



DEPARTMENT OF CITY PLANNING

APPEAL RECOMMENDATION REPORT

City Planning Commission

Date: Thursday, March 14, 2019
Time: After 8:30 a.m.*
Place: Los Angeles City Hall, 3rd Floor
200 North Spring Street
Los Angeles, CA 90012

Public Hearing: Required
Appeal Status: Not further appealable pursuant to
LAMC Section 12.22 A.25
Expiration Date: March 15, 2019
Multiple Approval: No

Case No.: DIR-2017-2437-DB-1A
CEQA No.: ENV-2017-2438-CE
Related Cases: None
Council No.: 4 - Ryu
Plan Area: Wilshire
Specific Plan: None
Certified NC: Greater Wilshire
GPLU: Medium Residential
Zone: R3-1
Applicant: Frank Ota

Representative: Hamid Dehghan
HRD Arch Inc.

Appellant(s): Gun Lee Jung, Sook Kwak
Moon, Joseph Barnes Jr,
Chong Seong Ja, Jooyeon
Kim, Maria Gao, Sue H.
Jang, Gina Lee, Paul J.
Rhee, Pavithra Prasad,
Jason Peers, Daniella
Nam, Kum J. Lee, Airlin S.
Espina

PROJECT LOCATION: 5058 West Maplewood Avenue

PROPOSED PROJECT: Demolition of an existing one-story single-family house for the construction of a 5-story, 13-unit apartment structure that is 56 feet in height. The project will reserve 11 percent, or 1 dwelling unit, of the 9 base dwelling units permitted for Very Low Income Household occupancy for a period of 55 years. The project will provide 9 vehicular parking spaces located within one level of subterranean parking garage and 15 bicycle parking spaces. The project requests two On-Menu Density Bonus Affordable Housing Incentives for increased building height and reduced westerly side yard setback.

REQUESTED ACTION: Appeal of the Director of Planning's conditional approval of a Density Bonus Compliance Review per Section 12.22 A.25 of Los Angeles Municipal Code (LAMC).

RECOMMENDED ACTIONS:

1. **DETERMINE**, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to California CEQA Guidelines Section 15332 (Urban In-fill), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **DENY** the appeal and **SUSTAIN** the Director of Planning's Approval of a Density Bonus Compliance Review utilizing two On-Menu Affordable Housing Incentives pursuant to LAMC Section 12.22 A.25; and
3. **APPROVE** the revised Project Plans "Exhibit A" (stamp-dated January 31, 2019) reflecting updates of the proposed project.

VINCENT P. BERTONI, AICP
Director of Planning


Reviewed by:



Christina Toy Lee
Senior City Planner



Iris Wan, AICP
City Planner



Ruben C. Vasquez III
City Planning Associate

ADVICE TO PUBLIC: * The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, 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 seven (7) working days prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

TABLE OF CONTENTS

PROJECT ANALYSIS

Project Summary	4
Background	4
Appeal Points and Staff Responses	4
Staff Recommendation	6

EXHIBITS

Exhibit A:	Appeal Application, DIR-2017-2437-DB-1A
Exhibit B:	Director's Determination, DIR-2017-2437-DB (dated September 5, 2018)
Exhibit C:	Revised Project Plans "Exhibit A" (stamp-dated January 31, 2019)
Exhibit D:	Approved Project Plans "Exhibit A" (stamp-dated August 20, 2018)
Exhibit E:	Zoning Information File No. 2452 – Transit Priority Areas (TPAs) / Exemptions to Aesthetics and Parking within TPAs Pursuant to CEQA
Exhibit F:	Maplewood Avenue Height Study
Exhibit G:	Radius Map
Exhibit H:	Vicinity Map
Exhibit I:	Greater Wilshire Neighborhood Council Recommendation Letter (dated August 3, 2018)
Exhibit J:	Greater Wilshire Neighborhood Council Recommendation Letter (dated October 20, 2018)

PROJECT ANALYSIS

PROJECT SUMMARY

On September 5, 2018, the Director of Planning issued a Determination approving a Density Bonus utilizing two (2) On-Menu incentives pursuant to LAMC Section 12.22 A.25 to allow the construction of a 5-story residential development with approximately 10,932 square feet of floor area and containing 13 dwelling units, consisting of 12 market rate units and one (1) restricted affordable unit, which is 11-percent of the base dwelling units, allocated for Very Low Income Household occupancy for a period of 55 years. By setting aside 11-percent of the base dwelling units for Very Low Income Household occupancy, the project qualifies for two On-Menu incentives. The two requested incentives are for a 20 percent reduction in the required westerly side yard to allow the 6-foot 5-inch setback in lieu of the otherwise required 8-foot setback, and for an 11-foot increase in height to permit a maximum building height of 56 feet in lieu of the otherwise permitted 45 feet.

The project is utilizing the automobile parking reduction pursuant to AB 744 (California Government Code Section 65915(p)(2)). Based on the project consisting of a mixed income project within one half mile of a major transit stop to which the project has unobstructed access, the project is required to provide a minimum of nine (9) vehicular parking spaces and 15 bicycle parking spaces. The project proposes nine (9) vehicular parking spaces within one subterranean parking level. The project will also provide 13 long-term and two (2) short-term bicycle spaces.

A total of 14 appeals were filed on September 19, 2018, appealing the entire decision of the Director of Planning. The appellants are the eastern abutting (adjacent) neighbors in the multi-family condominium building located at 5050 West Maplewood Avenue, and therefore are eligible to appeal the Density Bonus entitlement pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC). Subsequent to the appeal, the applicant submitted revised project plans stamp-dated January 31, 2019, as shown in Exhibit C. The revised plans include technical changes to address dimensions of the solar zones, the addition of a planting and hardscape palette sheets, and annotation of rooftop projections.

BACKGROUND

The subject property is a corner rectangular parcel with an approximate lot area of 7,172 square feet. The site is located in the R3-1 Zone within the Wilshire Community Plan area with a land use designation of Medium Residential. The property has a 30-foot frontage along Maplewood Avenue and a 125-foot frontage along Wilton Place. There is an existing 25-foot building line along Maplewood Avenue pursuant to Ordinance No. 46,709, effective June 3, 1991. The site is currently developed with a one-story single-family dwelling. Adjacent properties to the north, south, east, and west are zoned R3-1 and developed with two-, three-, and four-story multi-family structures. The project site is also located within a Transit Priority Zone (ZI-2452) the Los Angeles State Enterprise Zone. The project proposes the demolition of the existing single-family structure and the removal of one non-protected street tree along Wilton Place.

APPEAL POINTS AND STAFF RESPONSE

The following is a summary of the appeal and staff's response.

Appeal Point 1: *The appellants opposed the approved height increase to a 5-story 56-foot tall building.*

Staff's Response: The appellants indicated that the proposed project height is incompatible with the surrounding neighborhood and will block off the west facing units located at 5050 W. Maplewood Avenue.

As discussed in the Letter of Determination (Exhibit B), the subject site is zoned R3-1 with a General Plan land use designation of Medium Residential, which permits the proposed multi-residential use. The site is located within Height District 1, which has a 45-foot height limit and a maximum Floor Area Ratio (FAR) of 3:1. The proposed project is 100% residential, and the applicant is entitled to the On Menu Incentive of increased maximum building height of 11 feet as one of his two incentives per LAMC Section 12.22 A.25 and Government Code Section 65915. As such, the project is aligned with both the current zoning and the Wilshire Community Plan Land Use Designation.

One other project in the surrounding area has also been approved with a height of 56 feet. On May 12, 2016, a Density Bonus project (DIR-2015-0688-DB-SPR) was approved for a 5-story 88-unit (56 feet) residential structure, on a site located directly northeast of the subject property at the intersection of Maplewood Avenue and Wilton Place, approximately 100 feet away. This project is currently under construction. Abutting the subject property to the east is a 3-story 18-unit (45 feet) condominium building and across Maplewood Avenue to the north is a 4-story 20-unit (45 feet) condominium building. Therefore, the proposed 56-foot tall project is not out of context with the surrounding character of the neighborhood.

The appellants contend that the approval of an additional 11 feet in height will reduce the natural light and views for residents to the west of the project site, which is an impact that would fall under the Aesthetics and Visual Resources Category pursuant to CEQA. In 2013, Senate Bill 743 instituted changes to evaluating impacts on Aesthetic and Visual Resources, as reflected in Zoning Information File No. 2452 (Exhibit E) – Transit Priority Areas (TPAs) / Exemptions to Aesthetics and Parking within TPAs Pursuant to CEQA – which states the following:

Section 21099 (d)(1) of the Public Resources Code (PRC) states that a project's aesthetic and parking impacts shall not be considered a significant impact on the environment if:

- 1. The project is a residential, mixed-use residential, or employment center project, and*
- 2. The project is located on an infill site within a transit priority area.*

Zoning File No. 2452 also states:

"Transit priority area" means an area within one-half mile of a major transit stop that is existing or planned.

The proposed residential project is located on an infill site within a qualified Transit Priority Zone. The project site is located within one-half mile northwest of a major transit stop located at the intersection of Western Avenue and Beverly Boulevard (Metro Rapid Bus Line 757 and Metro Bus Line 14). Thus, the project's aesthetic impacts such as visual resources, aesthetic character, shade and shadow, light and glare, and scenic vistas are not considered as significant impacts pursuant to CEQA.

Furthermore, under Density Bonus Legislation, the standard for denial of a density bonus or requested incentive is statutorily limited: Government Code Section 65915(d) and LAMC 12.22 A.25(g)(2)(i), provide that Density Bonus project incentives must be granted and may only be denied if the City makes a finding based on substantial evidence that: 1) the incentive does not result in identifiable and actual

cost reductions to provide for affordable housing costs; or 2) the incentive(s) would have a specific adverse impact upon public health, safety, physical environment, or real property listed on the California Register of Historical Resources; or 3) the incentive is contrary to state or federal law.

The record does not contain substantial evidence that would allow the Director of Planning to make any of these three findings to deny the requested incentive. The two (2) requested On-Menu incentives for decreased side yard setback and increased maximum building height expand the building envelope to accommodate the bonus units and affordable unit on the site, thus resulting in identifiable and actual cost reductions that directly enable the physical construction of the affordable units. There is also no substantial evidence in the record that the proposed density bonus incentives will have a specific adverse impact, 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), Government Code Sections 65915(d)(1)(B) and 65915(e)(1)). Moreover, the subject property is not listed as a federal, state or local Historical Monument, nor is it located near any historical resources or within an HPOZ Overlay Zone. Therefore there is no basis to deny the requested height incentive.

Appeal Point 2: *The appellants are opposed to the westerly side yard reduction to 6 feet 5 inches.*

Staff's Response: Pursuant to LAMC Section 12.22.A.25, the project qualifies for a 20 percent reduction in the required side yard setback as one of the On-Menu incentives to which the project is entitled. By setting aside 11 percent of the 9 base dwelling units for Very Low Income Households, the applicant is requesting a reduction to the westerly side yard setback to permit 6 feet 5 inches in lieu of the otherwise required 8 feet. The permitted exceptions to zoning requirements would result in building design or construction efficiencies that provide for affordable housing costs. The requested reduction in the westerly side yard setback would 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.

The applicant is not requesting a reduction to the easterly side yard setback which abuts the appellants' property located at 5050 Maplewood Avenue. The project will comply with the required 8-foot setback along the easterly property line.

Appeal Point 3: *The project will diminish the appellant's property value.*

Staff's Response: This assertion is not grounds to deny the density bonus or the incentives pursuant to Government Code Section 65915(d), (e).

STAFF RECOMMENDATION

Staff recommends that the City Planning Commission deny the appeal, sustain the Director of Planning's Conditional Approval of a Density Bonus Compliance Review utilizing two On-Menu Affordable Housing Incentives pursuant to LAMC Section 12.22 A.25; approve the revised project plans and determine that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to California CEQA Guidelines Section 15332.

Upon in-depth review and analysis of the issues raised by the appellant for the proposed project at 5058 West Maplewood Avenue, no errors or abuse of discretion by the Director of Planning or his/her designees

were found in regards to the raised appeal points. The appeal of the Director's approval of two On-Menu Affordable Housing Incentives and the Categorical Exemption cannot be substantiated and therefore should be denied.

DIR-2017-2437-DB-1A

Exhibit A

EXHIBIT A

Appeal Application, DIR-2017-2437-DB-1A

ORIGINAL



APPLICATIONS:

APPEAL APPLICATION

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

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☒ Director of Planning

Regarding Case Number: DIR-2017-2437-DB

Project Address: 5058 W MAPLEWOOD AVENUE

Final Date to Appeal: 09/20/2018

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

2. APPELLANT INFORMATION

Appellant's name (print): JUNG GUN LEE

Company: _____

Mailing Address: 5050 W MAPLEWOOD AVENUE #101

City: LOS ANGELES

State: CA

Zip: 90004

Telephone: 213-219-0471

E-mail: CHRISWCRDLA@GMAIL.COM

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

☒ Self

☐ Other: _____

- Is the appeal being filed to support the original applicant's position?

☐ Yes

☒ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

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

Are specific conditions of approval being appealed? ☐ Yes ☒ No

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

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

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

5. APPLICANT'S AFFIDAVIT

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

Appellant Signature: _____

Date: 9/11/2018

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

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

This Section for City Planning Staff Use Only		
Base Fee: <u>\$89.00</u>	Reviewed & Accepted by (DSC Planner): <u>F. LEIUA</u>	Date: <u>9/18/2018</u>
Receipt No: <u>010494394</u>	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

Sept 11, 2018

Appeal to Case DIR-2017-2437-DB**Location: 5058 West Maplewood Avenue****REASON FOR APPEAL:**

In regard to the incentives tentatively approved for the property at 5058 West Maplewood Avenue, we are filing an appeal as this project is already threatening our property value and is now attempting to jam an even larger apartment building into a small corner lot that has been occupied by a one-story single family house for years.

HOW EFFECTED:

9 of the 18 units at 5050 West Maplewood face west- directly next to 5058 West Maplewood. These 9 units that have spent the last 27 years facing a single family one-story residence and are now going to be eclipsed by a 5-story apartment jammed into the space where a small home once stood. Our sunshine, our views and our property values will now be diminished - and that affects all 18 units at 5050 West Maplewood Avenue.

Which is why we strongly oppose both incentives:

1. In regards to a side yard reduction of 20% to 6'5" - we oppose.
2. In regards to an 11ft increase in height to 56ft – we oppose.

SPECIFIC POINTS:

These two incentives, which are only being approved because the applicant is agreeing to offer one apartment unit as low income, would further decrease the property value of all 18 units - and all to simply offer one low income rental unit.

In addition, there are no buildings currently in the neighborhood over 4-stories. The proposed building at 5058 West Maplewood will not only block off the west facing units at 5050 Maplewood but will now tower over them with an additional 5th story.

WHY I BELIEVE THIS IS IN ERROR:

I understand how the decision-maker arrived at their decision and I don't fault them. On paper, a new multi-family apartment might look good on paper but when you look at the building in context and how it affects its neighbors, one might consider differently. When looked at in context to the adjacent property, you are essentially jamming a taller apartment building into a small space and approving these additional incentives for the concession of ONE low income unit without taking into consideration how that effects the property values of 18 homeowners directly next door. It is a fact that if this building goes up, 9 units on the west side of 5050 West Maplewood will have their values directly diminished by 5058 West Maplewood (and if 9 values in the building go down, the remaining 9 will also decrease), so we are appealing any more damage caused by these additional incentives.

If you require any further information, I am happy to provide.

Thank you for your time.

NAME: JUNG GUN LEE

ADDRESS: 5050 West Maplewood Avenue, #101
Los Angeles, CA 90004

PHONE: 213 - 219 - 0471

I purchased my property in May 2006.

ORIGINAL



APPLICATIONS:

APPEAL APPLICATION

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

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☒ Director of Planning

Regarding Case Number: DIR-2017-2437-DB

Project Address: 5058 W MAPLEWOOD AVENUE

Final Date to Appeal: 09/20/2018

Type of Appeal:

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

2. APPELLANT INFORMATION

Appellant's name (print): MOON SOOK KWAK

Company: _____

Mailing Address: 5050 W MAPLEWOOD AVENUE #104

City: LOS ANGELES

State: CA

Zip: 90004

Telephone: 213-507-1272

E-mail: _____

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

☒ Self

☐ Other: _____

- Is the appeal being filed to support the original applicant's position?

☐ Yes

☒ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

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

Are specific conditions of approval being appealed? ☐ Yes ☒ No

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

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

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

5. APPLICANT'S AFFIDAVIT

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

Appellant Signature: *Monique [Signature]*

Date: 9/12/18

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

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

This Section for City Planning Staff Use Only		
Base Fee: <u>\$89.00</u>	Reviewed & Accepted by (DSC Planner): <u>F. LEILUA</u>	Date: <u>9/18/2018</u>
Receipt No: <u>0104943986</u>	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

Sept 11, 2018

Appeal to Case DIR-2017-2437-DB

Location: 5058 West Maplewood Avenue

REASON FOR APPEAL:

In regard to the incentives tentatively approved for the property at 5058 West Maplewood Avenue, we are filing an appeal as this project is already threatening our property value and is now attempting to jam an even larger apartment building into a small corner lot that has been occupied by a one-story single family house for years.

HOW EFFECTED:

9 of the 18 units at 5050 West Maplewood face west- directly next to 5058 West Maplewood. These 9 units that have spent the last 27 years facing a single family one-story residence and are now going to be eclipsed by a 5-story apartment jammed into the space where a small home once stood. Our sunshine, our views and our property values will now be diminished - and that affects all 18 units at 5050 West Maplewood Avenue.

Which is why we strongly oppose both incentives:

1. In regards to a side yard reduction of 20% to 6'5" - we oppose.
2. In regards to an 11ft increase in height to 56ft – we oppose.

SPECIFIC POINTS:

These two incentives, which are only being approved because the applicant is agreeing to offer one apartment unit as low income, would further decrease the property value of all 18 units - and all to simply offer one low income rental unit.

In addition, there are no buildings currently in the neighborhood over 4-stories. The proposed building at 5058 West Maplewood will not only block off the west facing units at 5050 Maplewood but will now tower over them with an additional 5th story.

WHY I BELIEVE THIS IS IN ERROR:

I understand how the decision-maker arrived at their decision and I don't fault them. On paper, a new multi-family apartment might look good on paper but when you look at the building in context and how it affects its neighbors, one might consider differently. When looked at in context to the adjacent property, you are essentially jamming a taller apartment building into a small space and approving these additional incentives for the concession of ONE low income unit without taking into consideration how that effects the property values of 18 homeowners directly next door. It is a fact that if this building goes up, 9 units on the west side of 5050 West Maplewood will have their values directly diminished by 5058 West Maplewood (and if 9 values in the building go down, the remaining 9 will also decrease), so we are appealing any more damage caused by these additional incentives.

If you require any further information, I am happy to provide.

Thank you for your time.

NAME: MOON SOOK KWAK

ADDRESS: 5050 West Maplewood Avenue, #104
Los Angeles, CA 90004

PHONE: 213-507-1272

I purchased my property in September 2008.

ORIGINAL



APPLICATIONS:

APPEAL APPLICATION

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

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☒ Director of Planning

Regarding Case Number: DIR-2017-2437-DB

Project Address: 5058 W MAPLEWOOD AVENUE

Final Date to Appeal: 09/20/2018

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

2. APPELLANT INFORMATION

Appellant's name (print): JOSEPH BARNES JR.

Company: _____

Mailing Address: 5050 W MAPLEWOOD AVENUE #105

City: LOS ANGELES

State: CA

Zip: 90004

Telephone: 323-855-0788

E-mail: JBARNES@ALUMNI.USC.EDU

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

☒ Self

☐ Other: _____

- Is the appeal being filed to support the original applicant's position?

☐ Yes

☒ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

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

Are specific conditions of approval being appealed? ☐ Yes ☒ No

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

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

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

5. APPLICANT'S AFFIDAVIT

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

Appellant Signature: _____

Date: _____

09/12/2018

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

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

This Section for City Planning Staff Use Only		
Base Fee: \$89.00	Reviewed & Accepted by (DSC Planner): F. LEILUA	Date: 9/18/2018
Receipt No: 0104944011	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

Sept 11, 2018

Appeal to Case DIR-2017-2437-DB

Location: 5058 West Maplewood Avenue

REASON FOR APPEAL:

In regard to the incentives tentatively approved for the property at 5058 West Maplewood Avenue, we are filing an appeal as this project is already threatening our property value and is now attempting to jam an even larger apartment building into a small corner lot that has been occupied by a one-story single family house for years.

HOW EFFECTED:

9 of the 18 units at 5050 West Maplewood face west- directly next to 5058 West Maplewood. These 9 units that have spent the last 27 years facing a single family one-story residence and are now going to be eclipsed by a 5-story apartment jammed into the space where a small home once stood. Our sunshine, our views and our property values will now be diminished - and that affects all 18 units at 5050 West Maplewood Avenue.

Which is why we strongly oppose both incentives:

1. In regards to a side yard reduction of 20% to 6'5" - we oppose.
2. In regards to an 11ft increase in height to 56ft – we oppose.

SPECIFIC POINTS:

These two incentives, which are only being approved because the applicant is agreeing to offer one apartment unit as low income, would further decrease the property value of all 18 units - and all to simply offer one low income rental unit.

In addition, there are no buildings currently in the neighborhood over 4-stories. The proposed building at 5058 West Maplewood will not only block off the west facing units at 5050 Maplewood but will now tower over them with an additional 5th story.

WHY I BELIEVE THIS IS IN ERROR:

I understand how the decision-maker arrived at their decision and I don't fault them. On paper, a new multi-family apartment might look good but when you look at the building in context and how it affects its neighbors, one might consider differently. When looked at in context to the adjacent property, you are essentially jamming a taller apartment building into a small space and approving these additional incentives for the concession of ONE low income unit without taking into consideration how that affects the property values of 18 homeowners directly next door. It is a fact that if this building goes up, 9 units on the west side of 5050 West Maplewood will have their values directly diminished by 5058 West Maplewood (and if 9 values in the building go down, the remaining 9 will also decrease), so we are appealing any more damage caused by these additional incentives.

If you require any further information, I am happy to provide it.

Thank you for your time.

NAME: Joseph & Alice Barnes, Jr

ADDRESS: 5050 West Maplewood Avenue, #105
Los Angeles, CA 90004

PHONE: 323-855-0788

I purchased my property in June 2015.

ORIGINAL



APPLICATIONS:

APPEAL APPLICATION

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

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☒ Director of Planning

Regarding Case Number: DIR-2017-2437-DB

Project Address: 5058 W MAPLEWOOD AVENUE

Final Date to Appeal: 09/20/2018

Type of Appeal:

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

2. APPELLANT INFORMATION

Appellant's name (print): SEONG JA CHONG

Company: _____

Mailing Address: 5050 W MAPLEWOOD AVENUE #106

City: LOS ANGELES

State: CA

Zip: 90004

Telephone: 213-500-4803

E-mail: KELLYCHONG1213@GMAIL.COM

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

☒ Self

☐ Other: _____

- Is the appeal being filed to support the original applicant's position?

☐ Yes

☒ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

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

Are specific conditions of approval being appealed? ☐ Yes ☒ No

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

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

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

5. APPLICANT'S AFFIDAVIT

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

Appellant Signature: _____

Date: _____

9/11/18

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

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

This Section for City Planning Staff Use Only		
Base Fee: \$89.00	Reviewed & Accepted by (DSC Planner): F. LEILAN	Date: 9/18/2018
Receipt No: 0104944007	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

Sept 11, 2018

Appeal to Case DIR-2017-2437-DB**Location: 5058 West Maplewood Avenue****REASON FOR APPEAL:**

In regard to the incentives tentatively approved for the property at 5058 West Maplewood Avenue, we are filing an appeal as this project is already threatening our property value and is now attempting to jam an even larger apartment building into a small corner lot that has been occupied by a one-story single family house for years.

HOW EFFECTED:

9 of the 18 units at 5050 West Maplewood face west- directly next to 5058 West Maplewood. These 9 units that have spent the last 27 years facing a single family one-story residence and are now going to be eclipsed by a 5-story apartment jammed into the space where a small home once stood. Our sunshine, our views and our property values will now be diminished - and that affects all 18 units at 5050 West Maplewood Avenue.

Which is why we strongly oppose both incentives:

1. In regards to a side yard reduction of 20% to 6'5" - we oppose.
2. In regards to an 11ft increase in height to 56ft – we oppose.

SPECIFIC POINTS:

These two incentives, which are only being approved because the applicant is agreeing to offer one apartment unit as low income, would further decrease the property value of all 18 units - and all to simply offer one low income rental unit.

In addition, there are no buildings currently in the neighborhood over 4-stories. The proposed building at 5058 West Maplewood will not only block off the west facing units at 5050 Maplewood but will now tower over them with an additional 5th story.

WHY I BELIEVE THIS IS IN ERROR:

I understand how the decision-maker arrived at their decision and I don't fault them. On paper, a new multi-family apartment might look good on paper but when you look at the building in context and how it affects its neighbors, one might consider differently. When looked at in context to the adjacent property, you are essentially jamming a taller apartment building into a small space and approving these additional incentives for the concession of ONE low income unit without taking into consideration how that effects the property values of 18 homeowners directly next door. It is a fact that if this building goes up, 9 units on the west side of 5050 West Maplewood will have their values directly diminished by 5058 West Maplewood (and if 9 values in the building go down, the remaining 9 will also decrease), so we are appealing any more damage caused by these additional incentives.

If you require any further information, I am happy to provide.

Thank you for your time.

NAME: Seong Ja chong

ADDRESS: 5050 West Maplewood Avenue, #106
Los Angeles, CA 90004

PHONE: 213) 500-4803

I purchased my property in May 2004.



APPLICATIONS:

APPEAL APPLICATION

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

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☒ Director of Planning

Regarding Case Number: DIR-2017-2437-DB

Project Address: 5058 W MAPLEWOOD AVENUE

Final Date to Appeal: 09/20/2018

Type of Appeal:

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

2. APPELLANT INFORMATION

Appellant's name (print): JOOYEON KIM

Company: _____

Mailing Address: 5050 W MAPLEWOOD AVENUE #201

City: LOS ANGELES

State: CA

Zip: 90004

Telephone: 323 · 423 · 7277

E-mail: JOOYEONKIM213@GMAIL.COM

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

☒ Self

☐ Other: _____

- Is the appeal being filed to support the original applicant's position?

☐ Yes

☒ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

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

Are specific conditions of approval being appealed? ☐ Yes ☒ No

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

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

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

5. APPLICANT'S AFFIDAVIT

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

Appellant Signature: _____

Date: 9/11/2018

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

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

This Section for City Planning Staff Use Only		
Base Fee: <u>\$89.00</u>	Reviewed & Accepted by (DSC Planner): <u>F. LEUNA</u>	Date: <u>9/18/2018</u>
Receipt No: <u>0104944002</u>	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

Sept 11, 2018

Appeal to Case DIR-2017-2437-DB

Location: 5058 West Maplewood Avenue

REASON FOR APPEAL:

In regard to the incentives tentatively approved for the property at 5058 West Maplewood Avenue, we are filing an appeal as this project is already threatening our property value and is now attempting to jam an even larger apartment building into a small corner lot that has been occupied by a one-story single family house for years.

HOW EFFECTED:

9 of the 18 units at 5050 West Maplewood face west- directly next to 5058 West Maplewood. These 9 units that have spent the last 27 years facing a single family one-story residence and are now going to be eclipsed by a 5-story apartment jammed into the space where a small home once stood. Our sunshine, our views and our property values will now be diminished - and that affects all 18 units at 5050 West Maplewood Avenue.

Which is why we strongly oppose both incentives:

1. In regards to a side yard reduction of 20% to 6'5" - we oppose.
2. In regards to an 11ft increase in height to 56ft – we oppose.

SPECIFIC POINTS:

These two incentives, which are only being approved because the applicant is agreeing to offer one apartment unit as low income, would further decrease the property value of all 18 units - and all to simply offer one low income rental unit.

In addition, there are no buildings currently in the neighborhood over 4-stories. The proposed building at 5058 West Maplewood will not only block off the west facing units at 5050 Maplewood but will now tower over them with an additional 5th story.

WHY I BELIEVE THIS IS IN ERROR:

I understand how the decision-maker arrived at their decision and I don't fault them. On paper, a new multi-family apartment might look good on paper but when you look at the building in context and how it affects its neighbors, one might consider differently. When looked at in context to the adjacent property, you are essentially jamming a taller apartment building into a small space and approving these additional incentives for the concession of ONE low income unit without taking into consideration how that effects the property values of 18 homeowners directly next door. It is a fact that if this building goes up, 9 units on the west side of 5050 West Maplewood will have their values directly diminished by 5058 West Maplewood (and if 9 values in the building go down, the remaining 9 will also decrease), so we are appealing any more damage caused by these additional incentives.

If you require any further information, I am happy to provide.

Thank you for your time.

NAME: Jooyeon Kim

ADDRESS: 5050 West Maplewood Avenue, #201
Los Angeles, CA 90004

PHONE: 323- 423- 7277

I purchased my property in December 2001.

ORIGINAL



APPLICATIONS:

APPEAL APPLICATION

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

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☒ Director of Planning

Regarding Case Number: DIR-2017-2437-DB

Project Address: 5058 W MAPLEWOOD AVENUE

Final Date to Appeal: 09/20/2018

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

2. APPELLANT INFORMATION

Appellant's name (print): MARIA GAO

Company: _____

Mailing Address: 5050 W MAPLEWOOD AVENUE #202

City: LOS ANGELES

State: CA

Zip: 90004

Telephone: 626-715-1639

E-mail: MARIAGAO@GMAIL.COM

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

☒ Self

☐ Other: _____

- Is the appeal being filed to support the original applicant's position?

☐ Yes

☒ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

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

Are specific conditions of approval being appealed? ☐ Yes ☒ No

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

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

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

5. APPLICANT'S AFFIDAVIT

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

Appellant Signature: _____

Date: SEPT - 12 - 2018

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

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

This Section for City Planning Staff Use Only		
Base Fee: <u>\$89.00</u>	Reviewed & Accepted by (DSC Planner): <u>F. LEILUA</u>	Date: <u>9/18/2018</u>
Receipt No: <u>0104943999</u>	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

Sept 11, 2018

Appeal to Case DIR-2017-2437-DB

Location: 5058 West Maplewood Avenue

REASON FOR APPEAL:

In regard to the incentives tentatively approved for the property at 5058 West Maplewood Avenue, we are filing an appeal as this project is already threatening our property value and is now attempting to jam an even larger apartment building into a small corner lot that has been occupied by a one-story single family house for years.

HOW EFFECTED:

9 of the 18 units at 5050 West Maplewood face west- directly next to 5058 West Maplewood. These 9 units that have spent the last 27 years facing a single family one-story residence and are now going to be eclipsed by a 5-story apartment jammed into the space where a small home once stood. Our sunshine, our views and our property values will now be diminished - and that affects all 18 units at 5050 West Maplewood Avenue.

Which is why we strongly oppose both incentives:

1. In regards to a side yard reduction of 20% to 6'5" - we oppose.
2. In regards to an 11ft increase in height to 56ft – we oppose.

SPECIFIC POINTS:

These two incentives, which are only being approved because the applicant is agreeing to offer one apartment unit as low income, would further decrease the property value of all 18 units - and all to simply offer one low income rental unit.

