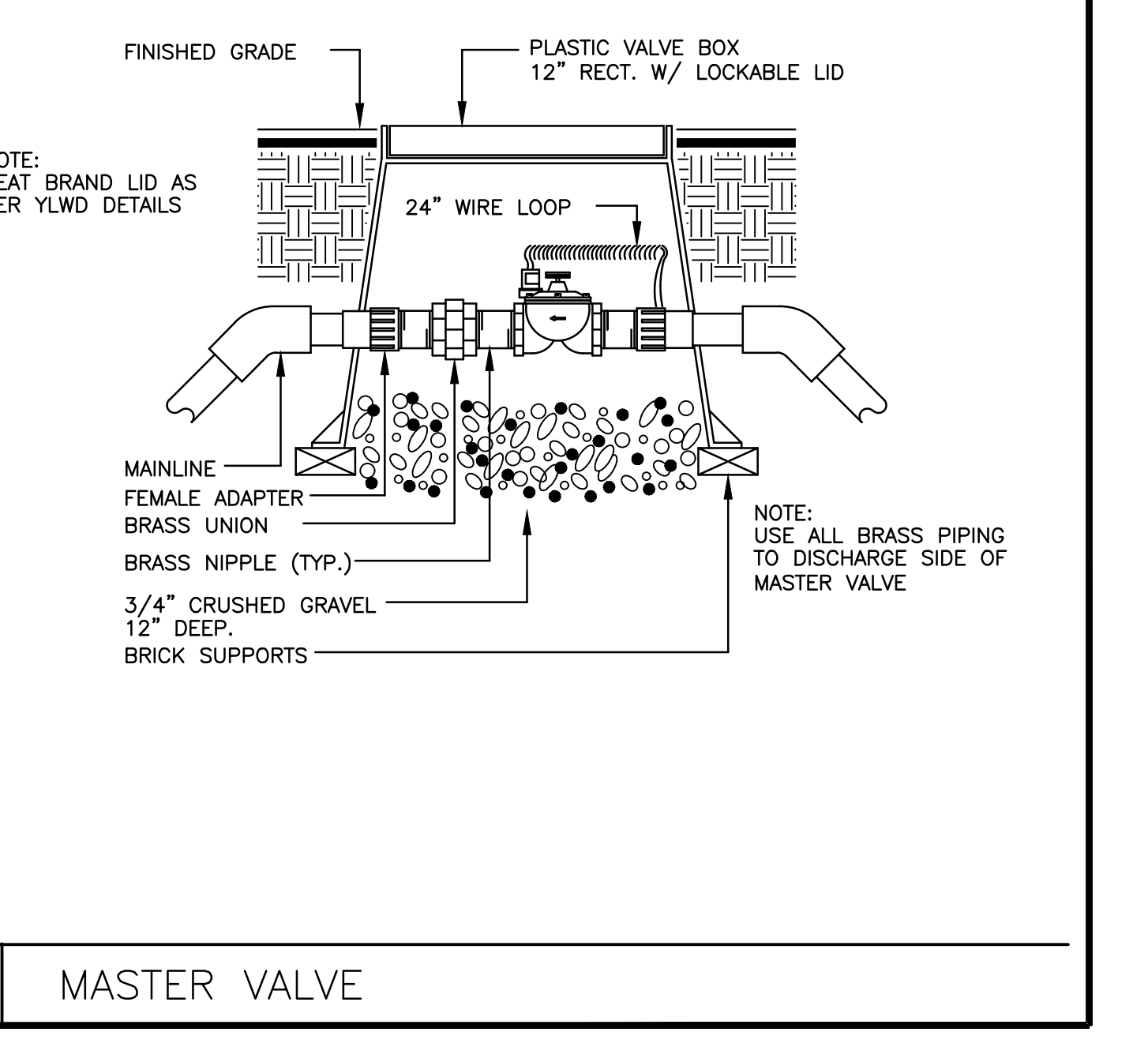
**A POP-UP BUBBLER**



**B FLOOD BUBBLER HEAD ON RISER**



**G REMOTE CONTROL VALVE**



**D MASTER VALVE**



**Maintenance Schedules:**

**Maintenance Schedules.** A regular maintenance schedule satisfying the following conditions shall be submitted as part of the landscape documentation package.

Landscape shall be maintained to ensure water efficiency. A regular maintenance schedule shall include, but not be limited to, checking, adjusting, and repairing irrigation equipment, resetting the automatic controller, aerating and dethatching turf areas, replenishing mulch, fertilizing, pruning, and weeding in all landscape areas.

Whenever possible, repair of irrigation equipment shall be done with the originally specified materials or their equivalents.

A landscape irrigation audit schedule as required in chapter 20.09 of Title 20 may be recommended. The maximum period between audits shall be five years.

**Irrigation Audit Schedules:**

**Landscape Irrigation Audit Schedules.** A schedule of landscape irrigation audits of at least every five years must be established, for all but single-family residences, and other projects with a landscape area less than 1 acre (0.405 ha). As required in Chapter 20.09 of Title 20 (Utilities Codes), an audit satisfying the following conditions shall be submitted to the County as part of the landscape documentation package.

At a minimum, audits shall be in accordance with the latest State of California Landscape Water Management Program as described in the Landscape Irrigation Auditor Handbook, prepared for the California Department of Water Resources, Water Conservation Office, the entire document, which is hereby incorporated by reference.

The schedule shall provide for landscape irrigation audits to be conducted by a qualified individual as determined by the Director at least once every five years in accordance with the requirements of Title 20, Division 1 of the Los Angeles County Code.

**Monument Note:**

CONTRACTOR TO PROTECT AND PRESERVE IN PLACE ALL EXISTING SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE RESET BY A LICENSED LAND SURVEYOR AND THE APPROPRIATE CORNER RECORD MUST BE FILED WITH THE COUNTY OF LOS ANGELES.

**WATER AUDIT NOTE**

THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A CERTIFIED IRRIGATION AUDITOR. AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE.

THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

1. PLACE FLAGS AT EACH HEAD IN THE ZONE.
2. MEASURE SPACING AND MARK MID-POINTS BETWEEN HEADS.
3. PLACE WATER MEASURING RECEPTACLES.
4. TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.
5. MEASURE HEAD PRESSURE IN EACH ZONE AND RECORD RESULTS.
6. AFTER COMPLETING ZONE ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE.
7. SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

MAINTENANCE TASK	FREQUENCY
1. CONTROLLER CABINET - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET, IF NECESSARY.	QUARTERLY
2. IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH ADJUST AS NECESSARY.	MONTHLY
3. POC - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT REPAIR AS NEEDED.	QUARTERLY
4. REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK COUPLER VALVES VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.	QUARTERLY
5. MAINLINE AND LATERALS VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCH.	QUARTERLY
6. SPRINKLERS VISUALLY CHECK FOR ANY BROKEN MISSED OR CLOGGED HEADS. HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE REPAIR AS NEEDED.	WEEKLY
7. FILTERS AND STRAINERS VISUALLY CHECK FOR LEAKS, BROKEN FITTING CLEAN AND FLUSH SCREENS.	MONTHLY

AUDIT SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM AS DESCRIBED IN THE LATEST LANDSCAPE IRRIGATION AUDITOR HANDBOOK. THE LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL AND THE AUDIT SCHEDULE SHALL BE CONDUCTED AT LEAST ONCE EVERY FIVE YEARS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY / LAND DEVELOPMENT DIVISION

**WATER-EFFICIENT LANDSCAPE WORKSHEET  
ACKNOWLEDGEMENT by the LOCAL WATER PURVEYOR**  
(Submit to the local office of Building and Safety prior to Building Permit)

Job Address/Tract: \_\_\_\_\_ City: \_\_\_\_\_ Permit No. \_\_\_\_\_  
 Owner: \_\_\_\_\_ Telephone Number: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Work Description: \_\_\_\_\_  
 Latest approved plan revision dated: \_\_\_\_\_ Total landscape area: \_\_\_\_\_  
 Lot No.(s): \_\_\_\_\_  
 Other Areas: \_\_\_\_\_

**WATER PURVEYOR ACKNOWLEDGEMENT**

This is to certify that the Water Efficient Landscape Worksheet has been received by this agency, as required by The California Code of Regulations Title 23, Division 2, Chapter 2.7, the Model Water Efficient Landscape Ordinance section 492.1.

Name of Water Purveyor Company \_\_\_\_\_

Name \_\_\_\_\_ Title \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Remarks: \_\_\_\_\_

Comments/Notes: \_\_\_\_\_

REVISIONS	DATE:

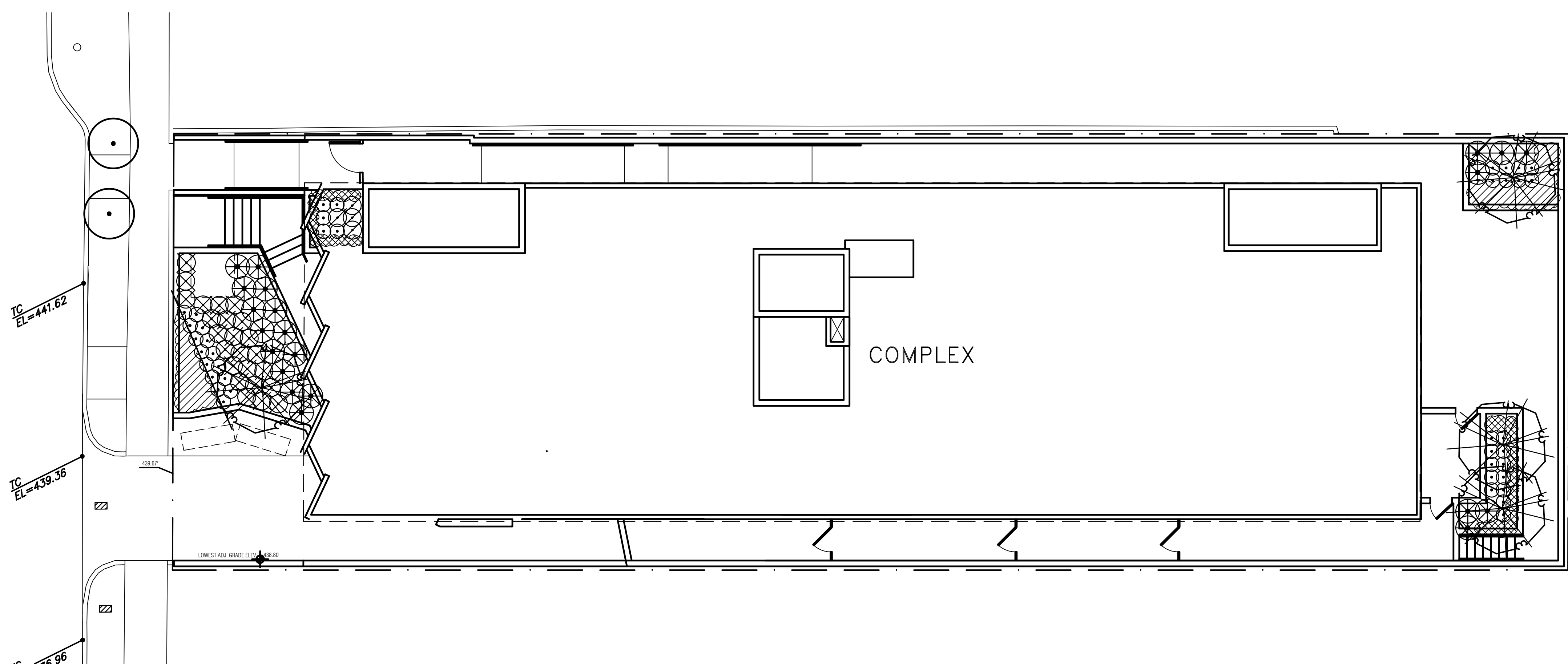
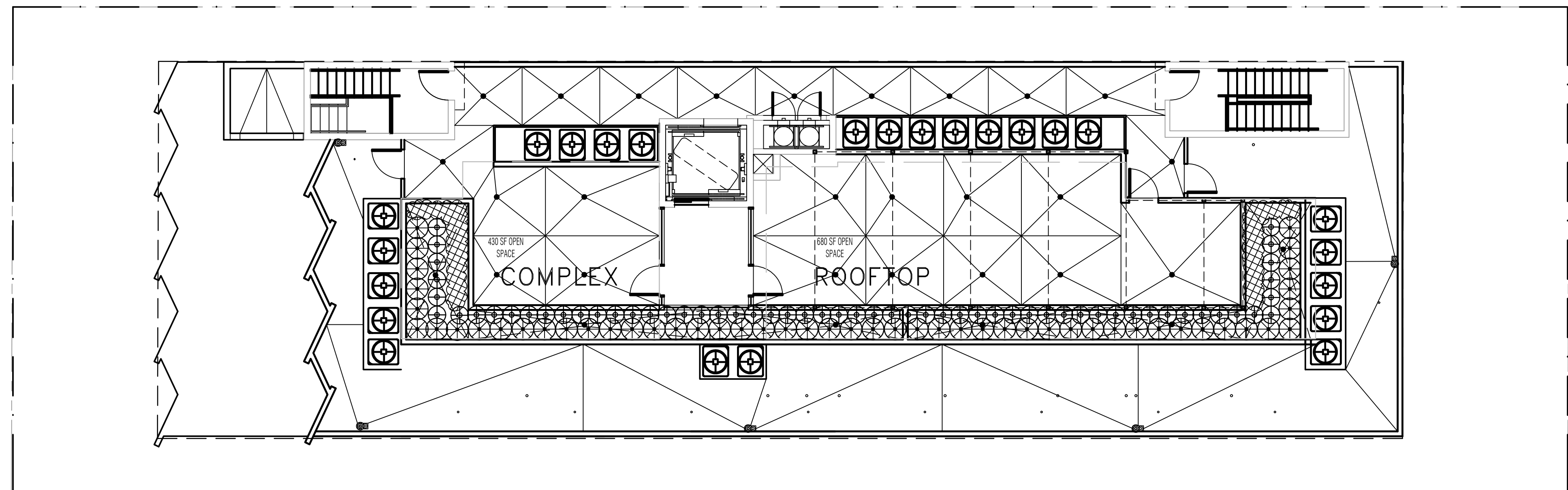


THE WHITLEY APARTMENT COMPLEX  
1920 WHITLEY AVENUE  
LOS ANGELES, CA 90005

IRRIGATION SCHEDULES

DATE:  
6-12-2017  
DRAWN BY:  
RAG  
JOB NO:  
SCALE:  
PER PLAN

SHEET NO.  
**LLS.1**  
7 OF 10 SHEETS



**PLANTING NOTES**

1. ALL WORK PERFORMED SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTIONS. CONTRACTORS SHALL OBTAIN ALL NECESSARY PERMITS, INSPECTIONS AND APPROVAL REQUIRED FOR THIS WORK.
2. FINISH GRADES SHALL BE WITHIN TWO (2) INCHES BELOW CURB AND/OR PAVING GRADE IN SHRUB AREA, AND ONE (1) INCH BELOW CURB AND/OR PAVING GRADE IN LAWN AREAS.
3. ALL TREE DELIVERIES MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
4. ALL TREE LOCATIONS ARE TO BE REVIEWED AND APPROVED BY THE OWNERS AND THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS OF UNDERGROUND UTILITY LINES IN THE FIELD PRIOR TO ANY EXCAVATION. REQUEST APPROVAL FROM THE OWNER AND THE LANDSCAPE ARCHITECT FOR ANY DEVIATION IN PLANT MATERIAL LOCATIONS.
6. ALL PLANTINGS PLANS ARE DIAGRAMMATIC, AND THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO ENSURE THAT THE ROOTBALLS OF NEW AND EXISTING TREES ARE NOT DISTURBED.
7. ALL VINES AND ESPALIERS ARE TO BE REMOVED FROM STAKES OR TRELLISES AND ATTACHED TO WALLS WITH APPROVED DEVICES.
8. ALL GROUND COVERS SHALL EXTEND BENEATH ALL PLANT MATERIAL.
9. ALL ON-CENTER SPACINGS FOR SHRUB AND GROUND COVERS ARE TRIANGULAR SPACINGS. (SEE DETAIL)

**SOIL TESTING REQUIREMENTS**

SOIL TESTING FOR AGRICULTURAL SUITABILITY IS REQUIRED FOR ALL LANDSCAPE AREAS. REFER TO SPECIFICATIONS PART 3-SOIL PREPARATION AND FINISH GRADING, 3.03 SOIL AMENDMENTS. TEST RESULTS SHALL BE SUBMITTED TO THE CITY BEFORE DELIVERY OF SOIL AMENDMENTS.

**NOTES:**

1. THE CONTRACTOR SHALL SUBMIT A SOIL SAMPLE FORM AND 3 SOIL SAMPLES PRIOR TO START OF CONSTRUCTION FOR TESTING OF EXISTING SOIL NUTRIENTS AND SOIL SUITABILITY. (SEE A AND B THIS SHEET)
2. THE CONTRACTOR, AFTER GRADING SHALL AGAIN SUBMIT A SOIL SAMPLE FORM AND 3 SAMPLES OF THE POTENTIAL IMPROV TOPSOIL FOR TESTING FOR HORTICULTURAL SUITABILITY, FERTILITY AND PHYSICAL CHARACTERISTICS. (SEE A AND C THIS SHEET)
3. THE CONTRACTOR SHALL REFER TO SHEET 12, SPECIFICATIONS LS 2, PART 3-SOIL PREPARATION AND FINISH GRADING, 3.03 SOIL AMENDMENT AND 3.04 SOIL PREPARATION.
4. WAYPOINT ANALYTICAL (FORMALY SOIL & PLANT LABORATORY, INC.)

**MODEL SOIL PREPARATION & BACKFILL MIX SPECIFICATIONS**

THE FOLLOWING SPECIFICATIONS ARE TO BE USED FOR COST ALLOWANCES ONLY. FINAL SOIL PREPARATION AND BACKFILL MIX REQUIREMENTS TO BE BASED ON RESULTS OF REQUIRED SOIL TESTS. REFER TO SPECIFICATIONS SECTION 02821, PAR 1.04, E-1 THRU E-2 FOR SOIL TESTING REQUIREMENTS.)

MODEL SOIL PREPARATION: (PER 1000 SQUARE FEET)  
 ALLOW FOR A MINIMUM OF 4 CUBIC YARDS/1000 SQUARE FEET NITROGEN STABILIZED ORGANIC AMENDMENT (AS SPECIFIED IN SECTION 02821, PAR 2.01)

ALLOW FOR A MINIMUM OF 200#/1000 SQUARE FEET 'GRO-POWER PLUS' WITH 4% SULFUR  
 BROADCAST UNIFORMLY AND ROTOTILL INTO UPPER FOUR (4) TO SIX (6) INCHES OF SOIL.

MODEL BACKFILL MIX FOR TREES AND SHRUBS, (PER CUBIC YARD)  
 4 PARTS BY VOLUME NITROGEN STABILIZED ORGANIC AMENDMENT  
 6 PARTS BY VOLUME SITE SOIL  
 18# 'GRO-POWER PLUS' WITH 4% SULFUR PER CUBIC YARD OF MIX

**APPLICATION RATE TABLE**

GRO-POWER 7 GRAM PLANTING TABLETS, 12-8-8 WITH 20% HUMUS AND 4% HUMIC ACID  
 PLANT SIZE:  
 1 GALLON - 3 TABLETS  
 2 GALLON - 3 TABLETS  
 5 GALLON - 6 TABLETS  
 15 GALLON - 12 TABLETS  
 20'-24' BOX - 15 TABLETS  
 SPECIMEN TREES & SHRUBS - 4 TABLETS FOR EVERY INCH OF CALIPER

NOTE: PLACE TABLET(S) NO HIGHER THAN 1/3 OF THE WAY UP ON THE ROOTBALL SPACED EQUALLY AROUND THE PERIMETER OF THE ROOTBALL APPROXIMATELY 2" FROM THE ROOT TIPS

**FINISH GRADING**

1. FINISH GRADING SHALL CONSIST OF FINISHING SURFACES BY RAKING SMOOTHLY AND EVENLY, AND REMOVING AND OFF SITE DISPOSAL OF ALL EXTRANEOUS MATTER TO FACILITATE NATURAL RUN-OFF OF WATER.
2. FINISH GRADES SHALL ALLOW FOR THE LATER ADDITION OF SOIL AMENDMENTS AND TAKE INTO ACCOUNT THE DISPLACEMENT OF EXISTING SOIL BY CONTAINER PLANTING. IF NECESSARY, EXISTING SOIL SHALL BE REMOVED IN ORDER TO ACHIEVE THE FOLLOWING FINAL GRADES:  
 A. SHRUB AND GROUNDCOVERS AREAS: TWO (2) INCHES BELOW THE GRADE OF ADJACENT PAVEMENT, WALKS, CURBS, OR HEADERS.  
 B. LAWN AREAS: ONE (1) INCH BELOW THE GRADE OR ADJACENT PAVEMENT, WALKS, CURBS, OR HEADERS.
3. SOIL AREAS ADJACENT TO BUILDINGS, PAVING AND WATER FEATURES SHALL SLOPE AWAY FROM THE STRUCTURE TO ALLOW A NATURAL RUN-OFF OF WATER, AND SURFACE DRAINAGE SHALL BE DIRECTED AS INDICATED ON THE DRAWINGS BY REMODELING SURFACES TO FACILITATE THE NATURAL RUN-OFF WATER. LOW SPOTS AND POCKETS SHALL BE GRADED TO DRAIN PROPERLY.
4. CONTRACTOR IS TO FINISH GRADE WITH PROPER SLOPE TO DRAINS. ALL FLOW LINES, DESIGNATED OR NOT, SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER, AND SHALL CONFORM TO THE INTENT OF ALL PLANS AND SECTIONS AFTER THOROUGH SETTLEMENT AND COMPACTION OF SOIL.

**FINE GRADING**

1. ALL SOIL AREAS SHALL BE COMPACTED AND SETTLED BY APPLICATION OF IRRIGATION TO A MINIMUM DEPTH OF TWELVE (12) INCHES PRIOR TO PLANTING.
2. AFTER THE FOREGOING DEEP WATERING MINOR MODIFICATIONS TO GRADE MAY BE REQUIRED TO ESTABLISH THE FINAL GRADE. THESE AREAS SHALL NOT BE WORKED UNTIL THE MOISTURE CONTENT HAS BEEN REDUCED TO A POINT WHERE WORKING IT WILL NOT DESTROY THE SOIL STRUCTURE.
3. ALL PLANTING AREAS SHALL BE FINE GRADED TO A SMOOTH, EVEN, AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE.

