

#### DEPARTMENT OF CITY PLANNING

#### **RECOMMENDATION REPORT**

Case No.:

DIR-2017-2229-DB-1A

#### City Planning Commission

			CEQA No.: ENV-2017-2230-CE						
Date: Time: Place:	Novembe After 8:3 City Hall Council 0 200 N. S Los Ange	er 9, 2017 5 <b>0 a.m.*</b> Chambers, Room 340 pring Street eles, CA 90012	Related Cases: Council No.: Plan Area: Certified NC: GPLU: Zone:	None 5 – Koretz Palms - Mar Vista - Del Rey Mar Vista General Commercial C2-1					
Public Hearing: Appeal Status:		Required Not further appealable pursuant	Applicant/Owner:	Dr. Robert Nolan, RKR Partners					
Last Day to Act:		December 1, 2017	Representative:	Dana Sayles, three6ixty					
PROJECT LOCATION:		3355 South Overland Avenue (3355-3361 South Overland Avenue, 10704-10710 West Rose Avenue)							
PROPOSED PROJECT:		The construction of a 6-story, 75-foot 9-inch tall residential building with 41 apartment units. The project will reserve four (4) dwelling units of the total for Very Low Income household occupancy for a period of 55 years, with the following requested incentives:							
		<ol> <li>Yard/Setback. A 20 percent decrease in the required depth of the north side yard setback from 9 feet to 7 feet and 3 inches.</li> <li>Floor Area Ratio. An allowance for a 2.48 Floor Area Ratio in lieu of the maximum permitted 1.5:1 Floor Area Ratio.</li> </ol>							
APPELLANT:		Dean K. Sugano, adjacent property owner Representative: Jacky P. Wang, North American Title Law Group							
APPEAL ACTION:		Appeal of the Director of Planning's Approval of two on-menu Density Bonus Affordable Housing Incentives pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, and an appeal of the Categorical Exemption pursuant to State CEQA Guidelines Section							

#### **RECOMMENDED ACTIONS:**

 Deny the appeal and determine that based on the whole of the administrative record, the Project is exempt from the California Environmental Quality Act, pursuant to State CEQA Guidelines Section 15332 (Class 32 – Infill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

15332 (Class 32 – Infill Development), as the environmental clearance for the project.

- 2. Deny in part the Appeals of the Approval of two on-menu Affordable Housing Incentives;
- 3. **Approve in part** the Appeals of the Approval of two on-menu Affordable Housing Incentives, with revised Project Plans (Exhibit A) reflecting the correct property line of the subject site;
- 4. Adopt the modified Conditions of Approval and modified Findings; and
- 5. **Sustain** the remainder of the Determination of the Director of Planning approving two on-menu Density Bonus Affordable Housing Incentives to allow the construction of forty-one (41) residential dwelling units reserving four (4) units for Very Low Income households.

DIR-2017-2229-DB-1A

VINCENT P. BERTONI, AICP Director of Planning

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**ADVICE TO PUBLIC:** \* The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 532, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300).* While all written communications are given to the Commission for consideration, the initial packets are sent to the Commission's Office a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to the agency at or prior to the public hearing. As a covered entity under Title II of the American Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

#### PROJECT ANALYSIS

#### APPELLATE DECISION BODY

Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), appeals of on-menu Density Bonus Affordable Housing Incentive cases are heard by the City Planning Commission. The appellate decision of the City Planning Commission is final and effective as provided in Charter Section 245.

#### PROJECT SUMMARY

On September 15, 2017, the Director of Planning approved two on-menu Density Bonus Incentives, pursuant to LAMC Section 12.22 A.25 (Affordable Housing Incentives-Density Bonus) in exchange for restricting four (4) units for Very Low Income households within a new 41-unit multi-family building for the proposed project located at 3355 South Overland Avenue. The Density Bonus Incentives include:

- 1. Yard/Setback. A 20 percent decrease in the required depth of the north side yard setback from 9 feet to 7 feet and 3 inches.
- **2.** Floor Area Ratio. An allowance for a 2.48 Floor Area Ratio in lieu of the normally allowed maximum 1.5:1 Floor Area Ratio.

The proposed Project is for the demolition of 4 residential units and 1 commercial unit, and the construction of a 6-story, 75-foot 9-inch in height, residential building with 41 apartment units, including a minimum of 4 units for Very Low Income households. The project proposes a total of 39 on-site parking spaces split between one level of at-grade parking and one level of subterranean parking. The floor area of the building is 30,132 square feet, with a Floor Area Ratio of 2.48:1. The project also involves a haul route for the export of 1,500 cubic yards of dirt. As provided in original project plans (Exhibit C), the street-facing facades are articulated to modulate the building wall and create distinct breaks in the building plane. In accordance with the City of Los Angeles Residential Citywide Design Guidelines, the building design incorporates a variety of recesses, projections, varied rooflines, and architectural materials to create visual interest along the streetfront.

#### **PROJECT BACKGROUND**

The subject site is located at the intersection of Overland Avenue and Rose Avenue in the Palms – Mar Vista – Del Rey Community Plan area. The subject site is comprised of two contiguous lots with a net area of approximately 12,141 square feet, with frontages of approximately 80 feet on the west side of Overland Avenue and approximately 110 feet on the south side of Rose Avenue. The subject site is zoned C2-1 and designated for General Commercial land uses. The site also falls within the West Los Angeles Transportation Improvement and Mitigation Specific Plan and is identified as an Ellis Act Property, which subjects the project to review by the Los Angeles Housing and Community Investment Department (HCIDLA) for affordable housing requirements.

The proposed project qualifies for a Density Bonus FAR increase because it is located within 1,500 feet of a "Transit Stop" as defined by LAMC Section 12.22.A.25. The proposed project is located at the intersection of Overland Avenue and Rose Avenue, which is directly served by Big Blue Bus Rapid Line 12 (UCLA/Westwood to Expo). The site is also within 1,500 feet of transit stops served by Culver City Bus Line 3 (Crosstown) and Big Blue Bus Line 17 (UCLA - VA Medical Center – Palms).

In addition, as permitted by LAMC Section 12.22 A.25 (f)(4), the applicant is requesting utilization of two on-menu incentives that will facilitate the provision of affordable housing at the site: a 20 percent decrease in the required depth of the side yard setback from 9 feet to 7 feet and 3 inches, and an allowance for a 2.48:1 Floor Area Ratio (FAR) in lieu of the normal maximum 1.5:1 FAR.

In accordance with California State Law (including Senate Bill 1818, and Assembly Bills 2280 and 2222), the applicant is proposing to utilize Section 12.22 A.25 (Density Bonus) of the Los Angeles Municipal Code (LAMC), which permits a density bonus of 35 percent. The subject site is zoned C2-1 which allows 31 units on the 12,141 square foot site, with a maximum 1.5:1 Floor Area Ratio (FAR) and unlimited building height by-right. The 35 percent density bonus increases the allowed density from the base density of 31 units to a maximum allowable of 42 units, resulting in an additional 10 units maximum through the Density Bonus. A density bonus is automatically granted in exchange for the applicant setting aside a portion of dwelling units, in this case 11 percent or 4 units, for habitation by Very Low Income Households for a period of 55 years. Consistent with the Density Bonus Ordinance, the Applicant is also automatically granted a reduction in required parking based on two Parking Options, and a reduction based on the Bicycle Parking Ordinance. The Applicant selected Parking Option 1, which requires a total of 45 parking spaces. The Applicant selected an automobile parking reduction based on the Bicycle Parking Ordinance. Based on the 15 percent automobile parking reduction with the replacement of bicycle parking spaces in excess of the normally required bicycle parking spaces, the proposed project shall provide a minimum of 39 automobile spaces and a minimum of 41 long-term and 5 short-term bicycle parking spaces.

#### Previous Case on Subject Site

The subject case is the second approval by the Director of Planning for Density Bonus at the subject site. The previous approval (Case No. DIR-2014-4846-DB) was issued on October 29, 2015 for the approval of two on-menu Density Bonus Incentives (reduced side yard, increased FAR) in exchange for restricting four (4) dwelling units for Very Low Income households. The approval was in conjunction with the construction of a five-story, 67-foot 3-inch tall building containing 38 dwelling units. No appeals were filed. A Letter of Correction was subsequently issued on December 7, 2016 to correct the overall unit count (to 37 dwelling units) and parking spaces (to 43 parking spaces) for the project.

In addition, the subject site underwent title disputes with the abutting property owner (Dean K. Sugano) of 10718 West Rose Avenue ("Sugano Property") regarding a 10-foot wide parcel (Lot: VAC M D & D 24-27423) located along the western edge of the subject site. The 10-foot wide parcel was zoned R3-1 and vacated for an alleyway. The parcel (hereafter referred to as "Half-Alley") was owned by the Applicant, and contained improvements that encroached approximately 5 feet from the Sugano Property, including portions of a 2-story building. In response to and in effort to resolve the title disputes, the Applicant intends to quitclaim and transfer ownership of the Half-Alley to the Sugano Property.

On June 6, 2017, the Applicant filed for a new Density Bonus approval (subject case) with modifications from the prior approval to the site plan, floor plans, and building height, including:

- Increased setbacks along the west property line (rear yard) from 20 feet to 28 feet;
- Increase in dwelling units from 37 units to 41 units (resulting in 4 additional units);
- Reduced FAR from 2.65:1 (32,216 square feet of floor area) to 2.48:1 (30,036 square feet of floor area); and
- Increased height from 67 feet and 3 inches to 75 feet and 9 inches.

#### APPEAL POINTS AND STAFF RESPONSES

One appeal was filed in a timely manner on October 2, 2017 (on the last day to appeal) by the abutting property owner (Dean K. Sugano, "Appellant"). The appeal points are summarized as follows and provided in Exhibit E:

**APPEAL POINT 1:** The project plans contain erroneous information indicating that the project site includes 10 feet of a vacated 20 foot alleyway. The Sugano Property is located within the entirety of the 20 foot alleyway. The vacated alleyway is owned by and is part of the Sugano Property as a result of deeds recorded in 1951 by then common owners of both the Sugano Property and the subject site. This fact was brought to the Applicant's attention in 2013.

<u>Staff Response</u>: As provided in the Project Background and Exhibit F, in response to and in effort to resolve title disputes, the Applicant intends to quitclaim the Half-Alley to the Sugano Property. The Applicant has submitted revised project plans to reflect the new property line of the subject site to no longer include the Half-Alley. The revised plans are provided in Exhibit A. Staff recommends adoption of the revised project plans as the new Exhibit A for the project.

# **APPEAL POINT 2:** The Determination contains erroneous calculations for the required setbacks. The building is proposed at 6 stories, and would require additional setbacks per R4 zoning requirements.

The proposed project would result in a zero setback for the Sugano Property, and will restrict the fire department, emergency personnel or its emergency equipment from being able to access the rear of the proposed project or the west side of the Sugano Property.

<u>Staff Response</u>: The project is in compliance with the setback requirements of the zoning code in combination with State Density Bonus Law. In accordance with LAMC Sections 12.14 (C2) and 12.11 (R4), the project is permitted to maintain a front yard setback of 0 feet (along Overland Avenue to the east), and is required a minimum side yard setback of 9 feet for residential levels (along Rose Avenue to the north, and to the south), and a minimum rear yard setback of 18 feet (to the west). The applicant requested one on-menu Density Bonus Incentive to reduce the side yard setback along Rose Avenue to the north from 9 feet to 7 feet and 3 inches, as allowed by the Density Bonus Ordinance.

Therefore, the project meets the 18-foot rear yard setback requirement from the Sugano Property, as provided in the original project plans contained in Exhibit C. The revised project plans contained in Exhibit A more clearly indicate the setbacks as measured from the new property line.

# APPEAL POINT 3: The proposed project's request for an expanded building envelope (which will include all the elements of the outer shell that maintain a dry, heated, or cooled indoor environment and facilitate its climate control) will directly and adversely impact the Sugano Property. The proposed project will result in noxious fumes being emitted throughout the Sugano Property, creating a health hazard due to the close proximity of the parking structures, vents, ventilation to occupants of the Sugano Property. The proposed project is in dangerous and close proximity to power lines, power poles, and gas lines at the Sugano Property.

<u>Staff Response</u>: The project is in compliance with the setback requirements of the zoning code in combination with State Density Bonus Law (as provided under Appeal Point 2), and qualifies for a Class 32 Categorical Exemption (ENV-2017-2230-CE, provided in Exhibit D). The Appellant has not provided any substantial evidence that any adverse impacts will occur.

The project qualifies for a Class 32 Categorical Exemption (ENV-2017-2230-CE) because it conforms to the definition of "In-Fill Projects" as provided in Exhibit D. Specifically, it was determined that the project and its incentives would not result in a specific adverse impact. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). The proposed Project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed Project reach or exceed those thresholds.

An air quality assessment was not initially prepared because it did not meet air quality thresholds established by DCP. Interim thresholds were developed by DCP based on California Emission Estimator Model (CalEEMod) 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. Per the interim thresholds, projects with less than 80 residential units and less than 20,000 cubic yards of soils export will not likely exceed the SCAQMD construction or operational thresholds. The project is proposing a 41-unit apartment building, is therefore well within the SCAQMD thresholds, and will not cause the SCAQMD's recommended threshold levels to be exceeded. In addition, an Air Quality Analysis was prepared by Parker Environmental Consultants, dated October 19, 2017, which confirmed that operational emissions are below the SCAQMD thresholds of significance. The Air Quality Analysis is provided in Exhibit F.

Analysis of the proposed Project determined that it is Categorically Exempt from environmental review pursuant to Article III, Section I, and Class 4 Category 1 and Class 32 of the CEQA Guidelines. The Class 32 Exemption is intended to promote infill development within urbanized areas. As provided in the Categorical Exemption (Exhibit D), the project is subject to Regulatory Compliance Measures that have been historically utilized to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located.

#### APPEAL POINT 4: The project plans indicate improvements on the Sugano Property that Mr. Sugano has not consented, has not agreed, and objects to. This includes the "(E) BLOCK WALL W/ CHAIN LINK FENCE ATOP TO BE REMOVED", "(E) WOOD SHED TO BE REMOVED", and the planting of street trees within the Sugano Property.

<u>Staff Response</u>: The original project plans (Exhibit C) indicated a variety of improvements to the Half-Alley, including the removal of existing block walls with chain link fencing, the removal of a wood shed, and the planting of bamboo trees along the property line of the subject site. As provided under Appeal Point 1, the Half-Alley will be deeded to the Sugano Property. Revised project plans were submitted to reflect the new property line of the subject site as a result of the deed agreement, and are provided in Exhibit A. Staff recommends adoption of the revised project plans as the new Exhibit A for the project, which no longer reference any modifications to the improvements on the Sugano Property and Half-Alley.

#### CONCLUSION

Staff therefore concludes that the Director of Planning did not err in the approval of two on-menu Density Bonus Incentives. Under Government Code Sections 659159(a), 65916(d)(2)(C), and 65915(d)(3), the City of Los Angeles complies with the State Density Bonus law by adopting density bonus regulations and procedures as codified in Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC). LAMC Section 12.22 A.25 creates a procedure to waive or modify the zoning code standards which may prevent, preclude, or interfere with the effect of the density bonus by which the incentive or concession is granted, including legislative body review. The Ordinance must apply equally to all new residential developments.

The State Legislature enacted the Density Bonus Law under Government Code Sections 65915-65918, and promulgated under LAMC 12.22 A.25, to address California's affordable housing shortage. The regulations are designed to eliminate barriers to affordable, mixed-income housing where financial obstacles and discretionary roadblocks preclude them. An applicant sets aside a certain percentage of affordable housing units in exchange for relaxing development standards from a menu of "incentives" and to permit an increase in density beyond the zone limits. "Incentives" are defined as reductions in site development standards and modifications of zoning and architectural design requirements, including increased floor area, or increased building height that result in "identifiable, financially sufficient, and actual cost reductions" (California Code Section 65915(I)(1)).

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

Further, under Density Bonus Legislation, the standard for denial is statutorily limited: Section 65915(e) and LAMC 12.22 A.25 (g) (2) (i), density bonus project incentives can only be denied for two reasons: 1) the incentive does not contribute to the long-term affordability of the housing set-asides; 2) the incentive(s) would have an adverse impact upon public health, safety, physical environment, or real property listed on the California Register of Historical Resources. The subject property is not listed as a federal, state or local Historical Monument, nor is it located near any historical resources, nor is it within an HPOZ Overlay Zone.

Upon in-depth review and analysis of the issues raised by the appellant for the proposed project at 3355 South Overland Avenue, no errors or abuse of discretion by the Director of Planning or his/her designees were found in regards to the appeal points raised. The appeals of the Director's approval of Density Bonus Incentives for the construction of a new 6-story, 75-foot 9-inch tall residential building with 41 apartment units (with 3 restricted affordable units) and 39 parking spaces cannot be substantiated and therefore should be denied in part and approved in part with the revised Project Plans and modified conditions and findings.

#### CONDITIONS OF APPROVAL

The Conditions of Approval have been modified (by strikethrough and underline) as follows:

- 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, West/Coastal/South Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
- 2. **Residential Density**. The project shall be limited to a maximum density of 41 residential units including Density Bonus Units.
- 3. Affordable Units. A minimum of 4 units, that is 11 percent of the base dwelling units, shall be reserved as affordable units, as defined by the State Density Bonus Law 65915 (c)(1) or (c)(2). In addition to the affordable units pursuant to Density Bonus, the applicant must comply with the Determination made by the HCIDLA for replacement units. Affordable units required as replacement units, per Assembly Bill 2222, shall be an equivalent size or type, or both, as those units being replaced.
- 4. **Changes in Restricted Units**. Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25 (9a-d).
- 5. Housing Requirements. Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 4 units available to Very Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.
- 6. Floor Area. The project shall be approximately 30,085 30,132 square feet of floor area, as shown in Exhibit "A".
- 7. **Side Yard Setback**. The north side yard setback shall be approximately 7 feet 3 inches, as shown in Exhibit "A".
- 8. Automobile Parking. Based upon the number and/or type of dwelling units proposed, 45 parking spaces shall be provided for the project. Vehicle parking shall be provided consistent with LAMC Section 12.22 A.25, Parking Option 1, which permits one on-site parking space for each residential unit with one or fewer bedrooms; two on-site parking spaces for each residential unit with two to three bedrooms; and two-and-one-half parking spaces for each residential unit with four or more bedrooms. The Bicycle Parking Ordinance and LAMC Section 12.21.A.4, allows affordable residential projects to reduce required vehicle parking by 15 percent. Based upon the number and type of dwelling units proposed and the 15 percent reduction per the Bicycle Ordinance, 39 parking spaces shall be provided.

- 9. Adjustment of Parking. In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above.
- 10. Bicycle Parking. Bicycle parking shall be provided consistent with LAMC 12.21 A.16. Long-term bicycle parking shall be provided at a rate of one per dwelling unit or guest room. Additionally, short-term bicycle parking shall be provided at a rate of one per ten dwelling units or guest rooms, with a minimum of two short-term bicycle parking spaces. Based upon the number of dwelling units and the permitted replacement of the required automobile parking with bicycle parking for residential buildings per LAMC 12.21 A.4, 41 long-term and 5 short-term bicycle parking spaces shall be provided onsite. The Project shall provide 42 long-term and 6 short-term bicycle parking spaces as provided in Exhibit "A".
- 11. Landscaping. The landscape plan shall indicate landscape points for the project equivalent to 10% more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.

#### Administrative Conditions

- 12. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
- 13. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
- 14. **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.
- 15. **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.
- 16. Department of Building and Safety. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building

and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

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

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

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

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in

the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with <u>any</u> 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.

#### DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS

The Findings have been modified (by strikethrough and underline) as follows:

## 1. Pursuant to Section 12.22 A.25(c) of the LAMC, the Director <u>shall approve</u> a density bonus and requested incentive(s) 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 on-menu incentives in 12.22 A.25 was pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the density bonus on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project.

The requested incentives, an increase in FAR and reduction in the required side yard setback, are expressed in the Menu of Incentives per LAMC 12.22 A.25(f) and, as such, permit exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested incentives allow the developer to expand the building envelope so the additional units can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to set aside 4 Very Low Income dwelling units for 55 years.

*Side Yard Setback*: The subject site is zoned C2-1 which requires side yards per the R4 zone for residential uses. Therefore, the Project would be required to provide a 9-foot side yard setback. The requested incentive allows for a 20 percent decrease of the side yard setback requirement, which is approximately a 7-foot 3-inch side yard setback. This requested reduction of the rear yard setback allows for an expanded building envelope.

*Floor Area Ratio Increase:* The subject site is zoned C2-1 which allows 31 units on the 12,146 12,141 square foot site, with a maximum 1.5:1 Floor Area Ratio (FAR) and unlimited building height by-right. Pursuant to LAMC Section 12.22 A.25, the site qualifies for the Density Bonus FAR increase from 1.5:1 to 3:1 because it is located within 1,500 feet of several transit stops serving the Big Blue Bus Rapid Line 12 and Line 17 and Culver City Bus Line 3. The FAR Increase incentive permits a maximum 3:1 FAR because the subject site is in a commercial zone in Height District 1 and fronts on a Major Highway (Boulevard II). While the proposed project qualifies for a maximum 3:1 FAR, the proposed project is actually providing a maximum floor area of <del>30,085</del> **30,132** square feet or a 2.48:1 FAR. The proposed 2.48:1 FAR creates <del>11,866</del> **11,920.5** additional square feet.

FAR	Buildable Lot Area	Total Floor Area (sf)
by-right	(sf)	
1.5:1	<del>12,146</del>	<del>12,146</del>
		<del>18,219</del>

FAR	Buildable Lot Area	Total Floor Area (sf)	Additional Floor Area (sf)
proposed	(sf)		
2.48:1	<del>12,146</del>	<del>30,085</del>	<del>30,085</del> <u><b>30,132</b> - <del>18,219</del></u>
			<u>18,211.5</u> = <del>11,866</del> <u>11,920.5</u>

b. The Incentive will have 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 is no feasible method to satisfactorily mitigate or avoid the specific adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

The proposed incentives <u>will not</u> have a specific adverse impact. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). The proposed Project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed Project reach or exceed those thresholds. Analysis of the proposed Project determined that it is Categorically Exempt from environmental review pursuant to Article III, Section I, and Class 4 Category 1 and Class 32 of the CEQA Guidelines. The Class 32 Exemption is intended to promote infill development within urbanized areas.

The proposed project qualifies for a Class 32 Categorical Exemption because it conforms to the definition of "In-fill Projects" as follows:

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

The project is consistent with the following elements of the General Plan: Framework Element, Land Use Element (Palms – Mar Vista – Del Rey Community Plan), Housing Element, and the Mobility Element.

**Framework Element**: The Citywide General Plan Framework is a guide for communities to implement growth and development policies by providing a comprehensive long-range view of the City as a whole. The Framework establishes categories of land use that are broadly described by ranges of intensity/density, heights, and lists of typical uses. The Framework Element's General Commercial land use designation has corresponding zones of C2 and [Q]C2. The subject site is designated for General Commercial land uses and zoned C2-1; therefore, the subject site is consistent with the Framework Element.

Land Use Element (Palms – Mar Vista – Del Rey Community Plan): The subject site is located within the Palms – Mar Vista – Del Rey Community Plan ("Community Plan"). The Community Plan designates the site for General Commercial land uses, which has corresponding zones of C1.5, C2, C4, RAS3, and RAS4. The subject site is zoned C2-1, and is therefore consistent with the Community Plan's land use designation. The C2-1 zoning of the subject site allows for residential uses at R4 density, unlimited building height and a maximum Floor Area Ratio (FAR) of 1.5:1. The subject site has a gross lot area of approximately 12,146 12,141 square feet, which allows a by-right density 31 residential units in conjunction with LAMC Sections 12.14 A.1(a), 12.13.5 A.1, and 12.11, and up to a maximum of 42 residential units pursuant to LAMC Section 12.22 A.25 and Assembly Bill (AB) 2501. The proposed Project is for the construction of new six-story 41-unit mixed-use development measuring 75 feet and 9 inches in height. The proposed uses, density, and height are allowed by the Community Plan's land use designation in combination with the site's zoning in combination with state Density Bonus law.

**Housing Element**: The Housing Element indicates that not only are more housing units needed to accommodate the City's growth, but that these units need to be a broader array of typologies to meet evolving household types and sizes. As mentioned, the proposed Project will demolish 4 existing residential units and 1 commercial unit, and construct 41 new residential units. The proposed Project will therefore provide a net increase of 37 residential units within close proximity to jobs, transit, and other amenities. Pursuant to Density Bonus requirements, 4 of the total units will be reserved for Very Low Income households, and is therefore achieving the Housing Element goal of providing affordable units and promoting mixed-income developments.

**Mobility Element**: The Mobility Element sets forth objectives and policies to establish a citywide strategy to achieve long-term mobility and accessibility within the City of Los Angeles. The subject site is located at the intersection of Overland Avenue and Rose Avenue, and is served by a variety of transit options. Specifically, the subject site is within 1,500 feet of Transit Stops served by Culver City Bus Line 3 and Big Blue Bus Lines Rapid Line 12 and Line 17; and is within 0.5 miles from Transit Stops served by LADOT Commuter Express Line 431. The proposed Project will allow for a reduction of vehicle trips by placing high-density residential within proximity to public transit, as

well as existing retail and amenities along Overland Avenue and the greater Mar Vista neighborhood. The project also involves the dedication of 8 feet along Overland Avenue and 3 feet along Rose Avenue; therefore the building wall will be set back further from the street and allow for wider sidewalks to facilitate pedestrian activity. The proposed Project will also provide bicycle parking spaces in accordance with the Bicycle Parking Ordinance and LAMC Section 12.21 A.16 for residents and visitors, thereby facilitating bicycle ridership.

The subject site is also located within the West Los Angeles Transportation Improvement and Mitigation Specific Plan. The West Los Angeles Transportation Improvement and Mitigation Specific Plan does not address development issues. It identifies trip fee requirements for non-residential projects.

Consistent with the Palms – Mar Vista – Del Rey Community Plan and General Plan, the proposed 41-unit mixed-use development adds new mixed-income multi-family housing to Los Angeles' housing supply in a neighborhood which is conveniently located to a variety of community services including transit stops. The project meets parking, yard, open space, and landscaping requirements, with modifications to allow additional FAR, and reduced parking through the Density Bonus Ordinance. Therefore, 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:

The subject site is located in close at the intersection of Overland Avenue and Rose Avenue in the Mar Vista neighborhood. The development consists of a mixed-use project on a lot that is approximately 12,146 <u>12,141</u> gross square feet (0.278 acres) in size, and is wholly within the City of Los Angeles.

The subject site is substantially surrounded by urban uses in close proximity to major arterials including Overland Avenue to the east and Palms Boulevard to the south. Lots adjacent to the subject site are zoned R3-1, R4-1, and C2-1, and are developed with low- to mid-rise multi-family and commercial uses. Neighboring lots to the south are zoned C2-1, to the west are zoned R3-1, and to the northwest (across Rose Avenue) are zoned R3-1 and R4-1, and are developed with multi-family uses. The subject site is located at the intersection of Overland Avenue and Rose Avenue, and is served by a variety of transit options including local and regional bus lines operated by Culver City Bus, Big Blue Bus, and LADOT Commuter Express Buses. Therefore, it can be found that 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:

The subject site is located within an established area that is fully-developed with a lowto medium-density multi-family and commercial uses. The site is previously disturbed and surrounded by development. There are no protected trees on the site. Therefore, the site is not, and has no value as, a habitat for endangered, rare or threatened species.

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

The proposed Project replaces 4 existing residential units and 1 existing commercial unit, adding 41 new housing units to the subject site.

Based upon the existing mobility and circulation networks in direct proximity to the proposed project, the net introduction of 37 units to the community will result in no traffic impacts. The project was reviewed by the Los Angeles Department of Transportation (LADOT). In a memo dated August 31, 2017, LADOT determined that the 41-unit project will result in a net increase of 273 daily trips, 21 a.m. peak hour trips, and 20 p.m. peak hour trips, and concluded that the project does not meet the threshold for a traffic study. Therefore, the project will not have any significant impacts to traffic.

The Department of Building and Safety will require a haul route for the export of 1,500 cubic yards of soil in a Special Grading Area. The subject site has prior approval from the Department of Building and Safety for a haul route for the export of 2.811 cubic yards of earth (Board File 160082, dated October 19, 2016). In addition, Regulatory Compliance Measures (RCMs) include the submittal of a Geology and Soils Report to the Department of Building and Safety (DBS), and compliance with a Geology and Soils Report Approval Letter, issued by DBS on June 21, 2016 (LOG # 93478), which details conditions of approval that must be followed. In addition, the RCMs require that design and construction of the building must conform to the California Building Code. and grading on site shall comply with the City's Landform Grading Manual, as approved by the Department of Building and Safety Grading Division. According to Navigate LA, there are no other haul route applications within 500 feet of the subject site. There are three haul route applications over 1,000 feet away from the subject site located at 3644-3658 South Overland Avenue, 3568 South Overland Avenue, and 3550 South Overland Avenue, which are currently pending. In light of the increase in construction activity in Grading Hillside Areas and the increase in associated truck traffic related to the import and export of soil, a haul route monitoring program is being implemented by the Department of Building and Safety for Council Districts 4 and 5 for added enforcement to ensure safety and to protect the quality of life of area residents. As part of this program, a haul route monitor is assigned to a geographic area to monitor haul routes and keep track of daily activities in order to minimize impacts to neighboring residents. Haul routes are tracked via a Map for each district to identify the locations of construction sites for which a haul route was required. The haul route approval will include RCMs and recommended conditions prepared by LADOT to be considered by the Board of Building and Safety Commissioners to reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Therefore, no foreseeable cumulative impacts are expected.

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. The project must comply with the adopted City of Los Angeles Noise Ordinances No. 161,574, as well as any subsequent Ordinances, which prohibit the emission or creation of noise beyond certain levels. These Ordinances cover both operational noise levels (i.e., post-construction), and any construction noise impacts. These RCMs will ensure the project will not have significant impacts on noise and water. As a result of this mandatory compliance, the proposed project will not result in any significant impacts on noise or water.

The building construction phase includes the construction of the proposed building on the subject property, which grading and a haul-route for the importing/exporting of approximately 1,500 cubic yards of dirt, connection of utilities, laying irrigation for landscaping, architectural coatings, paving, and landscaping the subject property. These construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction activities involving grading and foundation preparation would primarily generate PM2.5 and PM10 emissions. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the Project Site) would primarily generate NOx emissions. The application of architectural coatings would result primarily in the release of ROG emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time.

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

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

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

The Project, a 30,085 30,132-square foot mixed-use building, will replace two buildings (2,276 square feet and 2,569 square feet) containing commercial and residential uses. The project will not result in significant impacts related to air quality because it falls below interim air threshold established by DCP staff. 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. Possible project-related air quality concerns will derive from the mobile source emissions generated from the proposed residential uses for the project site. Operational emissions for project-related traffic will be less than significant. In addition to mobile sources from vehicles, general development causes smaller amounts of "area source" air pollution to be generated from on-site energy consumption (natural gas combustion) and from off-site electrical generation. These sources represent a small percentage of the total pollutants. The inclusion of such emissions adds negligibly to the total significant project-related emissions burden generated by the proposed project. An Air Quality Analysis was prepared by Parker Environmental Consultants, dated October 19, 2017, which confirmed that the The proposed project will not cause the SCAQMD's recommended threshold levels to be exceeded. The Air Quality Analysis also concluded that operational Operational emission impacts will be at a less-than-significant level.

The development of the project would not result in any significant effects relating to water quality. The project is not adjacent to any water sources and construction of the project will not create any impact to water quality. The project will be subject to Regulatory Compliance Measures (RCMs) for pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. Furthermore, the project will comply with the City's stormwater management provisions per LAMC 64.70.

The subject property has a slope of less than 10 percent and is not in a waterway, wetland, or officially designated scenic area. Therefore, there is no substantial evidence that the proposed project will have a specific adverse impact on the physical environment.

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

The project site will be adequately served by all public utilities and services given that the construction of a mixed-use development will be on a site which has been previously developed and is consistent with the general plan. The site is currently and adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. These utilities and public services have continuously served the neighborhood for more than 50 years. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dualflush water closets, minimum irrigation standards, LED lighting, etc. As a result of these new building codes, which are required of all projects, it can be anticipated that the proposed project will not create any impact on existing utilities and public services through the net addition of 37 dwelling units.

The project and its related haul route application can be characterized as in-fill development within urban areas for the purpose of qualifying for Class 32 Categorical Exemption as a result of meeting the five conditions listed above.

DIR-2017-2229-DB-1A

## EXHIBIT A

## **REVISED PROJECT PLANS**

DIR-2017-2229-DB-1A



Plot Plan SCALE: 1/8" = 1'-0"

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	PR	JJECT SU	MMARY		CA
LOCATION:	3355 S. OVERLANE THIS PROJECT IS	DAVE, LOS ANGELES, CA 9 100% PRIVATELY FUNDED,	90034 , NO TAX CREDIT INCENTIVE.		eet SM 145 com .com
PROPOSED FLOOB	TOTAL 6 STORIES:	5 STORY MULTI-FAMILY R	RESIDENTIAL APARTMENTS ABOV	/E 1 STORY GROUND	0th str 394.40 Mhaia
PROJECT:		OVER 1 LEVEL SUB-GRAD			1544 2 1+310. nfo@c
<u>LEGAL</u> CALIFORNIA, <u>DESCRIPTION:</u>	AND IS DESCRIBE	D AS FOLLOWS: LOT 23 AN	ND LOT 24, BLOCK C, MAP SHEE	GELES, STATE OF T 120B161, APN #	
4254024024 & TRACT:	42540224038. HARRISON CURTIS	ure ints			
	"THE PALMS".				thitections interne
METHANE	USUE		ODE 320. 12.14.0		arc
<u>HAZARD_SITE</u> : <u>COMMUNITY PLAN:</u>	NONE PALMS - MAR VIST	A - DEL REY			
GROSS LOT AREA:	12,141 S.F.				
BUILDABLE AREA:	12,141 S.F.				
<u>SETBACKS:</u> FRONT YARD	[USING C2 ZONE]		<u>REQUIRED</u> NONE REQUIRED	<u>PROVIDED</u> 0'-0"	σ
SIDE & REAR YARDS SOUTH SIDE YARD	[USING R4 ZONE F [5'-0" + 1'-0" EA ST	OR C2 USES] ORY OVER 2ND]	9'-0"	9'-0"	
NORTH SIDE YARD REAR YARD	[9'-0" - 20% DENSI] [15'-0" + 1'-0" EA S	TY BONUS INCENTIVE] TORY OVER 3RD = 18'-0"]	7'-2 3/8" 18'-0"	7'-2 3/8" 18'-0"	
LOWEST EXISTING ADJ	ACENT GRADE ELEV	ATION:	102.92' (LOWEST POINT 5' FROM	M BUILDING)	
	<u>ER ZONING</u> = UNLIM	ITED (HEIGHT DISTRICT 1)	PROVIDED = 75'-8 7/8"		
OCCUPANCY TYPE:	<u>EN BLDG. CODE</u> = 80	) F I.	S-2 / R-2		34
			TYPE I-A / TYPE III-A		
(8 STORIES TOTAL: 5 S PARKING GARAGE OVE GARAGE)	R 1 STORY TYPE II-A O	SUB-GRADE PARKING			
TYPE OF USE:			RESIDENTIAL		
FIRE PROTECTION: SYSTEM			NFPA-13 SUPERVISED AUTOMA	ATIC FIRE SPRINKLER	ll ° L °
DENSITY/F.	A.R.				
BASE DENSITY PERMIT	<u>TED:</u> 12,146 SF / 40 Y BONUS SB1818 PU	00 SF = 30.3 = 31 UNITS IRSUANT LAMC 12.22 A.2	<b>5</b> : 31 UNITS X 1.35 = 41.8 = 42 U	NITS	
DENSITY PROVIDED:			STUDIO 10 UN 1-BEDROOM 27 UN	ITS ITS	S (
4 VERY LOW INCOME U	INITS PROVIDED (119	% SET ASIDE)	2-BEDROOM         04 UN           TOTAL         41 UN	<u>IIIS</u> IITS	AP 55
ZONING CODE			1ST FLOOR	238 SF	AP
FLOOR AREA:			2ND FLOOR 3RD FLOOR 4TH FLOOR	6,539 SF 6,539 SF 6,539 SF	
			5TH FLOOR 6TH FLOOR	6,539 SF 3,738 SF	
FLOOR AREA RATIO			IOTAL	10,141 CE	
FLOOR AREA ALLOWE	D (2.65:1 FAR): D:		12,141 SF x 2.	65 = 32,173 SF 30,132 SF	
		BUILDABLE)	30,132 SF	/ 12,141 = 2.48	<u> </u>
OPEN SPACE REQ'D PE	<b>CE</b> ER LAMC 12.21 G:	<3 HABITABLE ROOMS	(10) STUDIOS x 100 SF)	=1.000 SF	ot
		<u>3 HABITABLE ROOMS</u> TOTAL REQ'D OPEN SPA	(27) 1-BEDROOM UNITS x 100 S (04) 2-BEDROOM UNITS x 125 S ACE	SF) = 2,700 SF SF) = 500 SF = <b>4,200 SF</b>	
OPEN SPACE PROVIDE	<u>:D:</u>		SE)	- 300 SE	
AMENITY SPACE: COMMON OPEN SPACE	E:	(CLUBROOM) (1ST FLOOR - REAR YAR	RD - OPEN TO SKY)	= 723 SF = 1,345 SF	
		(2ND FLOOR - COURTYA (6TH FLOOR - TERRACE (6TH FLOOR - TERRACE	ARD - OPEN TO SKY) : A - OPEN TO SKY) : B - OPEN TO SKY)	= 406 SF = 730 SF = 726 SF	
NUMBER OF TREES RE	QUIRED 10.5	TOTAL OPEN SPACE PR	OVIDED	= 4,230 SF	CHISED ARCHINE
NUMBER OF TREES PR	OVIDED (T.B.D. ≥ 1	1)			No. C 9811
	AGE				OF CALIFORNIA
SHORT TERM: 41 UNIT	S / 10 = 06	SHORT TERM: 06			REVISION NO
LONG TERM: 41/1 Pt	ER UNIT = 41	LONG TERM: 42			New Design - 03/24/17 Background - 05/17/17
STUDIOS: 10 UNIT 1-BEDROOMS: 27 UNIT 2-BEDROOMS: 04 UNIT	S x 1 = 10 S x 1 = 27 S x 2 = 08	1ST FLOOR: VAN: STANDAI TANDEM	01 RD: 13 I: 03		
LESS 15% FOR BIKES:	= 45 -06 IBED: = 39	LEVEL TO	OTAL: 17		
		COMPACE P1 TOTAL:	22		
		IUTAL PARKING:	39		
					Date: 05/26/17
					Scale: As indicated
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	GENERAL NOTES	A, CA
1. L 2. S	EVEL P1 AND FIRST FLOOR ARE TYPE I-A CONSTRUCTION. SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR	treet SN 4045 a.com a.com
3. S 4. S	SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES. SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.06 FOR MORE	4 20th si 10.394.2 @dfhai
INF 5. A	ORMATION. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO AIN AT 1/4" PER LINEAR FOOT, MINIMUM	154 - 154 - 154 - 154 - 154 - 154 - 154 - 154 - 154 - 155 -
0R. 6. I VEI ST/ 7. E	AIN AT 174" PER LINEAR FOOT, MINIMUM. N THE PARKING GARAGE MAINTAIN 8'-2" MINIMUM CLEAR HEIGHT AT HICULAR PATH OF TRAVEL TO AND INCLUDING ACCESSIBLE PARKING ALLS. MAINTAIN 7'-0" CLEAR MINIMUM IN ALL OTHER LOCATIONS. BUILDING TO BE EQUIPPED WITH NFPA-13 AUTOMATIC SPRINKLER	itecture
SY: 8. / OR	STEM THROUGHOUT. ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CONCRETE/ CMU CENTERLINE OF COLUMNS U.O.N.	
8. S INF 9. I	ORMATION ORMATION NTERIOR WALL AND CEILING FINISHES SHALL BE TESTED AS	
SPI 10. BU FLA CH	ECIFIED IN CHAPTER 8 SECTION 803. INTERIOR WALL AND CEILING FINISHES FOR AREAS IN SPRINKLERED ILDING WITH R3 & S OCCUPANCY SHALL NOT EXCEED THE MAXIMUM AME SPREAD RATING LISTED BELOW AND IN ACCORDANCE TO APTER 8 AND TABLE 803.9, 2013 CBC, LATEST OR APPLICABLE	
ED	- INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, EXIT PASSAGEWAYS: 200	
	- CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS: 200	
11.	- EXIT CORRIDORS: 75 - OTHER ROOMS AND ENCLOSED SPACES: 200 THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS	 
0F 0N 12.	PLANS. (T803.9) PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT	Ц. <u> </u>
FIE 13.	LD INSPECTOR. ALL DOWNSPOUTS TO DRAIN TO EPIC SYSTEM. SEE CIVIL SHEET C8.0	
0.01	KEYNOTE	S S S S S S S
G-01 G-02 G-03	WHEELSTOP DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12,21A5, CHART #5 CONCRETE COLUMN PER STRUCT TYP.	
G-06 ST-05	FIRE EXTINGUISHER CABINET AT 40"A.F.F.(RATING >= 10BC) - VERIFY LOCATIONS WITH FIRE INSPECTOR CLASS I STANDPIPE. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.	
		ART 55 S
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	LEGEND	SENSED ARCHINE
	NON-BEARING CONCRETE MASONRY UNIT (CMU) WALL PER STRUCTURAL DWGS U.O.N.	No. C. 9811 - T
4	CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS	REVISION N
	SMOOTH TROWEL EXTERIOR CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED, U.O.N.	New Design - 03/24/17 Background - 05/17/17
	METAL STUD WALL AT P1 AND 1ST FLOOR, WOOD STUD WALL AT FLOORS 2 TO 6. SEE WALL TYPES SHEET FOR MORE INFORMATION	
$\bullet$		Date: 10/04/17 Scale:
<u>W</u>	ALL RATING	As indicated
••••	MIN. 1-HOUR FIRE RATED WALL W/ MIN. SOUND RATING OF 50 STC	By: TLL Project No:
	MIN. 1-HOUR FIRE RATED WALL MIN. 2-HOUR FIRE RATED WALL	1705
_	• • •	$  _{A-2}^{rage No:}$
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	GENERAL	CA
G1 G2	<ol> <li>LEVEL P1 AND FIRST FLOOR ARE TYPE I-A CONSTRUCTION.</li> <li>SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND SHEETS A-5.01 THRU A-5.06 FOR MORE INFORMATION GARAGE MAINTAIN 8'-2" MINIMUM CLEAR HEIGHT AT VEHICULAR PATH OF TRAVEL TO AND INCLUDING ACCESSIBLE PARKING STALLS. MAINTAIN 7'-0" CLEAR MINIMUM IN ALL OTHER LOCATIONS.</li> <li>BUILDING TO BE EQUIPPED WITH NFPA-13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.</li> <li>ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CONCRETE/ CMU OR CENTERLINE OF COLUMNS U.O.N.</li> <li>SEE T-1.14 CALGREEN INFORMATION FOR ADDITIONAL GREEN BUILD INFORMATION</li> <li>INTERIOR WALL AND CEILING FINISHES SHALL BE TESTED AS SPECIFIED IN CHAPTER 8 SECTION 803.</li> <li>INTERIOR WALL AND CEILING FINISHES FOR AREAS IN SPRINKLERED BUILDING WITH R3 &amp; S OCCUPANCY SHALL NOT EXCEED THE MAXIMUM FLAME SPREAD RATING LISTED BELOW AND IN ACCORDANCE TO CHAPTER 8 AND TABLE 803.9, 2013 CBC, LATEST OR APPLICABLE EDITION :         <ul></ul></li></ol>	<ul> <li>I544 20th street SM,</li> <li>I+310.394.4045</li> <li>I+310.394.4045</li> <li>I+100@ dfhaia.com</li> <li>www.dfhaia.com</li> <li>interiors</li> <li>entitlements</li> </ul>
-G4	<ul> <li>- EXIT CORRIDORS: 75</li> <li>- OTHER ROOMS AND ENCLOSED SPACES: 200</li> <li>11. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (T803.9)</li> <li>12. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.</li> <li>13. ALL DOWNSPOUTS TO DRAIN TO EPIC SYSTEM. SEE CIVIL SHEET C8.0</li> </ul>	ND AVE. CA 90034
Ge <sup>-11 1/4</sup>	KEYNOTEB-46FDC PER IDC. LOCATION, NUMBER AND SIZE OF FDC CONNECTIONS TO BE VERIFIED BY LAFD PRIOR TO INSTALLATION.B-51FOR CAB DIMENSIONS SEE 1/A8.30EL-29STANBY POWER WITH BACK UP GENERATOR PROVIDED FOR ELEVATORS. 1007.4 CBC]F-37DOOR TO HAVE PANIC HARDWARE, SEE A-6.01 DOOR SCHEDULEG-01WHEELSTOPG-02DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12,21A5, CHART #5G-03CONCRETE COLUMN PER STRUCT TYP.G-06FIRE EXTINGUISHER CABINET AT 40"A.F.F.(RATING >= 10BC) - VERIFY LOCATIONS WITH FIRE INSPECTORG-148'-2"A.F.F. MIN. CLEAR HEAD ROOM AT HATCHED AREA FOR ADA ACCESSG-17EMERGENCY GENERATOR - SEE ELECTRICAL PLANS FOR MORE INFORMATION.G-38DERO DUPLEX - TYPICAL FOR 42 BIKES (REQUIRES 8'-6" CLR. HEADHEIGHT)G-44ELECTRIC SWING UP GATE FOR AUTOMOBILE ACCESS. 8'-2" MINIMIM CLEAR HEIGHT WHEN GATE IS UP. SEE ELECTRICAL FOR ADDITIONAL INFORMATION.	APARTMENTS 3355 S OVERLA LOS ANGELES,
G7 G7 G8 G8	ST-05 CLASS I STANDPIPE. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.	1st Floor Plan
A-3.03	LEGEN	SED ARCHINE
G11 G12	<ul> <li>NON-BEARING CONCRETE MASONRY UNIT (CMU) WALL PER STRUCTURAL DWGS U.O.N.</li> <li>CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS</li> <li>SMOOTH TROWEL EXTERIOR CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED, U.O.N.</li> </ul>	No. C. 9811           No. C. 9811           OF CALIFORM           REVISION         NO.           New Design - 03/24/17           Background - 05/17/17
ΞT	AT FLOORS 2 TO 6. SEE WALL TYPES SHEET FOR MORE INFORMATION CONCRETE MASONRY UNIT (CMU) WALL MIN. 3-HOUR NON-COMBUSTIBLE FIRE RATED FLOOR • FIRE CURTAIN SPRINKLER HEAD	
	WALL RATING         MIN. 1-HOUR FIRE RATED WALL W/ MIN.         SOUND RATING OF 50 STC         MIN. 1-HOUR FIRE RATED WALL         MIN. 1-HOUR FIRE RATED WALL	Date: 10/11/17 Scale: As indicated By: JP Project No: <b>1705</b> Page No:
an SCALE: 1/8" = 1'-0" 1	MIN. 2-HOUR FIRE RATED WALL MIN. 3-HOUR NON-COMBUSTIBLE FIRE RATED WALL	A-2.02