In addition, there are no buildings currently in the neighborhood over 4-stories. The proposed building at 5058 West Maplewood will not only block off the west facing units at 5050 Maplewood but will now tower over them with an additional 5th story.

WHY I BELIEVE THIS IS IN ERROR:

I understand how the decision-maker arrived at their decision and I don't fault them. On paper, a new multi-family apartment might look good on paper but when you look at the building in context and how it affects its neighbors, one might consider differently. When looked at in context to the adjacent property, you are essentially jamming a taller apartment building into a small space and approving these additional incentives for the concession of ONE low income unit without taking into consideration how that effects the property values of 18 homeowners directly next door. It is a fact that if this building goes up, 9 units on the west side of 5050 West Maplewood will have their values directly diminished by 5058 West Maplewood (and if 9 values in the building go down, the remaining 9 will also decrease), so we are appealing any more damage caused by these additional incentives.

If you require any further information, I am happy to provide.

Thank you for your time.

NAME: MARZA GAO

ADDRESS: 5050 West Maplewood Avenue, #202
Los Angeles, CA 90004

PHONE: (626) 915-1639

I purchased my property in March 2018.

ORIGINAL



APPLICATIONS:

APPEAL APPLICATION

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

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☒ Director of Planning

Regarding Case Number: DIR-2017-2437-DB

Project Address: 5058 W MAPLEWOOD AVENUE

Final Date to Appeal: 09/20/2018

Type of Appeal:

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

2. APPELLANT INFORMATION

Appellant's name (print): SUE H JANG

Company: _____

Mailing Address: 5050 W MAPLEWOOD AVENUE #203

City: LOS ANGELES

State: CA

Zip: 90004

Telephone: 213-361-4273

E-mail: _____

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

☒ Self

☐ Other: _____

- Is the appeal being filed to support the original applicant's position?

☐ Yes

☒ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

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

☒ Entire

☐ Part

Are specific conditions of approval being appealed?

☐ Yes

☒ No

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

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

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

5. APPLICANT'S AFFIDAVIT

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

Appellant Signature: _____

Date: 9/12/18

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

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

This Section for City Planning Staff Use Only		
Base Fee: <u>\$89.00</u>	Reviewed & Accepted by (DSC Planner): <u>F. LEUHA</u>	Date: <u>9/18/2018</u>
Receipt No: <u>0104943994</u>	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

Sept 11, 2018

Appeal to Case DIR-2017-2437-DB

Location: 5058 West Maplewood Avenue

REASON FOR APPEAL:

In regard to the incentives tentatively approved for the property at 5058 West Maplewood Avenue, we are filing an appeal as this project is already threatening our property value and is now attempting to jam an even larger apartment building into a small corner lot that has been occupied by a one-story single family house for years.

HOW EFFECTED:

9 of the 18 units at 5050 West Maplewood face west- directly next to 5058 West Maplewood. These 9 units that have spent the last 27 years facing a single family one-story residence and are now going to be eclipsed by a 5-story apartment jammed into the space where a small home once stood. Our sunshine, our views and our property values will now be diminished - and that affects all 18 units at 5050 West Maplewood Avenue.

Which is why we strongly oppose both incentives:

1. In regards to a side yard reduction of 20% to 6'5" - we oppose.
2. In regards to an 11ft increase in height to 56ft – we oppose.

SPECIFIC POINTS:

These two incentives, which are only being approved because the applicant is agreeing to offer one apartment unit as low income, would further decrease the property value of all 18 units - and all to simply offer one low income rental unit.

In addition, there are no buildings currently in the neighborhood over 4-stories. The proposed building at 5058 West Maplewood will not only block off the west facing units at 5050 Maplewood but will now tower over them with an additional 5th story.

WHY I BELIEVE THIS IS IN ERROR:

I understand how the decision-maker arrived at their decision and I don't fault them. On paper, a new multi-family apartment might look good on paper but when you look at the building in context and how it affects its neighbors, one might consider differently. When looked at in context to the adjacent property, you are essentially jamming a taller apartment building into a small space and approving these additional incentives for the concession of ONE low income unit without taking into consideration how that effects the property values of 18 homeowners directly next door. It is a fact that if this building goes up, 9 units on the west side of 5050 West Maplewood will have their values directly diminished by 5058 West Maplewood (and if 9 values in the building go down, the remaining 9 will also decrease), so we are appealing any more damage caused by these additional incentives.

If you require any further information, I am happy to provide.

Thank you for your time.

NAME: SUG . H. JANG

ADDRESS: 5050 West Maplewood Avenue, #203
Los Angeles, CA 90004

PHONE: (213) 361-4213

I purchased my property in January 1997.

ORIGINAL



APPLICATIONS:

APPEAL APPLICATION

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

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☒ Director of Planning

Regarding Case Number: DIR-2017-2437-DB

Project Address: 5058 W MAPLEWOOD AVENUE

Final Date to Appeal: 09/20/2018

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

2. APPELLANT INFORMATION

Appellant's name (print): GINA LEE

Company: _____

Mailing Address: 5050 W MAPLEWOOD AVENUE #204

City: LOS ANGELES

State: CA

Zip: 90004

Telephone: 213-820-5600

E-mail: GINAYLEE121@GMAIL.COM

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

☒ Self

☐ Other: _____

- Is the appeal being filed to support the original applicant's position?

☐ Yes

☒ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

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

Are specific conditions of approval being appealed? ☐ Yes ☒ No

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

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

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

5. APPLICANT'S AFFIDAVIT

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

Appellant Signature: _____

Date: 9/12/18

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

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

This Section for City Planning Staff Use Only		
Base Fee: <u>\$89.00</u>	Reviewed & Accepted by (DSC Planner): <u>F. LEILUA</u>	Date: <u>9/18/2018</u>
Receipt No: <u>0104943992</u>	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

Sept 11, 2018

Appeal to Case DIR-2017-2437-DB

Location: 5058 West Maplewood Avenue

REASON FOR APPEAL:

In regard to the incentives tentatively approved for the property at 5058 West Maplewood Avenue, we are filing an appeal as this project is already threatening our property value and is now attempting to jam an even larger apartment building into a small corner lot that has been occupied by a one-story single family house for years.

HOW EFFECTED:

9 of the 18 units at 5050 West Maplewood face west- directly next to 5058 West Maplewood. These 9 units that have spent the last 27 years facing a single family one-story residence and are now going to be eclipsed by a 5-story apartment jammed into the space where a small home once stood. Our sunshine, our views and our property values will now be diminished - and that affects all 18 units at 5050 West Maplewood Avenue.

Which is why we strongly oppose both incentives:

1. In regards to a side yard reduction of 20% to 6'5" - we oppose.
2. In regards to an 11ft increase in height to 56ft – we oppose.

SPECIFIC POINTS:

These two incentives, which are only being approved because the applicant is agreeing to offer one apartment unit as low income, would further decrease the property value of all 18 units - and all to simply offer one low income rental unit.

In addition, there are no buildings currently in the neighborhood over 4-stories. The proposed building at 5058 West Maplewood will not only block off the west facing units at 5050 Maplewood but will now tower over them with an additional 5th story.

WHY I BELIEVE THIS IS IN ERROR:

I understand how the decision-maker arrived at their decision and I don't fault them. On paper, a new multi-family apartment might look good on paper but when you look at the building in context and how it affects its neighbors, one might consider differently. When looked at in context to the adjacent property, you are essentially jamming a taller apartment building into a small space and approving these additional incentives for the concession of ONE low income unit without taking into consideration how that effects the property values of 18 homeowners directly next door. It is a fact that if this building goes up, 9 units on the west side of 5050 West Maplewood will have their values directly diminished by 5058 West Maplewood (and if 9 values in the building go down, the remaining 9 will also decrease), so we are appealing any more damage caused by these additional incentives.

If you require any further information, I am happy to provide.

Thank you for your time.

NAME: Gina Lee

ADDRESS: 5050 West Maplewood Avenue, #204
Los Angeles, CA 90004

PHONE: (213) 820-5600

I purchased my property in March 2017.

ORIGINAL



APPLICATIONS:

APPEAL APPLICATION

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

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☒ Director of Planning

Regarding Case Number: DIR-2017-2437-DB

Project Address: 5058 W MAPLEWOOD AVENUE

Final Date to Appeal: 09/20/2018

Type of Appeal:

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

2. APPELLANT INFORMATION

Appellant's name (print): PAUL J RHEE

Company: _____

Mailing Address: 5050 W MAPLEWOOD AVENUE #205

City: LOS ANGELES

State: CA

Zip: 90004

Telephone: (213) 703-7914

E-mail: pauljrhee@hotmail.com

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

☒ Self

☐ Other: _____

- Is the appeal being filed to support the original applicant's position?

☐ Yes

☒ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

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

☒ Entire

☐ Part

Are specific conditions of approval being appealed?

☐ Yes

☒ No

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

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

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

5. APPLICANT'S AFFIDAVIT

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

Appellant Signature: _____

Date: _____

09-12-18

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

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

This Section for City Planning Staff Use Only		
Base Fee: \$89.00	Reviewed & Accepted by (DSC Planner): F. LEIVA	Date: 9/18/2018
Receipt No: 0104943989	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

Sept 11, 2018

Appeal to Case DIR-2017-2437-DB**Location: 5058 West Maplewood Avenue****REASON FOR APPEAL:**

In regard to the incentives tentatively approved for the property at 5058 West Maplewood Avenue, we are filing an appeal as this project is already threatening our property value and is now attempting to jam an even larger apartment building into a small corner lot that has been occupied by a one-story single family house for years.

HOW EFFECTED:

9 of the 18 units at 5050 West Maplewood face west- directly next to 5058 West Maplewood. These 9 units that have spent the last 27 years facing a single family one-story residence and are now going to be eclipsed by a 5-story apartment jammed into the space where a small home once stood. Our sunshine, our views and our property values will now be diminished - and that affects all 18 units at 5050 West Maplewood Avenue.

Which is why we strongly oppose both incentives:

1. In regards to a side yard reduction of 20% to 6'5" - we oppose.
2. In regards to an 11ft increase in height to 56ft – we oppose.

SPECIFIC POINTS:

These two incentives, which are only being approved because the applicant is agreeing to offer one apartment unit as low income, would further decrease the property value of all 18 units - and all to simply offer one low income rental unit.

In addition, there are no buildings currently in the neighborhood over 4-stories. The proposed building at 5058 West Maplewood will not only block off the west facing units at 5050 Maplewood but will now tower over them with an additional 5th story.

WHY I BELIEVE THIS IS IN ERROR:

I understand how the decision-maker arrived at their decision and I don't fault them. On paper, a new multi-family apartment might look good on paper but when you look at the building in context and how it affects its neighbors, one might consider differently. When looked at in context to the adjacent property, you are essentially jamming a taller apartment building into a small space and approving these additional incentives for the concession of ONE low income unit without taking into consideration how that effects the property values of 18 homeowners directly next door. It is a fact that if this building goes up, 9 units on the west side of 5050 West Maplewood will have their values directly diminished by 5058 West Maplewood (and if 9 values in the building go down, the remaining 9 will also decrease), so we are appealing any more damage caused by these additional incentives.

If you require any further information, I am happy to provide.

Thank you for your time.

NAME: PAUL J. RHEE

ADDRESS: 5050 West Maplewood Avenue, #205
Los Angeles, CA 90004

PHONE: 213-703-7914

I purchased my property in December 2011.

ORIGINAL



APPLICATIONS:

APPEAL APPLICATION

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

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☒ Director of Planning

Regarding Case Number: DIR-2017-2437-DB

Project Address: 5058 W MAPLEWOOD AVENUE

Final Date to Appeal: 09/20/2018

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

2. APPELLANT INFORMATION

Appellant's name (print): PAVITHRA PRASAD

Company: _____

Mailing Address: 5050 W MAPLEWOOD AVENUE #301

City: LOS ANGELES

State: CA

Zip: 90004

Telephone: 773-571-3206

E-mail: PAVITHRA-PRASAD@GMAIL.COM

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

☒ Self

☐ Other: _____

- Is the appeal being filed to support the original applicant's position?

☐ Yes

☒ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

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

☒ Entire

☐ Part

Are specific conditions of approval being appealed?

☐ Yes

☒ No

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

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

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

5. APPLICANT'S AFFIDAVIT

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

Appellant Signature: _____

Date: _____

9/11/18

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

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

This Section for City Planning Staff Use Only		
Base Fee: \$89.00	Reviewed & Accepted by (DSC Planner): Fipe Leilua	Date: 9/18/18
Receipt No: 0101944038	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

Sept 11, 2018

Appeal to Case DIR-2017-2437-DB

Location: 5058 West Maplewood Avenue

REASON FOR APPEAL:

In regard to the incentives tentatively approved for the property at 5058 West Maplewood Avenue, we are filing an appeal as this project is already threatening our property value and is now attempting to jam an even larger apartment building into a small corner lot that has been occupied by a one-story single family house for years.

HOW EFFECTED:

9 of the 18 units at 5050 West Maplewood face west- directly next to 5058 West Maplewood. These 9 units that have spent the last 27 years facing a single family one-story residence and are now going to be eclipsed by a 5-story apartment jammed into the space where a small home once stood. Our sunshine, our views and our property values will now be diminished - and that affects all 18 units at 5050 West Maplewood Avenue.

Which is why we strongly oppose both incentives:

1. In regards to a side yard reduction of 20% to 6'5" - we oppose.
2. In regards to an 11ft increase in height to 56ft – we oppose.

SPECIFIC POINTS:

These two incentives, which are only being approved because the applicant is agreeing to offer one apartment unit as low income, would further decrease the property value of all 18 units - and all to simply offer one low income rental unit.

In addition, there are no buildings currently in the neighborhood over 4-stories. The proposed building at 5058 West Maplewood will not only block off the west facing units at 5050 Maplewood but will now tower over them with an additional 5th story.

WHY I BELIEVE THIS IS IN ERROR:

I understand how the decision-maker arrived at their decision and I don't fault them. On paper, a new multi-family apartment might look good on paper but when you look at the building in context and how it affects its neighbors, one might consider differently. When looked at in context to the adjacent property, you are essentially jamming a taller apartment building into a small space and approving these additional incentives for the concession of ONE low income unit without taking into consideration how that effects the property values of 18 homeowners directly next door. It is a fact that if this building goes up, 9 units on the west side of 5050 West Maplewood will have their values directly diminished by 5058 West Maplewood (and if 9 values in the building go down, the remaining 9 will also decrease), so we are appealing any more damage caused by these additional incentives.

If you require any further information, I am happy to provide.

Thank you for your time.

NAME: PAVITHRA PRASAD

ADDRESS: 5050 West Maplewood Avenue, #301
Los Angeles, CA 90004

PHONE: 773.571.3206

I purchased my property in August 1991.

Jan. 2017

ORIGINAL



APPLICATIONS:

APPEAL APPLICATION

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

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☒ Director of Planning

Regarding Case Number: DIR-2017-2437-DB

Project Address: 5058 W MAPLEWOOD AVENUE

Final Date to Appeal: 09/20/2018

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

2. APPELLANT INFORMATION

Appellant's name (print): JASON PEERS

Company: _____

Mailing Address: 5050 W MAPLEWOOD AVENUE #303

City: LOS ANGELES

State: CA

Zip: 90004

Telephone: 323-868-8487

E-mail: JASONPEERS@HOTMAIL.COM

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

☒ Self

☐ Other: _____

- Is the appeal being filed to support the original applicant's position?

☐ Yes

☒ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

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

Are specific conditions of approval being appealed? ☐ Yes ☒ No

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

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

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

5. APPLICANT'S AFFIDAVIT

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

Appellant Signature: _____

Date: 09/17/18

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

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

This Section for City Planning Staff Use Only		
Base Fee: <u>\$89.00</u>	Reviewed & Accepted by (DSC Planner): <u>Fipe Leilua</u>	Date: <u>9/18/18</u>
Receipt No: <u>0101944045</u>	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

Sept 11, 2018

Appeal to Case DIR-2017-2437-DB

Location: 5058 West Maplewood Avenue

To Whom It May Concern:

In regard to the incentives tentatively approved for the property at 5058 West Maplewood Avenue, we are filing an appeal as this project is already threatening our property value and is now attempting to jam an even larger apartment building into a small corner lot that has been occupied by a one story single family house for years.

Our neighborhood, an area between urban Koreatown and residential Larchmont, has seen substantial multi-unit development in the last two years – within a two-block radius from the corner of West Maplewood and Wilton alone, there have been at least 19 single family homes demolished in the last year to make room for 220 units. While we support development in the community, we are now failing to look at the effect these developments have on their neighboring home owners.

Case in point -- the project at 5058 West Maplewood. For years, the owner of this property, Mr. Frank Ota, has rented out his property without a gardener or landscaper. The front of the property has been in a constant state of disrepair. In September 2012, our HOA board sent him a letter offering use of our gardener at a minimal cost to trim his grass or water the yard. We received no response. The property has been an eyesore to the neighborhood as it has never been maintained.

In 2013, we were forced to file a complaint about a fence with building and safety. Eventually Ben Seinfeld in Tom LaBonge's office informed us that the fence would be taken down. It was. But the yard was never cleaned, never trimmed and remained yellow for most of the year. I am including photos of what the house and yard looks like today – which is the same as it has looked since 2011. Now suddenly we expect this neighbor to take care of a 13-unit apartment building?

The point above may not seem to reference how I am aggrieved, but it does. In 2010, I purchased my unit at the neighboring property, 5050 West Maplewood –

it was a rather unkept building at the time, but we saw potential in the neighborhood. Upon moving in, we were able to re-organize the HOA and worked with our neighbors to save enough money to paint the exterior of the building, re-do the lighting, paint the interior halls, re-carpet, re-do the lobby, upgrade the gym, etc. Our building is now quite wonderful and most importantly, our property values have gone up as the appearance of our building is one of a kept building and an active HOA.

9 of the 18 units at 5050 West Maplewood face west- directly next to 5058 West Maplewood. These 9 units that have spent the last 27 years facing a single family one-story residence and are now going to be eclipsed by a 5-story apartment jammed into the space where a small home once stood. Their sunshine, their views and their property values will now be diminished -- and that effects all 18 units at 5050 West Maplewood Avenue.

Which is why we strongly oppose both incentives:

1. In regards to a side yard reduction of 20% to 6'5" - we oppose.
2. In regards to an 11ft increase in height to 56ft -- we oppose.

These two incentives, which are only being approved because the applicant is agreeing to offer one apartment unit as low income, would further decrease the property value of all 18 units -- and all to simply offer one low income rental unit.

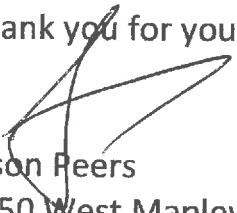
In addition, there are no buildings in the neighborhood over 4-stories. The proposed building at 5058 West Maplewood will not only block off the west facing units at 5050 Maplewood but will now tower over them with an additional 5th story.

I understand how the decision-maker arrived at their decision and I don't fault them. On paper, a new multi-family apartment might look good on paper but when you look at the building in context and how it effects its neighbors, one might consider differently. When looked at in context to the adjacent property, you are essentially jamming a taller apartment building into a small space and approving these additional incentives for the concession of ONE low income unit without taking into consideration how that effects the property values of 18 homeowners directly next door. It is a fact that if this building goes up, 9 units on

the west side of 5050 West Maplewood will have their values directly diminished by 5058 Maplewood (and if 9 values in the building go down, the remaining 9 will also decrease), so we are appealing any more damage caused by these additional incentives.

If you require any further information, I am happy to provide.

Thank you for your time.



Jason Peers
5050 West Maplewood Avenue #303
Los Angeles, CA 90004
323-868-8487

ORIGINAL



APPLICATIONS:

APPEAL APPLICATION

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

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☒ Director of Planning

Regarding Case Number: DIR-2017-2437-DB

Project Address: 5058 W MAPLEWOOD AVENUE

Final Date to Appeal: 09/20/2018

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

2. APPELLANT INFORMATION

Appellant's name (print): DANIELLA NAM

Company: _____

Mailing Address: 5050 W MAPLEWOOD AVENUE #305

City: LOS ANGELES

State: CA

Zip: 90004

Telephone: 714-392-8991

E-mail: DZNIELLZJINYI @ GMAIL.COM

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

☒ Self

☐ Other: _____

- Is the appeal being filed to support the original applicant's position?

☐ Yes

☒ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

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

Are specific conditions of approval being appealed? ☐ Yes ☒ No

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

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

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

5. APPLICANT'S AFFIDAVIT

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

Appellant Signature: _____

Date: 9-12-18

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

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

This Section for City Planning Staff Use Only		
Base Fee: <u>\$89.00</u>	Reviewed & Accepted by (DSC Planner): <u>Fipe Leilua</u>	Date: <u>9/18/18</u>
Receipt No: <u>0101944050</u>	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

Sept 11, 2018

Appeal to Case DIR-2017-2437-DB**Location: 5058 West Maplewood Avenue****REASON FOR APPEAL:**

In regard to the incentives tentatively approved for the property at 5058 West Maplewood Avenue, we are filing an appeal as this project is already threatening our property value and is now attempting to jam an even larger apartment building into a small corner lot that has been occupied by a one-story single family house for years.

HOW EFFECTED:

9 of the 18 units at 5050 West Maplewood face west- directly next to 5058 West Maplewood. These 9 units that have spent the last 27 years facing a single family one-story residence and are now going to be eclipsed by a 5-story apartment jammed into the space where a small home once stood. Our sunshine, our views and our property values will now be diminished - and that affects all 18 units at 5050 West Maplewood Avenue.

Which is why we strongly oppose both incentives:

1. In regards to a side yard reduction of 20% to 6'5" - we oppose.
2. In regards to an 11ft increase in height to 56ft – we oppose.

SPECIFIC POINTS:

These two incentives, which are only being approved because the applicant is agreeing to offer one apartment unit as low income, would further decrease the property value of all 18 units - and all to simply offer one low income rental unit.

In addition, there are no buildings currently in the neighborhood over 4-stories. The proposed building at 5058 West Maplewood will not only block off the west facing units at 5050 Maplewood but will now tower over them with an additional 5th story.

WHY I BELIEVE THIS IS IN ERROR:

I understand how the decision-maker arrived at their decision and I don't fault them. On paper, a new multi-family apartment might look good on paper but when you look at the building in context and how it affects its neighbors, one might consider differently. When looked at in context to the adjacent property, you are essentially jamming a taller apartment building into a small space and approving these additional incentives for the concession of ONE low income unit without taking into consideration how that effects the property values of 18 homeowners directly next door. It is a fact that if this building goes up, 9 units on the west side of 5050 West Maplewood will have their values directly diminished by 5058 West Maplewood (and if 9 values in the building go down, the remaining 9 will also decrease), so we are appealing any more damage caused by these additional incentives.

If you require any further information, I am happy to provide.

Thank you for your time.

NAME: DANIELLA NAM

ADDRESS: 5050 West Maplewood Avenue, #305
 Los Angeles, CA 90004

PHONE: 714 · 392 · 8991

I purchased my property in March 2003.

ORIGINAL



APPLICATIONS:

APPEAL APPLICATION

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

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☒ Director of Planning

Regarding Case Number: DIR-2017-2437-DB

Project Address: 5058 W MAPLEWOOD AVENUE

Final Date to Appeal: 09/20/2018

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

2. APPELLANT INFORMATION

Appellant's name (print): KUM J LEE

Company: _____

Mailing Address: 5050 W MAPLEWOOD AVENUE #304

City: LOS ANGELES

State: CA

Zip: 90004

Telephone: 323 · 469 · 7435

E-mail: _____

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

☒ Self

☐ Other: _____

- Is the appeal being filed to support the original applicant's position?

☐ Yes

☒ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

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

☒ Entire

☐ Part

Are specific conditions of approval being appealed?

☐ Yes

☒ No

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

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

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

5. APPLICANT'S AFFIDAVIT

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

Appellant Signature: _____

Date: _____

9-11-18

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

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

This Section for City Planning Staff Use Only		
Base Fee: \$89.00	Reviewed & Accepted by (DSC Planner): Fipe leilua	Date: 9/18/18
Receipt No: 0101944054	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

Sept 11, 2018

Appeal to Case DIR-2017-2437-DB

Location: 5058 West Maplewood Avenue

REASON FOR APPEAL:

In regard to the incentives tentatively approved for the property at 5058 West Maplewood Avenue, we are filing an appeal as this project is already threatening our property value and is now attempting to jam an even larger apartment building into a small corner lot that has been occupied by a one-story single family house for years.

HOW EFFECTED:

9 of the 18 units at 5050 West Maplewood face west- directly next to 5058 West Maplewood. These 9 units that have spent the last 27 years facing a single family one-story residence and are now going to be eclipsed by a 5-story apartment jammed into the space where a small home once stood. Our sunshine, our views and our property values will now be diminished - and that affects all 18 units at 5050 West Maplewood Avenue.

Which is why we strongly oppose both incentives:

1. In regards to a side yard reduction of 20% to 6'5" - we oppose.
2. In regards to an 11ft increase in height to 56ft – we oppose.

SPECIFIC POINTS:

These two incentives, which are only being approved because the applicant is agreeing to offer one apartment unit as low income, would further decrease the property value of all 18 units - and all to simply offer one low income rental unit.

In addition, there are no buildings currently in the neighborhood over 4-stories. The proposed building at 5058 West Maplewood will not only block off the west facing units at 5050 Maplewood but will now tower over them with an additional 5th story.

WHY I BELIEVE THIS IS IN ERROR:

I understand how the decision-maker arrived at their decision and I don't fault them. On paper, a new multi-family apartment might look good on paper but when you look at the building in context and how it affects its neighbors, one might consider differently. When looked at in context to the adjacent property, you are essentially jamming a taller apartment building into a small space and approving these additional incentives for the concession of ONE low income unit without taking into consideration how that effects the property values of 18 homeowners directly next door. It is a fact that if this building goes up, 9 units on the west side of 5050 West Maplewood will have their values directly diminished by 5058 West Maplewood (and if 9 values in the building go down, the remaining 9 will also decrease), so we are appealing any more damage caused by these additional incentives.

If you require any further information, I am happy to provide.

Thank you for your time.

NAME: Kum J LEE

ADDRESS: 5050 West Maplewood Avenue, #304
Los Angeles, CA 90004

PHONE: (323) 469-7435

I purchased my property in May 1998.

ORIGINAL



APPLICATIONS:

APPEAL APPLICATION

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

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☒ Director of Planning

Regarding Case Number: DIR-2017-2437-DB

Project Address: 5058 W MAPLEWOOD AVENUE

Final Date to Appeal: 09/20/2018

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

2. APPELLANT INFORMATION

Appellant's name (print): AIRLIN S ESPINA

Company: _____

Mailing Address: 5050 W MAPLEWOOD AVENUE #306

City: LOS ANGELES

State: CA

Zip: 90004

Telephone: 323-467-9802

E-mail: _____

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

☒ Self

☐ Other: _____

- Is the appeal being filed to support the original applicant's position?

☐ Yes

☒ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

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

Are specific conditions of approval being appealed? ☐ Yes ☒ No

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

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

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

5. APPLICANT'S AFFIDAVIT

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

Appellant Signature: _____

Arlin S. Ippina

Date: 09-12-16

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

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

This Section for City Planning Staff Use Only		
Base Fee: <u>\$89.00</u>	Reviewed & Accepted by (DSC Planner): <u>Fide Leilua</u>	Date: <u>9/18/16</u>
Receipt No: <u>0101944056</u>	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

Sept 11, 2018

Appeal to Case DIR-2017-2437-DB

Location: 5058 West Maplewood Avenue

REASON FOR APPEAL:

In regard to the incentives tentatively approved for the property at 5058 West Maplewood Avenue, we are filing an appeal as this project is already threatening our property value and is now attempting to jam an even larger apartment building into a small corner lot that has been occupied by a one-story single family house for years.

HOW EFFECTED:

9 of the 18 units at 5050 West Maplewood face west- directly next to 5058 West Maplewood. These 9 units that have spent the last 27 years facing a single family one-story residence and are now going to be eclipsed by a 5-story apartment jammed into the space where a small home once stood. Our sunshine, our views and our property values will now be diminished - and that affects all 18 units at 5050 West Maplewood Avenue.

Which is why we strongly oppose both incentives:

1. In regards to a side yard reduction of 20% to 6'5" - we oppose.
2. In regards to an 11ft increase in height to 56ft – we oppose.

SPECIFIC POINTS:

These two incentives, which are only being approved because the applicant is agreeing to offer one apartment unit as low income, would further decrease the property value of all 18 units - and all to simply offer one low income rental unit.

In addition, there are no buildings currently in the neighborhood over 4-stories. The proposed building at 5058 West Maplewood will not only block off the west facing units at 5050 Maplewood but will now tower over them with an additional 5th story.

WHY I BELIEVE THIS IS IN ERROR:

I understand how the decision-maker arrived at their decision and I don't fault them. On paper, a new multi-family apartment might look good on paper but when you look at the building in context and how it affects its neighbors, one might consider differently. When looked at in context to the adjacent property, you are essentially jamming a taller apartment building into a small space and approving these additional incentives for the concession of ONE low income unit without taking into consideration how that effects the property values of 18 homeowners directly next door. It is a fact that if this building goes up, 9 units on the west side of 5050 West Maplewood will have their values directly diminished by 5058 West Maplewood (and if 9 values in the building go down, the remaining 9 will also decrease), so we are appealing any more damage caused by these additional incentives.

If you require any further information, I am happy to provide.

Thank you for your time.

NAME: *Airlin S. Espina*

ADDRESS: 5050 West Maplewood Avenue, #306
Los Angeles, CA 90004

PHONE: *1-323-467-9802*

I purchased my property in December 1995.

EXHIBIT B

**Director's Determination, DIR-2017-2437-DB
(dated September 5, 2018)**

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE

RENEE DAKE WILSON
KAREN MACK

MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

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

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

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

<http://planning.lacity.org>

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

September 5, 2018

Property Owner/ Applicant:

Frank Ota
1926 Camden Avenue
Los Angeles, CA 90025

Representative:

Hamid Dehghan
HRD Arch Inc.
11620 Wilshire Boulevard, #900
Los Angeles, CA 90025

Case No. DIR-2017-2437-DB

CEQA: ENV-2017-2438-CE

Location: 5058 W. Maplewood Avenue

Council District: 4 - David E. Ryu

Neighborhood Council: Greater Wilshire

Community Plan Area: Wilshire

Land Use Designation: Medium Residential

Zone: R3-1

Legal Description: Lot: 192, Tract: Section 2
Westboro

Last Day to File an Appeal: September 20, 2018

DETERMINATION – Density Bonus/ Affordable Housing Incentive Program

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

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

Approve with Conditions a 35-percent increase in density consistent with the provisions of the Density Bonus/Affordable Housing Incentive Program for a project totaling 13 dwelling units, reserving one (1) unit for Very Low Income Household occupancy for a period of 55 years, with the following two (2) Additional Incentives:

- a. **Side Yard.** A 20-percent reduction to permit a westerly side yard of 6-feet 5-inches in lieu of the minimum 8-feet otherwise required;
- b. **Height.** An 11-foot increase in height to permit 56 feet of maximum building height in lieu of the maximum 45 feet otherwise required; and

Adopt the attached Findings and Conditions of Approval.