**PROTECTION OF EXISTING SPECIMEN TREES**

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING SPECIMEN TREES THAT ARE TO REMAIN IN THE PROJECT, AND SHALL TAKE ALL NECESSARY PRECAUTIONS REQUIRED TO ASSURE THAT THEY ARE PROTECTED FROM DAMAGE BY WORKERS AND EQUIPMENT.
2. WHERE IT IS NECESSARY TO EXCAVATE IN CLOSE PROXIMITY TO EXISTING SPECIMEN TREES, ALL POSSIBLE CAUTION SHALL BE EXERCISED TO AVOID INJURY TO ROOTS, LIMBS AND TRUNK. EXCAVATION CLOSE TO TREES SHALL BE BY HAND. TUNNELING UNDER ROOTS TWO (2) INCHES AND LARGER SHALL BE ALLOWED ONLY AFTER DISCUSSION WITH AND APPROVAL BY THE CERTIFIED CONSULTING ARBORIST.
3. EXCAVATION IN THE VICINITY OF TREES SHALL BE CLOSED WITHIN 24 HOURS. WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE EXCAVATION ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH MOIST BURLAP OR CANVAS.
4. THE CONTRACTOR SHALL INSURE THAT NO FOREIGN MATERIAL AND/OR LIQUID, SUCH AS PAINT, CONCRETE, CEMENT, OIL, TURPENTINE, ACID OR THE LIKE, BE ALLOWED TO CONTAMINATE ANY SOIL WITHIN THE DRIFLINE (I.E., THE OUTSIDE EDGE OF FOLIAGE OVERHANG) OF ANY TREE. IF SUCH CONTAMINATION SHOULD OCCUR, THE CONTRACTOR SHALL REMOVE SOIL AS DIRECTED BY THE CERTIFIED CONSULTING ARBORIST AND REPLACE IT WITH ACCEPTABLE SOIL AT NO EXPENSES TO THE OWNER.
5. ALL DAMAGE TO EXISTING SPECIMEN TREES SHALL BE REPAIRED AT THE GENERAL CONTRACTOR'S EXPENSE BY A LICENSED TREE SURGEON OR OTHER APPROVED PERSONNEL AS APPROVED BY THE CERTIFIED CONSULTING ARBORIST.
6. THE EXISTING IRRIGATION SYSTEM AT ALL EXISTING SPECIMEN TREES SHALL BE MAINTAINED IN WORKING ORDER FOR THE DURATION OF CONSTRUCTION. ANY DAMAGE TO THE EXISTING IRRIGATION SYSTEM SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSES TO THE OWNER.

**PLANT MATERIALS LIST**

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY	WATER USE	SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY	WATER USE
<b>TREES</b>									
	CERCIS OCCIDENTALIS WESTERN RED BUD	24" BOX	4	L		SALVIA GREGGII AUTUMN SAGE	1 GAL.	24	L
	LAGERSTROEMIA INDICA 'PINK' CRAPE MYRTLE	24" BOX	4	L		PHORMIUM TENAX 'JACK SPRATT' HASSE'S DUDLEYA	1 GAL.	40	L
<b>SHRUBS</b>									
	MUHLBERGIA RIGENS DEER GRASS	5 GAL.	51	L		LONICERA JAPONICA JAPANESE HONEYSUCKLE	FLATS @ 9" O.C.	170 SF	L
	LAVENDULA AGUSTIFOLIA ENGLISH LAVENDER	5 GAL.	60	L		OPHIPOGON JAPONICA MONDO GRASS	FLATS @ 12" O.C.	100 SF	M
	TULBAGHIA VIOLACEA SOCIETY GARLIC	5 GAL.	21	L					
	AGAVE ATTENUATA 'COMPACTA' FOX TAIL AGAVE	5 GAL.	4	L					

**LANDSCAPING CALCULATIONS**

TOTAL TURF LANDSCAPE AREA	100 SQ. FT.
TOTAL SHRUB/GC LANDSCAPE AREA	880 SQ. FT.
TOTAL LANDSCAPE AREA	980 SQ. FT.

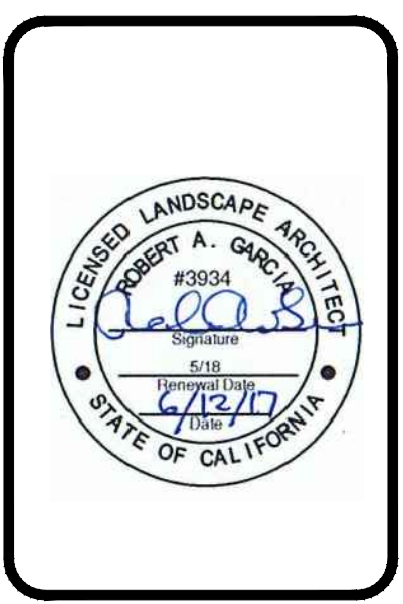
**HOLD HARMLESS AND INDEMNIFICATION CLAUSE**

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.

**CONSTRUCTION NOTES:**

1. THIS PROJECT WILL COMPLY WITH: 2017 CBC, CPC, AND 2017 CEC AND 2017 TITLE 24 ENERGY REGULATIONS AND ALL CITY ORDINANCES.
2. THE HOUSE STREET NUMBER WILL BE VISIBLE FROM THE STREET.
3. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEMS.



THE WHITLEY APARTMENT COMPLEX  
 1920 WHITLEY AVENUE  
 LOS ANGELES, CA 90005

PLANTING PLAN

DATE:  
6-12-2017  
DRAWN BY:  
RAG  
JOB NO:  
SCALE:  
PER PLAN

SHEET NO.  
LP.1  
2 OF 10 SHEETS

REVISIONS	DATE:

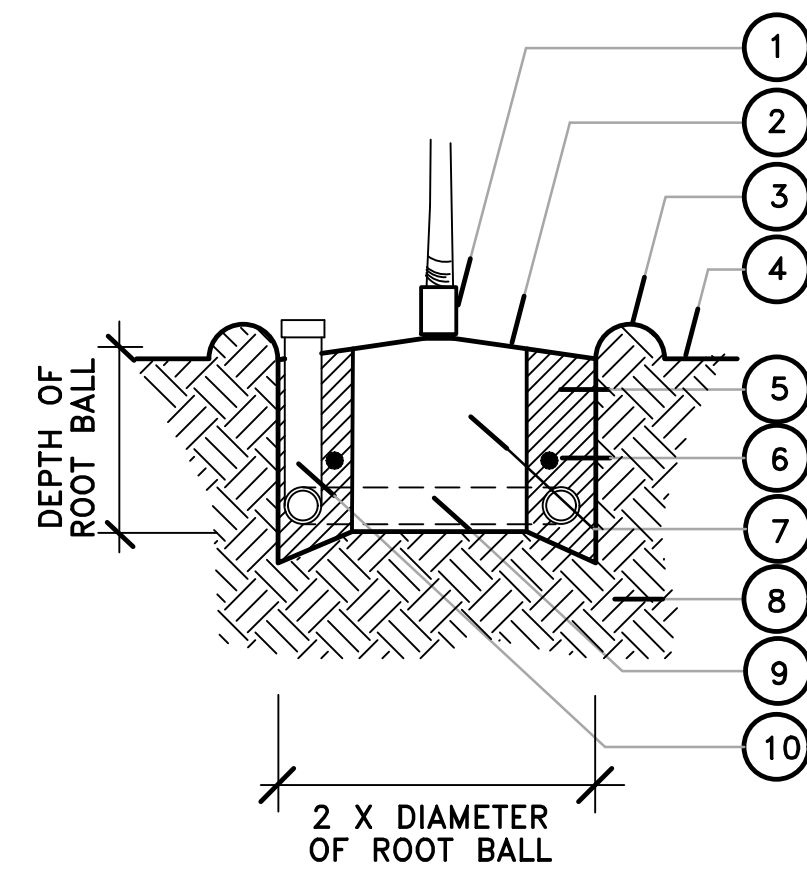


THE WHITLEY APARTMENT COMPLEX  
 1920 WHITLEY AVENUE  
 LOS ANGELES, CA 90005

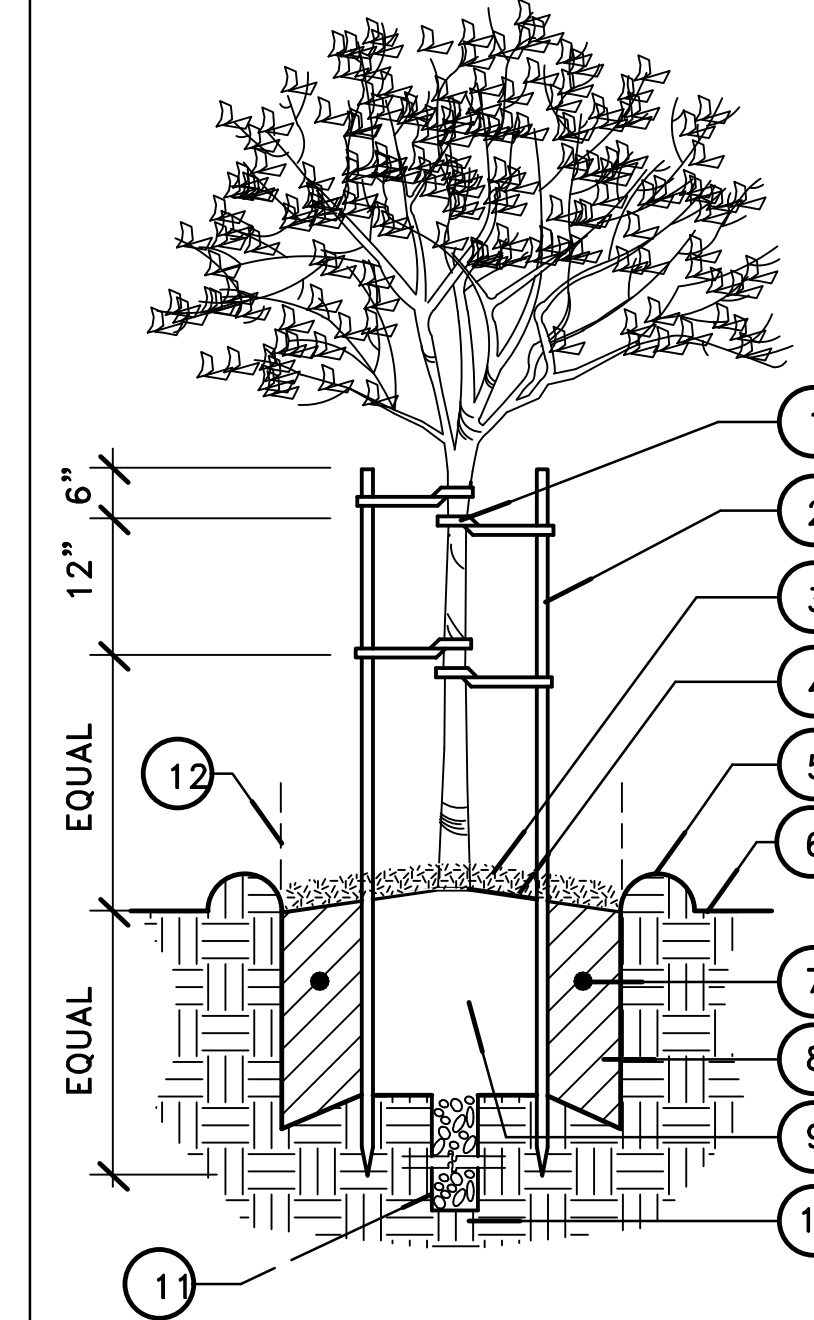
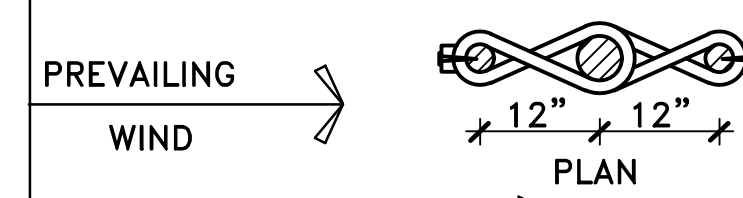
PLANTING DETAILS

DATE:  
 6-12-2017  
 DRAWN BY:  
 RAG  
 JOB NO:  
 SCALE:  
 PER PLAN

SHEET NO.  
**LP.2**  
 3 OF 10 SHEETS

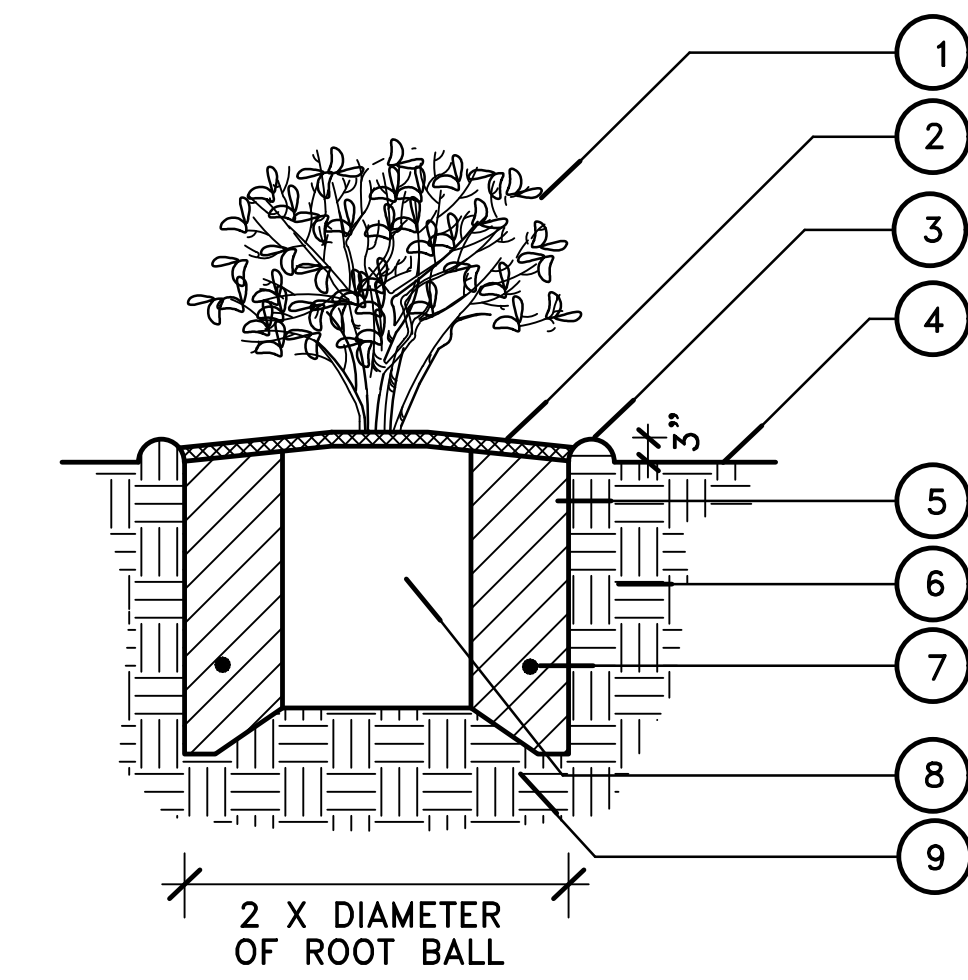


1. (1) 8" 'ARBOR GUARD' FOR EACH TREE IN TURF BY DEEP ROOT CORP. (714) 898-0563.
2. TOP OF ROOT BALL TO BE 1" ABOVE FINISH GRADE.
3. 3" HIGH WATER BASIN
4. FINISH GRADE
5. BACKFILL MIX - SEE SOILS REPORT.
6. PLANTING TABLET - SEE SCHEDULE FOR QTY.
7. ROOTBALL
8. NATIVE SUBGRADE
9. 4" DIA. FLEXIBLE PERFORATED DRAIN PIPE ENCIRCLING BASE OF PLANTING PIT. CONNECT TO VERTICAL PIPE. SURROUND PIPE WITH FILTER FABRIC.
10. 4" DIA. VERTICAL PERFORATED DRAIN PIPE. CONNECT TO PIPE AT BASE OF PIT AND CAP AT SURFACE. SURROUND PIPE WITH FILTER FABRIC.



1. 'CINCH-TIE' BY V.I.T. CO. (619) 673-1760
2. LODGEPOLE PINE STAKE COPPER NAPHTHENATE IMPREGNATED. 2-1/2" DIA. X 12" LONG FOR 24" BOX AND SMALLER.
3. 2" LAYER OF MULCH
4. TOP OF ROOT BALL TO BE 1" ABOVE FINISH GRADE
5. 3" HIGH WATER BASIN SEE SPECS
6. FINISH GRADE
7. PLANTING TABLET - SEE SCHEDULE FOR QTY.
8. BACKFILL MIX - SEE SOILS REPORT
9. ROOTBALL
10. NATIVE SUBGRADE
11. SUMP - REFER TO DETAIL
12. END OF TURF

NOTE:  
 1. MIN. TWO TIES (TOP & BOTTOM) REQUIRED. USE THIRD TIE WHEN NECESSARY TO HOLD TREE IN UPRIGHT POSITION. TIES TO BE SECURED TO AVOID SLIPPAGE (WRAP STAKE TO FORM FIGURE EIGHT. NAIL W/ (1) GALV. NAIL THROUGH EACH TIE INTO POLE.  
 2. SEE DETAIL F. THIS SHEET FOR TREE DRAINAGE.

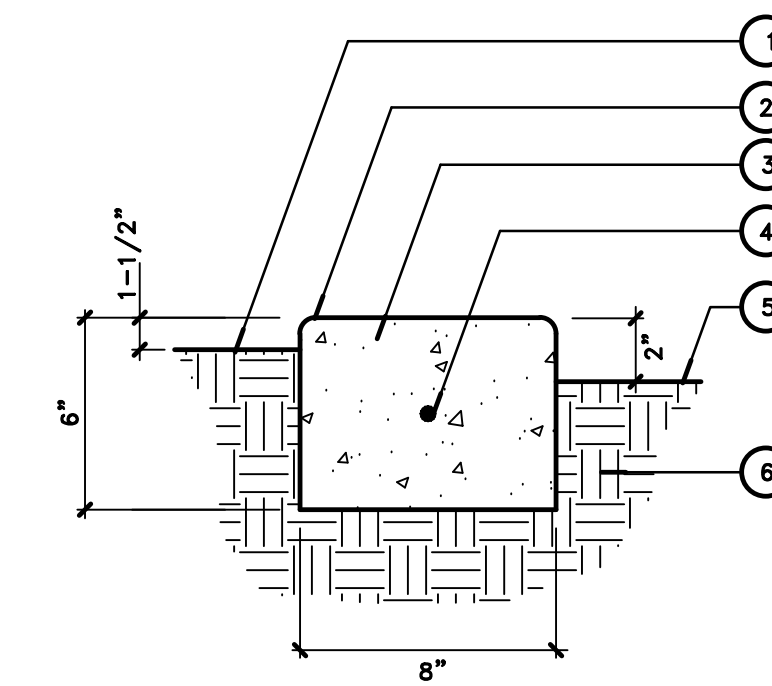


1. 1, 5, OR 15 GALLON SHRUB
2. 2" LAYER OF MULCH
3. 3" WATER BASIN
4. FINISH GRADE
5. AMENDED SOIL FOR PLANTING - SEE SOILS REPORT
6. PLANT PIT EXCAVATION
7. PLANTING TABLETS - SEE SCHEDULE FOR QTY.
8. ROOTBALL
9. NATIVE SUBGRADE

**F TREE PLANTING W/ DRAINAGE**

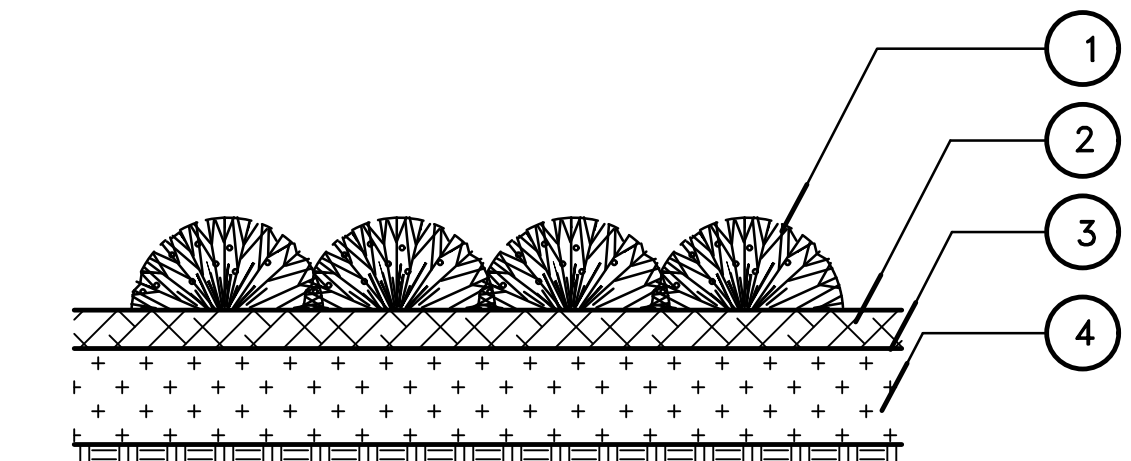
**C TREE PLANTING FOR 24" AND 36" BOX TREES**

**A SHRUB PLANTING**

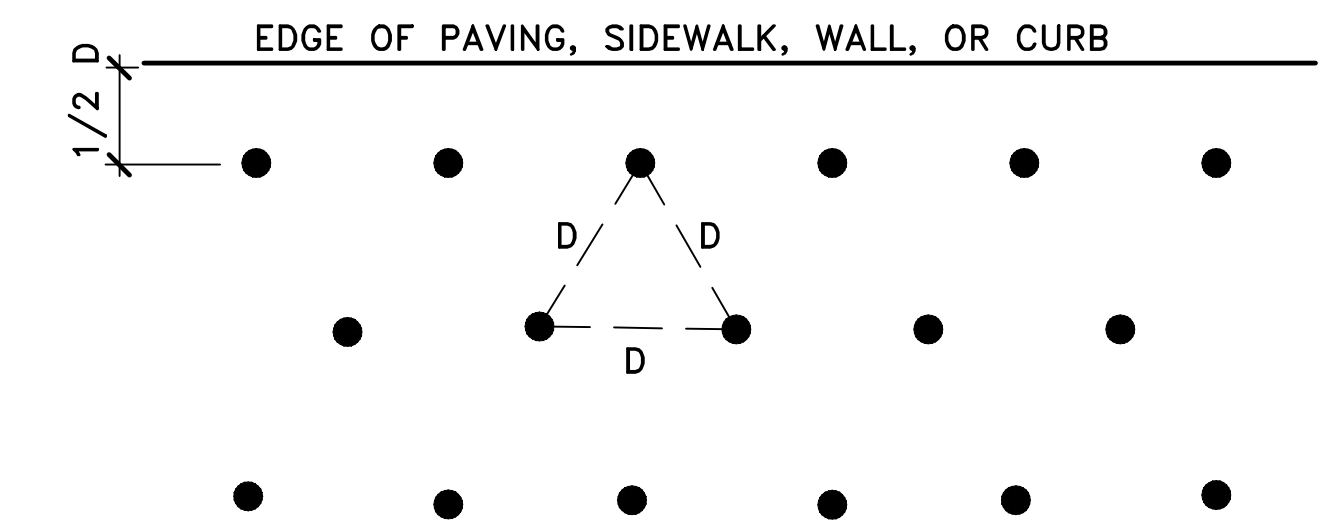


1. FINISH GRADE - TURF AREA.
2. 1/4" RADIUS NOSE TYP.
3. CONCRETE MOW CURB W/ WITH STONE FINISH, SCORE JOINTS @ 10' O.C. AND EXPANSION JOINTS @ 20' O.C.
4. #3 REBAR CONTINUOUS.
5. FINISH GRADE - SHRUB AREA.
6. COMPACTED SUBGRADE.