	GENERAL NOTES	A, CA
	<ol> <li>LEVEL P1 AND FIRST FLOOR ARE TYPE I-A CONSTRUCTION.</li> <li>SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE ENLARGED LINIT PLAN SHEETS A-5 01 THBU A-5 06 FOR MORE</li> </ol>	20th street SN ).394.4045 'dfhaia.com .dfhaia.com
	<ul> <li>4. SEE ENLARGED ONT PLAN SHEETS A-S.01 THRO A-S.00 FOR MORE INFORMATION.</li> <li>5. ALL ROOFS, COMMON &amp; DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.</li> <li>6. IN THE DADI/(INC. CARACE MAINITAIN &amp; OF MINIMUM OF EAR HEICHT AT</li> </ul>	<ul> <li>★ 1544 1</li> <li>1+310</li> <li>★ info@</li> <li>★ www.</li> </ul>
	VEHICULAR PATH OF TRAVEL TO AND INCLUDING ACCESSIBLE PARKING STALLS. MAINTAIN 7'-0" CLEAR MINIMUM IN ALL OTHER LOCATIONS. 7. BUILDING TO BE EQUIPPED WITH NFPA-13 AUTOMATIC SPRINKLER	:hitecture eriors itlements
	8. ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CONCRETE/ CMU OR CENTERLINE OF COLUMNS U.O.N. 8. SEE T-1.14 CALGREEN INFORMATION FOR ADDITIONAL GREEN BUILD	
	9. INTERIOR WALL AND CEILING FINISHES SHALL BE TESTED AS SPECIFIED IN CHAPTER 8 SECTION 803. 10. INTERIOR WALL AND CEILING FINISHES FOR AREAS IN SPRINKLERED BUILDING WITH R3 & S OCCUPANCY SHALL NOT EXCEED THE MAXIMUM FLAME SPREAD RATING LISTED BELOW AND IN ACCORDANCE TO CHAPTER 8 AND TABLE 803 9, 2013 CBC, LATEST OB APPLICABLE	
	EDITION : - INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, EXIT PASSAGEWAYS: 200	
	- CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS: 200 - EXIT CORRIDORS: 75 - OTHER ROOMS AND ENCLOSED SPACES: 200	
	OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (T803.9) 12. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR	VE. 0034
	13. ALL DOWNSPOUTS TO DRAIN TO EPIC SYSTEM. SEE CIVIL SHEET C8.0	AND A CA 9
	B-21 TRASH CHUTES SEE DETAIL 1.2 & 3 ON SHEET A10.12 FOR MORE INFORMATION	S' ES,
	B-48       SHAFT FOR GARAGE EXHAUST.         B-49       STREET ADDRESS NUMBER.	
	B-52       90 MIN RATED TRASH CHUTE DOOR         B-53       AT THE BASE OF THE EACH CHUTE AN AUTOMATIC FIRE CUT-OFF DOOR SHALL BE         INSTALLED TO PREVENT THE SPREAD OF SMOKE AND FIRE IN ADDITION TRASH CHUTE	
	SYSTEM TO BE EQUIPPED WITH ELECTRIC INTERLOCK INTAKE DOORS WITH LOCK ACTIVATION MECHANISM INSTALLED INSIDE REFUSE/RECYCLE ROOM	AN AN
	B-54 RECYCLING CHUTE B-63 COOKSON FIRE DOOR, 90 MINUTE, COUNTER DOOR, FACE OF WALL MOUNT, PUSH-UP OPERATION, GALVANIZED SHEET METAL, 7'-6 1/2" HIGH BY 10' WIDE.	PAI 355 DS
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		CED ABO
	LEGEND	SteronBES High
	<ul> <li>NON-BEARING CONCRETE MASONRY UNIT (CMU) WALL PER</li> <li>STRUCTURAL DWGS U.O.N.</li> <li>CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL</li> </ul>	No. C. 9811
	DWGS SMOOTH TROWEL EXTERIOR CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED. U.O.N.	REVISION         NO.           New Design - 03/24/17            Background - 05/17/17
	METAL STUD WALL AT P1 AND 1ST FLOOR, WOOD STUD WALL AT FLOORS 2 TO 6. SEE WALL TYPES SHEET FOR MORE INFORMATION	
	CONCRETE MASONRY UNIT (CMU) WALL	
	MIN. 3-HOUR NON-COMBUSTIBLE FIRE RATED FLOOR	
	FIRE CURTAIN SPRINKLER HEAD	
	WALL RATING	Date: 10/11/17 Scale: As indicated
	MIN. 1-HOUR FIRE RATED WALL W/ MIN. SOUND RATING OF 50 STC	By: JP
	MIN. 1-HOUR FIRE RATED WALL	1705
$\bigtriangledown$	MIN. 3-HOUR NON-COMBUSTIBLE FIRE RATED WALL	Page No:
SCALE: /8" = 1'-0" <b>1</b>		A-2.03



	GENERAL NOTES	<
4 <u>1</u> 2"	<ol> <li>LEVEL P1 AND FIRST FLOOR ARE TYPE I-A CONSTRUCTION.</li> <li>SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.06 FOR MORE INFORMATION.</li> <li>ALL ROOFS, COMMON &amp; DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.</li> <li>IN THE PARKING GARAGE MAINTAIN 8'-2" MINIMUM CLEAR HEIGHT AT VEHICULAR PATH OF TRAVEL TO AND INCLUDING ACCESSIBLE PARKING STALLS. MAINTAIN 7'-0" CLEAR MINIMUM IN ALL OTHER LOCATIONS.</li> <li>BUILDING TO BE EQUIPPED WITH NFPA-13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.</li> <li>ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CONCRETE/ CMU OR CENTERLINE OF COLUMNS U.O.N.</li> <li>SEE T-1.14 CALGREEN INFORMATION FOR ADDITIONAL GREEN BUILD INFORMATION</li> <li>INTERIOR WALL AND CEILING FINISHES SHALL BE TESTED AS SPECIFIED IN CHAPTER 8 SECTION 803.</li> <li>INTERIOR WALL AND CEILING FINISHES FOR AREAS IN SPRINKLERED BUILDING WITH R3 &amp; S OCCUPANCY SHALL NOT EXCEED THE MAXIMUM FLAME SPREAD RATING LISTED BELOW AND IN ACCORDANCE TO CHAPTER 8 AND TABLE 803.9, 2013 CBC, LATEST OR APPLICABLE EDITION :         <ul> <li>INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, EXIT</li> </ul> </li> </ol>	<ul> <li>Interiors</li> <li>Interiors</li></ul>
B1 B1 B1 G2 B3 B3	<ul> <li>PASSAGEWAYS: 200</li> <li>CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS: 200</li> <li>EXIT CORRIDORS: 75</li> <li>OTHER ROOMS AND ENCLOSED SPACES: 200</li> <li>11. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (T803.9)</li> <li>PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.</li> <li>ALL DOWNSPOUTS TO DRAIN TO EPIC SYSTEM. SEE CIVIL SHEET C8.0</li> </ul>	VD AVE. CA 90034
B4 B4 B4 B4 B4 B4 B4 B4	<b>KEYNOTE</b> B-21TRASH CHUTES. SEE DETAIL 1,2 & 3 ON SHEET A10.12 FOR MORE INFORMATIONB-44FIRE EXTINGUISHER CABINET AT 40"A.F.F.(RATING >= 2-A OR 2-A10BC) - VERIFY LOCATIONS WITH FIRE INSPECTORB-5290 MIN RATED TRASH CHUTE DOORB-53AT THE BASE OF THE EACH CHUTE AN AUTOMATIC FIRE CUT-OFF DOOR SHALL BE INSTALLED TO PREVENT THE SPREAD OF SMOKE AND FIRE. IN ADDITION, TRASH CHUTE SYSTEM TO BE EQUIPPED WITH ELECTRIC INTERLOCK INTAKE DOORS WITH LOCK ACTIVATION MECHANISM INSTALLED INSIDE REFUSE/RECYCLE ROOMB-63COOKSON FIRE DOOR, 90 MINUTE, COUNTER DOOR, FACE OF WALL MOUNT, PUSH-UP OPERATION, GALVANIZED SHEET METAL, 7'-6 1/2" HIGH BY 10' WIDE.E-0542" HIGH GUARDRAIL. PERFORATED ALUMINUM PANELS IN ALUMINUM TUBE FRAME. SEE DETAIL 5/A-10.06E-29GUTTER DETAIL ELEVATION 4/A7.02	APARTMENTS 3355 S OVERLAN LOS ANGELES, C
LINE 19-17 B8 B7 B7 B8 B7 B8 B7 B8 B8 B8 B8 B8 B8 B8 B7 B8 B8 B8 B8 B8 B8 B8 B8 B8 B8		3rd Floor Plan
1 1 4-3.03		NGED ARCHU
B10 B10	NON-BEARING CONCRETE MASONRY UNIT (CMU) WALL PER STRUCTURAL DWGS U.O.N.         CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS         SMOOTH TROWEL EXTERIOR CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED, U.O.N.         METAL STUD WALL AT P1 AND 1ST FLOOR, WOOD STUD WALL AT FLOORS 2 TO 6. SEE WALL TYPES SHEET FOR MORE INFORMATION	No. C. 9811         No. C. 9811           No. C. 9811         No. C. 9811           No. C. 9811         No. C. 9811           REVISION         NO.           New Design - 03/24/17         Background - 05/17/17
	INFORMATION CONCRETE MASONRY UNIT (CMU) WALL MIN. 3-HOUR NON-COMBUSTIBLE FIRE RATED FLOOR FIRE CURTAIN SPRINKLER HEAD WALL RATING MIN. 1-HOUR FIRE RATED WALL W/ MIN. SOUND RATING OF 50 STC MIN. 1-HOUR FIRE RATED WALL MIN. 2-HOUR FIRE RATED WALL MIN. 2-HOUR FIRE RATED WALL MIN. 3-HOUR NON-COMBUSTIBLE FIRE MIN. 3-HOUR NON-COMBUSTIBLE FIRE MIN. 3-HOUR NON-COMBUSTIBLE FIRE	Date: 09/15/17 Scale: As indicated By: JP Project No: <b>1705</b> Page No:
Scale:         1/8"           1/8"         1'-0"		A-2.04







	GENERAL NOTES	S
	1. LEVEL P1 AND FIRST FLOOR ARE TYPE I-A CONSTRUCTION. 2. SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR	eet SM 045 .com 1.com
	WINDOW SCHEDULE. 3. SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES. 4. SEE ENLARGED UNIT PLAN SHEETS A-5.01 THBU A-5.06 FOR MORE	20th str 0.394.40 Ødfhaia v.dfhaio
	INFORMATION. 5. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO	1544 1+31 1+31 1+31
	DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM. 6. IN THE PARKING GARAGE MAINTAIN 8'-2" MINIMUM CLEAR HEIGHT AT VEHICLILAR BATH OF TRAVEL TO AND INCLUDING ACCESSIBLE BARKING	
	STALLS. MAINTAIN 7'-0" CLEAR MINIMUM IN ALL OTHER LOCATIONS. 7. BUILDING TO BE EQUIPPED WITH NFPA-13 AUTOMATIC SPRINKLER	itecture iors lements
	SYSTEM THROUGHOUT. 8. ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CONCRETE/ CMU	arch inter
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	9. INTERIOR WALL AND CEILING FINISHES SHALL BE TESTED AS SPECIFIED IN CHAPTER 8 SECTION 803.	
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B1	- CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS: 200	
G2	- EXIT CORRIDORS: 75 - OTHER ROOMS AND ENCLOSED SPACES: 200 11. THE FLAME-SPREAD BATING OF PANELING MATERIALS ON THE WALLS	
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	12. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. 13. AUL DOWNSPOLITS TO DRAIN TO EPIC SYSTEM SEE CIVIL SHEET C8.0	AV 90(
		CAN
1 -3.02	B-21 TRASH CHUTES SEE DETAIL 1 2 & 3 ON SHEET A10 12 FOR MORE INFORMATION	ILA S
	<ul> <li>B-52 90 MIN RATED TRASH CHUTE DOOR</li> <li>B-53 AT THE BASE OF THE EACH CHUTE AN AUTOMATIC FIRE CUT-OFF DOOR SHALL BE INSTALLED TO PREVENT THE SPREAD OF SMOKE AND FIRE. IN ADDITION. TRASH CHUTE</li> </ul>	
B4	SYSTEM TO BE EQUIPPED WITH ELECTRIC INTERLOCK INTAKE DOORS WITH LOCK ACTIVATION MECHANISM INSTALLED INSIDE REFUSE/RECYCLE ROOMB-63COOKSON FIRE DOOR, 90 MINUTE, COUNTER DOOR, FACE OF WALL MOUNT, PUSH-UP	U O O I
	OPERATION, GALVANIZED SHEET METAL, 7'-6 1/2" HIGH BY 10' WIDE. E-05 42" HIGH GUARDRAIL. PERFORATED ALUMINUM PANELS IN ALUMINUM TUBE FRAME. SEE DETAIL 5/A-10.06	AR <sup>-</sup> 55 %
		AP 333 LO
B5		
B7		
B8		Jan
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310	STRUCTURAL DWGS U.O.N.	No. C. 9811 - X
	CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS	REVISION NO.
	COLOR AND PAINTED, U.O.N.	Background - 05/17/17
	METAL STUD WALL AT P1 AND 1ST FLOOR, WOOD STUD WALL AT FLOORS 2 TO 6. SEE WALL TYPES SHEET FOR MORE INFORMATION	
	CONCRETE MASONRY UNIT (CMU) WALL	
		Date: 10/05/17
		Scale: As indicated
		By: JP Project No:
	MIN. 1-HOUR FIRE RATED WALL W/ MIN. SOUND RATING OF 50 STC MIN. 1-HOUR FIRE RATED WALL	1705
SCALE:	MIN. 2-HOUR FIRE RATED WALL MIN. 3-HOUR NON-COMBUSTIBLE FIRE	A-2.07
1/8'' = 1'-0''(1)		OF 112







	GENERAL NOTES	CA
	1. LEVEL P1 AND FIRST FLOOR ARE TYPE I-A CONSTRUCTION. 2. SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE.	street SM .4045 iia.com iia.com
	<ol> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.06 FOR MORE INFORMATION.</li> </ol>	544 20th +310.394 fro@dfha ww.dfhc
	5. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.	
	VEHICULAR PATH OF TRAVEL TO AND INCLUDING ACCESSIBLE PARKING STALLS. MAINTAIN 7'-0" CLEAR MINIMUM IN ALL OTHER LOCATIONS. 7. BUILDING TO BE EQUIPPED WITH NFPA-13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT	chitecture teriors tittlements
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	9. INTERIOR WALL AND CEILING FINISHES SHALL BE TESTED AS SPECIFIED IN CHAPTER 8 SECTION 803.	
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	- OTHER ROOMS AND ENCLOSED SPACES: 200 11. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED	34
	ON PLANS. (1803.9) 12. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.	9000
	13. ALL DOWNSPOUTS TO DRAIN TO EPIC SYSTEM. SEE CIVIL SHEET C8.0	AND A CA 9
	KEYNOTE	NTS ERLA
	B-46 FDC PER IDC. LOCATION, NUMBER AND SIZE OF FDC CONNECTIONS TO BE VERIFIED BY LAFD PRIOR TO INSTALLATION. E-01 EXTERIOR PLASTER STEEL TROWEL FINISH WHITE	
	E-05 42" HIGH GUARDRAIL. PERFORATED ALUMINUM PANELS IN ALUMINUM TUBE FRAME. SEE DETAIL 5/A-10.06 E-08 COR-TEN STEEL PANELS	AN AN
	E-06 COR-TEN STEEL PANELS. E-11 GARAGE VENTILATION OPENING WITH PAINTED METAL GRILLE. SEE SHT. T-1.25 FOR MORE INFORMATION.	PAI 355 OS
	E-15 EXTERIOR PLASTER, STEEL TROWEL FINISH, YELLOW 2 E-16 EXTERIOR GLASS AT DOORS AND WINDOWS TO BE CLEAR, LOW-E GLASS. E-17 BUILDING ADDRESS SHALL BE PROVIDED AT OR NEAR THE ENTRANCE OF THE BUILDING IN	Ϋ́́́́́́́́́́́́́́́́́́́́́́́́́́́́́́́́́́́́
	E-22       TRESPA PANEL OR SPANDREL GLASS PANEL         S-47       BIKE RACK. DERO, HOOP RACK. SEE A-5.10 FOR SPECIFICATIONS.	
	ST-18 SMOKEGUARD MODEL XXX.	suc
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		No. C. 9811 - X
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		New Design - 03/24/17           Background - 05/17/17
	LEGEND	
	NON-BEARING CONCRETE MASONRY UNIT (CMU) WALL PER STRUCTURAL DWGS U.O.N.	
	CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS	
	SMOOTH TROWEL EXTERIOR CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED, U.O.N.	Date: 03/24/17 Scale:
	METAL STUD WALL AT P1 AND 1ST FLOOR, WOOD STUD WALL AT FLOORS 2 TO 6. SEE WALL TYPES SHEET FOR MORE INFORMATION	As indicated By: TLL
		Project No: 1705
	MIN. 3-HOUR NON-COMBUSTIBLE FIRE RATED FLOOR	Page No:
<u></u> 1	(•) FIRE CURTAIN SPRINKLER HEAD	A-4.07



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	GENERAL NOTES	CA
	<ol> <li>LEVEL P1 AND FIRST FLOOR ARE TYPE I-A CONSTRUCTION.</li> <li>SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.06 FOR MORE INFORMATION.</li> <li>ALL ROOFS, COMMON &amp; DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.</li> <li>IN THE PARKING GARAGE MAINTAIN 8'-2" MINIMUM CLEAR HEIGHT AT VEHICULAR PATH OF TRAVEL TO AND INCLUDING ACCESSIBLE PARKING STALLS. MAINTAIN 7'-0" CLEAR MINIMUM IN ALL OTHER LOCATIONS.</li> <li>BUILDING TO BE EQUIPPED WITH NFPA-13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.</li> <li>ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CONCRETE/ CMU OR CENTERLINE OF COLUMNS U.O.N.</li> <li>SEE T-1.14 CALGREEN INFORMATION FOR ADDITIONAL GREEN BUILD INFORMATION</li> <li>INTERIOR WALL AND CEILING FINISHES SHALL BE TESTED AS SPECIFIED IN CHAPTER 8 SECTION 803.</li> <li>INTERIOR WALL AND CEILING FINISHES FOR AREAS IN SPRINKLERED BUILDING WITH R3 &amp; S OCCUPANCY SHALL NOT EXCEED THE MAXIMUM FLAME SPREAD RATING LISTED BELOW AND IN ACCORDANCE TO CHAPTER 8 AND TABLE 803.9, 2013 CBC, LATEST OR APPLICABLE EDITION :         <ul> <li>INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, EXIT PASSAGEWAYS: 200</li> </ul> </li> </ol>	<ul> <li>I544 20th street SM, C</li> <li>I+310.394.4045</li> <li>I+310.394.4045</li> <li>Info@dfhaia.com</li> <li>www.dfhaia.com</li> <li>interiors</li> <li>interiors</li> </ul>
a <u>rapet</u> 9 7/8" f <u>Plan</u> 7 7/8"	<ul> <li>CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS: 200</li> <li>EXIT CORRIDORS: 75</li> <li>OTHER ROOMS AND ENCLOSED SPACES: 200</li> <li>11. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (T803.9)</li> <li>PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.</li> <li>ALL DOWNSPOUTS TO DRAIN TO EPIC SYSTEM. SEE CIVIL SHEET C8.0</li> </ul>	AND AVE. S, CA 90034
Floor 7 7/8"	E-03GLASS AND ALUMINUM CURTAINWALL SEE SHT. A-6.30E-0342" HIGH GUARDRAIL. PERFORATED ALUMINUM PANELS IN ALUMINUM TUBE FRAME. SEE DETAIL 5/A-10.06E-07METAL PARAPET CAP PAINTED GRAY TO MATCH CORRUGATED METAL PANELS.E-08COR-TEN STEEL PANELS.E-09DECORATIVE METAL TRELLIS TYPE STRUCTURE PAINTED GRAY TO MATCH CORRUGATED METAL PANELS.E-11GARAGE VENTILATION OPENING WITH PAINTED METAL GRILLE. SEE SHT. T-1.25 FOR MORE INFORMATION.E-18PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS (6306).E-21TRANSFORMER/ELECTRICAL AREA; SEE ELECTRICAL DWGS FOR ADDITIONAL	APARTMENTS 3355 S OVERL LOS ANGELES
Floor 7 7/8" $\bigcirc$ $\frac{Floor}{7 7/8"} \bigcirc$	E-23 BREAK METAL FASCIA PAINTED BLACK.	Exterior Elevations
7 7/8" 106.01' Grade 2' - 11" El P1 1/4"		No. C. 9811 No. No. No. No. No. No. No. No. No. No.
	LEGEND	
	<ul> <li>NON-BEARING CONCRETE MASONRY UNIT (CMU) WALL PER STRUCTURAL DWGS U.O.N.</li> <li>CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS</li> <li>SMOOTH TROWEL EXTERIOR CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED, U.O.N.</li> <li>METAL STUD WALL AT P1 AND 1ST FLOOR, WOOD STUD WALL AT FLOORS 2 TO 6. SEE WALL TYPES SHEET FOR MORE INFORMATION</li> <li>CONCRETE MASONRY UNIT (CMU) WALL</li> <li>MIN. 3-HOUR NON-COMBUSTIBLE FIRE RATED FLOOR</li> </ul>	Date: 3/24/17 Scale: As indicated By: TLL Project No: 1705
ion SCALE: 1/8" = 1'-0" 1	FIRE CURTAIN SPRINKLER HEAD	A-4.02

	F	ROP	ERT	Y LINE —	-						
Stair Roof 178' - 7 7/8"					 						
Roof Parapet		<b>د</b>		10'-0"		۳. 	T.O.P.				
● Roof Plan 168' - 7 7/8" —				<b>\</b>	· + 						
<u>6th</u> F <u>loor</u>				11'-0"		42"				Ċ	
♥ 157' - 7 7/8"				10-0"						Ċ	
<u>5th Floor</u> 147' - 7 7/8"	JNLIMITED)		ALLOWED)		   	<b>/</b>			<u> </u>		
4th Floor	75'-8 7/8" CODE HT. (U	d6'-9 3/4"	рЕ НТ. (85' л		   	42"		(A)			
♥ 137' - 7 7/8"	SONING		BUILDING CO	10'-0"		5"				⟨ <b>C</b> ⟩	-
3rd Floor 127' - 7 7/8"					<u> </u>						
2nd Eloor				10'-0"	 					⟨C⟩ E-	40
117' - 7 7/8"				 _0	┼─ ─ ─ ╷ ╷		+				
1st Floor				<u>+</u>			.0-,9				
<b>1</b> 06' - 7 7/8"		د			1				3	1'-5 1/8"	
102' - 11"				10'-0 5/8"			*	E-11	C: OVER	STRUCTUR	RE 117 SF
Level P1 96' - 7 1/4"											
					RE	18'-0" AR YARD		8'-0"	2'-0"	8'-0"	2'-0"



	GENERAL NOTES	CA
	1. LEVEL P1 AND FIRST FLOOR ARE TYPE I-A CONSTRUCTION. 2. SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE.	street SM, .4045 aia.com aia.com
	<ol> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.06 FOR MORE INFORMATION.</li> </ol>	544 20th -310.394 fo@dfhc ww.dfhc
	5. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.	
	VEHICULAR PATH OF TRAVEL TO AND INCLUDING ACCESSIBLE PARKING STALLS. MAINTAIN 7'-0" CLEAR MINIMUM IN ALL OTHER LOCATIONS. 7. BUILDING TO BE EQUIPPED WITH NFPA-13 AUTOMATIC SPRINKLER	nitecture riors ttements
	8. ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CONCRETE/ CMU OR CENTERLINE OF COLUMNS U.O.N.	arclenti
	8. SEE T-1.14 CALGREEN INFORMATION FOR ADDITIONAL GREEN BUILD INFORMATION 9. INTERIOR WALL AND CEILING FINISHES SHALL BE TESTED AS	e C
	SPECIFIED IN CHAPTER 8 SECTION 803. 10. INTERIOR WALL AND CEILING FINISHES FOR AREAS IN SPRINKLERED BUILDING WITH R3 & S OCCUPANCY SHALL NOT EXCEED THE MAXIMUM FLAME SPREAD RATING LISTED BELOW AND IN ACCORDANCE TO CHAPTER 8 AND TABLE 803.9, 2013 CBC, LATEST OR APPLICABLE	
	EDITION : - INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, EXIT PASSAGEWAYS: 200	
ir Roof 7 7/8"	- CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS: 200 - EXIT CORRIDORS: 75 - OTHER BOOMS AND ENCLOSED SPACES: 200	
arapet 9 7/8"	11. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED	. 4
of Plan 7 7/8"	ON PLANS. (1803.9) 12. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. 13. ALL DOWNSPOUTS TO DRAIN TO EPIC SYSTEM. SEE CIVIL SHEET C8.0	ID AVE
	KEYNOTES	S, O
7 7/8"	E-01EXTERIOR PLASTER, STEEL TROWEL FINISH, WHITEE-07METAL PARAPET CAP PAINTED GRAY TO MATCH CORRUGATED METAL PANELS.E-11GARAGE VENTILATION OPENING WITH PAINTED METAL GRILLE. SEE SHT. T-1.25 FOR MORE	
n Floor 7 7/8"	INFORMATION.         E-13       STAR INDICATES EMERGENCY EGRESS WINDOW.         E-15       EXTERIOR PLASTER, STEEL TROWEL FINISH, YELLOW 2         E-16       EXTERIOR GLASS AT DOORS AND WINDOWS TO BE CLEAR, LOW-E GLASS.         E-18       PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS (6306).         E-23       BREAK METAL FASCIA PAINTED BLACK.         E-28       SEALED C.M.U. WALL.         S-47       BIKE RACK. DERO, HOOP RACK. SEE A-5.10 FOR SPECIFICATIONS.	APARTME 3355 S OV LOS ANGI
Floor 7 7/8"		
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<u>d Floor</u> 7 7/8"		Elevat
Floor 7 7/8"		xterior
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Grade 2' - 11"		No C BELL
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	LEGEND	
	NON-BEARING CONCRETE MASONRY UNIT (CMU) WALL PER STRUCTURAL DWGS U.O.N.	
	CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS	
	SMOOTH TROWEL EXTERIOR CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED, U.O.N.	Date: 03/24/17
	METAL STUD WALL AT P1 AND 1ST FLOOR, WOOD STUD WALL AT FLOORS 2 TO 6. SEE WALL TYPES SHEET FOR MORE INFORMATION	Scale: As indicated By: TLL
	CONCRETE MASONRY UNIT (CMU) WALL	Project No: <b>1705</b>
		Page No:
ion SCALE: 1/8" = 1'-0" 1		OF 112



	GENERAL NOTES	CA
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SYSTEM T 8. ALL DIM OR CENTE 8. SEE T-1 INFORMA 9. INTERIO SPECIFIED 10. INTERIO BUILDING FLAME SP CHAPTER EDITION :	THROUGHOUT. MENSIONS ARE TO FACE OF STUDS, FACE OF CONCRETE/ CMU ERLINE OF COLUMNS U.O.N. 1.14 CALGREEN INFORMATION FOR ADDITIONAL GREEN BUILD TION OR WALL AND CEILING FINISHES SHALL BE TESTED AS D IN CHAPTER 8 SECTION 803. IOR WALL AND CEILING FINISHES FOR AREAS IN SPRINKLERED WITH R3 & S OCCUPANCY SHALL NOT EXCEED THE MAXIMUM PREAD RATING LISTED BELOW AND IN ACCORDANCE TO 8 AND TABLE 803.9, 2013 CBC, LATEST OR APPLICABLE	architects entit
- INTE PASS/ - COR EXIT A - EXIT 11. THE FI OF THE C ON PLANS 12. PROV FIELD INS 13. ALL D	RIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, EXIT AGEWAYS: 200 RIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND ACCESS RAMPS: 200 CORRIDORS: 75 ER ROOMS AND ENCLOSED SPACES: 200 LAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS FORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED S. (T803.9) (IDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT SPECTOR. OWNSPOUTS TO DRAIN TO EPIC SYSTEM. SEE CIVIL SHEET C8.0	AND AVE. , CA 90034
E-05 42" HI DETAI E-10 MECH INFOR E-11 GARA INFOR E-14 EXTER E-23 BREA	GH GUARDRAIL. PERFORATED ALUMINUM PANELS IN ALUMINUM TUBE FRAME. SEE IL 5/A-10.06 IANICAL GARAGE EXHAUST LOUVER. SEE MECHANICAL DRAWINGS FOR ADDITIONAL RMATION. GE VENTILATION OPENING WITH PAINTED METAL GRILLE. SEE SHT. T-1.25 FOR MORE RMATION. RIOR PLASTER, STEEL TROWEL FINISH, YELLOW 1 K METAL FASCIA PAINTED BLACK.	APARTMENTS 3355 S OVERLA LOS ANGELES
		Exterior Elevations
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	LEGEND	
	NON-BEARING CONCRETE MASONRY UNIT (CMU) WALL PER STRUCTURAL DWGS U.O.N.	
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	METAL STUD WALL AT P1 AND 1ST FLOOR, WOOD STUD WALL AT FLOORS 2 TO 6. SEE WALL TYPES SHEET FOR MORE INFORMATION	As indicated By: TLL
	CONCRETE MASONRY UNIT (CMU) WALL	Project No: <b>1705</b>
• FIRI	MIN. 3-HOUR NON-COMBUSTIBLE FIRE RATED FLOOR	Page No: <b>A-4.04</b>
		OF 112



![](_page_34_Figure_0.jpeg)

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![](_page_34_Figure_34.jpeg)

![](_page_35_Figure_0.jpeg)

![](_page_35_Figure_2.jpeg)

HARDSCAPE CALCULATION PAVING AREA W/ NON-ROOF - GROUND LEVEL - 2ND FLOOR - 6TH FLOOR TOTAL REQUIRED REDUCTION OF HEAT	= 1,882 SF = 174 SF = 174 SF = 1,118 SF = 3,174 SF = 794 SF (25%)	And Forbes Hibbert band Across Hibbert band Across Hibbert and Solution Sol
ISLAND EFFECT FOR NON-ROOF: TOTAL REDUCTION OF HEAT ISLAND EFFECT FOR NON-ROOF PROVIDED: HARDSCAPE MATERIAL WITH AN INITIAL S REFLECTANCE OF AT LEAST 0.30 AS DETI ASTM E918 OR C1549. GROUND LEVEL UNCOLORED CONCRETE = 1,263 SF W/ SMOOTH FIN. SOLAR REFL. (0.39) 2ND FLOOR NONE 6TH FLOOR NONE PAVING AREA W/ NON-ROOF GROUND LEVEL WOOD LOOK PORCELAIN TILE FONDA NOGEL UNCOLORED CONCRETE W/ SMOOTH FIN. SOLAR REFL. (0.39)	= 1,263 SF (40%) SOLAR EMINED PER = 619 SF = 1,263 SF	REDUCTION OF HEAT ISLAND EFFECT FOR NON-ROOF CALCULATION PLAN GROUND LEVEL
Service Servic	Social So	REVISION       NO.         New Design - 03/24/17       Image: Comparison of the second s


## 1 HARDSCAPE PLAN - 2ND FLOOR SCALE: 1/8" = 1'-0"







1. BLACK PEBBLE TILE



2. BENCH ROOM & BOARD MONTEGO 54 X 18 www.roomand board.com



3. CONCRETE TILE



4. STEEL PLANTER



5. WATERFEATURE







OF





# 1 REDUCTION OF HEAT ISLAND EFFECT PLAN - 2ND FLOOR





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Ν 1 HARDSCAPE PLAN - 6TH FLOOR SCALE: 1/8" = 1'-0"

### ROOF DECK - A

TOTAL : 755 SF. PLANTING AREA : 256 SF. ( 34 % ) OCCUPIABLE AREA : 499 SF.

## ROOF DECK - B

TOTAL : 695 SF. PLANTING AREA : 193 SF. ( 28 % ) OCCUPIABLE AREA : 502 SF.





1 REDUCTION OF HEAT ISLAND EFFECT PLAN - 6TH FLOOR SCALE: 1/8" = 1'-0"



<b>dff</b> Made Freet SM, CA Made F
APARTMENTS 3355 S OVERLAND AVE. LOS ANGELES, CA 90034
REDUCTION OF HEAT ISLAND EFFECT FOR NON-ROOF CALCULATION PLAN 6TH FLOOR
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Date: 10-03-2017 Scale: By: Project No: 21629 Page No: LC-3A

PAVING AREA W/ NON-ROOF

PRECAST CONCRETE PAVER = 1,118 SF TILE TECH PAVER COLOR: STRAW

6TH FLOOR







IRRIGATION LINE FOR EPIC CAPTURE & USE/ EVAPOTRANSPIRATION PLANTER. FOR CONTINUATION, SEE LID PLANS, SHEET C-6.20







ERED	
IONE VAI	VF

	PLANTING LEGEND TREES	SIZE & QUAN.	WUCC	DLS
	CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX/ 3 EA.	LOV	V
	OLEA EUROPAEA 'MAJESTIC BEAUTY' FRUITLESS OLIVE TREE	24" BOX/ 2 EA.	LOV	V
	CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX/ 4 EA.	LOV	V
•	MELALEUCA QUINQUENERVIA CAJEPUT TREE	24" BOX/ 4 EA.	LOV	V
	BAMBUSA OLDHAMII GIANT TIMBER BAMBOO	15 GAL./ 16 EA.	MODE	RATE
. )	NEW STREET TREE PER CITY C URBAN FORESTRY DIVISION	DF L.A.		
	SHRUBS & GROUND COVER	SIZE & QUAN.		WUCOLS
$\bigcirc$	PHORMIUM TENAX 'AMAZING RED' NEW ZEALAND FLAX	5 GAL./ 12 EA.		LOW
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' COAST ROSEMARY	5 GAL.@ 30"O.C./ 60	EA.	LOW
	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	5 GAL.@ 18"O.C./ 110	) EA.	LOW
$\nabla \nabla $	JUNCUS PATENS 'ELK BLUE' CALIFORNIA GRAY RUSH	1 GAL.@ 18"O.C./ 263	3 EA.	LOW
+ + + + + + + + +	TULBAGHIA VIOLACEA SOCIETY GARLIC	1 GAL.@ 12"O.C./ 140	) EA.	LOW
\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	LIRIOPE SPICATA 'SILVER DRAGON' VARIEGATED LILY TURF	1 GAL.@ 12" O.C./ 116	6 EA.	MODERATE
	SENECIO MANDRALISCAE KLEINIA	1 GAL. @ 12" O.C./ 96	EA.	LOW
	CAREX FLACCA BLUE SEDGE	PLUG @ 12"O.C./ 113	EA.	LOW
	CAREX PRAEGRACILIS CALIFORNIA FIELD SEDGE	PLUG @ 12"O.C./ 536	i EA.	LOW

TOTAL PROPOSED LANDSCAPE AREA: 2,954 SF. PROPOSED LANDSCAPE AREA (GROUND LEVEL): 2,313 SF. PROPOSED LANDSCAPE AREA (WITHIN PROPERTY): 1,777 SF. PROPOSED LANDSCAPE AREA (PARKWAY): 536 SF. PROPOSED LANDSCAPE AREA (2ND FLOOR): 204 SF. PROPOSED LANDSCAPE AREA (6TH FLOOR): 430 SF.



BAMBUSA OLDHAMII GIANT TIMBER BAMBOO

MELALEUCA QUINQUENERVIA CAJEPUT TREE





OF





1 PLANTING PLAN - 2ND FLOOR SCALE: 1/8" = 1'-0" Ν

	PLANTING LEGEND				
	TREES	<u>SIZE &amp; C</u>	QUAN.	WUCOLS	
	ACER PALMATUM 'BLOODGOOD' JAPANESE MAPLE	24" BOX	/ 1 EA.	MODERATE	
	GINKGO BILOBA MAIDENHAIR TREE	24" BOX	/ 3 EA.	MODERATE	
	SHRUBS & GROUND CO	DVER	SIZE & QU	JAN.	WUCOLS
	PITTOSPORUM TENUIFO 'MAJORIE CHANNON' VARIEGATED KOHUHU	DLIUM	5 GAL.@	30" O.C./ 4 EA.	MODERATE
	ARMERIA MARITIMA COMMON SEATHRIFT		1 GAL.@	18" O.C./ 30 EA.	MODERATE
	LIRIOPE SPICATA 'SILVER DRAGON' VARIGATED LILY TURF		1 GAL.@	12" O.C./ 109 EA.	MODERATE
PROP	OSED LANDSCAPE AREA	(2ND FL(	) ) ) ) ) ) ) ) ) ) ( ) ) ) ) ( ) ) ) )	204 SF.	