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 13 residential units, including Density Bonus Units.
3. **On-Site Restricted Affordable Units.** A minimum of one (1) unit, which is 11 percent of the base dwelling units, shall be reserved as rent-restricted affordable units, for Very Low Income Households as defined by the State Density Bonus Law 65915 (C)(2).
4. **Changes in On-Site Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25 (a-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 a minimum of one (1) unit available to Very Low Income Households, for rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The Applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.
6. **Floor Area Ratio (FAR).** The maximum FAR shall be limited to 3:1.
7. **Height.** The project shall be limited to five stories and 56 feet in height.
8. **Side Yard Setback.** The project qualifies for a 20 percent reduction in the required side yard setback per LAMC Section 12.22 A.25. The westerly side yard setback shall be no less than 6-feet 5-inches.
9. **Automobile Parking.** Based upon the number and/or type of dwelling units proposed, a minimum of 9 automobile parking spaces shall be provided pursuant to AB 744 (California Government Code Sections 65915 (p)(2)). AB 744 provides relief "for mixed income projects within ½ mile from a major transit stop to which the project has unobstructed access, the city may not impose a requirement in excess of 0.5 spaces per bedroom." The project proposes 9 studio/one-bedroom units, three (3) two-bedroom unit, and one (1) three-bedroom unit, for a total of 18 bedrooms, which requires 9 parking spaces at a ratio of 0.5 parking spaces per bedroom.
10. **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.

11. **Bicycle Parking.** Residential bicycle parking shall be provided consistent with LAMC Section 12.21 A.16.
12. **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

13. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the Applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the Applicant, shall be retained in the subject case file.
14. **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.
15. **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.
16. **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.
17. **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.
18. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

19. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

PROJECT BACKGROUND

The project proposes the demolition of a one-story single-family dwelling for the construction of a 5-story, 56-foot tall, multi-family residential building consisting of 13 dwelling units with one level of subterranean parking. The site is a rectangular-shaped corner-lot located at the southeastern corner of Maplewood Avenue and Wilton Place in the Wilshire Community Plan Area. The site is designated for Medium Residential land uses with a corresponding zone of R3. The property is zoned R3-1 and is limited to a Floor Area Ratio of 3:1. Buildings located in Height District 1 are limited to 45 feet in height. The project is located within a Transit Priority Area and the Los Angeles State Enterprise Zone. The property is subject to a 25-foot building line along Maplewood Avenue pursuant to Ordinance No. 46,709.

The project site consists of one lot totaling 7,172.2 square feet, with approximately 30 feet of frontage along Maplewood Avenue to the north and 125-foot frontage along Wilton Place to the west. The site is currently improved with a single-family dwelling (1,875 square feet) built in 1922. According to the City's HistoricPlacesLA website or SurveyLA, there are no known historic resources or cultural monuments on the subject site.

The proposed project will provide 9 vehicular parking spaces in a subterranean parking garage with vehicular access off of Maplewood Avenue. The main pedestrian entry will be located along Wilton Place. The project will also provide 13 long-term bicycle parking spaces and two short-term bicycle spaces.

Surrounding properties are zoned R3-1 and developed with multi-family dwellings. Abutting the property to the south is a two-story, 18-unit residential building. The property to the east is a four-story 18-unit residential condominium building. Property to the west across Wilton Place is a two-story 36-unit apartment building. The property to the north across Maplewood Avenue is a one-story duplex.

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 13 total dwelling units in lieu of the otherwise maximum density limit of 9 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 one (1), 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 residential parking. The applicant is providing automobile parking pursuant to AB 744 (California Government Code Sections 65915 (p)(2)), for a total of 9 parking spaces located below grade. The proposed mixed income project consists of a minimum of one (1) unit set aside for Very Low Income Households, situated on a site that is located within one half mile of a major transit stop.

HOUSING REPLACEMENT (AB 2556 DETERMINATION)

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

Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated July 20, 2017, no units are subject to replacement under AB 2556. Refer to the Density Bonus Legislation Background section of this determination for additional information.

FINDINGS

Density Bonus/Affordable Housing Incentives Program Findings

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 proposed residential development is located at the southeastern corner of Maplewood Avenue and Wilton Place in the Wilshire Community Plan Area. The design uses various materials that fortify sufficient breaks in plane between solid and void surfaces. Balconies, an enclosed stairway, and open landing areas from the elevator provide multiple breaks in plane so that both street facing façades are not flat. The project incorporates a variation of materials which include stucco, metal seams, metal railing, metal canopies, aluminum window frames, and wood siding.

- 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 proposed project has a street frontage measuring approximately 125 feet along Wilton Place and 30 feet along Maplewood Avenue. The main pedestrian entrance fronts Wilton Place and leads pedestrians from the public right of way to a canopied lobby door. The architectural façade features along Wilton Place consist of a wood siding that extends from the first floor to the fifth floor, painted metal balcony guardrails, residential unit windows, metal seam railing, and flat metal seams that obscures one of the building's staircases. Balconies along the façade facing Maplewood Avenue further orient the building to the street.

- 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.

Pursuant to Section 12.22 A.25(c) of the LAMC, the Director shall approve a density bonus and requested incentive(s) unless the director finds that:

1. ***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, a 20 percent reduction of the required side yard setback along the westerly property line and an 11-foot increase in the building's maximum height, 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 restricted affordable units can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to set aside one (1) Very Low Income dwelling unit for 55 years.

Side Yard Setback Reduction: The project would be required to provide a side yard setback of 8 feet. The requested incentive allows for a 20 percent reduction of the side yard setback requirement. This results in a side yard setback of 6 feet and 5 inches. This requested reduction of the required westerly side yard setback allows for an expanded building envelope.

Height Increase: The project is subject to a 45-foot height limit per the R3-1 Zone. The requested incentive allows for an increase in height limit with a maximum of 11 additional feet or one (1) additional story, whichever is lower. The project is proposing a height of 56 feet in lieu of the permitted 45-foot height.

2. ***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 will not 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, Class 32 of the CEQA Guidelines. The Class 32 Exemption is intended to promote infill development within urbanized areas.

ENVIRONMENTAL FINDINGS

On August 2, 2018, the Department of City Planning (DCP) determined that the State CEQA Statute and Guidelines designate the subject project as Categorically Exempt under Class 32 In-Fill Development, Case No. ENV-2017-2438-CE.

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

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

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

The project is located within the adopted Wilshire Community Plan Area, and is designated for Medium Residential land uses corresponding to the R3-1 Zone, which allows up to 14 dwelling units on the project site through the Density Bonus Ordinance. The project meets parking, building height, open space, and landscaping requirements, with modifications to allow for a reduction in the required westerly side yard setback and increase in building height, and reduced parking through the Assembly Bill (AB) 744.

Consistent with the Community Plan, the proposed 13-unit residential project, which includes one (1) Very Low Income unit, adds new, multi-family housing to Los Angeles’ housing supply, in the Koreatown neighborhood which is conveniently located to a variety of community services and public transit.

- (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 property is located in a highly urbanized area, approximately 5.5 miles west of downtown Los Angeles. The subject property is comprised of one legal lot totaling approximately 7,172 square-feet, or 0.16 acres, which is well within the five-acre threshold. The project site is substantially surrounded by urban uses. Surrounding properties are zoned R3-1 improved with multi-family residential buildings. The subject property is located approximately 1,500 feet from Western Avenue and approximately 1,500 feet from Melrose Avenue. Properties along those major thoroughfares are

zoned C2-1 and improved with neighborhood serving commercial uses. The project is bound by several major streets, Melrose Avenue to the north, Beverly Boulevard to the south and Western Avenue to the west. These major corridors provide an abundance of bus lines/routes, bike paths connecting east of downtown Los Angeles (7th & 8th Street bicycle lanes) and the Wilshire/Western Metro Purple line subway.

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

The project is located within an established, fully developed, medium density residential neighborhood adjacent to several commercial corridors, large boulevards and other large employment centers. The project site 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 will include the demolition of one (1) existing single-family dwelling, and adds a net total 12 dwelling units. Based upon the existing mobility and circulation networks in direct proximity to the proposed project, the introduction of 13 new units to the community will result in less than significant traffic impacts. The project will generate well under 500 daily trips, which is the established CEQA threshold.

The project does not involve the removal of any protected trees on-site. One non-protected street tree (*Ficus Microcarpa*), is proposed to be removed during the development of the site, which requires a 2:1 replacement and a Board of Public Works permit. The subject property has a slope of less than 10-percent and is not in a waterway, wetland, officially designated scenic area, or within an official Seismic Hazard Zone, Methane Zone or Liquefaction Zone. The project must comply with the adopted City of Los Angeles Noise Ordinance 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. As a result of this mandatory compliance, the proposed project will not result in any significant noise impacts.

The building construction phase includes the construction of the proposed building on the subject property, which includes grading, the exporting of 3,320 cubic yards of dirt export, 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 meet 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.

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

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

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

The site 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 12 dwelling units.

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

DENSITY BONUS LEGISLATION BACKGROUND

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

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

California State Assembly Bill 2222 went into effect January 1, 2015, and with that Density Bonus projects filed as of that date must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. 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 Los Angeles 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.

AB 744 LEGISLATION BACKGROUND

Assembly Bill 744 (AB 744) amended sections of the State Density Bonus Law, Government Code § 65915, and went into effect on January 1, 2016. Upon request from a developer, AB 744 requires local jurisdictions to approve alternative parking ratios for two types of eligible projects: 1) 100 percent affordable developments consisting solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families; and 2) mixed-income developments consisting of the maximum number of very low - or low-income units provided for in density bonus law, which is 11 percent and 20 percent respectively (calculated prior to any units added through a density bonus). The vehicular parking ratios, inclusive of handicapped and guest parking, that may be requested for different project types are as follows: 1) 0.5 parking spaces per unit for 100 percent affordable rental projects located within one half mile of a major transit stop, as defined in Subdivision (b) of Section 211 of the Public Resources Code; 2) 0.5 parking spaces per unit for 100 percent affordable rental senior projects having either paratransit service or unobstructed access, within one half mile, to fixed bus route service that operates at least eight times per day; 3) 0.3 parking spaces per unit for 100 percent affordable rental special needs projects having either paratransit service or unobstructed access, within one half mile, to fixed bus route service that operates at least eight times per day; or, 4) 0.5 parking spaces per bedroom for mixed income projects within one half mile of a major transit stop to which the project has unobstructed access.

STATE DENSITY BONUS AND AFFORDABLE HOUSING LAW

Several California Assembly Bills amended the State Density Bonus Law (Government Code Section 65915) and took effect on January 1, 2017. The changes are reflected in the subject request, and as such, is compliant with AB 2556 (replacement units), AB 2442 (specialized housing types – disabled veterans, homeless persons, transitional foster youth), and AB 1934 (commercial, non-residential developments).

In accordance with AB 2501, the Department has procedures and timelines in place, including a list of required materials for submittal, and a notification to the applicant by the project planner that the project has been deemed complete February 2, 2017. A Categorical Exemption was issued in conjunction with the project. Additionally, density calculations for this project were to be rounded up to the next whole number for base density units, the number of density bonus units, the number of Affordable Units required to be eligible for the density bonus, and the number of required parking spaces. AB 2501 eliminated special studies, and financial pro-formas and third party reviews are no longer required for density bonus cases and are not used for Findings.

TIME LIMIT – OBSERVANCE OF CONDITIONS

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

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or

occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

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

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

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

APPEAL PERIOD - EFFECTIVE DATE

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

Planning Department public offices are located at:

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

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

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

Only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property can appeal this Density Bonus Compliance Review Determination. Per the Density Bonus Provision of State Law (Government Code Section §65915) the Density Bonus increase in units above the base density zone limits and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per Section 12.22 A.25 of the LAMC, appeals of Density Bonus Compliance Review cases are heard by the City Planning Commission.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at 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 by calling (213) 482-7077, (818) 374-5050, (310) 231-2901 or through the Department of City Planning website at <http://www.planning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

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

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:



Christina Toy Lee, Senior City Planner

Reviewed by:



Iris Wan, City Planner

Prepared by:



Ruben C. Vasquez III, City Planning Associate
ruben.c.vasquez@lacity.org

EXHIBIT C

**Revised Project Plans “Exhibit A”
(stamp-dated January 31, 2019)**

MAPLEWOOD APARTMENT BUILDING
5058 W. MAPLEWOOD ST. LOS ANGELES, CA 90004
PROPOSED 13 APARTMENT UNITS - 5 STORY RESIDENTIAL OVER 1 LEVEL SUBTERRANEAN PARKING



HRD Arch Inc.
Architecture, Planning, Landscape
11020 WILSHIRE BLVD. SUITE 600, LOS ANGELES
TEL: (310) 358-2245
Hamid@HRDarch.com



OWNER:
FRANK AND KEIKO OTA TRUST
1426 CAMDEN AVE
LOS ANGELES, CA 90025

CONTACT:
JEFFREY OTA
310-666-8214

RECEIVED
CITY OF LOS ANGELES

JAN 31 2019

CITY PLANNING
PROJECT PLANNING

EXHIBIT "A"
Page No. 1 of 19
Case No. DIR-2017-2437-DB

MAPLEWOOD APARTMENT BUILDING
5058 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

DATE: 1/31/2019

SCALE:

DRAWING TITLE:

MAPLEWOOD APARTMENT BUILDING
5058 W. MAPLEWOOD ST. LOS ANGELES, CA 90004
PROPOSED 13 APARTMENT UNITS - 5 STORY RESIDENTIAL OVER 1 LEVEL SUBTERRANEAN PARKING



HRD Arch Inc.
Architecture, Planning, Landscape
11020 WILSHIRE BLVD. SUITE 100, LOS ANGELES
TEL: (310) 288-1234
HARD@HRDARCH.COM



OWNER:
FRANK AND KEIKO OTA TRUST
11020 WILSHIRE BLVD.
LOS ANGELES, CA 90025

CONTACT:
JEFFREY OTA
310-666-8214

EXHIBIT "A"
Page No. 2 of 19
Case No. DIR-2017-2437-DB

MAPLEWOOD APARTMENT BUILDING
5058 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

DATE: 2/8/2019
SCALE:
DRAWING TITLE:

MAPLEWOOD APARTMENT BUILDING

5058 W. MAPLEWOOD ST. LOS ANGELES, CA 90004
PROPOSED 13 APARTMENT UNITS - 5 STORY RESIDENTIAL OVER 1 LEVEL SUBTERRANEAN PARKING

SHEET INDEX

A0.0	COVER SHEET, SHEET INDEX, VICINITY MAP LEGAL DESCRIPTION, AREA CALCULATIONS, NOTES
A0.1- A0.12	ACCESSIBILITY RESIDENTIAL
A0.13	RECESSED WINDOW DETAIL
A0.14	GREEN PAGE
A1.0	EXISTING SITE PLAN
A1.1	PROPOSED SITE PLAN
A2.1	BASEMENT PLAN
A2.2	FIRST FLOOR PLAN
A2.3	SECOND FLOOR PLAN
A2.4	THIRD FLOOR PLAN
A2.5	FOURTH FLOOR PLAN
A2.6	FIFTH FLOOR PLAN
A2.7	ROOF PLAN
A3.1	ELEVATION
A3.2	ELEVATION
A3.3	ELEVATION
A4.1	SECTIONS
A4.2	SECTIONS
A5.1	DOORS AND WINDOWS SCHEDULE
A5.2	BATHROOM ENLARGEMENT - BICYCLE RACK DETAIL
A5.3	STAIR #1 ENLARGEMENT
A5.4	STAIR #2 ENLARGEMENT
A6.1	DETAILS
A6.2	MATERIAL SPECIFICATIONS

ARCHITECTURAL

35 SHEETS

17 SHEETS

STRUCTURAL

S1	GENERAL NOTES
S2	STANDARD DETAIL
S3	FOUNDATION PLAN
S4	1 ST FLOOR SLAB PLAN
S5- S6	1 ST REINFORCEMENT
S7	2ND FRAMING PLAN
S8	3RD FRAMING PLAN
S9	4TH FRAMING PLAN
S10	5TH FRAMING PLAN
S11	ROOF FRAMING PLAN
S12	UPPER ROOF FRAMING
S13- S17	DETAIL

NOTE

This building and garage must be equipped with an automatic fire extinguishing system, complying with (NFPA-13). The Sprinkler System shall be approved by Plumbing Div. prior to installation. (903.2)

Building is fully sprinklered
(System to be approved prior to installation)

The building is not housing facilities owned and/or operated by, for or on behalf of a public entity and no tax credit received from state or federal. 100% Privately Funded.

OPEN SPACE CALCULATION

OPEN SPACE REQUIREMENT

	# OF HABITABLE ROOM	# OF UNITS	OPEN SPACE RATIO	TOTAL
1- BDRM	2	9	100 sf.	900 sf.
2- BDRM	3	3	125 sf.	375 sf.
3- BDRM	4	1	175 sf.	175 sf.
TOTAL				1,450 sf.

OPEN SPACE PROVIDED

PRIVATE OPEN SPACE 10 BALCONIES X 50 sf. = 500 sf.

COMMON OPEN SPACE
FIRST FLOOR 465 sf.
FIFTH FLOOR 485 sf.

TOTAL OF OPEN SPACE PROVIDED 1,450 sf.

PARKING CALCULATION

PARKING REQUIREMENT

	# OF UNITS	# OF BEDROOM	TOTAL # OF BEDROOM
1- BDRM	9	1	9
2- BDRM	3	2	6
3- BDRM	1	3	3
TOTAL			18

AS PER AB744-DENSITY BONUS, OPTION #4:
NUMBER OF PARKING REQUIRED: 18 X 0.5 = 9 PARKING STALLS

PARKING PROVIDED

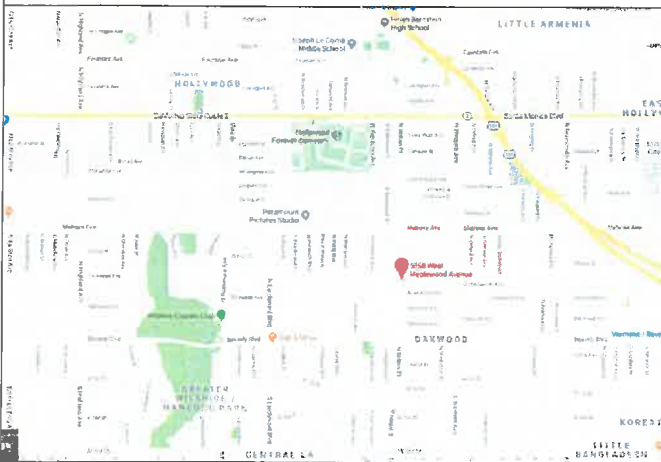
	STANDARD	COMPACT	ACC	TOTAL
RESIDENTIAL UNITS	7	1	1	9

BICYCLE CALCULATION

	13	1 PER UNIT	13
LONG TERM BICYCLE			
SHORT TERM BICYCLE	13	1 PER 10 UNIT	2
TOTAL			15

LEVEL	AREA TOWARDS FAR CALCULATION (EXCLUDING EXTERIOR WALLS)			NON RESIDENTIAL AREA (EXCLUDING EXTERIOR WALLS)			BALCONY, PATIO, PUBLIC OPEN SPACES
	Residential Corridor	Total		STAIRS, ELEVATOR, SHAFTS AND STORAGE	PARKING AND DRIVEWAY	TOTAL OF FLOOR AREA	
TYPE IIA CONSTRUCTION							
5th FLOOR	1,441	82	1,523	423	0	1,826	611
4th FLOOR	2,391	395	2,786	423	0	3,209	244
3rd FLOOR	2,391	395	2,786	423	0	3,209	244
2nd FLOOR	2,391	395	2,786	423	0	3,209	244
1st FLOOR	2,319	395	2,714	423	0	3,138	978
TYPE IIA CONSTRUCTION							
BASEMENT		0	0	558	5,059	5,617	
TOTAL	10,932	12,674		2,783	5,059	21,218	2,318

VICINITY MAP



SYMBOLS

SECTION REFERENCE SHEET NUMBER	
DETAIL REFERENCE SHEET NUMBER	
REVISION NUMBER	
DOOR NUMBER	
WINDOW NUMBER	
ROOM NUMBER	
CEILING HEIGHT	
ELEVATION DATUM LINE	
INTERIOR ELEV. NUMBER	
SHEET NUMBER	

LEGAL DESCRIPTION

BUILDING DATA

FIN NUMBER 141B143 1230
APN 5522-011-02B
TRACT SECTION 2 WESTBORO
MAP REFERENCE M B 13-52
LOT 142
MAP SHEET 141B189

ZONE R3-1
CODE 2011 LABC
LOT AREA 7,172.2 sf.

TYPE OF CONSTRUCTION: V-A OVER TYPE I-B (GARAGE)
OCCUPANCY R2 / S2
NUMBER OF STORY: 5 STORY ABOVE BASEMENT (Type III-A) (Type I-B)

UNIT CALCULATION

LOT AREA 7,172 sf
1/12 sf / 1 UNIT PER 500 sf = 0.46 = 9 UNITS (ROUND UP)
(35% DENSITY BONUS) 9 x 1.35 = 12.15 = 13 UNITS (ROUND UP)

TOTAL NUMBER OF UNIT ALLOWABLE

Per section 12.22.25 (a) (i). For a 35% density bonus, 11% of the 'base' units are required to be very low income.

Very low income units = 9 x 11% = 0.99 = 1 Unit

Per section 12.22.25 (a) (i) for projects providing 11% very low income units:
Incentive #1: Increase the height for 11' from 45'-0" to 56'-0" LAMC 12.22 A250(b)(1b)
Incentive #2: Side yard setback of 6'-5" in lieu of 8'-0" for the westerly property line per LAMC 12.22 A250(b)(1)
(SIDE SETBACK = 5' + (3 X 1' (1' per story over 2nd floor)) = 5' + 3' = 8')

FAR CALCULATION

LOT AREA 7,172 sf
BUILDABLE AREA 4,200 sf.
TOTAL ALLOWABLE FLOOR AREA: (3 : 1)
4,200 sf x 3 = 12,600 sf.

UNIT CALCULATION

	studio	1 BR	2 BR	3 BR	TOTAL
1st FLOOR	0	3	0	0	3
2nd FLOOR	0	2	1	0	3
3rd FLOOR	0	2	1	0	3
4th FLOOR	0	2	1	0	3
5th FLOOR	0	0	0	1	1
TOTAL	0	9	3	1	13

MAPLEWOOD APARTMENT BUILDING

5058 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

DATE: 1/31/2019

SCALE:

DRAWING TITLE:

A0.0



OWNER:
FRANK AND KEIKO OTA TRUST
1426 CAMDEN AVE.
LOS ANGELES, CA 90025

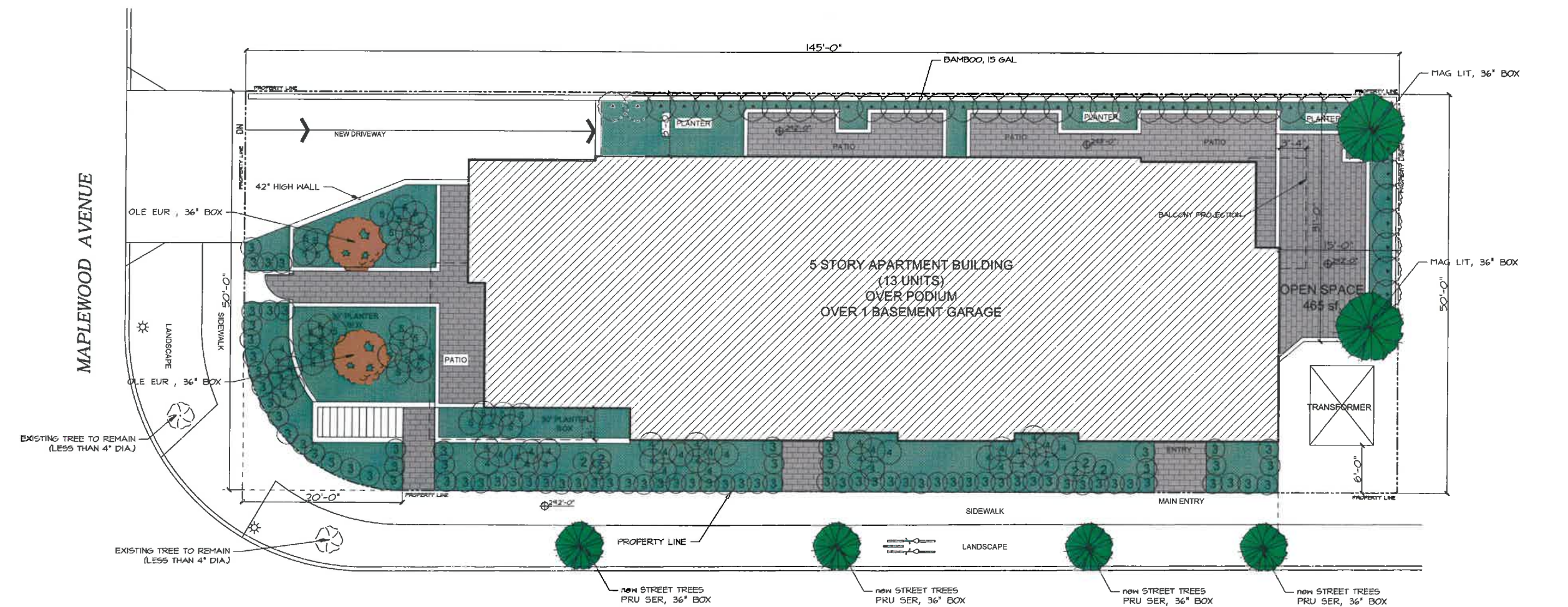
CONTACT:
JEFFREY OTA
310-666-5214

EXHIBIT "A"
Page No. 5 of 19
Case No. D17-2017-2437-DB

MAPLEWOOD APARTMENT BUILDING
5055 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

DATE: 1/31/2018
SCALE: 3/16" = 1'-0"
DRAWING TITLE:
LANDSCAPE PLAN

A1.2



LANDSCAPE AREA 1,800 SF. (50% OF TOTAL NON-BUILDING AREA)
PERMEABLE PAVING AREA 1,310 SF.
DRIVEWAY AREA 493 SF.

NUMBER OF UNIT 13 UNITS
NUMBER OF 24" TREE REQUIRED 13 / 4 = 4 TREES
NUMBER OF TREE PROVIDED 8 TREES (36" BOX)

TREE LEGEND

	BOTANICAL NAME	COMMON NAME	QTY	SIZE	IRRIG. REQ.	MULCH REQ.	SIZE AT MATURITY	YEARS	REMARKS
MAG LIT	Magnolia grandiflora	southern magnolia	2	36" Box	2	M	20' x 10'	10yrs.	
	Bambusa spp.	bamboo (Bambusa)	30	15 GAL	1	L	8' x 5'	10yrs.	
OLE EUR	Olea europaea	olive	2	36" Box	2	L	5' x 5'	10yrs.	
PRU SER	Prunus spp. cherry	flowering cherry	4	36" Box	2	M	15' x 15'	10yrs.	STREET TREE

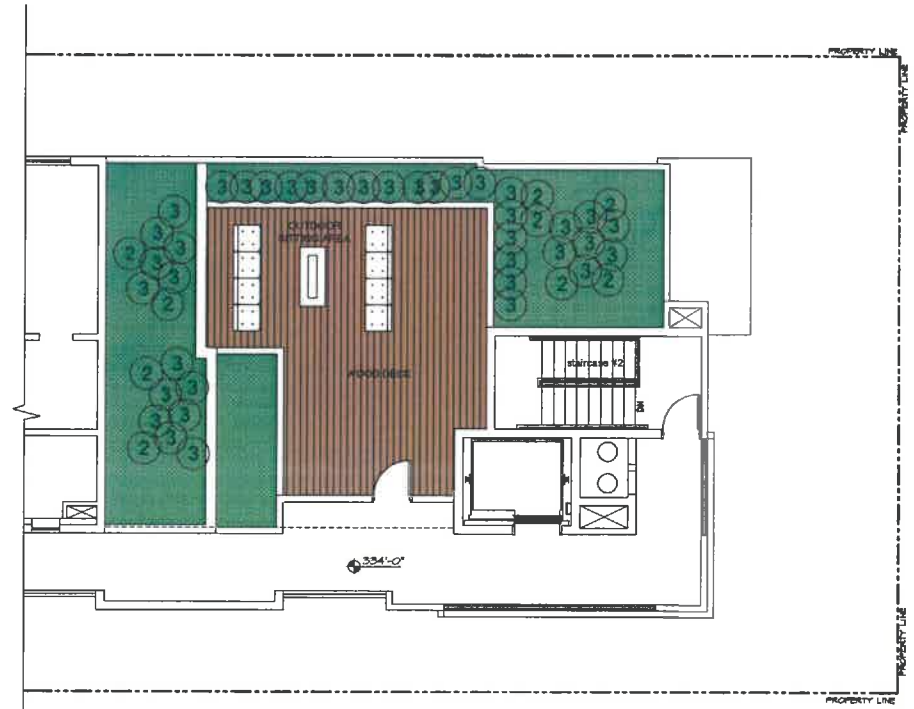
SHRUBS AND GROUND COVER LEGEND

	BOTANICAL NAME	COMMON NAME	QTY	SIZE	IRRIG. REQ.	MULCH REQ.	SIZE AT MATURITY	YEARS	REMARKS
2	Azalea spp.	Canary Island rose	20	5 GAL	1	L	2' x 1'	3 yrs.	
3	Lantana montevidensis (yellow)	trailing lantana	115	5 GAL	1	L	2' x 6'	3 yrs.	
4	Hieracium fruticosum (rosemary)	coast rosemary	45	5 GAL	1	L	5' x 5'	3 yrs.	
5	Callistemon 'Little John'	Little John bottlebrush	30	5 GAL	1	L	3' x 3'	3 yrs.	
	Dymondia margaritae	dymondia				L	2' x 2"		GROUND COVER

NOTES: 1. A minimum of 3-inch layer of cedar bark mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
2. All Trees to be planted with commercial root barriers.
3. Use class I or class II Compost as a soil amendment in all landscaped areas.

WILTON PLACE

GROUND FLOOR LANDSCAPE PLAN



5TH FLOOR LANDSCAPE PLAN

NOTES

- DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,156)
- PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 10 INCHES ABOVE THE DRAIN INLET. SECTION 1202.2.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2504.3
- WATER HEATERS MUST BE STRAPPED TO A WALL (SEC. 501.3, UPC)
- UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). 2405.3

- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- PROVIDE AN EMERGENCY TELEPHONE ON THE JOB SITE PRIOR TO ANY CONSTRUCTION.