SECTION  
 SCALE: 2"=1'-0"



1. GROUND COVER PLANT FROM FLATS OR LINERS
2. 2" DEEP MULCH
3. FINISH GRADE
4. PREPARED BACKFILL (SEE SPECIFICATIONS FOR TYPE AND DEPTH.)

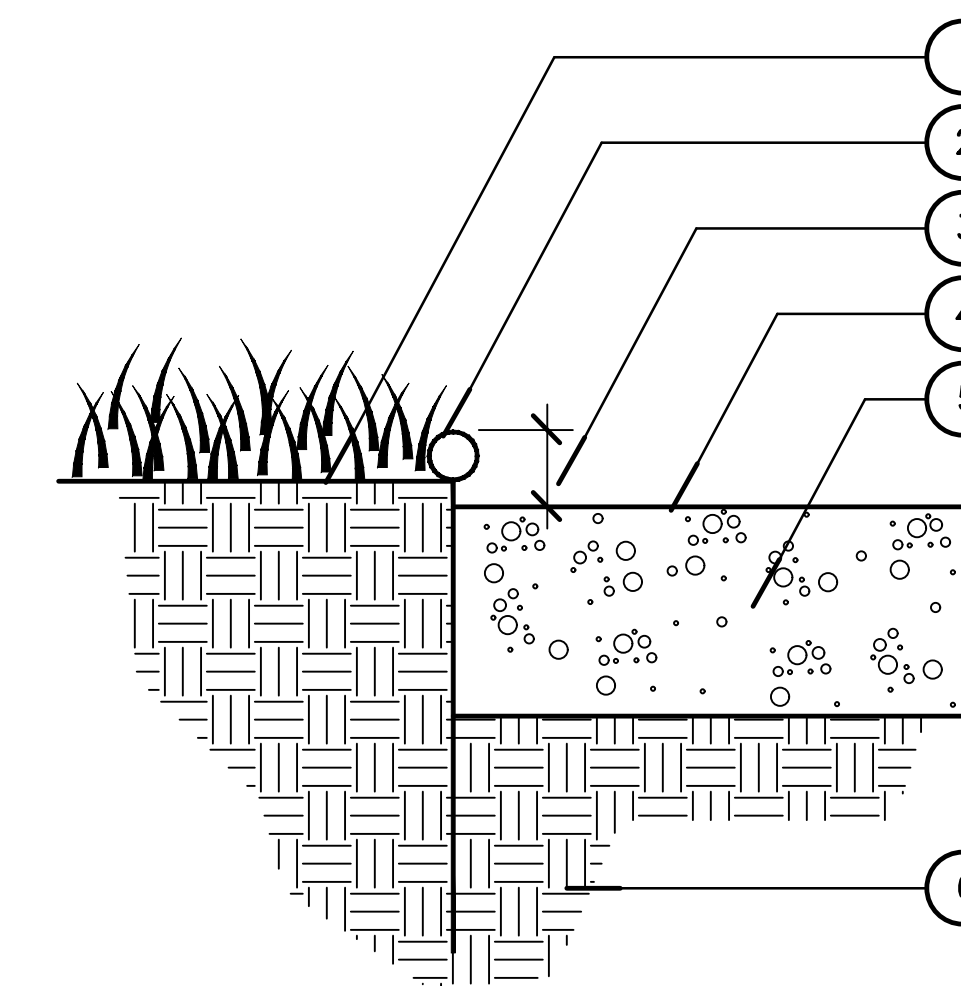


NOTE: LOCATE PLANTS SPACED EQUAL DISTANCE (D) FROM EACH OTHER AS SHOWN.  
 D - AS NOTED ON PLAN.

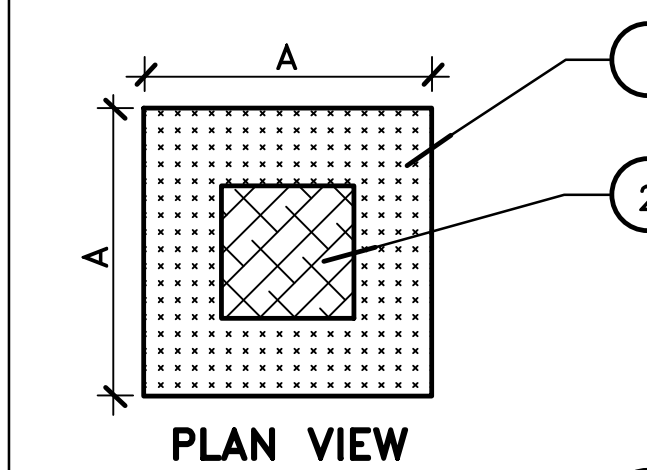
**D CONCRETE MOWSTRIP**

**B GROUNDCOVER PLANTING**

CONTAINER SIZE	A WIDTH	B DEPTH
1 GALLON	12"	12"
5 GALLON	26"	22"
15 GALLON	36"	24"
24" BOX	48"	28"
30" BOX	54"	33"
36" BOX	66"	44"
48" BOX	84"	60"

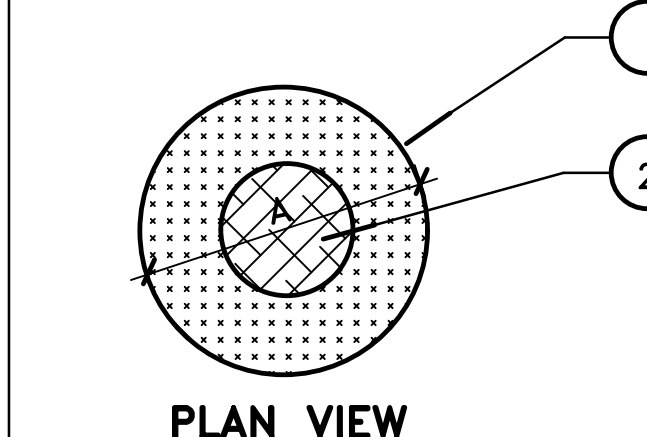


1. FINISH GRADE - TURF AREA
2. PLASTIC EDGING AS MANUFACTURED BY BLACK DIAMOND. INSTALL PER MANUFACTURER'S SPECIFICATIONS
3. TOP OF EDGING TO BE A MAXIMUM OF 1/2" ABOVE FINISH GRADE
4. FINISH GRADE - SHRUB AREA
5. STONE OR MULCH - REFER TO PLANTING PLAN
6. COMPACTED SUBGRADE



**FOR BOX TREES**

1. PLANT PIT TO BE SQUARE - SEE ABOVE FOR DIMENSIONS.
2. ROOTBALL



**FOR CONTAINER PLANTS**

1. PLANT PIT TO BE ROUND. - SEE ABOVE FOR DIMENSIONS.
2. ROOTBALL

**E PLASTIC EDGING**

**F PLANT PIT DIMENSION**

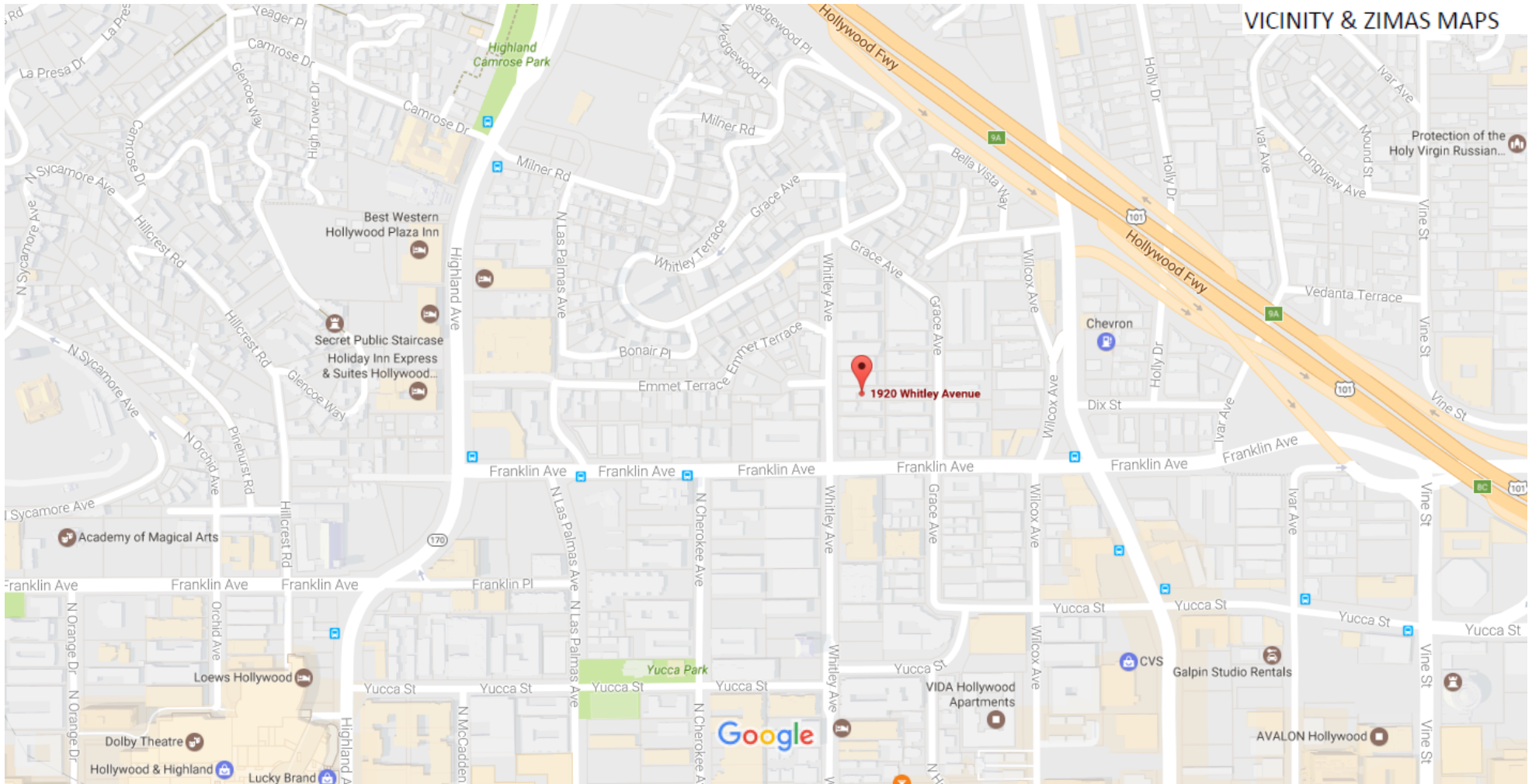






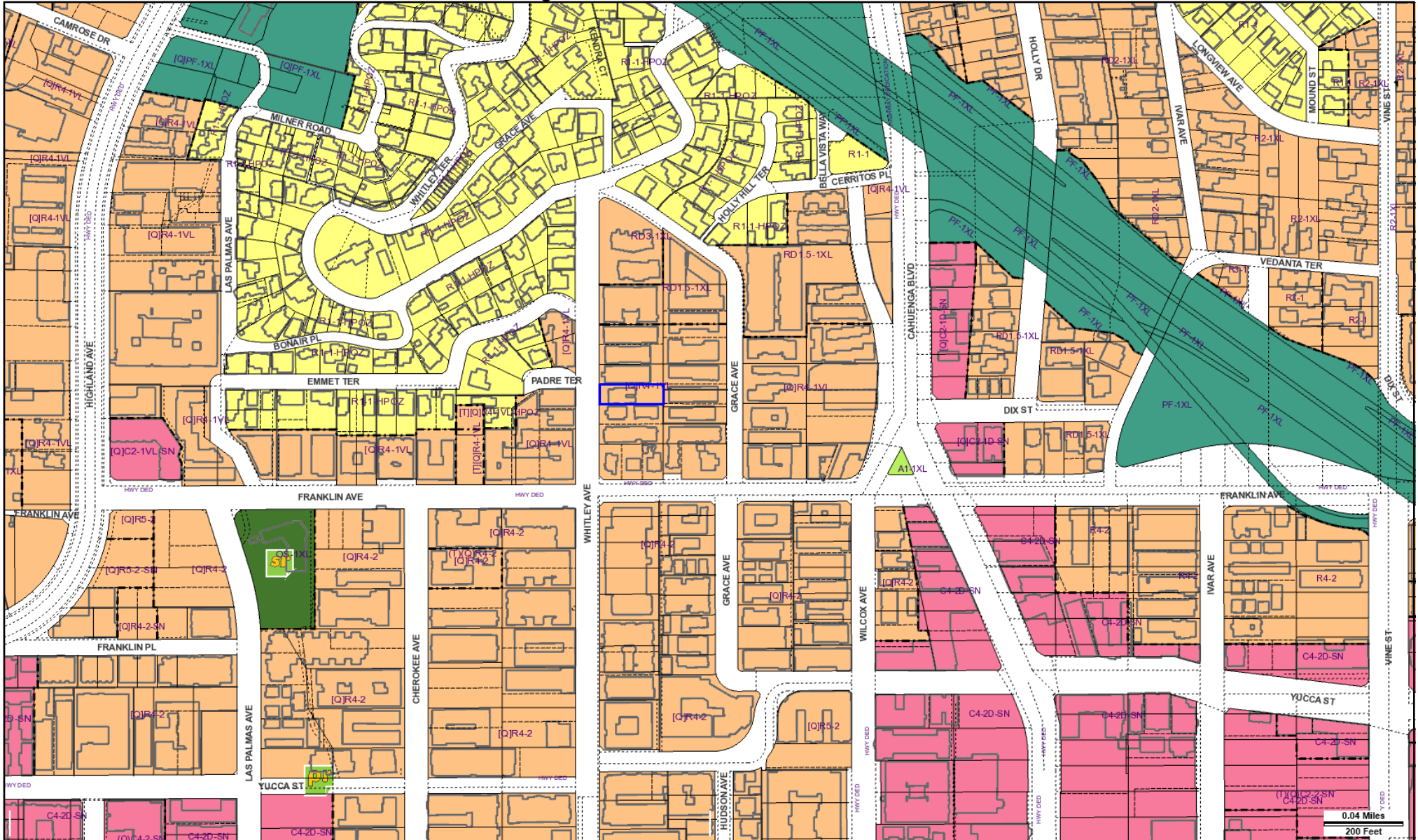
# EXHIBIT E

Google Maps 1920 Whitley Ave



VICINITY & ZIMAS MAPS

Map data ©2017 Google 200 ft



Address: 1922 N WHITLEY AVE

Tract: RE-SUBDIVISION OF BLOCKS 10 AND 11 HOLLYWOOD OCEAN VIEW TRACT

Zoning: [Q]R4-1VL

APN: 5575005007

Block: 1

General Plan: High Medium Residential

PIN #: 150A187 149

Lot: 5

Arb: 2



**Affidavit of Mailing**

AFFIDAVIT OF MAILING

**Case Number: DIR-2017-1073-TOC**

This Affidavit concerns (check one of the following):

- Public Hearing**                       **Notice of Requested Waiver**
- Staff Report / Appeal Staff Report (Announcement)**
- Letter of Decision (LOD)**
- Withdrawn**                               **Termination Letter**
- Hold Letter**                               **Intent to Terminate**

I, Don Jefferson, certify that I am an employee of the City of Los Angeles,  
on August 17, 2018, mailed, postage prepaid, to the applicant  
(Date)

and all parties required by the Municipal Code, as indicated below, on the case indicated above, a true copy of which is attached:

**Public Hearing**


**Check Recipients Below:**

- Owner, Applicant and Representative
- Abutting Property Owners
- Abutting Property Owners and Tenants
- 100-foot Radius
- 500-foot Radius
- Persons who signed in at the hearing
- Appellant(s)
- Council Office No. \_\_\_\_\_
- Certified Neighborhood Council  
\_\_\_\_\_
- 100-foot Coastal Notice
- Group Coastal Notice
- State Coastal Commission
- Adjacent City/ies
- Los Angeles Unified School District
- Caltrans
- Other \_\_\_\_\_

**Staff Report / Appeal /  
Termination / Letter of Decision**

**Check Recipients Below:**

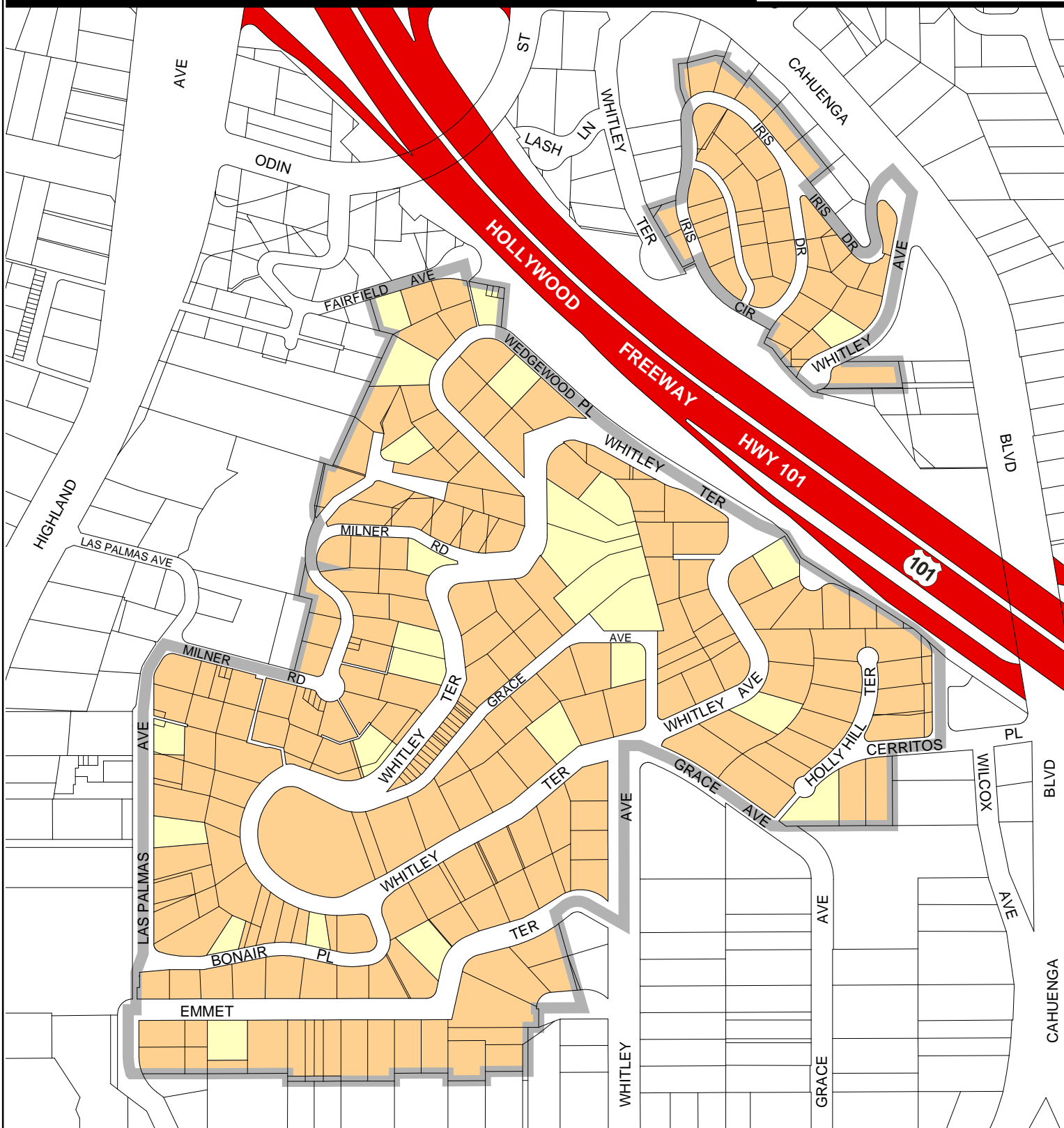
- Owner, Applicant and Representative
- Abutting Property Owners
- Abutting Property Owners and Tenants
- Persons who signed in at the hearing
- Persons who requested notice in writing
- Council Office No. 4
- Certified Neighborhood Council  
Hollywood Hills West
- Department of Building and Safety
- Department of Transportation
- Other Interested Parties

  
\_\_\_\_\_  
Staff Signature

# Whitley Heights Historic Preservation Overlay Historical Survey Structure Designation

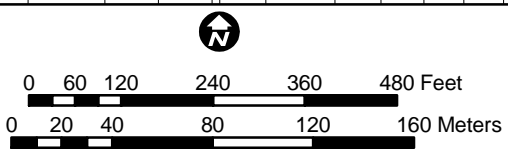
## EXHIBIT G

WHITLEY HEIGHTS HPOZ MAP



### Structure Designation

- Contributing Feature
- Non-Contributing Feature
- HPOZ Boundary

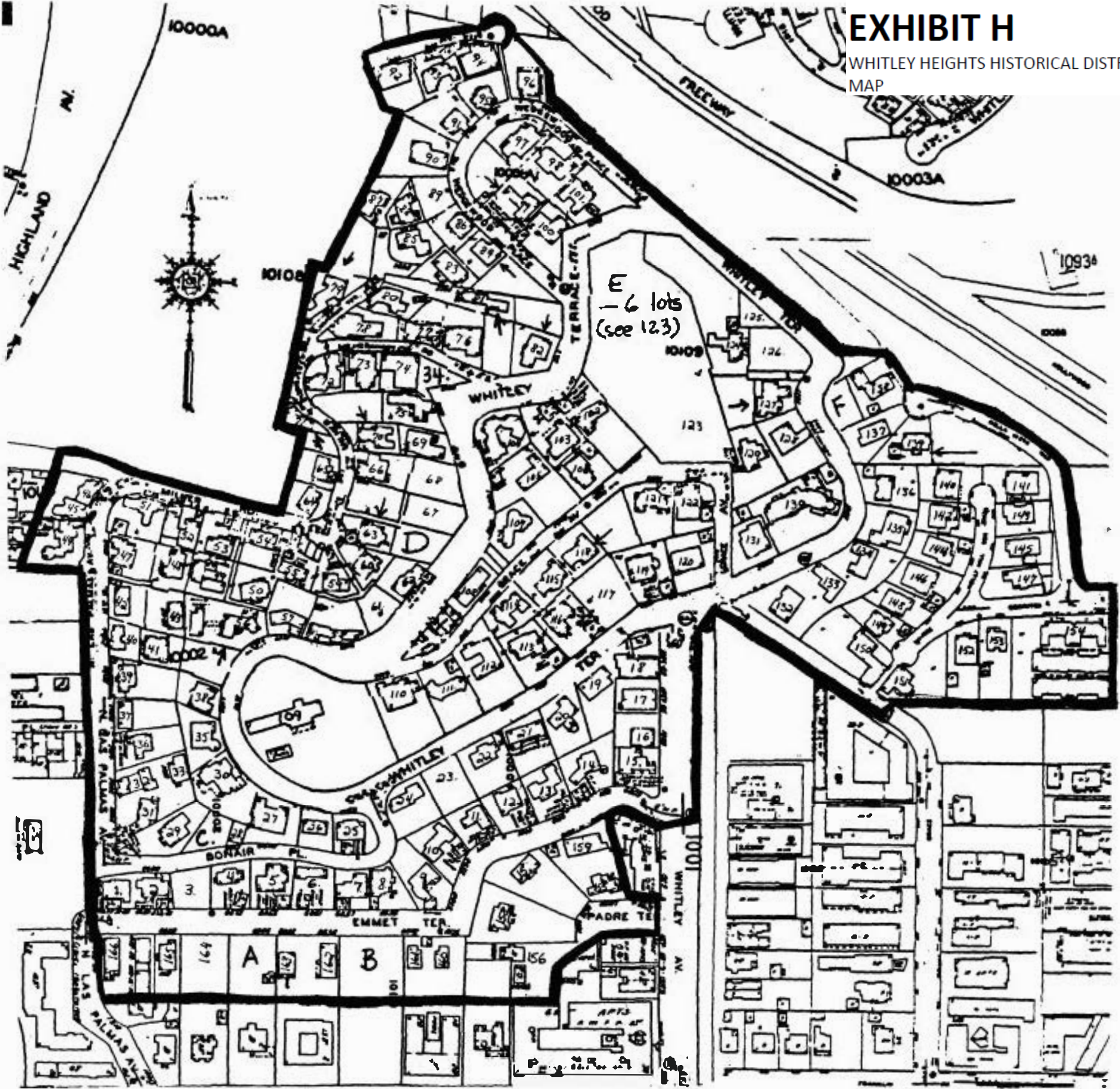


City of Los Angeles - Department of City Planning - Con Howe, Director



# EXHIBIT H

WHITLEY HEIGHTS HISTORICAL DISTRICT  
MAP



WHITLEY HEIGHTS  
HISTORICAL DISTRICT  
Hollywood, Los Angeles  
County, California



# EXHIBIT Ia

## PHASE I HISTORIC RESOURCE ASSESSMENT REPORT

September 1, 2017

B.D.O.G. INC  
 c/o Brian Prince  
 2934-1/2 Beverly Glen Circle #50  
 Los Angeles, California 90077

### **Phase 1 Historic Resource Assessment Report for 1920 Whitley Avenue, Los Angeles, Los Angeles County, California**

Dear Mr. Prince:

ASM Affiliates, Inc. (ASM) prepared this letter report as an evaluation of the property at 1920-1924 Whitley Avenue in the Hollywood community of Los Angeles, Los Angeles County, California, for eligibility for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the City of Los Angeles Register of Historic-Cultural Monuments (HCM). The evaluation has been requested by the City of Los Angeles prior to approval of planned demolition of the multi-family residence more than 45 years of age located on the property (Project), and replacement with new residential units. This report was prepared following California Environmental Quality Act (CEQA) regulations and definitions for historical resources.