OF

T 1544 20th street SM, CA	<b>CHD</b> 1+310.394.4045	David Forbes Hibbert	
APARTMENTS	<b>3355 S OVERLAND AVE.</b>	LOS ANGELES, CA 90034	
PLANTING PLAN			
REVISION New Design Background	<b>DN</b> - 03/24/ - 05/17/	NO 17 17 17 17 17 17 17 17 17 17 17 17 17	
Date: Scale: By: Project No 2 Page No:	10-03	29 29	



1 PLANTING PLAN - 6TH FLOOR SCALE: 1/8" = 1'-0"

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				<ul> <li>1544 20th stre</li> <li>1+310.394.40</li> <li>info@dfhaia.</li> </ul>
	<u>PLANTING LEGEND</u> SHRUB	SIZE & QUAN	WUCOLS	
5.3		1 GAL./ 13 EA.	LOW	
	WESTRINGIA FRUTICOSA	5 GAL. @ 30" O.C./ 30 EA.	LOW	
	SEDUM REPESTRE 'LEMON BALL' LEMON BALL STONECROP	5 GAL.@ 18" O.C./ 21 EA.	LOW	
	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	5 GAL.@ 18"O.C./ 43 EA.	LOW	
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	SENECIO MANDRALISCAE KLEINIA	FLAT @ 12" O.C./ 1 EA.	LOW	
SEDUI 'LEMO LEMOI	W REPESTRE N BALL' N BALL STONECROP       GAVE A FOXTALL	ATTENUATA AGAVE WESTRING	Grade and the second	APARTMENTS 3355 S OVERLAND
	SENECIC KLEINIA	D MANDRALISCAE NASSELLA MEXICAN I	A TENUISSIMA FEATHER GRASS	PLANTING PLAN 6TH FLOOR
				REVISION           New Design - 03/24/17           Background - 05/17/17
	LA Comparison	NDSCAPE L KYUN TRO NO.3249		Date: 10-03-2 Scale: By: Project No: <b>2162</b>





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OF

LP-3

#### LANDSCAPE PLANTING NOTES

- 1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE DRAWINGS
- 2. ANY DEVIATION FROM THE PLAN IS TO HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
- 3. THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS AND OR GRASSES (INCLUDING THE ROOTS) EXISTING IN THE PROPOSED GROUND COVER AREA.
- 4. THE PROPOSED GROUND COVER AREA SHALL RECEIVE THE PRE-EMERGENT HERBICIDE SURFLAN 75W PER MANUFACTURER'S INSTRUCTIONS. APPLICATION OF THIS HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.
- 5. ROUGH GRADING OTHER THAN THAT NOTED ON THE LANDSCAPE FINISH GRADING IS THE RESPONSIBILITY OF THE LANDSCAPE DRAWINGS IS BY THE GENERAL CONTRACTOR FINISH GRADING WILL CONSIST OF RACKING ALL AREAS TO A SMOOTH GRADE, LOOSENING TO THE SOIL TO A DEPTH OF 6" AND REMOVING ALL ROCKS OR CLODS OF 2" DIAMETER IS INCLUDED. FINISH GRADE IS TO BE 2" BELOW TOP OF ADJACENT CURBS AND SIDEWALKS.
- 6. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION OF 6 CUBIC YARDS OF NITROGEN MINERALIZED STABILIZED WOOD SAWDUST, 30 POUNDS OF 6N-20P-20K FERTILIZER, 10 LB. OF SOIL SULFUR FOR EACH 1,000 SQUARE FEET. THE ABOVE AMENDMENTS ARE TO BE INCORPORATED UNIFORMLY INTO THE TOP 6" OF SOIL.
- 7. ALL ROCK OR UNBROKEN SOIL CLODS OVER 1" IN DIAMETER BROUGHT TO THE SURFACE ARE TO BE REMOVED FROM THE SITE.
- 8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORTICULTURAL SOILS FERTILITY REPORT PRIOR TO SOIL PREPARATION AND PLANT INSTALLATION. SOIL CONDITIONING AMENDMENTS AND PLANTING BACKFILL MIXES SHALL BE IN ACCORDANCE TO SOIL AND PLANT LAB RECOMMENDATIONS. SOIL AND PLANT LAB:
- (714)-282-8777, 4741 East Hunter Ave. Suite A, Anaheim, CA 92807 9. GROUNDCOVERS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE THE PLANT IS EVEN WITH FINISH GRADE, ROOTS FULLY COVERED WITH SOIL AND FIRMED.
- 10. WATERING OF PLANTS IS TO TAKE PLACE IMMEDIATELY AFTER PLANTING. 11. MULCH ALL SHRUB AND GROUNDCOVER AREAS WITH A 3" LAYER OF 1/2" TO
- 3/4" REDWOOD BARK.
- 12. AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES ARE TO BE LEFT NEAT AND CLEAN. ALL SURPLUS MATERIALS, NURSERY TAGS AND WASTE ARE ARE TO BE REMOVED FROM THE SITE.
- 13. THE LANDSCAPE CONTRACTOR IS TO MAINTAIN ALL LANDSCAPE AREAS FOR A PERIOD OF THIRTY CALENDAR DAYS FROM THE DATE OF COMPLETION, ESTABLISHED BY THE OWNER OR HIS REPRESENTATIVE. ALL AREAS ARE TO BE KEPT WELL WATERED, FREE OF GRASSES AND TRASH DURING THIS MAINTENANCE PERIOD.
- 14. AN APPLICATION OF FERTILIZER (16% NITROGEN, 6% PHOSPHORIC, 8% POTASH) IS TO BE MADE JUST PRIOR TO THE COMPLETION OF THE MAINTENANCE PERIOD,
- OR AT 30 DAYS INTERVALS IF MAINTENANCE PERIOD IS GREATER THAN 30 DAYS. 15. ALL TREES, SHRUBS AND PLANT MATERIAL (OTHER THAN FLATTED MATERIAL) LESS THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 MONTH; 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS. ALL
- MATERIAL LARGER THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR. 16. PROVICE 1" LAYER WOOD BARK MULCH IN ALL SHRUB AND GROUND COVER AREAS.



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DIR-2017-2229-DB-1A

## EXHIBIT B

## **DIRECTOR'S DETERMINATION**

### DIR-2017-2229-DB

#### DEPARTMENT OF CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ

RENEE DAKE WILSON VICE-PRESIDENT

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

ROCKY WILES COMMISSION OFFICE MANAGER (213) 978-1300



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http://planning.lacity.org

#### DIRECTOR'S DETERMINATION DENSITY BONUS & AFFORDABLE HOUSING INCENTIVES

September 15, 2017

#### **Applicant/Owner**

Dr. Robert Nolan RKR Partners, LLC 2999 Overland Avenue Unit 130 Los Angeles, CA 90064

#### Representative

Dana A. Sayles, AICP Three6ixty 4309 Overland Avenue Culver City, CA 90230

Case No.	DIR-2017-2229-DB
CEQA:	ENV-2017-2230-CE
Location:	3355-3361 South Overland Avenue,
	10704-10710 West Rose Avenue
Council District:	5 – Koretz
Neighborhood Council	Mar Vista
Community Plan Area:	Palms – Mar Vista – Del Rey
Land Use Designation:	General Commercial
Zone:	C2-1
Legal Description:	HARRISON CURTIS &
	SWEETSER'S RESUBDIVISION OF
	BLOCKS 45, 46, 47, 49 AND 50
	WESTERN ADDITION TO "THE

PALMS", Block C, Lot FR 23, 24

Last Day to File an Appeal: October 2, 2017

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A.25, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

**Approve a Density Bonus Compliance Review for** the following 2 incentives requested by the applicant for a project totaling 41 dwelling units, reserving 4 units for Very Low Income household occupancy for a period of 55 years, with the following requested incentives:

- 1. **Yard/Setback.** A 20 percent decrease in the required depth of the north side yard setback from 9 feet to 7 feet and 3 inches
- 2. **Floor Area Ratio.** An allowance for a 2.48:1 Floor Area Ratio in lieu of the normally allowed maximum 1.5:1 Floor Area Ratio.

Determined, based on the whole of the administrative record the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15304 and 15332 and City CEQA Guidelines Class 4 Category 1, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

#### CONDITIONS OF APPROVAL

- 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, West/Coastal/South Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
- 2. **Residential Density**. The project shall be limited to a maximum density of 41 residential units including Density Bonus Units.
- 3. Affordable Units. A minimum of 4 units, that is 11 percent of the base dwelling units, shall be reserved as affordable units, as defined by the State Density Bonus Law 65915 (c)(1) or (c)(2). In addition to the affordable units pursuant to Density Bonus, the applicant must comply with the Determination made by the HCIDLA for replacement units. Affordable units required as replacement units, per Assembly Bill 2222, shall be an equivalent size or type, or both, as those units being replaced.
- 4. **Changes in Restricted Units**. Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25 (9a-d).
- 5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 4 units available to Very Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.
- 6. **Floor Area**. The project shall be approximately 30,085 square feet of floor area, as shown in Exhibit "A".
- 7. **Side Yard Setback**. The north side yard setback shall be approximately 7 feet 3 inches, as shown in Exhibit "A".
- 8. Automobile Parking. Based upon the number and/or type of dwelling units proposed, 45 parking spaces shall be provided for the project. Vehicle parking shall be provided consistent with LAMC Section 12.22 A.25, Parking Option 1, which permits one on-site parking space for each residential unit with one or fewer bedrooms; two on-site parking spaces for each residential unit with two to three bedrooms; and two-and-one-half parking spaces for each residential unit with four or more bedrooms. The Bicycle Parking Ordinance and LAMC Section 12.21.A.4, allows affordable residential projects to reduce required vehicle parking by 15 percent. Based upon the number and type of dwelling units proposed and the 15 percent reduction per the Bicycle Ordinance, 39 parking spaces shall be provided.
- 9. Adjustment of Parking. In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition

of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above.

- 10. Bicycle Parking. Bicycle parking shall be provided consistent with LAMC 12.21 A.16. Long-term bicycle parking shall be provided at a rate of one per dwelling unit or guest room. Additionally, short-term bicycle parking shall be provided at a rate of one per ten dwelling units or guest rooms, with a minimum of two short-term bicycle parking spaces. Based upon the number of dwelling units and the permitted replacement of the required automobile parking with bicycle parking for residential buildings per LAMC 12.21 A.4, 41 long-term and 5 short-term bicycle parking spaces shall be provided onsite. The Project shall provide 42 long-term and 6 short-term bicycle parking spaces as provided in Exhibit "A".
- 11. Landscaping. The landscape plan shall indicate landscape points for the project equivalent to **10% more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.

#### Administrative Conditions

- 12. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
- 13. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
- 14. **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.
- 15. **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.
- 16. Department of Building and Safety. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

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

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

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

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement. take other action. The Citv retains or any 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 <u>any</u> 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 proposed Project is for the demolition of 4 residential units and 1 commercial unit, and the new construction, use, and maintenance of a 6-story, 75-foot 9-inch in height, residential building with 41 apartment units, including a minimum of 4 units for Very Low Income households. The project proposes a total of 39 on-site parking spaces split between one level of at-grade parking and one level of subterranean parking. The floor area of the building is 30,085 square feet, with a Floor Area Ratio of 2.48:1. The project also involves a haul route for the export of 1,500 cubic yards of dirt.

The subject site is located at the intersection of Overland Avenue and Rose Avenue in the Palms – Mar Vista – Del Rey Community Plan area. The subject site is comprised of two contiguous lots with a net area of approximately 12,146 square feet, with frontages of approximately 80 feet on the west side of Overland Avenue and approximately 110 feet on the south side of Rose Avenue. The subject site is zoned C2-1 and designated for General Commercial land uses. The site also falls within the West Los Angeles Transportation Improvement and Mitigation Specific Plan and is identified as an Ellis Act Property.

The subject site is substantially surrounded by urban uses in close proximity to major arterials including Overland Avenue to the east and Palms Boulevard to the south. Lots adjacent to the subject site are zoned R3-1, R4-1, and C2-1, and are developed with low- to mid-rise multi-family and commercial uses. Neighboring lots to the south are zoned C2-1, to the west are zoned R3-1, and to the northwest (across Rose Avenue) are zoned R3-1 and R4-1, and are developed with multi-family uses ranging from one to three stories in height.

In accordance with California State Law (including Senate Bill 1818, and Assembly Bills 2280 and 2222), the applicant is proposing to utilize Section 12.22 A.25 (Density Bonus) of the Los Angeles Municipal Code (LAMC), which permits a density bonus of 35 percent. This allows for 42 total dwelling units in lieu of the otherwise maximum density limit of 31 dwelling units on the property. A density bonus is automatically granted in exchange for the applicant setting aside a portion of dwelling units, in this case 11 percent or 4 units, for habitation by Very Low Income Households for a period of 55 years. Consistent with the Density Bonus Ordinance, the Applicant is also automatically granted a reduction in required parking based on two Parking Options, and a reduction based on the Bicycle Parking Ordinance. The Applicant selected Parking Option 1, which requires a total of 45 parking spaces. The Applicant selected an automobile parking reduction with the replacement of bicycle parking spaces in excess of the normally required bicycle parking spaces, the proposed project shall provide a minimum of 39 automobile spaces and a minimum of 41 long-term and 5 short-term bicycle parking spaces.

#### Housing Replacement

With Assembly Bill 2222, applicants of Density Bonus projects filed as of January 1, 2015 must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households. Pursuant to the Rental Covenant Agreement with the Los Angeles Housing and Community Investment Department (HCIDLA) dated January 11, 2017, the proposed project will be required to provide 4 units affordable to Low or Very Low Income Households. The 4 units required by the HCIDLA determination are satisfied by the 4 units set aside for habitation by Very Low Income Households proposed through this Density Bonus request. This is reflected in the Conditions of

Approval. Refer to the Density Bonus Legislation Background section of this determination for additional information.

#### LAMC Criteria

As permitted by LAMC Section 12.22 A.25 the applicant is requesting 2 incentives that will facilitate the provision of affordable housing at the site: 1) an increase in FAR from 1.5 to 2.48:1, and 2) a 20 percent decrease in the side yard from 9 feet to 7 feet and 3 inches. Pursuant to LAMC Section 12.22 A.25 (e)(2), in order to be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria, which it does:

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

The subject site is located at the corner of Overland Avenue and Rose Avenue, with frontages of approximately 80 feet on the west side of Overland Avenue and approximately 110 feet on the south side of Rose Avenue. As provided in Exhibit "A", the street-facing facades are articulated to modulate the building wall and create distinct breaks in the building plane. In accordance with the City of Los Angeles Residential Citywide Design Guidelines, the building design incorporates a variety of recesses, projections, varied rooflines, and architectural materials to create visual interest along the streetfront.

The building corner at the intersection of Overland Avenue and Rose Avenue is stepped back and features a glass and aluminum curtain wall to create a distinct component in the building façade. The residential lobby along Overland Avenue is differentiated through the application of grey corrugated metal and a series of recesses along the elevator core on the upper floors. The building is designed with columns of recessed and projecting balconies along both facades that add depth and breaks in the building plane, and are enhanced with perforated aluminum panels. The building façade is further modulated through application of varied building materials including COR-TEN steel in a rust red color at the ground floor, exterior plaster in white along the building wall and yellow adjacent to balconies, exterior Low-E glass at the doors and windows, and a decorative metal trellis at the roof terrace.

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

The subject site is located at the corner of Overland Avenue and Rose Avenue, with frontages of approximately 80 feet on the west side of Overland Avenue and approximately 110 feet on the south side of Rose Avenue. As provided in Exhibit "A", the residential entrance is located along Overland Avenue, and is recessed to create a covered entrance for pedestrians. The residential entrance is differentiated through the application of grey corrugated metal and a series of recesses along the elevator core on the upper floors. There are two vehicular entrances for the proposed Project, with one entrance along Rose Avenue to access at-grade parking spaces, and one entrance along Overland Avenue to access subterranean parking. The parking garage is screened through the use of painted metal grilles to avoid any blank walls. The building is designed with columns of recessed and projecting balconies along both facades, and features a glass and aluminum curtain wall at the building corner to create a distinct component in the building façade.

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

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

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

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

In accordance with California State Law (including Senate Bill ("SB") 1818, and Assembly Bills ("AB") 2280, 2222, and 2501, as part of California Government Code Sections 65915–65918), the applicant is proposing to utilize the Density Bonus Ordinance (LAMC Section 12.22 A.25), which permits a Density Bonus of 35 percent. A Density Bonus is automatically granted in exchange for the applicant setting aside a portion of dwelling units, in this case 11 percent of the base density, or 4 dwelling units, for habitation by Very Low Income households for a period of 55 years. In addition, as permitted by LAMC Section 12.22 A.25 (f)(4), the applicant is requesting utilization of two on-menu incentive that will facilitate the provision of affordable housing at the site: a 20 percent decrease in the required depth of the side yard setback from 9 feet to 7 feet and 3 inches, and an allowance for a 2.48:1 Floor Area Ratio (FAR) in lieu of the normal maximum 1.5:1 FAR.

The proposed project qualifies for a Density Bonus FAR increase because it is located within 1,500 feet of a "Transit Stop" as defined by LAMC Section 12.22.A.25. The proposed project is located at the intersection of Overland Avenue and Rose Avenue, which is directly served by Big Blue Bus Rapid Line 12 (UCLA/Westwood to Expo). The site is also within 1,500 feet of transit stops served by Culver City Bus Line 3 (Crosstown) and Big Blue Bus Line 17 (UCLA - VA Medical Center – Palms).

#### DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS

## 1. Pursuant to Section 12.22 A.25(c) of the LAMC, the Director <u>shall approve</u> a density bonus and requested incentive(s) 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 on-menu incentives in 12.22 A.25 was pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the density bonus on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project.

The requested incentives, an increase in FAR and reduction in the required side yard setback, are expressed in the Menu of Incentives per LAMC 12.22 A.25(f) and, as such, permit exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested incentives allow the developer to expand the building envelope so the additional units can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to set aside 4 Very Low Income dwelling units for 55 years.

*Side Yard Setback*: The subject site is zoned C2-1 which requires side yards per the R4 zone for residential uses. Therefore, the Project would be required to provide a 9-

foot side yard setback. The requested incentive allows for a 20 percent decrease of the side yard setback requirement, which is approximately a 7-foot 3-inch side yard setback. The proposed Project is providing a 7-foot 3-inch side yard setback. This requested reduction of the rear yard setback allows for an expanded building envelope.

*Floor Area Ratio Increase:* The subject site is zoned C2-1 which allows 31 units on the 12,146 square foot site, with a maximum 1.5:1 Floor Area Ratio (FAR) and unlimited building height by-right. Pursuant to LAMC Section 12.22 A.25, the site qualifies for the Density Bonus FAR increase from 1.5:1 to 3:1 because it is located within 1,500 feet of several transit stops serving the Big Blue Bus Rapid Line 12 and Line 17 and Culver City Bus Line 3. The FAR Increase incentive permits a maximum 3:1 FAR because the subject site is in a commercial zone in Height District 1 and fronts on a Major Highway (Boulevard II). While the proposed project qualifies for a maximum 3:1 FAR, the proposed project is actually providing a maximum floor area of 30,085 square feet or a 2.48:1 FAR. The proposed 2.48:1 FAR creates 11,866 additional square feet.

FAR	Buildable Lot Area	Total Floor Area (sf)
by-right	(sf)	
1.5:1	12,146	12,146 X 1.5=
		18,219

FAR	Buildable Lot Area	Total Floor Area	Additional Floor
proposed	(sf)	(sf)	Area (sf)
2.48:1	12,146	30,085	30,085- 18,219= <b>11,866</b>

b. The Incentive will have 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 is no feasible method to satisfactorily mitigate or avoid the specific adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

The proposed incentives <u>will not</u> have a specific adverse impact. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). The proposed Project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed Project reach or exceed those thresholds. Analysis of the proposed Project determined that it is Categorically Exempt from environmental review pursuant to Article III, Section I, and Class 4 Category 1 and Class 32 of the CEQA Guidelines. The Class 32 Exemption is intended to promote infill development within urbanized areas.

The proposed project qualifies for a Class 32 Categorical Exemption because it conforms to the definition of "In-fill Projects" as follows:

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

The project is consistent with the following elements of the General Plan: Framework Element, Land Use Element (Palms – Mar Vista – Del Rey Community Plan), Housing Element, and the Mobility Element.

**Framework Element**: The Citywide General Plan Framework is a guide for communities to implement growth and development policies by providing a comprehensive long-range view of the City as a whole. The Framework establishes categories of land use that are broadly described by ranges of intensity/density, heights, and lists of typical uses. The Framework Element's General Commercial land use designation has corresponding zones of C2 and [Q]C2. The subject site is designated for General Commercial land uses and zoned C2-1; therefore, the subject site is consistent with the Framework Element.

Land Use Element (Palms – Mar Vista – Del Rey Community Plan): The subject site is located within the Palms – Mar Vista – Del Rey Community Plan ("Community Plan"). The Community Plan designates the site for General Commercial land uses, which has corresponding zones of C1.5, C2, C4, RAS3, and RAS4. The subject site is zoned C2-1, and is therefore consistent with the Community Plan's land use designation. The C2-1 zoning of the subject site allows for residential uses at R4 density, unlimited building height and a maximum Floor Area Ratio (FAR) of 1.5:1. The subject site has a gross lot area of approximately 12,146 square feet, which allows a by-right density 31 residential units in conjunction with LAMC Sections 12.14 A.1(a), 12.13.5 A.1, and 12.11, and up to a maximum of 42 residential units pursuant to LAMC Section 12.22 A.25 and Assembly Bill (AB) 2501. The proposed Project is for the construction of new six-story 41-unit mixed-use development measuring 75 feet and 9 inches in height. The proposed uses, density, and height are allowed by the Community Plan's land use designation in combination with the site's zoning in combination with state Density Bonus law.

**Housing Element**: The Housing Element indicates that not only are more housing units needed to accommodate the City's growth, but that these units need to be a broader array of typologies to meet evolving household types and sizes. As mentioned, the proposed Project will demolish 4 existing residential units and 1 commercial unit, and construct 41 new residential units. The proposed Project will therefore provide a net increase of 37 residential units within close proximity to jobs, transit, and other amenities. Pursuant to Density Bonus requirements, 4 of the total units will be reserved for Very Low Income households, and is therefore achieving the Housing Element goal of providing affordable units and promoting mixed-income developments.

**Mobility Element**: The Mobility Element sets forth objectives and policies to establish a citywide strategy to achieve long-term mobility and accessibility within the City of Los Angeles. The subject site is located at the intersection of Overland Avenue and Rose Avenue, and is served by a variety of transit options. Specifically, the subject site is within 1,500 feet of Transit Stops served by Culver City Bus Line 3 and Big Blue Bus Lines Rapid Line 12 and Line 17; and is within 0.5 miles from Transit Stops served by LADOT Commuter Express Line 431. The proposed Project will allow for a reduction of vehicle trips by placing high-density residential within proximity to public transit, as well as existing retail and amenities along Overland Avenue and the greater Mar Vista neighborhood. The project also involves the dedication of 8 feet along Overland Avenue and 3 feet along Rose Avenue; therefore the building wall will be set back further from the street and allow for wider sidewalks to facilitate pedestrian activity. The proposed

Project will also provide bicycle parking spaces in accordance with the Bicycle Parking Ordinance and LAMC Section 12.21 A.16 for residents and visitors, thereby facilitating bicycle ridership.

The subject site is also located within the West Los Angeles Transportation Improvement and Mitigation Specific Plan. The West Los Angeles Transportation Improvement and Mitigation Specific Plan does not address development issues. It identifies trip fee requirements for non-residential projects.

Consistent with the Palms – Mar Vista – Del Rey Community Plan and General Plan, the proposed 41-unit mixed-use development adds new mixed-income multi-family housing to Los Angeles' housing supply in a neighborhood which is conveniently located to a variety of community services including transit stops. The project meets parking, yard, open space, and landscaping requirements, with modifications to allow additional FAR, and reduced parking through the Density Bonus Ordinance. Therefore, 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:

The subject site is located in close at the intersection of Overland Avenue and Rose Avenue in the Mar Vista neighborhood. The development consists of a mixed-use project on a lot that is approximately 12,146 gross square feet (0.278 acres) in size, and is wholly within the City of Los Angeles.

The subject site is substantially surrounded by urban uses in close proximity to major arterials including Overland Avenue to the east and Palms Boulevard to the south. Lots adjacent to the subject site are zoned R3-1, R4-1, and C2-1, and are developed with low- to mid-rise multi-family and commercial uses. Neighboring lots to the south are zoned C2-1, to the west are zoned R3-1, and to the northwest (across Rose Avenue) are zoned R3-1 and R4-1, and are developed with multi-family uses. The subject site is located at the intersection of Overland Avenue and Rose Avenue, and is served by a variety of transit options including local and regional bus lines operated by Culver City Bus, Big Blue Bus, and LADOT Commuter Express Buses. Therefore, it can be found that 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:

The subject site is located within an established area that is fully-developed with a lowto medium-density multi-family and commercial uses. The site is previously disturbed and surrounded by development. There are no protected trees on the site. Therefore, the site is not, and has no value as, a habitat for endangered, rare or threatened species.

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

The proposed Project replaces 4 existing residential units and 1 existing commercial unit, adding 41 new housing units to the subject site.

Based upon the existing mobility and circulation networks in direct proximity to the proposed project, the net introduction of 37 units to the community will result in no traffic

impacts. The project was reviewed by the Los Angeles Department of Transportation (LADOT). In a memo dated August 31, 2017, LADOT determined that the 41-unit project will result in a net increase of 273 daily trips, 21 a.m. peak hour trips, and 20 p.m. peak hour trips, and concluded that the project does not meet the threshold for a traffic study. Therefore, the project will not have any significant impacts to traffic.

The Department of Building and Safety will require a haul route for the export of 1.500 cubic yards of soil in a Special Grading Area. The subject site has prior approval from the Department of Building and Safety for a haul route for the export of 2,811 cubic yards of earth (Board File 160082, dated October 19, 2016). In addition, Regulatory Compliance Measures (RCMs) include the submittal of a Geology and Soils Report to the Department of Building and Safety (DBS), and compliance with a Geology and Soils Report Approval Letter, issued by DBS on June 21, 2016 (LOG # 93478), which details conditions of approval that must be followed. In addition, the RCMs require that design and construction of the building must conform to the California Building Code, and grading on site shall comply with the City's Landform Grading Manual, as approved by the Department of Building and Safety Grading Division. According to Navigate LA, there are no other haul route applications within 500 feet of the subject site. There are three haul route applications over 1,000 feet away from the subject site located at 3644-3658 South Overland Avenue, 3568 South Overland Avenue, and 3550 South Overland Avenue, which are currently pending. In light of the increase in construction activity in Grading Hillside Areas and the increase in associated truck traffic related to the import and export of soil, a haul route monitoring program is being implemented by the Department of Building and Safety for Council Districts 4 and 5 for added enforcement to ensure safety and to protect the quality of life of area residents. As part of this program, a haul route monitor is assigned to a geographic area to monitor haul routes and keep track of daily activities in order to minimize impacts to neighboring residents. Haul routes are tracked via a Map for each district to identify the locations of construction sites for which a haul route was required. The haul route approval will include RCMs and recommended conditions prepared by LADOT to be considered by the Board of Building and Safety Commissioners to reduce the impacts of construction related hauling activity. monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Therefore, no foreseeable cumulative impacts are expected.

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. The project must comply with the adopted City of Los Angeles Noise Ordinances No. 161,574, as well as any subsequent Ordinances, which prohibit the emission or creation of noise beyond certain levels. These Ordinances cover both operational noise levels (i.e., post-construction), and any construction noise impacts. These RCMs will ensure the project will not have significant impacts on noise and water. As a result of this mandatory compliance, the proposed project will not result in any significant impacts on noise or water.

The building construction phase includes the construction of the proposed building on the subject property, which grading and a haul-route for the importing/exporting of approximately 1,500 cubic yards of dirt, connection of utilities, laying irrigation for landscaping, architectural coatings, paving, and landscaping the subject property. These construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction activities involving grading and foundation preparation would primarily generate PM2.5 and PM10 emissions. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the Project Site) would primarily generate NOx emissions. The application of architectural coatings would result primarily in the release of ROG emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time.

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

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

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

The Project, a 30.085-square foot mixed-use building, will replace two buildings (2.276 square feet and 2,569 square feet) containing commercial and residential uses. The project will not result in significant impacts related to air quality because it falls below interim air threshold established by DCP staff. 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. Possible project-related air quality concerns will derive from the mobile source emissions generated from the proposed residential uses for the project site. Operational emissions for project-related traffic will be less than significant. In addition to mobile sources from vehicles, general development causes smaller amounts of "area source" air pollution to be generated from on-site energy consumption (natural gas combustion) and from off-site electrical generation. These sources represent a small percentage of the total pollutants. The inclusion of such emissions adds negligibly to the total significant project-related emissions burden generated by the proposed project. The proposed project will not cause the SCAQMD's recommended threshold levels to be exceeded. Operational emission impacts will be at a less-than-significant level.

The development of the project would not result in any significant effects relating to water quality. The project is not adjacent to any water sources and construction of the project will not create any impact to water quality. The project will be subject to Regulatory Compliance Measures (RCMs) for pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. Furthermore, the project will comply with the City's stormwater management provisions per LAMC 64.70.

The subject property has a slope of less than 10 percent and is not in a waterway, wetland, or officially designated scenic area. Therefore, there is no substantial evidence that the proposed project will have a specific adverse impact on the physical environment.

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

The project site will be adequately served by all public utilities and services given that the construction of a mixed-use development will be on a site which has been previously developed and is consistent with the general plan. The site is currently and adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. These utilities and public services have continuously served the neighborhood for more than 50 years. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc. As a result of these new building codes, which are required of all projects, it can be anticipated that the proposed project will not create any impact on existing utilities and public services through the net addition of 37 dwelling units.

The project and its related haul route application can be characterized as in-fill development within urban areas for the purpose of qualifying for Class 32 Categorical Exemption as a result of meeting the five conditions listed above.

#### DENSITY BONUS LEGISLATION BACKGROUND

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

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

California State Assembly Bill 2222 went into effect January 1, 2015, and with that Density Bonus projects filed as of that date must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. 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 (including Rent Stabilization Ordinance); or is occupied by Low or Very Low Income Households (i.e., income levels less than 80 percent of the area median income [AMI]). The replacement units must be equivalent in size, type, or both and be made available at affordable rent/cost to, and occupied by, households of the same or lower income category as those meeting the occupancy

criteria. Prior to the issuance of any Director's Determination for Density Bonus and Affordable Housing Incentives, the Housing and Community Investment Department (HCIDLA) is responsible for providing the Department of City Planning, along with the applicant, a determination letter addressing replacement unit requirements for individual projects. The City also requires a Land Use Covenant recognizing the conditions be filed with the County of Los Angeles prior to granting a building permit on the project.

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

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

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

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

#### FINANCIAL ANALYSIS/PRO-FORMA

Pursuant to the Affordable Housing Incentive Density Bonus provisions of the LAMC (Section 12.22 A.25), proposed projects that involve on-menu incentives are required to complete the Department's Master Land Use Permit Application form, and no supplemental financial data is required. The City typically has the discretion to request additional information when it is needed to help make required findings. However, the City has determined that the level of detail provided in a pro forma is not necessary to make the findings for on-menu incentives. This is primarily because each of the City's eight on-menu incentives provides additional buildable area, which, if requested by a developer, can be assumed to provide additional project income and therefore provide for affordable housing costs. When the menu of incentives was adopted by ordinance, the impacts of each were assessed in proportion to the benefits gained with a set-aside of affordable housing units. Therefore, a pro-forma illustrating construction costs and operating income and expenses is not a submittal requirement when filing a request for on-menu incentives. The City's Density Bonus Ordinance requires "a pro forma or other documentation" with requests for off-menu incentives but has no such requirement for on-menu requests. In addition, pursuant to AB 2501 (Government Code Section 65915 (a)(2)) which modifies state Density Bonus law, pro formas are now no longer required for on-menu and off-menu Density Bonus projects.

#### 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 <a href="http://planning.lacity.org">http://planning.lacity.org</a>.

Planning Department public offices are located at:

Downtown Office	Valley Office	West Office
Figueroa Plaza	Marvin Braude Constituent	West Los Angeles Development
201 North Figueroa Street,	Service Center	Services Center
4 <sup>th</sup> Floor	6262 Van Nuys Boulevard,	1828 Sawtelle Boulevard,
Los Angeles, CA 90012	Suite 251	2nd Floor
(213) 482-7077	Van Nuys, CA 91401	Los Angeles, CA 90025
	(818) 374-5050	(310) 231-2912

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 either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Constituent Service Center in the Valley. 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 <a href="http://planning.lacity.org">http://planning.lacity.org</a> or by calling (213) 482-7077 or (818) 374-5050. 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: Faisal Roble, Principal City Planner

Reviewed by:

Michelle Singh, City Planner

Reviewed by:

Debbie Lawrence, AICP, Senior City Planner

Prepared by:

Connie Chauv, City Planning Associate connie.chauv@lacity.org

DIR-2017-2229-DB-1A

## EXHIBIT C

## **PROJECT PLANS**

## DIR-2017-2229-DB



PRO	JECT SUMMA	RY		
155 S. OVERLAND AVE	LOS ANGELES, CA 90034			
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Level P1 Plan SCALE: 1/8" = 1'-0" 1

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GENERAL NOTES	
1. LEVEL P1 AND FIRST FLOOR ARE TYPE I-A CONSTRUCTION. 2. SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE. 3. SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.	
4. SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.06 FOR MORE INFORMATION. 5. ALL POOPS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO	
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SYSTEM THROUGHOUT. 8. ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CONCRETE/ CMU	
OR CENTERLINE OF COLUMNS U.O.N. 8. SEE T-1.14 CALGREEN INFORMATION FOR ADDITIONAL GREEN BUILD	
INFORMATION 9. INTERIOR WALL AND CEILING FINISHES SHALL BE TESTED AS SPECIFIED IN CHAPTER 8 SECTION 803. 10. INTERIOR WALL AND CEILING FINISHES FOR AREAS IN SPRINKLERED BUILDING WITH R3 & S OCCUPANCY SHALL NOT EXCEED THE MAXIMUM FLAME SPREAD RATING LISTED BELOW AND IN ACCORDANCE TO CHAPTER 8 AND TABLE 803.9, 2013 CBC, LATEST OR APPLICABLE	<b>d</b>
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11. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (7803.9)	34
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LEGEND           Image: Structural dwgs u.o.n.         Concrete wall, Floor or column per structural dwgs           Image: Smooth trowel exterior cement plaster w/ integral color and painted, u.o.n.         Smooth trowel exterior cement plaster w/ integral color and painted, u.o.n.	REVISION NO. New Design - 05/2/17
LEGEND         NON-BEARING CONCRETE MASONRY UNIT (CMU) WALL PER STRUCTURAL DWGS U.O.N.         CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS         SMOOTH TROWEL EXTERIOR CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED, U.O.N.         METAL STUD WALL AT P1 AND 1ST FLOOR, WOOD STUD WALL AT FLOORS 2 TO 6. SEE WALL TYPES SHEET FOR MORE INFORMATION	REVISION NO. New Design - 03/27/17 Background - 05/17/17
LEGEND           Image: Structural dwgs u.o.n.           CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS           Image: Smooth trowel exterior cement plaster w/ integral color and painted, u.o.n.           Image: Metal stud wall at p1 and 1st floor, wood stud wall at p1 and 1st floor, wood stud wall at p1 and 1st floor, more information           Image: Concrete masonry unit (CMU) wall	REVISION NO. New Design - 05/2/17
Image: Concrete Masonry Unit (CMU) Wall PER STRUCTURAL DWGS U.O.N.         Image: Concrete Wall, FLOOR OR COLUMN PER STRUCTURAL DWGS         Image: Concrete Wall, FLOOR OR COLUMN PER STRUCTURAL DWGS         Image: Smooth trowel exterior cement plaster w/ integral color and painted, U.O.N.         Image: Metal Stud Wall at P1 and 1ST FLOOR, wood Stud Wall at Floors 2 to 6. See Wall types sheet for more information         Image: Concrete Masonry Unit (CMU) Wall         Image: Min. 3-HOUR NON-COMBUSTIBLE FIRE RATED FLOOR	Control     Contro     Control     Control     Control     Control     Control     Co
Image: Description of the second s	Image: Construction of the construction of
Image: Description of the structure of the	REVISION         NO           New Design         05/17/17           Background         05/17/17           Date:         02/25/16           Scale:         As indicated           By:         TLL
Image: Description of the second s	REVISION NO New Design - 0.3/24/17 Background - 05/17/17 Date: 02/25/16 Scale: As indicated By: TLL Project No: 1705
Image: Description of the second s	REVISION NO New Design - 03/24/17 Background - 05/17/17 Date: 02/25/16 Scale: As indicated By: TLL Project No: 1705 Page No:
Image: Description of the state of the	REVISION NO. REVISION NO. New Design - 0.324/17 Background - 0.6/17/17 Date: 02/25/16 Scale: As indicated By: TLL Project No: 1705 Page No: A-2.01 DE 100 Project No: 1705





2nd Floor 1/8" = 1'-0"



3rd Floor

OF 48

/31/2017



OF 48

5/31/201



5th Floor 1/8" = 1'-0" 1


6th Floor 1/8" = 1'-0" 1

OF 48













★ EMERGENCY EGRESS WINDOW









South Elevation SCALE: 1/0" 1







.

★ EMERGENCY EGRESS WINDOW

West Elevation SCALE: 1/8" = 1'-0" 1

GENERAL NOTES	
1. LEVEL P1 AND FIRST FLOOR ARE TYPE I-A CONSTRUCTION.     2. SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE.     3. SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.     4. SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.06 FOR MORE INFORMATION.     5. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4' PER LINEAR FOOT, MINIMUM.     6. IN THE PARKING GARAGE MAINTAIN 8'-2' MINIMUM CLEAR HEIGHT AT VEHICULAR PATH OF TRAVEL TO AND INCLUDING ACCESSIBLE PARKING STALLS. MAINTAIN 7'-0' CLEAR MINIMUM IN ALL OTHER LOCATIONS.     7. BUILDING TO BE EQUIPPED WITH NFPA-13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.     8. ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CONCRETE/ CMU DR CENTERLINE OF COLUMNS U.O.N.     9. INTERIOR WALL AND CEILING FINISHES SHALL BE TESTED AS SPECIFIED IN CHAPTER 8 SECTION 803.     10. INTERIOR WALL AND CEILING FINISHES FOR AREAS IN SPRINKLERED BUILDING WITH R3 & S OCCUPANCY SHALL NOT EXCERD THE MAXIMUM TUAME SPREAD RATING EISTED BELOW AND IN ACCORDANCE TO CHAPTER 8 AND TABLE 803.9. 2013 CBC. LATEST OR APPLICABLE	
EDITION : - INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, EXIT PASSAGEWAYS: 200 - CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS: 200 - EXIT CORRIDORS: 75 - OTHER ROOMS AND ENCLOSED SPACES: 200 11. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED DN PLANS. (T803.9) 2. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT 'IELD INSPECTOR.	VD AVE. CA 90034
KEYNOTES           42* HIGH GUARDRAIL PERFORATED ALUMINUM PANELS IN ALUMINUM TUBE FRAME SEE DETAIL 5/A-10.06           10         MECHANICAL GARAGE EXHAUST LOUVER SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION           11         GARAGE VENTILATION OPENING WITH PAINTED METAL GRILLE SEE SHT T-1.25 FOR MORE INFORMATION           14         EXTERIOR PLASTER. STEEL TROWEL FINISH. YELLOW 1           21         TRANSFORMER/ELECTRICAL AREA. SEE ELECTRICAL DWGS FOR ADDITIONAL INFORMATION           23         BREAK METAL FASCIA PAINTED BLACK.	APARTMENTS 3355 S OVERLAN LOS ANGELES, (
	Exterior Elevations
	REVISION NO. New Design - 03/24/17 Background - 06/17/17
LEGEND	
NON-BEARING CONCRETE MASONRY UNIT (CMU) WALL PER STRUCTURAL DWGS U.O.N.	
1	
CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS	
CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS SMOOTH TROWEL EXTERIOR CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED, U.O.N.	Date: 03/24/17
CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS SMOOTH TROWEL EXTERIOR CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED, U.O.N. METAL STUD WALL AT P1 AND 1ST FLOOR, WOOD STUD WALL AT FLOORS 2 TO 6. SEE WALL TYPES SHEET FOR MORE INFORMATION	Date: 03/24/17 Scale: As indicated By: TLL
CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS SMOOTH TROWEL EXTERIOR CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED, U.O.N. METAL STUD WALL AT P1 AND 1ST FLOOR, WOOD STUD WALL AT FLOORS 2 TO 6. SEE WALL TYPES SHEET FOR MORE INFORMATION CONCRETE MASONRY UNIT (CMU) WALL	Date: 03/24/17 Scale: As indicated By: TLL Project No: 1705





















	PLANTING LEGEND		
-	TREES	SIZE & QUAN.	WUCOLS
X	CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERD	24" BOX/ 3 EA.	LOW
.)	OLEA EUROPAEA MAJESTIC BEAUTY FRUITLESS OLIVE TREE	24" BOX/ 2 EA.	LOW
Ð	CERCIS OCCIDENTALIS WESTERN REDBUD	24° BOX/ 4 EA.	LOW
0	MELALEUCA QUINQUENERVIA CAJEPUT TREE	24" BOX/ 4 EA.	LOW
	BAMBUSA OLDHAMII GIANT TIMBER BAMBOO	15 GAL/ 16 EA.	MODERATE
$(\cdot)$	NEW STREET TREE PER CITY OURBAN FORESTRY DIVISION	DF LA.	
	SHRUBS & GROUND COVER	SIZE & QUAN.	WUCOLS
$\odot$	PHORMIUM TENAX 'AMAZING RED' NEW ZEALAND FLAX	5 GAL./ 12 EA.	LOW
	WESTRINGIA FRUTICOSA MORNING LIGHT COAST ROSEMARY	5 GAL.@ 30*O.C./ 60 I	EA. LOW
	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	5 GAL.@ 18'O.C./ 110	EA. LOW
	JUNCUS PATENS 'ELK BLUE' CALIFORNIA GRAY RUSH	1 GAL.@ 18ºO.C./ 263	EA. LOW
	TULBAGHIA VIOLACEA SOCIETY GARLIC	1 GAL@ 12*0.C./ 140	EA. LOW
	LIRIOPE SPICATA "SILVER DRAGON" VARIEGATED LILY TURF	1 GAL.@ 12" O.C./ 116	EA. MODERAT
	SENECIO MANDRALISCAE KLEINIA	1 GAL. @ 12* O.C./ 96	EA. LOW
	CAREX FLACCA BLUE SEDGE	PLUG @ 12"O.C./ 113	EA. LOW
	CAREX PRAEGRACILIS CALIFORNIA FIELD SEDGE	PLUG @ 12*O.C./ 568	EA. LOW

TOTAL PROPOSED LANDSCAPE AREA: 2,979 SF.	
PROPOSED LANDSCAPE AREA (GROUND LEVEL):	2,345 SF.
PROPOSED LANDSCAPE AREA (WITHIN PROPERTY):	1,777 SF.
PROPOSED LANDSCAPE AREA (PARKWAY):	568 SF.
PROPOSED LANDSCAPE AREA (2ND FLOOR):	204 SF.
PROPOSED LANDSCAPE AREA (6TH FLOOR):	430 SF.