EVSE NOTE

- INSTALL A MINIMUM 1" (INSIDE DIAMETER) RACEWAY IS INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUB-PANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

GREEN BUILDING NOTE:

- A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10(G) SHALL BE PROVIDED TO THE OCCUPANT

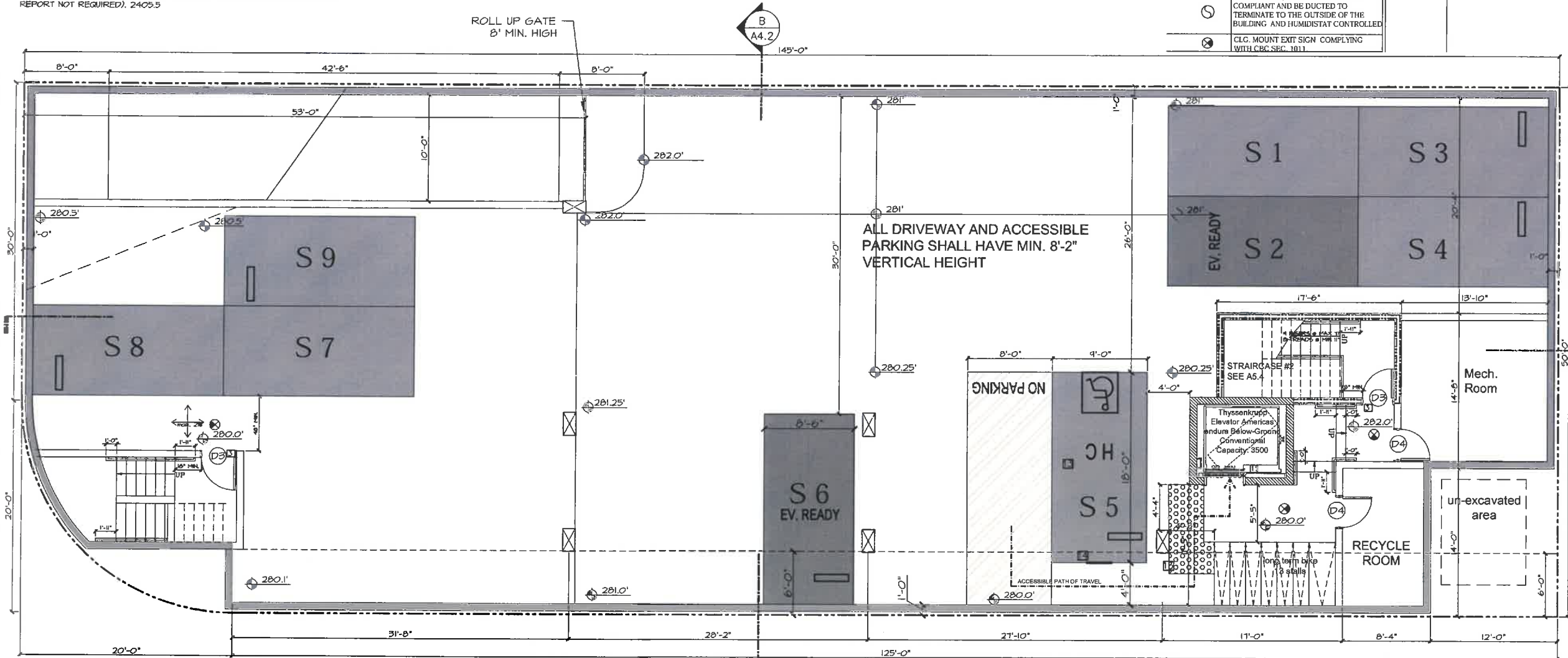
PROVIDE MIN. 8'-2" CLEARANCE AT BASEMENT.
NO PERMANENT INSTALLATIONS OR MECHANICAL EQUIPMENT IS PERMITTED ALONG THE PATH OF TRAVEL TO THE PARKING SPACE OR ANYWHERE ABOVE IT.

KEY NOTES

- 1" GRANITE COUNTER TOP, 3/4" MAX. HEIGHT
- REMOVABLE UNDER CABINET UNDER THE SINK. THE FINISH FLOOR BENEATH THE KITCHEN SINK COUNTER AREA SHALL BE EXTENDED TO THE WALL
- ALL CORRIDOR DOORS SHALL BE 10 MIN. FIRE RATED
- 42" HIGH GUARDRAIL
- LOCATION OF FIRE ALARM PANEL
- KNOX BOX FOR FIRE DEPARTMENT ACCESS
- LOCATION OF FDC CONNECTION
- LINE OF BUILDING ABOVE
- MATERIAL DEK-O-TEX WEATHERHEAR (LA RS 10.2360) AND "A-14 5R" TOPCOAT OVER WEATHERHEAR, COLOR: 010 WHITE, SRI: 80 OR APPROVED EQUAL. (TYPICAL BALCONIES) SEE SPECIFICATION ON SHEET A5.2
- STANDPIPE
- 20 MIN. SMOKE BARRIER - SMOKE GUARD SYSTEM, MODEL 200 BY SMOKE GUARD INC. ESR-1136
- PARKING THAT CAPABLE OF SUPPORTING FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY.
- ACCESSIBLE PARKING SIGN
- DETECTABLE WARNING

LEGEND

STC-50 ONE HOUR WALL BETWEEN EACH UNIT. SEE DETAIL #1/A6.1	ACCESSIBLE PATH OF TRAVEL
EXTERIOR 1-HR WALL W/7/8" THK. STUCCO APPLIED TO PAPERBACKED EXPANDED METAL LATH OVER 3/4" PLYWOOD CDX OR PER SHEAR WALL SCHEDULE. SEE DETAIL #2/A6.1	TWO-HOUR WALL. SEE DETAIL #3/A6.1
TWO-HOUR WALL. SEE DETAIL #3/A6.1	
EXTERIOR 2-HR WALL W/7/8" THK. STUCCO OVER 1" LAYER OF TYPE X DENSCLASS SHAFTLINER* APPLIED TO PAPERBACKED EXPANDED METAL LATH OVER 3/4" PLYWOOD CDX OR PER SHEAR WALL SCHEDULE. SEE DETAIL #3	
3-HOUR FIRE RATED ASSEMBLY GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL (19TH ED) CA FILE NO. WP2930 UL DESIGN U435	
FOR INTERIOR WALL USE 2x4 WOOD STUDS @ 16" O.C. WITH 5/8" GYP. BD. ON EA. SIDE UNLESS NOTED OTHERWISE	
SMOKE DETECTOR / CO DETECTOR HARDWIRED WITH BATTERY BACK-UP WITH THE LOW BATTERY SIGNAL	
EXHAUST FAN, ENERGY STAR RATED COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING AND HUMIDISTAT CONTROLLED	
CLG. MOUNT EXIT SIGN COMPLYING WITH CBC-SEC. 101.1	



EXIT NOTES

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (101.2-101.5.3)
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE PC-STR-CORR10 (12/14/2012) WWW.LADBS.ORG PAGE 17 OF 23 100B.1.6.3 FOR EXCEPTIONS.
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 100B.1.9
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE. (1006.1)
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
 - aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.

- CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- EXTERIOR LANDINGS, AS REQUIRED BY SECTION 100B.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1006.3)
- EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1006.3)
- THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.
- PROVIDE STAIRWAY ILLUMINATION, MIN. 1 FOOT-CANDLE AT TREAD RUNS. (1205.4)
- TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 3306. OBTAIN PUBLIC WORKS' APPROVAL (3201.3, 3202.3.4, 3306)

PARKING CALCULATION

PARKING REQUIREMENT

	# OF UNITS	# OF BEDROOM	TOTAL # OF BEDROOM
1- BDRM	9	1	9
2- BDRM	3	2	6
3- BDRM	1	3	3
TOTAL			18

AS PER AB744-DENSITY BONUS, OPTION #4:
NUMBER OF PARKING REQUIRED: 18 x 0.5 = 9 PARKING STALLS
PARKING PROVIDED

RESIDENTIAL UNITS	STANDARD	COMPACT	ACC	TOTAL
	8	0	1	9

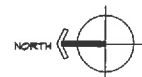
BICYCLE CALCULATION

LONG TERM BICYCLE	13	1 PER UNIT	13
SHORT TERM BICYCLE	13	1 PER 10 UNIT	2
TOTAL			15

EV Parking Spaces

Total number of Parking	9 stalls
Total number of EV Spaces	2 stalls
	22%

BASEMENT FLOOR PLAN



HRD Arch Inc.
Architecture, Planning, Landscape
11629 WESPER BLVD. SUITE 500, LOS ANGELES
CA 90025
TEL: (310) 359-2245
HARD@HRDarch.com



OWNER:
FRANK AND KEIKO OTA TRUST
1439 CAMDEN AVE.
LOS ANGELES, CA 90025

CONTACT:
JEFFREY OTA
310-666-8214

EXHIBIT "A"
Page No. 7 of 19
Case No. DIR-2017-2437-DB

MAPLEWOOD APARTMENT BUILDING
5055 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

DATE: 1/31/2019

SCALE: 1/4" = 1'-0"

DRAWING TITLE:
BASEMENT FLOOR PLAN

A2.1

KEY NOTES

1. 1" GRANITE COUNTER TOP, 36" MAX. HEIGHT
2. REMOVABLE UNDER CABINET UNDER THE SINK, THE FINISH FLOOR BENEATH THE KITCHEN SINK COUNTER AREA SHALL BE EXTENDED TO THE WALL
3. ALL CORRIDOR DOORS SHALL BE 90 MIN. FIRE RATED
4. 42" HIGH GUARDRAIL
5. LOCATION OF FIRE ALARM PANEL
6. KNOX BOX FOR FIRE DEPARTMENT ACCESS
7. LOCATION OF FDC CONNECTION
8. LINE OF BUILDING ABOVE
9. MATERIAL: DEX-O-TEX HEATHERWEAR (LA RR NO.2360) AND "A1-44 56" TOPCOAT OVER HEATHERWEAR, COLOR: OIL WHITE, SRI 80 OR APPROVED EQUAL (TYPICAL BALCONIES) SEE SPECIFICATION ON SHEET A6.2
10. STANDPIPE
11. 20 MIN. SMOKE BARRIER- SMOKE GUARD SYSTEM, MODEL 200 BY SMOKE GUARD INC. ESR-1136
12. MANAGEMENT WILL PROVIDE ASSISTIVE DEVICE UPON REQUEST

LEGEND

	STC-50 ONE-HOUR WALL BETWEEN EACH UNIT. SEE DETAIL #1/A6.1
	EXTERIOR 1-HR WALL W/7/8" THK. STUCCO APPLIED TO PAPERBACKED EXPANDED METAL LATH OVER 3/4" PLYWOOD CDX OR PER SHEAR WALL SCHEDULE. SEE DETAIL #2/A6.1
	EXTERIOR 2-HR WALL W/7/8" THK. STUCCO OVER 1" LAYER OF TYPE X DENSGLASS SHAFTLINER APPLIED TO PAPERBACKED EXPANDED METAL LATH OVER 3/4" PLYWOOD CDX OR PER SHEAR WALL SCHEDULE. SEE DETAIL #3/A6.1
	3-HOUR FIRE RATED ASSEMBLY GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL (19TH ED) CA FILE NO. WP2930 UL DESIGN U435
	FOR INTERIOR WALL USE 2x4 WOOD STUDS @ 16" O.C. WITH 5/8" GYP. BD. ON EA. SIDE UNLESS NOTED OTHERWISE
	SMOKE DETECTOR / CO DETECTOR, HARD-WIRED WITH BATTERY BACK-UP WITH THE LOW BATTERY SIGNAL
	EXHAUST FAN, ENERGY STAR RATED COMPLIANT AND REDUCED TO TERMINATE TO THE OUTSIDE OF THE BUILDING AND HUMIDISTAT CONTROLLED
	CLG. MOUNT EXIT SIGN COMPLYING WITH CBC SEC. 101.1

ACCESSIBLE PATH OF TRAVEL

TWO-HOUR WALL. SEE DETAIL #3/A6.1

REAR YARD

SIDE YARD (5' x 3' = 8')

OPEN SPACE
465 sf.

36" MAX HIGH WALL

TRANSFORMER

MAILBOX ELEVATION

MAILBOX ELEVATION

MAILBOX ELEVATION

MAILBOX ELEVATION

MAILBOX ELEVATION

MAILBOX ELEVATION

MAILBOX ELEVATION

MAILBOX ELEVATION

MAILBOX ELEVATION

MAILBOX ELEVATION

MAILBOX ELEVATION

MAILBOX ELEVATION

MAILBOX ELEVATION

MAILBOX ELEVATION

MAILBOX ELEVATION

MAILBOX ELEVATION

MAILBOX ELEVATION

MAILBOX ELEVATION

MAILBOX ELEVATION

MAILBOX ELEVATION

MAILBOX ELEVATION

MAILBOX ELEVATION



HRD Arch Inc.
Architecture, Planning, Landscape
11520 WILSON BLVD. SUITE 200, LOS ANGELES, CA 90025
TEL: (310) 358-2215
HARD@HRDarch.com



OWNER:
FRANK AND KEIKO OTA TRUST
1428 CANNON AVE.
LOS ANGELES, CA 90025

CONTACT:
JEFFREY OTA
310-666-8214

EXHIBIT "A"
Page No. 8 of 19
Case No. DIR-2017-2437-DB

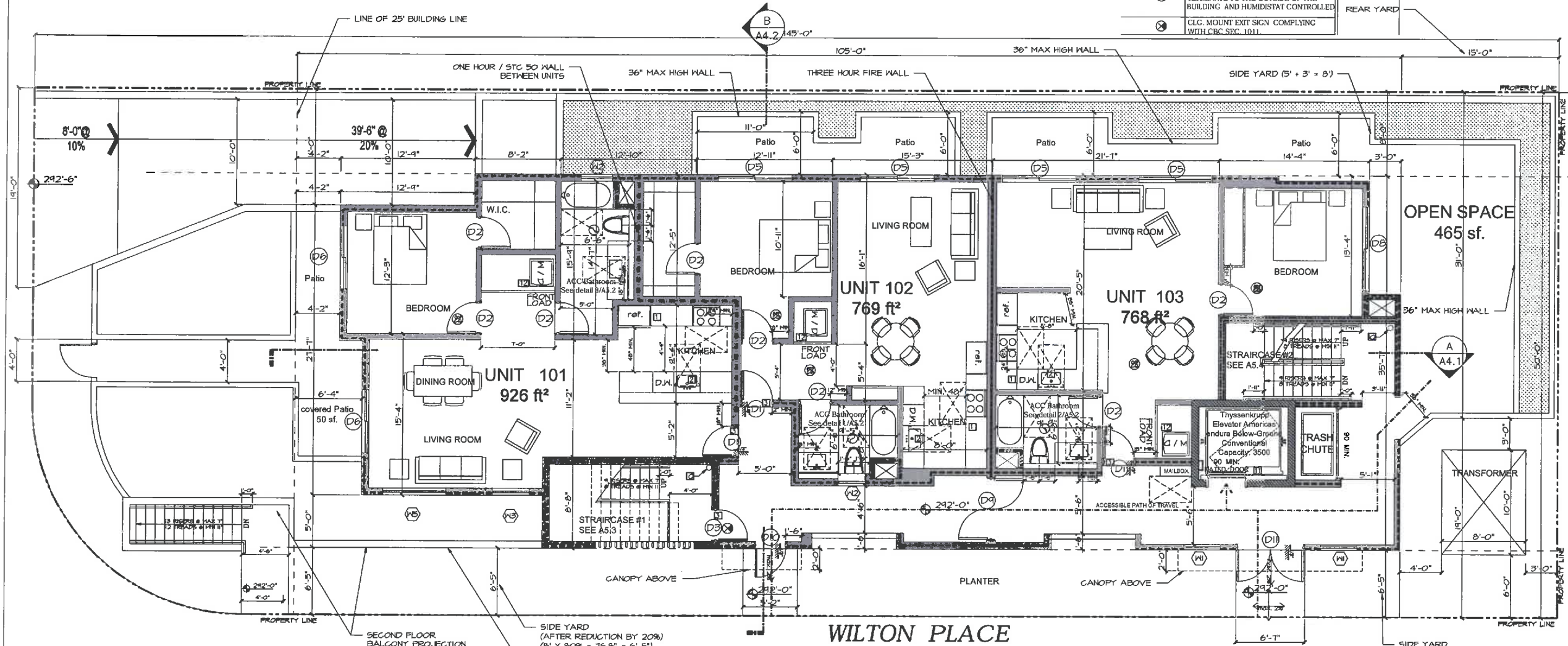
MAPLEWOOD APARTMENT BUILDING
5055 W MAPLEWOOD AVE. LOS ANGELES, CA 90064

DATE: 1/31/2019

SCALE: 1/4" = 1'-0"

DRAWING TITLE:
FIRST FLOOR PLAN

A2.2



WILTON PLACE

GENERAL NOTES

1. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED
2. PROVIDE DAMP PROOFING FOR ALL WALLS BELOW GRADE THAT ENCLOSE USABLE SPACE
3. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. WATER HEATERS MUST BE STRAPPED TO THE WALL. PROVIDE WATER HEATER PAN AND INSTALL AN OVERFLOW DRAIN TO BE CONNECTED TO STORM DRAIN LINES AT VISIBLE LOCATION FOR BOTH WATER HEATERS.
5. ALL FIRE PLACES TO MEET EPA, PHASE II REQUIREMENT.
6. RISE: 7" MAX. RUN (TREAD): 11" MIN. (100%3)
7. HANDRAILS FOR THE LENGTH OF THE STAIRS (REQUIRED FOR 4 OR MORE RISERS), THE TOP OF THE HANDRAIL SHALL BE PLACED NOT LESS THAN 34" NOR MORE THAN 38" ABOVE TREAD NOSING.
8. HANDGRIP PORTION OF HANDRAIL SHALL BE NOT LESS THAN 1.25" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS.
9. PROVIDE MINIMUM OF 6'-8" HEADROOM CLEARANCE AT TREAD NOSING.
10. PROVIDE MINIMUM OF 36" DEEP LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. LANDING WIDTH TO BE THE SAME AS THE WIDTH OF STAIRCASE.
11. POSITIVE STAIR CONNECTION TO THE PRIMARY STRUCTURE WITHOUT USING TOE NAILS OR NAILS SUBJECT TO WITHDRAWAL.
12. PROVIDE LESS THAN 4" CLEAR SPACING

BETWEEN INTERMEDIATE RAILS OF STAIRCASE AND/OR BALCONY RAILING.

13. FENCES, PLANTERS, AND RETAINING WALLS SHALL NOT EXCEED A HEIGHT OF 3'-6" ABOVE THE NATURAL GROUND LEVEL IN REQUIRED THE FRONT YARD
14. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO BE AN APPROVED SEWAGE DISPOSAL SYSTEM. (R306.3)
15. LANDING AT A DOOR SHALL HAVE A LENGTH MEASURED IN DIRECTION OF TRAVEL OF NO LESS THAN 36" (R311.3)
16. UNDER FLOOR VENTILATION SHALL BE NOT LESS THAN 1/50 OF UNDER FLOOR AREA (R408.1)
17. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, LANDINGS, ETC. THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
18. GUARDS SHALL BE NOT LESS THAN 42" HIGH, MEASURED VERTICALLY ABOVE THE LANDING EDGE OF THE TREAD, ADJACENT WALKING SURFACE OR ADJACENT SEATBOARD. GUARDS WHOSE TOP RAIL ALSO SERVES AS A

HANDRAIL SHALL HAVE A HEIGHT NOT LESS THAN 34" NOR MORE THAN 38", MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD, ADJACENT WALKING SURFACE.

19. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING.
20. INTERMEDIATE RAILS (ALL THOSE EXCEPT THE HANDRAIL, BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON A AREA EQUAL TO 1 sf., INCLUDING OPENINGS AND SPACE BETWEEN RAILS.
21. PROVIDE A KEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE A MINIMUM OF 4" ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS. ALL WOOD WITHIN 8" OF NATURAL GRADE TO BE TREATED.

FIRST FLOOR PLAN

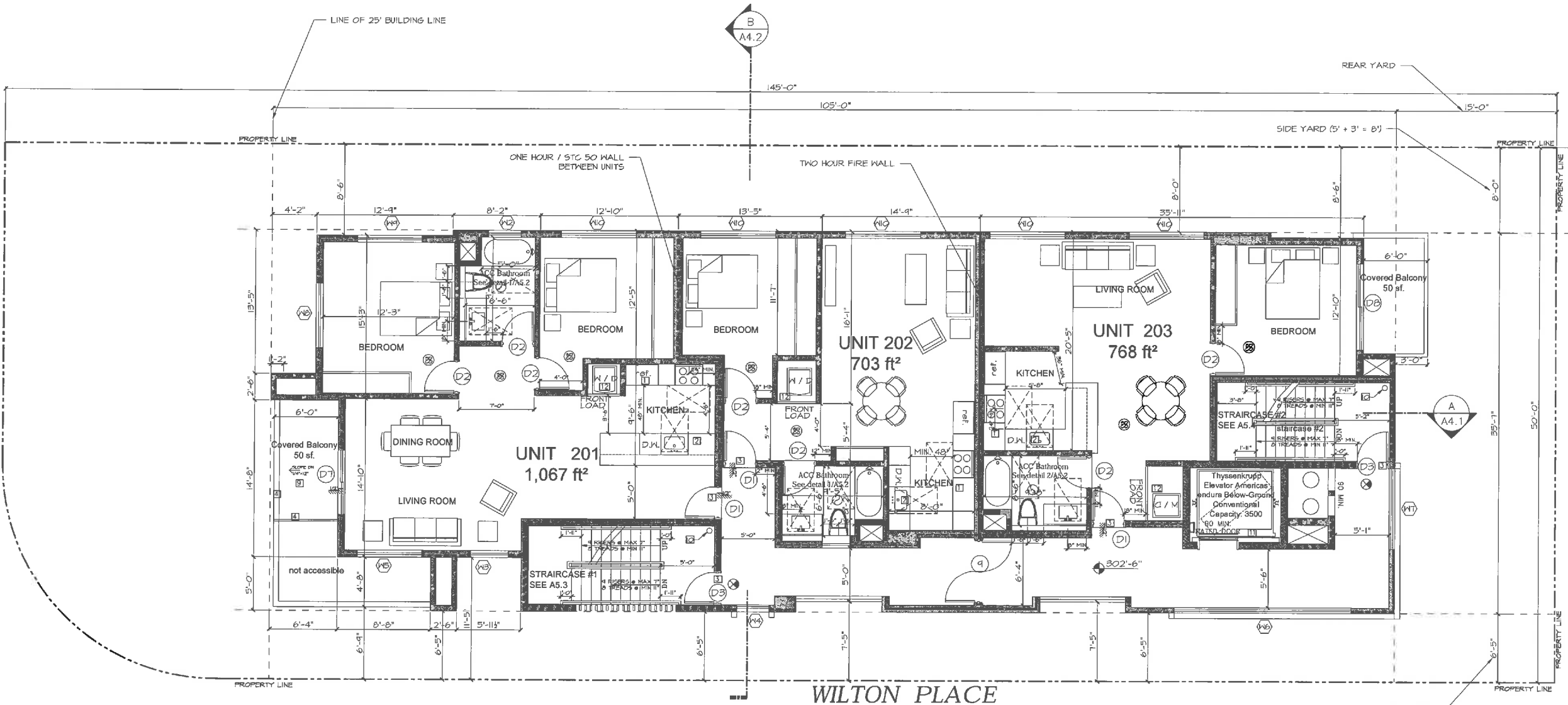


KEY NOTES

1. 1" GRANITE COUNTER TOP, 36" MAX. HEIGHT
2. REMOVABLE UNDER CABINET UNDER THE SINK. THE FINISH FLOOR BENEATH THE KITCHEN SINK COUNTER AREA SHALL BE EXTENDED TO THE WALL.
3. ALL CORRIDOR DOORS SHALL BE 40 MIN. FIRE RATED
4. 42" HIGH GUARDRAIL
5. LOCATION OF FIRE ALARM PANEL
6. KNOX BOX FOR FIRE DEPARTMENT ACCESS
7. LOCATION OF FDG CONNECTION
8. LINE OF BUILDING ABOVE
9. MATERIAL DEX-O-TEX WEATHERWEAR (LA RR NO.2360) AND "AJ-44 SR" TOPCOAT OVER WEATHERWEAR, COLOR: CHD WHITE, SKI DO OR APPROVED EQUAL (TYPICAL BALCONIES) SEE SPECIFICATION ON SHEET A6.2
10. STANDPIPE
11. 20 MIN. SMOKE BARRIER SMOKE GUARD SYSTEM, MODEL 200 BY SMOKE GUARD INC. ESR-1156
12. MANAGEMENT WILL PROVIDE ASSISTIVE DEVICE UPON REQUEST
13.

LEGEND

STC 50 ONE-HOUR WALL BETWEEN EACH UNITS SEE DETAIL #1/A6.1	3-HOUR FIRE RATED ASSEMBLY GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL (19TH ED) GA FILE NO. WP2930 UL DESIGN U435
EXTERIOR 1 HR WALL W/7/8" THK. STUCCO APPLIED TO PAPERBACKED EXPANDED METAL LATH OVER 3/4" PLYWOOD CDX OR PER SHEAR WALL SCHEDULE. SEE DETAIL #2/A6.1	FOR INTERIOR WALL USE 2x4 WOOD STUDS @ 16" O.C. WITH 5/8" GYP. BD. ON EA. SIDE UNLESS NOTED OTHERWISE
TWO-HOUR WALL. SEE DETAIL #3/A6.1	SMOKE DETECTOR / CO DETECTOR. HARD-WIRED WITH BATTERY BACK-UP WITH THE LOW BATTERY SIGNAL
EXTERIOR 24HR WALL. W/7/8" THK. STUCCO OVER "1" LAYER OF TYPE X DENGGLASS SHAFTLINER" APPLIED TO PAPERBACKED EXPANDED METAL LATH OVER 3/4" PLYWOOD CDX OR PER SHEAR WALL SCHEDULE. SEE DETAIL #5	EXHAUST FAN, ENERGY STAR RATED COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING AND HUMIDISTAT CONTROLLED
ACCESSIBLE PATH OF TRAVEL	CLG. MOUNT EXIT SIGN COMPLYING WITH CBC SEC. 1011.
	TWO-HOUR WALL. SEE DETAIL #3/A6.1



GENERAL NOTES

1. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND MASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY.
2. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
3. PROVIDE 10" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
4. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED).
5. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.

6. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000).
7. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4" (120.1)
8. WALLS WITHIN 2 FEET (610 MM) OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE OF PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER SMOOTH, HARD NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET ABOVE THE FLOOR AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. (BOT.1.2)
9. CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1208 OR C1325 SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER-RESISTANCE

10. GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS: SECTION 2504.2
a. OVER A VAPOUR RETARDER.
b. IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GYM SHOWER ROOMS
c. ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES O.C. FOR 1/2 INCH THICK AND MORE THAN 16 INCHES O.C. FOR 5/8 INCH THICK
11. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE
12. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN

ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL (1205.1 AND 1205.3)

SIDE YARD (AFTER REDUCTION BY 20%)
(8' x 80% = 16.8' x 6'-5")

SECOND FLOOR PLAN



MAPLEWOOD APARTMENT BUILDING
5055 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

DATE: 1/31/2019
SCALE: 1/4" = 1'-0"
DRAWING TITLE: SECOND FLOOR PLAN

A2.3

EXHIBIT "A"
Page No. 9 of 19
Case No. DIR-2017-2437-DB

OWNER:
FRANK AND KEIKO OTA TRUST
1926 CAMDEN AVE.
LOS ANGELES, CA 90025

CONTACT:
JEFFREY OTA
310-666-8214

HRD Arch Inc.
Architecture, Planning, Landscape
11820 WILSHIRE BLVD. SUITE 900, LOS ANGELES
CA 90024
TEL: (310) 353-2245
HARD@HRDARCH.COM

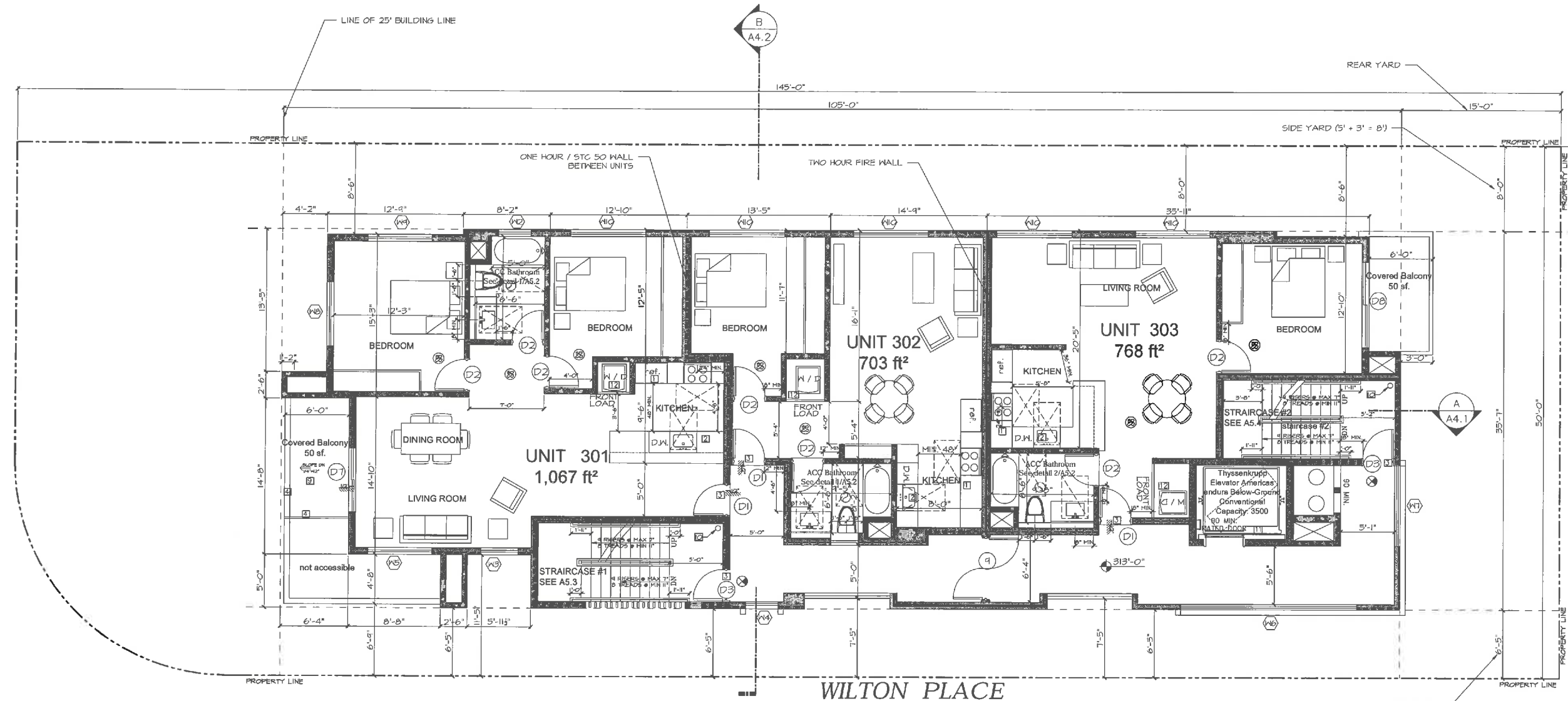


KEY NOTES

- 1" GRANITE COUNTER TOP, 36" MAX. HEIGHT
- REMOVABLE UNDER CABINET UNDER THE SINK. THE FINISH FLOOR BENEATH THE KITCHEN SINK COUNTER AREA SHALL BE EXTENDED TO THE WALL.
- ALL CORRIDOR DOORS SHALL BE 40 MIN. FIRE RATED
- 42" HIGH GUARDRAIL
- LOCATION OF FIRE ALARM PANEL
- KNOX BOX FOR FIRE DEPARTMENT ACCESS
- LOCATION OF FDG CONNECTION
- LINE OF BUILDING ABOVE
- MATERIAL DEX-O-TEX WEATHERWEAR (LA RR NO.2360) AND "AJ-44 5R" TOPCOAT OVER WEATHERWEAR, COLOR: CHD WHITE, SRI 50 OR APPROVED EQUAL (TYPICAL BALCONIES) SEE SPECIFICATION ON SHEET A6.2
- STAIRPIPE
- 20 MIN. SMOKE BARRIER- SMOKE GUARD SYSTEM, MODEL 200 BY SMOKE GUARD INC. ESR-1136