#### **EXECUTIVE SUMMARY**

ASM evaluated the residential building at 1920-1924 Whitley Avenue in the Hollywood Community Plan Area (CPA) (Figure 1). A two-story triplex residence built in 1922 and a paved rear parking area occupy the parcel (Assessor's parcel number [APN] 5575-005-007) (Figures 2-3). ASM began the project by reviewing the City of Los Angeles SurveyLA records (Hollywood CPA survey data) and determined that 1920-1924 Whitley Avenue has not been identified as an eligible historic resource. ASM then conducted an on-site survey of the building, photographing the exterior of the building and the interior of one unit as well as the landscaping, and took detailed field notes. ASM also conducted a reconnaissance survey of the immediate neighborhood surrounding the property and determined that the building is not a contributor to any eligible historic district as identified by previous surveys; during the survey, ASM also identified comparable properties for the evaluation. To determine whether any owners or occupants of the property were historically significant, ASM obtained a chain of ownership and conducted archival research. ASM did not develop any additional historic context for this evaluation for association with significant events, but relied on that developed for the SurveyLA project. ASM analyzed the historic significance of the buildings within the appropriate themes established in SurveyLA's citywide historic context statement. The evaluation was conducted in conformance with NRHP Bulletin *How to Apply the National Register Criteria for Evaluation*, the California Office of Historic Preservation's *Instructions for Recording Historical Resources*, and Technical Assistance Series #7 *How to Nominate a Resource to the California Register of Historical Resources*.

As a result of these efforts, ASM recommends the multi-family building at 1920-1924 Whitley Avenue is not individually eligible or eligible as a contributor to any historic district or potential historic district NRHP/CRHR criteria A/1, B/2, C/3, or D/4, or City of Los Angeles Historic-Cultural Monument (HCM) criteria 1-4, nor as a CEQA-defined historical resource.

## **INTRODUCTION**

This assessment was prepared by ASM to determine the historical and architectural significance of the multi-family residence located at 1920-1924 Whitley Avenue (Figures 2-11). This property is not listed in the CRHR, it is not a California Point of Historical Interest (CPHI), and it is not a California State Historical Landmark (CSHL). Furthermore, it is not listed in the NRHP. The property has not previously been recorded by SurveyLA, although it lies within the Hollywood CPA, which was surveyed in 2011 and updated in 2015. The results of this analysis will assist the potential owner to determine whether the property needs to be considered as historically significant in compliance with CEQA.

The report is divided into the following sections: Introduction, Methodology, Historic Context, Survey Findings, Eligibility Criteria, Statement of Significance, and Conclusion. Figures and maps are included as Attachment A, Sanborn Fire Insurance Maps as Attachment B, and building permits as Attachment C.

## **METHODOLOGY**

### ***Field Survey Methods***

ASM conducted a historic resource field survey on July 27, 2017, to document the property. The intensive-level field survey was conducted by ASM Architectural Historian Laura Voisin George. During the survey, multiple photographs were taken of the building (interior and exterior) to document the resource and its setting. The building's plan, architectural features, condition, and historical integrity were noted. To determine whether the building might be associated with a historic district, particular attention was paid to the surrounding neighborhood, and a brief windshield survey was conducted to determine the level of architectural cohesion existing in the area.

### ***Archival Research***

To develop the appropriate historic context from which to evaluate the property, ASM conducted limited archival research, relying on extensive research done for the SurveyLA project (Historic Resources Group 2015). Sanborn Fire Insurance maps of the parcel were located (Attachment B). To determine whether any owners or occupants of the property were historically significant, ASM obtained a chain of ownership and conducted archival research.

The property was then evaluated under the appropriate context and themes established for this CPA by SurveyLA (Historic Resources Group 2015). The Eligibility Criteria and Statement of Significance of the report detail the criteria under which the buildings were evaluated, with letters indicating the NRHP or LA HCM criteria and numbers indicating the parallel CRHR criteria.

## **HISTORIC CONTEXT**

The following historic context is excerpted from the *Historic Resources Survey Hollywood Redevelopment Project Area*, a report completed by Chattel Architecture Inc. in 2010 for the Community Redevelopment Agency of the City of Los Angeles (Chattel Architecture 2010).

### ***Spanish and Mexican Periods***

Spanish explorer Juan Rodríguez Cabrillo first encountered California in 1542, claiming it for the King of Spain. More than two centuries later, in 1771, Christian missionaries and soldiers made port and founded San Gabriel Arcangel Mission, the fourth of 21 Spanish missions (1769-1823). The mission was relocated



to the area that is now San Gabriel in 1776. The City of Los Angeles was founded to the southeast on September 4, 1781. After Mexican independence from Spain in 1821, the process of dismantling of the mission system began to unfold. The missions, including San Gabriel, were secularized by the 1833 Secularization Act passed by the Mexican Congress, which ordered half of all mission lands to be transferred to the Indians, and the other half to remain in trust and managed by an appointed administrator. These orders were never implemented due to several factors that conspired to prevent the Indians from regaining their patrimony. The majority of mission lands were taken from the Catholic Church and granted to individuals who had served as Spanish or Mexican soldiers, settlers, financiers, and the like. The Hollywood area was part of two ranchos: Rancho La Brea and Rancho Los Feliz. During this period, Americans began to settle throughout California. The western half of what is now Hollywood was part of Rancho La Brea, a Spanish land grant to Antonio Jose Rocha and Nemisio Domiguez; the eastern half occupies what was formerly Rancho Los Feliz, 7,000 acres that extended from present-day Gower Street on the west to the Los Angeles River on the east, and from the top of the hills on the north to the Los Angeles pueblo limits on the south. Rancho Los Feliz was granted to Jose Vincente Feliz in the 1780s and stayed in the Feliz family until 1861. These two ranchos were strategically oriented with respect to the Cahuenga Pass, a major transportation corridor to the north and the growing city of Los Angeles to the south. This low-lying sliver of land between the mountain ranges defined the Cahuenga valley to the north and connected Hollywood not only to the adjacent San Fernando Valley but also to the northern California coast beyond. During the Mexican American War (1846-1848), the Treaty of Campo de Cahuenga, ending the armed conflict in California, was signed by Californio and American commissioners in a ranch house in the Cahuenga Pass on January 13, 1847. With the conclusion of the Treaty of Guadalupe Hidalgo in 1848, the United States gained Mexican territory throughout the Southwest, including California (Chattel Architecture 2010).

### ***American Period***

The discovery of gold in northern California in 1848 led to an enormous influx of American citizens in the 1850s and 1860s, and these settlers rapidly displaced the old rancho families. California became a state in 1850. From 1850 to 1870, American settlers and developers acquired much property from the old Californio ranchos throughout southern California due to taxes, droughts, and floods.

The Southern Pacific Railroad extended its line from San Francisco to Los Angeles in 1876. Increasing travel opportunities allowed newcomers to pour into Los Angeles, and the population nearly doubled between 1870 and 1880. In 1886, the completion of the second transcontinental line, the Santa Fe, led to a fare war that drove fares to an unprecedented low. Settlers continued to head west and the demand for real estate skyrocketed. Los Angeles's population rose from 11,000 in 1880 to 50,000 by 1890 (Meyer 1981). By the 1890s, Los Angeles had developed into an urban center and surrounding communities such as Hollywood and Beverly Hills were established and starting to grow.

### ***Development of Hollywood***

When Hollywood was established as an independent city in 1903, it was a small agricultural community. While the beginnings of the town that today is synonymous with the film and entertainment industry were quite humble, the location of the area was by no means incidental to its early development. The area was developed as individual tracts of land by a handful of Anglo settlers beginning in the 1860s. The southern end of present-day Hollywood was owned by John T. Gower as a 160-acre ranch in 1869, while the east side was part of a large tract that came into the hands of Griffith J. Griffith in 1882.

A further large tract of 120 acres to the northwest was recorded in 1887 as having been sold to Harvey Wilcox for \$150 an acre. It was the bequeathed name of this particular tract would become the name of the

city a decade and a half later. The most widely spread story of how the City of Hollywood acquired its name is attributed to Harvey Wilcox's wife, Daeida Wilcox. The story goes that she met a woman on a train, who described her summer home named Hollywood, and Mrs. Wilcox was so enchanted by her description that she bestowed the name on her and her husband's new tract, which ran from Whitley Avenue east on Sunset Boulevard to Gower, north on Gower to Hollywood Boulevard, west to Vine Street, north to Franklin Avenue, west to Whitley, and south to Sunset. Wilcox laid out his tract in a manner similar to tracts across the western United States during the late nineteenth century, utilizing an orthogonal grid of rectangular lots, typical of development under the Homestead Act, the grid in this case lined with pepper trees. Also now part of present-day Hollywood was a large area called the Colegrove Addition that developed separately from these other tracts at the end of the nineteenth century, as it had its own commercial center. These tracts remained sparsely settled through the end of the nineteenth century and were largely devoted to the cultivation of fields and orchards, often tended by Chinese labor.

The Wilcoxes also sought cultural attractions for their development, and bartered with French artist Paul de Longpre for a 3-acre property on Cahuenga north of Prospect Avenue (later re-named Hollywood Boulevard), approximately one-quarter mile southeast of the subject property. His grand 1901 Mission Revival residence and art gallery, surrounded by expansive flower gardens, was an attraction for sightseers and patrons until de Longpre's death in 1911.

At the end of the nineteenth century, the area's fields and orchards increasingly gave way to speculative real estate development by the turn of the twentieth century. In 1900, the Cahuenga Valley Improvement Association was formed for the purpose of guiding real estate development just as the first electric track was installed down the length of Prospect Avenue (present-day Hollywood Boulevard). Subsequently, orchardists, such as O. E. Roberts, began to subdivide their land in an effort to reap the profit margins that only real estate, and not fruit, could supply. The area quickly became a mecca for capitalist/industrialist barons from the Midwest seeking respite from the weather of their home towns. Their preference for the milder climate of California and the burgeoning residential district centered on Prospect Avenue was reflected in the steady increase in real estate prices. Whereas the Wilcoxes had purchased their tract for \$150 an acre in 1887, 13 years later, land was selling for more than double that at \$350 an acre. In 1901, a subdivision called the Ocean View Tract opened along Prospect Avenue, developed by a company including H. J. Whitley, General Otis of the Los Angeles Times, Harry Chandler, Griffith, and Moses Sherman. The subdivision was intended to cater to the affluent. Streets were laid out to be distinctive but uniform in appearance, as a different species of tree lined each one. A restriction against building apartments was instituted, ensuring that only people of significant means could live there. Zoning on Highland Avenue called for business on the western perimeter of the subdivision and provided easy but distanced access to commercial functions for residents of the neighborhood. Restrictions, such as prohibitions against liquor, enforced a certain moral tenor. The tract was so successful that by 1904 all of the lots were completely sold out and investors realized a 60 percent profit.

In 1903, the City of Hollywood became incorporated, with a population of 700. Residents clearly welcomed the wealth provided by escalating real estate prices, although incorporation as a city may nonetheless have been fraught with misgivings about "urban vices," as the first law established after incorporation was one banning the sale of liquor within the city. Other outlawed vices included actual transportation of liquor as well as gambling activities that were often presumed to attend its consumption. Maintaining the moral fabric of the new city, however, was not the only concern of its residents; growth also meant creating new infrastructure. In 1904, gas lines were laid, the streets were numbered, and a single track of the Los Angeles Pacific Railroad was placed perpendicular to the electric track on Prospect Avenue. The changing character of the area from agricultural to residential is underlined by a small book published by the Hollywood Board of Trade in 1904 that characterized the new city as a "City of Homes." Large estates lined Prospect Avenue, and as the area became increasingly developed, churches, clubs, and schools built in close proximity to

single-family residences were executed in styles such as Spanish Colonial Revival, Mission Revival, American Foursquare, and Craftsman Bungalow.

By 1909, like many of its neighboring communities, Hollywood had grown on an exponential scale. Whereas its population in 1903 was a mere 700, by 1909 it reached 4,000. Although dwarfed by the neighboring city of Los Angeles with 100,000 inhabitants, the small City of Hollywood was experiencing growing pains with water shortages, drainage issues, and sewage problems. It was around this time that the city's attitude toward annexation began to change, as the infrastructure that a city like Los Angeles could provide was seen as possibly solving some of these issues. By November of 1909, the Hollywood Board of Trade announced to residents that it would not be able to resolve sewer problems on its own. Just two months later, in February 1910, Hollywood became a district of Los Angeles.

Although merging with Los Angeles brought the promise of change and modernization, residents remained anxious regarding the shift toward urbanization, expressed through continued resolutions to keep "urban vices" at bay; it was decided, for example, to keep the ban on alcohol in place. Yet despite such anxieties, the relationship between Hollywood and Los Angeles had been increasingly strengthened in the decade preceding annexation. As early as 1904, the Red Car Balloon Route—a balloon-shaped route through Los Angeles and its environs operated by the Los Angeles Pacific Railroad—facilitated transportation between Hollywood and downtown Los Angeles. It brought tourists on excursions to popular Hollywood stops including de Longpre's studios and gardens. The relationship of Hollywood to Los Angeles was further strengthened shortly following incorporation as the east end of Hollywood Boulevard was routed to curve into Sunset, the main road to Los Angeles.

Five years after annexation, the area was in the midst of a real estate boom. No longer a small independent city struggling to deal with infrastructural problems, Hollywood was a thriving suburb of Los Angeles increasingly attracting residential and commercial interests. Concurrent with Hollywood's annexation was the increasing importance of the movie industry in the area. Japanese actor Sessue Hayakawa became the first actor to move into Hollywood when he purchased the residential Glengarry Castle from A. G. Schloesser in 1915. The upscale ambience, varied topography, and glamour associated with the rise of the movie industry were some of the qualities of Hollywood that particularly appealed to potential residents. However, as land values escalated in the 1920s, the large estates of the elite that characterized much of Hollywood's development toward the end of the nineteenth century and the first decade of the twentieth gave way to the more intensive land use associated with a population boom. Whereas the population of Hollywood had been little more than 4,000 people upon incorporation, the area would boast a population of 153,000 by the 1930s.

Hollywood also was proximate to the commercial district of downtown Los Angeles and yet was enough removed to make it attractive as a residential district for both wealthy residents and upwardly mobile commuters. The affluence associated with the area since its days before incorporation, as well as the wealth emerging with the success of the film industry, made it a prime area for the popular reception of upscale commercial goods. Among these was the private automobile, and car ownership in Hollywood was higher than that of many other areas of the city. While residential development in Hollywood during the first decade of the twentieth century had focused on Prospect Avenue (present-day Hollywood Boulevard) because of its proximity to streetcar lines, by the 1920s, development was widespread throughout the area in response to the automobile. Many of the people (including some movie actors and actresses) who bought homes in Hollywood embraced the modest lifestyle associated with the bungalows and bungalow courts being built at a rapid rate north and south of Hollywood Boulevard.

One of the most well-known and publicized developments in the 1920s was a collection of Period Revival homes known as Hollywoodland, located in upper Beachwood Canyon approximately one mile northeast of the subject property. Developed beginning in 1923 by S. H. Woodruff and Tracy Shoults, Hollywoodland

was designed as a picturesque community with winding streets and a quaint appearance. Houses in the neighborhood were required to be built in the “French Normandy, Tudor English, Mediterranean and Spanish styles.” Its houses and cottages often combined elements of all styles into one fanciful building. The neighborhood attracted a wealthy clientele and residents from the entertainment industry.

Throughout the 1930s, residential development in Hollywood occurred at a much slower pace as it was limited to infill on scattered sites that had not yet been developed. However, in the decade and a half following World War II, the pace of residential development in Hollywood once again accelerated. The increase in development in the post-war years reflected both a generalized building boom that was occurring nationwide in the post-war years but also a more intensely localized building boom unique to the Los Angeles region. The city quickly moved ahead of Philadelphia to become the third largest city in the United States during this era. By 1963, Los Angeles had a larger population than that of the New York metropolitan area. As growth of single-family residential areas moved farther from the city center, dense multi-family development occurred as infill in areas of the city that had previously been considered suburban in character.

### ***Whitley Heights Historic District***

The property is located approximately 150 feet east of the south-easternmost edge of the Whitley Heights Historic District (listed in the NRHP in 1982, Reference Number 82002189) and the City of Los Angeles’ Whitley Heights Historic Preservation Overlay Zone (HPOZ), adopted in 2010. The following historic context of Whitley Heights is excerpted from the 1982 NRHP Inventory–Nomination Form, and the 2010 *Whitley Heights HPOZ Preservation Plan*.

The district is located on a single low hill, between downtown Hollywood to the south, and the Cahuenga Pass and the Hollywood Bowl to the northwest. The 1901 Hollywood Ocean View Tract included the north, west, and southern areas of present-day Whitley Heights. In 1902, H. J. Whitley’s company “The Los Angeles-Pacific Boulevard and Development Company” filed a tract map for the “Grand View Tract,” which included part of the hill’s crest and all of its eastern slopes. The tract map showed large lots and one major street called Grand View Avenue (present-day Whitley Terrace). The street ran in an irregular, generally oval route southwesterly from Cahuenga Avenue, made a U-turn around the hilltop, and returned by an irregular northeasterly route to Cahuenga. In 1903, the Whitley Heights Tract was subdivided, with its boundaries on Whitley Avenue on the east and Emmet Terrace on the south. The district’s first structure, a Mission Revival-style pavilion on the western crest of the hill (present-day 6675 Whitley Terrace) was built in 1903 for Sunday band concerts to help attract prospective real estate buyers. When Hollywood was consolidated with the City of Los Angeles in 1910, the Hollywood District map showed Emmet Terrace, Grace Avenue, Grand View Terrace Drive, and a circular-shaped “Reservoir Lot” located near the crest of the hill, but the tract’s development did not progress until further subdivision in 1918.

H. J. Whitley compared the Hollywood Hills to Mediterranean hillside villages he had visited. In the period of the Spanish Colonial Revival style’s popularity following its use at the 1915 Panama-California Exposition in San Diego, Whitley’s principal architect and contractor Arthur S. Barnes studied the detailing of the Mediterranean area from Spain to Italy. Barnes’ designs included both interior and exterior features not seen in Los Angeles prior to 1920, and each house he designed in Whitley Heights included wrought-iron detailing such as window framing, balconettes, balustrades, and lamps. The district was planned and developed as an upper-middle-class, single-family residential area with small villas on irregular lots, resulting in the uniqueness of each home and view. The 1918 subdivision specified that for the next 10 years all residences, garages, and outbuildings should be of the general Italian or Spanish type of architecture with plastered exteriors, and would be only one-story in height or 20 feet at street level. Roads were graded and retaining walls were constructed for the many of the district’s steep embankments, with stairways between the levels.

The development of Whitley Heights also coincided with the beginning of the motion picture industry in California. The district's homes were located approximately a half-mile northwest of the first studio complex at Selma and Vine streets at which Famous Players-Lasky Corporation (the forerunner of Paramount) began producing motion pictures in 1914. Many screen actors, directors, writers, producers, musicians, art and set designers, and cameramen lived in the district in the 1920s and 1930s (some as homeowners and others as renters), and established Whitley Heights as a celebrity neighborhood. Sightseeing tour buses drove down the narrow streets in the early days, with their drivers announcing by megaphone which homes were occupied by Rudolph Valentino, Harold Lloyd, Marie Dressler, William Powell, and Carole Lombard.

In the 1940s, the construction of a freeway through the Cahuenga Pass—first the Cahuenga Pass Freeway built in 1940, followed by the construction of the Hollywood Freeway completed in 1954—cut off the northeastern section of Whitley Heights and resulted in the demolition of a number of the district's early homes. Some additional homes were demolished for the freeway's widening in the 1970s. In the larger section remaining to the southwest, Whitley Avenue was connected to Whitley Terrace, and the district no longer had any through streets from the major avenues to the south. Some infill housing was constructed in the southwestern section, particularly in the 1950s and in the 1980s, including Ranch and Modern style homes, but because most of the newer structures were built on the downslope part of the hill, they did not negatively impact the district's overall character. The Whitley Heights Historic District, whose boundaries encompass the larger southwestern section of the original development, was listed in the NRHP in 1982.

The Whitley Heights Historic Preservation Overlay Zone was established in 1992, with the same boundaries as the NRHP district. The intent of the City of Los Angeles' HPOZs is to allow review of proposed projects for historic buildings' exteriors and their effect on the buildings and the district, in order to preserve the scale and character of the neighborhood. The Whitley Heights HPOZ comprises almost entirely single-family residences, and includes only three commercial structures. In addition to the predominant Spanish Colonial Revival style, residences in Whitley Heights include those in the Craftsman, Colonial Revival, Mission Revival, English Tudor Revival, French Eclectic, Hispano-Moorish Revival, Italian Renaissance Revival, and Mediterranean Revival styles.