* 1	dth	
APARTMENTS	3355 S OVERLAND AVE.	LUS ANGELES, CA 90034
PLANTING PLAN	GROUND LEVEL	
REVISIO New Design - Background -	PN 03/24/17 05/17/17 96-09-21	NO.
Scale: By: Project No: 21 Page No:	<b>62</b> 9 P-1	•



	SIZE &	QUAN.	WUCOLS	
MATUM OD' MAPLE	24" BO	X/ 1 EA.	MODERATE	
ILOBA IR TREE	24" BO	X/ 3 EA.	MODERATE	
GROUND CO	OVER	SIZE &	QUAN.	WUCOLS
Rum tenuifo Channon' Ed Kohuhu	DLIUM	5 GAL.	@ 30" O.C./ 4 EA.	MODERATE
AA DITTA AA		1 GAL.	@ 18" O.C./ 30 EA.	MODERATE
SEATHRIFT				
MARITIMA SEATHRIFT PICATA VAGON' D LILY TURF	(2ND FL	1 GAL.(	@ 12" O.C./ 109 EA. 204 SF.	MODERATE
Martinina Sesathriffet Picata 14gon D Lily Turf Scape Area	(2ND FL	1 GAL.( .OOR):	<ul> <li>204 SF.</li> <li>204 SF.</li> <li>204 SF.</li> </ul>	MODERATE
MARITUMA SEATHRIFT PICATA 14GON D ULY TURF SCAPE AREA	(2ND FL	1 GAL.( .OOR):	204 SF.	MODERATE
MARHITMAN PICATA RAGOM DO LILY TURF SSCAPE AREA	(2ND FL	1 GAL( .00R):	(2) 12° 0.C/ 109 EA. 204 SF. 204 SF. 2	MODERATE





dfh • • • • • • • • • • • • • • • • • • •
APARTMENTS 3355 S OVERLAND AVE. LOS ANGELES, CA 90034
PLANTING PLAN 2ND FLOOR
REVISION NO. New Design - 00/24/17 Background - 06/17/17
Scale: By: Project No: 21629 Paga No: I P-2



PLANTING LEGEND SHRUB AGAVE ATTENUATA FOXTAIL AGAVE WESTRINGJA FRUTICOSA COAST ROSEMARY SEDUM REPESTRE	<u>SIZE &amp; QUAN.</u> 1 GAL./ 11 EA. 5 GAL. @ 30° O.C./ 29 EA. 5 GAL.@ 18° O.C./ 21 EA.	<u>WUCOLS</u> LOW LOW LOW	dfh
LEMON BALL'     LEMON BALL'     LEMON BALL STONECROP     NASSELLA TENUISSIMA     MEXICAN FEATHER GRASS     SENECIO MANDRALISCAE     KLEINIA     SOSED LANDSCAPE AREA (6TH FL	5 GAL.@ 18"O.C./ 43 EA. FLAT @ 12" O.C./ 1 EA. OOR): 430 SF.	LOW	4
EDIAM REPESTIE BIOM MALT BIOM BALL STOMEOROP AND BALL STOMEOROP	TEMATA CARE RANGE	A FRUTCOSA BEWAY	APARTMENTS 3355 S OVERLAND AVE. LOS ANGELES, CA 9003
PREFOR		TEMBSINA CATHER GRASS	PLANTING PLAN 6TH FLOOR
LIM			REVISION         NO.           New Design - 03/24/17         Background - 03/24/17           Background - 05/17/17
NO NO NO NO NO NO NO NO NO NO NO NO NO N	AUTONIC	pe Architects	Project No: 21629 Page No: LP-3 OF

DIR-2017-2229-DB-1A

### EXHIBIT D

### **CATEGORICAL EXEMPTION**

DIR-2017-2229-DB ENV-2017-2230-CE

OFFICE OF THE CITY CLERK     200 NORTH SPRING STREET. ROOM 360     LOS ANGELES, CALIFORNIA 80012     CALFORNIA ENVIRONMENTAL QUALITY ACT     NOTCICE OF EXEMPTION.     California Environmental Quality Act Section 15662)  Fling of this form is optional. If flied, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650     pursuant to Public Resources Code Section 21167 (d), the filing of this notice     starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk     Teads and the Clerk (12400 E. Imperial Highway, Norwalk, CA 90650     Try AGENCY     COUNCIL DISTRICT     So - Koretz     COUNCIL DISTRICT     So - Koretz     Council of Immations being extended to 180 days.     LEAD CITY AGENCY     COUNCIL DISTRICT     So - Koretz     FROJECT ITLE     So - Koretz     Council OF NATURE, PURPOSE, AND DENEFICIARIES OF PROJECT:     The proposed Project is for the demolition of 4 residential building with 41 apartment units, including an ininimum of 4     units for Very Low Income households. The project proposes a total of 39 on-site parking spaces split between one level of argrade parking and one level of subtransen aparking. The floor area of the building is 30.065 square feel, with a Floor     Area Ratio of 2.48:1. The project also involves a haul routle for the export of 1.500 cubic yards of dirt.     MARE OF PERSON OR AGENCY CARRYING OUT PROJECT;     The ROSON OR AGENCY CARRYING OUT PROJECT, F OTHER THAN LEAD CITY AGENCY:     Dana Sayles, Threefoldy     Contract PERSON OR AGENCY CARRYING OUT PROJECT;     The ROSON OR AGENCY CARRYING OUT PROJECT, F OTHER THAN LEAD CITY AGENCY:     Dana Sayles, Threefoldy     Contract PERSON OR AGENCY CARRYING OUT PROJECT, F OTHER THAN LEAD CITY AGENCY:     Dana Sayles, Threefoldy     Contract PERSON OR AGENCY CARRYING OUT PROJECT Sec. 15269     Contract PERSON     Contract PERSON     Contract PERSON     Contract PERSON     Contract PERSON     Contract PERSON	COUNTY CLERK'S USE		CITY OF LC	S ANGELES	6		
200 MORTH SPRING STREET, ROOM 380         LOS ANGELES, CALIFORNIA BO012         CALIFORNIA ENVIRONMENTAL QUALITY ACT         NEMEDIA         Digital Environmental Quality Act Section 15062         Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norvalk, CA 90660         pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21157 (d), the filing of this notice with the County Clerk. Takure to file this notice with the County Clerk Testus at 33:49 at 10 of Imitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk Testus at the County Clerk Testus at the County Clerk Testus at the difference of the County Clerk Testus at the Clerk Cl			OFFICE OF TI	HE CITY CLERK	K		ULL CLERK'S USE
CALIFORMIA ENVIRONMENTAL QUALITY ACT NOTICE OF REXEMPTION Utility act Section 15062  Filing of this form is optional. If field, the form shall be filed with the County Clerk, 12400 E, Imperial Highway, Nowaik, CA 90650 presume to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice with the County Clerk, 12400 E, Imperial Highway, Nowaik, CA 90650 presults in the statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk REQUECT TITLE Sa56 Overland Apartments (DIR-2017-2220-DB)  ERCOLECT TITLE Sa56 Overland Apartments (DIR-2017-2220-DB)  ERCOLECT TITLE Sa56 Overland Apartments (DIR-2017-2220-DB)  ERCOLECT TITLE Sa56 Overland Apartments (DIR-2017-220-DB)  ERCOLECT TITLE Sa56 Overland Apartments Sa56 Sa56 Overland Apartment (DIR-2017		200	NORTH SPRING	STREET, ROC	DM 360		
Description         Colspan="2">Colspan="2"		CALIFO	RNIA ENVIRON	IMENTAL QU			
Claifformia Environmental Quality Act Section 15062)         Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650 pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21157 (c), the filing of this notice starts a 35-day statute of imitations being extended to 180 days.         LEAD CITY AGENCY       COUNCIL DISTRICT 5 - Koretz         PROJECT TITLE       LOG REFERENCE ENV-2017-2230-DB         S355-301 Source Apartments (DIR-2017-2229-DB)       LOG REFERENCE ENV-2017-2230-CE         PROJECT TITLE       LOG REFERENCE ENV-2017-2230-CE         S355-3031 Source Apartments (DIR-2017-2230-DB)       EXEMPT SATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: The propect of the demolition of 4 residential building with 41 apartment units, including a minimum of 4 units for Very Low Income households. The project proposes a total of 39 on-site parking spaces split between one level of 147 adde parking and one level of subtrammean parking. The floor area of the building is 30,085 square feet, with a Floor area actio of 2.48:1. The project also involves a haul route for the export of 1,500 cubic yards of dirt.         VAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: Dana Sayles, Three6kity       AREA CODE       ITELEPHONE NUMBER 1       EXT.         Dana Chauv       213       976-0016       Starte CEQA GUIDELINES       ITELEPHONE NUMBER 1       EXT.         Dana Chauv       213       976-0016       Art. II, Sec. 2a (1)       EXT.         Dana		NOTI	CE OF	EXEM	PTION		
Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650 pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d). the filing of this notice with the County Clerk estats a 35-439 statute of limitations on our challenges to the approval of the project. Failure to file this notice with the County Clerk estats a 35-439 statute of limitations being extended to 180 days.         LEAD CITY AGENCY       COUNCIL DISTRICT         FORJECT TITE       LOG REFERENCE         3355-3081 South Overland Avenue, 10701-10710 Rose Avenue, Los Angeles, CA 90034       COUNCIL DISTRICT         DESCRIPTION OF FATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:       Che proposed Project is for the demolition of 4 residential units and 1 commercial unit, and the new construction, use, and maintenance of a 6-slory, 75-foot 9-inch in height, residential building with 41 apartment units, including a minimum of 4 anits for Very Low Income households. The project proposes a total of 39 on-site parking spaces split between one level of 14-grade parking and one level of subtername aparking. The floor area of the building is 30,085 square feet, with a Floor Area Ratio of 2.48:1. The project also involves a haul route for the export of 1.500 cubic yards of dirt.         VAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:         Danie Chanu       AREA CODE       ITELEPHONE NUMBER       EXT.         Danie Chanu       StaTE CEQA GUIDELINES       CITY CEOA GUIDELINES       ISS. 20(3)         X       CATEGORICAL EXEMPTION       Sec. 15269 (b) & (c)		(Californ	nia Environmental	Quality Act Sec	tion 15062)		
LEAD CITY AGENCY       COUNCIL DISTRICT         City of Loss Angeles Department of City Planning       5 - Koretz         PROJECT TITLE       LOG REFERENCE         3355 Overland Apartments (DIR-2017-2229-DB)       ENV-2017-2230-CE         PROJECT COATION       PROJECT COATION         3355-3361 South Overland Avenue, 10701-10710 Rose Avenue, Los Angeles, CA 90034       ENV-2017-2230-CE         DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:       The proposed Project is for the demoliton of 4 residential units and 1 commercial unit, and the new construction, use, and units for Very Low Income households. The project proposes a total of 39 on-site parking spaces split between one level of algrade parking and one level of subternanean parking. The floor area of the building is 30,085 square feet, with a Floor Area Ratio of 2.48:1. The project also involves a haul route for the export of 1,500 cubic yards of dirt.         NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:         Dana Sayles, Three6ixty         Connie Chauv         AREA CODE       TELEPHONE NUMBER         EXEMPT STATUS: (Check One)       STATE CEQA GUIDELINES       CITY CEQA GUIDELINES         MINISTERIAL       Sec. 15268       Art. II, Sec. 2a (1)         EMERGENCY PROJECT       Sec. 15269 (b) & (c)       Art. II, Sec. 2a (2) & (3)         X       CATEGORICAL EXEMPTION       Sec. 15300 <i>et seq.</i> Art. III, Sec. 1         Classs	Filing of this form is optional. pursuant to Public Resources starts a 35-day statute of limita results in the statute of limitation	If filed, the form sl Code Section 211 ations on court cha ons being extended	hall be filed with t 52 (b). Pursuant t allenges to the ap t to 180 days.	he County Cler o Public Resour proval of the pro	k, 12400 E. Impo ces Code Sectio pject. Failure to fi	erial Highway on 21167 (d), le this notice	r, Norwalk, CA 90650, the filing of this notice with the County Clerk
PROJECT TITLE       LOG REFERENCE         3355 Overland Apartments (DIR-2017-2229-DB)       LOG REFERENCE         PROJECT COATION       Sasta Control (Direction Control)         3355-3361 South Overland Avenue, 10701-10710 Rose Avenue, Los Angeles, CA 90034       ENV-2017-2230-CE         DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:       The proposed Project is for the demolition of 4 residential units and 1 commercial unit, and the new construction, use, and maintenance of a 6-story, 75-foot 9-inch in height, residential building with 41 apartment units, including a minimum of 4 argrade parking and one level of subternanean parking. The floor area of the building is 30,085 square feet, with a Floor Area Ratio of 2.48:1. The project also involves a haul route for the export of 1,500 cubic yards of dirt.         NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:         Dana Sayles, Three6ixty         CONTACT PERSON         CONTACT PERSON         STATE CEQA GUIDELINES         CITY CEQA GUIDELINES         MINISTERIAL       Sec. 15269         Art. II, Sec. 2a (1)         EMERGENCY PROJECT       Sec. 15269         Art. II, Sec. 2a (2) & (3)         X       CATEGORICAL EXEMPTION         Sec. 15269       Art. II, Sec. 2a (2) & (3)         X       CATEGORICAL EXEMPTION         Sec. 15269       Art. II, Sec. 2a (2) & (3)         X       CATEGORICAL EXEMP	LEAD CITY AGENCY City of Los Angeles De	partment of Cit	tv Planning			C	
3355 Overland Apartments (DIR-2017-2220-DB)       ENV-2017-2230-CE         PROJECT LOCATION       PROJECT LOCATION         3355 3361 South Overland Avenue, 10701-10710 Rose Avenue, Los Angeles, CA 90034         DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:         The proposed Project is for the demolition of 4 residential units and 1 apartment units, including a minimum of 4 apartment units, including apares split between one level of 4 and years of dirt.         NAME OF PERSON DR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: <ul> <li>The project also involves a haul route for the export of 1,500 cubic yards of dirt.</li> <li>NAME CARD EMERGENCY</li> <li>Statte CEQA GUIDELINES</li> <li>CITY CEQA GUIDELINES</li> <li>MINISTERIAL</li> <li>Sec. 15269</li> <li>Art. II, Sec. 2a (1)</li> <li>EMERGENCY PROJECT</li> <li>Sec. 15269 (b) &amp; (c)</li> <l< td=""><td>PROJECT TITLE</td><td></td><td><u>, , , , , , , , , , , , , , , , , , , </u></td><td></td><td></td><td>LOG REFER</td><td>ENCE</td></l<></ul>	PROJECT TITLE		<u>, , , , , , , , , , , , , , , , , , , </u>			LOG REFER	ENCE
PROJECT LOCATION         3355-3361 South Overland Avenue, 10701-10710 Rose Avenue, Los Angeles, CA 90034         DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:         The proposed Project is for the demolition of 4 residential units and 1 commercial unit, and the new construction, use, and maintenance of a 6-story, 75-foot 9-inch in height, residential building with 41 apartment units, including a minimum of 4 units for Very Low Income households. The project proposes a total of 39 on-site parking spaces split between one level of at-grade parking and one level of subterranean parking. The floor area of the building is 30,085 square feet, with a Floor Area Ratio of 2.48:1. The project also involves a haul route for the export of 1,500 cubic yards of dirt.         VAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:         Dana Sayles, Three6ixty         Sonnie Chauv         213       978-0016         EXEMPT STATUS: (Check One)         STATE CEQA GUIDELINES       CITY CEQA GUIDELINES         MINISTERIAL       Sec. 15268         MINISTERIAL       Sec. 15269         ART. II, Sec. 2a (1)         EMERGENCY PROJECT       Sec. 15269         X       CATEGORICAL EXEMPTION         Sec. 15200 of seq.       Art. II, Sec. 1         Class       4         Category       1         Class       4         Category       1         Class <td< td=""><td>3355 Overland Apartments (DI</td><td>R-2017-2229-DB)</td><td></td><td></td><td></td><td>ENV-2017-22</td><td>230-CE</td></td<>	3355 Overland Apartments (DI	R-2017-2229-DB)				ENV-2017-22	230-CE
DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: The proposed Project is for the demolition of 4 residential units and 1 commercial unit, and the new construction, use, and maintenance of a 6-story, 75-foot 9-inch in height, residential building with 41 apartment units, including a minimum of 4 units for Very Low Income households. The project proposes a total of 39 on-site parking spaces split between one level of at-grade parking and one level of subterranean parking. The floor area of the building its 30,085 square feet, with a Floor Area Ratio of 2.48:1. The project also involves a haul route for the export of 1,500 cubic yards of dirt. VAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: Jana Sayles, Three6ixty ZONTACT PERSON Connie Chauv STATE CEQA GUIDELINES MINISTERIAL EXEMPT STATUS: (Check One) STATE CEQA GUIDELINES MINISTERIAL Sec. 15268 Art. II, Sec. 2a (1) EMERGENCY PROJECT Sec. 15269 Art. II, Sec. 2a (2) & (3) X CATEGORICAL EXEMPTION Sec. 15300 <i>et seq.</i> Art. III, Sec. 1 Class <u>4</u> Category <u>1</u> Citass <u>4</u> Category <u>1</u> Citass <u>4</u> Category <u>1</u> Citass <u>4</u> Category <u>1</u> Citass <u>132</u> Category <u>1</u> Citass <u>132</u> Category <u>1</u> Citass <u>132</u> Category <u>1</u> Citass <u>132</u> Category <u>1</u> Citass <u>132</u> Category <u>1</u> Citass <i>132</i> Category <u>1</u> Citagon and an explicitation and required with solve of the project is an other as batel and city guideline provision. USTIFICATION FOR PROJECT EXEMPTION: Sas 21: hold levelopment mean displation and required viewer as a continue as batel as a cother as batel as	3355-3361 South Overland Ave	enue, 10701-1071(	) Rose Avenue, L	os Angeles, CA	90034		
The proposed Project is for the demolition of 4 residential units and 1 commercial unit, and the new construction, use, and maintenance of a 6-story, 75-foot 9-inch in height, residential building with 41 apartment units, including a minimum of 4 new construction, use, and units for Very Low Income households. The project proposes a total of 39 on-site parking spaces split between one level of at-grade parking and one level of subterranean parking. The floor area of the building is 30,085 square feet, with a Floor Area Ratio of 2.48:1. The project also involves a haul route for the export of 1,500 cubic yards of dirt. VAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: Jana Sayles, Three6ixty ZONTACT PERSON Status (Check One) AREA CODE ITELEPHONE NUMBER   EXT. 2001 Status (Check One) STATE CEQA GUIDELINES CITY CEQA GUIDELINES MINISTERIAL Sec. 15268 Art. II, Sec. 2b DECLARED EMERGENCY Sec. 15269 Art. II, Sec. 2a (1) EMERGENCY PROJECT Sec. 15269 (b) & (c) Art. II, Sec. 2a (2) & (3) X CATEGORICAL EXEMPTION Sec. 15300 ef seq. Art. III, Sec. 1 (Class <u>4</u> Category <u>1</u> (City CEQA Guidelines) Class <u>4</u> Category <u>1</u> (City CEQA Guidelines) Class <u>4</u> Category <u>1</u> (City CEQA Guidelines) CTIFICATION FOR ROUECT EXEMPTION Sec. 15300 ef seq. Art. III, Sec. 1 (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision. USTIFICATION FOR ROUECT EXEMPTION sector where it is to be located in a waterway, in any wetland, in an officially designated by data 32 infid development metal action) sector area of severe geologic hazard. Bas 24 here provide the solutions of severe and exercise within by limits on a project side of more than error to the project state of the state and City guideline provision. USTIFICATION FOR ROUECT EXEMPTION BAS NO sectors within the applicable general plan designation and all applicable eneral plan designation and all applicable eneral plan designation and regulations to the severe sectors within the applicable general plan designation and all applic	DESCRIPTION OF NATURE, I	PURPOSE, AND B	ENEFICIARIES C	F PROJECT:			
Internet of a O-Story, 7-0-100 9-Inch in neight, residential building with 41 apartment units, including a minimum of 4 units for Very Low Income households. The project proposes a total of 39 on-site parking spaces split between one level of at-grade parking and one level of subterranean parking. The floor area of the building is 30,085 square feet, with a Floor Area Ratio of 2.4.8.1. The project also involves a haul route for the export of 1,500 cubic yards of dirt. VAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: Dana Sayles, Three6ixty 20NTACT PERSON Connie Chauv 20NTACT PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: 20NTACT PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY CEQA GUIDELINES MINISTERIAL Sec. 15268 Art. II, Sec. 2b DECLARED EMERGENCY EXEMPT STATUS: (Check One) STATE CEQA GUIDELINES MINISTERIAL Sec. 15269 (b) & (c) Art. II, Sec. 2a (1) EMERGENCY PROJECT Sec. 15269 (b) & (c) Art. II, Sec. 2a (2) & (3) X CATEGORICAL EXEMPTION Sec. 15300 <i>et seq.</i> Art. III, Sec. 1 Class <u>4</u> Category <u>1</u> (City CEQA Guidelines) OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision. USTIFICATION FOR PROJECT EXEMPTION: Issa 4 Category <u>1/A</u> (State CEQA Guidelines) OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision. USTIFICATION FOR PROJECT EXEMPTION: Issa 4 Category INA (State CEQA Guidelines) OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision. USTIFICATION FOR PROJECT EXEMPTION: Issa 4 Category INA (State Code governmental action) scenic area or in an efficially mapped areas of severe geologic hazard. Issa 52: Infl development methage sections (h) the applicable general plan designation and all applicable or a project size of no more than a scies substant on the applicable services. THED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING	The proposed Project is for	he demolition of	4 residential uni	ts and 1 comm	nercial unit, and	the new co	nstruction, use, and
at-grade parking and one level of subterranean parking. The floor area of the building is 30,085 square feet, with a Floor Area Ratio of 2.48:1. The project also involves a haul route for the export of 1,500 cubic yards of dirt.         VAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: Jana Sayles, Three6ity       EXEMPT STATUS: (Check One)         CONTACT PERSON Connie Chew       AREA CODE ITELEPHONE NUMBER   EXT. 213 978-0016       EXT. 213 978-0016         EXEMPT STATUS: (Check One)       STATE CEQA GUIDELINES       CITY CEQA GUIDELINES       EXT. 2000         EXEMPT STATUS: (Check One)       STATE CEQA GUIDELINES       CITY CEQA GUIDELINES       EXT. 2000         MINISTERIAL       Sec. 15268       Art. II, Sec. 2a (1)       EMERGENCY PROJECT       Sec. 15269 (b) & (c)       Art. II, Sec. 2a (2) & (3)         X       CATEGORICAL EXEMPTION       Sec. 15300 et seq.       Art. III, Sec. 1       Class       1       Class       1       Class (Check One)       Class       1       Class (Check One)       Class       4       Category       1       (City CEQA GUIDELINES       CITY CEQA GUIDELINES       (3)         X       CATEGORICAL EXEMPTION       Sec. 15269 (b) & (c)       Art. II, Sec. 2a (2) & (3)       X       CATEGORICAL EXEMPTION       Sec. 15300 et seq.       Art. III, Sec. 1       Sec. 1       Sec. 15200 (b) and set forth state and City guideline provision.       Sec. 16000 Minion distregradina and	units for Very Low Income b	ouseholds. The n	eight, residential	building with 4	41 apartment u	nits, includir	ng a minimum of 4
Area Ratio of 2.48:1. The project also involves a haul route for the export of 1,500 cubic yards of dirt.         VAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:         Jana Sayles, Three6ixty         CONTACT PERSON         Control Chauv         P38-0016         EXEMPT STATUS: (Check One)         STATE CEQA GUIDELINES         CITY CEQA GUIDELINES         MINISTERIAL         Sec. 15268         MINISTERIAL         Sec. 15269         Art. II, Sec. 2a (1)         EMERGENCY PROJECT         Sec. 15269         Art. II, Sec. 2a (2) & (3)         X         CATEGORICAL EXEMPTION         Sec. 15209         OTHER         Class         4         Class         42         Class         4         Class         4         Class         42         Category         NIA         (State CEOA Guidelines)         Class         32         Category         11         Class         42         Category         14	at-grade parking and one le	el of subterrane	an parking. The	floor area of th	he building is 3	085 square	etween one level of
VAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:         Dana Sayles, Three6ixty         Contract PERSON         Connie Chauv         P78-0016         EXEMPT STATUS: (Check One)         STATE CEQA GUIDELINES         CITY CEQA GUIDELINES         MINISTERIAL         Sec. 15268         Art. II, Sec. 2b         DECLARED EMERGENCY         Sec. 15269         Art. II, Sec. 2a (1)         EMERGENCY PROJECT         Sec. 15269 (b) & (c)         Art. II, Sec. 2a (2) & (3)         X         CATEGORICAL EXEMPTION         Sec. 15209 (b) & (c)         Art. III, Sec. 1         Class         Gategory         THER         (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.         USTIFICATION FOR PROJECT EXEMPTION:         Iass 32       Category         Instructure are or in a noticially approache area or in an Officially designated (by and section (10%), except where it is to be located in a waterway, in any wetland, in an officially designated (by and section (10%), except where it is to be located in a waterway, in any wetland, in an officially designated (by and section (10%), except where it is to be located in a waterway or indevelopment meeting the conditions described in this section. (a) The propeed development occurs with	Area Ratio of 2.48:1. The pr	oject also involve	es a haul route fo	or the export of	f 1,500 cubic ya	ards of dirt.	
Decision       AREA CODE       ITELEPHONE NUMBER       EXT.         Connie Chauv       213       978-0016       EXT.         Decision       STATE CEQA GUIDELINES       CITY CEQA GUIDELINES       EXT.         MINISTERIAL       Sec. 15268       Art. II, Sec. 2b         DECLARED EMERGENCY       Sec. 15269       Art. II, Sec. 2a (1)         EMERGENCY PROJECT       Sec. 15269 (b) & (c)       Art. II, Sec. 2a (2) & (3)         X       CATEGORICAL EXEMPTION       Sec. 15300 et seq.       Art. III, Sec. 1         Class       4       Category       I/A       (State CEQA Guidelines)         Class       4       Category       I/A       (State CEQA Guidelines)         OTHER       (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.       USTIFICATION FOR PROJECT EXEMPTION:         Bass 4 Category 1: Grading on land with a signation and regulations. (b) The proposed development neering the conditors described in this section.       NA       (State ceice a Guidelines)         USTIFICATION FOR PROJECT EXEMPTION:       Bass 2: Infl development neering the conditors described in this section.       (Development action) scenic area or in an officially mapped areas of severe geologic hazard.         State, or local governmental action) scenic area or in an officially mapped areas of severe geologic hazard.       (D) Aproposed development neerending the condicts de	NAME OF PERSON OR AGEN	CY CARRYING O	UT PROJECT, IF	OTHER THAN	LEAD CITY AGE	NCY:	
AREA CODE       ITELEPHONE NUMBER       IEXT.         Connie Chauv       AREA CODE       ITELEPHONE NUMBER       IEXT.         EXEMPT STATUS: (Check One)       STATE CEQA GUIDELINES       CITY CEQA GUIDELINES         MINISTERIAL       Sec. 15268       Art. II, Sec. 2b         DECLARED EMERGENCY       Sec. 15269       Art. II, Sec. 2a (1)         EMERGENCY PROJECT       Sec. 15269 (b) & (c)       Art. II, Sec. 2a (2) & (3)         X       CATEGORICAL EXEMPTION       Sec. 15300 et seq.       Art. III, Sec. 1         Class       4       Category       1       (City CEQA Guidelines)         Class       32       Category       N/A       (State CEQA Guidelines)         OTHER       (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.       IUSTIFICATION FOR PROJECT EXEMPTION:         Bass 4 Category 1: Grading on bard with a sign of less than ten percent (10%), except where it is to be located in a waterway, in any wetland, in an officially designated(by abserve good provemental action) scenic area or in an officially mapped areas of severe geologic hazard.         Bass 32: Incling Undevelopment meeting the conditions described in this section.       (b) he proposed development occurs within etyl imits on a project site of no more than evaluation secribe is consistent with the applicable general plan designation and regulations. (b) The proposed development occurs within any dinguided by urban uses. (c) The project is consistent w							
EXEMPT STATUS: (Check One)       STATE CEQA GUIDELINES       CITY CEQA GUIDELINES         MINISTERIAL       Sec. 15268       Art. II, Sec. 2b         DECLARED EMERGENCY       Sec. 15269       Art. II, Sec. 2a (1)         EMERGENCY PROJECT       Sec. 15269 (b) & (c)       Art. II, Sec. 2a (2) & (3)         X       CATEGORICAL EXEMPTION       Sec. 15200 et seq.       Art. III, Sec. 1         Class       4       Category       1       (City CEQA Guidelines)         OTHER       (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.       USTIFICATION FOR PROJECT EXEMPTION:         Iass 3       2       Category       1       (City CEQA Guidelines)         OTHER       (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.       USTIFICATION FOR PROJECT EXEMPTION:         Iass 3       Iass 12: Infill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable eneral plan policies as well as with the applicable conditions described in this section. (b) The proposed development occurs within city limits on a project site of no more than earer or threatened species. (d) Approval of the project site of no more than earer or threatened species. (d) Approval of the project site of an ovalue as habitit for endangered, rare or threatened species. (d) Approval of the project site of an ovalue as habitit for endangered is eare or the stend and papplicable services.	Contract PERSON			AREA CODE	TELEPHONE	NUMBER	EXT.
STATE CEQA GUIDELINES       CITY CEQA GUIDELINES         MINISTERIAL       Sec. 15268       Art. II, Sec. 2b         DECLARED EMERGENCY       Sec. 15269       Art. II, Sec. 2a (1)         EMERGENCY PROJECT       Sec. 15269 (b) & (c)       Art. II, Sec. 2a (2) & (3)         X       CATEGORICAL EXEMPTION       Sec. 15300 <i>et seq.</i> Art. II, Sec. 1         Class <u>4</u> Category       1       (City CEQA Guidelines)         Class <u>32</u> Category       N/A       (State CEQA Guidelines)         OTHER       (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.       USTIFICATION FOR PROJECT EXEMPTION:         Iss 4 Category 1: Grading on land with a slope of less than ten percent (10%), except where it is to be located in a waterway, in any wetland, in an officially designated(by areas of severe geologic hazard.         Iss 32: In-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable aneral plan policies as well as with the applicable coning designation on dregulations. (b) The project site cans be adequately served by all required utilities and public services.         FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT         HE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.       DATE         GNATURE       TITLE       DATE         Q1006744	EXEMPT STATUS: (Check On	0)			578-0010		
MINISTERIAL       Sec. 15268       Art. II, Sec. 2b         DECLARED EMERGENCY       Sec. 15269       Art. II, Sec. 2a (1)         EMERGENCY PROJECT       Sec. 15269 (b) & (c)       Art. II, Sec. 2a (2) & (3)         X       CATEGORICAL EXEMPTION       Sec. 15200 et seq.       Art. III, Sec. 1         Class       4       Category       1       (City CEOA Guidelines)         Class       32       Category       1       (State CEOA Guidelines)         OTHER       (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.       USTIFICATION FOR PROJECT EXEMPTION:         Iass 32       Infil development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than eraral plan policables as well as with the applicable site. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Aproval of the project site of no more than eareral plan policables as well as with the applicable consistent with the applicable general plan designation and all applicable substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Aproval of the project site dn or surger is a substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Aproval of the project site of no more than earer lan policities as well and uth as apolicit for endangered, rare or threatened species. (d) Apr		6)	STATE CEQA	GUIDELINES	C	CITY CEQA G	UIDELINES
DECLARED EMERGENCY       Sec. 15269       Art. II, Sec. 2a (1)         EMERGENCY PROJECT       Sec. 15269 (b) & (c)       Art. II, Sec. 2a (2) & (3)         X       CATEGORICAL EXEMPTION       Sec. 15269 (b) & (c)       Art. III, Sec. 2a (2) & (3)         X       CATEGORICAL EXEMPTION       Sec. 15300 et seq.       Art. III, Sec. 1         Class       4       Category       1       (City CEQA Guidelines)         OTHER       (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.       USTIFICATION FOR PROJECT EXEMPTION:         Iass 32: Infill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and regulations. (b) The project is consistent with the applicable general plan designation and egulations. (c) The project is consistent with the applicable general plan designation and egulations. (c) The project is consistent with the applicable general plan designation and egulations. (c) The project site of no more than eacters as well as with the applicable coning designation and regulations. (c) The project is consistent with the applicable general plan designation and regulations. (c) The project site the adequately served by all required utilities and public services.         FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT         HE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.         GNATURE       ITTLE         Q106744913       RECEIPT NO.         Q1067/44913	MINISTERIAL		Sec. 152	268		Art. II, Se	ec. 2b
EMERGENCY PROJECT       Sec. 15269 (b) & (c)       Art. II, Sec. 2a (2) & (3)         X       CATEGORICAL EXEMPTION       Sec. 15300 et seq.       Art. III, Sec. 1 <u>Class</u> <u>4</u> Category       1       (City CEQA Guidelines)         OTHER       Category       N/A       (State CEQA Guidelines)          OTHER       (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.       USTIFICATION FOR PROJECT EXEMPTION:         Iass 4 Category 1: Grading on land with a slope of less than ten percent (10%), except where it is to be located in a waterway, in any wetland, in an officially designated(by derard, state, or local governmental action) score icare or in an officially mapped areas of severe geologic hazard.         Iass 32: In-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable e areas substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (b) Approval of the project would not suff any significant effects relating to traffic, noise, air guality, or water quality. (e) The site can be adequately served by all required utilities and public services.         FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT         HE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.         GNATURE       TITLE         Q106744913       RECEIPT NO.       Q105/17         Q1	DECLARED EMERGE	NCY	Sec. 152	69		Art. II, Se	ec. 2a (1)
X       CATEGORICAL EXEMPTION       Sec. 15300 et seq.       Art. III, Sec. 1	EMERGENCY PROJE	СТ	Sec. 152	69 (b) & (c)		Art. II, Se	ec. 2a (2) & (3)
Class       4       Category       1       (City CEQA Guidelines)         OTHER       (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.         USTIFICATION FOR PROJECT EXEMPTION:         lass 4 Category 1: Grading on land with a slope of less than ten percent (10%), except where it is to be located in a waterway, in any wetland, in an officially designated(by ideral, State, or local governmental action) scenic area or in an officially mapped areas of severe geologic hazard.         lass 32: In-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable eneral 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 reacted spacies. (d) Approval of the project would not sult in any significant effects relating to traffic, noise, air quality, (e) The site can be adequately served by all required utilities and public services.         FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT         HE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.         GNATURE       TITLE         QUELT Y       Quelty Planning Associate         IEF.       RECEIPT NO.         Q106744913       Quelty Planning Associate         IEF.       RECEIPT NO.         Q106744913       Quelty Planning Associate	X CATEGORICAL EXEM	1PTION	Sec. 153	00 et seq.		Art. III, Se	эс. 1
Class       32       Category       N/A       (State CEQA Guidelines)         OTHER       (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.         USTIFICATION FOR PROJECT EXEMPTION:         lass 4 Category 1: Grading on land with a slope of less than ten percent (10%), except where it is to be located in a waterway, in any wetland, in an officially designated(by deral, State, or local governmental action) scenic area or in an officially mapped areas of severe geologic hazard.         lass 32: In-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable aneral 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 the area 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 sult in any significant effects relating to traffic, noise, air quality. (e) The site can be adequately served by all required utilities and public services.         FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT         HE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.         GNATURE       TITLE         Q106744913       RECEIPT NO.         Q106744913       REC'D. BY         Aida Karapetian       DATE         Q6/06/2017	Class 4	Category _	1(Cit	y CEQA Guideli	nes)		
USTIFICATION FOR PROJECT EXEMPTION: Lass 4 Category 1: Grading on land with a slope of less than ten percent (10%), except where it is to be located in a waterway, in any wetland, in an officially designated(by lass 32: In-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable eneral 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 we 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 sust in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT HE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT. GNATURE TITLE GNATURE RECEIPT NO. 0106744913 INTERNATION INTE	Class <u>32</u> OTHER (See Put	Category	N/A (Sta	ate CEQA Guide	elines)		
Class 4 Category 1: Grading on land with a slope of less than ten percent (10%), except where it is to be located in a waterway, in any wetland, in an officially designated(by ederal, State, or local governmental action) scenic area or in an officially mapped areas of severe geologic hazard.         Class 32: In-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable eneral 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 ve a cress 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 assult in any significant effects relating to traffic, noise, air quality. (e) The site can be adequately served by all required utilities and public services.         F FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT         THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.         IGNATURE       ITTLE         Q2280       RECEIPT NO.         0106744913       REC'D. BY         Aida Karapetian       DATE         06/06/2017	IUSTIFICATION FOR PROJEC	T EXEMPTION:	ie Sec. 21000 (b)	and set forth sta	ate and City guide	eline provisior	n.
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IF FILED BY THE APPLICANT:

NAME (PRINTED)

SIGNATURE

#### DEPARTMENT OF CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ

RENEE DAKE WILSON

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

ROCKY WILES COMMISSION OFFICE MANAGER (213) 978-1300 CITY OF LOS ANGELES

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http://planning.lacity.org

### JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2017-2230-CE

On September 15, 2017, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under State CEQA Guidelines Article 19, Sections 15304 and 15332, and City CEQA Guidelines Article III, Section 1, Class 4 Category 1, Case No. ENV-2017-2230-CE.

The proposed Project is for the demolition of 4 residential units and 1 commercial unit, and the new construction, use, and maintenance of a 6-story, 75-foot 9-inch in height, residential building with 41 apartment units, including a minimum of 4 units for Very Low Income households. The project proposes a total of 39 on-site parking spaces split between one level of at-grade parking and one level of subterranean parking. The floor area of the building is 30,085 square feet, with a Floor Area Ratio of 2.48:1. The project also involves a haul route for the export of 1,500 cubic yards of dirt. As a mixed-use development, and a project which is characterized as in-fill development, the project qualifies for the Class 4, Category 1 and Class 32 Categorical Exemptions.

#### CEQA Determination – Class 32 Categorical Exemption Applies

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

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

The project is consistent with the following elements of the General Plan: Framework Element, Land Use Element (Palms – Mar Vista – Del Rey Community Plan), Housing Element, and the Mobility Element.

**Framework Element**: The Citywide General Plan Framework is a guide for communities to implement growth and development policies by providing a comprehensive long-range view of the City as a whole. The Framework establishes categories of land use that are broadly described by ranges of intensity/density, heights, and lists of typical uses. The Framework Element's General Commercial land use designation has corresponding zones of C2 and [Q]C2. The subject site is designated for General Commercial land uses and zoned C2-1; therefore, the subject site is consistent with the Framework Element.

Land Use Element (Palms – Mar Vista – Del Rey Community Plan): The subject site is located within the Palms – Mar Vista – Del Rey Community Plan ("Community Plan"). The Community Plan designates the site for General Commercial land uses, which has corresponding zones of C1.5, C2, C4, RAS3, and RAS4. The subject site is zoned C2-1, and is therefore consistent with the Community Plan's land use designation. The C2-1 zoning of the subject site allows for residential uses at R4 density, unlimited building height and a maximum Floor Area Ratio (FAR) of 1.5:1. The subject site has a gross lot area of approximately 12,146 square feet, which allows a by-right density 31 residential units in conjunction with LAMC Sections 12.14 A.1(a), 12.13.5 A.1, and 12.11, and up to a maximum of 42 residential units pursuant to LAMC Section 12.22 A.25 and Assembly Bill (AB) 2501. The proposed Project is for the construction of new six-story 41-unit mixed-use development measuring 75 feet and 9 inches in height. The proposed uses, density, and height are allowed by the Community Plan's land use designation in combination with the site's zoning in combination with state Density Bonus law.

**Housing Element**: The Housing Element indicates that not only are more housing units needed to accommodate the City's growth, but that these units need to be a broader array of typologies to meet evolving household types and sizes. As mentioned, the proposed Project will demolish 4 existing residential units and 1 commercial unit, and construct 41 new residential units. The proposed Project will therefore provide a net increase of 37 residential units within close proximity to jobs, transit, and other amenities. Pursuant to Density Bonus requirements, 4 of the total units will be reserved for Very Low Income households, and is therefore achieving the Housing Element goal of providing affordable units and promoting mixed-income developments.

**Mobility Element**: The Mobility Element sets forth objectives and policies to establish a citywide strategy to achieve long-term mobility and accessibility within the City of Los Angeles. The subject site is located at the intersection of Overland Avenue and Rose Avenue, and is served by a variety of transit options. Specifically, the subject site is within 1,500 feet of Transit Stops served by Culver City Bus Line 3 and Big Blue Bus Lines Rapid Line 12 and Line 17; and is within 0.5 miles from Transit Stops served by LADOT Commuter Express Line 431. The proposed Project will allow for a reduction of vehicle trips by placing high-density residential within proximity to public transit, as well as existing retail and amenities along Overland Avenue and the greater Mar Vista neighborhood. The project also involves the dedication of 8 feet along Overland Avenue and 3 feet along Rose Avenue; therefore the building wall will be set back further from the street and allow for wider sidewalks to facilitate pedestrian activity. The proposed Project will also provide bicycle parking spaces in accordance with the Bicycle Parking Ordinance and LAMC Section 12.21 A.16 for residents and visitors, thereby facilitating bicycle ridership.