LEGEND

STC-50 ONE-HOUR WALL BETWEEN EACH UNITS SEE DETAIL #1/A6.1	3-HOUR FIRE RATED ASSEMBLY GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL (19TH ED) GA FILE NO. WF2930 UL DESIGN U435
EXTERIOR 1-HR WALL W/7/8" THK. STUCCO APPLIED TO PAPERBACKED EXPANDED METAL LATH OVER 3/4" PLYWOOD CDX OR PER SHEAR WALL SCHEDULE. SEE DETAIL #2/A6.1	FOR INTERIOR WALL USE 2x4 WOOD STUDS @ 16" O.C. WITH 5/8" GYP. BD. ON EA. SIDE UNLESS NOTED OTHERWISE
TWO-HOUR WALL. SEE DETAIL #3/A6.1	SMOKE DETECTOR / CO DETECTOR. HARD-WIRED WITH BATTERY BACK-UP WITH THE LOW BATTERY SIGNAL.
EXTERIOR 2-HR WALL W/7/8" THK. STUCCO OVER "1 LAYER OF TYPE X DENSGLASS SHAFTLINER" APPLIED TO PAPERBACKED EXPANDED METAL LATH OVER 3/4" PLYWOOD CDX OR PER SHEAR WALL SCHEDULE. SEE DETAIL #5	EXHAUST FAN, ENERGY STAR RATED COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING AND HUMIDISTAT CONTROLLED
ACCESSIBLE PATH OF TRAVEL	CLC. MOUNT EXT. SIGN COMPLYING WITH CBC SEC. 1011.
	TWO-HOUR WALL. SEE DETAIL #3/A6.1



GENERAL NOTES

- PENETRATIONS INTO SOUND RATED WALLS OR FLOOR-CEILING ASSEMBLIES SHALL BE SEALED, LINED, INSULATED WITH AN APPROVED PERMANENT SOUND INSULATION MATERIAL.
- APPROVED ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTAGE AND SHALL CONTRAST THEIR BACKGROUND.
- FIRE DEPARTMENT ACCESS AND FIRE HYDRANT MUST BE PROVIDED AND MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
- PROVIDE LAMINATED SECURITY GLAZING AT WINDOWS LOCATED WITHIN 36" OF INSIDE ACTIVATING DEVICE OF EXTERIOR DOORS
- PROVIDE GUARDRAILS AT EXTERIOR DECKS PER CBC SECTION 504.
- THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST 3' FROM ANY OPENING INTO THE BUILDING. THE EXHAUST VENT SHALL BE EQUIPPED WITH BACK DRAFT DAMPER TO COMPLY WITH ENERGY REGULATIONS.
- PROVIDE HARD-WIRED INTERCONNECTED

- SMOKE DETECTORS EQUIPPED WITH BATTERY BACK-UP.
- PROVIDE SPARK ARRESTOR AT ALL CHIMNEYS.
- PROVIDE ULTRA LOW FLUSH TOILETS (1.6 GALLONS/FLUSH) AT ALL BATHROOMS.
- PROVIDE WATER HEATER PRESSURE AND TEMPERATURE RELIEF VALVE TERMINATION TO OUTSIDE OF BUILDING.
- PROVIDE SEISMIC ANCHORAGE FOR WATER HEATER.
- PROVIDE CLOTHES VENT DRYER VENT TO OUTSIDE WITH A MAXIMUM LENGTH OF 14' EQUIPPED WITH A BACK DRAFT DAMPER INCLUDING TWO 90 DEGREE ELBOWS AND A MINIMUM DIAMETER OF 4 INCHES
- SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
- REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET AND TUB SHALL COMPLY WITH SECTION 1134A.5 FOR BATHTUBS AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4
- FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 710 AT THE

- FOLLOWING LOCATIONS:
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS. (710.2.2)
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL (710.2.2)
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.(710.2.3)
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED. (710.2.4)
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. (710.2.5)
 - IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN WOOD FRAME FLOOR

- CONSTRUCTION CONTAINING CONCEALED SPACE. DRAFT STOPPING SHALL BE LOCATED ABOVE AND IN LINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATION. (710.3.3).
- IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN THE ATTIC (MANSARDS) (OVERHANGS) (FALSE FRONTS SET OUT FROM WALLS) (SIMILAR CONCEALED SPACES) FORMED BY COMBUSTIBLE CONSTRUCTION. DRAFT STOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE FLOOR SHEATHING ABOVE. (710.4.3).
 - DRAFT-STOPPING MATERIALS MUST NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH PLYWOOD, 3/8-INCH TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT.DRAFT-STOPPING MUST BE ADEQUATELY SUPPORTED.(710.3.1)
 - CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED UNLESS THE WALLS ARE WITHIN THE UNIT AND NON-BEARING. BACK TO BACK TUBS WITH A COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HOUR BUILDINGS.
 - ALL INTERIOR BEARING WALLS SHALL BE

CONSTRUCTED OF NOT LESS THAN 1-HOUR FIRE-RESISTIVE CONSTRUCTION. (T-601)

SIDE YARD (AFTER REDUCTION BY 20%) (8' X 80% = 76.8' = 6'-5")

THIRD FLOOR PLAN



MAPLEWOOD APARTMENT BUILDING

5058 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

DATE: 1/31/2019

SCALE: 1/4" = 1'-0"

DRAWING TITLE:

THIRD FLOOR PLAN

A2.4

EXHIBIT "A"
Page No. 10 of 19
Case No. DIR-2017-2437-DB

OWNER:
FRANK AND KEIKO OTA TRUST
1426 CAMDEN AVE.
LOS ANGELES, CA 90025

CONTACT:
JEFFREY OTA
310-666-8274

HRD Arch Inc.
Architecture, Planning, Landscape
11528 WILSON BLVD. SUITE 900, LOS ANGELES
TEL: (310) 385 - 2245
Hemid@HRDarch.com

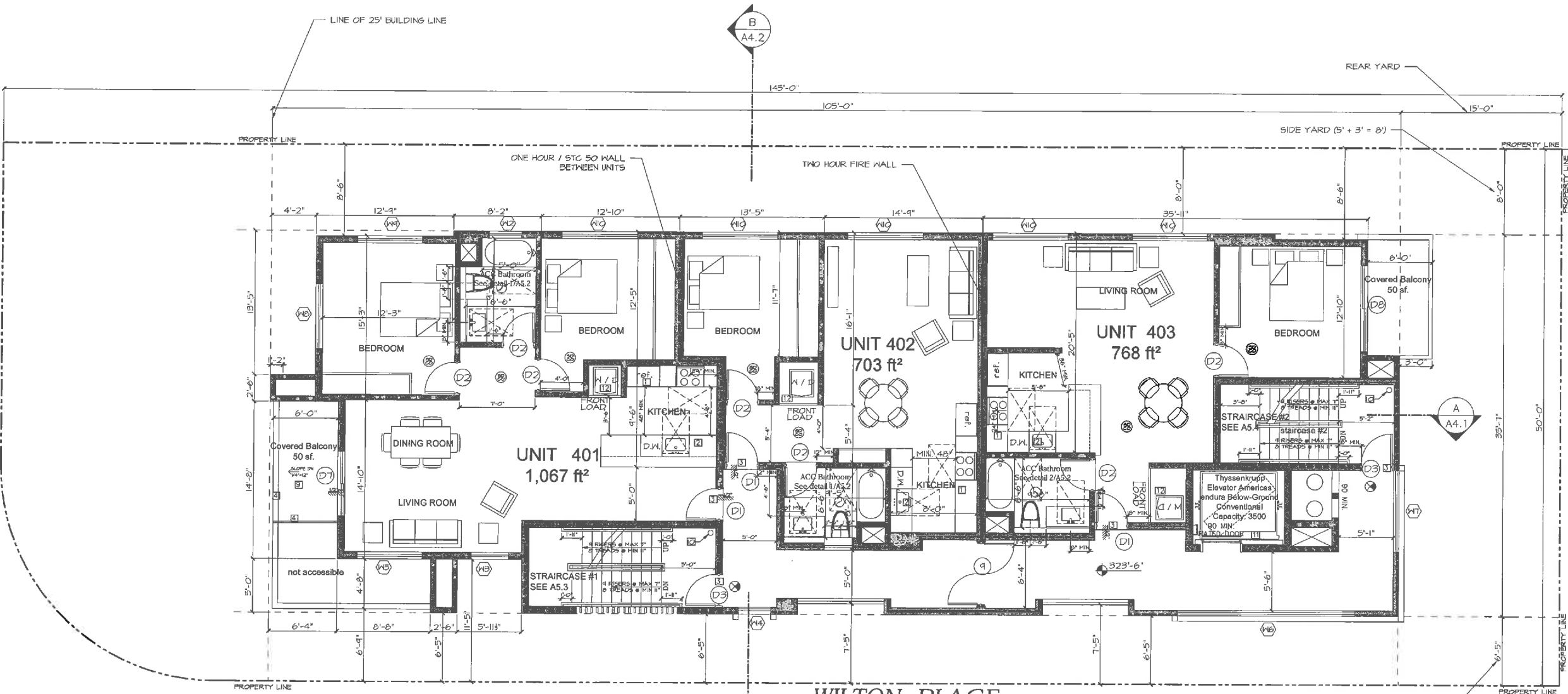


KEY NOTES

1. 1" GRANITE COUNTER TOP, 36" MAX. HEIGHT
2. REMOVABLE UNDER CABINET UNDER THE SINK. THE FINISH FLOOR BENEATH THE KITCHEN SINK COUNTER AREA SHALL BE EXTENDED TO THE WALL.
3. ALL CORRIDOR DOORS SHALL BE 90 MIN. FIRE RATED
4. 42" HIGH GUARDRAIL
5. LOCATION OF FIRE ALARM PANEL
6. KNOX BOX FOR FIRE DEPARTMENT ACCESS
7. LOCATION OF FDG CONNECTION
8. LINE OF BUILDING ABOVE
9. MATERIAL DEX-G-TEX WEATHERSEAL (LA RS NO.2360) AND "A.I.-44 5R" TOPCOAT OVER WEATHERSEAL. COLOR: 010 WHITE, SRI 80 OR APPROVED EQUAL (TYPICAL BALCONIES) SEE SPECIFICATION ON SHEET A6.2
10. STANDPIPE
11. 20 MIN. SMOKE BARRIER- SMOKE GUARD SYSTEM, MODEL 200 BY SMOKE GUARD INC. ESR-1136

LEGEND

STC-50 ONE-HOUR WALL BETWEEN EACH UNITS SEE DETAIL #1/A6.1	3-HOUR FIRE RATED ASSEMBLY GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL (19TH ED) CA FILE NO. WP2930 UL DESIGN U435
EXTERIOR 1-HR WALL. W/7/8" THK. STUCCO APPLIED TO PAPERBACKED EXPANDED METAL LATH OVER 3/4" PLYWOOD CDX OR PER SHEAR WALL SCHEDULE. SEE DETAIL #2/A6.1	FOR INTERIOR WALL USE 2x4 WOOD STUDS @ 16" O.C. WITH 5/8" GYP. BD. ON EA. SIDE UNLESS NOTED OTHERWISE
TWO-HOUR WALL. SEE DETAIL #3/A6.1	SMOKE DETECTOR / CO DETECTOR. HARD-WIRED WITH BATTERY BACK-UP WITH THE LOW BATTERY SIGNAL.
EXTERIOR 2-HR WALL. W/7/8" THK. STUCCO OVER "1" LAYER OF TYPE X DENSGLASS SHAFTLINER" APPLIED TO PAPERBACKED EXPANDED METAL LATH OVER 3/4" PLYWOOD CDX OR PER SHEAR WALL SCHEDULE. SEE DETAIL #5	EXHAUST FAN, ENERGY STAR RATED COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING AND HUMIDISTAT CONTROLLED
ACCESSIBLE PATH OF TRAVEL	CLG. MOUNT EXIT SIGN COMPLYING WITH CBC SEC. 1011.
	TWO-HOUR WALL. SEE DETAIL. #3/A6.1



GENERAL NOTES

1. ATTIC ACCESS OPENINGS IN 1-HOUR CEILING CAN BE 2 LAYERS OF 3/4" PLYWOOD OR ONE LAYER OF 1-5/8" T&G MATERIAL, SELF-CLOSING.
2. RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE "X" DRYWALL TO MAINTAIN THE 1-HOUR CEILING ASSEMBLY.
3. CONTINUOUS DRYWALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND MEDICINE CABINETS.
4. EXHAUST FANS FROM THE BATHROOM MUST ENTER THROUGH THE WALL. DAMPERS ARE REQUIRED IF THE CEILING IS PENETRATED (T11.5)
5. PENETRATION OF THE 1 HOUR CEILING BY DUCTS FROM THE FAU AND THE STOVE HOOD REQUIRE DAMPERS (USE A DUCTLESS HOOD WHENEVER POSSIBLE). ATTIC UNITS (INCLUDING HEAT PUMPS) REQUIRE DAMPERS AT ALL CEILING PENETRATIONS (T11)
6. STEEL BEAMS AND COLUMNS SHALL BE PROTECTED AS REQUIRED FOR 1-HOUR PROTECTION WHERE CEILING FORMS THE PROTECTIVE MEMBRANE FOR FIRE-RESISTIVE

- ASSEMBLIES (OCCUPANCY SEPARATIONS AND RATED ROOF/CEILING OR FLOOR/CEILING ASSEMBLIES), THE CONSTRUCTION (FLOOR JOISTS) AND THEIR SUPPORTING HORIZONTAL STRUCTURAL MEMBERS (BEAMS) NEED NOT BE INDIVIDUALLY FIRE PROTECTED EXCEPT WHERE SUCH MEMBERS SUPPORT DIRECTLY APPLIED LOADS FROM MORE THAN ONE FLOOR OR ROOF. THE REQUIRED FIRE RESISTANCE SHALL NOT BE LESS THAN THAT REQUIRED FOR INDIVIDUAL PROTECTION OF MEMBERS. (104.3)
7. ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
8. PLUMBING PENETRATION THROUGH HORIZONTAL OCCUPANCY SEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIALS. INSULATION IS NOT APPROVED
9. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.
10. THRESHOLD AT DOORWAYS SHALL NOT EXCEED 3/4" IN HEIGHT.
11. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR,

- LOBBY AND EXIT ENCLOSURE MUST BE GLASS C.
12. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILING SHALL BE TESTED AS SPECIFIED IN SECTION 803 AND SHALL BE IN CLASS C
13. ALL OPENINGS IN FLOORS ARE REQUIRED TO BE ENCLOSED BY A SHAFT HAVING WALL, FLOOR, AND CEILING OF 1 HOUR FIRE RESISTIVE CONSTRUCTION
14. PLUMBING PENETRATION THROUGH HORIZONTAL OCCUPANCY SEPARATION SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIAL. INSULATION IS NOT APPROVED
15. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS

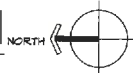
INTERIOR ENVIRONMENT

1. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4" (1210.1)
2. WALLS WITHIN 2 FEET (610 MM) OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS

- SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE OF PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER SMOOTH, HARD NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET ABOVE THE FLOOR AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. (807.1.2)
3. CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1248 OR C1325 SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER-RESISTANCE GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS: SECTION 2304.2
a. OVER A VAPOR RETARDER.
b. IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GANG SHOWER ROOMS

- c. ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES O.C. FOR 1/2 INCH THICK AND MORE THAN 16 INCHES O.C. FOR 5/8 INCH THICK.
4. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL (1205.1 AND 1205.3)

FOURTH FLOOR PLAN



MAPLEWOOD APARTMENT BUILDING

5068 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

DATE: 1/31/2019
SCALE: 1/4" = 1'-0"
DRAWING TITLE:
FOURTH FLOOR PLAN

A2.5

EXHIBIT "A"
Page No. 11 of 19
Case No. DIR-2017-2437-DB

OWNER:
FRANK AND KEIKO OTA TRUST
1426 GARDEN AVE.
LOS ANGELES, CA 90025

CONTACT:
JEFFREY OTA
310-666-8274

HRD Arch Inc.
Architecture, Planning, Landscape
11529 WILSON BLVD. SUITE 800, LOS ANGELES, CA 90025
TEL: (310) 359 - 7215
HOM: (310) 359 - 7215



KEY NOTES

1. 1" GRANITE COUNTER TOP, 36" MAX. HEIGHT
2. REMOVABLE UNDER CABINET UNDER THE SINK. THE FINISH FLOOR BENEATH THE KITCHEN SINK COUNTER AREA SHALL BE EXTENDED TO THE WALL.
3. ALL CORRIDOR DOORS SHALL BE 90 MIN. FIRE RATED
4. 42" HIGH GUARDRAIL
5. LOCATION OF FIRE ALARM PANEL
6. KNOX BOX FOR FIRE DEPARTMENT ACCESS
7. LOCATION OF FDG CONNECTION
8. LINE OF BUILDING ABOVE
9. MATERIAL: DEX-O-TEX HEATHERPEAR (LA RR NO.2360) AND "A-L-44 SR" TOPCOAT OVER HEATHERPEAR, COLOR: CHD WHITE, SRI 80 OR APPROVED EQUAL (TYPICAL DALLGONES) SEE SPECIFICATION ON SHEET A6.2
10. STANDPIPE
11. 20 MIN. SMOKE BARRIER- SMOKE GUARD SYSTEM, MODEL 200 BY SMOKE GUARD INC. ESR-1136

LEGEND

STC-50 ONE-HOUR WALL BETWEEN EACH UNIT'S SEE DETAIL #1/A6.1	3-HOUR FIRE RATED ASSEMBLY GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL (19TH ED) GA FILE NO. WP2930 UL DESIGN U435
EXTERIOR 1-HR WALL. W/7/8" THK. STUCCO APPLIED TO PAPERBACKED EXPANDED METAL LATH OVER 3/4" PLYWOOD CDX OR PER SHEAR WALL SCHEDULE. SEE DETAIL #2/A6.1	FOR INTERIOR WALL USE 2x4 WOOD STUDS @ 16" O.C. WITH 5/8" GYP. BD. ON EA. SIDE UNLESS NOTED OTHERWISE
TWO-HOUR WALL. SEE DETAIL #3/A6.1	SMOKE DETECTOR / CO DETECTOR. HARDWIRED WITH BATTERY BACK-UP WITH THE LOW BATTERY SIGNAL
EXTERIOR 2-HR WALL. W/7/8" THK. STUCCO OVER "1" LAYER OF TYPE X DENSGLASS SHAFTLINER" APPLIED TO PAPERBACKED EXPANDED METAL LATH OVER 3/4" PLYWOOD CDX OR PER SHEAR WALL SCHEDULE. SEE DETAIL #5	EXHAUST FAN, ENERGY STAR RATED COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING AND HUMIDISTAT CONTROLLED
ACCESSIBLE PATH OF TRAVEL	CLG. MOUNT EXIT SIGN COMPLYING WITH CBC SEC. 1011.
	TWO-HOUR WALL. SEE DETAIL #3/A6.1



HRD Arch Inc.
Architecture, Planning, Landscape
11525 WILSHIRE BLVD. SUITE 500, LOS ANGELES
TEL: (310) 308 - 2288
Homid@hrdarch.com



OWNER:
FRANK AND KEIKO OTA TRUST
1926 CAMDEN AVE.
LOS ANGELES, CA 90025

CONTACT:
JEFFREY OTA
310-666-8214

EXHIBIT "A"
Page No. 12 of 19
Case No. DIR-2017-2437-DB

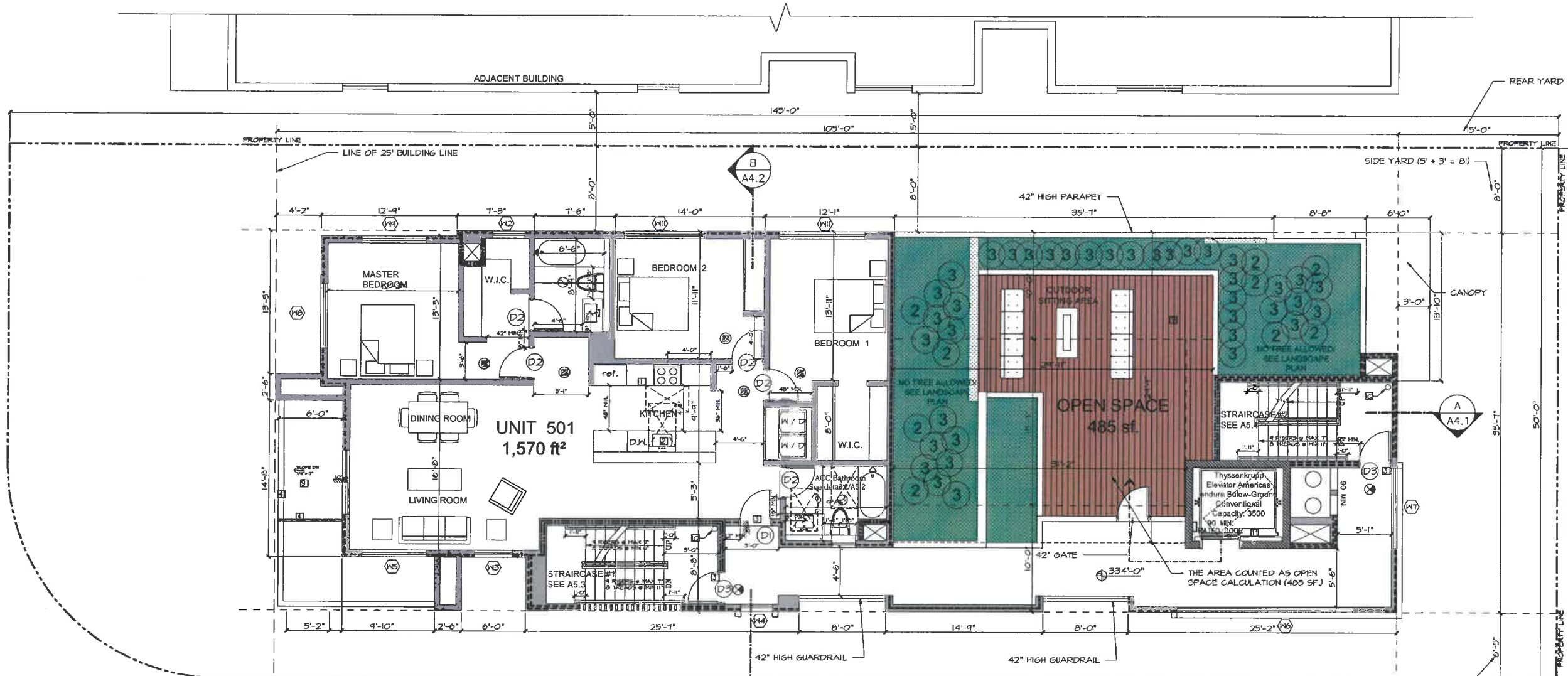
MAPLEWOOD APARTMENT BUILDING
5058 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

DATE: 1/31/2019

SCALE: 1/4" = 1'-0"

DRAWING TITLE:
FIFTH FLOOR PLAN

A2.6



FIRE DEPARTMENT NOTES

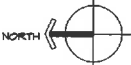
1. ALL HVAC DUCTS PENETRATING FIRE-RATED CONSTRUCTION SHALL BE PROTECTED WITH APPROPRIATE FIRE DAMPERS.
2. EMERGENCY LIGHTING SHALL BE PROVIDED GIVING A VALUE OF ONE FOOT-CANDLE AT FLOOR LEVEL - SEE ALSO ELECTRICAL DWGS.
3. PROVIDE EXIT SIGNS & DIRECTIONAL EXIT SIGNS 1/4" MIN. 6" H X 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND @ 5 FT CANDLE.
4. PROVIDE AN APPROVED FIRE WARNING/LIFE SAFETY SYSTEM IN COMPLIANCE WITH LOCAL ORDINANCES.
5. CONSPICUOUSLY MARK GAS SHUT-OFF VALVE.
6. MAINTAIN MINIMUM 44" AISLES TO AN EXIT.
7. SPRINKLERS: AUTOMATIC SPRINKLERS SHALL BE INSTALLED THROUGHOUT, COMPLYING WITH LOCAL CODE STANDARDS. THE CONTRACTOR SHALL SUBMIT THE SPRINKLER LAYOUT (INDICATING LOCATION AND TYPE OF ALL SPRINKLER HEADS) AND A SAMPLE OF THE PROPOSED HEAD FOR REVIEW PRIOR TO FABRICATION OF THE PIPING. SPRINKLER LAYOUT DRAWING SHALL BE SUBMITTED TO THE FIRE DEPT. FOR APPROVAL IN THE FORM OF A REFLECTED CEILING PLAN, ALSO INDICATING OTHER PERTINENT ITEMS TO BE INSTALLED IN THE
8. ADDRESS NUMBERS SHALL BE INSTALLED TO COMPLY WITH CITY REQUIREMENTS. SIZE OF THE NUMBERS SHALL BE A MINIMUM OF EIGHT (8) INCHES WITH A BRUSH STROKE OF 1 1/2" INCHES.
9. FIRE DEPARTMENT FINAL INSPECTION IS REQUIRED. SCHEDULE INSPECTIONS TWO DAYS IN ADVANCE. PHONE 114/854 0303
10. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHER TO BE DETERMINED BY FIRE INSPECTOR EVERY 15 FT. OF TRAVEL ON EACH LEVEL -ZA OR ZAI0BC-I0BC IN GARAGE AREA.
11. PRIVATE FIRE HYDRANTS, SPRINKLER CONTROL AND POST INDICATOR VALVES, AND RISERS TO FIRE DEPARTMENT CONNECTIONS SHALL BE PAINTED SAFETY RED.
12. A FIRE ALARM SYSTEM (VISUAL AND AUDIBLE) IS REQUIRED. SUBMIT 3 COPIES TO ELECTRICAL DIVISION, DEPT. OF BUILDING AND SAFETY, PRIOR TO INSTALLATION. DESIGNATE ONE COPY AS FIRE DEPARTMENT COPY.
13. ALL SMOKE DETECTORS LOCATED IN COMMON AREA AND STAIRWELLS SHALL BE CONNECTED

WILTON PLACE

14. INTO THE FIRE ALARM SYSTEM. SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS AND AREAS GIVING ACCESS TO SLEEPING AREAS, AND ON TOP CENTER OF STAIRS LEADING THERETO.
15. PROVIDE SINGLE STATION SMOKE DETECTOR WITHIN SLEEPING AREA AND HALLWAYS OR AT THE TOP CENTER OF STAIRS. SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACK-UP.
16. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A I0BC WITHIN 15 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING, ON EACH FLOOR, ALSO DURING CONSTRUCTION. LOCATION OF FIRE EXTINGUISHERS TO BE AS REQUIRED BY THE FIRE/BUILDING INSPECTOR, CENTER.
17. ROOF OBSTRUCTIONS SUCH AS TELEVISION ANTENNA, GUY WIRES, SOLAR PANELS, ETC. SHALL NOT PREVENT FIRE DEPARTMENT ACCESS OR EGRESS.
18. FIRE DEPARTMENT INLET CONNECTION SHALL BE AS REQUIRED BY THE PLUMBING CODE OR ANY OTHER GOVERNING CODE. SHALL BE LOCATED ON THE ADDRESS SIDE OF THE BUILDING NEAR THE MAIN ENTRANCE.
19. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING 50 OR MORE PERSONS

14. EVERY EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR SPECIAL IN ANY HAZARDOUS AREA, KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE AN APPROVED TYPE.
20. LIGHTING SHALL BE PROVIDED FROM AN EMERGENCY POWER SYSTEM. EMERGENCY LIGHTING SHALL GIVE A VALUE OF ONE FOOT CANDLE AT FLOOR LEVEL.
21. EXIT PATH LIGHTING SHALL BE PROVIDED FOR STAIRWAY, HALLWAY, EXIT PASSAGEWAY AND EGRESS TO A PUBLIC WAY ANY TIME THE BUILDING IS OCCUPIED.
22. WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE @ 5 FT CANDLE.
23. RUBBISH ROOM SHALL BE OF ONE-HOUR FIRE-RESISTIVE CONSTRUCTION AND BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.
24. BUILDING ADDRESS SHALL BE PROVIDED AT OR NEAR THE ENTRANCE OF THE BUILDING IN ACCORDANCE TO L.A.M.C. 57.09.11.
25. PROVIDE ACCESS & PROTECTION TO ALL SPRINKLER HEADS INCLUDING TRASH CANTE

FIFTH FLOOR PLAN

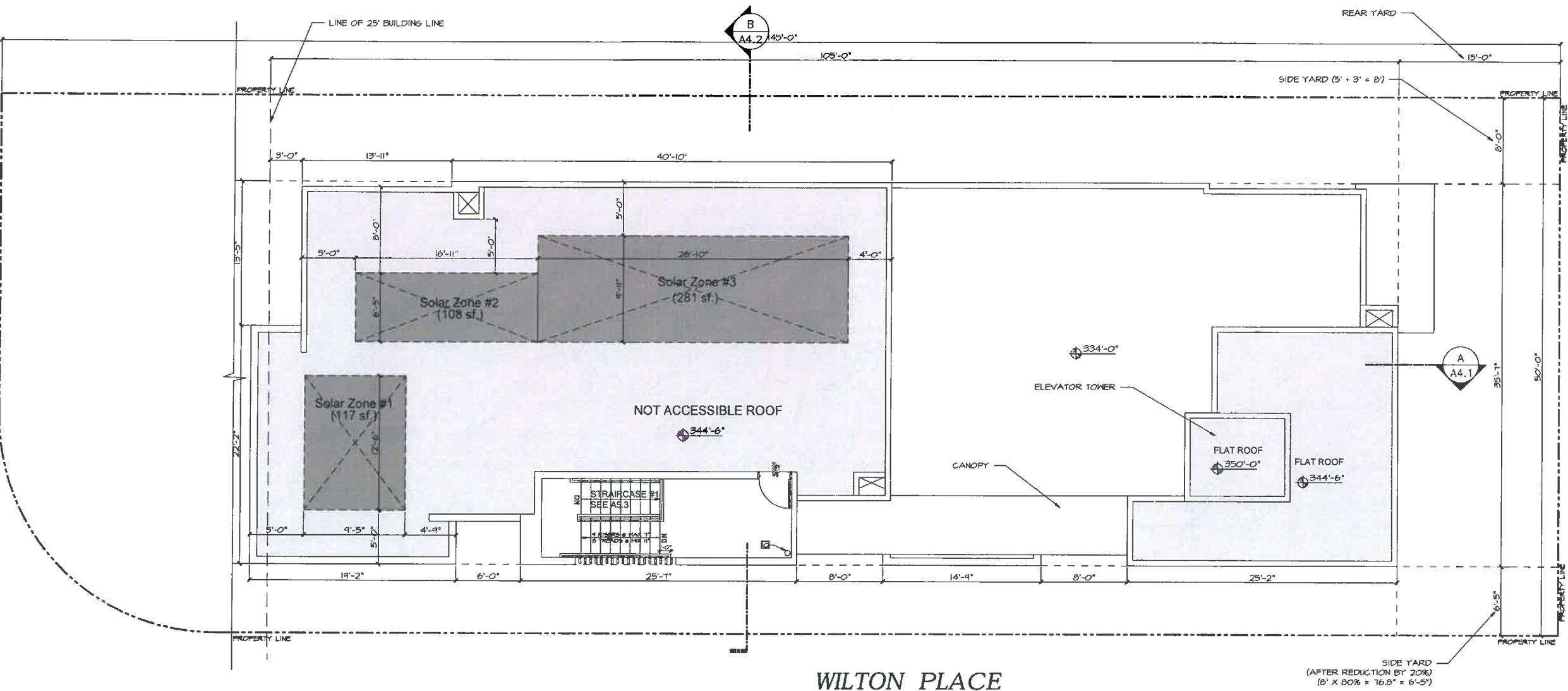


Solar area Calculation:

Roof Area = 3,373 sf.