#### ***Ojai Apartments, City of Los Angeles Historic-Cultural Monument (HCM) 842***

The Ojai Apartments multi-family residential building is located on the northwest corner of Whitley Avenue and Padre Terrace, sited opposite and one parcel to the north of the subject property. Designated a City of Los Angeles Historic-Cultural Monument in 2006, the 1927-1928 Mediterranean Revival apartment building's lowest level is clad with stucco scored to represent massive masonry, with a smooth stucco finish at the upper floors; the building responds to the site's slope, with five stories at its south façade onto Padre Terrace, and four stories at its northern end at Emmet Terrace. The decorative frieze below its terracotta tile roof features inset panels with an alternative pattern of pointed arches, and a low-relief ornament centered above the fire-escape tower at its southern façade. A lighted rooftop sign reading "Ojai" is prominently located diagonally at the building's southeast corner. The building's architectural character was noted to be well-preserved. It is immediately adjacent to the Whitley Heights Historic District and HPOZ.

#### ***Property History: 1920 Whitley Avenue***

The earliest available Sanborn map of the northern part of Hollywood, prepared in 1907, shows parcels with 100-foot frontage on the east side of Whitley Avenue, but no structures on them. One-story residences had been built at the northern end of Grace Terrace to the east, and four one-story buildings are shown on the hillside below West Emmet Terrace to the west, as well as three two-story dwellings on West Franklin

Avenue west of Whitley Avenue. Opposite the subject property on Whitley Avenue is an oblong “private park way” with a center island (present-day Padre Terrace).

The 1913 Sanborn map shows the subject property’s parcel had been sub-divided and a two-story dwelling with a one-story full-width rear porch had been constructed on the southern half; the footprint of this pre-1913 structure matches the center of the current building. A 1914 Los Angeles Board of Public Works’ Department of Buildings permit was issued for the residence at 1920 Whitley Avenue for the installation of plumbing, sewer, new gas fittings, or the inspection of old gas pipes. The owner’s name is difficult to discern on the permit (see Attachment C), and Whitley Avenue is not listed in the 1906 Los Angeles Street and Avenue Guide (reverse directory); the next available reverse directory was published in 1927. The 1914 permit notes that there is an “old” building (i.e., not new construction) with existing sewer service on the property; no services are indicated on the permit, and the cost estimate is shown as “none,” suggesting this permit was issued as part of the post-1910 incorporation of the area into the city of Los Angeles (Attachment C). The “private park way”/Padre Terrace is not shown on the opposite side of Whitley Avenue in the 1913 Sanborn map, however the area to the south of the four buildings on Emmet Terrace is labeled “Mission Court.”

**Table 1. Chain of Ownership**

<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>
1920	Harold D. Smith	Madeline Devenish Smith
1921	Madeline Devenish Smith	Leila V. Jenks
1924	Leila V. Jenks	Margaret Allard
1933	Margaret Allard	Guaranty Liquidating Corp
1940	Guaranty Liquidating Corp	William A. Lyle
1941	William A. Lyle	Ernst and Harriet Lindberg
1948	Ernst and Harriet Lindberg	Leona H. Halliday
1976	Leona H. Halliday	First Congregational Church, Trustee under Leona H. Halliday Unitrust Agreement
1977	First Congregational Church	Arthur J. Langguth
1978	Arthur J. Langguth	Doris Langguth (his mother)
1981	Doris Langguth	Arthur and Doris Langguth
1992	Doris E. Langguth	Arthur Langguth (Death of Joint Tenant)
2006	Arthur Langguth	Arthur Langguth Trust
2014	Arthur Langguth Trust	Charles Lewis Fleming (Death of Trustee)
2016	Charles Lewis Fleming	BDOG, Inc.

The property’s chain of title begins in 1920, with a transfer from Harold Devenish Smith to his wife Madeleine Roustand Smith. Natives of Ireland and France, respectively, the couple had immigrated to the United States in 1912. They were investors in the Carque Pure Food Company, a natural foods company headed by health food advocate Otto Carque, that incorporated in 1912. Harold D. Smith was listed in the 1920 Los Angeles City Directory as the company’s vice president, and their residence was shown as 1925 Grace Avenue, the parcel bordering the subject property on the east. Madeleine Smith sold the property in 1921 to Leila Von Ache Jenks, who was listed in the city directory as a widow living on North Bronson Avenue, approximately one-half mile to the southeast of the property. A Notice of Completion in the June

4, 1920, issue of *Southwest Builder* documented the completion of Jenks' "flat building and double residence" on Franklin Circle, approximately one-quarter mile east of the subject project (the majority of Franklin Circle was demolished for the construction of the Hollywood Freeway, with the remainder being renamed Vedanta Terrace)<sup>1</sup>.

The current building is noted in the Los Angeles County Assessor's records as having been built in 1922 (APN 5575-005-007). A building permit was issued in 1921, and indicates there was no other building on the property at the time. The purpose of the new two-story building was noted on the permit as a residence, but this designation is crossed out, and "3 flats" written above it; the address was listed as 1920-1922 Whitley Avenue, with 1920-1/2 added above the line (Attachment C). The size of the proposed building is listed as 38 by 60 feet, however there is no sketch of the building's original form or footprint on the permit.

Jenks' address is shown on the subject property's building permit at 6400 Dix Street, a 1920 vernacular two-story four-unit residential building (listed in its building permit as a Tenement House), three blocks to the east of the subject property, of which she was also the owner. Charles A. Gault is listed as the architect and contractor for this building and also the "flat building" on Franklin Circle; Gault's profession was listed in city directories as a carpenter, architectural designer, and a contractor. However, Jenks employed Daniel C. Messinger as the architect and contractor for 1920-1922 Whitley Avenue. Messinger had been listed in the city directories as a contractor and a carpenter until 1918, and he appears in the 1920 directory as an architect, and in 1921 as an architectural designer and builder, with an office on Hollywood Boulevard. A separate building permit was issued for the construction of a three-room private garage at the property.

As shown in the Chain of Title summary, Jenks sold the 1920-1922 Whitley Avenue property in 1924 to Margaret Allard. The 1930 census shows that Allard and her husband William L. M. Allard, both natives of Montana, were living in 1920-1/2 Whitley Avenue. Twenty-one-year-old William L. P. Allard (presumed to be their son) and his wife Evelyn were living in 1920 Whitley Avenue. There is no mention of the 1922 unit, however the elder Allards' 18-year-old daughter Hazel, her husband Rudolph W. Rheinschild, and 10-month-old son were shown in the census report as living with them. Both the younger Allard and Rheinschild's professions were listed in the census record as stockbrokers, while Margaret and her husband gave their professions as real estate brokers.

The property was acquired by the Guaranty Liquidating Corporation in 1933. A 1934 building permit was issued to remove flooring and stucco, in order to repair some dry rot. In 1936, the concrete retaining wall at the west façade was replaced with reinforced concrete; this wall surrounding the entry terrace, as well as part of the foundation at the building's southwest corner, was replaced again in 1998.

Between 1948 and 1976, the property was owned by Leona H. Halliday, the wife of television writer Fred Halliday. During this period, city directories show numerous tenants, and list the addresses of 1920, 1922, and 1924 Whitley Avenue.

The 1955 Sanborn map shows the subject property in its current form, noting there are three units in the building and giving their addresses as 1920, 1920-1/2, and 1922 Whitley Avenue; it is not clear when the addresses were changed to 1920, 1922, and 1924 (Attachment B). This Sanborn map also shows the garage, which is no longer extant, at the northeast corner of the property. Two multi-family residences are shown to the north, each noted as having 20 units, and they appear to be the buildings currently neighboring the subject property. The building to the south in the 1955 map appears to have had a significant renovation, and Los Angeles County Assessor information indicates that an expanded rear unit was added to it in 1956.

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<sup>1</sup> *Southwest Builder*. "Notices of Completion." June 4, 1920.

No photographs or sketches of the subject property's original form were identified, and no building or alteration permits for the subject property were found for the period between 1936 and 1998. The two replacements of the retaining wall at the west façade for which permits were found (in 1936 and 1998) pose the question of whether the existing multi-family building was constructed on the foundation of the pre-1913 building, from which the retaining wall and front terrace's footing is separate and may be subject to independent movement during seismic events. The irregularity of the building's roof and its combination of gables, shed roof, and flat roof with parapet at the east façades, together with the utilitarian form of the two wings extending to the east (beyond the pre-1913 building's footprint) into the site's slope, indicate that the building had a significant remodel prior to the preparation of the 1955 Sanborn map. The original permit noted the three-unit building had 16 rooms, whereas in its current form there are more than 20 rooms. Its north and south façades include both casement and double-hung windows with lug details in the upper sash, while the east façade includes updated double-hung windows without details, also suggesting a remodel or expansion for which the documentation is not available.

## **SURVEY FINDINGS**

Assessor's parcel number 5575-005-007, known as 1920 and 1922 Whitley Avenue, contains a multi-family residential building (Figure 2), in an area zoned for high-medium density multi-family housing. Whitley Avenue ascends the hill's south-facing slope, with Mexican and California fan palms and other vegetation planted in its parkways. The subject property's site slopes to the southwest, and the building is sited above the street and sidewalk. The parkway between the curb and sidewalk contains some turf but is mostly bare ground. There are two runs of poured-concrete steps separated by a landing, leading from the sidewalk to the terrace at the main entrance to the building's three units. The slope on either side of the steps has xeriscape landscaping. A deteriorated concrete drive on the north side of the building provides access to a paved parking area for the building's residents on a pad in the slope at the rear of the building. In the stretch adjacent to the building, it is a "Hollywood" driveway with an unpaved center section, and it becomes a full-width concrete drive to the west between the building and the sidewalk, and to the east leading to the parking area. A slope with some turf is located between the parking area and the building, terminating at a low concrete masonry retaining wall that has exposed aggregate in the masonry courses and a smooth concrete top. Poured-concrete steps lead from the driveway to the below-grade poured-concrete walk between the retaining wall and the building's east façade and rear passage.

### ***Architectural Description***

The 1922 building is a two-story triplex. Its dominant front gable, second-story half-hexagonal oriel bay above the main entrance, and bands of casement windows at the principal west façade represent elements of the English Tudor Revival style. The blending of elements of other contemporary Eclectic Revival styles, including Spanish Colonial Revival brackets beneath the oriel and those supporting the canopies at the main entrance and also at the first-floor windows at the south façade, as well as the tri-part louvered vent at the front gable end that is typical of the Neoclassical style, was not uncommon in the building's period of construction (Figure 3). Its exterior is clad with stucco, and it has an asphalt shingle roof. The first floor extends at the building's north and south sides beyond the gabled section, and the extensions are covered with lower-pitched shed roofs.

The building has an irregular plan with two identical linear units at the first floor, and one unit at the second floor. Entrance to the first-floor units from the entry terrace is via eighteen-light French doors. The first-floor units have shotgun-type organization of their living room, dining room, and interior kitchen spaces, with a framed opening separating the living and dining rooms (Figure 4). The living and dining room have wood-framed divided-light casement windows (Figure 5). A one-over-one wood-framed double-hung window at the kitchen's east façade faces the building's rear passage. A hallway from the kitchen provides



access to a bedroom and bathroom at the building's exterior wall; the bedroom has one-over-one double-hung windows with lug details, and the bathroom has a casement window. At the rear of the building, each unit has a one-story flat-roof wing with parapets, extending to the east, and encompassing another bedroom and utility/laundry space, with pairs of one-over-one double-hung windows (Figure 6).

A cross-gable intersects the roof's principal gable in the center of the building. At the east façade, this cross-gable truncates the dominating span of the principal gable, where it appears as a small gable with single louvered vent above the slope of the cross-gable's roof. On the south side of the principal gable's ridge, the cross-gable takes the form of a shed roof. The building's south rear wing has a partial second floor, whose roof meets the shed roof to form a rear-facing gable (Figure 7). A small addition has been constructed at the intersection of the east side of the cross-gable and the north side of the rear-facing gable, from which a stove or exhaust vent projects (Figure 8).

The interior of the second-floor unit was not accessible at the time of survey. Its main entrance from the west entry terrace is via a paneled wood door with three Moorish-arched upper lights. In addition, the second-floor unit is accessed by an exterior wood stair to the roof of north rear wing (Figure 9). The roof of the rear wing is clad with asphalt sheet roofing, and is used as a terrace for this unit. Its parapet walls are capped with curved clay roofing tile which was reported to have been installed within the past 10 years. There are bands of four updated single-light windows at the partial second floor above the south rear wing, and adjacent to the second floor entrance from the roof terrace; the upper sashes of these windows do not have lug details seen in the first floor windows at the north and south façades. At the north façade, the cross-gable has two pairs of wood-framed double-hung windows with lug details at the second floor, with a tripart louvered vent at the gable end similar to the one at the principal west façade (Figure 10). The windows at the second floor's recessed section at the west end of the north façade are divided-light casement pairs.

### *Neighborhood Survey*

A reconnaissance survey of the surrounding buildings on Whitley Avenue identified multi-family residences from the 1920s through the 1980s. The Whitley Heights HPOZ borders the west side of Whitley Avenue above Emmet Terrace, one block north of the subject property. Below this point, the properties on the west side of Whitley Avenue are not included in the HPOZ. These properties and those on the east side of the street were developed as a multi-family housing corridor. Some of the older multi-family buildings are smaller Mediterranean Revival buildings with two, three and four units each, while facing each other on the northwest and southwest corners of Padre Terrace, opposite the subject property, are the five-story Ojai Apartments (City of Los Angeles Historic-Cultural Monument 842), a 1927 Mediterranean Revival building with 40 units, and a 1925 modified Mediterranean Revival three-story multi-family building with 20 units on the southwest corner. 1960s Contemporary multi-family buildings with 13 and 35 units line the street. To the south of the resource, a 1962 building with 75 units extends around the corner to the west on Franklin Avenue, while a 1988 neo-Modern multi-family building with 15 units borders three 1919 single-family residences that face Franklin Avenue east of Whitley Avenue.

Located across from the end of Padre Terrace, the subject property is separated from the Whitley Heights HPOZ by the three- and five-story multi-family apartment buildings on Padre Terrace's corners with Whitley Avenue. In the center of the Padre Terrace cul-de-sac is an island planted with mature jacaranda and carob trees, whose foliage screens the limited view toward the subject property from resources in the Whitley Heights HPOZ (see Figure 11).

## **ELIGIBILITY CRITERIA**

Districts, sites, buildings, structures, and objects are assigned historical significance based on their exceptional value or quality illustrating or interpreting the heritage of Los Angeles or the United States in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, criteria outlined in the NRHP, CRHR, and HCM are similar and provide the guidance for making such a determination. The following sections detail the criteria that a resource must meet in order to be determined eligible and a full evaluation of eligibility.

In evaluating the multi-family residential building comprising 1920, 1922, and 1924 Whitley Avenue, ASM considered a number of factors relevant to making a recommendation of eligibility, including:

- the history of Los Angeles and Hollywood;
- the history of the buildings' construction, use, and associations;
- the history of the surrounding community and the buildings' relationship to that community;
- the buildings' association with important people or events;
- whether or not the buildings are the work of a master architect, craftsman, artist, or landscaper;
- whether the buildings are representative of a particular style or method of construction; and
- whether the buildings have undergone structural alterations over the years, the extent to which such alterations have compromised its historical integrity, and the current condition of the property.

### ***National Register of Historic Places***

Authorized by the National Historic Preservation Act of 1966, the National Park Service's NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. The NRHP is the official list of the nation's historic places worthy of preservation. The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity and:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or have yielded, or
- D. may be likely to yield, information important in prehistory or history.

### ***Integrity***

To be eligible for listing in the NRHP, a property must retain sufficient integrity to convey its significance. The NRHP publication *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15, establishes how to evaluate the integrity of a property: "Integrity is the ability of a property to convey its significance" (National Park Service, National Register of Historic Places 1991). The evaluation of integrity must be grounded in an understanding of a property's physical features and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.

2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting** is the physical environment of a historic property, and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationships between other features or open space.
4. **Materials** are the physical elements that were combined or deposited during a particular period or time, and in a particular pattern or configuration to form a historic property.
5. **Workmanship** is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory, and can be applied to the property as a whole, or to individual components.
6. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property's historic character.
7. **Association** is the direct link between the important historic event or person and a historic property

### ***California Register of Historical Resources***

The CRHR program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under CEQA. The criteria established for eligibility for the CRHR are directly comparable to the national criteria established for the NRHP.

In order to be eligible for listing in the CRHR, a building, object, or structure must satisfy at least one of the following four criteria:

- 1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- 2) It is associated with the lives of persons important to local, California, or national history.
- 3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.
- 4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Historical resources eligible for listing in the CRHR must also retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. For the purposes of eligibility for the CRHR, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (California Office of Historic Preservation 2001). This general definition is generally strengthened by the more specific definition offered by the NRHP—the criteria and guidelines on which the CRHR criteria and guidelines are based upon.

### ***California Environmental Quality Act***

CEQA Section 15064.5 *Determining the Significance of Impacts to Archeological and Historical Resources* requires that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including effects to historical resources. Historical resources are recognized as part of the environment under CEQA. It defines historical resources as “any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant

in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.”

Lead agencies have a responsibility to evaluate historical resources against the CRHR criteria prior to making a finding as to a proposed Project’s impacts to historical resources. Mitigation of adverse impacts is required if the proposed Project will cause substantial adverse change to a historical resource. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired. While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a Project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource’s significance. The CRHR is used in the consideration of historical resources relative to significance for purposes of CEQA. The CRHR includes resources listed in, or formally determined eligible for listing in, the NRHP, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts), or that have been identified in a local historical resources inventory, may be eligible for listing in the CRHR and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise.

Generally, a resource shall be considered by the lead agency to be a “historical resource” if it:

1. Is listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (PRC Section 5024.1, Title 14 CCR, Section 4850 et seq.).
2. Is included in a local register of historical resources, or is identified as significant in an historical resource survey meeting the requirements Section 5024.1(g) of the PRC.
3. Is a building or structure determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

### ***City of Los Angeles Historic-Cultural Monuments***

According to the City of Los Angeles Cultural Heritage Ordinance Chapter 9, Division 22 (Cultural Heritage Ordinance) of the Los Angeles Administrative Code, Historic-Cultural Monument designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature. Any site (including significant trees or other plant life located on a site), building or structure of particular historic or cultural significance to the City of Los Angeles, can be designated as long as it is a historic structure or site:

1. in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or
2. that is identified with historic personages or with important events in the main currents of national, State or local history; or
3. that embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or
4. that is a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

A proposed resource may be eligible for local designation as a Historic-Cultural Monument if it meets at least one of the criteria above.

## **SurveyLA**

SurveyLA was a multi-year, citywide project during which more than 800,000 parcels in the City of Los Angeles were surveyed. As part of this project, the Office of Historic Resources developed a citywide historic context statement that includes a set of contexts and themes for the consistent evaluation of properties. The applicable contexts for evaluating the property at 1920-1924 Whitley Avenue and the associated eligibility standards are the following:

### **Criteria A/1/1**

Context: Residential Development and Suburbanization, 1850-1980  
Theme: Early Residential Development, 1880-1930  
Sub-theme: Early Multi-Family Residential Development, 1880-1930  
Property type: Residential  
Property sub type: Multi-Family Residence

#### *Eligibility Standards*

- Dates from the period of significance
- Is a rare surviving example of the type in the neighborhood or community
- Represents a very early period of settlement/residential development in a neighborhood or community

#### *Character Defining/Associative Features*

- Has an important association with early settlement or residential development within a neighborhood or community
- May also be significant for its association with important early settlers
- May be within an area later subdivided and built out
- Retains most of the essential physical and character-defining features from the period of significance

#### *Integrity Considerations*

- Because of the rarity of the type there may be a greater degree of alterations or fewer extant features
- Should retain integrity of Location, Feeling, Association and Materials from the period of significance

### **Criteria B/2/2**

Context: Entertainment Industry, 1908-1980  
Theme: Residential Properties Associated with the Entertainment Industry, 1908-1980  
Sub theme: Residential Properties Associated with Significant Persons in the Entertainment Industry, 1908-1980  
Property type: Residential  
Property sub type: Multi-Family Residence

#### *Eligibility Standards*

- A residence designed specifically for a significant person in the entertainment industry, or the long-term residence of a significant person in the entertainment industry
- Individual must be proven to have made an important contribution to the entertainment industry

- Is directly associated with the productive life of the person within the entertainment industry

*Character Defining/Associative Features*

- For the National Register, properties associated with individuals whose significant accomplishments date from the last 50 years must possess exceptional importance
- May also be a good example of an architectural style from its period and/or the work of a significant architect or builder
- May be associated with individuals important in ethnic, cultural, LGBT or women's history
- Retains essential character-defining features from the period of significance
- The individual must have resided in the property during the period in which he or she achieved significance

*Integrity Considerations*

- Integrity is based on the period during which the significant person occupied the residence
- Properties may be difficult to observe from the public right-of-way due to privacy walls and landscaping
- Resources associated with a significant person may need further research
- Should retain integrity of Location, Feeling, and Association from the period of significance

**Criteria C/3/3**

Context: Architecture and Engineering, 1850-1980  
Theme: Arts and Crafts Movement, 1895-1930  
Sub theme: Tudor Revival, 1895-1930  
Property type: Residential  
Property sub type: Multi-Family Residence

*Eligibility Standards*

- Was constructed during the period of significance
- Exhibits quality of design through distinctive features
- Exemplifies the tenets of the Arts and Crafts Movement and the Tudor Revival style

*Character Defining/Associative Features*

- Usually two stories in height
- Irregular building forms
- Predominantly brick or stucco exteriors, or a combination
- Decorative half-timbering
- Steeply-pitched multi-gable roof
- Massive chimneys that are a prominent visual element
- Tall, narrow, multi-panel casement windows arranged in groups
- Represents an early or rare example of the style in the community in which it is located
- If Cotswold, then may have stucco exteriors with an irregular plaster finish, rolling roof eaves and eyebrow arches over entries and dormers

### *Integrity Considerations*

- Original use may have changed
- Should retain integrity of Design, Workmanship, Feeling, Setting, and Materials
- The most common alteration is the replacement of windows and the enclosure of porches
- Some window replacement may be acceptable if the window openings have not been resized, particularly windows associated with kitchens and bathrooms on rear and side elevations
- Brick or stonework may have been painted; acceptable as it is reversible
- Building may have been moved for preservation purposes

## **STATEMENT OF SIGNIFICANCE**

### **National Register of Historic Places Evaluation**

#### *Individual Assessment*

ASM carefully considered whether the multi-family residential building at 1920-1924 Whitley Avenue is individually eligible under NRHP/CRHR/HCM Criteria A/1/1, B/2/2, C/3/3, or D/4/4. To do so, ASM evaluated the property within the appropriate historic contexts established for SurveyLA.

#### **Criteria A/1/1**

To evaluate the property under Criteria A/1/1, ASM carefully considered whether it is associated with events that have made a significant contribution to the broad patterns of our history. ASM evaluated the property under the SurveyLA Context of Residential Development and Suburbanization, 1850-1980, Theme of Early Residential Development, 1880-1930, Sub-Theme of Early Multi-Family Residential Development, 1880-1930, Property Type of Residential, and Property Sub-Type of Multi-Family Residence.