The subject site is also located within the West Los Angeles Transportation Improvement and Mitigation Specific Plan. The West Los Angeles Transportation Improvement and Mitigation Specific Plan does not address development issues. It identifies trip fee requirements for non-residential projects.

Consistent with the Palms – Mar Vista – Del Rey Community Plan and General Plan, the proposed 41-unit mixed-use development adds new mixed-income multi-family housing to Los Angeles' housing supply in a neighborhood which is conveniently located to a variety of community services including transit stops. The project meets parking, yard, open space, and landscaping requirements, with modifications to allow additional FAR, and reduced parking through the Density Bonus Ordinance. Therefore, 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.

The subject site is located in close at the intersection of Overland Avenue and Rose Avenue in the Mar Vista neighborhood. The development consists of a mixed-use project on a lot that is approximately 12,146 gross square feet (0.278 acres) in size, and is wholly within the City of Los Angeles.

The subject site is substantially surrounded by urban uses in close proximity to major arterials including Overland Avenue to the east and Palms Boulevard to the south. Lots adjacent to the subject site are zoned R3-1, R4-1, and C2-1, and are developed with low- to mid-rise multi-family and commercial uses. Neighboring lots to the south are zoned C2-1, to the west are zoned R3-1, and to the northwest (across Rose Avenue) are zoned R3-1 and R4-1, and are developed with multi-family uses. The subject site is located at the intersection of Overland Avenue and Rose Avenue, and is served by a variety of transit options including local and regional bus lines operated by Culver City Bus, Big Blue Bus, and LADOT Commuter Express Buses. Therefore, it can be found that 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.

The subject site is located within an established area that is fully-developed with a lowto medium-density multi-family and commercial uses. The site is previously disturbed and surrounded by development. There are no protected trees on the site. Therefore, the site is not, and has no value as, a habitat for endangered, rare or threatened species.

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

The proposed Project replaces 4 existing residential units and 1 existing commercial unit, adding 41 new housing units to the subject site.

Based upon the existing mobility and circulation networks in direct proximity to the proposed project, the net introduction of 37 units to the community will result in no traffic impacts. The project was reviewed by the Los Angeles Department of Transportation (LADOT). In a memo dated August 31, 2017, LADOT determined that the 41-unit project will result in a net increase of 273 daily trips, 21 a.m. peak hour trips, and 20 p.m. peak hour trips, and concluded that the project does not meet the threshold for a traffic study. Therefore, the project will not have any significant impacts to traffic.

The Department of Building and Safety will require a haul route for the export of 1,500 cubic yards of soil in a Special Grading Area. The subject site has prior approval from the Department of Building and Safety for a haul route for the export of 2,811 cubic yards of earth (Board File 160082, dated October 19, 2016). In addition, Regulatory Compliance Measures (RCMs) include the submittal of a Geology and Soils Report to the Department of Building and Safety (DBS), and compliance with a Geology and Soils Report Approval Letter, issued by DBS on June 21, 2016 (LOG # 93478), which details conditions of approval that must be followed. In addition, the RCMs require that design and construction of the building must conform to the California Building Code, and

grading on site shall comply with the City's Landform Grading Manual, as approved by the Department of Building and Safety Grading Division. According to Navigate LA, there are no other haul route applications within 500 feet of the subject site. There are three haul route applications over 1,000 feet away from the subject site located at 3644-3658 South Overland Avenue, 3568 South Overland Avenue, and 3550 South Overland Avenue, which are currently pending. In light of the increase in construction activity in Grading Hillside Areas and the increase in associated truck traffic related to the import and export of soil, a haul route monitoring program is being implemented by the Department of Building and Safety for Council Districts 4 and 5 for added enforcement to ensure safety and to protect the quality of life of area residents. As part of this program, a haul route monitor is assigned to a geographic area to monitor haul routes and keep track of daily activities in order to minimize impacts to neighboring residents. Haul routes are tracked via a Map for each district to identify the locations of construction sites for which a haul route was required. The haul route approval will include RCMs and recommended conditions prepared by LADOT to be considered by the Board of Building and Safety Commissioners to reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Therefore, no foreseeable cumulative impacts are expected.

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

The building construction phase includes the construction of the proposed building on the subject property, which grading and a haul-route for the importing/exporting of approximately 1,500 cubic yards of dirt, connection of utilities, laying irrigation for landscaping, architectural coatings, paving, and landscaping the subject property. These construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction activities involving grading and foundation preparation would primarily generate PM2.5 and PM10 emissions. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the Project Site) would primarily generate NOx emissions. The application of architectural coatings would result primarily in the release of ROG emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time.

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

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

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

The Project, a 30,085-square foot mixed-use building, will replace two buildings (2,276 square feet and 2,569 square feet) containing commercial and residential uses. The project will not result in significant impacts related to air quality because it falls below interim air threshold established by DCP staff. 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. Possible project-related air quality concerns will derive from the mobile source emissions generated from the proposed residential uses for the project site. Operational emissions for project-related traffic will be less than significant. In addition to mobile sources from vehicles, general development causes smaller amounts of "area source" air pollution to be generated from on-site energy consumption (natural gas combustion) and from off-site electrical generation. These sources represent a small percentage of the total pollutants. The inclusion of such emissions adds negligibly to the total significant project-related emissions burden generated by the proposed project. The proposed project will not cause the SCAQMD's recommended threshold levels to be exceeded. Operational emission impacts will be at a less-than-significant level.

The development of the project would not result in any significant effects relating to water quality. The project is not adjacent to any water sources and construction of the project will not create any impact to water quality. The project will be subject to Regulatory Compliance Measures (RCMs) for pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. Furthermore, the project will comply with the City's stormwater management provisions per LAMC 64.70.

The subject property has a slope of less than 10 percent and is not in a waterway, wetland, or officially designated scenic area. Therefore, there is no substantial evidence that the proposed project will have a specific adverse impact on the physical environment.

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

The project site will be adequately served by all public utilities and services given that the construction of a mixed-use development will be on a site which has been previously developed and is consistent with the general plan. The site is currently and adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. These utilities and public services have continuously served the neighborhood for more than 50 years. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc. As a result of these new building codes, which are required

of all projects, it can be anticipated that the proposed project will not create any impact on existing utilities and public services through the net addition of 37 dwelling units.

The project and its related haul route application can be characterized as in-fill development within urban areas for the purpose of qualifying for Class 32 Categorical Exemption as a result of meeting the five conditions listed above. Therefore, based on the facts herein, it can be found that the project meets the qualifications of the Class 32 Exemption.

#### CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

The City has further considered whether the proposed project is subject to any of the six (6) exceptions that would prohibit the use of any of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. None of the exceptions are triggered for the following reasons.

There are six (6) Exceptions which the City is required to consider before finding a project exempt under Class 15303 and 15332:

1) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

While the subject site is located within a Special Grading Area and is approximately 2.31 kilometers from the Newport – Inglewood Fault Zone (Onshore), specific Regulatory Compliance Measures in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. Regulatory Compliance Measures (RCMs) include but are not limited to:

- Regulatory Compliance Measure RC-AQ-1(Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403. The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
  - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
  - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
  - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
  - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
  - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
  - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

- Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities): The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location.

2) Cumulative Impacts. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

There is not a succession of known projects of the same type and in the same place as the subject project. There are three sites within a 500-foot radius from the subject site that are under construction. The sites are at:

3644-3658 South Overland Avenue, which is located approximately 1,860 feet to the southeast of the subject site, approved per Case No. DIR-2014-4832-DB-SPR, with building permits (15010-10000-02247) issued on 01/19/2016.

3568 South Overland Avenue, which is located approximately 1,300 feet to the southeast of the subject site, approved per Case No. DIR-2014-4840-DB, with building permits (15010-10000-02105) issued on 04/12/2016.

3550 South Overland Avenue, which is located approximately 1,200 feet to the southeast of the subject site, approved per Case No. DIR-2015-3935-DB, with building permits (16010-10000-00807) issued on 06/22/2017.

In addition, all projects will be subject to Regulatory Compliance Measures (RCMs) as mentioned above, which also require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. The haul route approval will include RCMs and recommended conditions prepared by LADOT to be considered by the Board of Building and Safety Commissioners to reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Therefore, no foreseeable cumulative impacts are expected.

**3)** Significant Effect Due to Unusual Circumstances. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The Project is for the construction of a mixed-use development containing 41 residential units. The project involves the demolition of 4 residential units and 1 commercial unit.

The subject site is substantially surrounded by urban uses in close proximity to major arterials including Overland Avenue to the east and Palms Boulevard to the south. Lots adjacent to the subject site are zoned R3-1, R4-1, and C2-1, and are developed with low-to mid-rise multi-family and commercial uses. Neighboring lots to the south are zoned C2-1, to the west are zoned R3-1, and to the northwest (across Rose Avenue) are zoned R3-1

and R4-1, and are developed with multi-family uses. The subject site is served by a variety of transit options including local and regional bus lines operated by Culver City Bus, Big Blue Bus, and LADOT Commuter Express Buses. Therefore, it can be found that the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The subject site is located within an established area that is fully-developed with a low- to medium-density multi-family and commercial uses. The site is previously disturbed and surrounded by development. As such, there are no unusual circumstances which may lead to a significant effect on the environment.

4) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The Scenic Highway is located over 9 miles west of the subject site. Therefore, no damage to scenic resources within a state scenic highway would occur as a result of this Project.

5) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list complied pursuant to Section 65962.5 of the Government Code.

The subject property is not in an officially mapped area of severe geologic hazard, or within an official Seismic Hazard Zone. 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.

6) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

DIR-2017-2229-DB-1A

### EXHIBIT E

### **APPEAL APPLICATION**

DIR-2017-2229-DB-1A

A	PPLICATIONS: PPEAL APPLICATION application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary pons administered by the Department of City Planning.
1.	APPELLANT BODY/CASE INFORMATION
	Appellant Body:
	Area Planning Commission
	Regarding Case Number: DIR-2-17-2229-DB
	Project Address: 3355-3361 South Overland Avenue, 10704-10710 West Rose Avenue
	Final Date to Appeal: 10/02/2017
	Type of Appeal: <ul> <li>Appeal by Applicant/Owner</li> <li>Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved</li> <li>Appeal from a determination made by the Department of Building and Safety</li> </ul>
2.	APPELLANT INFORMATION
	Appellant's name (print): Dean K. Sugano, Trustee - Owner of adjacent property 10718 Rose Ave., LA, CA 90034
	Company:
	Mailing Address: _c\o Jacky P. Wang, North American Title Law Group, 711 W. Kimberly Avenue, Suite 200
	City: Placentia State: California Zip: 92870
	Telephone:       (657) 216-6560       E-mail: jwang@natic.com
	<ul> <li>Is the appeal being filed on your behalf or on behalf of another party, organization or company?</li> </ul>
	☑ Self
	● Is the appeal being filed to support the original applicant's position? □ Yes ☑ No
3.	REPRESENTATIVE/AGENT INFORMATION
	Representative/Agent name (if applicable): Jacky P. Wang
	Company: North American Title Law Group

Mailing Address: 711 W. Kimberly Avenue, Suite 200

City: Placentia	_	State: California	Zip:	92870
Telephone: (657) 216-6560	E-mail:	jwang@natic.com		

#### 4. JUSTIFICATION/REASON FOR APPEAL

Are specific conditions of approval being appealed?

If Yes, list the condition number(s) here: <u>6 (Floor Area) & 7 (Side Yard Setback)</u>

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:	()	M	7//	17	
			$\mathbb{V}^{-}$		1

Date: 10/02/2017

#### 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)
  - o Justification/Reason for Appeal
  - o 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 <u>not</u> file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an <u>individual on behalf of self</u>.
- 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 <u>date of the written determination</u> 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: SA	Reviewed & Accepted by (DSC Planner):	Date:			
Receipt No:	Deemed Complete by (Project Planner):	Date:			
Determination authority notified     Original receipt and BTC receipt (if original applicant)					



NORTH AMERICAN TITLE INSURANCE COMPANY

Suite 200 Placentia, CA 92870 t: 657.216-6560 f: 866.642.7773

711 W. Kimberly Avenue

October 2, 2017

#### (Via hand delivery)

Vincent P. Bertoni, AICP City of Los Angeles Department of City Planning 201 North Figueroa Street, 4<sup>th</sup> Floor Los Angeles, California 90012

DIR-2017-2229-03-14

Case No.:	DIR-2017-2	229DB
CEQA:	ENV-2017-	2230-СЕ
Location:	3355-3361 \$	South Overland Avenue,
	10704-1071	0 West Rose Avenue
Council District:		5 – Koretz
Neighborhood Council:		Mar Vista
Community Plan Area:		Palms – Mar Vista – Del Rey
Land Use Designation:		General Commercial
	Zone:	C2-1
Legal Description:		HARRISON CURTIS & SWEETSER'S
		RESUBDIVISION OF BLOCKS 45, 46, 47,
		49 AND 50 WESTERN ADDITION TO
		"THE PALMS", Block C, Lot FR 23, 24
Last Day to File an Appeal:		October 2, 2017
Appellant:		Dean K. Sugano, Trustee
	Case No.: CEQA: Location: Cour Neighborho Community Land Use E Legal I	Case No.: DIR-2017-2 CEQA: ENV-2017-2 Location: 3355-3361 S 10704-1071 Council District: Neighborhood Council: Community Plan Area: Land Use Designation: Zone: Legal Description: ast Day to File an Appeal: Appellant:

#### JUSTIFICATION/REASON FOR APPEAL

Dear Mr. Bertoni:

This office represents Dean K. Sugano, Trustee of The Sugano Family Trust dated 2-12-96 with regard to the above-referenced appeal. Mr. Sugano, as trustee of the aforementioned trust, is the record title holder to real property commonly known as 10718 Rose Avenue, Los Angeles, California 90034 and bearing Assessor's Parcel Number 4254-024-021 ("Sugano Property"). The Sugano Property is adjacent to the project site commonly known as 3355 Overland Avenue, Los Angeles, California 90034, 10704 West Rose Avenue, Los Angeles, California 90034 ("Location").

#### **Background**

Appellant Dean K. Sugano, as trustee of the aforementioned trust, is the owner of the Sugano Property. Mr. Sugano acquired his fee title ownership in the Sugano Property by Grant Deed recorded on December 20, 2000 as Document No. 00 1977318 and Affidavit – Death of

Vincent P. Bertoni, AICP City of Los Angeles Department of City Planning Page 2 of 5

Trustee recorded on September 17, 2010 as Document No. 20101323685. Enclosed is a copy of the Grant Deed and Affidavit – Death of Trustee.

The Sugano Property is located adjacent to the Location project site as set forth in the Director's Determination Density Bonus & Affordable Housing Incentives dated September 15, 2017 ("Director's Determination"). Enclosed is a copy of the Director's Determination.

#### **Reason for Appeal**

The Director's Determination is being appealed as it is premised upon incorrect information which, if acted upon, would result in setback violations resulting in dangerous conditions unsafe for emergency personnel and the public at large. The Director's Determination on page 1 approves the following:

- 1. Yard/Setback. A 20 percent decrease in the required depth of the north side yard setback from 9 feet to 7 feet and 3 inches.
- 2. Floor Area Ratio. An allowance for a 2.48:1 Floor Area Ratio in lieu of the normally allowed maximum 1.5:1 Floor Area Ratio.

On page 2 of the Director's Determination, the following Conditions of Approval are identified:

- 6. Floor Area. The project shall be approximately 30,085 square feet of floor area, as shown in Exhibit "A".
- 7. Side Yard Setback. The north side yard setback shall be approximately 7 feet 3 inches, as shown in Exhibit "A".

On pages 9 and 10 of the Director's Determination, the following findings are made:

Side Yard Setback: The subject site is zoned C2-1 which requires side yards per the R4 zone for residential uses. Therefore, the Project would be required to provide a 9-foot side yard setback. The requested incentive allows for a 20 percent decrease of the side yard setback requirement, which is approximately a 7-foot 3-inch side yard setback. The proposed Project is providing a 7-foot 3-inch side yard setback. This requested reduction of the rear yard setback allows for an expanded building envelope.

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Vincent P. Bertoni, AICP City of Los Angeles Department of City Planning Page 3 of 5

The foregoing statements appear conflicting and/or inconsistent as reference is made to the "north side yard setback", "side yard setback" and "rear yard setback," all of which appear to refer to a reduction of a setback requirement from 9 feet to 7 feet 3 inch.

Pursuant to the City of Los Angeles Zoning Regulations, of which relevant copies are enclosed, the setback requirements for R4 are as follows:

- 1. Front: 15 ft; 10 ft. for key lots;
- 2. Side: 10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over  $2^{nd}$ , not to exceed 16 ft.
- 3. Rear: 15 ft. + 1 ft. for each story over  $3^{rd}$ ; 20 ft. max

Given the foregoing and the Location project site's six (6) floors, it would appear that the "the Project would be required to provide a 9-foot side yard setback" is erroneous. Moreover and more importantly, the identified "7-foot 3-inch side yard setback" requirement which appears to "allow[] for an expanded building envelope" is premised on an erroneous identification that the Location project site includes 10 feet of a vacated 20 foot alleyway.<sup>1</sup>

The vacated alleyway is owned by and is part of the Sugano Property as a result of deeds recorded in 1951 by prior then common owners of both the Sugano Property and the Location project site. Enclosed is a report from Applicant/Owner Dr. Robert Nolan of RKR Partners, LLC's title insurer's expert, J. Bushnell Nielson, beginning with "1. Conveyances of Alley and Adjoining Lots from 1931 to 153," which confirms Mr. Sugano/Sugano Property's ownership of the entirety of the 20 foot alleyway. As stated, "Rowlands intentionally retained all of the Alley for the benefit of Tract 21 in Lot 13, which they owned in 1953." Lot 13 is the Sugano Property.

This fact was brought to the Applicant's attention back in 2013, when the Applicant contacted Mr. Sugano claiming ownership of the 20 foot alleyway. Given Mr. Sugano/Sugano Property's ownership of the entirety of the 20 feet alleyway, the identification of "(E) ENCROACHING 2-STORY BUILDING NON-CONFORMING" at various locations within Exhibit "A" is erroneous and/or incorrect.<sup>2</sup>

#### **How Aggrieved**

The proposed project at the Location project site would result in a zero setback for the Sugano Property vis-à-vis the Location project site. Neither the fire department, emergency personnel or its emergency equipment will be able to access the rear of the proposed project/Location project site or the Westside of the Sugano Property should the proposed project be permitted to proceed. Applicant's request for an expanded building envelope, which is all of the elements of the outer shell that maintain a dry, heated, or cooled indoor environment and

<sup>&</sup>lt;sup>1</sup> Identified on the Plot Plan as Page No. 1 of 21 / Page A-1.03 of 48 on Exhibit "A".

<sup>&</sup>lt;sup>2</sup> The "(E) ENCROACHING 2-STORY BUILDING NON-CONFORMING" (or similar language) is identified on Exhibit "A", Page Nos. 1, 3, 10, 16 and 19.

Vincent P. Bertoni, AICP City of Los Angeles Department of City Planning Page 4 of 5

facilitate its climate control, directly and adversely impacts the Sugano Property. Indeed, the Plot Plan notes "(E) BLOCK WALL W/ CHAIN LINK FENCE ATOP TO BE REMOVED" and "(E) WOOD SHED TO BE REMOVED." The block wall and wood shed are currently owned by Mr. Sugano and on the Sugano Property. Mr. Sugano has not consented, has not agreed and objects to their removal by the Applicant. Additionally, referencing Page No. 19 of 21 / Page LP-1 of Exhibit "A", it appears that the Location project site contemplates planting of trees on the Sugano Property. Mr. Sugano has not consented, has not agreed and objects to the Planting of trees on the Sugano Property by the Applicant.

Finally, the proposed project at the Location project site will/may result in noxious fumes being emitted throughout the Sugano Property creating a health hazard due to the close proximity of the parking structures / vents / ventilation to occupants of the Sugano Property. This is in addition to the Location project being in dangerous / close proximity to power lines and/or poles at or near the Sugano Property, as well as gas lines.

#### Issue Points: Why the Director's Determination is Erroneous

The Director's Determination is erroneous as it is based upon incorrect Plot Plan representations. Enclosed are color photographs of the Sugano Property. As noted in the document from "C.T.I Inc." the Sugano Property is located within the entirety of the 20 foot alleyway. Bearing this in mind, the Location project site and the Director's Determination would result in construction of structures located potentially within a utility easement.

#### Filing Requirements/Additional Information

Submitted herewith is eight (8) sets of the following documents in support of Mr. Sugano's appeal (1 original and 7 duplicates): 1) Appeal Application (form CP-7769); 2) Justification/Reason for Appeal; and 3) Copies of Original Determination Letter. Additionally, per Los Angeles Municipal Code Section 19.01B, submitted is an appeal fee of \$89.00.

Per the undersigned's meeting with Connie Chauv, City Planning Associate – Project Planning for the City of Los Angeles – Department of City Planning, on September 25, 2017, the following items are not applicable with regards to Mr. Sugano's appeal:

- 1. 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.
- 2. Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC12.26 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.
- 3. 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.

Vincent P. Bertoni, AICP City of Los Angeles Department of City Planning Page 5 of 5

- 4. 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.
- 5. 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)].

With regards to the requirement that an "[a]ppeals of Density Bonus cases can only be filed by adjacent owners or tenants," as noted above, enclosed is a copy of a Grant Deed and Affidavit – Death of Trustee evidencing Mr. Sugano's status as an "adjacent owner."

#### **Conclusion**

We understand that Mr. Sugano's appeal will, at a future date, be set for hearing by the Director of Planning for the City of Los Angeles. In that regard and per the undersigned's meeting with Ms. Chauv referenced above, Mr. Sugano will be submitting additional documentation in support of his appeal, as well as providing testimony, expert or otherwise, prior to or shortly after formal notice of hearing is provided.

Mr. Sugano looks forward to the hearing on his appeal. Pending out next communication, please do not hesitate to contact the undersigned with any questions or comments.

Very truly yours,

Jacky P. Wang Vice-President / Senior Legal Counsel

JPW:mz

Enclosures - As stated

Cc: Client



Assessor's Identification Number (AIN) To Be Completed By Examiner OR Title Company In Black Ink

2

Number of Parcels Shown



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

A.P.N.: 4254-024-021

AND WHEN RECORDED MAIL TO: The Sugano Family Trust dated 2-12-96 10848 Garfield Avenue Culver City, CA 90230

### 00 1977318

Space Above This Line for Recorder's Use Only

Order No.: 1406717.63

Escrow No.: 40210-LP

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$555.50 & CITY \$2,272.50 [X] computed on full value of property conveyed, or [] computed on full value less value of liens or encumbrances remaining at time of sale,

unincorporated area; [X] City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged, Jose de Jesus Reynoso Padilla and Maria Dolores Gonzalez de Reynoso, husband and wife

hereby GRANT(S) to Dean K. Sugano Carteria and Trustee of The Sugano Family Trust dated 2-12-96

the following described property in the City of Los Angeles, County of Los Angeles State of California; See LEGAL DESCRIPTION attached hereto and made a part hereof.

### SEE SCHEDULE "A" ATTACHED

Jose de Jesus Reynos Padilla

ocument Date: November 17, 2000

STATE OF CALIFORNIA )SS COUNTY OF Las 01/2-15-00 before me. Resnort Padilla De

hlore Govalez de Reynoso, Unris personally appeared Acse leaves personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is an subscribed to the within instrument and acknowledged to me that he/she the person of the pers the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal. Signatur

This area for official notarial seal.

LAURA PADILLA COMM. #1256219 Notary Public-California LOS ANGELES COUNTY ly Comm. Exp. March 14, 2004 🕅

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

### SCHEDULE "A"

#### "LEGAL DESCRIPTION"

THAT PORTION OF LOT 13, LYING NORTHWESTERLY OF THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF LOT 24, ALL IN BLOCK C OF HARRISON, CURTIS AND SWEETZER'S SUBDIVISION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGE 8 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THAT PORTION OF THE 20 FOOT ALLEY ADJOINING SAID LOT 13 ON THE NORTHEAST, VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY, AND NOTED IN ROAD BOOK 12 PAGE 16 ON FILE IN THE OFFICE OF SAID BOARD, LYING NORTHWESTERLY OF THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 24.

EXCEPT THE SOUTHWESTERLY 105 FEET OF SAID LAND.

# 00 1977318

14-06717-63

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This page is part of your document - DO NOT DISCARD





Pages: 0005

Recorded/Filed in Official Records Recorder's Office, Los Angeles County, California

09/17/10 AT 02:09PM

FEES:	27.00
TAXES ;	0.00
OTHER:	0.00
PAID:	27.00



LEADSHEET



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SEQ: 01

DAR - Mail (Hard Copy)





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RECORDING REQUESTED BY			2
NAME: COMSTOCK & SHARPE,	INC.	32	
WHEN RECORDED MAIL TO:			09/17/2010
NAME: Dean K. Sugano			*20101323685*
ADDRESS:10848 Garfield Av	enue		
CITY/STATE/ZIF: Culver City, C	A_90230		
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÷ 1	Richard W. Sharpe, Esq.	æ
	AND WHEN RECORDED MAIL TO:	
	DEAN SUGANO 10848 Garfield Avenue Culver City, CA 90230	
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APN	4254-024-01 SPACE ABOVE THIS LINE FOR RECORDER'S USE	
	AFFIDAVIT - DEATH OF TRUSTEE	
ST	ATE OF CALIFORNIA ) ) SS.	
co	UNTY OF LOS ANGELES	
	Dean Sugano of legal age, being first duly sworn, deposes and says:	
1.	May Yoko Sugano is the decedent mentioned in the attached certified	
	copy of Certificate of Death, and is the same person named as Trustee in that certain Declaration of	
	Trust datedFebruary 12, 1996, executed by Dean K. Sugano and	
	May Y. Sugano as trustor(s).	
2	At the time of decedent's death, decedent was the owner, as Trustee, of certain real property	
	acquired by a deed recorded on December 20, 2000 as Instrument No.	
	acquired by a deed recorded on, as insudancia no.	
	<u>00–1977318</u> , in Official Records of <u>103 Aligeres</u> County, California,	
	describing the following real property:	
	SEE SCHEDULE "A" ATTACHED HERETO	

3. I am the surviving or successor Trustee of the same trust under which said decedent held title as trustee pursuant to the deed described above, and am designated and empowered pursuant to the terms of said trust to serve as Trustee thereof.

Dated: 07-07-2010	Jean K- Sugaro
	DEAN K. SUGANO
Subscribed and sworn to (or affirmed) before me on this	
<u>7TH</u> day of <u>July</u> , <u>2010</u> , by	RICHARD W. SHARPE
Dean Sügano,	Notary Public - California
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.	Los Angeles County My Comm. Expires Jul 25, 2012
Signature Chan fue	(This area for notary stamp)

ATTACH CERTIFIED COPY OF DEATH CERTIFICATE

# SCHEDULE "A" LEGAL DESCRIPTION

That portion of Lot 13, lying Northwesterly of the Southwesterly prolongation of the Southeasterly line of Lot 24, all in Block C of Harrison, Curtis and Sweetzer's Subdivision, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 34 Page 8 of Miscellaneous Records, in the office of the County Recorder of said County.

Also that portion of the 20 foot alley adjoining said Lot 13 on the Northeast, vacated by order of the Board of Supervisors of said County, and noted in Road Book 12 Page 16 on file in the office of said Board, lying Northwesterly of the Southwesterly prolongation of the Southeasterly line of said Lot 24.

Except the Southwesterly 105 feet of said land.

Commonly Known As: 10718 Rose Avenue, Los Angeles, CA 90034.

A.P.N. 4254-024-021

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		Maximum Height Required yards		ds	Minim	um Area		D. Li		
*	lise		-		-				Min.	Parking Reg/d.
Zone		Stories	Foot	Eront	Side	Rear	Perlot	Perbil	-	
Multiple	Residential	3101168	Feet		Olde	Near			1	
R2	Two Family Dwellings R1 Uses. Home Occupations	Unlimited (8)	45 or (6),(7),(8)	20% lot depth; 20 ft. max., but not less than <b>prevailing</b>	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2nd	15 ft.	5,000 sq. ft.	2,500 sq. ft.	50 ft.	2 spaces, one covered
RD1.5	Restricted Density Multiple Dwelling One-Family Dwellings.Two-Family Dwellings, Apartment Houses, Multiple Dwellings, Home Occupations		45 or (6),(7),(8)	15 ft.	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2nd, not to exceed 16 ft. (6)	15 ft.	5,000 sq. ft.	1,500 sq. ft.		1 space per unit < 3 habitable rooms; 1.5 spaces per unit = 3 habitable rooms; 2 spaces
RD2	-							2,000 sq. ft.		per unit > 3
RD3	-				10% lot width, 10 ft. max.; 5 ft. min., (6)		6,000 sq. ft.	3,000 sq. ft.	60 ft.	habitable rooms; uncovered (6) 1 space each guest room
RD4	-						8,000 sq. ft.	4,000 sq. ft.		(first 30)
RD5	-			20 ft.	10 ft. min. (6)	25 ft.	10,000 sq. ft.	5,000 sq. ft.	70 ft.	
RD6							12,000 sq. ft.	6,000 sq. ft.		
RMP	Mobile Home Park Home Occupations		45 or (8)	20% lot depth 25 ft. max.	10 ft.	25% lot depth 25 ft. max.	20,000 sq. ft.	20,000 sq. ft.	80 ft.	2 covered spaces per dwelling
RW2	Two Family Residential Waterways One-Family Dwellings, Two-Family Dwellings, Home Occupations			10 ft. min.	10% lot width < 50 ft.; 3 ft. min.; + 1 ft. for each story over 2nd	15. ft.	2,300 sq. ft.	1,150 sq. ft.	28 ft.	Gint
R3	Multiple Dwelling R2 Uses, Apt. Houses, Multiple Dwellings, Child Care (20 max.)			15 ft; 10 ft. for key lots	10% lot width < 50 ft., 3 ft. min.; 5 ft.; + 1 ft. for each story over 2nd, not to exceed 16 ft.	15 ft.	5,000 sq. ft.	800 sq. ft.; 500 sq. ft. per guest room	50 ft.	same as RD zones
RAS3	Residential/ Accessory R3 Uses, Limited ground floor commercial			5 ft., or average of adjoining buildings	0 ft, for ground floor commerc. 5 ft, for residential	15 ft. adjacent to RD or more restrictive zone; otherwise 5 ft.		800 sq. ft.; 200 sq. ft. per guest room		
R4	Multiple Dwelling R3 Uses, Churches, Schools, Child Care, Homeless Shelter	Unlim (8)	ited	15 ft; 10 ft. for key lots	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2nd, not to exceed 16 ft.	15 ft. + 1 ft. for each story over 3rd; 20 ft. max.		400 sq. ft.; 200 sq. ft. per guest room		

Multiple Residential continued 4

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Multinie F	Residential continued 1						-,		
RAS4	Residential/ Accessory R4 Uses, Limited ground floor commercial	Unlimited (8)	5 ft., or average of adjoining buildings	0 ft. for ground floor commerc. 5 ft. for residential	15 ft. adjacent to RD or more restrictive zone; otherwise 5 ft.	5,000 sq. ft.	400 sq. ft.; 200 sq. ft. per guest room	50 ft.	same as RD zones
R5	Multiple Dwelling R4 uses, Clubs, Lodges, Hospitals, Sanitariums, Hotels		15 ft; 10 ft. for key lots	10% lot width < 50 ft.; 3 ft. min.; 5 ft.; + 1 ft. for each story over 2nd, not to exceed 16 ft.	15 ft. + 1 ft. for each story over 3rd; 20 ft. max.		200 sq. ft.		

Loading space is required for the RAS3, R4, RAS4, and R5 zones in accordance with Section 12.21 C 6 of the Zoning Code.

Open Space is required for 6 or more residential units in accordance with Section 12.21 G of the Zoning Code.

Passageway of 10 feet is required from the street to one entrance of each dwelling unit or guest room in every residential building, except for the RW, RU, and RZ zones, in accordance with Section 12.21 C2 of the Zoning Code.

Zone	Use	Maximur	n Height	Required yards			Minimum Area Per Lot/ Unit	Min. Lot Width
		Stories	Feet	Front	Side	Rear		
Comme	rcial (see loading and parking,	next page)						
CR	Limited Commercial Banks, Clubs, Hotels, Churches, Schools, Business and Professional Colleges, Child Care, Parking Areas, R4 Uses	6 (8)	75 ft. (8)	10 ft. min.	10% lot width < 50 ft.; 10 ft.; 5 ft. min., for corner lots, lots adj. to A or R zone, or for residential uses	15 ft. min + 1 ft. for each story over 3rd	same as R4 for resid. uses; otherwise none	50 ft. for resid. uses; otherwise none
C1	Limited Commercial Local Retail Stores < 100,000 sq. ft., Offices or Businesses, Hotels, Hospitals and/orClinics, Parking Areas, CR Uses Except forCurches, Schools, Museums, R3 Uses	Unlin (8	nited 3)		same as R3 for corner lots, lots adjacent to A or R zone, or residential uses	15 fl. + 1 ft. for each story over 3rd; 20 ft. max for resid. uses or abutting A or R zone	same as R residenti otherwis	3 zone for al uses; e none
C1.5	Limited Commercial C1 Uses-Retail, Theaters, Hotels,Broadcasting Studios, Parking Buildings, Parks and Playgrounds, B4 Uses						same as R residenti otherwis	4 zone for al uses; e none
C2	Commercial C.1.5 Uses; Retail w/Limited Manuf., Service Stations and Garages, Retail Contr. Business, Churches, Schools, Auto Sales, R4 Uses			none	none for commercial uses; same as R4 zone for residential uses at lowest residential story		same as R4 for resid. uses; otherwise none	same as R4 for residential uses; otherwise none
C4	Commercial C2 Uses with Llimitations, R4 Uses							
C5	Commercial C2 Uses, Limited Floor Area for Manuf. of CM Zone Type, R4 Uses	]						
CM	Commercial Manufacturing Wholesale, Storage, Clinics, Limited Manuf., Limited C2 Uses, R3 Uses	Unlin (8	nited 3)	none	none for com same as R4 for	imercial uses; residential uses	same as R3 for residential uses; otherwise none	





DRAWINGS - 06/19/2013 - 91402016 - 10718 ROSE AVE #1-6 - LOS ANGELES



C.T.I. Inc.

Legeno: ----- Concrete --/--/-- = Solio Fence xxx = Chain Lirk

Blue = Structures Green = Encroachment Rec = Easements Sketch intended as a Visual aide for approx. location of Structures, EAS. ENCR. This sketch is NOT intended as a property survey.

# 1. Conveyances of Alley and Adjoining Lots from 1931 to 1953

The first recorded instruments for Lots 13, 23 and 24 to mention the Alley were recorded in 1931. A court order authorized the receivers for The American Mortgage Company of California to sell several parcels to Fidelity Securities Corporation for cash plus the assumption of a 1926 mortgage and a deed of trust to be executed by Samson and Josephine Katzman. Book 10990, Page 396, Official Records.

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A grant deed from the trustees of The American Mortgage Company of California to Fidelity Securities Corporation was also recorded on August 12, 1931, in Book 11061, Page 221, Official Records. Fidelity Securities Corporation gave a grant deed to Samson and Josephine Katzman that was recorded on August 12, 1931 in Book 11087, Page 92, Official Records. The Katzmans gave a deed of trust, the beneficiary of which was Fidelity Securities Corporation. Book 11011, Page 293, Official Records. A second deed of trust from the Katzmans to Fidelity Securities was recorded on August 12, 1931 in Book 11105, Page 57, Official Records.

The 1931 conveyances referred to the Alley using this language:

ALSO that portion of the 20 foot alley adjoining said Lot 13 on the Northeast vacated by order of the Board of Supervisors of said County; and noted in Road Book 12, Page 16 on file in the office of said Board, lying Northwesterly of the Southwesterly prolongation of the Southeasterly line of said Lot 24....

The deeds refer to "that portion" of the 20 foot alley "adjoining said Lot 13." This could be understood to convey all of the Alley, or only the half of the alley that adjoins Lot 13. The deeds conveyed the parcels on both sides of the Alley. The ordinary rule for interpretation of deeds in that circumstance is that the portions of the alley adjoining all such parcels are impliedly included with the lots. Assuming that the intent of the parties was to convey all of the Alley, it would have been more precise to say "together with all of the 20 foot alley adjoining said parcels and lying Northwesterly of the Southwesterly prolongation of the Southeasterly line of said Lot 24."

The trustee of the Katzman deed of trust conducted a trustee's sale when the Katzmans defaulted on the Fidelity Securities loan. A trustee's deed reconveying the parcels to Fidelity Securities was recorded on July 28, 1932 in Book 11719, Page 168, Official Records. The trustee's deed described the same parcels conveyed to the Katzmans in 1931, including the Alley.

By a grant deed recorded on August 29, 1941, Fidelity Securities Corporation conveyed to members of the Hopper family to distribute the assets of The American Mortgage Company of California. The grantees in the 1941 deed from Fidelity Securities Corporation were the executors of the William Tatum Hopper estate (Alma Earle Hopper, Luana Hopper Clizbe and Harold C. Hopper), who received a 32.46% interest; Alma Earle Hopper, individually, who received a 39.94% interest; and Luana Hopper Clizbe, who received a 27.60% interest. The same deed conveyed seven other parcels in different locations.

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On December 3, 1941, a final order was entered in the estate of William Tatum Hopper. This order disclosed that Hopper had been a shareholder of Fidelity Securities Corporation. The final order gave William Hopper's shares in the company to Harold C. Hopper. The order further splintered the estate's 32.46% interest in Lots 23, 24, the Alley and Lot 13, giving five eighths of that interest to Alma Earle Hopper and one eighth each to Harold C. Hopper, Luana Hopper Clizbe and James H. Clizbe. Book 19403, Page 358.

Then the Hopper-Clizbe family members gave a series of deeds to each other for their respective fractional interests in Lots 23, 24, the Alley and Lot 13. Alma Earle Hopper deeded a 0.76% interest in the parcels to Luana Hopper Clizbe by a quitclaim deed recorded on December 29, 1942. Book 19774, Page 119. On the same day Alma Earle Hopper deeded a 3.36% interest in the parcels to James Macoy Clizbe. Book 19768, Page 163.

Luana Hopper Clizbe deeded a 5% interest in the parcels to James Macoy Clizbe by a deed recorded on January 13, 1943, in Book 19771, Page 25. Alma Earle Hopper deeded a 0.36% interest in the parcels to James Hopper Clizbe by a deed recorded on October 6, 1943 in Volume 20225, Page 345.

Luana Hopper Clizbe and Alma Earle Hopper deeded all of their remaining interests in the parcels to James Macoy Clizbe by a deed recorded on June 9, 1949, as Document No. 1929, Official Records. Perhaps there was something lacking in the 1949 deed, however, because Luana Hopper Clizbe gave a quit claim deed to James Macoy Clizbe by a deed recorded on November 6, 1951, as Document No. 821, Official Records.

James Hopper Clizbe was apparently a minor when he was conveyed an interest in the parcels in 1941, in the estate of William Tatum Hopper. A guardianship was set up for James Hopper Clizbe, a minor, in 1951, to authorize the guardian, James M. Clizbe, to sell the parcels to William Lee Smith and Dona Lee Smith. The order authorizing that sale was recorded on November 6, 1951 as Document No. 822, Official Records.

Immediately following the entry of that order, James Macoy Clizbe and James M. Clizbe, as guardian for James Hopper Clizbe, conveyed Lots 23, 24, the Alley and Lot 13 to William Lee Smith and Dona Lee Smith. That joint tenancy grant deed was signed on September 14, 1951 and recorded on November 6, 1951 as Document No. 823, Official Records.

I note that Harold C. Hopper had a small fractional interest in the parcels that was not conveyed to the Smiths in 1951. I found no deed from Harold Hopper to the Smiths or later owners of the parcels.

Even before the deed to the Smiths was recorded, the Smiths had conveyed several parcels. They deeded the Southwesterly 55 feet (Tract 19) of their portion of Lot 13 to Jules L. and Elsa Kievits on October 30, 1951. That deed was also recorded on November 6, 1951, as Document No. 825, Official Records. In addition, the Smiths deeded the Northeasterly 50 feet of the Southwesterly 105 feet of Lot 13 (Tract 20) and the balance of Lot 13 (Tract 21) to Nadina R. Kavinoky and Elsa Kievits, mother and daughter, together with:

... that portion of the 20 foot alley adjoining said Lot 13 on the Northeast, vacated by order of the Board of Supervisors of said County and noted in Road Book 12, Page 16 on file in the office of the said Board, lying Northwesterly of the Southwesterly prolongation of the Southeasterly line of said Lot 24.

That deed was dated October 30, 1951 and recorded on November 6, 1951, as Document No. 826, Official Records. Tract 21 is the portion of Lot 13 that adjoins the Alley.

Also, the Smiths granted an easement over four feet of Lot 24 in favor of Jules and Elsa Kievits and Nadina R. Kavinoky, which was also recorded on November 6, 1951, as Document No. 824, Official Records.

Elsa Kievits and Nadina R. Kavinoky held title to Tract 21 in Lot 13 plus the portion of the adjoining Alley for about a day. On October 31, 1951, they conveyed those parcels to Arlen E. Rowland and Vivian E. Rowland, which deed was also recorded on November 6, 1951, as Document No. 827, Official Records.

Also on October 30, 1951, the Smiths conveyed Lot 23 to Dorothy C. Ford. That deed did not state that it included any portion of the Alley. That deed was also recorded on November 6, 1951, as Document No. 828, Official Records.

Thus, when all of the deeds had been recorded on November 6, 1951, record ownership was as follows:

- 1. The Smiths owned Lot 24,
- 2. Ford owned Lot 23,

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- 3. Jules L. and Elsa Kievits owned Tract 19 in Lot 13,
- 4. Elsa Kievits and Nadina R. Kavinoky owned Tract 20 in Lot 13, and

5. The Rowlands owned Tract 21 in Lot 13 and the adjoining portion of the Alley.

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Elsa Kievits and Nadina R. Kavinoky conveyed Tract 19 to Jack Sherick. That deed was recorded on January 4, 1952, as Document No. 1408, Official Records. On the same day, Elsa and Nadina granted a driveway easement over Tract 20 to Jules L. and Elsa Kievits and Jack Sherick. That easement was recorded on January 4, 1952, as Document No. 1407, Official Records. In February of 1952, Jules L. and Elsa Kievits and Jack Sherick granted a reciprocal driveway easement over part of Tract 19 to Elsa and Nadina. That easement was recorded on February 26, 1952, as Document No. 3054, Official Records.