Solar Area = 506 SF.

Solar Area = 15% (as per Green Building Code)



WILTON PLACE

ROOF PLAN



EXHIBIT "A"
Page No. 13 of 19
Case No. DIR-2017-2437-DB

MAPLEWOOD APARTMENT BUILDING
5055 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

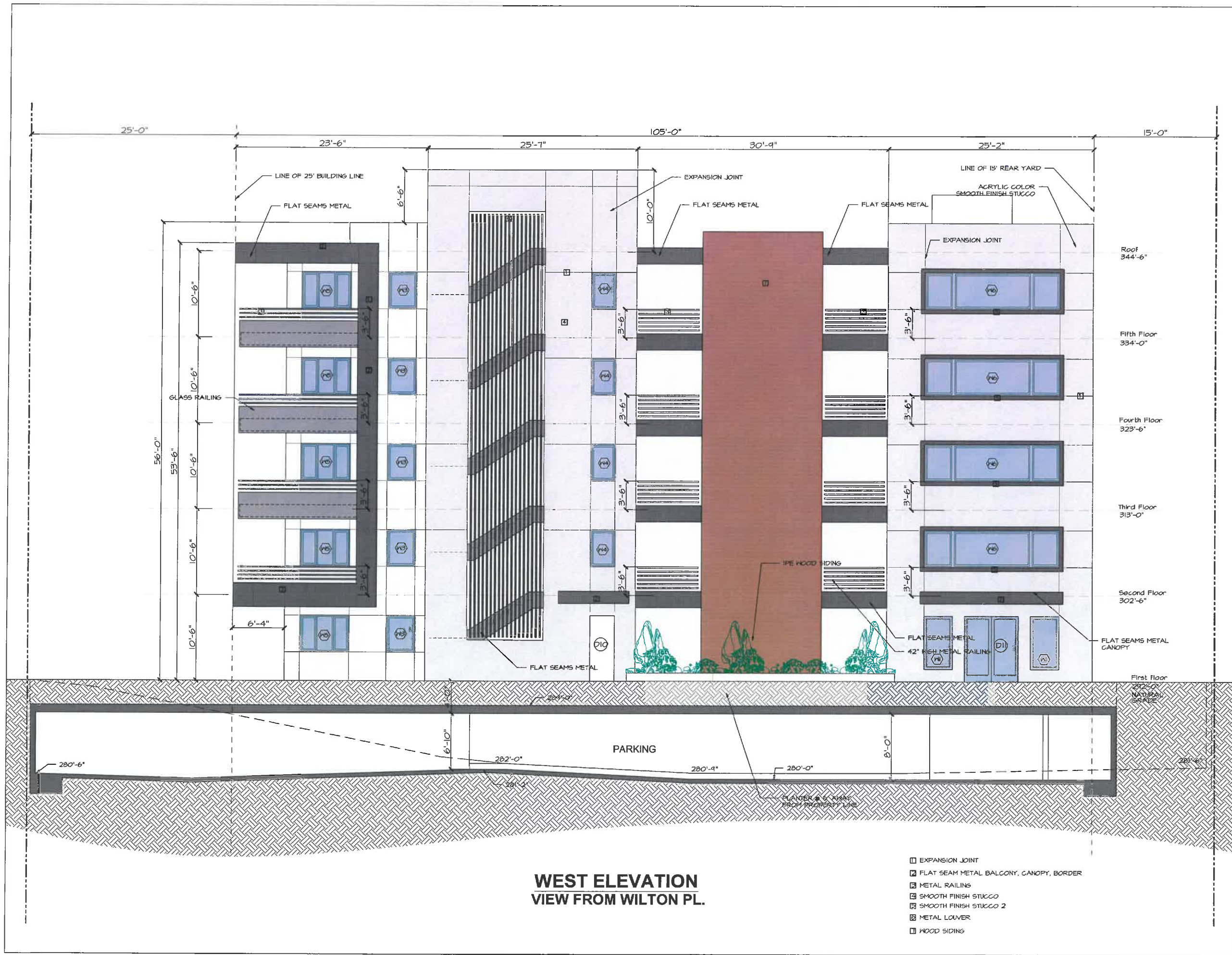
DATE: 1/31/2019
SCALE: 1/4" = 1'-0"
DRAWING TITLE:
ROOF PLAN

A2.7

OWNER:
FRANK AND KEIKO OTA TRUST
1026 CANNON AVE.
LOS ANGELES, CA 90025
CONTACT:
JEFFREY OTA
310-666-8274


HRD Arch Inc.
Architecture • Planning • Landscape
11620 WILSON BLVD. SUITE 200, LOS ANGELES
TEL: (310) 358 - 2245
Hemio@hrdarch.com






WEST ELEVATION
VIEW FROM WILTON PL.

- EXPANSION JOINT
- ▣ FLAT SEAM METAL BALCONY, CANOPY, BORDER
- ▣ METAL RAILING
- ▣ SMOOTH FINISH STUCCO
- ▣ SMOOTH FINISH STUCCO 2
- ▣ METAL LOUVER
- ▣ WOOD SIDING



HRD Arch Inc.
Architecture • Planning • Landscape
1100 WILSON BLVD, SUITE 200, LOS ANGELES, CA 90025
TEL: (310) 358-2245
HARD@HRDarch.com



OWNER:
FRANK AND KEIKO OTA TRUST
1126 CAMDEN AVE.
LOS ANGELES, CA 90025

CONTACT:
JEFFREY OTA
310-666-5214

EXHIBIT "A"
Page No. 14 of 19
Case No. DIR-2017-2437-DB

MAPLEWOOD APARTMENT BUILDING
5055 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

DATE: 1/31/2019
SCALE: 1/4" = 1'-0"
DRAWING TITLE:
ELEVATION

A3.1



HRD Arch Inc.
Architecture, Planning, Landscape
1700 WILSON BLVD SUITE 100, LOS ANGELES
TEL: (310) 388-2245
HARD@HRDARCH.COM



OWNER:
FRANK AND KEIKO OTA TRUST
1426 CAMDEN AVE.
LOS ANGELES, CA 90025

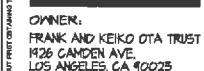
CONTACT:
JEFFREY OTA
310-666-8274

EXHIBIT "A"
Page No. 15 of 19
Case No. DIR-2017-2437-DB

MAPLEWOOD APARTMENT BUILDING
5055 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

DATE: 1/31/2019
SCALE: 1/4" = 1'-0"
DRAWING TITLE:
ELEVATION

A3.2



CONTACT:
JEFFREY OTA
310-666-8274

EXHIBIT "A"
Page No. 16 of 19
Case No. DIR-2017-2437-DB

MAPLEWOOD APARTMENT BUILDING

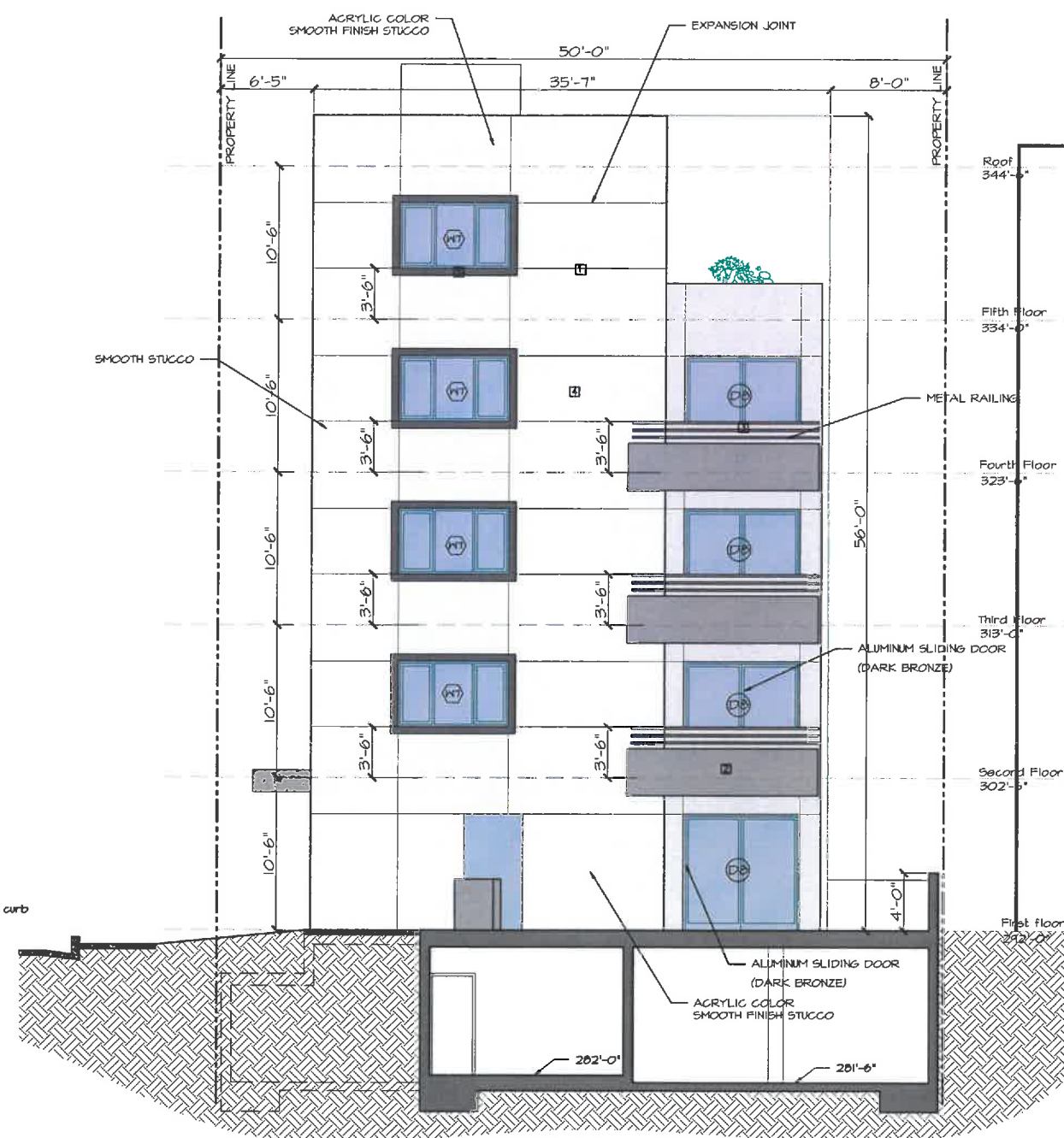
8558 W MAPLEWOOD AVE LOS ANGELES CA 90004

DATE: 2/5/2019

SCALE: 1/4" = 1'-0"

DRAWING TITLE:
ELEVATIONS

A3.3



NORTH ELEVATION
VIEW FROM MAPLEWOOD AVE.

SOUTH ELEVATION
VIEW FROM REAR YARD

- ☐ EXPANSION JOINT
- ☒ FLAT SEAM METAL BALCONY, CANOPY, BORDER
- ☒ METAL RAILING
- ☒ SMOOTH FINISH STUCCO
- ☒ SMOOTH FINISH STUCCO 2
- ☒ METAL LOUVER
- ☒ WOOD SIDING

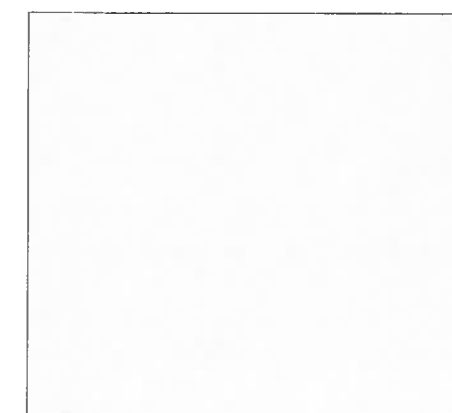
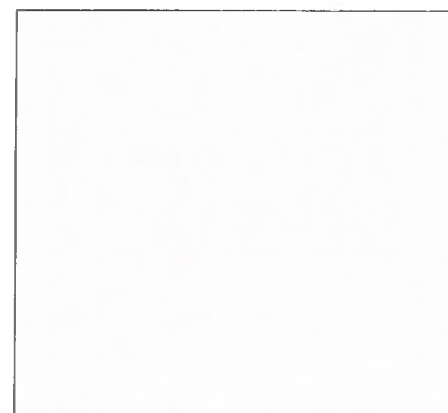


EXHIBIT "A"
Page No. 17 of 19
Case No. DIR-2017-2437-DB

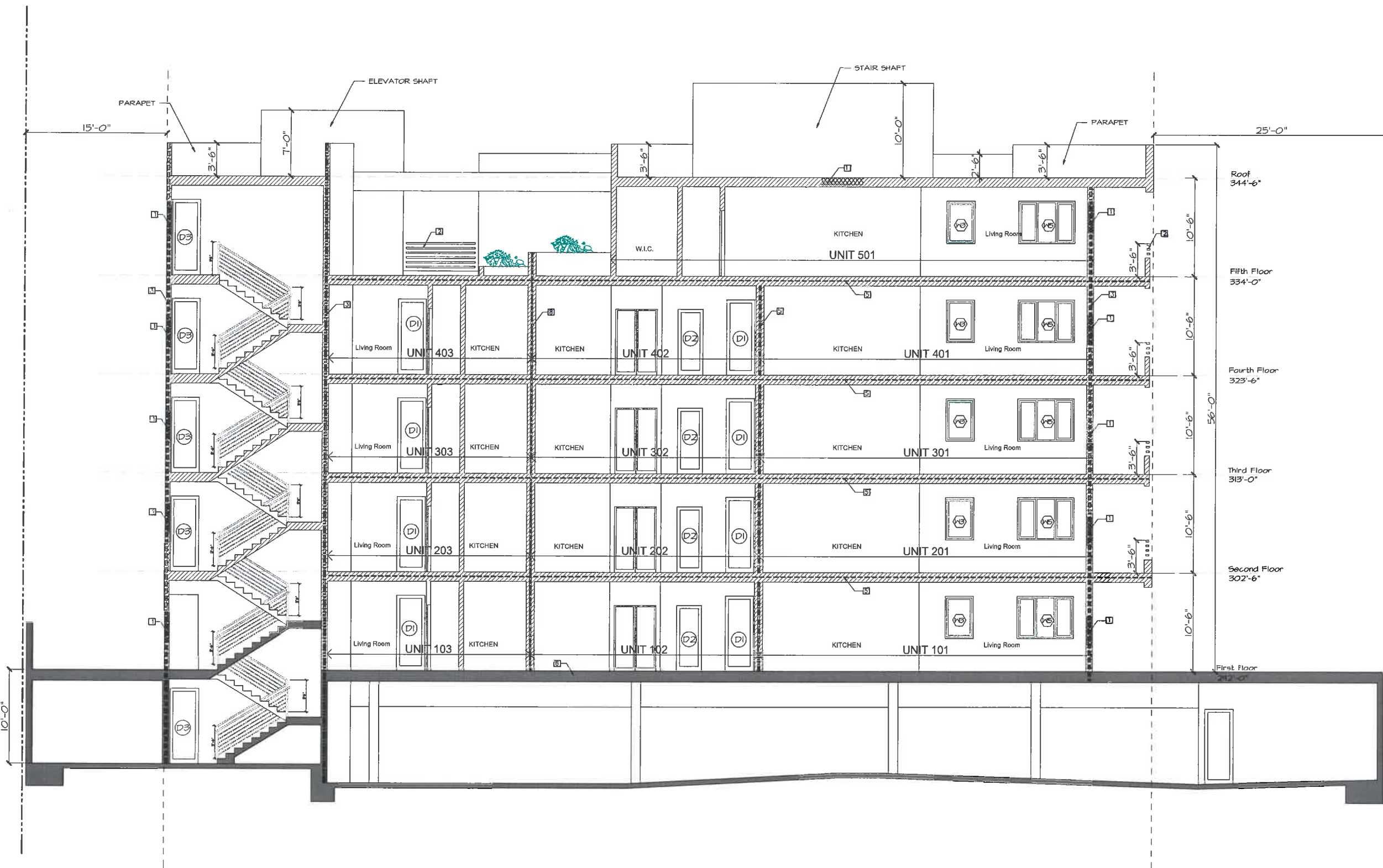
MAPLEWOOD APARTMENT BUILDING
5058 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

DATE: 1/31/2019

SCALE:

DRAWING TITLE:
MATERIAL BOARD

A3.4



- KEY NOTE:**
1. PROVIDE MIN. INSULATION OF: R-15 IN EXTERIOR WALLS AND R-30 IN CEILINGS OR ROOF
 2. 42" HIGH GUARD RAIL
 3. TWO-HOUR WALL. SEE DETAIL #3/A6.1
 4. ONE-HOUR WALL BETWEEN UNITS AND CORRIDOR. SEE DETAIL #2/A2.1
 5. STC 50 / ONE-HOUR WALL / FLOOR / CEILING BETWEEN UNITS. SEE DETAIL #1/A6.1
 6. CONCRETE SLAB AS PER STRUCTURAL
 7. TYP. 1 HOUR FIRE RATED EXTERIOR WALL #2/A2.1
 8. 3 HOUR FIRE WALL #6/A2.1

SECTION A



HRD Arch Inc.
Architecture, Planning, Landscape
11020 WILSHIRE BLVD. SUITE 500, LOS ANGELES
TEL: (310) 208 - 2045
HARD@HRDARCH.COM



OWNER:
FRANK AND KEIKO OTA TRUST
1426 CANNON AVE.
LOS ANGELES, CA 90025

CONTACT:
JEFFREY OTA
310-666-8274

EXHIBIT "A"
Page No. 18 of 19
Case No. DIR-2017-2437-DB

MAPLEWOOD APARTMENT BUILDING

5053 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

DATE: 1/31/2018

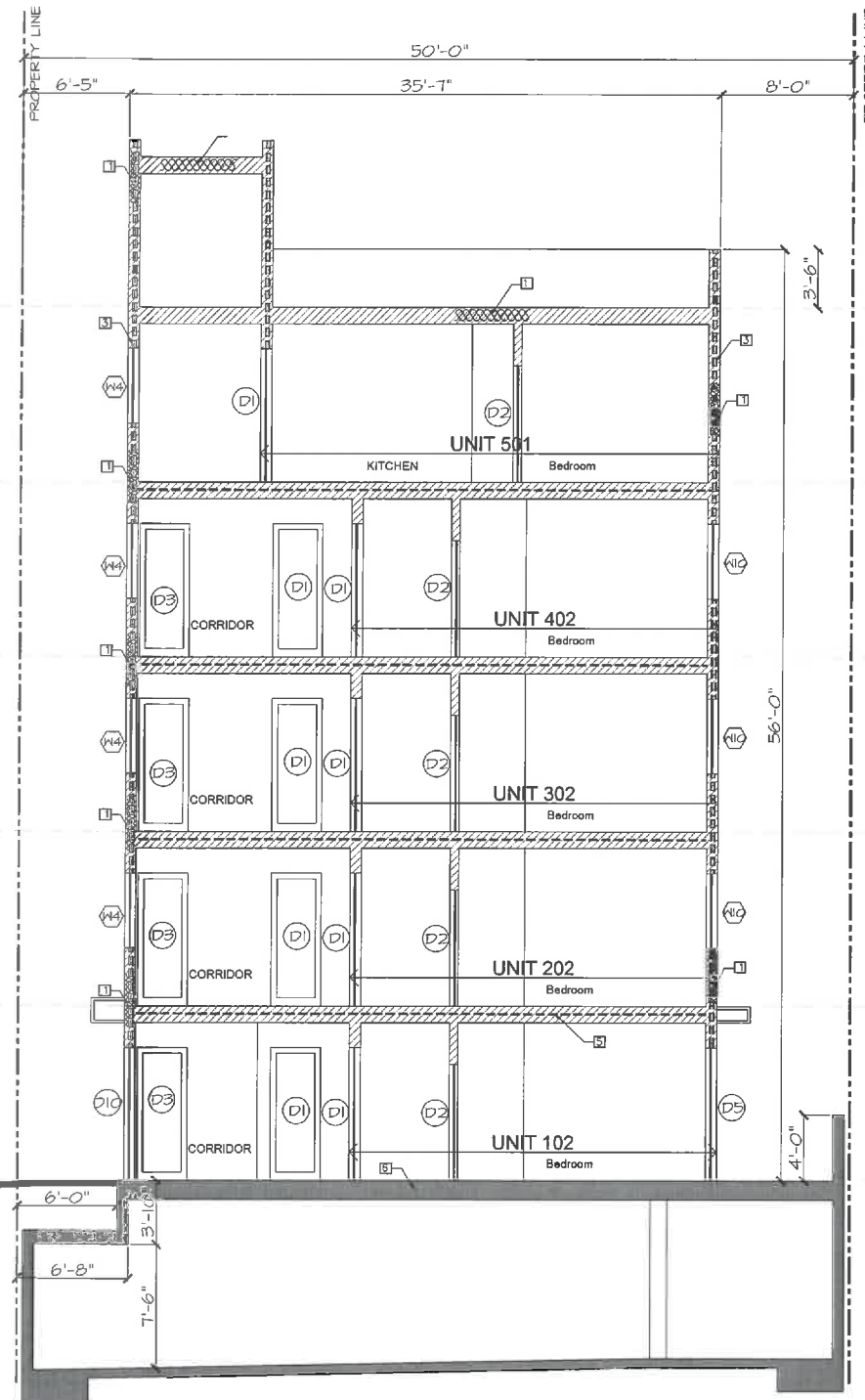
SCALE: 1/4" = 1'-0"

DRAWING TITLE:
SECTION

A4.1

- KEY NOTE:
- 1 PROVIDE MIN. INSULATION OF: R-15 IN EXTERIOR WALLS AND R-30 IN CEILINGS OR ROOF
 - 2 42" HIGH GUARD RAIL
 - 3 TWO-HOUR WALL, SEE DETAIL #3/A6.1
 - 4 ONE-HOUR WALL BETWEEN UNITS AND CORRIDOR, SEE DETAIL #2/A2.1
 - 5 STC 50 / ONE-HOUR WALL / FLOOR / CEILING BETWEEN UNITS, SEE DETAIL #1/A6.1
 - 6 CONCRETE SLAB AS PER STRUCTURAL
 - 7 TYP. 1 HOUR FIRE RATED EXTERIOR WALL #2/A2.1
 - 8 3 HOUR FIRE WALL #6/A2.1

Wilton Pl



SECTION B



HRD Arch Inc.
Architecture, Planning, Landscape
1100 WILSON BLVD. SUITE 200, LOS ANGELES, CA 90025
TEL: (310) 351-2245
HrdArch.com



OWNER:
FRANK AND KEIKO OTA TRUST
1936 CAMDEN AVE.
LOS ANGELES, CA 90025

CONTACT:
JEFFREY OTA
310-666-8274

EXHIBIT "A"
Page No. 19 of 19
Case No. DJR-2017-2437-DB

MAPLEWOOD APARTMENT BUILDING

5058 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

DATE: 1/31/2019

SCALE: 1/4" = 1'-0"

DRAWING TITLE:
SECTION

A4.2

EXHIBIT D

**Approved Project Plans “Exhibit A”
(stamp-dated August 20, 2018)**

MAPLEWOOD APARTMENT BUILDING

5058 W. MAPLEWOOD ST. LOS ANGELES, CA 90004
PROPOSED 13 APARTMENT UNITS - 5 STORY RESIDENTIAL OVER 1 LEVEL SUBTERRANEAN PARKING



RECEIVED
CITY OF LOS ANGELES
AUG 20 2018
CITY PLANNING
PROJECT PLANNING

EXHIBIT "A"
Page No. 1 of 14
Case No. DIR-2017-2437-DB



OWNER:
FRANK AND KEIKO OTA TRUST
1206 CAMDEN AVE.
LOS ANGELES, CA 90025
CONTACT:
JEFFREY OTA
310-666-8274

MAPLEWOOD APARTMENT BUILDING
5058 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

DATE: 08/17/2018
SCALE:
DRAWING TITLE:

DI

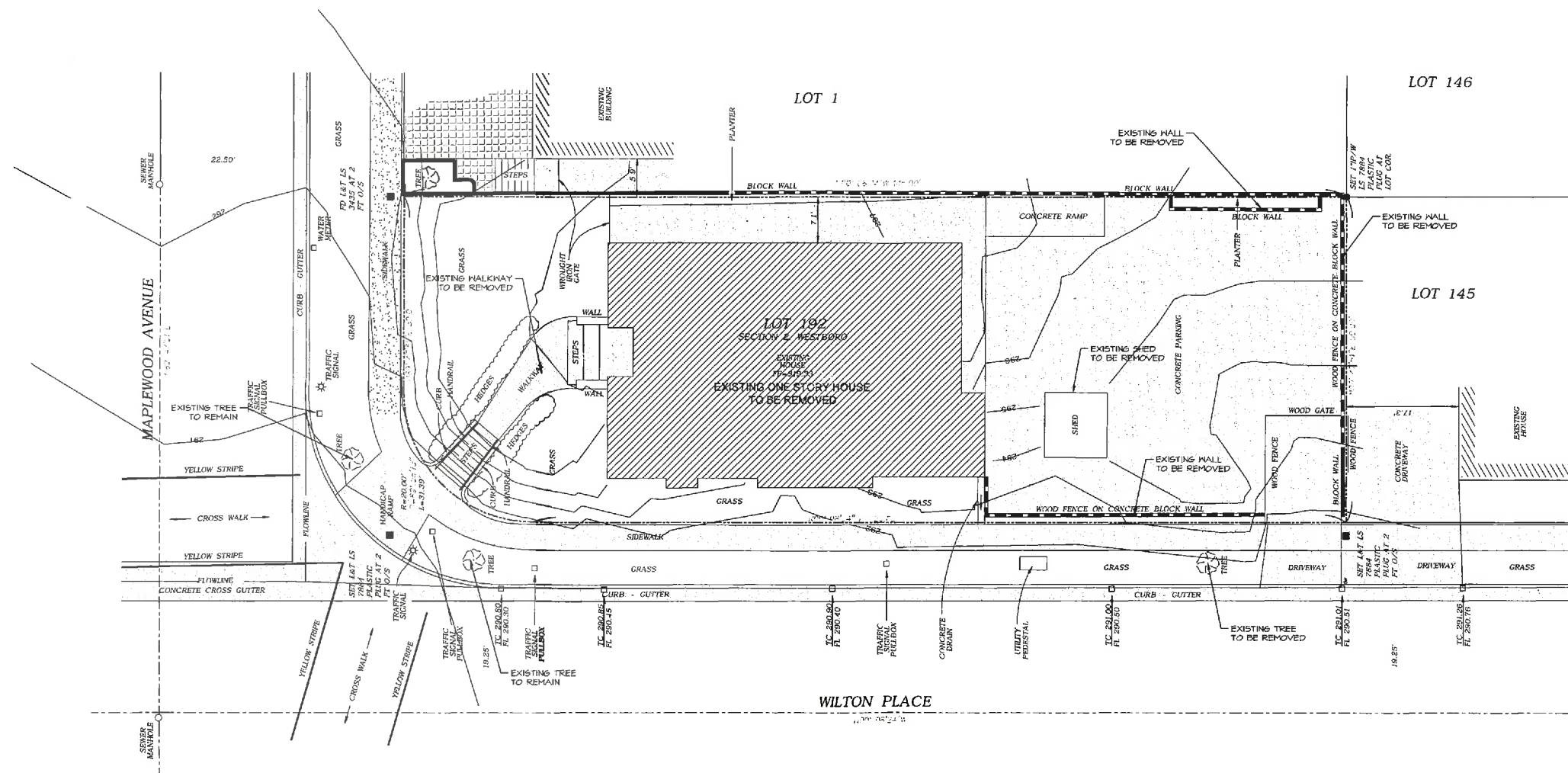


EXHIBIT "A"
Page No. 2 of 14
Case No. DI R-2017-2437-DB

EXISTING SITE PLAN



OWNER:
FRANK AND KEIKO OTA TRUST
1926 CAMDEN AVE
LOS ANGELES, CA 90025

CONTACT:
JEFFREY OTA
310-666-8274

MAPLEWOOD APARTMENT BUILDING
5058 W MAPLEWOOD AVE, LOS ANGELES, CA 90004

DATE: 06/17/2018

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

DRAWING TITLE:
EXISTING SITE PLAN

A0.1

THIS DRAWING IS THE PROPERTY OF HRD ARCH INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF HRD ARCH INC. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

BUILDING DATA

PIN NUMBER 141B193 1230
 APN 5522-017-028
 TRACT SECTION 2 WESTBORO
 MAP REFERENCE M.B. 13-52
 LOT 192
 MAP SHEET 141B189

ZONE RS-1
 CODE 2014 LABC
 LOT AREA 7,172.2 sf.

TYPE OF CONSTRUCTION III-A OVER TYPE I-B (GARAGE)
 OCCUPANCY R2 / S2
 NUMBER OF STORY 5 STORY ABOVE BASEMENT
 (type III-A) (type I-B)

UNIT CALCULATION

LOT AREA 7,172 sf
 BUILDABLE AREA 4,200 sf.
 TOTAL ALLOWABLE FLOOR AREA 21,000 sf.
 TOTAL ALLOWABLE FLOOR AREA 21,000 sf.

LOT AREA 7,172 sf
 BUILDABLE AREA 4,200 sf.
 TOTAL ALLOWABLE FLOOR AREA 21,000 sf.
 TOTAL ALLOWABLE FLOOR AREA 21,000 sf.

LOT AREA 7,172 sf
 BUILDABLE AREA 4,200 sf.
 TOTAL ALLOWABLE FLOOR AREA 21,000 sf.
 TOTAL ALLOWABLE FLOOR AREA 21,000 sf.