The property dates from the 1880-1930 period of significance, and its construction occurred during a period of rapid development, including the development of multi-family housing. Overall, the City of Los Angeles' population increased by 135 percent in the 1920s, reaching 2.2 million by 1930. The rapidly expanding motion picture industry also drew a significant number of the new residents to the Hollywood area. A sharp increase in residential development responded to the growing population, including large housing developments such as Hollywoodland and Whitley Heights, as well as small bungalow courts and multi-family housing, many of them utilizing Period Revival styles and blends of styles. The subject property is not a unique or a rare surviving example of multi-family development in the neighborhood or community. The building's original owner, Leila V. Jenks, had recently built other multi-family residential buildings nearby, including 1901 Franklin Circle and 6400 Dix Street, of which the one on Dix Street survives; this multi-family building has a vernacular form and an emphasis on functionality rather than high style design. On Whitley Avenue, the neighboring 1922 two-story multi-family building closest to the street at 1916 Whitley Avenue, on the south side of the subject property, and the 1924 four-unit two-story building on the opposite side of the street at 1907-1909 Whitley Avenue, are of a similar scale. The 1925 and 1927 multi-family buildings on its north side, at the entrance to Padre Terrace, are considerably larger, indicating a strong demand for rental housing in the area.

Although the subject property was erected during the initial build-out of the Whitley Heights single-family development, and during the evolution of the surrounding neighborhood to relatively dense housing, it does not represent a rare surviving example of its type in the neighborhood. As such, the multi-family residential

subject property is recommended not eligible under NRHP/CRHR/HCM Criteria A/1/1 for Early Multi-Family Residential Development.

### **Criteria B/2/2**

To evaluate the property under Criteria B/2/2, ASM carefully considered whether it is associated with persons significant in our past. Because the property is located in Hollywood, adjacent to a concentration of entertainment-related properties in a residential area likely to house people working in the industry, it was evaluated under the SurveyLA Context of Entertainment Industry, 1908-1980, Theme of Residential Properties Associated with the Entertainment Industry, 1908-1980, Sub-theme of Residential Properties Associated with Significant Persons in the Entertainment Industry, 1908-1980, Property Type of Residential, and Property Sub-Type of Multi-Family Residence.

The multi-family residence at 1920-1924 Whitley Avenue was not built by a studio, theater or production company, or by a prominent person working in the entertainment industry. As noted above, it is located approximately one-half mile from Hollywood's developing center of motion picture production, and a number of screen actors, directors, writers, producers, musicians, art and set designers, and cameramen lived in the nearby Whitley Heights development in the 1920s and 1930s. However, none of the building's occupants were found to be historically significant individuals. None are recognized for significant contributions to society. None are listed in *Who's Who* Directories, were profiled in local newspaper articles, nor were detailed obituaries located to provide further information about their lives beyond what is available in U.S. Census records and City Directories. As such, the property is recommended not eligible under NRHP/CRHR/HCM Criteria B/2/2.

### **Criteria C/3/3**

To evaluate the property under Criteria C/3/3, ASM carefully considered whether it embodies distinctive characteristics of a type, period, or method of construction, or whether it represents the work of a master, or whether it possesses high artistic values. The property was evaluated under the SurveyLA Context of Architecture and Engineering, 1850-1980, and Theme of Arts and Crafts Movement, 1895-1930, with the Sub theme of Tudor Revival, 1895-1930, Property type of Residential and sub type of Multi-Family Residence.

The 1922 multi-family building on the property dates from the 1895-1930 period of significance. As noted above, the predominant architectural styles in the Whitley Heights district between 1918 and 1928 were "Italian or Spanish," and the extant surrounding 1920s multi-family residential buildings were built in the Spanish Colonial Revival, Italian Renaissance Revival, Northern Italian Renaissance Revival, and Mediterranean Revival styles. The subject property's predominant design influence is the Tudor Revival style that was popular across the United States during the 1920s, and includes a two-story height, irregular form, stucco exterior, steeply-pitched roof, and groupings of tall, narrow, multi-light casement windows, as well as a dominant front gable and oriel window above the main entrance that are also elements of the style. However, the building's principal west façade also includes elements of the Spanish Colonial Revival style and the Colonial Revival style. The blending of elements from multiple styles was not uncommon in the building's period of construction, particularly by contractors and builders such as Messinger. However, it lacks significant elements of the Tudor Revival style, notably a prominent chimney or chimneys, faux half-timbering, brick- or stone-veneer cladding or detailing that are found in other contemporary examples in the Los Angeles area.

As noted above, there is no documentation of alterations to the property between 1936 and 1998; however, the combination of pitches of the building's roof, the increase of the units' number of rooms, the utilitarian



form of the two rear one-story wings and their extension into the site's slope indicate that the building had a significant remodel in this period. These alterations are not consistent with the design of the principal west façade, and the rear of the building does not exhibit any prominent features of the Tudor Revival or other Period Revival style of the 1920s.

Applying the SurveyLA eligibility standards for this context, the property is recommended not eligible under NRHP/CRHR/HCM Criteria C/3/3 because it is not exemplary of the character-defining features of the Tudor Revival style. It does not embody the distinctive characteristics of the style, period, region, or method of construction as well as other local examples, nor is it associated with a significant architect or builder. As such, the property is recommended not eligible under NRHP/CRHR/HCM Criteria C/3/3.

#### **Criteria D/4/4**

The property is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. As such, the property is recommended not eligible under NRHP/CRHR/HCM Criteria D/4/4.

#### **Historic District Eligibility**

ASM carefully considered whether the residential building at 1920-1924 Whitley Avenue is potentially eligible as a contributor to a historic district under NRHP/CRHR/HCM Criteria A/1/1, B/2/2, C/3/3, or D/4/4.

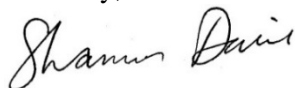
The property is not located within any currently designated historic district. It is adjacent to but not within the Whitley Heights Historic District and HPOZ, which is composed almost exclusively of single-family residences. The buildings on Whitley Avenue surrounding the subject property are all multi-family residential, ranging from those built in the 1920s to the 1980s, with no shared styles or design elements. The variety of unrelated property types and architectural styles in the immediate vicinity of the property lack visual cohesion sufficient to identify a potential historic district. Therefore, the property at 1920-1924 Whitley Avenue is not recommended eligible as a contributor to any historic district or potential historic district.

#### **CONCLUSION**

The multi-family residential building at 1920-1924 Whitley Avenue is recommended not eligible as individual resources or as contributors to any historic district under NRHP/CRHR/HCM Criteria A/1/1, B/2/2, C/3/3, or D/4/4. As such, the building is not a historical resource in accordance with CEQA.

Please contact me as needed, if you have questions or concerns.

Sincerely,



Shannon Davis  
Director, Architectural Historian  
ASM Affiliates, Inc.  
20 North Raymond Avenue, Suite 220  
Pasadena, California 91103  
(626) 793-7395  
sdavis@asmaffiliates.com

September 1, 2017  
Brian Prince  
Page 20 of 42

Attachment A: Figures and Maps  
Attachment B: Sanborn Fire Insurance Maps  
Attachment C: Building Permits

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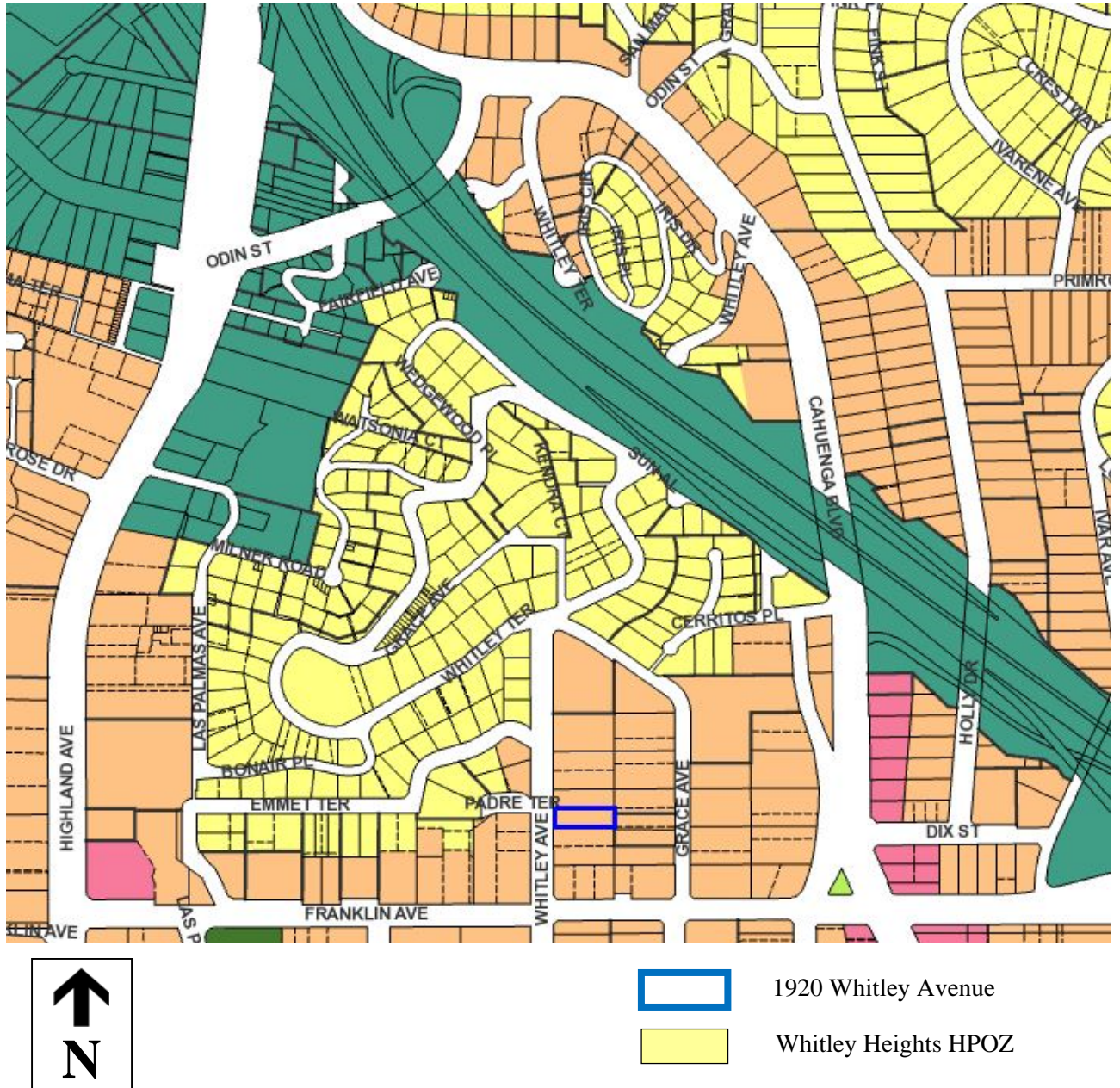
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**ATTACHMENT A: Figures and Maps**

Figure 1: 1920 Whitley Avenue and Whitley Heights Historic District/HPOZ



Map showing subject property (outlined in blue) at lower center. The adjacent Whitley Heights Historic District and HPOZ, divided by the Hollywood Freeway (shown in green) is to the north, northwest, and west of the subject property. Dix Street is to the east of the subject property.



Figure 2: North and west façades, facing southeast.



Figure 3: Spanish Colonial Revival brackets at entrance and canopy on south façade, lower-pitched roof at first floor adjacent to main gable.



Figure 4: Framed opening separating the living and dining rooms in unit 1920, facing east-southeast.



Figure 5: Casement windows in dining room of unit 1920, facing south-southeast.





Figure 6: East façade from parking area at rear of the property, facing west.



Figure 7: Partial second floor above south rear wing for unit 1920 with updated double-hung windows, facing southwest.



Figure 8: East façade at second floor, facing west-southwest.



Figure 9: Exterior stair entrance to second floor unit (unit 1922) and terrace above north rear wing (unit 1924) extending into site's slope, east façade facing northwest.

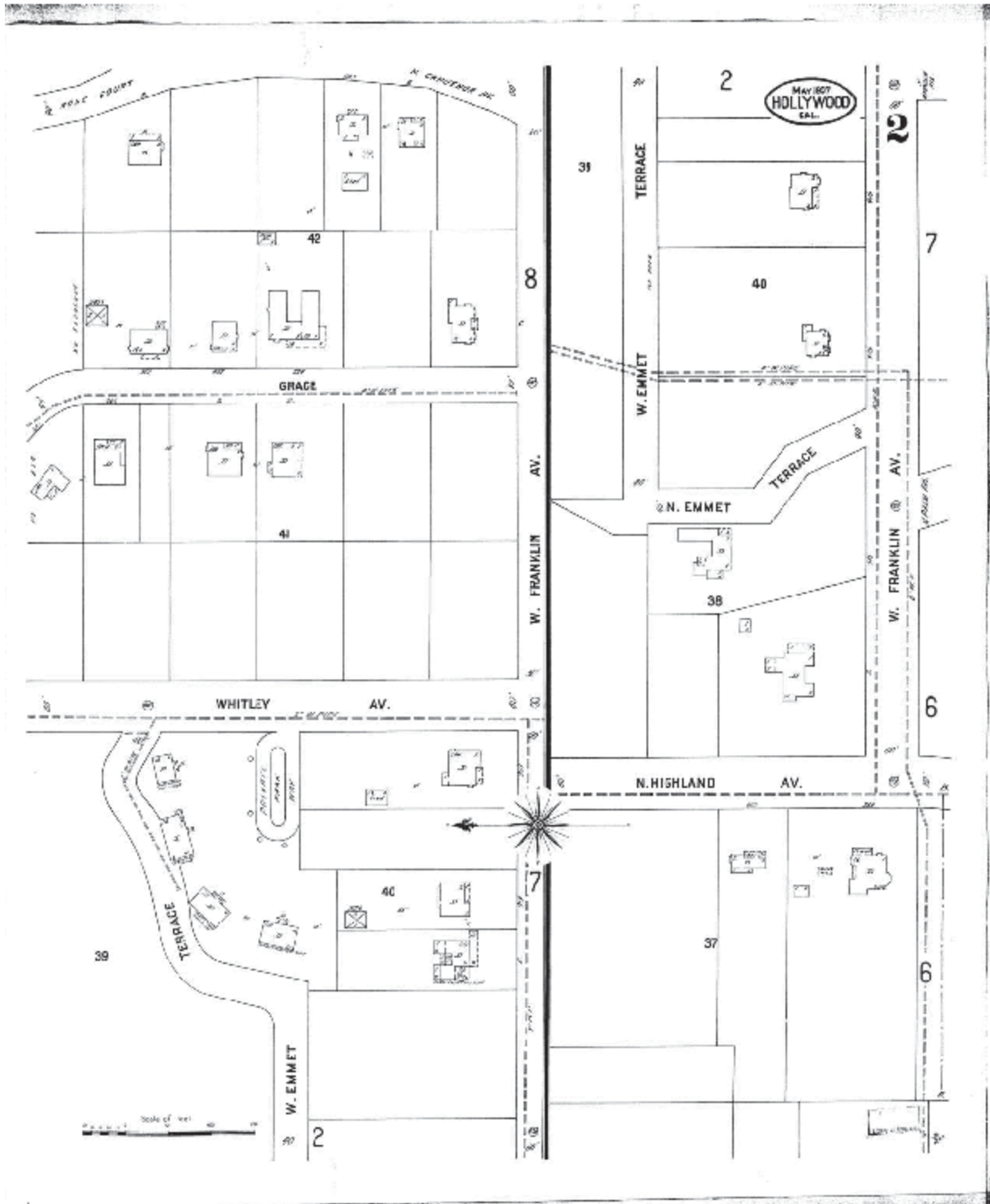


Figure 10: North façade at north rear wing (unit 1924) showing fenestration at first and second floors, facing west toward Padre Terrace.

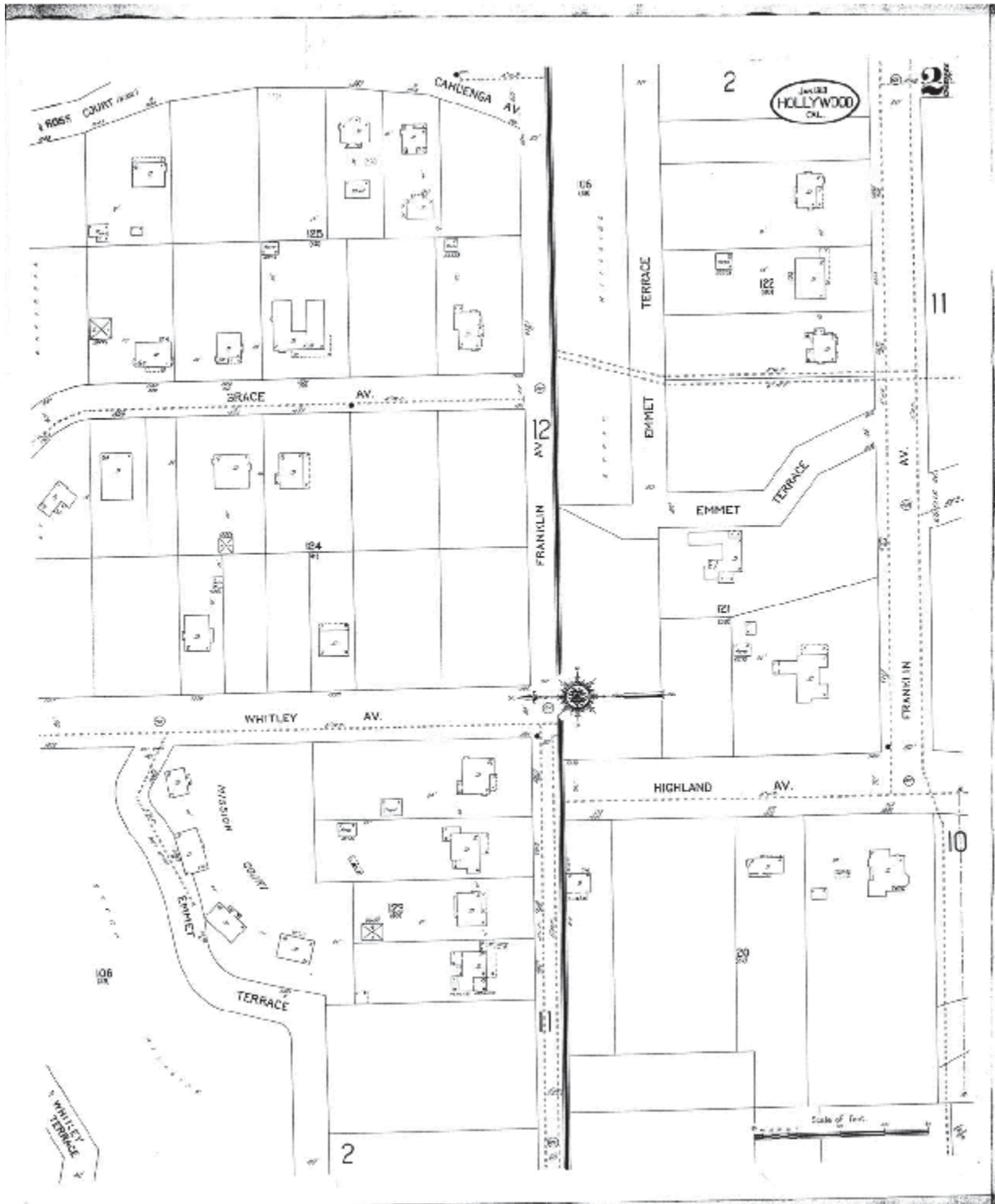


Figure 11: Padre Terrace and planted center island, screening the view from the Whitley Heights Historic District toward the subject property, facing west.

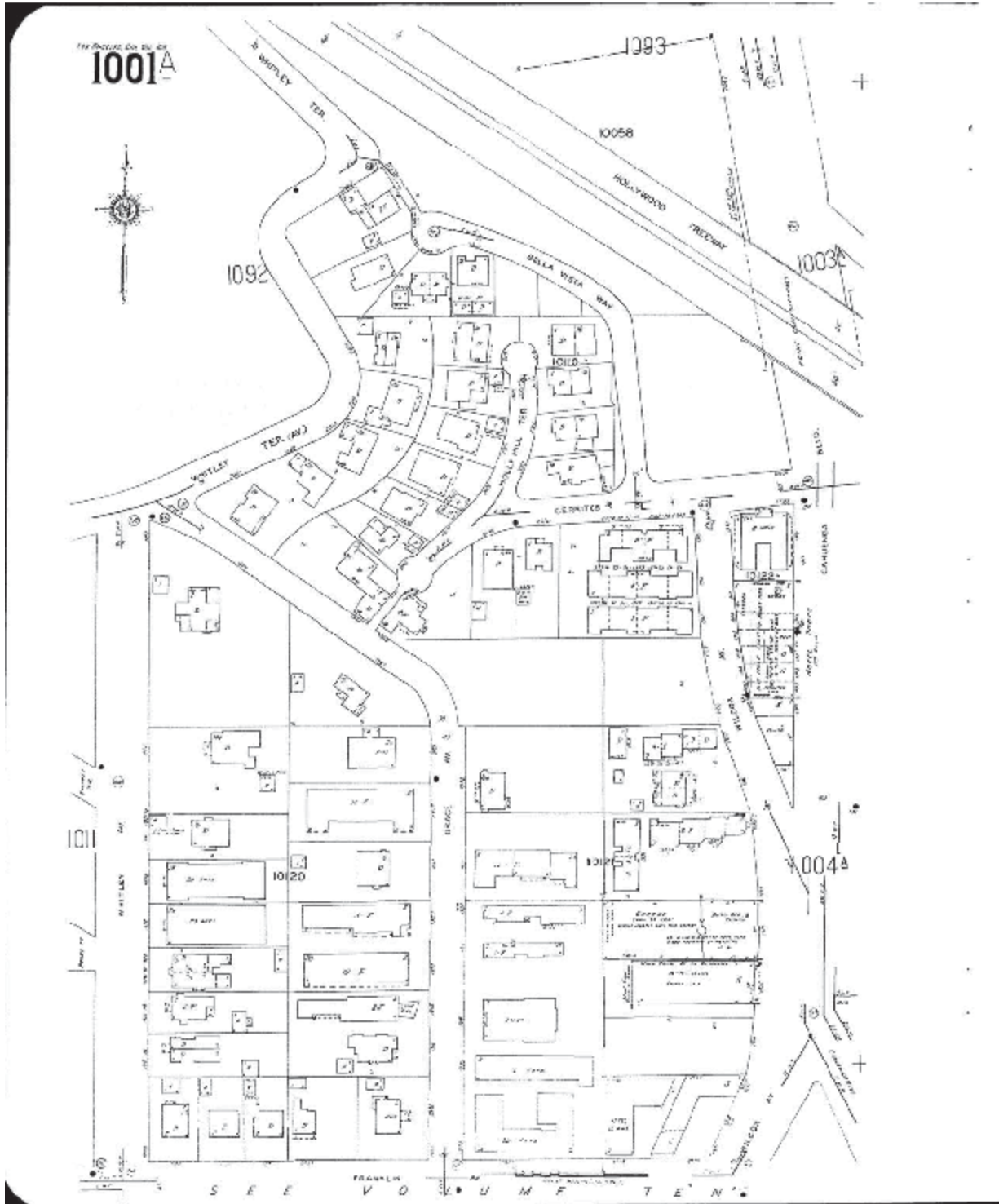
**ATTACHMENT B: Sanborn Fire Insurance Maps**



1907 Sanborn Fire Insurance Map, Hollywood, California, showing no structures on the east side of Whitley Avenue; subject property is the third parcel north of W. Franklin Avenue.