Elsa Kievits and Nadina R. Kavinoky conveyed Tract 20 to Jules L. and Elsa Kievits (one-half interest) and Jack Sherick (one-half interest) in 1952. Document No. 2717, Official Records.

The Rowlands conveyed Lot 24 to Oscar B. Robey and Grace K. Robey by a deed recorded on February 5, 1953. Document No. 1310, Official Records. That deed did not state that it included any portion of the Alley.

As of 1951, the Smiths were the record owners of Lot 24. I do not have a copy of a deed from the Smiths to the Rowlands for Lot 24. However, the lot book I reviewed appeared to show a posting for such a deed recorded on March 11, 1952 as Document No. 2751, Official Records.

Thus, if the August 29, 1941 deed from Fidelity Securities Corporation to the Hoppers is a legitimate source of title, the subsequent conveyances by the Smiths would suggest that they intended to apportion all of the vacated Alley to the adjacent Tract 21 in Lot 13, and none of the Alley to Lots 23 and 24. Likewise, the deed of Lot 24 from the Rowlands to the Robeys does not indicate an intent by the Rowlands to convey the portion of the Alley adjacent to Lot 24 to the Robeys. This further suggests that the Rowlands intentionally retained all of the Alley for the benefit of Tract 21 in Lot 13, which they owned in 1953.

### 2. Deeds for Lot 13 and Alley From 1953 to the Present

I do not have a complete chain of title for Lot 13 from 1953 to the present. However, I have copies of some of the later deeds in that chain of title.

In 1969, Nadina R. Kavinoky conveyed, or purported to convey, Tract 21 in Lot 13 and the adjoining portion of the Alley to Elsa and Jules Kievitz, by a quit claim deed recorded on January 4, 1972 as Document No. 440566, Official Records. However, as of 1969 or 1972, I have no evidence that Kavinoky owned those parcels. As of 1951, the

Rowlands owned Tract 21 and the adjoining portion of the Alley. I have no evidence of a deed from the Rowlands to Kavinoky or the Kievitzes for Tract 21 or the Alley.

Also, in 1978, Elsa Kievitz conveyed or purported to convey Tract 20 in Lot 13 to herself and her son Jules Kievitz. Deed recorded on November 9, 1978 as Document No. 78-1249338, Official Records.

In 1997, Jules Kievitz the son and his wife Lorraine Bagdasarian conveyed Tract 20 to James and Bernice McCombie. Grant deed recorded on July 2, 1997 as Document No. 97-984579, Official Records.

By a separate deed, Jules Kievitz and Lorraine Bagdasarian conveyed Tract 21 and the adjacent Alley to the McCombies. Grant deed recorded on July 2, 1997 as Document No. 97-984582, Official Records. However, I have no evidence that Kievitz owned those parcels. As of 1951, the Rowlands owned Tract 21 and the adjoining portion of the Alley. Again, I have no evidence of a deed from the Rowlands to Kavinoky or the Kievitzes for Tract 21 and the Alley.

Also in 1997, Jules Kievitz the son signed an Affidavit—Death of Joint Tenant, declaring that his mother Elsa had been a joint tenant with him as to Tract 21 and a portion of the Alley, and that she had died in 1996, leaving him the sole owner of that parcel. See Document No. 97-984581, Official Records. Other than that affidavit, I do not have enough information to know that any other ownership interests in Tracts 20 and 21 were ever conveyed to the McCombies.

The McCombies gave two deeds to themselves as trustees of their family trust, in 1998. Those deeds gave very vague descriptions of the parcels, and did not include any reference to the Alley. Quit claim deeds recorded on December 10, 1998 as Document No's 98-2242020 and 98-2242021, Official Records.

The McCombies as trustees gave a grant deed for Tract 21, together with the adjoining Alley, to Jose de Jesus Reynoso Padilla and Maria Dolores Gonzalez de Reynoso in 1999. Grant deed dated June 2, 1999 and recorded as Document No. 99-1769473.

The McCombies deeded Tract 20 to Dhia and Shelley Saleh in 1999. Grant deed recorded on September 17, 1999 as Document No. 99-1774528, Official Records. There were later conveyances of Tract 20. None of the later conveyances of that parcel that I reviewed mentioned the Alley.

Jose de Jesus Reynoso Padilla and Maria Dolores Gonzalez de Reynoso conveyed Tract 21 and the adjoining portion of the Alley to Dean K. Sugano, as trustee of The Sugano Family Trust dated 2-12-96, by a grant deed recorded on December 20, 2000 as Document No. 00-1977318, Official Records. The description of the Alley in the deed to Sugano was virtually the same as was recited in the 1951 deed from the Smiths to Nadina R. Kavinoky and Elsa Kievits.

### 3. Deeds for Lot 24 and Alley From 1953 to the Present

As of 1953, Lot 24 was owned of record by Oscar and Grace Robey, who obtained their title from the Smiths. I do not have a complete chain of title for Lot 24 from 1953 to the present. However, I have copies of some of the later deeds in that chain of title.

In 1972, Emil Hallal conveyed Lot 24 to Robert A. and Carol E. Scothorn. That deed did not refer to the Alley. Grant deed recorded on November 28, 1972 as Document No. 364, Official Records.

In 1994, the Scothorns conveyed Lot 24 to Saeid Pourfarzib and Ave Pildas. That deed said:

Together with that portion of the vacated land adjoining said Lot 24, on the Southwesterly boundary 10 feet wide.

Grant deed recorded on March 9, 1994 as Document No. 94-469469.

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I note that the Scothorns also conveyed Lot 25 to Pourfarzib and Pildas at the same time. See grant deed recorded on March 9, 1994 as Document No. 94-469472, Official Records. The Scothorns purchased Lot 25, together with half of the adjacent portion of the vacated alley. See quit claim deed recorded on March 3, 1988, Document No. 88-292984, Official Records.

The Scothorns thus conveyed to Pourfarzib and Pildas the same easterly half of the Alley adjoining both Lots 24 and 25. I am not aware of any competing claim of ownership to the portion of the Alley that adjoins Lot 25. I have also reviewed subsequent conveyances of Lot 25. All of the deeds that I reviewed for Lot 25 also included title to the easterly half of the Alley.

I have not reviewed a deed or other instrument that would indicate that half of the Alley adjoining Lots 24 had been conveyed to the Scothorns. However, as a California court has noted, the recording of a deed by a title company, referencing its escrow and title order numbers, gives an imprimatur of legitimacy to the conveyance.<sup>1</sup> The Scothorn deed was recorded by Southland Title Company, under escrow order number 931595KW and title order number 183687-6.

<sup>&</sup>lt;sup>1</sup> See Seeley v. Seymour, 190 Cal.App.3d 844, 237 Cal.Rptr. 282 (Cal.App. 1 Dist. 1987).

It is my opinion that it is standard custom in the title insurance industry for a title insurer to begin its examination of the real estate records beginning with a prior policy issued by another company on the same parcel. This is known as the use of a "starter" policy.

q = 1

It appears that all title companies that insured title to Lot 24 after the 1994 Scothorn deed relied on that deed and the Southland Title Company policy as a "starter" policy. The deeds for Lot 24 after the 1994 deed by the Scothorns also included the "together with" Alley phrase quoted above. Those deeds include:

1. A 2000 deed from Alon Keynan to John W. Jennison Jr. and Hosneya Khattab, recorded on May 26, 2000 as Document No. 00-0816172, Official Records;

2. A grant deed from John Jennison to Hosneya Khattab, recorded on July 18, 2000 as Document No. 00-1097332, Official Records; and

3. An interspousal transfer deed from Hosneya Khattab to John Jennison, recorded on September 20, 2001 as Document No. 01-1786054, Official Records;

4. The grant deed from John W. Jennison, Jr. to Robert Nolan recorded on July 30, 2012 as Document No. 2012-1118691, Official Records;

5. A quit claim deed from Nina Rezaee Nolan to Robert Nolan, recorded on July 30, 2012 as Document No. 2012-1118690, Official Records; and

6. A grant deed from Robert Nolan to RKR Partners, LLC, recorded on April 5, 2013 as Document No. 2013-0508722, Official Records.

Thus, for the past 22 years, the deeds in the chain of title for Lot 24 have all included the Easterly half of the vacated Alley. Also, the Easterly half of the vacated Alley has always been included in the chain of title to the adjoining Lot 25, and for some time both lots were owned by the same people.

### 4. Deeds for Lot 23 and Alley From 1953 to the Present

William Lee and Dona Lee Smith conveyed Lot 23 to Dorothy Ford in 1951, as I stated above. I believe that I have a complete chain of title for Lot 23 from 1951 to the present.

Between 1959 and 1966, Lot 23 was conveyed a number of times. In all of those deeds, Lot 23 was conveyed without a reference to the inclusion of any portion of the Alley. Those deeds are:

1. Deed from Dorothy C. Innis, a married woman formerly known as Dorothy Ford, to Theodore, Carl and Albert Voss, recorded on April 3, 1959 as Document No. 1375, Official Records;

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2. Deed from Pauline Voss to Theodore Voss, recorded on April 3, 1959 as Document No. 1376, Official Records;

3. Deed from Carl, Theodore and Albert Voss to Carl and Jane Voss, recorded on May 9, 1960 as Document No. 3877, Official Records;

4. Deed from Jane Voss to Carl Voss, recorded on March 26, 1962 as Document No. 3496, Official Records;

5. Deed from Security Services Company, as trustee for Carl Voss, to David Rubens, recorded on April 9, 1963 as Document No. 1963-0404-4634, Official Records;

6. Deed from David and Valia Rubens to Raymond Sanchez, Gary Wilkinson and Sammy Sin, recorded on October 23, 1964 as Document No. 1964-1023-01363, Official Records; and

7. Deed from Raymond Sanchez, Gary Wilkinson and Sammy Sin to James McCammon and Sammy Sin, recorded on February 25, 1966 as Document No. 1960-0225-05124, Official Records.

In 1974, however, James McCammon and Sammy Sin conveyed to Florencio and Gloria Bernaldo Lot 23, "together with 1/2 of the vacated alley adjoining said land on the Southwest lying between the Southwesterly prolongation of the Northwesterly and Southeasterly line of said Lot 23." That grant deed was recorded on June 21, 1974 as Document No. 1974-0621-04637, Official Records.

The Bernaldos granted a road easement over roughly the Northeasterly 30 feet of Lot 23 fronting on Overland Avenue in 1974. See Document No. 1974-1106-03038, Official Records. It is possible that the Bernaldos and the City of Los Angeles considered the Bernaldos to be the owners of half of the Alley in determining the price paid for this deed in lieu of condemnation.

The Bernaldos conveyed Lot 23 and one half of the adjoining portion of the vacated Alley to Gregory L. Wallace and David G. Asher, by a grant deed recorded on February 12, 1993 as Document No. 93-280678, Official Records.

Also, a quit claim deed from Madeleine Asher to David G. Asher recorded on February 12, 1993 as Document No. 93-280676, Official Records, included the adjoining half of the vacated Alley. Similarly, a quit claim deed from Diane Wallace to Gregory L. Wallace recorded on February 12, 1993 as Document No. 93-280677, Official Records, also included the adjoining half of the vacated Alley. On December 31, 1998, Gregory L. Wallace and David G. Asher signed two deeds conveying Lot 23 to themselves as trustees of their respective profit sharing plans. Those deeds both stated that the conveyances were:

2.162

Together with 1/2 of the vacated alley adjoining said land on the Southwest lying between the Southwesterly prolongation of the Northwesterly and Southeasterly lines of said Lot 23.

Quit claim deed recorded on December 31, 1998 as Document No. 98-2383669, Official Records and quit claim deed recorded on January 6, 1999 as Document No. 99-0017372, Official Records. The deeds were both recorded by Steven E. Burton of Speciale & Burton in Woodland Hills.

In 2007, Gregory L. Wallace and David G. Asher, as trustees of their respective profit sharing plans, deeded Lot 23 to Cashs, Inc. That deed also stated that Lot 23 was conveyed together with the adjoining one half of the vacated Alley. Grant deed recorded on January 19, 2007 as Document No. 2007-0105202, Official Records. The deed was recorded by LandAmerica Southland Title Company, under title order number 16033040, escrow order number 020605-CL.

In 2008, Cash's, Inc. deeded Lot 23 to Tammy Reynen Weisman. That deed also stated that Lot 23 was conveyed together with the adjoining one half of the vacated Alley. Grant deed recorded on July 7, 2008 as Document No. 2008-1197534, Official Records. The deed was recorded by Old Republic Title.

In 2014, Tammy Reynen Weisman conveyed Lot 23 and the adjoining one half of the vacated Alley to RKR Partners, LLC. That grant deed was recorded on January 13, 2015 as Document No. 2015-00041299, Official Records.

Thus, for the past 42 years, the deeds in the chain of title for Lot 23 have all included the Easterly half of the vacated Alley.

DIR-2017-2229-DB-1A

# **EXHIBIT F**

# **APPLICANT'S APPEAL RESPONSE**

# DIR-2017-2229-DB-1A

**ATTACHMENTS:** 

- A. Applicant Correspondence to DCP 5/8/2017
- B. Revised Exhibit "A" 10/17/2017
- C. Air Quality Assessment 10/19/2017

October 20<sup>th</sup>, 2017

Honorable Members of the West Los Angeles Area Planning Commission City of Los Angeles 200 N. Spring Street Los Angeles, California 90012

### RE: 3355-3361 S. Overland Avenue, 10704-10710 Rose Avenue Los Angeles, CA 90034 DIR-2017-2229-DB / ENV-2017-2230-CE

Honorable Commissioners:

**three6ixty** represents RKR Partners LLC, (the "Applicant") with respect to the real property located at 3355-3361 S. Overland Avenue, 10704-10710 Rose Avenue, Los Angeles, CA 90034 (the "Property"). This letter responds to the <u>Appeal</u> of Case No. DIR-2017-2229-DB-1A, (the "Appeal") filed by Mr. Dean Sugano (the "Appellant"), dated October 2, 2017. On behalf of the Applicant, we urge you to deny the appeal and uphold the decision of the Director of September 15, 2017 (the "Determination), which approved the Density Bonus for a 41 dwelling unit apartment building setting aside 4 units for Very Low Income households (the "Project").

We respectfully request that the Area Planning Commission ("APC") uphold the Director's decision, and <u>deny</u> the Appeal on the grounds that the Appeal lacks any foundation in law or policy and is based on a technical inconsistency within the architectural plans filed as part of the Project application. The Project complies with the Los Angeles Municipal Code ("LAMC") with respect to the C2-1 zoning for the Property, and complies all applicable laws and regulations including but not limited to those governing density, floor area, height, setbacks, open space, and access. Additionally, it is consistent with the General Plan, including the Palms – Mar Vista – Del Rey Community Plan and the Mobility Element. As such, the findings made by the Director are supported by substantial evidence.

### BACKGROUND

On September 15, 2017, the Director of Planning approved Case No.DIR-2017-2229-DB (the "DIR Determination") as well as ENV-2017-2230-CE (the "Categorical Exemption"), which approved a Density Bonus pursuant to LAMC 12.22.A.25 including two on-menu incentives for increased Floor Area and a 20 percent reduction in the required depth of the north side yard from 9 feet to 7 feet and 3 inches.

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Prior to the September 15, 2017 DIR Determination, the Director of Planning had approved on October 29, 2015 a previous Case No. DIR-2014-4846-DB on the subject property for a Project with 38 dwelling units with Density Bonus incentives pursuant to LAMC 12.22.A.25 (the "2015 DIR Determination"). The adjacent property owner and current Appellant, Mr. Sugano, did not appeal the prior project approved on the subject property.

Both grant deeds for the Property (3355-3361 S. Overland Avenue and 10704-10710 Rose Avenue) provided that the Property included a 10-foot portion of a 20-foot alley, which alley was listed in the 1888 original subdivision map but vacated by the City in 1910. The Applicants' title insurance policies both insured that the Applicant owned a 10-foot portion of the 20-foot alley. The Applicant's original project was designed utilizing the land area for density and floor area, as well as required setbacks and open space. This alley area of land is between the Applicant's and Appellant's properties.

Concurrent with this 2015 DIR Determination, the Appellant claimed that he owned entire 20 feet of the alley. Appellant spent considerable time and resources researching the alley title issue. Applicants' title insurer wanted to sue the Appellant to quiet title to the alley. But Applicant did not want to sue its neighbor, the Appellant. Accordingly, Applicant decided at great expense to re-design the apartment building project so that no portion of the 20 foot alley land was being used, at all.

The re-designed project, as approved by the 2017 DIR Determination, provides an increase in unit count, despite an overall reduction in floor area. The Department of City Planning determined that the increase in unit count could not be considered through a Letter of Correction to the 2015 case, and instead required that the Applicant file a new Density Bonus Project to evaluate the new project on its own merits and impacts. As a result, the city issued the new DIR Determination approving a 41 unit project on the smaller land area. The Applicant submitted a detailed letter to the Department of City Planning on May 8, 2017 detailing this issue. This correspondence is included as Attachment "A".

The Applicant and its counsel have repeatedly told Appellant and Appellants' title insurance attorneys that no portion of the 20 foot alley land was being used for the project. Applicant intends to quitclaim the disputed property area to the Appellant in an effort to resolve this dispute. Even though this quitclaim offer has not yet been accepted, the Project as currently designed does not utilize any portion of that property for density, floor area, or yards, and therefore is complaint with all provision of the LAMC with or without the property. As such, the Appellant's claim is baseless and thus must be dismissed by the WAPC.

Nonetheless, the Appeal is predicated upon the incorrect belief that the Applicant is utilizing 10-feet of the vacated alley for the proposed Project due to some informational errors on the plot plan, Exhibit "A" to the DIR Determination. Despite these graphical errors, the zoning information and calculations pertinent to the DIR Approval are accurate and there has been no error by the Department of City Planning approving the requested Density bonus action.

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The following additional responses address the "Justification/Reason for Appeal" as submitted by the Appellant on October 2, 2017.

- A. The project complies with all provisions of the LAMC for the project including setbacks and floor area:
  - <u>Setbacks</u>: The Appellant claims that the yards provided are inconsistent with the provisions of the Los Angeles Municipal Code ("LAMC") requirements for the C2-1 zone. This results in a zero setback adjacent to the Appellant's property, which includes a portion of an alley vacated by the City in the 1950's. The Appellant claims that the proposed Project is predicated upon utilization of this vacated alley area. Pursuant to the Project plans submitted to the City on 6/6/17, included as Exhibit "A" to the DIR Determination, and revised on 10/10/17 (included as Attachment "B"), the Project is required the following setbacks, as prescribed by LAMC Sections 12.11.C and 12.14 C for the R4 Multiple Dwelling Zone and C2 Commercial Zone Respectively:

### YARDS / SETBACKS:

	Required	Provided
Front Yard:	None (per C2)	None (per C2)
Side Yard North (6-story):	9'-0"	7'-3″
Side Yard South (6-story):	9'-0"	9'-0"
Rear Yard	18'-0"	18'-0"

These setbacks are consistent with the LAMC requirements for a 6-story residential building in the C2 zone. The Applicant requested a 20% yard reduction pursuant to LAMC 12.22.A.25(f) from 9 feet to 7 feet 3 inches for the north side yard as part of the requested entitlements granted by the DIR Determination. These yards are consistent with the provisions of the LAMC for front yards in the C2 zone, and side and rear yards for the R4 required for residential uses in the C2 zone. Additionally, as shown in the Exhibit "A" submitted to the City, no portion of the subject yards utilize any portion of the adjacent vacated alley for setback purposes.

• <u>Floor Area</u>: The Appellant claims that the Project incorrectly utilizes a reduced side yard setback and portion of the adjacent vacated alley in calculating the proposed Floor Area Ratio ("FAR"). The proposed Project does not utilize any portion of the vacated alley or side yard for the purposes of calculating gross lot area or FAR and is consistent with the definition of "Buildable Area" provided in LAMC Section 12.03 which permits that buildable area be the same as lot area for a residential project in the C2 zone.

The Project proposes an FAR of 2.48:1, less than the otherwise permitted 3.0:1 by LAMC Section 12.22.A.25(f)(4)(ii) for a project in a commercial zone with Height District 1 fronting a Major Boulevard and the overall maximum floor area over the entire site will not be exceeded. The gross floor area of the Project site is 12,141 square feet, does

DIR-2017-2229-DB-1A APC – Appeal Response October 20, 2017 Page 4 of 4

not utilized any portion of the vacated alleyway, and permits a gross building area of 30,132 square feet utilizing a permitted 2.48:1 FAR. The Appellant's claims in the appeal are erroneous and not based on any actual technical calculations or quantitative support for this accusation, and thus must be dismissed as relevant by the APC.

• <u>Site Planning</u>: The Appellant claims that the Exhibit "A" submitted to the City on 6/6/17 contains references to "(E) BLOCK WALL W/ CHAIN LINK FENCE ATOP TO BE REMOVED" and "(E) WOOD SHED TO BE REMOVED" that are on portions of the Appellant's property and that the Appellant has not consented to have such property removed. Such references constituted a erroneous and technical inconsistency within the previously submitted Exhibit "A" and any reference to an existing structure or property of the Appellant to be removed have be clarified and/or removed from the updated Exhibit "A" submitted to the City on 10/17/17.

Additionally, the Appellant claims that Page 19 (Landscape Plan, sheet LP-1) of the Exhibit "A" shows the planting of trees on the Appellant's property as part of the proposed Project. As shown in the Exhibit "A" submitted to the City on 6/6/17 and the revised Exhibit "A" submitted to the City on 10/17/17, the proposed trees are consistent with LAMC Section 12.22.C.20(i) which permits trees to be planted within any required yards of a Project at a minimum spacing of three feet between the trunk of each tree. The proposed trees will be planted within the property lines of the proposed Project, within the rear yard of the proposed Project as permitted by the LAMC, and are not located on the Appellant's property as claimed in the Appeal.

Air Quality: The Appellant claims that the location and design of the proposed Project's parking garage and garage ventilation system would impact air quality on the Appellant's property. As discussed in the Director's Determination for the proposed Project issued on September 15<sup>th</sup>, 2017, the South Coast Air Quality Management District's (SCAQMD) thresholds of significance for operational air quality impacts would not be exceeded by operation of the Project and issuance of a Categorical Exemption is appropriate. These thresholds were developed the Department of City Planning in Conjunction with the SCAQMD and are based on established CalEEMod air quality modeling standards for the construction and operation of projects in the City of Los Angeles.

Additionally, a third party Air Quality assessment prepared by Parker Environmental Consultants on October 19<sup>th</sup>, 2017 confirmed the Director's Determination assessment of operational air quality impacts. The assessment utilized the CalEEMod modeling program to assess the operational emissions of the proposed Project in addition to analyzing the location of the passive ventilation system located on the at grade parking level and the mechanical ventilation system for the subterranean garage level. A copy of this assessment is included as Attachment "C" to this response letter. This voluntary third party assessment confirmed that there will be no air quality impact due to

DIR-2017-2229-DB-1A APC – Appeal Response October 20, 2017 Page 5 of 4

> operation of the proposed Project and the Appellant's claim should be dismissed based on lack of quantitative evidence.

As demonstrated herein, the Appeal is not based on any fact or substantial evidence, and only on false and incorrect interpretations of the project facts. As outlined in this letter, the Appellant's contentions are baseless and do not merit overturning the Director's Determination. The Project complies with all mandatory laws governing the Project, and there was no error by the Director in granting the Determination.

Therefore, on behalf of the Applicant, <u>we respectfully request that the WAPC deny the</u> Appeal and sustain the Director's decision to approve DIR-2017-2229-DB and ENV-2017-2230-CE.

Thank you for your attention to this matter.

Sincerely,

ana

Dana A. Sayles, AICP

cc: Councilmember Paul Koretz, CD 5 Ms. Connie Chauv, Department of City Planning Mr. Robert Nolan



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### ATTACHMENT "A"

# APPLICANT CORRESPONDENCE, MAY 8, 2017





From : Nt management 2999 Overland Ave suite 130 Los Angeles, CA 90064

May 8,2017

Mr. Faisal Robles City of Los Angeles, Department of City Planning 200 North Spring Street, Room 621 Los Angeles, CA 90012

> Re: Case No. DIR-2014-4339-DB 3355 S. Overland Avenue, Los Angeles, CA 90034

Dear Mr. Robles,

I am writing to you because I have a very unusual situation which has occurred since the time I received my director's determination for the density bonus housing that I had applied for back in late 2014.

My approval finally came thru on an on-menu density bonus after 11 months on October 29, 2015 for a 38-unit project. Our original building was approved pursuant to a density bonus determination for a 38-unit building, maximum of 32,216 sq. ft., 67' 3" in height with 41 parking spaces. Those 38 units consisted of 27 one bedroom units, one - 2-bedroom unit and 9- three bedroom units generating about 202 additional vehicle trips well below the 500 vehicle trips that CEQA threshold. We were granted a Class 32 Categorical Exemption for an Infill Project.

Due to some internal reconfiguration of the plans, we subsequently filed and were issued a Letter of Clarification to reduce the project to 37 units.

I had purchased the properties at 3355-3357 Overland Avenue which included a 10-ft. alley at the back of the property. When we first designed our building, the project site included 10 ft. of a 20-ft. alley that belonged to us according to both title policies, the zimas maps and the county assessor. In late 2015, I received a letter from the title company for the owner of the property at 10718 Rose Avenue, which stated that he owned the entire 20 ft. alley. This came as quite a surprise to me so I referred this to my title company Commonwealth who assured me that I owned 10 ft. of the alley at the rear of my property. I also contacted my other title company Old Republic who also told me that I owned 10 ft. of the 20 ft. alley in the rear of the property. I

2999 Overland Avenue, Suite 130 • Los Angeles, California 90064 • T: 310-628-9744 F: 310-945-3065

CASE DIR. 2014-4339-DB

had used this alley in the design of the building for which we were applying for density bonus and for the complete design of the property.

All of this information was discussed with Case Management at Building and Safety. They also agreed that all records showed we owned the land so we could continue with the entitlement and permitting process. As time went on Old republic decided to do a 100-year search of all title records.

Late in October 2016 while we were in Plan Check, I received a call from the Old Republic title company stating that they did not believe I own 10 feet of the 20 ft. alley that had been in the chain of title for over 70 years. Unfortunately, now our entire design of the building was thrown into question. Case management sent us a letter stating that they were only concerned with what the title and the country assessor showed. Just using what the assessor, zimas and title showed, we definitely owned the land. I became very concerned that I could pull permits for a building that I could possibly be stopped by the neighbor behind me because his policy showed he owned the land. This situation of uncertainty on how we can both own the same piece of land has caused me numerous delays and considerable amounts of money and frustration on how to proceed with the project.

Now after having the 38-unit project, (which we reduced to 37 units so that the units could be larger), in plan check since August 2016, I decided in January 2017 that it seemed plausible that we did not in fact own the 10 feet of the alley in the rear of the property and I did not want to jeopardize or project.

After Old Republic Title Company called me and informed me that they did not believe we owned the 10 ft. of alley that they had insured us for I decided to throw away the entire plan and basically start over. I had already obtained many building and safety sign offs and corrections done at this point in time. I had even completed the housing covenant for the four density bonus units that were to be low income.

Fast forward to January 2017 we lost 10 ft. of our alley resulting in our land area and building getting significantly smaller. That brings me to the questions that have arisen today.

We have now redesigned our project. The **new building that has been designed is significantly smaller**. The current project is 27,081 sq. ft. of living space, less than 67 ft. tall, 41 units with 44 parking spaces including 6 parking spaces that were substituted for bike stalls. The 41unit mix consists of 10 studios, 27 one bedroom units and 4 two bedroom units. Although we have a few more units in our current proposed plan, they are significantly smaller in size and unit mix compared to the 38-unit project.

The project is approximately 5000 sq. ft. smaller with much smaller units. With the previous design that was approved we expected over 63 people to be living in the units. With the new design, we expect to have less than 50 people living in the units. These numbers were based on a formula which I can explain further should you require more information.

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CASE: DIR: 2014-4339-DI3

Additionally, we expect less cars since we have 10 studios. Tenants with studios often do not own a car or if they do they ride their bike.

My consultant, Dana Sayles at three6ixty applied for a Letter of Clarification April 17, 2017 for one additional clarification to our original determination letter to permit a change in the unit count from 37 to 41. In consultations with staff, we were told that this change constituted an increase in the project size, and requires an entirely new Density Bonus case. This would mean that after 1.5 years, I would have to reapply and start the entire process all over. In fact the new proposed project although it has more units the total sq. footage is significantly smaller.

The reason for this letter is that would create an undue hardship for us and over \$200,000 in additional planning fees due to new fees the city has placed on developers. We have already spent over \$600,000 to redo the plans and a lot of additional money in Building and Safety not including all the extra fees we have had to spend to get to this new stage of the project. Not to mention the fact that the city has changed how they analyze how many units we have to allocate to low income.

With respect to the aforementioned, I am thus asking if we can please do a modification of the project to increase the quantity of units from 38 to 41 units and not have to resubmit an entire new case. This will save the project in the new design as we are still in plan check under the same application number.

It should be noted that the actual increase in the number of units is less than 8% going from 38 to 41, All of the other elements of the project have been significantly reduced. For example, we went from approximately 32,000 sq. ft. of living space to 27,000 sq. ft., a reduction of 5000 sq. ft. of living space or 19% smaller. The number of people living in the units will be reduced by over 20%. The number of car trips created by this new project will actually be less since there are a lot less bedrooms in the project. We went from a total of 59 bedrooms in the 38-unit design to a total of 45 bedrooms in our 41-unit design. This is a reduction of over 20%. Even our height is less than the original design, as we went from 10 ft. ceilings to 8'10" ceilings to reduce the height of the building. We did have to add an additional story but our total height of the building is still less than the original design. Everything else on the director determination remains the same.

I am therefore respectfully requesting that the Planning Department reconsider our Clarification request and allow us to do a modification of the project based on the above factsThis is just a brief history of what I have been thru on this property and the reasons behind why I really need this modification to 41 units from the original 38 units. Thank you in advance for your timely attention to this important matter

Sincerely,

Dr. Robert Nolan Cc: Dana Sayles, three6ixty Alan Como, DCP

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## ATTACHMENT "B"

REVISED EXHIBIT "A" October 17<sup>th</sup>, 2017





Plot Plan SCALE: 1/8" = 1'-0"

# 

	PR	JJECT SU	MMARY		CA
LOCATION:	3355 S. OVERLANE THIS PROJECT IS	DAVE, LOS ANGELES, CA 9 100% PRIVATELY FUNDED,	90034 , NO TAX CREDIT INCENTIVE.		eet SM 145 com .com
PROPOSED FLOOB	TOTAL 6 STORIES:	5 STORY MULTI-FAMILY R	RESIDENTIAL APARTMENTS ABOV	/E 1 STORY GROUND	0th str 394.40 Mhaia
PROJECT:		1544 2 1+310. nfo@c			
<u>LEGAL</u> CALIFORNIA, <u>DESCRIPTION:</u>	AND IS DESCRIBE				
4254024024 & TRACT:	42540224038. HARRISON CURTIS	S & SWEETSER'S RESUBDI	VISION OF BLOCKS 45, 46, 47, 49	9 AND 50 WESTERN	ure ints
	"THE PALMS".				thitections interne
METHANE	USUE		ODE 320. 12.14.0		arc
<u>HAZARD_SITE</u> : <u>COMMUNITY PLAN:</u>	NONE PALMS - MAR VIST	A - DEL REY			
GROSS LOT AREA:	12,141 S.F.				
BUILDABLE AREA:	12,141 S.F.				
<u>SETBACKS:</u> FRONT YARD	[USING C2 ZONE]		<u>REQUIRED</u> NONE REQUIRED	<u>PROVIDED</u> 0'-0"	σ
SIDE & REAR YARDS SOUTH SIDE YARD	[USING R4 ZONE F [5'-0" + 1'-0" EA ST	OR C2 USES] ORY OVER 2ND]	9'-0"	9'-0"	
NORTH SIDE YARD REAR YARD	[9'-0" - 20% DENSI] [15'-0" + 1'-0" EA S	TY BONUS INCENTIVE] TORY OVER 3RD = 18'-0"]	7'-2 3/8" 18'-0"	7'-2 3/8" 18'-0"	
LOWEST EXISTING ADJ	ACENT GRADE ELEV	ATION:	102.92' (LOWEST POINT 5' FROM	M BUILDING)	
	<u>ER ZONING</u> = UNLIM	ITED (HEIGHT DISTRICT 1)	PROVIDED = 75'-8 7/8"		
OCCUPANCY TYPE:	<u>EN BLDG. CODE</u> = 80	) F I.	S-2 / R-2		34
			TYPE I-A / TYPE III-A		
(8 STORIES TOTAL: 5 S PARKING GARAGE OVE GARAGE)	R 1 STORY TYPE II-A O	SUB-GRADE PARKING			
TYPE OF USE:			RESIDENTIAL		
FIRE PROTECTION: SYSTEM			NFPA-13 SUPERVISED AUTOMA	ATIC FIRE SPRINKLER	ll ° L °
DENSITY/F.	A.R.				
BASE DENSITY PERMIT	<u>TED:</u> 12,146 SF / 40 Y BONUS SB1818 PU	00 SF = 30.3 = 31 UNITS IRSUANT LAMC 12.22 A.2	<b>5</b> : 31 UNITS X 1.35 = 41.8 = 42 U	NITS	
DENSITY PROVIDED:			STUDIO 10 UN 1-BEDROOM 27 UN	ITS ITS	S (
4 VERY LOW INCOME U	INITS PROVIDED (119	% SET ASIDE)	2-BEDROOM         04 UN           TOTAL         41 UN	<u>IIIS</u> IITS	AP 55
ZONING CODE			1ST FLOOR	238 SF	AP
FLOOR AREA:			2ND FLOOR 3RD FLOOR 4TH FLOOR	6,539 SF 6,539 SF 6,539 SF	
			5TH FLOOR 6TH FLOOR	6,539 SF 3,738 SF	
FLOOR AREA RATIO			IOTAL	10,141 CE	
FLOOR AREA ALLOWE	D (2.65:1 FAR): D:		12,141 SF x 2.	65 = 32,173 SF 30,132 SF	
		BUILDABLE)	30,132 SF	/ 12,141 = 2.48	<u> </u>
OPEN SPACE REQ'D PE	<b>CE</b> ER LAMC 12.21 G:	<3 HABITABLE ROOMS	(10) STUDIOS x 100 SF)	=1.000 SF	ot
		<u>3 HABITABLE ROOMS</u> TOTAL REQ'D OPEN SPA	(27) 1-BEDROOM UNITS x 100 S (04) 2-BEDROOM UNITS x 125 S ACE	SF) = 2,700 SF SF) = 500 SF = <b>4,200 SF</b>	
OPEN SPACE PROVIDE	<u>:D:</u>		SE)	- 300 SE	
AMENITY SPACE: COMMON OPEN SPACE	E:	(CLUBROOM) (1ST FLOOR - REAR YAR	RD - OPEN TO SKY)	= 723 SF = 1,345 SF	
		(2ND FLOOR - COURTYA (6TH FLOOR - TERRACE (6TH FLOOR - TERRACE	ARD - OPEN TO SKY) : A - OPEN TO SKY) : B - OPEN TO SKY)	= 406 SF = 730 SF = 726 SF	
NUMBER OF TREES RE	QUIRED 10.5	TOTAL OPEN SPACE PR	OVIDED	= 4,230 SF	CHISED ARCHINE
NUMBER OF TREES PR	OVIDED (T.B.D. ≥ 1	1)			No. C 9811
	AGE				OF CALIFORNIA
SHORT TERM: 41 UNIT	S / 10 = 06	SHORT TERM: 06			REVISION NO
LONG TERM: 41/1 Pt	ER UNIT = 41	LONG TERM: 42			New Design - 03/24/17 Background - 05/17/17
STUDIOS: 10 UNIT 1-BEDROOMS: 27 UNIT 2-BEDROOMS: 04 UNIT	S x 1 = 10 S x 1 = 27 S x 2 = 08	1ST FLOOR: VAN: STANDAI TANDEM	01 RD: 13 I: 03		
LESS 15% FOR BIKES:	= 45 -06 IBED: = 39	LEVEL TO	OTAL: 17		
		COMPACE P1 TOTAL:	22		
		IUTAL PARKING:	39		
					Date: 05/26/17
					Scale: As indicated
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					Project No:
					Page No:

A-1.03

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	GENERAL NOTES	L CA
1. L 2. S	EVEL P1 AND FIRST FLOOR ARE TYPE I-A CONSTRUCTION. SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR	reet SM 045 1.com 1.com
3. S 4. S	DOW SCHEDULE. SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES. SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.06 FOR MORE	4 20th st 10.394.4 @dfhaic w.dfhaic
INF 5. A	ORMATION. LL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO ANN AT 1/4" PEB LINEAR FOOT, MINIMUM	154 154 154 154 154 154 154 154 154 154
6. II VEH STA 7. E	N THE PARKING GARAGE MAINTAIN 8'-2" MINIMUM CLEAR HEIGHT AT HICULAR PATH OF TRAVEL TO AND INCLUDING ACCESSIBLE PARKING ALLS. MAINTAIN 7'-0" CLEAR MINIMUM IN ALL OTHER LOCATIONS. BUILDING TO BE EQUIPPED WITH NFPA-13 AUTOMATIC SPRINKLER	nitecture
SYS 8. A OR	STEM THROUGHOUT. ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CONCRETE/ CMU CENTERLINE OF COLUMNS U.O.N.	arch
8. S INF 9. II	ORMATION ORMATION NTERIOR WALL AND CEILING FINISHES SHALL BE TESTED AS	
SPE 10. BUI FLA CH/	ECIFIED IN CHAPTER 8 SECTION 803. INTERIOR WALL AND CEILING FINISHES FOR AREAS IN SPRINKLERED LDING WITH R3 & S OCCUPANCY SHALL NOT EXCEED THE MAXIMUM IME SPREAD RATING LISTED BELOW AND IN ACCORDANCE TO APTER 8 AND TABLE 803.9, 2013 CBC, LATEST OR APPLICABLE	
EDI	TION : - INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, EXIT PASSAGEWAYS: 200	
	- CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS: 200	
11.	- EXIT CORRIDORS: 75 - OTHER ROOMS AND ENCLOSED SPACES: 200 THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS	
0F ON 12.	PLANS. (T803.9) PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT	Щ <u>Э</u>
FIE 13.	LD INSPECTOR. ALL DOWNSPOUTS TO DRAIN TO EPIC SYSTEM. SEE CIVIL SHEET C8.0	
0.01	KEYNOTE	S S S
G-01 G-02 G-03	WHEELSTOP DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12,21A5, CHART #5 CONCRETE COLUMN PER STRUCT TYP.	
G-06 ST-05	FIRE EXTINGUISHER CABINET AT 40"A.F.F.(RATING >= 10BC) - VERIFY LOCATIONS WITH FIRE INSPECTOR CLASS I STANDPIPE. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.	
		ART 55 S
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		E 1
		Le
	LEGEND	UNSED ARCHINE
	NON-BEARING CONCRETE MASONRY UNIT (CMU) WALL PER STRUCTURAL DWGS U.O.N.	No. C. 9811 77
4	CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS	REVISION
	SMOOTH TROWEL EXTERIOR CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED, U.O.N.	New Design - 03/24/17 Background - 05/17/17
	METAL STUD WALL AT P1 AND 1ST FLOOR, WOOD STUD WALL AT FLOORS 2 TO 6. SEE WALL TYPES SHEET FOR MORE INFORMATION	
	CONCRETE MASONRY UNIT (CMU) WALL	
$\sim$	MIN. 3-HOUR NON-COMBUSTIBLE FIRE RATED FLOOR	
$\odot$	FIRE CURTAIN SPRINKLER HEAD	Date: 10/04/17
W	ALL RATING	As indicated
••••	MIN. 1-HOUR FIRE RATED WALL W/ MIN. SOUND RATING OF 50 STC	By: TLL Project No:
	MIN. 1-HOUR FIRE RATED WALL     MIN. 2-HOUR FIRE RATED WALL	1705
-	• • • • MIN. 3-HOUR NON-COMBUSTIBLE FIRE RATED WALL	
		OF 112