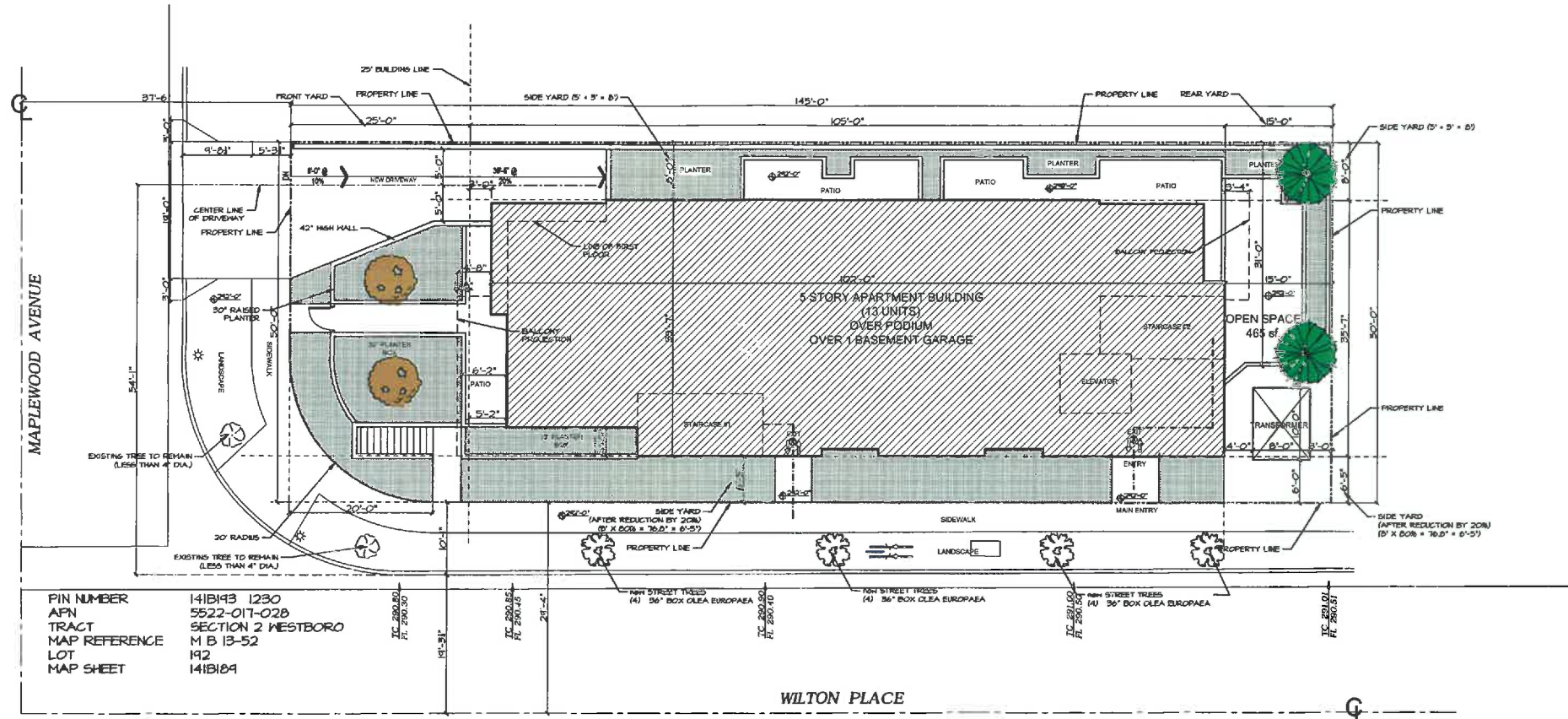
FAR CALCULATION

LOT AREA 7,172 sf
 BUILDABLE AREA 4,200 sf.
 TOTAL ALLOWABLE FLOOR AREA 21,000 sf.
 TOTAL ALLOWABLE FLOOR AREA 21,000 sf.

LOT AREA 7,172 sf
 BUILDABLE AREA 4,200 sf.
 TOTAL ALLOWABLE FLOOR AREA 21,000 sf.
 TOTAL ALLOWABLE FLOOR AREA 21,000 sf.

LOT AREA 7,172 sf
 BUILDABLE AREA 4,200 sf.
 TOTAL ALLOWABLE FLOOR AREA 21,000 sf.
 TOTAL ALLOWABLE FLOOR AREA 21,000 sf.

LEVEL	AREA TOWARDS FAR CALCULATION (EXCLUDING EXTERIOR WALLS)			NON RESIDENTIAL AREA (EXCLUDING EXTERIOR WALLS)			BALCONY, PATIO, PUBLIC OPEN SPACES
	Residential	Corridor	Total	STAIRS, ELEVATOR, SHAFTS AND STORAGE	PARKING AND DRIVEWAY	TOTAL OF FLOOR AREA	
5th FLOOR	1,441	62	1,503	423	0	1,926	811
4th FLOOR	2,391	395	2,786	423	0	3,209	244
3rd FLOOR	2,391	395	2,786	423	0	3,209	244
2nd FLOOR	2,391	395	2,786	423	0	3,209	244
1st FLOOR	2,318	385	2,703	423	0	3,136	975
BASEMENT				868	5,050	5,918	
TOTAL	10,932	12,874	23,806	2,783	5,050	21,619	2,318



OPEN SPACE CALCULATION

OPEN SPACE REQUIREMENT

	# OF HABITABLE ROOM	# OF UNITS	OPEN SPACE RATIO	TOTAL
1- BDRM	2	9	100 sf.	900 sf.
2- BDRM	3	3	125 sf.	375 sf.
3- BDRM	4	1	175 sf.	175 sf.
TOTAL				1,450 sf.

OPEN SPACE PROVIDED

PRIVATE OPEN SPACE 10 BALCONIES X 50 sf. = 500 sf.

COMMON OPEN SPACE
 FIRST FLOOR 465 sf.
 FIFTH FLOOR 465 sf.

TOTAL OF OPEN SPACE PROVIDED 1,450 sf.

PARKING CALCULATION

PARKING REQUIREMENT

	# OF UNITS	# OF BEDROOM	TOTAL # OF BEDROOM
1- BDRM	9	1	9
2- BDRM	3	2	6
3- BDRM	1	3	3
TOTAL			18

AS PER AB144-DENSITY BONUS, OPTION #4:
 NUMBER OF PARKING REQUIRED: 18 X 0.5 = 9 PARKING STALLS

PARKING PROVIDED

RESIDENTIAL UNITS	STANDARD	COMPACT	ACC	TOTAL
	1	1	1	3

BICYCLE CALCULATION

	LONG TERM BICYCLE	SHORT TERM BICYCLE	TOTAL
13	1 PER UNIT	1 PER 10 UNIT	15

GRADING CALCULATION

CUTTING ABOVE FIRST FLOOR (293') 14,344 c.f. 531 c.y.

CUTTING BELOW FIRST FLOOR FOR BASEMENT 75,306 c.f. 2,789 c.y.

TOTAL OF CUT AND EXPORT 3,320 c.y.

EXHIBIT "A"
 Page No. 3 of 14
 Case No. DIR-2017-2437-DB

PLOT PLAN



MAPLEWOOD APARTMENT BUILDING

5558 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

DATE: 06/17/2018

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

DRAWING TITLE: PLOT PLAN

A1.1

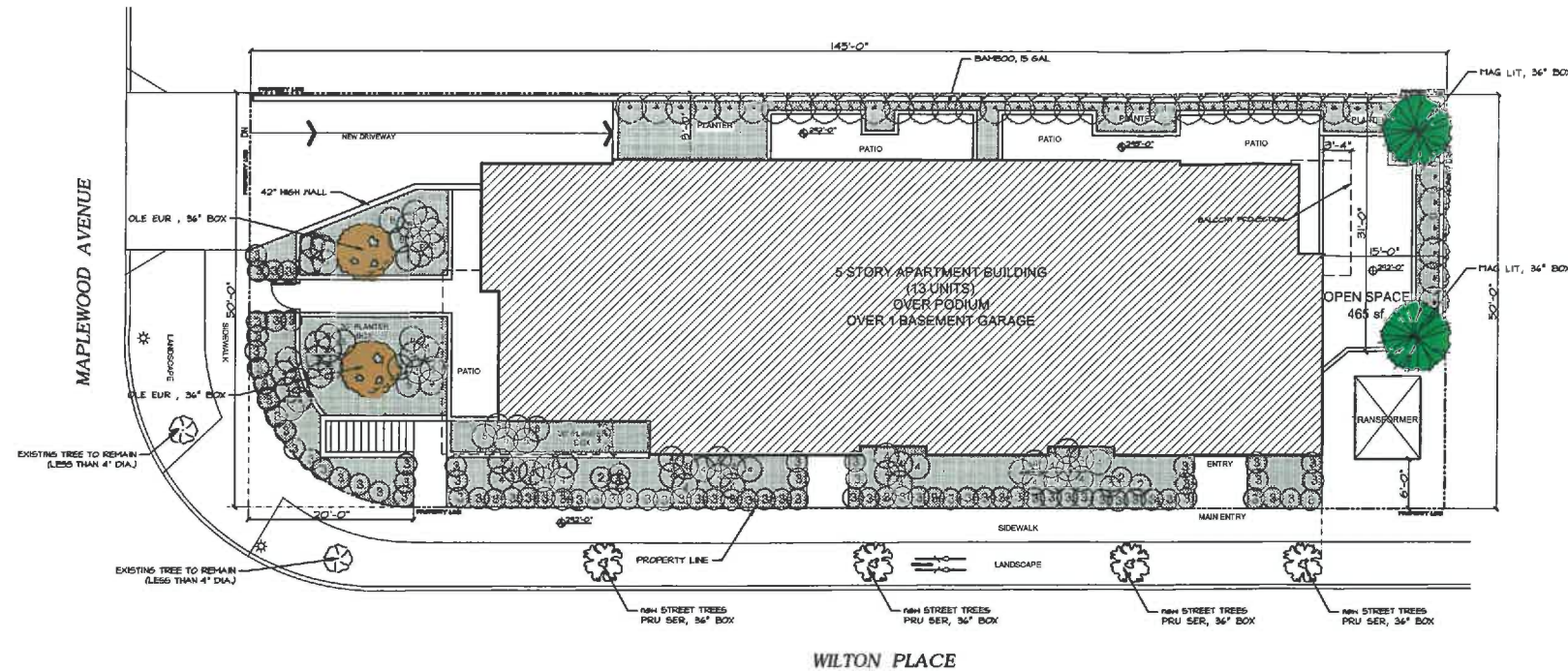


HRD Arch Inc.
 Architecture • Planning • Landscape
 1120 WILSON BLVD. SUITE 200, LOS ANGELES
 CA 90017
 Tel: (213) 388-2348
 Email: hrd@hrdarch.com

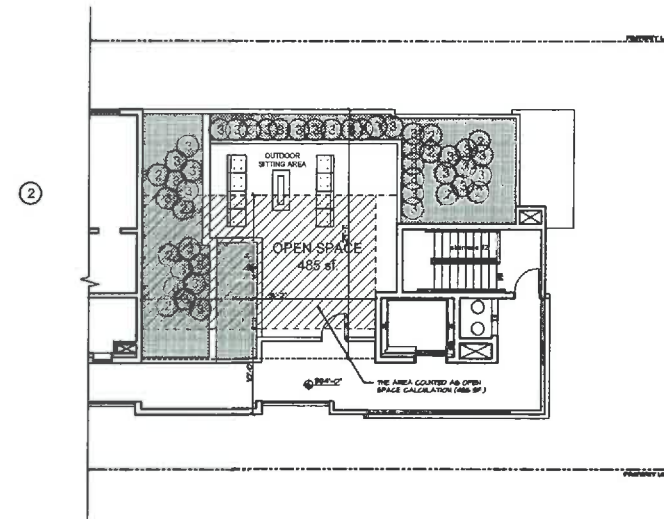


OWNER:
 FRANK AND KEIKO OTA TRUST
 108 GARDEN AVE.
 LOS ANGELES, CA 90025

CONTACT:
 JEFFREY OTA
 310-666-8274



GROUND FLOOR LANDSCAPE PLAN



5TH FLOOR LANDSCAPE PLAN

EXHIBIT "A"
Page No. 4 of 14
Case No. DIR-2017-2437-DB

TREE LEGEND

	BOTANICAL NAME	COMMON NAME	QTY	SIZE	IRRIG. REQ.	MULCH REQ.	SIZE AT MATURITY	YEARS	REMARKS
MAG LIT	Magnolia grandiflora	southern magnolia	2	36" Box	2	M	20' x 10'	10 yrs.	
○	Bambusa spp.	bamboo (Bambusa)	30	15 GAL	1	L	6' x 5'	10 yrs.	
OLE EUR	Olea europaea	olive	2	36" Box	2	L	6' x 5'	10 yrs.	
PRU SER	Prunus spp. cherry	flowering cherry	4	36" Box	2	M	15' x 15'	10 yrs.	STREET TREE

SHRUBS AND GROUND COVER LEGEND

	BOTANICAL NAME	COMMON NAME	QTY	SIZE	IRRIG. REQ.	MULCH REQ.	SIZE AT MATURITY	YEARS	REMARKS
②	Aeonium spp.	Canary island rose	20	5 GAL	1	L	2' x 1'	3 yrs.	
③	Lantana montevidensis (yellow)	Chilean bellflower	115	1 GAL	1	L	2' x 6'	3 yrs.	
④	Hestirgia fruticosa (rosmarinifolia)	coast rosemary	45	1 GAL	1	L	3' x 5'	3 yrs.	
⑤	Callistemon 'Little John'	Little John bottlebrush	30	5 GAL	1	L	3' x 8'	3 yrs.	
●	Dymondia margaritae	dymondia				L	2' x 2'		GROUND COVER

- NOTES:**
1. A minimum of 3-inch layer of cedar bark mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
 2. All Trees to be planted with commercial root barriers.
 3. Use class I or class II Compost as a soil amendment in all landscaped areas.
 4. Remove all existing palm trees.



FIREPLACE W/ SEATWALL



PAVING

PIN NUMBER 141B193 1230
APN 5522-017-028
TRACT SECTION 2 WESTBORO
MAP REFERENCE M B 13-52
LOT 192
MAP SHEET 141B184

NUMBER OF UNIT 13 UNITS
NUMBER OF 24" TREE 13 / 4 = 4 TREES
REQUIRED
NUMBER OF TREE 7 TREES (24" BOX ARBUTUS MARINA)
PROVIDED

LANDSCAPE PLAN



MAPLEWOOD APARTMENT BUILDING

5058 W MAPLEWOOD AVE, LOS ANGELES, CA 90004

DATE: 08/17/2018

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

DRAWING TITLE:
LANDSCAPE PLAN

A1.2

HRD Arch Inc.
Architecture, Planning, Landscape
11820 WILSHIRE BLVD, SUITE 500, LOS ANGELES
TEL: (310) 388-2348
Hem@hrdarch.com



OWNER:
FRANK AND KEIKO OTA TRUST
1026 CAMDEN AVE.
LOS ANGELES, CA 90025

CONTACT:
JEFFREY OTA
310-666-8274

DI

NOTES

- DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOR-UP, THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158)
- PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 10 INCHES ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2504.3

- WATER HEATERS MUST BE STRAPPED TO A WALL (SEC. 501.3, UPC)
- UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATINGS (RESEARCH REPORT NOT REQUIRED), 2405.5
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- PROVIDE AN EMERGENCY TELEPHONE ON THE JOB SITE PRIOR TO ANY CONSTRUCTION.

EVSE NOTE

- INSTALL A MINIMUM 1" (INSIDE DIAMETER) RACEWAY IS INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUB-PANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE

OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

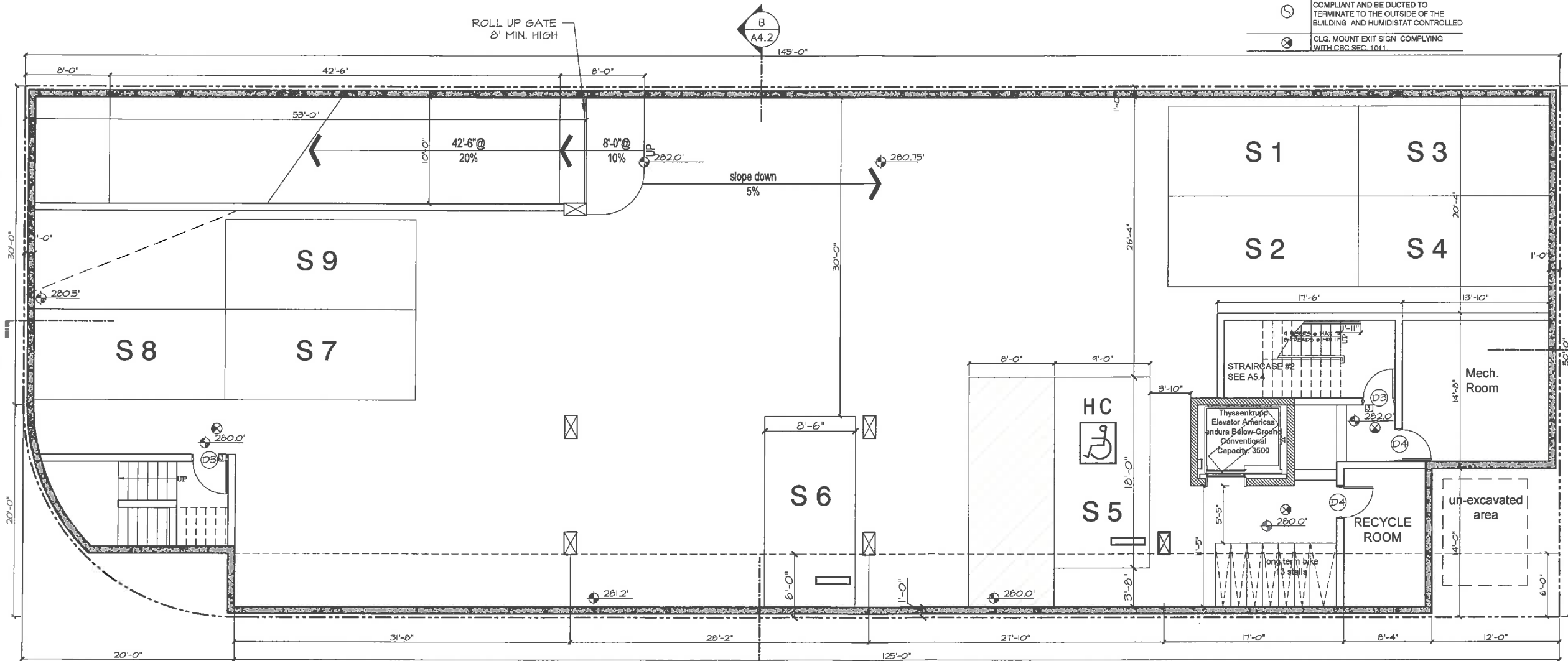
GREEN BUILDING NOTE:

- A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10(G) SHALL BE PROVIDED TO THE OCCUPANT

PROVIDE MIN. 8'-2" CLEARANCE AT BASEMENT.
NO PERMANENT INSTALLATIONS OR MECHANICAL EQUIPMENT IS PERMITTED ALONG THE PATH OF TRAVEL TO THE PARKING SPACE OR ANYWHERE ABOVE IT.

LEGEND

	STC-90 ONE-HOUR WALL BETWEEN EACH UNITS SEE DETAIL #1/A8.1
	EXTERIOR 1-HR WALL W/7/8" THK. STUCCO APPLIED TO PAPERBACKED EXPANDED METAL LATH OVER 3/4" PLYWOOD CDX OR PER SHEAR WALL SCHEDULE. SEE DETAIL #2/A8.1
	TWO-HOUR WALL. SEE DETAIL #3/A8.1
	EXTERIOR 2-HR WALL W/7/8" THK. STUCCO OVER 1" LAYER OF TYPE X DENSGLASS SHAFTLINER APPLIED TO PAPERBACKED EXPANDED METAL LATH OVER 3/4" PLYWOOD CDX OR PER SHEAR WALL SCHEDULE. SEE DETAIL #5
	3-HOUR FIRE RATED ASSEMBLY GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL (19TH ED) GA FILE NO. WP2830 UL DESIGN U435
	FOR INTERIOR WALL USE 2x4 WOOD STUDS @ 16" O.C. WITH 5/8" GYP. BD. ON EA. SIDE UNLESS NOTED OTHERWISE
	SMOKE DETECTOR / CO DETECTOR. HARD-WIRED WITH BATTERY BACK-UP WITH THE LOW BATTERY SIGNAL
	EXHAUST FAN, ENERGY STAR RATED COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING AND HUMIDISTAT CONTROLLED
	CLG. MOUNT EXIT SIGN. COMPLYING WITH CBC SEC. 101.1



EXIT NOTES

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2102.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90MIN. IN CASE OF PRIMARY POWER LOSS. (101.2-101.5.3)
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE PG-STR.CORR18 (12/14/2012) WWW.LADBS.ORG PAGE 17 OF 23 1008.1.8.3 FOR EXCEPTIONS.
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.4
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE. (1006.1)
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
 - aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress;

- CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGENAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2102. (1006.3)
 - EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.26 FOOT CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1006.3)
 - THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.
 - PROVIDE STAIRWAY ILLUMINATION, MIN. 1 FOOT-CANDLE AT TREAD RUNS. (1205.4)
 - TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 3306. OBTAIN PUBLIC WORKS' APPROVAL (3201.3, 3202.3.4, 3306)

PARKING CALCULATION

PARKING REQUIREMENT

	# OF UNITS	# OF BEDROOM	TOTAL # OF BEDROOM
1- BDRM	4	1	4
2- BDRM	3	2	6
3- BDRM	1	3	3
TOTAL			13

AS PER ABT44-DENSITY BONUS, OPTION #4:
NUMBER OF PARKING REQUIRED: 13 X 0.5 = 9 PARKING STALLS

PARKING PROVIDED

RESIDENTIAL UNITS	STANDARD	COMPACT	ACC	TOTAL
	8	0	1	9

BICYCLE CALCULATION

LONG TERM BICYCLE	13	1 PER UNIT	13
SHORT TERM BICYCLE	13	1 PER 10 UNIT	2
TOTAL			15

BASEMENT FLOOR PLAN



A2.1

OWNER:
FRANK AND KEIKO OTA TRUST
1926 CAMDEN AVE.
LOS ANGELES, CA 90025

CONTACT:
JEFFREY OTA
310-666-8274

MAPLEWOOD APARTMENT BUILDING

5058 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

DATE: 07/02/2018

SCALE: 1/4" = 1'-0"

DRAWING TITLE:

BASEMENT FLOOR PLAN

EXHIBIT "A"
Page No. 5 of 14
Case No. DIR-2017-2437-DB



HRD Arch Inc.
Architecture • Planning • Landscape
1180 WILSON BLVD, SUITE 500, LOS ANGELES
TEL: (213) 388-2044
HARD@HRDARCH.COM



OWNER:
FRANK AND KEIKO OTA TRUST
1028 CANDEN AVE.
LOS ANGELES, CA 90025

CONTACT:
JEFFREY OTA
310-666-8274

MAPLEWOOD APARTMENT BUILDING

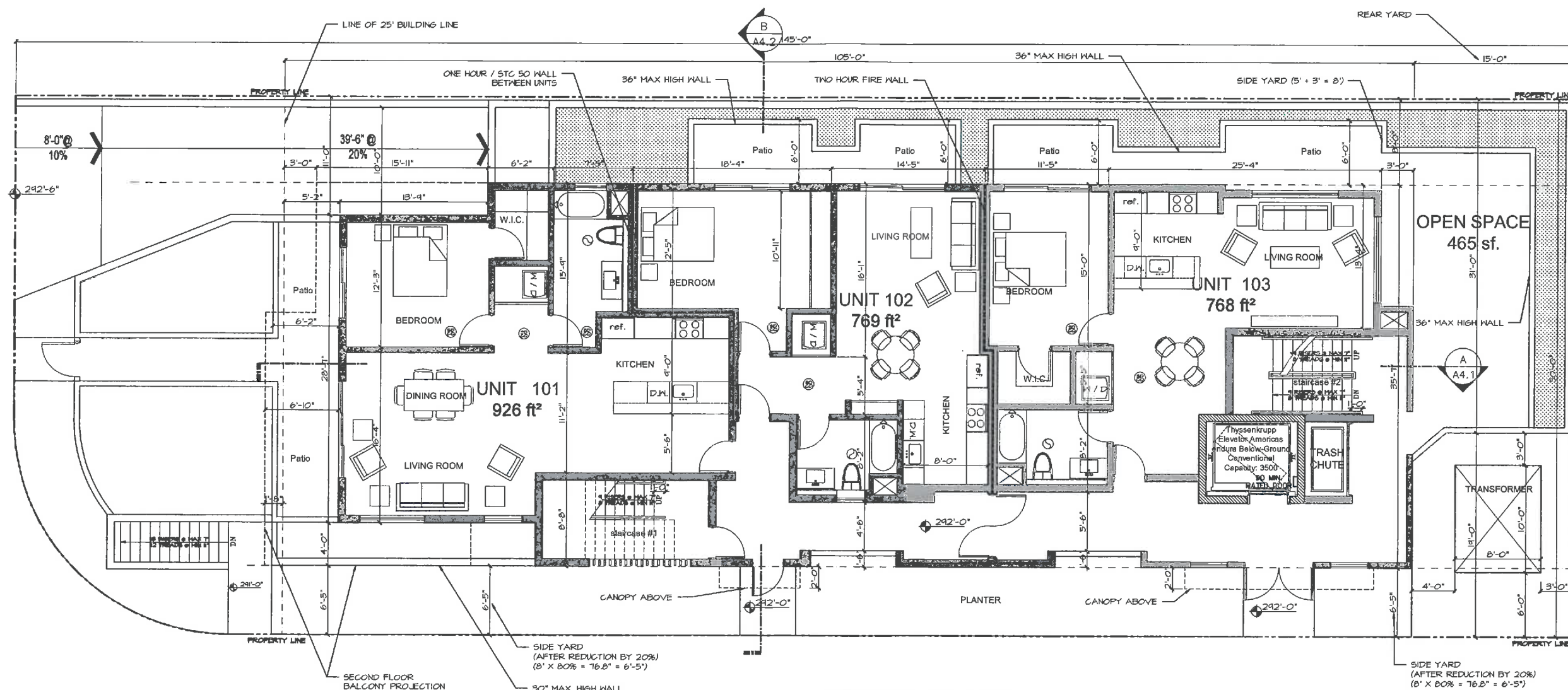
5058 W MAPLEWOOD AVE, LOS ANGELES, CA 90004

DATE: 06/17/2018

SCALE: 1/4" = 1'-0"

DRAWING TITLE:
FIRST FLOOR PLAN

A2.2



WILTON PLACE

GENERAL NOTES

- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.
- PROVIDE DAMP PROOFING FOR ALL WALLS BELOW GRADE THAT ENCLOSE USABLE SPACE.
- PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- WATER HEATERS MUST BE STRAPPED TO THE WALL. PROVIDE WATER HEATER PAN AND INSTALL AN OVERFLOW DRAIN TO BE CONNECTED TO STORM DRAIN LINES AT VISIBLE LOCATION FOR BOTH WATER HEATERS.
- ALL FIRE PLACES TO MEET EPA, PHASE II REQUIREMENT.
- RISE, 7" MAX. RUN (TREAD); 11" MIN. (100/4.3)
- HANDRAILS FOR THE LENGTH OF THE STAIRS (REQUIRED FOR 4 OR MORE RISERS). THE TOP OF THE HANDRAIL SHALL BE PLACED NOT LESS THAN 34" NOR MORE THAN 38" ABOVE TREAD NOSING.
- HANDGRIP PORTION OF HANDRAIL SHALL BE NOT LESS THAN 1.25" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS.
- PROVIDE MINIMUM OF 6'-8" HEADROOM CLEARANCE AT TREAD NOSING.
- PROVIDE MINIMUM OF 36" DEEP LANDINGS AT THE TOP AND BOTTOM OF EACH STAIRWAY. LANDING WIDTH TO BE THE SAME AS THE WIDTH OF STAIRCASE.
- POSITIVE STAIR CONNECTION TO THE PRIMARY STRUCTURE WITHOUT USING TOE NAILS OR NAILS SUBJECT TO WITHDRAWAL.
- PROVIDE LESS THAN 4" CLEAR SPACING

BETWEEN INTERMEDIATE RAILS OF STAIRCASE AND/OR BALCONY RAILINGS.

- FENCES, PLANTERS, AND RETAINING WALLS SHALL NOT EXCEED A HEIGHT OF 3'-6" ABOVE THE NATURAL GROUND LEVEL IN REQUIRED THE FRONT YARD.
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO BE AN APPROVED SEWAGE DISPOSAL SYSTEM. (R306.3)
- LANDINGS AT A DOOR SHALL HAVE A LENGTH MEASURED IN DIRECTION OF TRAVEL OF NO LESS THAN 36". (R311.3)
- UNDER FLOOR VENTILATION SHALL BE NOT LESS THAN 1/50 OF UNDER FLOOR AREA (R408.1)
- GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, LANDINGS, ETC. THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
- GUARDS SHALL BE NOT LESS THAN 42" HIGH, MEASURED VERTICALLY ABOVE THE LANDING EDGE OF THE TREAD, ADJACENT WALKING SURFACE OR ADJACENT SEATBOARD. GUARDS WHOSE TOP RAIL ALSO SERVES AS A

HANDRAIL SHALL HAVE A HEIGHT NOT LESS THAN 34" NOR MORE THAN 38", MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD, ADJACENT WALKING SURFACE.

- HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING.
- INTERMEDIATE RAILS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON A AREA EQUAL TO 1 sf., INCLUDING OPENINGS AND SPACE BETWEEN RAILS.
- PROVIDE A HEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE A MINIMUM OF 4" ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS. ALL MOOD WITHIN 8" OF NATURAL GRADE TO BE TREATED.