1913 Sanborn Fire Insurance Map, Hollywood, California, showing the sub-division of the parcel containing the subject property, and a two-story dwelling with a full-width porch at the east façade.



1955 Sanborn Fire Insurance Map, Los Angeles, California, Volume 10A, showing the subject property (left side of page, fourth parcel north of Franklin and “See Volume Ten”) with the current building’s footprint, and also the no-longer-extant garage at the northeast corner of the property.

**ATTACHMENT C: Building Permits**



All applications must be filled out by applicant

Clerk will stamp permit here, as follows:  
 4-11 for Plumbing, Sewer or Cesspool  
 5-21 for Gas Piping or Inspection  
 6-21 for Plumbing, Sewer or Cesspool and for Gas Piping.

BOARD OF PUBLIC WORKS  
 DEPARTMENT OF BUILDINGS

Plans and specifications and such other data as will enable the department to ascertain whether the proposed work will conform to the requirements of the State Laws and City Ordinances must be filed.

Application for the Installation of Plumbing, Sewer or Cesspool, Gas Fitting and Old Gas Pipe Inspection

This form to be used only where there is no new erection, construction, alteration or repair being made to building and where a building permit has not been issued.

To the Board of Public Works of the City of Los Angeles:  
 Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a permit to construct and install the work hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the issuance of the permit.  
 First: That the permit does not authorize any contractor to construct or install the work herein described or any portion thereof upon any street, alley or other Public place or public ground.  
 Second: That the permit does not grant any right or privilege in violation of the work herein described or any portion thereof for any purpose that is or may be hereafter prohibited by Ordinances of the City of Los Angeles.

(USE INK OR INDELIBLE PENCIL)

Location by Street and Number where work herein described is proposed to be done

No. 1920 Street Whitley ave

1. What purpose is the building used for? Residence
2. Owner's Name G. H. Keasler
3. Contractor's Name Sam Keasler  
(Plumber, Gas Fitter, Sewer or Cesspool Contractor)
4. Contractor's Address 511 Stimpson St. 1214
5. State the number of Plumbing Fixtures to be installed or altered None
6. Specify if there is a Sewer or Cesspool to be constructed on the premises Sewer  
(No cesspools allowed where there is a street sewer)
7. State the number of Gas Outlets to be installed or altered None
8. Is the work to be done in a new or old building? old  
(Any completed building & structure etc)
9. If in an old building, are there any alterations or repairs or change of purpose being made to same; and if so, what is your estimate of the cost of the construction work None  
(Answer fully)

I hereby certify that I have carefully examined and read the above application, that the same is true and correct and that the work herein described is to be done in accordance with all the provisions of the Building Ordinances of the City of Los Angeles, whether herein specified or not.

(Sign here) G. H. Keasler  
 (Owner or authorized agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>20161</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink) Plan Examiner	Application checked and found O. K. (Use Rubber Stamp) OCT 13 1914 C.W. Clerk	RECEIVED OCT 13 1914 D. J. JULY
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**All Applications must be filled out by Applicant**

PLANS AND SPECIFICATIONS  
and other data must also be filed

BOARD OF PUBLIC WORKS

**DEPARTMENT OF BUILDINGS**

**Application for the Erection of Frame Buildings**  
**CLASS "D"**

To the Board of Public Works of the City of Los Angeles:  
 Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Engineer of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby accepted by the undersigned applicant and which shall be deemed conditions entering into the contract of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein or any portion thereof, upon any street, alley, or other public place or across any street.

Second: That no permit does not grant any right or privilege to use any building or other structure therein or any portion thereof, for any purpose which may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title in, or right of possession in, the property described in said permit.

TAKE TO ROOM NO. 6 FIRST FLOOR CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

Lot So. 1/2 of Lot 5 Block 1  
 (Description of Property)  
Residual of Block 10 1/2 Hollywood  
Ocean View Tract

Dist. No. 325 M. B. Page 12-13 D. Page 132

No. 1920-1920 1/2  
1920-1920 1/2 Whitley Ave. Street

(USE INK OR INDELIBLE PENCIL)

O. K. City Engineer  
 By [Signature]  
 O. K. City Clerk  
 [Signature]

1. Purpose of Building: 3 Flats No. of Rooms 16 No. of Families 3
2. Owner's name: J. J. Jenko Phone 579395
3. Owner's address: 646 Dix Street
4. Architect's name: Dames & Moore Phone 578604
5. Contractor's name: Same Phone Same
6. Contractor's address: 6526 Hollywood Blvd
7. VALUATION OF PROPOSED WORK (Including Planning, Gas Fitting, Taxes, Etc., Erection, Painting, Fixtures, etc.) \$ 10,000
8. Any other building now on the lot? No How used? \_\_\_\_\_
9. Size of proposed building 38 x 6.0 Height to highest point 27 feet
10. Number of stories in height two Character of ground lawn
11. Material of foundation Concrete Size of footings 16 Size wall 8" Depth below ground 12"
12. Material of chimneys None Number of inlets to flue \_\_\_\_\_ Interior size of flues \_\_\_\_\_ x \_\_\_\_\_
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6  
 EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3  
 Ceiling joist 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6  
 Second floor joists 2 x 10 Specify material of roof Composition
14. Will all provisions of State Dwelling House Act be complied with? Yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER 8/25/21 (Sign here) [Signature]  
 (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>21197</u>	Plans and specifications checked and found to conform to Ord. no. 100,000, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O. K. <u>8/31/21</u> Clerk	Permit here when permit is issued <u>SEP 2 1921</u> <u>[Signature]</u> City Engineer
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1921 building permit for three flats at 1920 – 1920-1/2 – 1924 Whitley Avenue.

**All Applications must be filled out by Applicant**

BOARD OF PUBLIC WORKS  
**DEPARTMENT OF BUILDINGS**  
**Application for the Erection of Frame Buildings**  
**CLASS "D"**

To the Board of Public Works of the City of Los Angeles  
 Application is hereby made to the Board of Public Works of the City of Los Angeles (through the action of the Chief Inspector of Buildings for a building permit) in accordance with the description and for the uses hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed to be incorporated into the terms of the permit if granted.

**First:** That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, on any street, alley, or other public place or portion thereof.

**Second:** That the permit does not give any right or privilege to use any building or other structure therein described, in any portion thereof, for any purpose that is not hereunder provided for by the Ordinance or Ordinance of the City of Los Angeles.

**Third:** That the granting of this permit does not effect or prejudice any claim of title to, or right of possession to, the property described in each part.

**2** TAKE TO ROOM No. 6 FIRST FLOOR CITY CLERK PLEASE VERIFY

Take to ROOM No. 605 SOUTH ANNEX ENGINEER PLEASE VERIFY

1/2 of lot 5 Block 1  
 (Description of Property)  
 Re sub of Blks 11 & 12  
 Hollywood and Ocean View Tract  
 Dist. No. 132 M. B. Page 2-13 F. B. Page 132

No. 1930-1930 1/2 1922 Whitley Ave Street  
 (USE INK OR INDELIBLE PENCIL)

O. K. City Engineer O. K. City Clerk  
 Inspected By [Signature] Donee

1. Purpose of Building Private Garage No. of Rooms 3 No. of Families \_\_\_\_\_  
 2. Owner's name J. V. Jenkins Phone 579-395  
 3. Owner's address 6490 Dry Street  
 4. Architect's name D. Messinger Phone 578604  
 5. Contractor's name Same Phone Same  
 6. Contractor's address 6526 Hollywood Blvd  
 7. VALUATION OF PROPOSED WORK (Include the Plans, the Filing, Fees, etc., Elevators, Public Facilities, etc.) \$ 300  
 8. Any other building now on the lot? no How used? \_\_\_\_\_  
 9. Size of proposed building 18 x 30 Height to highest point 10 feet  
 10. Number of stories in height one Character of ground Rock  
 11. Material of foundation conc. slab Size of footings \_\_\_\_\_ Size wall \_\_\_\_\_ Depth below ground \_\_\_\_\_  
 12. Material of chimneys \_\_\_\_\_ Number of inlets to flue \_\_\_\_\_ Interior size of flues \_\_\_\_\_ x \_\_\_\_\_  
 13. Give sizes of following materials: REDWOOD MUDSILLS 3 x 4 Girders \_\_\_\_\_ x \_\_\_\_\_  
 EXTERIOR studs 2 x 3 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs 2 x 3  
 Ceiling joist 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 4 x 6  
 Second floor joists \_\_\_\_\_ Specify material of roof Composition  
 14. Will all provisions of State Dwelling House Act be complied with? Yes  
 I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) D. Messinger  
 (Owner or Authorized Agent)

**OVER**

FOR DEPARTMENT USE ONLY

PERMIT NO. <b>21198</b>	Plans and specifications checked and found to conform to Ordinances, State laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O. K. <u>8/21/21</u> Clerk	Stamp: 1921
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195

1921 building permit for private garage at 1920 – 1920-1/2 – 1924 Whitley Avenue.

Blk. Form 1

USE INK OR  
 INDELIBLE PENCIL

**3**

CITY OF LOS ANGELES  
 DEPARTMENT OF BUILDING AND SAFETY  
 BUILDING DIVISION

**Application to Alter, Repair, Move or Demolish**

To the Board of Building and Safety Commissioners of the City of Los Angeles:  
 Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions existing into the exercise of the permit:  
 First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.  
 Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinances of the City of Los Angeles.  
 Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession to, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot _____	Lot _____
Tract _____	Tract _____

Present location of building } 1920 Whitley Ave  
(House Number and Street)  
 New location of building } \_\_\_\_\_  
(House Number and Street)  
 Between what cross streets } Whitley & Grace

Approved by \_\_\_\_\_  
 City Engineer.  
 Deputy.

1. Purpose of PRESENT building Apartment Families 3 Rooms \_\_\_\_\_  
(Store, Restaurant, Apartment House, Hotel or any other purpose)  
 2. Use of building AFTER alteration or moving same Families \_\_\_\_\_ Rooms \_\_\_\_\_  
 3. OWNER (Print Name) GAURANTY L LOWADATING Phone \_\_\_\_\_  
 4. Owner's Address same  
 5. Certificated Architect none State License No. \_\_\_\_\_ Phone \_\_\_\_\_  
 6. Licensed Engineer C. W. Cook State License No. 10,888 Phone \_\_\_\_\_  
 7. Contractor R. H. MacFarlane State License No. 7,14935 Phone 075162  
 8. Contractor's Address 386 Norwood Dr L.A.

9. VALUATION OF PROPOSED WORK (including all labor and material and all present equipment thereof or thereof) \$ 65.00  
 10. State how many buildings NOW on lot and give use of each: \_\_\_\_\_  
(Residence, Hotel, Apartment House, or any other purpose)  
 11. Size of existing building: \_\_\_\_\_ Number of stories high \_\_\_\_\_ Height to highest point \_\_\_\_\_  
 12. Class of building: D Material of existing walls \_\_\_\_\_ Exterior framework \_\_\_\_\_  
(Wood or Steel)

Describe briefly and fully all proposed construction and work:  
Replace concrete wall around porch with reinforced concrete  
no. least 6" thick  
required  
2'-0" h ft high

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO. <b>6529</b>	FOR DEPARTMENT USE ONLY <u>5078</u>				Fee <u>1.50</u> Stamp here when Permit is issued <b>MAR 23 1936</b>
	Plans checked	Specs checked	Code checked	Final checked	
PLANS	Filed with _____	Filed with _____	SPRINKLER _____	Inspector <u>[Signature]</u>	

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....  
 Material of Foundation.....Width of Footing.....Depth of footing below ground.....  
 Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....  
 Size of Exterior Stairs.....x.....Size of Interior Bearing Studs.....x.....  
 Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....x.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State Laws.

Sign Here.....Mark Farlane.....  
(Owner or Authorized Agent)

By.....  
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY			
Application..... <u>Ad</u>	Place District..... <u>Om</u>	Bldg. Line..... <u>Ad</u>	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....

(1) REINFORCED CONCRETE  
 Barrels of Cement.....  
 Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from..... Street  
 Sign Here.....  
(Owner or Authorized Agent)

(3) No required windows will be obstructed.  
 Sign Here.....  
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.  
 Sign Here.....  
(Owner or Authorized Agent)

REMARKS: .....

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1936 alteration permit to replace wall at front porch.

1922 N Whitley Ave



Permit #:  
 Plan Check #:  
 Event Code:

98016 - 30000 - 03539  
 Reference #:

Bldg--Alter/Repair Apartment Over the Counter Permit	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Status: Ready to Issue Status Date: 03/18/98 Printed on: 03/18/98 13:49:01
--	--	--

1. TRACT	BLOCK	LOT(S)	ARE	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
RE-SUBDIVISION OF B	1	5	2	M B 3-78	150A187 149	5575 - 005 - 007

3. PARCEL INFORMATION DAS Branch Office - LA Council District - 4 Census Tract - 1896000 Entry Zone - 9 ZONES: R4-1VL, Q7	Fire District - MFD Hillside Grading Area - YES Hillside Ordinance - YES Lot Size - IRR	Lot Type - Interior Thomas Brothers Map Grid - 393
--	--	---

4. DOCUMENTS Z1 - 145-2196
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5. CHECKLIST ITEMS
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6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner: Langenth, Arthur J 1922 Whitley Ave LOS ANGELES CA 90068 213-874-6998 Tenant: Applicant (Relationship Agent for Contractor): (310) 826-7340
---

7. EXISTING USE 5 Apartment	PROPOSED USE	8. DESCRIPTION OF WORK Repair/replace damaged footing under (E) open porch & SE corner of 2-story apartment Bldg.
--------------------------------	--------------	--

9. # Bldg on Site & Use 11. APARTMENTS	For Cashier's Use Only	W/O #: 81603539
10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Emma Grimm OK for Cashier: Emma Grimm Signature: <i>Emma Grimm</i> Date: 03-24-98 DAS PC By: Coord. OK: Date:		

11. PROJECT VALUATION & FEE INFORMATION Final Fee Paid	
Permit Valuation: \$15,000	PC Valuation:
FINAL TOTAL Bldg--Alter/Repair	486.43
Permit Fee Subtotal Bldg--Alter/Re	277.50
Plan Check Subtotal Bldg--Alter/Re	204.75
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	1.50
O.S. Surcharge	8.68
Sys. Surcharge	26.03
Planning Surcharge	12.57
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Bond Payment Amt:

03/24/98 12:24:00PM WLO3 T-1469 C 09	
BLDG PERMIT CO	227.50
INVOICE	
BLDG PLAN CHCC	204.75
EI COMMERCIAL	1.50
ONE STOP SURCH	8.68
SYS DEV FEE	26.03
MISCELLANEOUS	5.00
CITY PLAN SURC	12.57
FROM TRAN 1468 TO 1469	
TOTAL	828.87
CHECK	828.87

98WL 50531

12. ATTACHMENTS Plot Plan <i>EGP</i>
--

06530700003

**13. STRUCTURE INVENTORY**  
 (NC) Floor Area (ZC) Sqft  
 (NC) Height (ZC) Feet  
 (NC) Stories 21 levels  
 (NC) RI Occupancy Sqft Max Occ.  
 (NC) Parking Req'd = Changed Total  
 (NC) Type V-N Construction  
 (P) Foundation - Continuous Footing

**14. APPLICATION COMMENTS**

In the event any of the boxes (1-16) is filled to its capacity, it is possible that additional information that has been electronically captured is not printed. Nevertheless, the information printed herein exceeds that required by Section 19625 of the Health and Safety Code of the State of California.

**15. Builders Release Form:**

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(E) Sadjadi	Abdulreza 11655 Mayfield Ave #9,	Los Angeles, CA 90049	C51812	310-826-7340
(C) Seal Construction	25244 Malibu Road,	Malibu, CA 90265	B 695824	310-396-3950

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

**17. LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired.

License Class: LB Lic. No. 4695824 Print: JORAM GAZI Sign: Joram Gazi

**18. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: WYCKE FUND Policy Number: 01435039

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that I shall become subject to the workers' compensation provisions of Section 3700 of the Labor Code. I shall forthwith comply with those provisions.

Sign: Joram Gazi Date: 9/1/17 Contractor  Authorized Agent  Owner

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (100,000) IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, IN INTEREST AND ATTORNEY'S FEES.**

**19. CONSTRUCTION LENDING AGENCY**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3197, Civil Code).

Lender's name: \_\_\_\_\_ Lender's address: \_\_\_\_\_

**20. ASBESTOS REMOVAL**

Notification of asbestos removal  is not applicable  Letter was sent to the AQMD or EPA. Sign: Joram Gazi Date: 9/24/17

**21. OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7045, Business and Professions Code: Any city or county which requires a permit in connection with, or requires, demolition, or repairing any structure, pursuant to its ordinance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7045 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

I am exempt under Sec. \_\_\_\_\_ Bus. & Prof. Code for the following reason: \_\_\_\_\_

Print: \_\_\_\_\_ Sign: \_\_\_\_\_ Date: \_\_\_\_\_  Owner  Authorized Agent

**22. FINAL DECLARATION**

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, the architect or the City of Los Angeles for any board, department, officer, or employee thereof, under any warranty, shall be responsible for the performance or results of any work described herein, not the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on any property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106 1.3 LAMC).

Print: JORAM GAZI Sign: Joram Gazi Date: 9/24/17  Owner  Contractor  Author. Agent

0 4 3 3 0 7 0 0 3 4

1922 N Whitley Ave

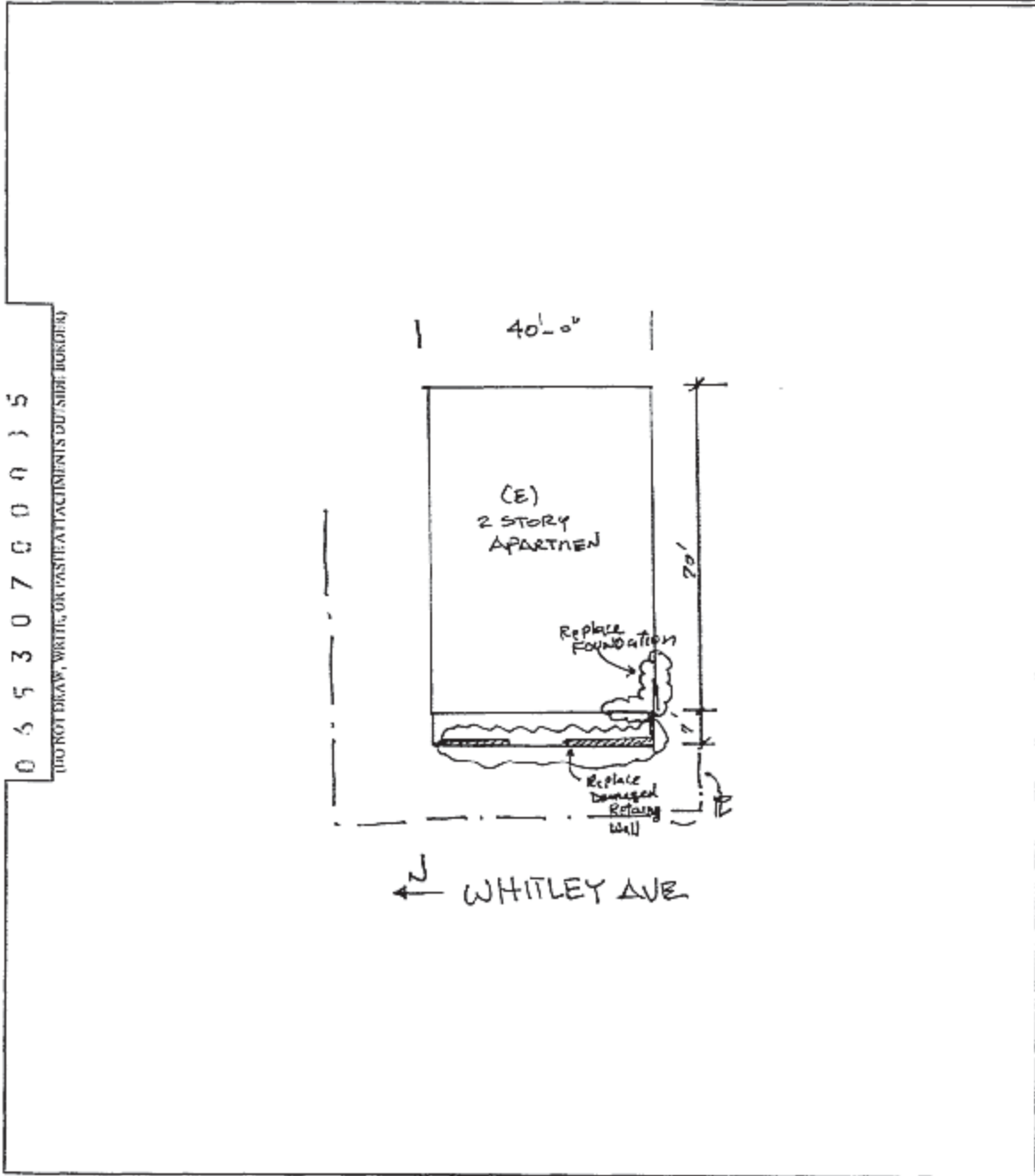
Permit Application #: 98016 - 30000 - 03539

Bldg--Alter/Repair  
Apartment  
Over the Counter Permit

City of Los Angeles - Department of Building and Safety

Plan Check #:  
Initiating Office: WEST LA  
Printed on: 02/27/98 08:35:00

PLOT PLAN ATTACHMENT



COUNCIL DISTRICT: 4

PLOT PLAN ATTACHMENT

1998 building permit for replacement of porch footing and foundation at southwest corner of building.



## EXHIBIT Ib

ADDENDUM TO THE PHASE I HISTORIC  
RESOURCE ASSESSMENT REPORT

October 1, 2018

B.D.O.G. INC  
c/o Brian Prince  
2934-1/2 Beverly Glen Circle #50  
Los Angeles, California 90077

### **Addendum to Phase 1 Historic Resource Assessment Report for 1920 Whitley Avenue, Los Angeles, Los Angeles County, California**

Dear Mr. Prince:

ASM Affiliates, Inc. (ASM) has prepared this addendum to address subsequent questions asked by the City of Los Angeles for the Project located at 1920-1924 Whitley Avenue in the Hollywood community of Los Angeles, Los Angeles County, California. Specifically, we will address the potential for indirect impacts to the adjacent Whitley Heights Historic Preservation Overlay Zone (HPOZ) and Ojai Apartments Historic-Cultural Monument (HCM).

As noted on page 11 of the report (Neighborhood Survey section), the closest buildings to the Project area are three- and five-story multi-family buildings at the northwest and southwest corners of Whitley Avenue and Padre Terrace. Those large building create a physical barrier to the viewsheds from the HPOZ toward the Project area. Attachment A to this addendum identifies the contributing properties in the HPOZ located on Padre Terrace from which the new construction at 1920 Whitley could be visible:

- 6607-6609 W. Padre Terrace (1922) (Attachment B, Figure 1)
- 6615 W. Padre Terrace (1906) (Attachment B, Figure 2)
- 6614-6621 W. Padre Terrace (1907) (Attachment B, Figure 3)

These three properties are identified in the 1982 Whitley Heights Historic District National Register nomination and the map in Attachment A, which indicates they are contributing resources to the historic district and HPOZ. The historic district/HPOZ excludes the multi-family residential buildings at the cul-de-sac's northwest and southwest corners at N. Whitley Avenue. One of those buildings—the Ojai Apartments—located on the northwest corner is designated as a Los Angeles Historic-Cultural Monument (Attachment B, Figure 4)

The planted island in the center of Padre Terrace contains mature jacaranda and carob trees, whose foliage also screens the view of 1920 Whitley Avenue from these three contributors to the HPOZ (Attachment B, Figure 5). Jacaranda trees are semi-evergreen and lose some of their foliage in the winter; however, carob trees are evergreen and are known for their dense canopies.