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	GENERAL	CA
	<ol> <li>LEVEL P1 AND FIRST FLOOR ARE TYPE I-A CONSTRUCTION.</li> <li>SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND SHEETS A-5.01 THRU A-5.06 FOR MORE INFORMATION GARAGE MAINTAIN 8'-2" MINIMUM CLEAR HEIGHT AT VEHICULAR PATH OF TRAVEL TO AND INCLUDING ACCESSIBLE PARKING STALLS. MAINTAIN 7'-0" CLEAR MINIMUM IN ALL OTHER LOCATIONS.</li> <li>BUILDING TO BE EQUIPPED WITH NFPA-13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.</li> <li>ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CONCRETE/ CMU OR CENTERLINE OF COLUMNS U.O.N.</li> <li>SEE T-1.14 CALGREEN INFORMATION FOR ADDITIONAL GREEN BUILD INFORMATION</li> <li>INTERIOR WALL AND CEILING FINISHES SHALL BE TESTED AS SPECIFIED IN CHAPTER 8 SECTION 803.</li> <li>INTERIOR WALL AND CEILING FINISHES FOR AREAS IN SPRINKLERED BUILDING WITH R3 &amp; S OCCUPANCY SHALL NOT EXCEED THE MAXIMUM FLAME SPREAD RATING LISTED BELOW AND IN ACCORDANCE TO CHAPTER 8 AND TABLE 803.9, 2013 CBC, LATEST OR APPLICABLE EDITION :         <ul></ul></li></ol>	<ul> <li>I544 20th street SM,</li> <li>I+310.394.4045</li> <li>I+310.394.4045</li> <li>I+100@ dfhaia.com</li> <li>www.dfhaia.com</li> <li>interiors</li> <li>entitlements</li> </ul>
-G4	<ul> <li>- EXIT CORRIDORS: 75</li> <li>- OTHER ROOMS AND ENCLOSED SPACES: 200</li> <li>11. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (T803.9)</li> <li>12. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.</li> <li>13. ALL DOWNSPOUTS TO DRAIN TO EPIC SYSTEM. SEE CIVIL SHEET C8.0</li> </ul>	ND AVE. CA 90034
Ge <sup>-11 1/4</sup>	KEYNOTEB-46FDC PER IDC. LOCATION, NUMBER AND SIZE OF FDC CONNECTIONS TO BE VERIFIED BY LAFD PRIOR TO INSTALLATION.B-51FOR CAB DIMENSIONS SEE 1/A8.30EL-29STANBY POWER WITH BACK UP GENERATOR PROVIDED FOR ELEVATORS. 1007.4 CBC]F-37DOOR TO HAVE PANIC HARDWARE, SEE A-6.01 DOOR SCHEDULEG-01WHEELSTOPG-02DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12,21A5, CHART #5G-03CONCRETE COLUMN PER STRUCT TYP.G-06FIRE EXTINGUISHER CABINET AT 40"A.F.F.(RATING >= 10BC) - VERIFY LOCATIONS WITH FIRE INSPECTORG-148'-2"A.F.F. MIN. CLEAR HEAD ROOM AT HATCHED AREA FOR ADA ACCESSG-17EMERGENCY GENERATOR - SEE ELECTRICAL PLANS FOR MORE INFORMATION.G-38DERO DUPLEX - TYPICAL FOR 42 BIKES (REQUIRES 8'-6" CLR. HEADHEIGHT)G-44ELECTRIC SWING UP GATE FOR AUTOMOBILE ACCESS. 8'-2" MINIMIM CLEAR HEIGHT WHEN GATE IS UP. SEE ELECTRICAL FOR ADDITIONAL INFORMATION.	APARTMENTS 3355 S OVERLA LOS ANGELES,
G7 G7 G8 G8	ST-05 CLASS I STANDPIPE. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.	1st Floor Plan
A-3.03	LEGEN	SED ARCHINE
G11 G12	<ul> <li>NON-BEARING CONCRETE MASONRY UNIT (CMU) WALL PER STRUCTURAL DWGS U.O.N.</li> <li>CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS</li> <li>SMOOTH TROWEL EXTERIOR CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED, U.O.N.</li> </ul>	No. C. 9811           No. C. 9811           OF CALIFORM           REVISION         NO.           New Design - 03/24/17           Background - 05/17/17
ΞT	AT FLOORS 2 TO 6. SEE WALL TYPES SHEET FOR MORE INFORMATION CONCRETE MASONRY UNIT (CMU) WALL MIN. 3-HOUR NON-COMBUSTIBLE FIRE RATED FLOOR • FIRE CURTAIN SPRINKLER HEAD	
	WALL RATING         MIN. 1-HOUR FIRE RATED WALL W/ MIN.         SOUND RATING OF 50 STC         MIN. 1-HOUR FIRE RATED WALL         MIN. 1-HOUR FIRE RATED WALL	Date: 10/11/17 Scale: As indicated By: JP Project No: <b>1705</b> Page No:
an <u>SCALE:</u> 1/8" = 1'-0" 1	MIN. 2-HOUR FIRE RATED WALL MIN. 3-HOUR NON-COMBUSTIBLE FIRE RATED WALL	A-2.02



	GENERAL NOTES	A, CA
	<ol> <li>LEVEL P1 AND FIRST FLOOR ARE TYPE I-A CONSTRUCTION.</li> <li>SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE ENLARGED LINIT PLAN SHEETS A-5.01 THRU A-5.06 FOR MORE</li> </ol>	20th street SN ).394.4045 dfhaia.com .dfhaia.com
	4. SEE ENLARGED ONT PLAN SHEETS A-5.01 THRO A-5.06 FOR MORE INFORMATION. 5. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.	<ul> <li>▶ 1544 1</li> <li>▶ 1544 1</li> <li>▶ 1+310</li> <li>▶ 1+310</li> <li>▶ 1+310</li> <li>▶ 1+310</li> </ul>
	6. IN THE PARKING GARAGE MAINTAIN 8'-2" MINIMUM CLEAR HEIGHT AT VEHICULAR PATH OF TRAVEL TO AND INCLUDING ACCESSIBLE PARKING STALLS. MAINTAIN 7'-0" CLEAR MINIMUM IN ALL OTHER LOCATIONS. 7. BUILDING TO BE EQUIPPED WITH NFPA-13 AUTOMATIC SPRINKLER	nitecture riors lements
	SYSTEM THROUGHOUT. 8. ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CONCRETE/ CMU OR CENTERLINE OF COLUMNS U.O.N. 8. SEE T-1.14 CALGREEN INFORMATION FOR ADDITIONAL GREEN BUILD	
	INFORMATION 9. INTERIOR WALL AND CEILING FINISHES SHALL BE TESTED AS SPECIFIED IN CHAPTER 8 SECTION 803. 10. INTERIOR WALL AND CEILING FINISHES FOR AREAS IN SPRINKLERED	
	BUILDING WITH R3 & S OCCUPANCY SHALL NOT EXCEED THE MAXIMUM FLAME SPREAD RATING LISTED BELOW AND IN ACCORDANCE TO CHAPTER 8 AND TABLE 803.9, 2013 CBC, LATEST OR APPLICABLE EDITION :	
	- INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, EXIT PASSAGEWAYS: 200 - CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS: 200	
	- EXIT CORRIDORS: 75 - OTHER ROOMS AND ENCLOSED SPACES: 200 11. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED	4
	ON PLANS. (T803.9) 12. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. 13. ALL DOWNSPOUTS TO DRAIN TO EPIC SYSTEM. SEE CIVIL SHEET C8.0	AVE. 9003
	KEYNOTE	S ILAND ES, CA
	B-21       TRASH CHUTES. SEE DETAIL 1,2 & 3 ON SHEET A10.12 FOR MORE INFORMATION         B-48       SHAFT FOR GARAGE EXHAUST.         B-40       STREET ADDRESS NUMBER	
	B-49       ISTREET ADDRESS NOMBER.         B-52       90 MIN RATED TRASH CHUTE DOOR         B-53       AT THE BASE OF THE EACH CHUTE AN AUTOMATIC FIRE CUT-OFF DOOR SHALL BE	GE AEI GE
	INSTALLED TO PREVENT THE SPREAD OF SMOKE AND FIRE. IN ADDITION, TRASH CHUTE SYSTEM TO BE EQUIPPED WITH ELECTRIC INTERLOCK INTAKE DOORS WITH LOCK ACTIVATION MECHANISM INSTALLED INSIDE REFUSE/RECYCLE ROOM	AN S (
	B-54     RECYCLING CHUTE       B-63     COOKSON FIRE DOOR, 90 MINUTE, COUNTER DOOR, FACE OF WALL MOUNT, PUSH-UP	AF 55 )S ,
	OPERATION, GALVANIZED SHEET METAL, 7-6 1/2 HIGH BY 10 WIDE.	AF 33 LC
		an a
		Pla
		or
		2L
	LEGEND	SCHLGED AHCHITE
	NON-BEARING CONCRETE MASONRY UNIT (CMU) WALL PER STRUCTURAL DWGS U.O.N.	No. C. 9811
	DWGS SMOOTH TROWEL EXTERIOR CEMENT PLASTER W/ INTEGRAL	REVISION         NO.           New Design - 03/24/17         Background - 05/17/17
	METAL STUD WALL AT P1 AND 1ST FLOOR, WOOD STUD WALL AT FLOORS 2 TO 6. SEE WALL TYPES SHEET FOR MORE	
	MIN. 3-HOUR NON-COMBUSTIBLE FIRE RATED FLOOR	
	FIRE CURTAIN SPRINKLER HEAD	
	WALL RATING	Date: 10/11/17 Scale: As indicated
	MIN. 1-HOUR FIRE RATED WALL W/ MIN. SOUND RATING OF 50 STC	By: JP
	MIN. 1-HOUR FIRE RATED WALL MIN. 2-HOUR FIRE RATED WALL	1705
$\bigtriangledown$	MIN. 3-HOUR NON-COMBUSTIBLE FIRE RATED WALL	Page No:
SCALE: /8" = 1'-0" <b>1</b>		A-2.03



	GENERAL NOTES	< A
4 1/2"	<ol> <li>LEVEL P1 AND FIRST FLOOR ARE TYPE I-A CONSTRUCTION.</li> <li>SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHEAT A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.06 FOR MORE INFORMATION.</li> <li>ALL ROOFS, COMMON &amp; DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.</li> <li>IN THE PARKING GARAGE MAINTAIN 8'-2" MINIMUM CLEAR HEIGHT AT VEHICULAR PATH OF TRAVEL TO AND INCLUDING ACCESSIBLE PARKING STALLS. MAINTAIN 7'-0" CLEAR MINIMUM IN ALL OTHER LOCATIONS.</li> <li>BUILDING TO BE EQUIPPED WITH NFPA-13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.</li> <li>ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CONCRETE/ CMU OR CENTERLINE OF COLUMNS U.O.N.</li> <li>SEE T-1.14 CALGREEN INFORMATION FOR ADDITIONAL GREEN BUILD INFORMATION</li> <li>INTERIOR WALL AND CEILING FINISHES SHALL BE TESTED AS SPECIFIED IN CHAPTER 8 SECTION 803.</li> <li>INTERIOR WALL AND CEILING FINISHES FOR AREAS IN SPRINKLERED BUILDING WITH R3 &amp; S OCCUPANCY SHALL NOT EXCEED THE MAXIMUM FLAME SPREAD RATING LISTED BELOW AND IN ACCORDANCE TO CHAPTER 8 AND TABLE 803.9, 2013 CBC, LATEST OR APPLICABLE EDITION :         <ul> <li>INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, EXIT</li> </ul> </li> </ol>	<ul> <li>I5420th street SM, C</li> <li>I+310.394.4045</li> <li>I+310.394.4045</li> <li>Info@dfhaia.com</li> <li>www.dfhaia.com</li> <li>interiors</li> <li>entitlements</li> </ul>
B1 B1 B1 G2 B3	<ul> <li>PASSAGEWAYS: 200</li> <li>CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS: 200</li> <li>EXIT CORRIDORS: 75</li> <li>OTHER ROOMS AND ENCLOSED SPACES: 200</li> <li>11. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (T803.9)</li> <li>12. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.</li> <li>13. ALL DOWNSPOUTS TO DRAIN TO EPIC SYSTEM. SEE CIVIL SHEET C8.0</li> </ul>	VD AVE. CA 90034
B4 B4 B4 B4 B4 B4 B4 B4 B4 B4 B4 B4 B4 B	KEEYNOTEB-21TRASH CHUTES. SEE DETAIL 1,2 & 3 ON SHEET A10.12 FOR MORE INFORMATIONB-44FIRE EXTINGUISHER CABINET AT 40"A.F.F.(RATING >= 2-A OR 2-A10BC) - VERIFY LOCATIONS WITH FIRE INSPECTORB-5290 MIN RATED TRASH CHUTE DOORB-53AT THE BASE OF THE EACH CHUTE AN AUTOMATIC FIRE CUT-OFF DOOR SHALL BE INSTALLED TO PREVENT THE SPREAD OF SMOKE AND FIRE. IN ADDITION, TRASH CHUTE SYSTEM TO BE EQUIPPED WITH ELECTRIC INTERLOCK INTAKE DOORS WITH LOCK ACTIVATION MECHANISM INSTALLED INSIDE REFUSE/RECYCLE ROOMB-63COOKSON FIRE DOOR, 90 MINUTE, COUNTER DOOR, FACE OF WALL MOUNT, PUSH-UP OPERATION, GALVANIZED SHEET METAL, 7'-6 1/2" HIGH BY 10' WIDE.E-0542" HIGH GUARDRAIL. PERFORATED ALUMINUM PANELS IN ALUMINUM TUBE FRAME. SEE DETAIL 5/A-10.06E-29GUTTER DETAIL SEE DETAIL ELEVATION 4/A7.02	APARTMENTS 3355 S OVERLAN LOS ANGELES, C
LINE 17-196 B5 B7 B7 B8 B7 B8 B7 B8 B8 B7 B8 B7 B8 B7 B8 B7 B8 B7 B8 B7 B7 B8 B7 B7 B7 B7 B7 B7 B7 B7 B7 B7		3rd Floor Plan
1 1 1 1 4-3.03		NGED ARCHU
B10 B10	NON-BEARING CONCRETE MASONRY UNIT (CMU) WALL PER STRUCTURAL DWGS U.O.N.         CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS         SMOOTH TROWEL EXTERIOR CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED, U.O.N.         METAL STUD WALL AT P1 AND 1ST FLOOR, WOOD STUD WALL AT FLOORS 2 TO 6. SEE WALL TYPES SHEET FOR MORE INFORMATION	REVISION NO. New Design - 03/24/17 Background - 05/17/17
	INFORMATION CONCRETE MASONRY UNIT (CMU) WALL MIN. 3-HOUR NON-COMBUSTIBLE FIRE RATED FLOOR FIRE CURTAIN SPRINKLER HEAD WALL RATING MIN. 1-HOUR FIRE RATED WALL W/ MIN. SOUND RATING OF 50 STC MIN. 1-HOUR FIRE RATED WALL MIN. 2-HOUR FIRE RATED WALL MIN. 2-HOUR FIRE RATED WALL MIN. 3-HOUR NON-COMBUSTIBLE FIRE RATED WALL	Date: 09/15/17 Scale: As indicated By: JP Project No: <b>1705</b> Page No:
<b>3rd Floor</b> SCALE: 1/8" = 1'-0	D" <b>1</b>	A-2.04






	GENERAL NOTES	S
	1. LEVEL P1 AND FIRST FLOOR ARE TYPE I-A CONSTRUCTION. 2. SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR	eet SM 045 .com 1.com
	WINDOW SCHEDULE. 3. SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES. 4. SEE ENLARGED UNIT PLAN SHEETS A-5.01 THBU A-5.06 FOR MORE	20th str 0.394.40 Ødfhaia v.dfhaio
	INFORMATION. 5. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO	1544 1+31 1+31 1+31
	DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM. 6. IN THE PARKING GARAGE MAINTAIN 8'-2" MINIMUM CLEAR HEIGHT AT VEHICLILAR BATH OF TRAVEL TO AND INCLUDING ACCESSIBLE BARKING	
	STALLS. MAINTAIN 7'-0" CLEAR MINIMUM IN ALL OTHER LOCATIONS. 7. BUILDING TO BE EQUIPPED WITH NFPA-13 AUTOMATIC SPRINKLER	itecture iors lements
	SYSTEM THROUGHOUT. 8. ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CONCRETE/ CMU	arch inter
	8. SEE T-1.14 CALGREEN INFORMATION FOR ADDITIONAL GREEN BUILD INFORMATION	
	9. INTERIOR WALL AND CEILING FINISHES SHALL BE TESTED AS SPECIFIED IN CHAPTER 8 SECTION 803.	
	BUILDING WITH R3 & S OCCUPANCY SHALL NOT EXCEED THE MAXIMUM FLAME SPREAD RATING LISTED BELOW AND IN ACCORDANCE TO CHAPTER 8 AND TABLE 803.9, 2013 CBC, LATEST OR APPLICABLE	OB
	EDITION : - INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, EXIT PASSAGEWAYS: 200	
B1	- CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS: 200	
G2	- EXIT CORRIDORS: 75 - OTHER ROOMS AND ENCLOSED SPACES: 200 11. THE FLAME-SPREAD BATING OF PANELING MATERIALS ON THE WALLS	
	OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (T803.9)	ЭЗ4 134
	12. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. 13. AUL DOWNSPOLITS TO DRAIN TO EPIC SYSTEM SEE CIVIL SHEET C8.0	AV 90(
		CAN
1 -3.02	B-21 TRASH CHUTES SEE DETAIL 1 2 & 3 ON SHEET A10 12 FOR MORE INFORMATION	ILA S
	<ul> <li>B-52 90 MIN RATED TRASH CHUTE DOOR</li> <li>B-53 AT THE BASE OF THE EACH CHUTE AN AUTOMATIC FIRE CUT-OFF DOOR SHALL BE INSTALLED TO PREVENT THE SPREAD OF SMOKE AND FIRE. IN ADDITION. TRASH CHUTE</li> </ul>	
B4	SYSTEM TO BE EQUIPPED WITH ELECTRIC INTERLOCK INTAKE DOORS WITH LOCK ACTIVATION MECHANISM INSTALLED INSIDE REFUSE/RECYCLE ROOMB-63COOKSON FIRE DOOR, 90 MINUTE, COUNTER DOOR, FACE OF WALL MOUNT, PUSH-UP	U O O I
	OPERATION, GALVANIZED SHEET METAL, 7'-6 1/2" HIGH BY 10' WIDE. E-05 42" HIGH GUARDRAIL. PERFORATED ALUMINUM PANELS IN ALUMINUM TUBE FRAME. SEE DETAIL 5/A-10.06	AR <sup>-</sup> 55 %
		AP 333 LO
B5		
B7		
B8		Jan
G8		or F
		E E
210		6th
13.03		
$\frown$		CHISED ANOLATING
310	STRUCTURAL DWGS U.O.N.	No. C. 9811 - X
	CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS	REVISION NO.
	COLOR AND PAINTED, U.O.N.	Background - 05/17/17
	METAL STUD WALL AT P1 AND 1ST FLOOR, WOOD STUD WALL AT FLOORS 2 TO 6. SEE WALL TYPES SHEET FOR MORE INFORMATION	
	CONCRETE MASONRY UNIT (CMU) WALL	
		Date: 10/05/17
		Scale: As indicated
		By: JP Project No:
	MIN. 1-HOUR FIRE RATED WALL W/ MIN. SOUND RATING OF 50 STC MIN. 1-HOUR FIRE RATED WALL	1705
SCALE:	MIN. 2-HOUR FIRE RATED WALL MIN. 3-HOUR NON-COMBUSTIBLE FIRE	A-2.07
1/8'' = 1'-0''(1)		OF 112







	GENERAL NOTES	CA
	1. LEVEL P1 AND FIRST FLOOR ARE TYPE I-A CONSTRUCTION. 2. SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE.	street SM .4045 iia.com iia.com
	<ol> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.06 FOR MORE INFORMATION.</li> </ol>	544 20th +310.394 fro@dfha ww.dfhc
	5. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.	
	VEHICULAR PATH OF TRAVEL TO AND INCLUDING ACCESSIBLE PARKING STALLS. MAINTAIN 7'-0" CLEAR MINIMUM IN ALL OTHER LOCATIONS. 7. BUILDING TO BE EQUIPPED WITH NFPA-13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT	chitecture teriors tittlements
	8. ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CONCRETE/ CMU OR CENTERLINE OF COLUMNS U.O.N. 8. SEE T-1.14 CALGREEN INFORMATION FOR ADDITIONAL GREEN BUILD	Cts er int
	9. INTERIOR WALL AND CEILING FINISHES SHALL BE TESTED AS SPECIFIED IN CHAPTER 8 SECTION 803.	
	10. INTERIOR WALL AND CEILING FINISHES FOR AREAS IN SPRINKLERED BUILDING WITH R3 & S OCCUPANCY SHALL NOT EXCEED THE MAXIMUM FLAME SPREAD RATING LISTED BELOW AND IN ACCORDANCE TO CHAPTER 8 AND TABLE 803.9, 2013 CBC, LATEST OR APPLICABLE	
	EDITION : - INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, EXIT PASSAGEWAYS: 200	
	- CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS: 200 - EXIT CORRIDORS: 75	
	- OTHER ROOMS AND ENCLOSED SPACES: 200 11. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED	34
	ON PLANS. (1803.9) 12. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.	9000
	13. ALL DOWNSPOUTS TO DRAIN TO EPIC SYSTEM. SEE CIVIL SHEET C8.0	AND A CA 9
	KEYNOTE	NTS ERLA
	B-46 FDC PER IDC. LOCATION, NUMBER AND SIZE OF FDC CONNECTIONS TO BE VERIFIED BY LAFD PRIOR TO INSTALLATION. E-01 EXTERIOR PLASTER STEEL TROWEL FINISH WHITE	
	E-05 42" HIGH GUARDRAIL. PERFORATED ALUMINUM PANELS IN ALUMINUM TUBE FRAME. SEE DETAIL 5/A-10.06 E-08 COR-TEN STEEL PANELS	AN AN
	E-06 COR-TEN STEEL PANELS. E-11 GARAGE VENTILATION OPENING WITH PAINTED METAL GRILLE. SEE SHT. T-1.25 FOR MORE INFORMATION.	PAI 355 OS
	E-15 EXTERIOR PLASTER, STEEL TROWEL FINISH, YELLOW 2 E-16 EXTERIOR GLASS AT DOORS AND WINDOWS TO BE CLEAR, LOW-E GLASS. E-17 BUILDING ADDRESS SHALL BE PROVIDED AT OR NEAR THE ENTRANCE OF THE BUILDING IN	Ϋ́́́́́́́́́́́́́́́́́́́́́́́́́́́́́́́́́́́́
	E-22       TRESPA PANEL OR SPANDREL GLASS PANEL         S-47       BIKE RACK. DERO, HOOP RACK. SEE A-5.10 FOR SPECIFICATIONS.	
	ST-18 SMOKEGUARD MODEL XXX.	suc
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	LEGEND	
	NON-BEARING CONCRETE MASONRY UNIT (CMU) WALL PER STRUCTURAL DWGS U.O.N.	
	CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS	
	SMOOTH TROWEL EXTERIOR CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED, U.O.N.	Date: 03/24/17 Scale:
	METAL STUD WALL AT P1 AND 1ST FLOOR, WOOD STUD WALL AT FLOORS 2 TO 6. SEE WALL TYPES SHEET FOR MORE INFORMATION	As indicated By: TLL
		Project No: 1705
	MIN. 3-HOUR NON-COMBUSTIBLE FIRE RATED FLOOR	Page No:
<u></u> 1	(•) FIRE CURTAIN SPRINKLER HEAD	A-4.07



0/16/2017 7:29:27 AN

	GENERAL NOTES	CA
	<ol> <li>LEVEL P1 AND FIRST FLOOR ARE TYPE I-A CONSTRUCTION.</li> <li>SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.06 FOR MORE INFORMATION.</li> <li>ALL ROOFS, COMMON &amp; DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.</li> <li>IN THE PARKING GARAGE MAINTAIN 8'-2" MINIMUM CLEAR HEIGHT AT VEHICULAR PATH OF TRAVEL TO AND INCLUDING ACCESSIBLE PARKING STALLS. MAINTAIN 7'-0" CLEAR MINIMUM IN ALL OTHER LOCATIONS.</li> <li>BUILDING TO BE EQUIPPED WITH NFPA-13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.</li> <li>ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CONCRETE/ CMU OR CENTERLINE OF COLUMNS U.O.N.</li> <li>SEE T-1.14 CALGREEN INFORMATION FOR ADDITIONAL GREEN BUILD INFORMATION</li> <li>INTERIOR WALL AND CEILING FINISHES SHALL BE TESTED AS SPECIFIED IN CHAPTER 8 SECTION 803.</li> <li>INTERIOR WALL AND CEILING FINISHES FOR AREAS IN SPRINKLERED BUILDING WITH R3 &amp; S OCCUPANCY SHALL NOT EXCEED THE MAXIMUM FLAME SPREAD RATING LISTED BELOW AND IN ACCORDANCE TO CHAPTER 8 AND TABLE 803.9, 2013 CBC, LATEST OR APPLICABLE EDITION :         <ul> <li>INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, EXIT PASSAGEWAYS: 200</li> </ul> </li> </ol>	<ul> <li>I544 20th street SM, C</li> <li>I+310.394.4045</li> <li>I+310.394.4045</li> <li>Info@dfhaia.com</li> <li>www.dfhaia.com</li> <li>interiors</li> <li>interiors</li> </ul>
a <u>rapet</u> 9 7/8" f <u>Plan</u> 7 7/8"	<ul> <li>CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS: 200</li> <li>EXIT CORRIDORS: 75</li> <li>OTHER ROOMS AND ENCLOSED SPACES: 200</li> <li>11. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (T803.9)</li> <li>PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.</li> <li>ALL DOWNSPOUTS TO DRAIN TO EPIC SYSTEM. SEE CIVIL SHEET C8.0</li> </ul>	AND AVE. S, CA 90034
Floor 7 7/8"	E-03GLASS AND ALUMINUM CURTAINWALL SEE SHT. A-6.30E-0342" HIGH GUARDRAIL. PERFORATED ALUMINUM PANELS IN ALUMINUM TUBE FRAME. SEE DETAIL 5/A-10.06E-07METAL PARAPET CAP PAINTED GRAY TO MATCH CORRUGATED METAL PANELS.E-08COR-TEN STEEL PANELS.E-09DECORATIVE METAL TRELLIS TYPE STRUCTURE PAINTED GRAY TO MATCH CORRUGATED METAL PANELS.E-11GARAGE VENTILATION OPENING WITH PAINTED METAL GRILLE. SEE SHT. T-1.25 FOR MORE INFORMATION.E-18PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS (6306).E-21TRANSFORMER/ELECTRICAL AREA; SEE ELECTRICAL DWGS FOR ADDITIONAL	APARTMENTS 3355 S OVERL LOS ANGELES
Floor 7 7/8" $\bigcirc$ $\frac{Floor}{7 7/8"} \bigcirc$	E-23 BREAK METAL FASCIA PAINTED BLACK.	Exterior Elevations
7 7/8" 106.01' Grade 2' - 11" El P1 1/4"		No. C. 9811 No. No. No. No. No. No. No. No. No. No.
	LEGEND	
	<ul> <li>NON-BEARING CONCRETE MASONRY UNIT (CMU) WALL PER STRUCTURAL DWGS U.O.N.</li> <li>CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS</li> <li>SMOOTH TROWEL EXTERIOR CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED, U.O.N.</li> <li>METAL STUD WALL AT P1 AND 1ST FLOOR, WOOD STUD WALL AT FLOORS 2 TO 6. SEE WALL TYPES SHEET FOR MORE INFORMATION</li> <li>CONCRETE MASONRY UNIT (CMU) WALL</li> <li>MIN. 3-HOUR NON-COMBUSTIBLE FIRE RATED FLOOR</li> </ul>	Date: 3/24/17 Scale: As indicated By: TLL Project No: 1705
ion SCALE: 1/8" = 1'-0" 1	FIRE CURTAIN SPRINKLER HEAD	A-4.02

	F	ROP	ERT	Y LINE —	-						
Stair Roof 178' - 7 7/8"					 						
Roof Parapet		<b>د</b>		10:-0"		۳. 	T.O.P.				
● Roof Plan 168' - 7 7/8" —				<b>\</b>	· + 						
6th Floor				11'-0"		42"				Ċ	
♥ 157' - 7 7/8"				10-0"						Ċ	
<u>5th Floor</u> 147' - 7 7/8"	JNLIMITED)		ALLOWED)		   	<b>/</b>			<u> </u>		
4th Floor	75'-8 7/8" CODE HT. (U	d6'-9 3/4"	рЕ НТ. (85' л		   	42"		(A)			
♥ 137' - 7 7/8"	SONING		BUILDING CO	10'-0"		5"				⟨ <b>C</b> ⟩	-
3rd Floor 127' - 7 7/8"					<u> </u>						
2nd Eloor				10'-0"	 					⟨C⟩ E-	40
117' - 7 7/8"				 _0	┼─ ─ ─ ╷ ╷		+				
1st Floor				<u>+</u>			.0-,9				
<b>1</b> 06' - 7 7/8"		د			1				3	1'-5 1/8"	
102' - 11"				10'-0 5/8"			*	E-11	C: OVER	STRUCTUR	RE 117 SF
Level P1 96' - 7 1/4"											
					RE	18'-0" AR YARD		8'-0"	2'-0"	8'-0"	2'-0"



	GENERAL NOTES	CA
	1. LEVEL P1 AND FIRST FLOOR ARE TYPE I-A CONSTRUCTION. 2. SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE.	street SM. 1.4045 aia.com aia.com
	<ol> <li>SEE SHEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES.</li> <li>SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.06 FOR MORE INFORMATION.</li> </ol>	544 20th -310.394 fo@dfhc ww.dfhc
	5. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.	
	VEHICULAR PATH OF TRAVEL TO AND INCLUDING ACCESSIBLE PARKING STALLS. MAINTAIN 7'-0" CLEAR MINIMUM IN ALL OTHER LOCATIONS. 7. BUILDING TO BE EQUIPPED WITH NFPA-13 AUTOMATIC SPRINKLER	nitecture riors ttements
	8. ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CONCRETE/ CMU OR CENTERLINE OF COLUMNS U.O.N.	arclenti
	8. SEE T-1.14 CALGREEN INFORMATION FOR ADDITIONAL GREEN BUILD INFORMATION 9. INTERIOR WALL AND CEILING FINISHES SHALL BE TESTED AS	
	SPECIFIED IN CHAPTER 8 SECTION 803. 10. INTERIOR WALL AND CEILING FINISHES FOR AREAS IN SPRINKLERED BUILDING WITH R3 & S OCCUPANCY SHALL NOT EXCEED THE MAXIMUM FLAME SPREAD RATING LISTED BELOW AND IN ACCORDANCE TO CHAPTER 8 AND TABLE 803.9, 2013 CBC, LATEST OR APPLICABLE	
	EDITION : - INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, EXIT PASSAGEWAYS: 200	
ir Roof 7 7/8"	- CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS: 200 - EXIT CORRIDORS: 75 - OTHER BOOMS AND ENCLOSED SPACES: 200	
arapet 9 7/8"	11. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED	. 4
of Plan 7 7/8"	ON PLANS. (1803.9) 12. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. 13. ALL DOWNSPOUTS TO DRAIN TO EPIC SYSTEM. SEE CIVIL SHEET C8.0	ID AVE
	KEYNOTES	S, O
7 7/8"	E-01EXTERIOR PLASTER, STEEL TROWEL FINISH, WHITEE-07METAL PARAPET CAP PAINTED GRAY TO MATCH CORRUGATED METAL PANELS.E-11GARAGE VENTILATION OPENING WITH PAINTED METAL GRILLE. SEE SHT. T-1.25 FOR MORE	
n Floor 7 7/8"	INFORMATION.         E-13       STAR INDICATES EMERGENCY EGRESS WINDOW.         E-15       EXTERIOR PLASTER, STEEL TROWEL FINISH, YELLOW 2         E-16       EXTERIOR GLASS AT DOORS AND WINDOWS TO BE CLEAR, LOW-E GLASS.         E-18       PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS (6306).         E-23       BREAK METAL FASCIA PAINTED BLACK.         E-28       SEALED C.M.U. WALL.         S-47       BIKE RACK. DERO, HOOP RACK. SEE A-5.10 FOR SPECIFICATIONS.	APARTME 3355 S OV LOS ANGI
Floor 7 7/8"		
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d Floor 7 7/8"		Elevat
Floor 7 7/8"		xterior
t Floor		Ш
<b>7 7/8"</b>		NSED ARCAN
Grade 2' - 11"		No C BELL
evel P1		107 P. 1. 4-30-19 13 17 1. 1. 1. 20-19 13 17 10 05 CALLEO 19
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	LEGEND	
	NON-BEARING CONCRETE MASONRY UNIT (CMU) WALL PER STRUCTURAL DWGS U.O.N.	
	CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS	
	SMOOTH TROWEL EXTERIOR CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED, U.O.N.	Date: 03/24/17
	METAL STUD WALL AT P1 AND 1ST FLOOR, WOOD STUD WALL AT FLOORS 2 TO 6. SEE WALL TYPES SHEET FOR MORE INFORMATION	As indicated By: TLL
		Project No: <b>1705</b>
		Page No:
ion SCALE: 1/8" = 1'-0" 1		OF 112



	GENERAL NOTES	CA
1. LEVEL F 2. SEE SH WINDOW 3. SEE SH 4. SEE EN INFORMA 5. ALL RO DRAIN AT 6. IN THE VEHICULA STALLS. M 7. BUILDIN	P1 AND FIRST FLOOR ARE TYPE I-A CONSTRUCTION. HEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR SCHEDULE. HEET A-6.05 TO A-6.07 FOR WALL AND FLOOR TYPE ASSEMBLIES. HARGED UNIT PLAN SHEETS A-5.01 THRU A-5.06 FOR MORE TION. OFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO 1/4" PER LINEAR FOOT, MINIMUM. PARKING GARAGE MAINTAIN 8'-2" MINIMUM CLEAR HEIGHT AT AR PATH OF TRAVEL TO AND INCLUDING ACCESSIBLE PARKING MAINTAIN 7'-0" CLEAR MINIMUM IN ALL OTHER LOCATIONS. NG TO BE EQUIPPED WITH NEPA-13 AUTOMATIC SPRINKLER	<ul> <li>1544 20th street SM,</li> <li>1+310.394.4045</li> <li>1+310.304.4045</li> <li>info@dfhaia.com</li> <li>www.dfhaia.com</li> <li>tecture</li> <li>ors</li> </ul>
SYSTEM T 8. ALL DIM OR CENTE 8. SEE T-1 INFORMA 9. INTERIO SPECIFIED 10. INTERIO BUILDING FLAME SP CHAPTER EDITION :	THROUGHOUT. MENSIONS ARE TO FACE OF STUDS, FACE OF CONCRETE/ CMU ERLINE OF COLUMNS U.O.N. 1.14 CALGREEN INFORMATION FOR ADDITIONAL GREEN BUILD TION OR WALL AND CEILING FINISHES SHALL BE TESTED AS D IN CHAPTER 8 SECTION 803. HOR WALL AND CEILING FINISHES FOR AREAS IN SPRINKLERED WITH R3 & S OCCUPANCY SHALL NOT EXCEED THE MAXIMUM PREAD RATING LISTED BELOW AND IN ACCORDANCE TO 8 AND TABLE 803.9, 2013 CBC, LATEST OR APPLICABLE	architects entit
- INTE PASS/ - COR EXIT A - EXIT 11. THE FI OF THE C ON PLANS 12. PROV FIELD INS 13. ALL D	RIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, EXIT AGEWAYS: 200 RIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND ACCESS RAMPS: 200 CORRIDORS: 75 ER ROOMS AND ENCLOSED SPACES: 200 LAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED S. (T803.9) (IDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT SPECTOR. OWNSPOUTS TO DRAIN TO EPIC SYSTEM. SEE CIVIL SHEET C8.0	ND AVE. , CA 90034
E-05 42" HI DETAI E-10 MECH INFOR E-11 GARA INFOR E-14 EXTER E-23 BREA	GH GUARDRAIL. PERFORATED ALUMINUM PANELS IN ALUMINUM TUBE FRAME. SEE IL 5/A-10.06 ANICAL GARAGE EXHAUST LOUVER. SEE MECHANICAL DRAWINGS FOR ADDITIONAL RMATION. GE VENTILATION OPENING WITH PAINTED METAL GRILLE. SEE SHT. T-1.25 FOR MORE RMATION. RIOR PLASTER, STEEL TROWEL FINISH, YELLOW 1 K METAL FASCIA PAINTED BLACK.	APARTMENTS 3355 S OVERLA LOS ANGELES
		Exterior Elevations
		REVISION NO. New Design - 03/24/17 Background - 05/17/17
	LEGEND	
	NON-BEARING CONCRETE MASONRY UNIT (CMU) WALL PER STRUCTURAL DWGS U.O.N.	
	CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS	
	SMOOTH TROWEL EXTERIOR CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED, U.O.N.	Date: 03/24/17
	METAL STUD WALL AT P1 AND 1ST FLOOR, WOOD STUD WALL AT FLOORS 2 TO 6. SEE WALL TYPES SHEET FOR MORE INFORMATION	As indicated By: TLL
	CONCRETE MASONRY UNIT (CMU) WALL	Project No: <b>1705</b>
• FIRI	MIN. 3-HOUR NON-COMBUSTIBLE FIRE RATED FLOOR	Page No: <b>A-4.04</b>
		OF 112











HARDSCAPE CALCULATION PAVING AREA W/ NON-ROOF - GROUND LEVEL - 2ND FLOOR - 6TH FLOOR TOTAL REQUIRED REDUCTION OF HEAT	= 1,882 SF = 174 SF = 174 SF = 1,118 SF = 3,174 SF = 794 SF (25%)	And Factor Hibbert Shire of Shire of Shire of Shire of Shire
ISLAND EFFECT FOR NON-ROOF: TOTAL REDUCTION OF HEAT ISLAND EFFECT FOR NON-ROOF PROVIDED: HARDSCAPE MATERIAL WITH AN INITIAL S REFLECTANCE OF AT LEAST 0.30 AS DETI ASTM E918 OR C1549. GROUND LEVEL UNCOLORED CONCRETE = 1,263 SF W/ SMOOTH FIN. SOLAR REFL. (0.39) 2ND FLOOR NONE 6TH FLOOR NONE PAVING AREA W/ NON-ROOF GROUND LEVEL WOOD LOOK PORCELAIN TILE FONDA NOGEL UNCOLORED CONCRETE W/ SMOOTH FIN. SOLAR REFL. (0.39)	= 1,263 SF (40%) SOLAR ERMINED PER = 619 SF = 1,263 SF	REDUCTION OF HEAT ISLAND EFFECT FOR NON-ROOF CALCULATION PLAN GROUND LEVEL
NO.3240 Sondure Sondure Sondure Sondure Sondure Sondure Sondure Sondure Sondure Sondure Sondure Sondure Sondure Reneval Date 10-11-2017 Date Sondure	<section-header></section-header>	REVISION       NO.         New Design - 03/24/17       Image: Comparison of the second s



## 1 HARDSCAPE PLAN - 2ND FLOOR SCALE: 1/8" = 1'-0"







1. BLACK PEBBLE TILE



2. BENCH ROOM & BOARD MONTEGO 54 X 18 www.roomand board.com



3. CONCRETE TILE



4. STEEL PLANTER



5. WATERFEATURE







OF





# 1 REDUCTION OF HEAT ISLAND EFFECT PLAN - 2ND FLOOR





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Ν 1 HARDSCAPE PLAN - 6TH FLOOR SCALE: 1/8" = 1'-0"

### ROOF DECK - A

TOTAL : 755 SF. PLANTING AREA : 256 SF. ( 34 % ) OCCUPIABLE AREA : 499 SF.

## ROOF DECK - B

TOTAL : 695 SF. PLANTING AREA : 193 SF. ( 28 % ) OCCUPIABLE AREA : 502 SF.





1 REDUCTION OF HEAT ISLAND EFFECT PLAN - 6TH FLOOR SCALE: 1/8" = 1'-0"



<b>dff</b> Made Freet SM, CA Made F
APARTMENTS 3355 S OVERLAND AVE. LOS ANGELES, CA 90034
REDUCTION OF HEAT ISLAND EFFECT FOR NON-ROOF CALCULATION PLAN 6TH FLOOR
REVISION         NO.           New Design - 03/24/17            Background - 05/17/17            Image: State of the stat
Date: 10-03-2017 Scale: By: Project No: 21629 Page No: LC-3A

PAVING AREA W/ NON-ROOF

PRECAST CONCRETE PAVER = 1,118 SF TILE TECH PAVER COLOR: STRAW

6TH FLOOR







IRRIGATION LINE FOR EPIC CAPTURE & USE/ EVAPOTRANSPIRATION PLANTER. FOR CONTINUATION, SEE LID PLANS, SHEET C-6.20







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IONE VAI	VF

	PLANTING LEGEND TREES	SIZE & QUAN.	WUCC	DLS
	CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX/ 3 EA.	LOV	V
	OLEA EUROPAEA 'MAJESTIC BEAUTY' FRUITLESS OLIVE TREE	24" BOX/ 2 EA.	LOV	V
D	CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX/ 4 EA.	LOV	V
•	MELALEUCA QUINQUENERVIA CAJEPUT TREE	24" BOX/ 4 EA.	LOV	V
	BAMBUSA OLDHAMII GIANT TIMBER BAMBOO	15 GAL./ 16 EA.	MODE	RATE
. )	NEW STREET TREE PER CITY C URBAN FORESTRY DIVISION	DF L.A.		
	SHRUBS & GROUND COVER	SIZE & QUAN.		WUCOLS
$\bigcirc$	PHORMIUM TENAX 'AMAZING RED' NEW ZEALAND FLAX	5 GAL./ 12 EA.		LOW
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' COAST ROSEMARY	5 GAL.@ 30"O.C./ 60	EA.	LOW
	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	5 GAL.@ 18"O.C./ 110	) EA.	LOW
$\nabla \nabla $	JUNCUS PATENS 'ELK BLUE' CALIFORNIA GRAY RUSH	1 GAL.@ 18"O.C./ 263	3 EA.	LOW
+ + + + + + + + +	TULBAGHIA VIOLACEA SOCIETY GARLIC	1 GAL.@ 12"O.C./ 140	) EA.	LOW
\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	LIRIOPE SPICATA 'SILVER DRAGON' VARIEGATED LILY TURF	1 GAL.@ 12" O.C./ 116	6 EA.	MODERATE
	SENECIO MANDRALISCAE KLEINIA	1 GAL. @ 12" O.C./ 96	EA.	LOW
	CAREX FLACCA BLUE SEDGE	PLUG @ 12"O.C./ 113	EA.	LOW
	CAREX PRAEGRACILIS CALIFORNIA FIELD SEDGE	PLUG @ 12"O.C./ 536	i EA.	LOW

TOTAL PROPOSED LANDSCAPE AREA: 2,954 SF. PROPOSED LANDSCAPE AREA (GROUND LEVEL): 2,313 SF. PROPOSED LANDSCAPE AREA (WITHIN PROPERTY): 1,777 SF. PROPOSED LANDSCAPE AREA (PARKWAY): 536 SF. PROPOSED LANDSCAPE AREA (2ND FLOOR): 204 SF. PROPOSED LANDSCAPE AREA (6TH FLOOR): 430 SF.



BAMBUSA OLDHAMII GIANT TIMBER BAMBOO

MELALEUCA QUINQUENERVIA CAJEPUT TREE





OF





1 PLANTING PLAN - 2ND FLOOR SCALE: 1/8" = 1'-0" Ν

	PLANTING LEGEND				
	TREES	<u>SIZE &amp; C</u>	QUAN.	WUCOLS	
	ACER PALMATUM 'BLOODGOOD' JAPANESE MAPLE	24" BOX	/ 1 EA.	MODERATE	
	GINKGO BILOBA MAIDENHAIR TREE	24" BOX	/ 3 EA.	MODERATE	
	SHRUBS & GROUND CO	DVER	SIZE & QU	JAN.	WUCOLS
	PITTOSPORUM TENUIFO 'MAJORIE CHANNON' VARIEGATED KOHUHU	DLIUM	5 GAL.@	30" O.C./ 4 EA.	MODERATE
	ARMERIA MARITIMA COMMON SEATHRIFT		1 GAL.@	18" O.C./ 30 EA.	MODERATE
	LIRIOPE SPICATA 'SILVER DRAGON' VARIGATED LILY TURF		1 GAL.@	12" O.C./ 109 EA.	MODERATE
PROP	OSED LANDSCAPE AREA	(2ND FL(	) ) ) ) ) ) ) ) ) ) ) ( ) ) ) ) ( ) ) ) ) ( ) ) ) ) ( ) ) ) ) ( ) ) ) ) ) ( ) ) ) ) ) ( ) ) ) ) ) ( ) ) ) ) ) ) ) ( ) ) ) ) ) ) ( ) ) ) ) ) ) ) ( ) ) ) ) ) ) ) ( ) ) ) ) ) ) ) ) ) ( ) ) ) ) ) ) ) ) ( ) ) ) ) ) ) ) ) ) ( ) ) ) ) ) ) ) ) ) ) ) ) ) ) ) ) ) ) ( ) ) ) ) ) ) ) ) ) ) ) ( ) ) ) ) ) ) ) ) ) ) ) ) ( ) ) ) ) ) ) ) ) ) ) ) ) ) ) ) ) ) ) ( )	204 SF.	









OF

T 1544 20th street SM, CA	<b>CHD</b> 1+310.394.4045	David Forbes Hibbert	
APARTMENTS	<b>3355 S OVERLAND AVE.</b>	LOS ANGELES, CA 90034	
PLANTING PLAN			
REVISIO New Design Background	<b>DN</b> - 03/24/ - 05/17/	NO 17 17 17 17 17 17 17 17 17 17 17 17 17	
Date: Scale: By: Project No 2 Page No:	10-03	29 29	



1 PLANTING PLAN - 6TH FLOOR SCALE: 1/8" = 1'-0"

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				<ul> <li>1544 20th stre</li> <li>1+310.394.40</li> <li>info@dfhaia.</li> </ul>
	<u>PLANTING LEGEND</u> SHRUB	SIZE & QUAN	WUCOLS	
5.3		1 GAL./ 13 EA.	LOW	
	WESTRINGIA FRUTICOSA	5 GAL. @ 30" O.C./ 30 EA.	LOW	
	SEDUM REPESTRE 'LEMON BALL' LEMON BALL STONECROP	5 GAL.@ 18" O.C./ 21 EA.	LOW	
	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	5 GAL.@ 18"O.C./ 43 EA.	LOW	
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	SENECIO MANDRALISCAE KLEINIA	FLAT @ 12" O.C./ 1 EA.	LOW	
SEDUI 'LEMO LEMOI	W REPESTRE N BALL' N BALL STONECROP       GAVE A FOXTALL	ATTENUATA AGAVE WESTRING	Grade and the second	APARTMENTS 3355 S OVERLAND
	SENECIC KLEINIA	D MANDRALISCAE NASSELLA MEXICAN I	A TENUISSIMA FEATHER GRASS	PLANTING PLAN 6TH FLOOR
				REVISION           New Design - 03/24/17           Background - 05/17/17
	LA Comparison	NDSCAPE L KYUN TRO NO.3249		Date: 10-03-2 Scale: By: Project No: <b>2162</b>





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LP-3

#### LANDSCAPE PLANTING NOTES

- 1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE DRAWINGS
- 2. ANY DEVIATION FROM THE PLAN IS TO HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
- 3. THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS AND OR GRASSES (INCLUDING THE ROOTS) EXISTING IN THE PROPOSED GROUND COVER AREA.
- 4. THE PROPOSED GROUND COVER AREA SHALL RECEIVE THE PRE-EMERGENT HERBICIDE SURFLAN 75W PER MANUFACTURER'S INSTRUCTIONS. APPLICATION OF THIS HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.
- 5. ROUGH GRADING OTHER THAN THAT NOTED ON THE LANDSCAPE FINISH GRADING IS THE RESPONSIBILITY OF THE LANDSCAPE DRAWINGS IS BY THE GENERAL CONTRACTOR FINISH GRADING WILL CONSIST OF RACKING ALL AREAS TO A SMOOTH GRADE, LOOSENING TO THE SOIL TO A DEPTH OF 6" AND REMOVING ALL ROCKS OR CLODS OF 2" DIAMETER IS INCLUDED. FINISH GRADE IS TO BE 2" BELOW TOP OF ADJACENT CURBS AND SIDEWALKS.
- 6. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION OF 6 CUBIC YARDS OF NITROGEN MINERALIZED STABILIZED WOOD SAWDUST, 30 POUNDS OF 6N-20P-20K FERTILIZER, 10 LB. OF SOIL SULFUR FOR EACH 1,000 SQUARE FEET. THE ABOVE AMENDMENTS ARE TO BE INCORPORATED UNIFORMLY INTO THE TOP 6" OF SOIL.
- 7. ALL ROCK OR UNBROKEN SOIL CLODS OVER 1" IN DIAMETER BROUGHT TO THE SURFACE ARE TO BE REMOVED FROM THE SITE.
- 8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORTICULTURAL SOILS FERTILITY REPORT PRIOR TO SOIL PREPARATION AND PLANT INSTALLATION. SOIL CONDITIONING AMENDMENTS AND PLANTING BACKFILL MIXES SHALL BE IN ACCORDANCE TO SOIL AND PLANT LAB RECOMMENDATIONS. SOIL AND PLANT LAB:
- (714)-282-8777, 4741 East Hunter Ave. Suite A, Anaheim, CA 92807 9. GROUNDCOVERS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE THE PLANT IS EVEN WITH FINISH GRADE, ROOTS FULLY COVERED WITH SOIL AND FIRMED.
- 10. WATERING OF PLANTS IS TO TAKE PLACE IMMEDIATELY AFTER PLANTING. 11. MULCH ALL SHRUB AND GROUNDCOVER AREAS WITH A 3" LAYER OF 1/2" TO
- 3/4" REDWOOD BARK.
- 12. AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES ARE TO BE LEFT NEAT AND CLEAN. ALL SURPLUS MATERIALS, NURSERY TAGS AND WASTE ARE ARE TO BE REMOVED FROM THE SITE.
- 13. THE LANDSCAPE CONTRACTOR IS TO MAINTAIN ALL LANDSCAPE AREAS FOR A PERIOD OF THIRTY CALENDAR DAYS FROM THE DATE OF COMPLETION, ESTABLISHED BY THE OWNER OR HIS REPRESENTATIVE. ALL AREAS ARE TO BE KEPT WELL WATERED, FREE OF GRASSES AND TRASH DURING THIS MAINTENANCE PERIOD.
- 14. AN APPLICATION OF FERTILIZER (16% NITROGEN, 6% PHOSPHORIC, 8% POTASH) IS TO BE MADE JUST PRIOR TO THE COMPLETION OF THE MAINTENANCE PERIOD,
- OR AT 30 DAYS INTERVALS IF MAINTENANCE PERIOD IS GREATER THAN 30 DAYS. 15. ALL TREES, SHRUBS AND PLANT MATERIAL (OTHER THAN FLATTED MATERIAL) LESS THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 MONTH; 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS. ALL
- MATERIAL LARGER THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR. 16. PROVICE 1" LAYER WOOD BARK MULCH IN ALL SHRUB AND GROUND COVER AREAS.



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DIR-2017-2229-DB-1A APC – Appeal Response October 20, 2017 Page 8 of 4

#### ATTACHMENT "C"

AIR QUALITY ASSESSMENT October 19<sup>th</sup>, 2017 – PARKER ENVIRONMENTAL





October 19, 2017 [via email: zachary@three6ixty.net]

Zachary Andrews **Three6ixty** 4309 Overland Avenue Culver City, CA 90230

#### Re: Operational Air Quality Analysis for the 3355 Overland Avenue Apartment Project

Dear Zachary:

Per your request, **Parker Environmental Consultants** has quantified the operational air quality emissions associated with the proposed 41-unit apartment project located at 3355 S. Overland Avenue in the City of Los Angeles using the CARB-recommended California Emissions Estimator Model (CalEEMod) (*Version 2016.3.2*). As shown in the summary tables presented on the following pages, the operational emissions for the Proposed Project are below the thresholds of significance set by the South Coast Air Quality Management District (SCAQMD). For purposes of compliance with the California Environmental Quality Act (CEQA), this analysis and the supporting CalEEMod worksheets (included in Appendix A) can be referenced to support the finding that the project's operational activities would be less than significant and no mitigation measures are required.

Please feel free to contact me should you have any questions or comments.

Sincerely,

PARKER ENVIRONMENTAL CONSULTANTS

The E fol

Shane E. Parker, President

Attachment A: Air Quality CalEEMod Worksheets, 3355 Overland Avenue Project, October 19, 2017.

Zachary Andrews Three6ixty Re: CalEEMod Worksheets and AQ Modeling Results for 3355 Overland Avenue October 19, 2017 Page 2 of 3

#### **Proposed Project**

The Proposed Project consists of a six-story multi-family residential apartment building with 41 dwelling units. The proposed building includes approximately 30,132 square feet of floor area consisting of apartment units, residential support areas, and open space. Approximately 39 parking spaces are proposed on-site with 17 spaces located on the ground floor and 22 spaces located on level P1.

#### South Coast Air Quality Management District (SCAQMD)

The SCAQMD is the agency principally responsible for comprehensive air pollution control in the South Coast Air Basin (Basin). The SCAQMD develops air quality related rules and regulations, establishes permitting requirements, inspects emissions sources, and provides regulatory enforcement through such measures as educational programs or fines, when necessary. The SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources to meet federal and state ambient air quality standards for the Basin.

#### Thresholds of Significance

The SCAQMD recommends that projects should be evaluated in terms of air pollution control thresholds established by the SCAQMD and published in the CEQA Air Quality Handbook. These thresholds were developed by the SCAQMD to provide quantifiable levels to which projects can be compared. The most current mass regional significance thresholds, shown in Table 1, SCAQMD Air Quality Significance Thresholds, are used in this analysis.

SCAQMD An Quanty Significance Tinesholds														
Mass Daily Thresholds														
Pollutant	Operation													
NOx	55 pounds/day													
VOC	55 pounds/day													
PM <sub>10</sub> 150 pounds/day														
PM <sub>2.5</sub>	55 pounds/day													
$SO_x$	150 pounds/day													
СО	550 pounds/day													
Notes:														
Source: SCAQMD Air	Quality Significance Thresholds, website:													
http://www.aqmd.gov/docs/default-sou	urce/ceqa/handbook/scaqmd-air-quality-significance-													
thresholds.pdf?sfvrsn=2, Revision Ma	urch 2015.													

Table 1											
SCAQMD Air Quality Significance Thresholds											



Zachary Andrews Three6ixty Re: CalEEMod Worksheets and AQ Modeling Results for 3355 Overland Avenue October 19, 2017 Page 3 of 3

#### **Operational Emissions**

Operational emissions associated with the Proposed Project were calculated using CalEEMod Version 2016.3.2 and the project characteristics as defined above. Operational emissions associated with the Project would be comprised of mobile source emissions and area source emissions. Mobile source emissions are generated by the increase in motor vehicle trips to and from the Project Site. Area source emissions would be generated by natural gas consumption for space and water heating, and landscape maintenance equipment. To determine if a regional air quality impact would occur, the increase in the project's operational air quality emissions are compared to the SCAQMD's recommended mass regional thresholds for operational emissions shown in Table 1, above. As shown in Table 2, Proposed Project Estimated Daily Operational Emissions, below, the Project Site's operational emissions would be below the regional thresholds of significance set by the SCAQMD. Accordingly, the project would result in less than significant regional air quality emissions and no mitigation measures are required.

Ender Commo		En	nissions in P	ounds per I	Day									
Emissions Source	ROG <sup>a</sup>	NO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>										
Summertime (Smog Season) Emissions														
Area Sources         0.76         0.04         3.40         <0.01         0.02         0.02														
Energy Sources	0.01	0.10	0.04	< 0.01	< 0.01	< 0.01								
Mobile Sources	0.51	2.35	5.69	0.02	1.30	0.36								
Total Project Emissions:	1.28	2.49	9.13	0.02	1.32	0.38								
SCAQMD Thresholds	55	55	550	150	150	55								
Potentially Significant Impact?	No	No	No	No	No	No								
Wint	ertime (Noi	n-Smog Seas	son) Emissio	ons										
Area Sources	0.76	0.04	3.40	< 0.01	0.02	0.02								
Energy Sources	0.01	0.10	0.04	< 0.01	< 0.01	< 0.01								
Mobile Sources	0.49	2.39	5.44	0.02	1.30	0.36								
Total Project Emissions	1.26	2.53	8.88	0.02	1.32	0.38								
SCAQMD Thresholds	55	55	550	150	150	55								
Potentially Significant Impact?	No	No	No	No	No	No								

 Table 1

 Proposed Project Estimated Daily Regional Operational Emissions

Notes:

<sup>*a*</sup> The SCAQMD significance threshold is in terms of VOC while CalEEMod calculates reactive organic compounds (ROG) emissions. For purposes of this analysis, VOC and ROG are used interchangeably since ROG represents approximately 99.9 percent of VOC emissions.

Source: CalEEMod 2016.3.2, Calculation worksheets are provided in Appendix A to this report.



Appendix A

Air Quality CalEEMod Worksheets

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#### 3355 Overland Avenue Project - Operational Emissions Only

South Coast AQMD Air District, Summer

#### **1.0 Project Characteristics**

#### 1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	41.00	Dwelling Unit	0.28	30,132.00	117
Enclosed Parking with Elevator	39.00	Space	0.00	15,600.00	0

#### **1.2 Other Project Characteristics**

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			<b>Operational Year</b>	2019
Utility Company	Los Angeles Depa	artment of Water & Power			
CO2 Intensity (Ib/MWhr)	1227.89	CH4 Intensity (Ib/MWhr)	0.029	N2O Intensity (Ib/MWhr)	0.006

#### 1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project data per Site Plan (5.26.17)

Construction Phase - IGNORE CONSTRUCTION EMISSIONS FOR OPERATIONAL EMISSIONS SCENARIO.

Woodstoves - No woodstoves or fireplaces proposed.

Sequestration -

Mobile Land Use Mitigation -

Area Mitigation -

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	100.00
tblConstructionPhase	PhaseEndDate	6/27/2018	11/7/2018
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	34.85	0.00
tblFireplaces	NumberNoFireplace	4.10	0.00
tblFireplaces	NumberWood	2.05	0.00
tblLandUse	LandUseSquareFeet	41,000.00	30,132.00
tblLandUse	LotAcreage	1.08	0.28
tblLandUse	LotAcreage	0.35	0.00
tblSequestration	NumberOfNewTrees	0.00	11.00
tblWoodstoves	NumberCatalytic	2.05	0.00
tblWoodstoves	NumberNoncatalytic	2.05	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

#### 2.0 Emissions Summary

#### 2.1 Overall Construction (Maximum Daily Emission)

#### Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Year	lb/day											lb/day					
2018	2.2652	12.0190	9.7688	0.0176	0.4472	0.7181	1.1653	0.1196	0.6609	0.7805	0.0000	1,780.559 5	1,780.559 5	0.3852	0.0000	1,790.188 8	
Maximum	2.2652	12.0190	9.7688	0.0176	0.4472	0.7181	1.1653	0.1196	0.6609	0.7805	0.0000	1,780.559 5	1,780.559 5	0.3852	0.0000	1,790.188 8	

#### Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Year		lb/day											lb/day				
2018	2.2652	12.0190	9.7688	0.0176	0.4472	0.7181	1.1653	0.1196	0.6609	0.7805	0.0000	1,780.559 5	1,780.559 5	0.3852	0.0000	1,790.188 8	
Maximum	2.2652	12.0190	9.7688	0.0176	0.4472	0.7181	1.1653	0.1196	0.6609	0.7805	0.0000	1,780.559 5	1,780.559 5	0.3852	0.0000	1,790.188 8	

	ROG	NOx	со	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

#### 2.2 Overall Operational

#### Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day											lb/day					
Area	0.7594	0.0394	3.4033	1.8000e- 004		0.0186	0.0186		0.0186	0.0186	0.0000	6.0992	6.0992	6.0000e- 003	0.0000	6.2492	
Energy	0.0112	0.0954	0.0406	6.1000e- 004		7.7100e- 003	7.7100e- 003		7.7100e- 003	7.7100e- 003		121.8032	121.8032	2.3300e- 003	2.2300e- 003	122.5271	
Mobile	0.6030	3.0140	8.1201	0.0261	1.9811	0.0290	2.0101	0.5301	0.0273	0.5574		2,647.655 0	2,647.655 0	0.1376		2,651.095 2	
Total	1.3736	3.1489	11.5641	0.0269	1.9811	0.0553	2.0364	0.5301	0.0536	0.5837	0.0000	2,775.557 5	2,775.557 5	0.1459	2.2300e- 003	2,779.871 5	

#### Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day												lb/c	Jay		
Area	0.7594	0.0394	3.4033	1.8000e- 004		0.0186	0.0186		0.0186	0.0186	0.0000	6.0992	6.0992	6.0000e- 003	0.0000	6.2492
Energy	0.0112	0.0954	0.0406	6.1000e- 004	,       	7.7100e- 003	7.7100e- 003	1 1 1	7.7100e- 003	7.7100e- 003		121.8032	121.8032	2.3300e- 003	2.2300e- 003	122.5271
Mobile	0.5116	2.3532	5.6882	0.0174	1.2828	0.0194	1.3022	0.3433	0.0183	0.3616		1,766.166 9	1,766.166 9	0.0978	, , ,	1,768.612 9
Total	1.2822	2.4880	9.1321	0.0182	1.2828	0.0458	1.3286	0.3433	0.0446	0.3879	0.0000	1,894.069 3	1,894.069 3	0.1062	2.2300e- 003	1,897.389 2

	ROG	NOx	со	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	6.65	20.99	21.03	32.37	35.25	17.22	34.76	35.25	16.74	33.55	0.00	31.76	31.76	27.25	0.00	31.75

#### 3.0 Construction Detail

#### **Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	IGNORE Building Construction	Building Construction	1/25/2018	6/13/2018	5	100	
2	IGNORE Architectural Coating	Architectural Coating	6/21/2018	11/7/2018	5	100	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 61,017; Residential Outdoor: 20,339; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 936 (Architectural Coating – sqft)

#### OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
IGNORE Architectural Coating	Air Compressors	1	6.00	78	0.48
IGNORE Building Construction	Cranes	1	4.00	231	0.29
IGNORE Building Construction	Forklifts	2	6.00	89	0.20
IGNORE Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
IGNORE Building	5	36.00	7.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
IGNORE Architectural	1	7.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

#### **3.1 Mitigation Measures Construction**

#### 3.2 IGNORE Building Construction - 2018

**Unmitigated Construction On-Site** 

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/e	day							lb/c	lay		
Off-Road	1.0848	11.0316	7.7512	0.0114		0.7087	0.7087		0.6520	0.6520		1,146.532 3	1,146.532 3	0.3569		1,155.455 5
Total	1.0848	11.0316	7.7512	0.0114		0.7087	0.7087		0.6520	0.6520		1,146.532 3	1,146.532 3	0.3569		1,155.455 5

#### 3.2 IGNORE Building Construction - 2018

#### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/e	day							lb/c	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0298	0.8483	0.2113	1.8300e- 003	0.0448	6.2000e- 003	0.0510	0.0129	5.9300e- 003	0.0188		195.0606	195.0606	0.0133		195.3925
Worker	0.1940	0.1391	1.8063	4.4100e- 003	0.4024	3.2100e- 003	0.4056	0.1067	2.9600e- 003	0.1097		438.9666	438.9666	0.0150		439.3408
Total	0.2238	0.9874	2.0176	6.2400e- 003	0.4472	9.4100e- 003	0.4566	0.1196	8.8900e- 003	0.1285		634.0272	634.0272	0.0283		634.7333

#### Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/c	day							lb/c	lay		
Off-Road	1.0848	11.0316	7.7512	0.0114		0.7087	0.7087		0.6520	0.6520	0.0000	1,146.532 3	1,146.532 3	0.3569		1,155.455 5
Total	1.0848	11.0316	7.7512	0.0114		0.7087	0.7087		0.6520	0.6520	0.0000	1,146.532 3	1,146.532 3	0.3569		1,155.455 5

#### 3.2 IGNORE Building Construction - 2018

#### Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/e	day							lb/c	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0298	0.8483	0.2113	1.8300e- 003	0.0448	6.2000e- 003	0.0510	0.0129	5.9300e- 003	0.0188		195.0606	195.0606	0.0133		195.3925
Worker	0.1940	0.1391	1.8063	4.4100e- 003	0.4024	3.2100e- 003	0.4056	0.1067	2.9600e- 003	0.1097		438.9666	438.9666	0.0150		439.3408
Total	0.2238	0.9874	2.0176	6.2400e- 003	0.4472	9.4100e- 003	0.4566	0.1196	8.8900e- 003	0.1285		634.0272	634.0272	0.0283		634.7333

#### 3.3 IGNORE Architectural Coating - 2018

**Unmitigated Construction On-Site** 

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Archit. Coating	1.9288					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e- 003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.1171
Total	2.2274	2.0058	1.8542	2.9700e- 003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.1171

#### 3.3 IGNORE Architectural Coating - 2018

#### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/e	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0377	0.0270	0.3512	8.6000e- 004	0.0782	6.2000e- 004	0.0789	0.0208	5.7000e- 004	0.0213		85.3546	85.3546	2.9100e- 003		85.4274
Total	0.0377	0.0270	0.3512	8.6000e- 004	0.0782	6.2000e- 004	0.0789	0.0208	5.7000e- 004	0.0213		85.3546	85.3546	2.9100e- 003		85.4274

#### Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/e	day							lb/c	lay		
Archit. Coating	1.9288	, , ,				0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e- 003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.1171
Total	2.2274	2.0058	1.8542	2.9700e- 003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.1171

#### 3.3 IGNORE Architectural Coating - 2018

#### **Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0377	0.0270	0.3512	8.6000e- 004	0.0782	6.2000e- 004	0.0789	0.0208	5.7000e- 004	0.0213		85.3546	85.3546	2.9100e- 003		85.4274
Total	0.0377	0.0270	0.3512	8.6000e- 004	0.0782	6.2000e- 004	0.0789	0.0208	5.7000e- 004	0.0213		85.3546	85.3546	2.9100e- 003		85.4274

#### 4.0 Operational Detail - Mobile

#### 4.1 Mitigation Measures Mobile

Increase Density

Limit Parking Supply

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5116	2.3532	5.6882	0.0174	1.2828	0.0194	1.3022	0.3433	0.0183	0.3616		1,766.166 9	1,766.166 9	0.0978		1,768.612 9
Unmitigated	0.6030	3.0140	8.1201	0.0261	1.9811	0.0290	2.0101	0.5301	0.0273	0.5574		2,647.655 0	2,647.655 0	0.1376		2,651.095 2

#### 4.2 Trip Summary Information

	Aver	age Daily Trip Ra	te	Unmitigated	Mitigated		
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT		
Apartments Mid Rise	272.65	261.99	240.26	910,671	589,659		
Enclosed Parking with Elevator	0.00	0.00	0.00				
Total	272.65	261.99	240.26	910,671	589,659		

#### 4.3 Trip Type Information

		Miles			Trip %		Trip Purpose %			
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by	
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3	
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0	

#### 4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.546418	0.044132	0.199182	0.124467	0.017484	0.005870	0.020172	0.031831	0.001999	0.002027	0.004724	0.000704	0.000991
Enclosed Parking with Elevator	0.546418	0.044132	0.199182	0.124467	0.017484	0.005870	0.020172	0.031831	0.001999	0.002027	0.004724	0.000704	0.000991
# 5.0 Energy Detail

#### Historical Energy Use: N

### 5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/o	day							lb/d	lay		
NaturalGas Mitigated	0.0112	0.0954	0.0406	6.1000e- 004		7.7100e- 003	7.7100e- 003		7.7100e- 003	7.7100e- 003		121.8032	121.8032	2.3300e- 003	2.2300e- 003	122.5271
NaturalGas Unmitigated	0.0112	0.0954	0.0406	6.1000e- 004		7.7100e- 003	7.7100e- 003		7.7100e- 003	7.7100e- 003		121.8032	121.8032	2.3300e- 003	2.2300e- 003	122.5271

### 5.2 Energy by Land Use - NaturalGas

## <u>Unmitigated</u>

	NaturalGa s Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr					lb/	day							lb/c	lay		
Apartments Mid Rise	1035.33	0.0112	0.0954	0.0406	6.1000e- 004		7.7100e- 003	7.7100e- 003		7.7100e- 003	7.7100e- 003		121.8032	121.8032	2.3300e- 003	2.2300e- 003	122.5271
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0112	0.0954	0.0406	6.1000e- 004		7.7100e- 003	7.7100e- 003		7.7100e- 003	7.7100e- 003		121.8032	121.8032	2.3300e- 003	2.2300e- 003	122.5271

#### Mitigated

	NaturalGa s Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr					lb/e	day							lb/c	lay		
Apartments Mid Rise	1.03533	0.0112	0.0954	0.0406	6.1000e- 004		7.7100e- 003	7.7100e- 003		7.7100e- 003	7.7100e- 003		121.8032	121.8032	2.3300e- 003	2.2300e- 003	122.5271
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0112	0.0954	0.0406	6.1000e- 004		7.7100e- 003	7.7100e- 003		7.7100e- 003	7.7100e- 003		121.8032	121.8032	2.3300e- 003	2.2300e- 003	122.5271

# 6.0 Area Detail

6.1 Mitigation Measures Area

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## 3355 Overland Avenue Project - Operational Emissions Only - South Coast AQMD Air District, Summer

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/	day							lb/d	day		
Mitigated	0.7594	0.0394	3.4033	1.8000e- 004		0.0186	0.0186		0.0186	0.0186	0.0000	6.0992	6.0992	6.0000e- 003	0.0000	6.2492
Unmitigated	0.7594	0.0394	3.4033	1.8000e- 004		0.0186	0.0186	 - - - -	0.0186	0.0186	0.0000	6.0992	6.0992	6.0000e- 003	0.0000	6.2492

### 6.2 Area by SubCategory

**Unmitigated** 

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory					lb/e	day							lb/d	day		
Architectural Coating	0.0528					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6021					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1044	0.0394	3.4033	1.8000e- 004		0.0186	0.0186		0.0186	0.0186		6.0992	6.0992	6.0000e- 003		6.2492
Total	0.7594	0.0394	3.4033	1.8000e- 004		0.0186	0.0186		0.0186	0.0186	0.0000	6.0992	6.0992	6.0000e- 003	0.0000	6.2492

### 6.2 Area by SubCategory

#### **Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory					lb/e	day							lb/e	day		
Architectural Coating	0.0528			1 1 1		0.0000	0.0000	1	0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6021					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1044	0.0394	3.4033	1.8000e- 004		0.0186	0.0186		0.0186	0.0186		6.0992	6.0992	6.0000e- 003		6.2492
Total	0.7594	0.0394	3.4033	1.8000e- 004		0.0186	0.0186		0.0186	0.0186	0.0000	6.0992	6.0992	6.0000e- 003	0.0000	6.2492

# 7.0 Water Detail

### 7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

## 8.0 Waste Detail

8.1 Mitigation Measures Waste

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#### 3355 Overland Avenue Project - Operational Emissions Only - South Coast AQMD Air District, Summer

Institute Recycling and Composting Services

# 9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

# **10.0 Stationary Equipment**

## Fire Pumps and Emergency Generators

Equipment Type Number Hous/Day Hous/Teal House Fower Load Factor Fuel Type	Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
--	----------------	--------	-----------	------------	-------------	-------------	-----------

#### **Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

#### **User Defined Equipment**

Equipment Type Number

# 11.0 Vegetation

## 3355 Overland Avenue Project - Operational Emissions Only

South Coast AQMD Air District, Winter

# **1.0 Project Characteristics**

### 1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	41.00	Dwelling Unit	0.28	30,132.00	117
Enclosed Parking with Elevator	39.00	Space	0.00	15,600.00	0

## **1.2 Other Project Characteristics**

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2019
Utility Company	Los Angeles Department	of Water & Power			
CO2 Intensity (Ib/MWhr)	1227.89	CH4 Intensity (Ib/MWhr)	0.029	N2O Intensity (Ib/MWhr)	0.006

## 1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project data per Site Plan (5.26.17)

#### Construction Phase - IGNORE CONSTRUCTION EMISSIONS FOR OPERATIONAL EMISSIONS SCENARIO.

Woodstoves - No woodstoves or fireplaces proposed.

Sequestration -

Mobile Land Use Mitigation -

Area Mitigation -

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	100.00
tblConstructionPhase	PhaseEndDate	6/27/2018	11/7/2018
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	34.85	0.00
tblFireplaces	NumberNoFireplace	4.10	0.00
tblFireplaces	NumberWood	2.05	0.00
tblLandUse	LandUseSquareFeet	41,000.00	30,132.00
tblLandUse	LotAcreage	1.08	0.28
tblLandUse	LotAcreage	0.35	0.00
tblSequestration	NumberOfNewTrees	0.00	11.00
tblWoodstoves	NumberCatalytic	2.05	0.00
tblWoodstoves	NumberNoncatalytic	2.05	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

## 2.0 Emissions Summary

#### 2.1 Overall Construction (Maximum Daily Emission)

## Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year					lb/e	day							lb/c	lay		
2018	2.2685	12.0337	9.6205	0.0173	0.4472	0.7182	1.1654	0.1196	0.6610	0.7806	0.0000	1,746.706 3	1,746.706 3	0.3852	0.0000	1,756.336 4
Maximum	2.2685	12.0337	9.6205	0.0173	0.4472	0.7182	1.1654	0.1196	0.6610	0.7806	0.0000	1,746.706 3	1,746.706 3	0.3852	0.0000	1,756.336 4

#### Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year					lb/e	day							lb/d	Jay		
2018	2.2685	12.0337	9.6205	0.0173	0.4472	0.7182	1.1654	0.1196	0.6610	0.7806	0.0000	1,746.706 3	1,746.706 3	0.3852	0.0000	1,756.336 4
Maximum	2.2685	12.0337	9.6205	0.0173	0.4472	0.7182	1.1654	0.1196	0.6610	0.7806	0.0000	1,746.706 3	1,746.706 3	0.3852	0.0000	1,756.336 4

	ROG	NOx	со	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

### 2.2 Overall Operational

## Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/e	day							lb/d	Jay		
Area	0.7594	0.0394	3.4033	1.8000e- 004		0.0186	0.0186		0.0186	0.0186	0.0000	6.0992	6.0992	6.0000e- 003	0.0000	6.2492
Energy	0.0112	0.0954	0.0406	6.1000e- 004		7.7100e- 003	7.7100e- 003		7.7100e- 003	7.7100e- 003		121.8032	121.8032	2.3300e- 003	2.2300e- 003	122.5271
Mobile	0.5760	3.0904	7.6115	0.0247	1.9811	0.0292	2.0103	0.5301	0.0274	0.5576		2,506.036 8	2,506.036 8	0.1370		2,509.461 2
Total	1.3466	3.2253	11.0555	0.0255	1.9811	0.0555	2.0366	0.5301	0.0538	0.5839	0.0000	2,633.939 2	2,633.939 2	0.1453	2.2300e- 003	2,638.237 4

#### Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/	day							lb/c	lay		
Area	0.7594	0.0394	3.4033	1.8000e- 004		0.0186	0.0186		0.0186	0.0186	0.0000	6.0992	6.0992	6.0000e- 003	0.0000	6.2492
Energy	0.0112	0.0954	0.0406	6.1000e- 004	,	7.7100e- 003	7.7100e- 003		7.7100e- 003	7.7100e- 003		121.8032	121.8032	2.3300e- 003	2.2300e- 003	122.5271
Mobile	0.4874	2.3925	5.4446	0.0164	1.2828	0.0196	1.3024	0.3433	0.0185	0.3617		1,669.658 0	1,669.658 0	0.0986		1,672.122 4
Total	1.2580	2.5273	8.8885	0.0172	1.2828	0.0460	1.3288	0.3433	0.0448	0.3881	0.0000	1,797.560 5	1,797.560 5	0.1069	2.2300e- 003	1,800.898 7

	ROG	NOx	со	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	6.58	21.64	19.60	32.36	35.25	17.15	34.76	35.25	16.68	33.54	0.00	31.75	31.75	26.43	0.00	31.74

## 3.0 Construction Detail

#### **Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	IGNORE Building Construction	Building Construction	1/25/2018	6/13/2018	5	100	
2	IGNORE Architectural Coating	Architectural Coating	6/21/2018	11/7/2018	5	100	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 61,017; Residential Outdoor: 20,339; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 936 (Architectural Coating – sqft)

#### OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
IGNORE Architectural Coating	Air Compressors	1	6.00	78	0.48
IGNORE Building Construction	Cranes	1	4.00	231	0.29
IGNORE Building Construction	Forklifts	2	6.00	89	0.20
IGNORE Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
IGNORE Building	5	36.00	7.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
IGNORE Architectural	1	7.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

### **3.1 Mitigation Measures Construction**

### 3.2 IGNORE Building Construction - 2018

**Unmitigated Construction On-Site** 

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/e	day							lb/c	lay		
Off-Road	1.0848	11.0316	7.7512	0.0114		0.7087	0.7087		0.6520	0.6520		1,146.532 3	1,146.532 3	0.3569		1,155.455 5
Total	1.0848	11.0316	7.7512	0.0114		0.7087	0.7087		0.6520	0.6520		1,146.532 3	1,146.532 3	0.3569		1,155.455 5

### 3.2 IGNORE Building Construction - 2018

## Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/e	day							lb/c	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0311	0.8497	0.2345	1.7800e- 003	0.0448	6.2900e- 003	0.0511	0.0129	6.0200e- 003	0.0189		189.5295	189.5295	0.0143		189.8861
Worker	0.2109	0.1524	1.6347	4.1300e- 003	0.4024	3.2100e- 003	0.4056	0.1067	2.9600e- 003	0.1097		410.6445	410.6445	0.0140		410.9948
Total	0.2420	1.0021	1.8693	5.9100e- 003	0.4472	9.5000e- 003	0.4567	0.1196	8.9800e- 003	0.1286		600.1740	600.1740	0.0283		600.8809

#### Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/c	day							lb/c	lay		
Off-Road	1.0848	11.0316	7.7512	0.0114		0.7087	0.7087		0.6520	0.6520	0.0000	1,146.532 3	1,146.532 3	0.3569		1,155.455 5
Total	1.0848	11.0316	7.7512	0.0114		0.7087	0.7087		0.6520	0.6520	0.0000	1,146.532 3	1,146.532 3	0.3569		1,155.455 5

### 3.2 IGNORE Building Construction - 2018

#### Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/e	day							lb/c	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0311	0.8497	0.2345	1.7800e- 003	0.0448	6.2900e- 003	0.0511	0.0129	6.0200e- 003	0.0189		189.5295	189.5295	0.0143		189.8861
Worker	0.2109	0.1524	1.6347	4.1300e- 003	0.4024	3.2100e- 003	0.4056	0.1067	2.9600e- 003	0.1097		410.6445	410.6445	0.0140		410.9948
Total	0.2420	1.0021	1.8693	5.9100e- 003	0.4472	9.5000e- 003	0.4567	0.1196	8.9800e- 003	0.1286		600.1740	600.1740	0.0283		600.8809

### 3.3 IGNORE Architectural Coating - 2018

**Unmitigated Construction On-Site** 

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Archit. Coating	1.9288					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e- 003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.1171
Total	2.2274	2.0058	1.8542	2.9700e- 003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.1171

### 3.3 IGNORE Architectural Coating - 2018

#### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/e	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0410	0.0296	0.3179	8.0000e- 004	0.0782	6.2000e- 004	0.0789	0.0208	5.7000e- 004	0.0213		79.8475	79.8475	2.7200e- 003		79.9157
Total	0.0410	0.0296	0.3179	8.0000e- 004	0.0782	6.2000e- 004	0.0789	0.0208	5.7000e- 004	0.0213		79.8475	79.8475	2.7200e- 003		79.9157

#### Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/o	day							lb/c	lay		
Archit. Coating	1.9288	1 1 1				0.0000	0.0000		0.0000	0.0000		1 1 1	0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e- 003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.1171
Total	2.2274	2.0058	1.8542	2.9700e- 003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.1171

# 3.3 IGNORE Architectural Coating - 2018

#### **Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/e	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0410	0.0296	0.3179	8.0000e- 004	0.0782	6.2000e- 004	0.0789	0.0208	5.7000e- 004	0.0213		79.8475	79.8475	2.7200e- 003		79.9157
Total	0.0410	0.0296	0.3179	8.0000e- 004	0.0782	6.2000e- 004	0.0789	0.0208	5.7000e- 004	0.0213		79.8475	79.8475	2.7200e- 003		79.9157

# 4.0 Operational Detail - Mobile

#### 4.1 Mitigation Measures Mobile

Increase Density

Limit Parking Supply

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/	day							lb/c	lay		
Mitigated	0.4874	2.3925	5.4446	0.0164	1.2828	0.0196	1.3024	0.3433	0.0185	0.3617		1,669.658 0	1,669.658 0	0.0986		1,672.122 4
Unmitigated	0.5760	3.0904	7.6115	0.0247	1.9811	0.0292	2.0103	0.5301	0.0274	0.5576		2,506.036 8	2,506.036 8	0.1370		2,509.461 2

### 4.2 Trip Summary Information

	Aver	age Daily Trip Ra	ite	Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	272.65	261.99	240.26	910,671	589,659
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	272.65	261.99	240.26	910,671	589,659

## 4.3 Trip Type Information

		Miles			Trip %			Trip Purpos	e %
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

#### 4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.546418	0.044132	0.199182	0.124467	0.017484	0.005870	0.020172	0.031831	0.001999	0.002027	0.004724	0.000704	0.000991
Enclosed Parking with Elevator	0.546418	0.044132	0.199182	0.124467	0.017484	0.005870	0.020172	0.031831	0.001999	0.002027	0.004724	0.000704	0.000991

# 5.0 Energy Detail

#### Historical Energy Use: N

## 5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/o	day							lb/d	lay		
NaturalGas Mitigated	0.0112	0.0954	0.0406	6.1000e- 004		7.7100e- 003	7.7100e- 003		7.7100e- 003	7.7100e- 003		121.8032	121.8032	2.3300e- 003	2.2300e- 003	122.5271
NaturalGas Unmitigated	0.0112	0.0954	0.0406	6.1000e- 004		7.7100e- 003	7.7100e- 003		7.7100e- 003	7.7100e- 003		121.8032	121.8032	2.3300e- 003	2.2300e- 003	122.5271

### 5.2 Energy by Land Use - NaturalGas

## <u>Unmitigated</u>

	NaturalGa s Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr					lb/	day							lb/c	lay		
Apartments Mid Rise	1035.33	0.0112	0.0954	0.0406	6.1000e- 004		7.7100e- 003	7.7100e- 003		7.7100e- 003	7.7100e- 003		121.8032	121.8032	2.3300e- 003	2.2300e- 003	122.5271
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0112	0.0954	0.0406	6.1000e- 004		7.7100e- 003	7.7100e- 003		7.7100e- 003	7.7100e- 003		121.8032	121.8032	2.3300e- 003	2.2300e- 003	122.5271

#### Mitigated

	NaturalGa s Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr					lb/e	day							lb/c	day		
Apartments Mid Rise	1.03533	0.0112	0.0954	0.0406	6.1000e- 004		7.7100e- 003	7.7100e- 003		7.7100e- 003	7.7100e- 003		121.8032	121.8032	2.3300e- 003	2.2300e- 003	122.5271
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0112	0.0954	0.0406	6.1000e- 004		7.7100e- 003	7.7100e- 003		7.7100e- 003	7.7100e- 003		121.8032	121.8032	2.3300e- 003	2.2300e- 003	122.5271

# 6.0 Area Detail

6.1 Mitigation Measures Area

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## 3355 Overland Avenue Project - Operational Emissions Only - South Coast AQMD Air District, Winter

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/	day							lb/d	day		
Mitigated	0.7594	0.0394	3.4033	1.8000e- 004		0.0186	0.0186		0.0186	0.0186	0.0000	6.0992	6.0992	6.0000e- 003	0.0000	6.2492
Unmitigated	0.7594	0.0394	3.4033	1.8000e- 004		0.0186	0.0186	 - - - -	0.0186	0.0186	0.0000	6.0992	6.0992	6.0000e- 003	0.0000	6.2492

### 6.2 Area by SubCategory

**Unmitigated** 

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory					lb/	day							lb/d	day		
Architectural Coating	0.0528			, , ,		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6021					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1044	0.0394	3.4033	1.8000e- 004		0.0186	0.0186		0.0186	0.0186		6.0992	6.0992	6.0000e- 003		6.2492
Total	0.7594	0.0394	3.4033	1.8000e- 004		0.0186	0.0186		0.0186	0.0186	0.0000	6.0992	6.0992	6.0000e- 003	0.0000	6.2492

### 6.2 Area by SubCategory

#### **Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory					lb/	day							lb/d	day		
Architectural Coating	0.0528	, , ,		1 1 1		0.0000	0.0000	1 1 1	0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6021					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1044	0.0394	3.4033	1.8000e- 004		0.0186	0.0186		0.0186	0.0186		6.0992	6.0992	6.0000e- 003		6.2492
Total	0.7594	0.0394	3.4033	1.8000e- 004		0.0186	0.0186		0.0186	0.0186	0.0000	6.0992	6.0992	6.0000e- 003	0.0000	6.2492

# 7.0 Water Detail

## 7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

## 8.0 Waste Detail

8.1 Mitigation Measures Waste

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#### 3355 Overland Avenue Project - Operational Emissions Only - South Coast AQMD Air District, Winter

Institute Recycling and Composting Services

# 9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

# **10.0 Stationary Equipment**

## Fire Pumps and Emergency Generators

Equiphent Type Transbay Thous Teal Thous Teal	Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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#### **Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

#### **User Defined Equipment**

Equipment Type Number

# 11.0 Vegetation