The Project at 1920 N. Whitley Avenue is not visible from the HPOZ (specifically the properties closest to it) because of the combination of the Padre Terrace planted island and the large buildings that obstruct the view (Attachment B, Figure 6). As such, ASM recommends that the Project does not have the potential to result in an adverse indirect visual impact on the Whitley Heights HPOZ.

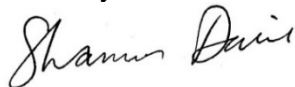
The Project will be visible from the Ojai Apartments. ASM reviewed the architectural plans and renderings of the proposed Whitley Avenue Apartments new building drawn in July 2018 by Warren Techentin Architects. Although prior documentation for the Ojai Apartments does not identify if viewshed is a

October 1, 2018  
Brian Prince  
Page 2 of 8

character-defining feature of the Ojai Apartments, ASM presumes that it is for the purposes of this assessment. The current viewshed of the Ojai Apartments includes many multi-story apartment buildings, ranging from two to twelve stories in height; the largest building within the viewshed of the Ojai Apartments is the Hollywood Ardmore at 1850 Whitley Avenue (Figure 8). ASM recommends that the change in view with the addition of the new Whitley Avenue Apartments building will not be adverse, nor one that would impact the eligibility of the Ojai Apartments. As such, ASM recommends that the Project will not result in an adverse indirect visual impact on the Ojai Apartments under CEQA Section 21084.1.

Please contact me as needed, if you have questions or concerns.

Sincerely,

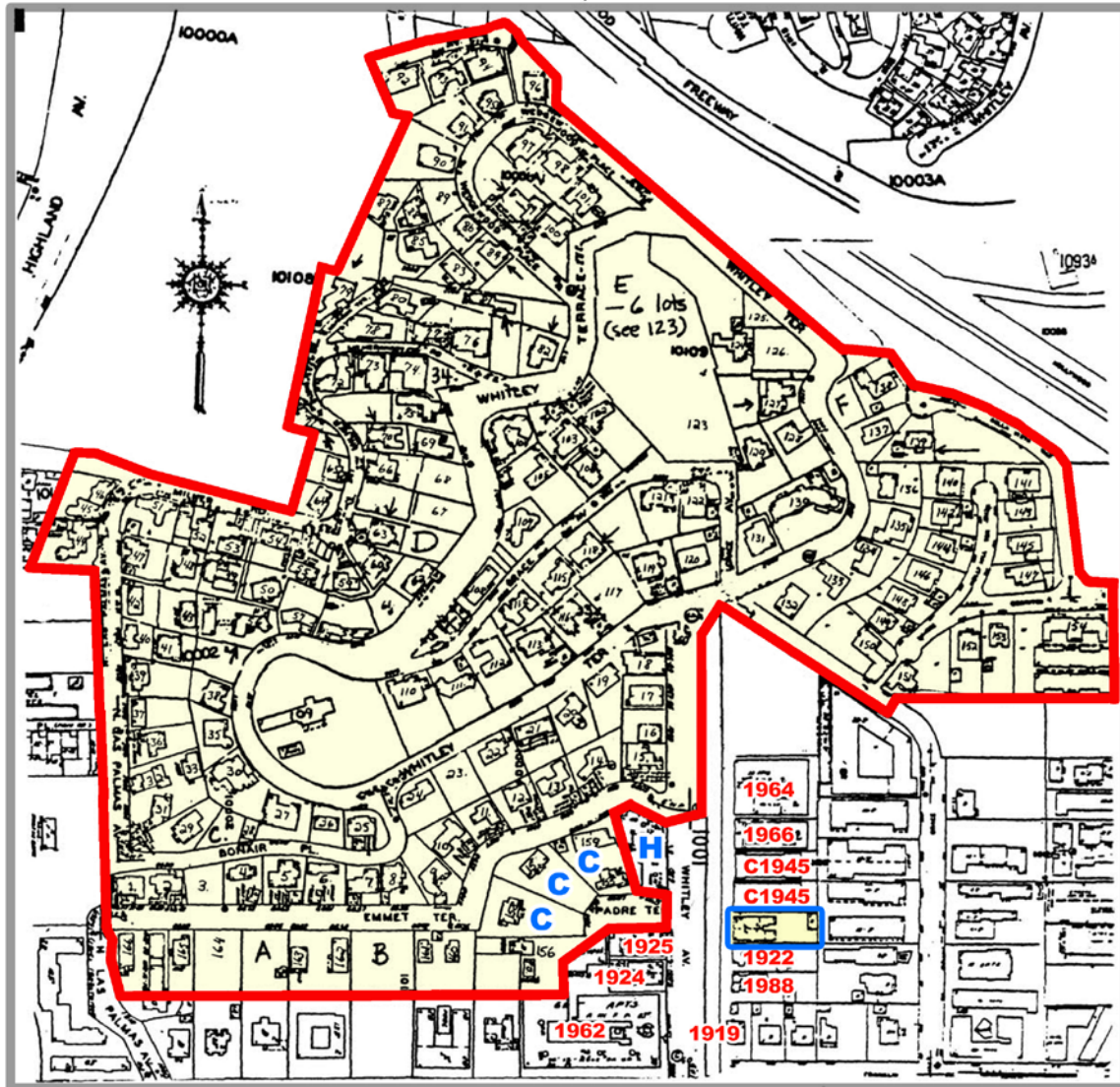


Shannon Davis  
Director, Architectural Historian  
ASM Affiliates, Inc.  
20 North Raymond Avenue, Suite 220  
Pasadena, California 91103  
(626) 793-7395  
sdavis@asmaffiliates.com

Attachment A: Project Area Map  
Attachment B: Photographs

**ATTACHMENT A: Project Area Map**

- WHITLEY HEIGHTS HISTORIC DISTRICT -







-  - Whitley Heights HPOZ
-  - Project Location
-  - Contributory Research
-  - HCM

Illustration of relationship of Project area to Whitley Heights HPOZ, Ojai Apartments HCM, and surrounding buildings on the 1900 block of Whitley.

**ATTACHMENT B: Additional Photographs**



Figure 1: 6607-6609 W. Padre Terrace (constructed in 1922), contributing resource to Whitley Heights HPOZ.



Figure 2: 6615 W. Padre Terrace (constructed in 1906), contributing resource to Whitley Heights HPOZ.



Figure 3: 6614-6621 W. Padre Terrace (constructed in 1907), contributing resource to Whitley Heights HPOZ.



Figure 4: Ojai Apartments, designated HCM, view from street in front of Project area.



Figure 5: View of HPOZ looking west from Whitley Avenue at corner of Ojai Apartments. Note the planted island in the center of Padre Terrace.



Figure 6: View of HPOZ from 1920 Whitley Avenue looking west-northwest. Note no visibility of the contributing resources of the HPOZ.



Figure 7: View of Project area looking east from edge of HPOZ in front of 6614-6621 W. Padre Terrace.



Figure 8: View of Project area looking southeast from Ojai Apartments. Note massing/height of Hollywood Ardmore (right side of picture) that is already part of the viewshed and greater massing/height than proposed project.



**EXHIBIT J****HCID AB2556 DETERMINATION &  
CORRESPONDENCE**

Eric Garcetti, Mayor

Rushmore D. Cervantes, General Manager



DATE: June 05, 2017

TO: B.D.O.G. Inc., a California Corporation, Owner

FROM: Robert Manford, Environmental Affairs Officer  
Los Angeles Housing and Community Investment Department

SUBJECT: **AB 2556 Determination for**  
**1920 Whitley Ave., Los Angeles, CA 90068**  
**1922 Whitley Ave., Los Angeles, CA 90068**  
**1924 Whitley Ave., Los Angeles, CA 90068**

Based on the Affordable Unit Determination Application submitted by B.D.O.G., Inc., a California Corporation, (Owner), the Los Angeles Housing + Community Investment Department (HCIDLA) has determined that three (3) units are subject to replacement under AB 2556 (formerly AB 2222).

Information about the existing property for the five years prior to the date of the application is required in order to make a determination. HCIDLA received the Affordable Unit Determination Application on February 23, 2017, so HCIDLA must collect data from February 2012 through February 2017.

B.D.O.G. Inc., a California Corporation, (Owner), acquired the properties: 1920, 1922 & 1924 Whitley Ave., under APN # 5575-005-007 on May 20, 2016 per Grant Deed.

Per Google Earth Images, the Los Angeles County Assessor Parcel Information database (LUPAMS), Department of City Planning database (ZIMAS), Code Compliance and Rent Information System (CRIS), Billing Information Management System (BIMS), and Rent Stabilization Ordinance Determination Unit (RSO) indicate properties: 1920, 1922 & 1924 Whitley Ave. as use code "0300 - Triplex/Three Units". The Los Angeles Department of Building and Safety Database (Property Activity Report) indicate the owner has not applied for a Demolition Permit nor a Building Permit for the new project.

Per statement received by HCIDLA on February 23, 2017, the owner plans demolition of the current triplex property to construct a new thirteen (13) unit apartment building.

ADDRESS	BEDROOM TYPE
1920 Whitley Ave.	2
1922 Whitley Ave.	2
1924 Whitley Ave.	2

Per AB 2556, the number of RSO replacement units must match the percent of renter households currently living at Very Low and Low Income levels in Los Angeles per Department of Housing and Urban Development's (HUD) Comprehensive Housing Affordability Strategy (CHAS) database. At present, the CHAS database shows 49% Very Low (Below 51% Area Median Income [AMI] and 19% Low (51% to 80% AMI) renter households for Los Angeles.

Replacement Units = 3

<b>3 Units x 68%</b>	<b>3 Units</b>
49% Very Low	2 Unit
19% Low	1 Unit

As shown above, there existed three (3) RSO units within the past five (5) years with no income documents provided. Consistent with AB 2556, HCIDLA has determined that three (3) units need to be replaced with equivalent type, with two (2) units restricted to Very Low and one (1) unit restricted to Low.

cc: Los Angeles Housing and Community Investment Department File  
B.D.O.G. Inc., a California Corporation, Owner  
Ulises Gonzalez, Case Management Section, City Planning Department

RM:MAC:sw



Nuri Cho &lt;nuri.cho@lacity.org&gt;

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**Re: 1920 Whitley Ave / Housing Letter**

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**Marites Cunanan** <marites.cunanan@lacity.org>

Wed, Oct 25, 2017 at 8:39 AM

To: Nuri Cho &lt;nuri.cho@lacity.org&gt;

Hi Nuri - Sorry for the late reply...our AB 2556 review is based on the existing units, so any changes on the proposed project will not affect the number of replacement units, just the description of the new project on the letter.

Thanks.

Tess

*Marites (Tess) Cunanan*  
*Planning and Land Use Unit*  
Finance & Development Division  
Housing + Community Investment Department  
1200 W. 7th Street, 8th floor  
Los Angeles, CA 90017  
☎: (213) 808-8843 | ✉: [Marites.Cunanan@lacity.org](mailto:Marites.Cunanan@lacity.org)

[Quoted text hidden]

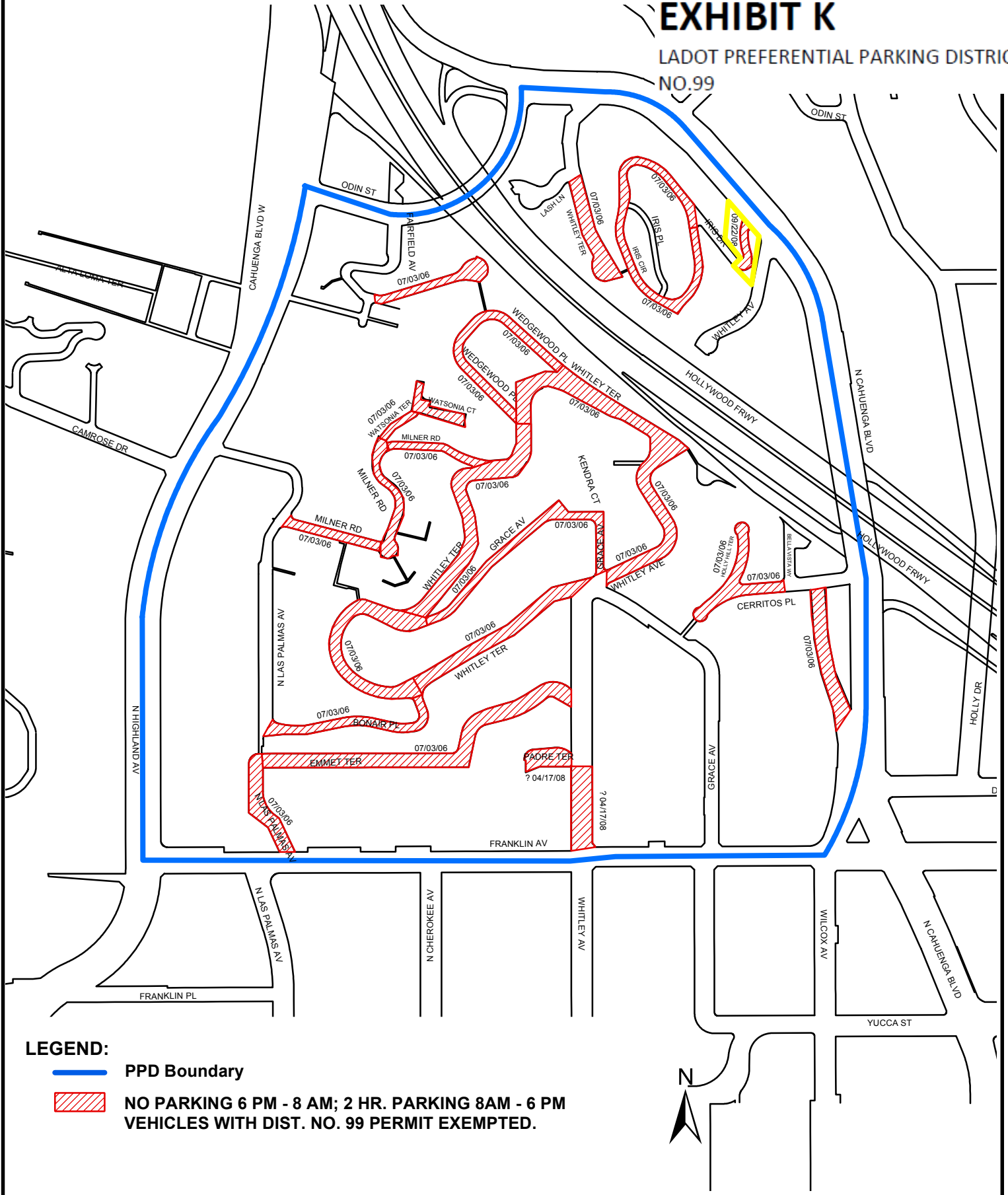
# PREFERENTIAL PARKING DISTRICT NO 99

COUNCIL DISTRICT NO. 4

DIR-2017-1073-TOC-1A

## EXHIBIT K

LADOT PREFERENTIAL PARKING DISTRICT NO.99



### LEGEND:

— PPD Boundary

▨ NO PARKING 6 PM - 8 AM; 2 HR. PARKING 8AM - 6 PM  
VEHICLES WITH DIST. NO. 99 PERMIT EXEMPTED.



DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS  
PRELIMINARY REFERRAL FORM FOR  
BASELINE HILLSIDE ORDINANCE NO. 181,624 AND HILLSIDE ORDINANCE NO. 181,625

EXHIBIT L

HILLSIDE REFERRAL FORM

Building and Safety

Address 1920 N WHITLEY AVE District map 150A185 APN 5575005007  
RE-SUBDIVISION OF BLOCKS  
Tract 10 AND 11 HOLLYWOOD Block 1 Lot 5  
OCEAN VIEW TRACT

Public Works:

Street designations: Standard vs., Substandard Hillside Limited (for all the streets, public or private, abutting or adjacent to the lot(s)) (LAMC 12.21A17(e)(1)) or LAMC 12.21C10(i)(1))

Street Name (1) WHITLEY AVE  
R/W width 60 FT Roadway width: 39 FT Plan Index UNL19753

Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')  
 Lot fronts on a substandard hillside limited street Dedication required?  No  Yes - width \_\_\_\_\_

Street Name (2) \_\_\_\_\_  
R/W width \_\_\_\_\_ Roadway width: \_\_\_\_\_ Plan Index \_\_\_\_\_

Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')  
 Lot fronts on a substandard hillside limited street Dedication required?  No  Yes - width \_\_\_\_\_

Street Name (3) \_\_\_\_\_  
R/W width \_\_\_\_\_ Roadway width: \_\_\_\_\_ Plan Index \_\_\_\_\_

Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')  
 Lot fronts on a substandard hillside limited street Dedication required?  No  Yes - width \_\_\_\_\_

Vehicular Access:

- 1. Is the Continuous Paved Roadway (CPR)\* at least 28 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area?  Yes  No
- 2. Do any of the streets listed in the Street designations section have a roadway width of less than 20 feet adjacent to the lot(s)? (LAMC 12.21A17(e)(2) or LAMC 12.21.C10(i)(2))  
 Yes- A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28\*\* OR the roadway shall be widened to a minimum 20 foot width via a Public Works construction permit  
 No
- 3. Is the CPR at least 20 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? (LAMC 12.21A17(e)(3) or LAMC 12.21.C10(i)(3))  
 Yes  
 No - A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28\*\* OR the roadway shall be widened to a minimum 20 foot width throughout via a Public Works construction permit

\*CPR - begins at the driveway apron and must be continuous and without obstacles to the boundary of the Hillside Area

Sewer Connection: (LAMC 12.21.A17(g) or LAMC 12.21.C10(j))


Lot located within 200 feet of available sewer mainline:

Use existing wye and permit  Obtain new connection and new permit  
 Use existing wye and obtain new permit  Construct mainline (B permit from BOE)

Lot located greater than 200 feet from an available sewer mainline:

Public Works Employee signing form:

PAGE 1 of 3

Sign  Print name F. KANONIS USZARA  
Date: 03.06.2017 Phone 213 402 2070 Location CSFAU

**EXHIBIT M****Traffic Study Exemption Thresholds**LADOT TRAFFIC STUDY EXEMPTION  
THRESHOLDS & CORRESPONDENCE

The table below serves as an initial filter when assessing the need for a proposed development project or change of use to prepare a traffic impact study. These thresholds only apply to projects that require a discretionary assessment. **This filter does not apply to mixed-use projects** which would require an assessment by DOT. If a project scope is less than the threshold identified in the table below, then a traffic study will not be required. If a project equals or exceeds the threshold below, then a DOT Referral Form should be processed for a determination by DOT on the need for a study. **Whether or not a project exceeds a threshold, a transportation impact assessment fee may still be required if the project is within a Transportation Specific Plan area. Please consult with LADOT to determine if a fee may be required.**

Land Use Category		Threshold	Peak Hour Rate <sup>1</sup> (per sq ft unless noted)	Highest Peak Hour Trips
Automotive	Auto Repair	8,000 sq ft or 5 bays	3.11 ----- 6 / bay	25
	Quick Auto Oil Change	5 bays	5.19 / bay	26
	Gas Station	2 pumps	15.18 / pump	30
Dining	Coffee / Donut Shop	235 sq ft	108.38	25
	Fast Food	550 sq ft	45.42	25
	High-Turnover Restaurant	1,950 sq ft	12.92	25
	Quality Restaurant	3,300 sq ft	7.49	25
Financial	Bank with drive-thru	575 sq ft	43.63	25
	Bank (walk-in only)	1,500 sq ft	17.35	26
Industrial	Light Industrial	25,000 sq ft	1	25
	Manufacturing	31,000 sq ft	0.8	25
	Warehouse	15,500 sq ft	1.6	25
	Mini-Warehouse (self storage)	84,000 sq ft	0.3	25
Institutional	Public School - Elementary	56 students	0.45 / student	25
	Public School - Middle	46 students	0.54 / student	25
	Public School - High School	58 students	0.43 / student	25
	Private / Charter School (K-12)	27 students	0.93 / student	25
	College	130 students	0.19 / student	25
	Child/Day Care	1,850 sq ft or 30 children	13.62 ----- 0.81 / child	25
	Church	45,000 sq ft	0.56	25
	Synagogue	15,000 sq ft	1.69	25

Land Use Category		Threshold	Peak Hour Rate <sup>1</sup> (per sq ft unless noted)	Highest Peak Hour Trips
Office	General Office	9,000 sq ft	2.84	25
	Medical Office	6,200 sq ft	4.08	25
Recreational	Health Club	5,800 sq ft	4.3	25
	Hotel	33 rooms	0.76 / room	25
	Movie Theater (or live)	4,000 sq ft	6.16	25
	Community Center	9,000 sq ft	2.74	25
Residential	Apartments	36 units	0.7 / unit	25
	Condominiums (or Live/Work)	36 units	0.7 / unit	25
	Senior Housing	91 units	0.27 / unit	25
	Single Family Homes	25 units	1 / unit	25
Retail	Convenience Store (Open 24 hours)	370 sq ft	67.03	25
	Convenience Store (15-16 hours)	720 sq ft	34.57	25
	Pharmacy/Drugstore	2,500 sq ft	9.91	25
	Shopping Center	1,700 sq ft	14.6	25

<sup>1</sup> Based on ITE Trip Generation Manual, 9<sup>th</sup> Edition or the trip generation rates in the West LA TIMP or Coastal Transportation Corridor Specific Plans (the highest of the 3 rates for a specific land use is listed above). Also, the higher of the morning or afternoon peak hour rate is listed.

*A traffic study is not needed for the following project applications:*

- Any continued use of an existing land use that has not been vacant for more than 2 years.
- Ministerial / By-right projects.
- Discretionary projects limited to a request for the sale or dispensing for consideration of alcoholic beverages for on-site or off-site consumption.
- Tenant improvement within an existing shopping center for change of tenants, change of use from retail to restaurant or vice versa.
- Time extension.
- Yard, height or parking variance.
- Any project that is only installing a parking lot or parking structure.

Rev 10/16/15



Nuri Cho <nuri.cho@lacity.org>

**DOT Referral Form**

**Wes Pringle** <wes.pringle@lacity.org>  
To: Nuri Cho <nuri.cho@lacity.org>

Thu, Sep 20, 2018 at 4:29 PM

Hi Nuri,

Yes. The way I understand it is that CEQA allows us to set our own thresholds and we are saying that a project that does not meet the threshold doesn't need a study and will not have any impacts.

Wes

[Quoted text hidden]

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**Wes Pringle. P.E.**

Transportation Engineer  
Metro Development Review  
[100 S. Main Street, 9th Floor](#)  
[Los Angeles, CA 90012](#)  
Cell Phone: 213-718-0713

Los Angeles Department of Transportation  
[213.972.8482](#)

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