EXHIBIT "A"

Page No. 6 of 14

Case No. D2 R-2017-2437-DB

FIRST FLOOR PLAN





HRD Arch Inc.
Architecture • Planning • Landscape
1100 WILSON BLVD. SUITE 900, LOS ANGELES
TX 91033 - 2845
Hrmis@HRDArch.com



OWNER:
FRANK AND KEIKO OTA TRUST
1926 CAMDEN AVE.
LOS ANGELES, CA 90025

CONTACT:
JEFFREY OTA
310-666-8274

MAPLEWOOD APARTMENT BUILDING

5058 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

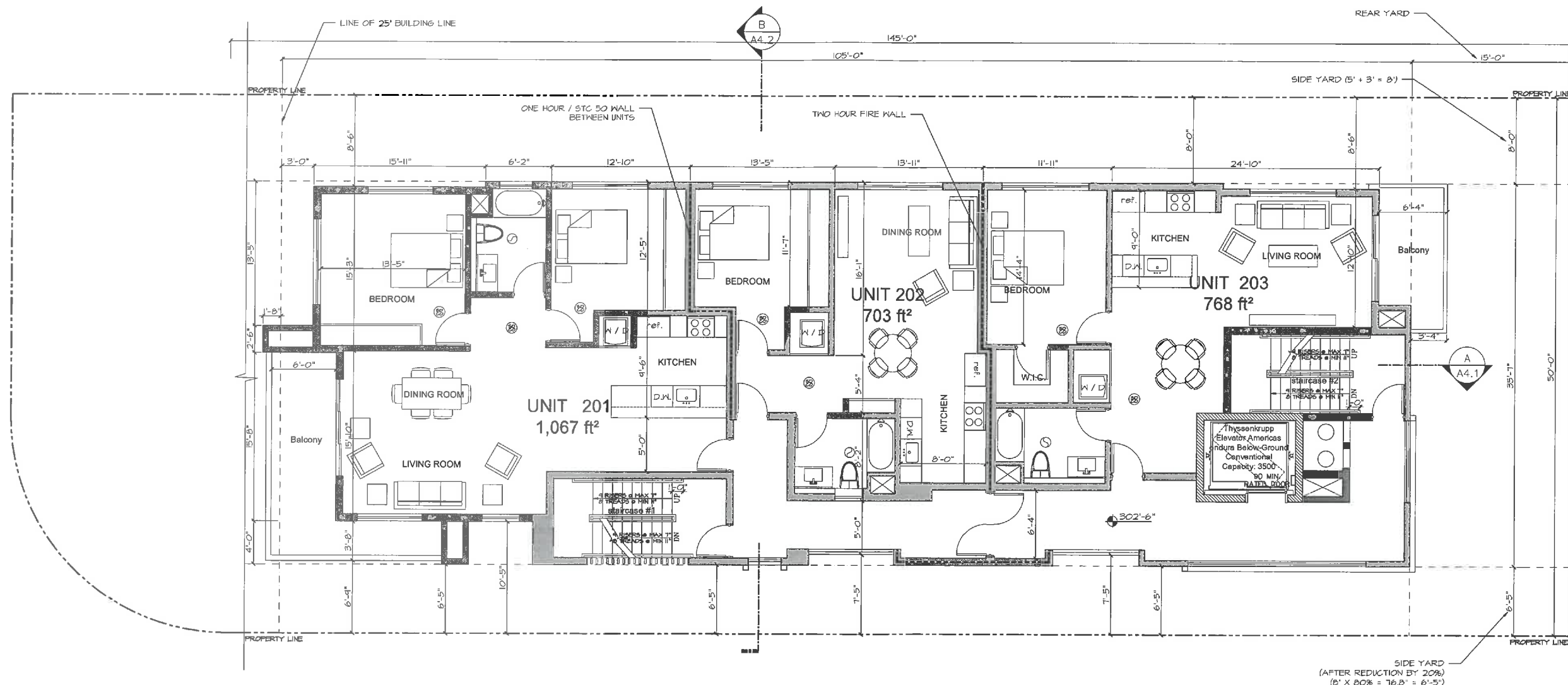
DATE: 05/17/2018

SCALE: 1/4" = 1'-0"

DRAWING TITLE:
SECOND FLOOR PLAN

A2.3

DI



WILTON PLACE

GENERAL NOTES

- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY.
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- PROVIDE 10" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE. UNIT SKYLIGHTS SHALL BE LABELED BY A L.A. CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED).
- AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.

- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000).
- TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4" (1210.1)
- WALLS WITHIN 2 FEET (610 MM) OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE OF PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER SMOOTH, HARD NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET ABOVE THE FLOOR AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. (801.1.2)
- CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1288 OR C1325 SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER-RESISTANCE

- GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS: SECTION 2504.2
 - OVER A VAPOR RETARDER.
 - IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR SHOWER ROOMS
 - ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES O.C. FOR 1/2 INCH THICK AND MORE THAN 16 INCHES O.C. FOR 5/8 INCH THICK.
- DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN

ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL (1205.1 AND 1205.3)

EXHIBIT "A"
Page No. 7 of 14
Case No. DIR-2017-2437-DB

SECOND FLOOR PLAN



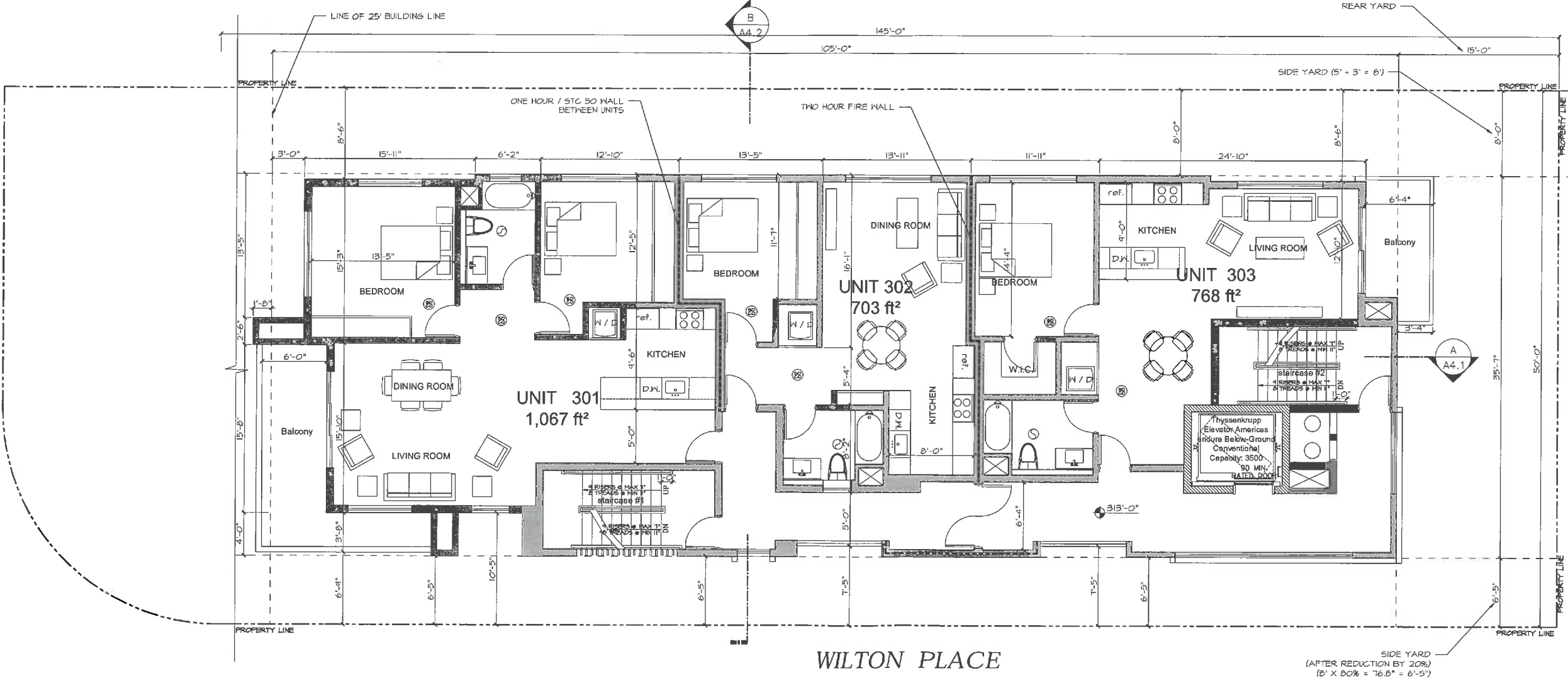


OWNER:
FRANK AND KEIKO OTA TRUST
1126 CAMDEN AVE.
LOS ANGELES, CA 90025

CONTACT:
JEFFREY OTA
310-666-8274

MAPLEWOOD APARTMENT BUILDING
5058 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

DATE: 08/17/2018
SCALE: 1/4" = 1'-0"
DRAWING TITLE:
THIRD FLOOR PLAN
A2.4



GENERAL NOTES

- PENETRATIONS INTO SOUND RATED WALLS OR FLOOR-CEILING ASSEMBLIES SHALL BE SEALED, LINED, INSULATED WITH AN APPROVED PERMANENT SOUND INSULATION MATERIAL.
- APPROVED ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTAGE AND SHALL CONTRAST THEIR BACKGROUND.
- FIRE DEPARTMENT ACCESS AND FIRE HYDRANT MUST BE PROVIDED AND MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
- PROVIDE LAMINATED SECURITY GLAZING AT WINDOWS LOCATED WITHIN 36" OF INSIDE ACTIVATING DEVICE OF EXTERIOR DOORS
- PROVIDE GUARDRAILS AT EXTERIOR DECKS PER CBC SECTION 504.
- THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST 3' FROM ANY OPENING INTO THE BUILDING. THE EXHAUST VENT SHALL BE EQUIPPED WITH BACK DRAFT DAMPER TO COMPLY WITH ENERGY REGULATIONS.
- PROVIDE HARD-WIRED INTERCONNECTED SMOKE DETECTORS EQUIPPED WITH BATTERY BACK-UP.

- PROVIDE SPARK ARRESTOR AT ALL CHIMNEYS.
- PROVIDE ULTRA LOW FLUSH TOILETS (1.6 GALLONS/FLUSH) AT ALL BATHROOMS.
- PROVIDE WATER HEATER PRESSURE AND TEMPERATURE RELIEF VALVE TERMINATION TO OUTSIDE OF BUILDING.
- PROVIDE SEISMIC ANCHORAGE FOR WATER HEATER.
- PROVIDE CLOTHES VENT DRYER VENT TO OUTSIDE WITH A MAXIMUM LENGTH OF 14' EQUIPPED WITH A BACK DRAFT DAMPER INCLUDING TWO 90 DEGREE ELBOWS AND A MINIMUM DIAMETER OF 4 INCHES
- SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
- REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET AND TUB SHALL COMPLY WITH SECTION 1184A.5 FOR BATHTUBS AND 1184A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1121A.4
- FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 710 AT THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS. (710.2.2)

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL. (710.2.2)
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, COVE CEILING AND SIMILAR LOCATIONS. (710.2.3)
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED. (710.2.4)
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. (710.2.5)
- IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE. DRAFT STOPPING SHALL BE LOCATED ABOVE AND IN LINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATION. (710.3.3)

- IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN THE ATTIC (MANSARDS) (OVERHANGS) (FALSE FRONTS SET OUT FROM WALLS) (SIMILAR CONCEALED SPACES) FORMED BY COMBUSTIBLE CONSTRUCTION. DRAFT STOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE FLOOR SHEATHING ABOVE. (710.4.3)
- DRAFT-STOPPING MATERIALS MUST NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH PLYWOOD, 3/8-INCH TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT-STOPPING MUST BE ADEQUATELY SUPPORTED. (710.5.1)
- CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED UNLESS THE WALLS ARE WITHIN THE UNIT AND NON-BEARING. BACK TO BACK TUBS WITH A COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HOUR BUILDINGS.
- ALL INTERIOR BEARING WALLS SHALL BE CONSTRUCTED OF NOT LESS THAN 1-HOUR FIRE-RESISTIVE CONSTRUCTION. (716.01)

EXHIBIT "A"
Page No. 8 of 14
Case No. DIR-2017-2437-DB

THIRD FLOOR PLAN



DI



HRD Arch Inc.
Architecture, Planning, Landscape
1188 WILSON AVE. SUITE 500, LOS ANGELES
TEL: (310) 358-2245
HARD@HRDARCH.COM



OWNER:
FRANK AND KEIKO OTA TRUST
1426 CAMDEN AVE.
LOS ANGELES, CA 90025

CONTACT:
JEFFREY OTA
310-666-8274

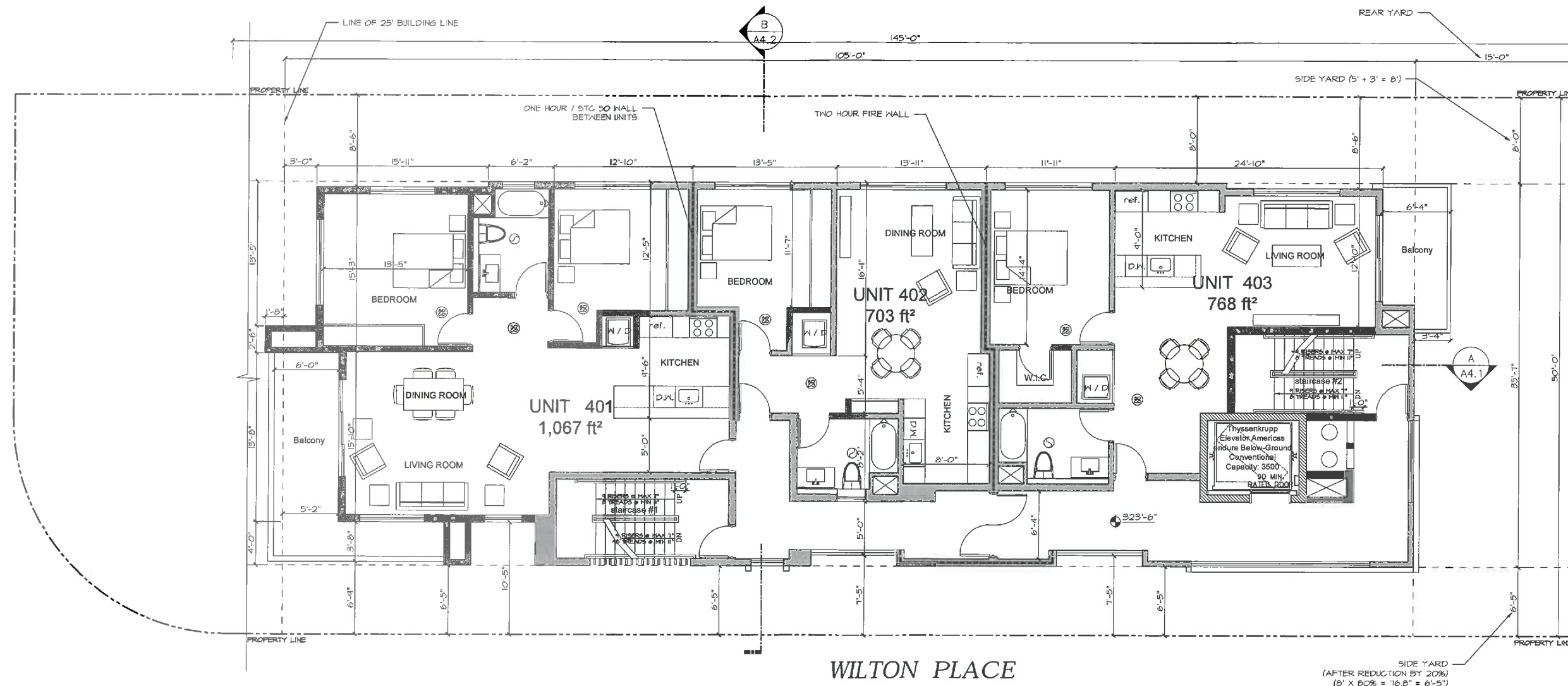
MAPLEWOOD APARTMENT BUILDING
5055 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

DATE: 05/17/2018

SCALE: 1/4" = 1'-0"

DRAWING TITLE:
FOURTH FLOOR PLAN

A2.5



GENERAL NOTES

- ATTIC ACCESS OPENINGS IN 1-HOUR CEILING CAN BE 2 LAYERS OF 3/4" PLYWOOD OR ONE LAYER OF 1-1/2" TYPE 'X' DRYWALL, SELF-CLOSING.
- RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE 'X' DRYWALL TO MAINTAIN THE 1-HOUR CEILING ASSEMBLY.
- CONTINUOUS DRYWALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND MEDICINE CABINETS.
- EXHAUST FANS FROM THE BATHROOM MUST ENTER THROUGH THE WALL. DAMPERS ARE REQUIRED IF THE CEILING IS PENETRATED (717.5).
- PENETRATION OF THE 1 HOUR CEILING BY DUCTS FROM THE FAU AND THE STOVE HOOD REQUIRE DAMPERS USE A DUCTLESS HOOD WHENEVER POSSIBLE. ATTIC UNITS (INCLUDING HEAT PUMPS) REQUIRE DAMPERS AT ALL CEILING PENETRATIONS. (717.5)
- STEEL BEAMS AND COLUMNS SHALL BE PROTECTED AS REQUIRED FOR 1-HOUR PROTECTION. WHERE CEILING FORMS THE PROTECTIVE MEMBRANE FOR FIRE-RESISTIVE ASSEMBLIES (OCCUPANCY SEPARATIONS AND RATED ROOF/CEILING OR FLOOR/CEILING

- ASSEMBLIES), THE CONSTRUCTION (FLOOR JOISTS) AND THEIR SUPPORTING HORIZONTAL STRUCTURAL MEMBERS (BEAMS) NEED NOT BE INDIVIDUALLY FIRE PROTECTED EXCEPT WHERE SUCH MEMBERS SUPPORT DIRECTLY APPLIED LOADS FROM MORE THAN ONE FLOOR OR ROOF. THE REQUIRED FIRE RESISTANCE SHALL NOT BE LESS THAN THAT REQUIRED FOR INDIVIDUAL PROTECTION OF MEMBERS. (104.3)
- ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
 - PLUMBING PENETRATION THROUGH HORIZONTAL OCCUPANCY SEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIALS. INSULATION IS NOT APPROVED
 - INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILING SHALL BE TESTED AS SPECIFIED IN SECTION 803.
 - THRESHOLD AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT.
 - THE FLAME-SPREAD RATINGS OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE CLASS C.
 - INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILING SHALL BE TESTED AS SPECIFIED

INTERIOR ENVIRONMENT

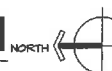
- TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4" (1210.1)
- WALLS WITHIN 2 FEET (610 MM) OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE OF PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER SMOOTH, HARD NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET ABOVE THE FLOOR AND EXCEPT FOR STRUCTURAL ELEMENTS, THE

- MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. (807.1.2)
- CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1288 OR C1325 SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER-RESISTANCE GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH 6A-216 OR ASTM C640. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH 6A-216 OR ASTM C640. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS: SECTION 2509.2
 - OVER A VAPOR RETARDER.
 - IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GYM SHOWER ROOMS
 - ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES O.C. FOR 1/2 INCH THICK AND MORE THAN 16 INCHES O.C. FOR 5/8 INCH THICK.
 - EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR

GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL (1205.1 AND 1205.3)

EXHIBIT "A"
Page No. 9 of 14
Case No. DIR-2017-2437-DB

FOURTH FLOOR PLAN





HRD Arch Inc.
Architecture • Planning • Landscape
11625 WILSON BLVD. SUITE 200, LOS ANGELES
TEL: (310) 391-2288
HARD@hrdarch.com



OWNER:
FRANK AND KEIKO OTA TRUST
1026 GARDEN AVE.
LOS ANGELES, CA 90025

CONTACT:
JEFFREY OTA
310-666-8214

MAPLEWOOD APARTMENT BUILDING
5058 W MAPLEWOOD AVE, LOS ANGELES, CA 90004

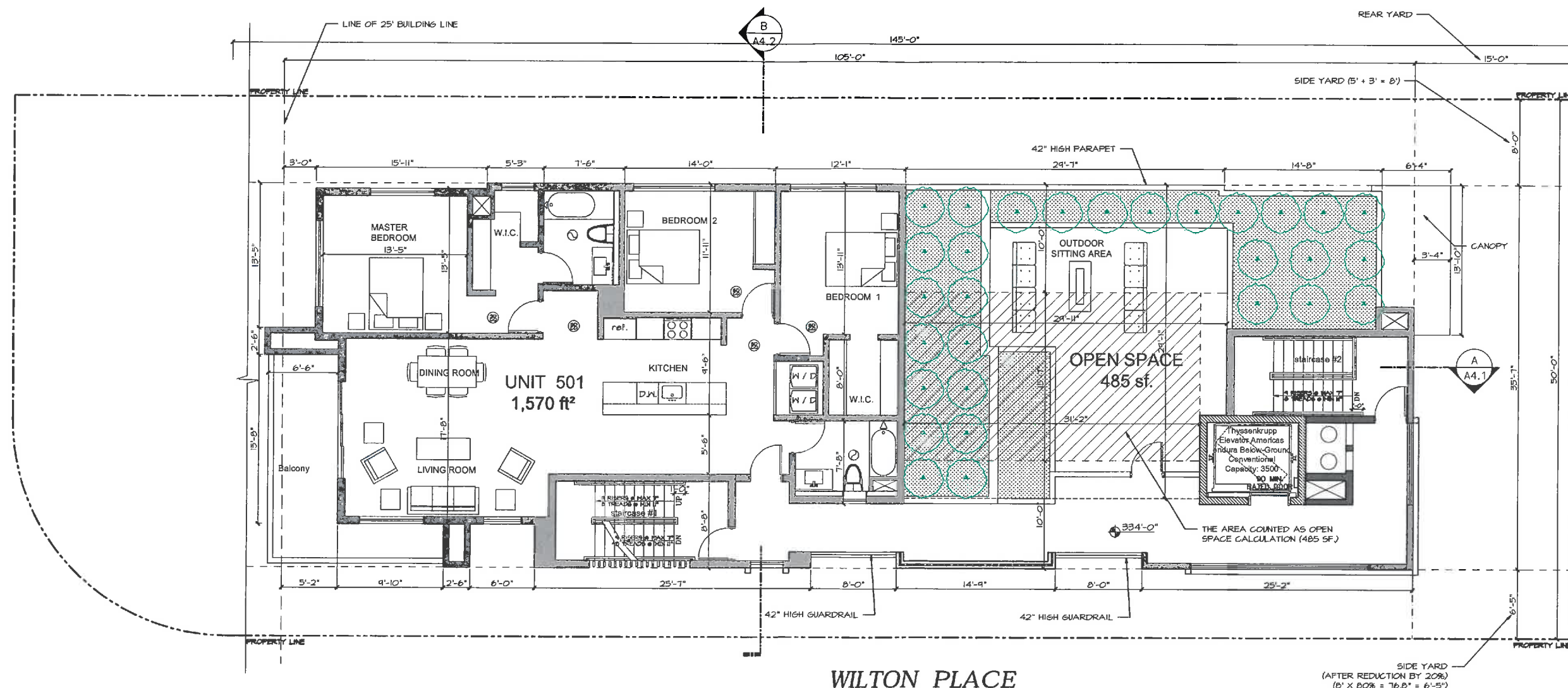
DATE: 06/17/2018

SCALE: 1/4" = 1'-0"

DRAWING TITLE:
FIFTH FLOOR PLAN

A2.6

DI



WILTON PLACE

FIRE DEPARTMENT NOTES

- ALL HVAC DUCTS PENETRATING FIRE-RATED CONSTRUCTION SHALL BE PROTECTED WITH APPROPRIATE FIRE DAMPERS.
- EMERGENCY LIGHTING SHALL BE PROVIDED GIVING A VALUE OF ONE FOOT-CANDLE AT FLOOR LEVEL - SEE ALSO ELECTRICAL DWGS.
- PROVIDE EXIT SIGNS & DIRECTIONAL EXIT SIGNS W/ MIN. 6" HIGH/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND @ 5 FT CANDLE.
- PROVIDE AN APPROVED FIRE WARNINGS/LIFE SAFETY SYSTEM IN COMPLIANCE WITH LOCAL ORDINANCES.
- CONSPICUOUSLY MARK GAS SHUT-OFF VALVE.
- MAINTAIN MINIMUM 44" AISLES TO AN EXIT.
- SPRINKLERS: AUTOMATIC SPRINKLERS SHALL BE INSTALLED THROUGHOUT, COMPLYING WITH LOCAL CODE STANDARDS. THE CONTRACTOR SHALL SUBMIT THE SPRINKLER LAYOUT (INDICATING LOCATION AND TYPE OF ALL SPRINKLER HEADS) AND A SAMPLE OF THE PROPOSED HEAD FOR REVIEW PRIOR TO FABRICATION OF THE PIPING. SPRINKLER LAYOUT DRAWING SHALL BE SUBMITTED TO THE FIRE DEPT. FOR APPROVAL IN THE FORM OF A REFLECTED CEILING PLAN, ALSO INDICATING OTHER PERTINENT ITEMS TO BE INSTALLED IN THE

- CEILING (I.E.: LIGHT FIXTURES, SPEAKERS, HVAC DIFFUSERS, AND EXIT SIGNS, ETC.) SUBMIT A COPY OF FIRE DEPT. APPROVED DRAWINGS TO URBAN CONCEPTS FOR RECORD ONLY. SPRINKLER SYSTEM SHALL BE APPROVED BY THE PLUMBING DIVISION PRIOR TO INSTALLATION.
- ADDRESS NUMBERS SHALL BE INSTALLED TO COMPLY WITH CITY REQUIREMENTS. SIZE OF THE NUMBERS SHALL BE A MINIMUM OF EIGHT (8) INCHES WITH A BRUSH STROKE OF 1 1/2" INCHES.
- FIRE DEPARTMENT FINAL INSPECTION IS REQUIRED. SCHEDULE INSPECTIONS TWO DAYS IN ADVANCE. PHONE 714/854 0303
- LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHER TO BE DETERMINED BY FIRE INSPECTOR EVERY 75 FT. OF TRAVEL ON EACH LEVEL -ZA OR ZAI0BC-10BC IN GARAGE AREA.
- PRIVATE FIRE HYDRANTS, SPRINKLER CONTROL AND POST INDICATOR VALVES, AND RISERS TO FIRE DEPARTMENT CONNECTIONS SHALL BE PAINTED SAFETY RED.
- A FIRE ALARM SYSTEM (VISUAL AND AUDIBLE) IS REQUIRED, SUBMIT 3 COPIES TO ELECTRICAL DIVISION, DEPT. OF BUILDING AND SAFETY, PRIOR TO INSTALLATION. DESIGNATE ONE COPY AS FIRE DEPARTMENT COPY.
- ALL SMOKE DETECTORS LOCATED IN COMMON AREA AND STAIRWELLS SHALL BE CONNECTED

- INTO THE FIRE ALARM SYSTEM. SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS AND AREAS GIVING ACCESS TO SLEEPING AREAS, AND ON TOP CENTER OF STAIRS LEADING THERETO.
- PROVIDE SINGLE STATION SMOKE DETECTOR WITHIN SLEEPING AREA AND HALLWAYS OR AT THE TOP CENTER OF STAIRS. SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACK-UP.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A 10BC WITHIN 75 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING, ON EACH FLOOR, ALSO DURING CONSTRUCTION. LOCATION OF FIRE EXTINGUISHERS TO BE AS REQUIRED BY THE FIRE/BUILDING INSPECTOR. CENTER.
- ROOF OBSTRUCTIONS SUCH AS TELEVISION ANTENNA, GUY WIRES, SOLAR PANELS, ETC. SHALL NOT PREVENT FIRE DEPARTMENT ACCESS OR EGRESS.
- FIRE DEPARTMENT INLET CONNECTION SHALL BE AS REQUIRED BY THE PLUMBING CODE OR ANY OTHER GOVERNING CODE. SHALL BE LOCATED ON THE ADDRESS SIDE OF THE BUILDING NEAR THE MAIN ENTRANCE.
- EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING 50 OR MORE PERSONS

- EVERY EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR SPECIAL IN ANY HAZARDOUS AREA. KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE AN APPROVED TYPE.
- LIGHTING SHALL BE PROVIDED FROM AN EMERGENCY POWER SYSTEM. EMERGENCY LIGHTING SHALL GIVE A VALUE OF ONE FOOT CANDLE AT FLOOR LEVEL.
- EXIT PATH LIGHTING SHALL BE PROVIDED FOR STAIRWAY, HALLWAY, EXIT PASSAGEWAY AND EGRESS TO A PUBLIC WAY ANY TIME THE BUILDING IS OCCUPIED.
- WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE @ 5 FT CANDLE.
- RUBBISH ROOM SHALL BE OF ONE-HOUR FIRE-RESISTIVE CONSTRUCTION AND BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.
- BUILDING ADDRESS SHALL BE PROVIDED AT OR NEAR THE ENTRANCE OF THE BUILDING IN ACCORDANCE TO L.A.M.C. 51.09.11.
- PROVIDE ACCESS & PROTECTION TO ALL SPRINKLER HEADS INCLUDING TRASH CHUTE.

FIFTH FLOOR PLAN



EXHIBIT "A"
Page No. 10 of 14
Case No. D12-2017-2437-DB

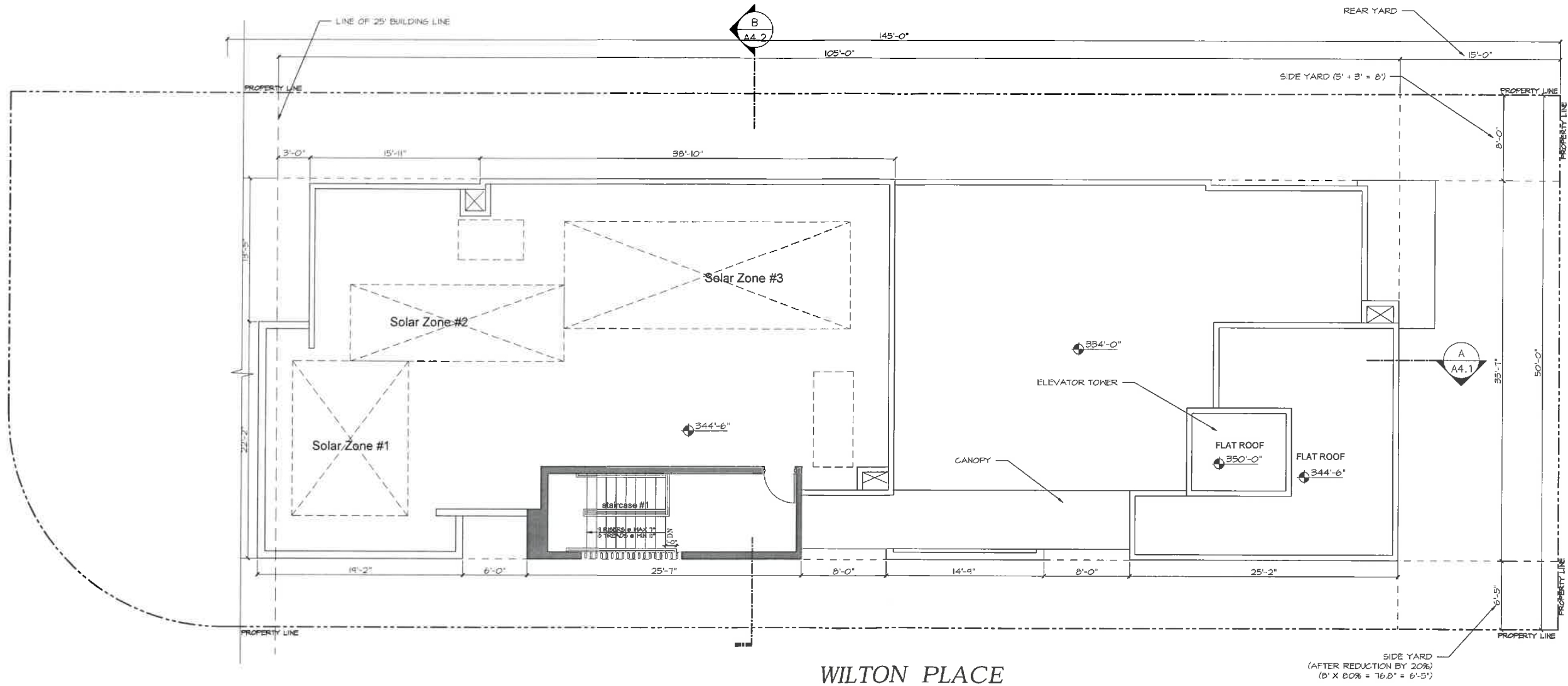


EXHIBIT "A"
 Page No. 11 of 14
 Case No. DIR-2017-2437-DB

ROOF PLAN



HRD Arch Inc.
 Architecture + Planning + Landscape
 1126 WILSON BLVD. SUITE 200, LOS ANGELES, CA 90017
 TEL: (310) 355 - 2545
 hramia@hrdarch.com



OWNER:
 FRANK AND KEIKO OTA TRUST
 1926 CAMDEN AVE.
 LOS ANGELES, CA 90025

CONTACT:
 JEFFREY OTA
 310-666-8274

MAPLEWOOD APARTMENT BUILDING
 5058 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

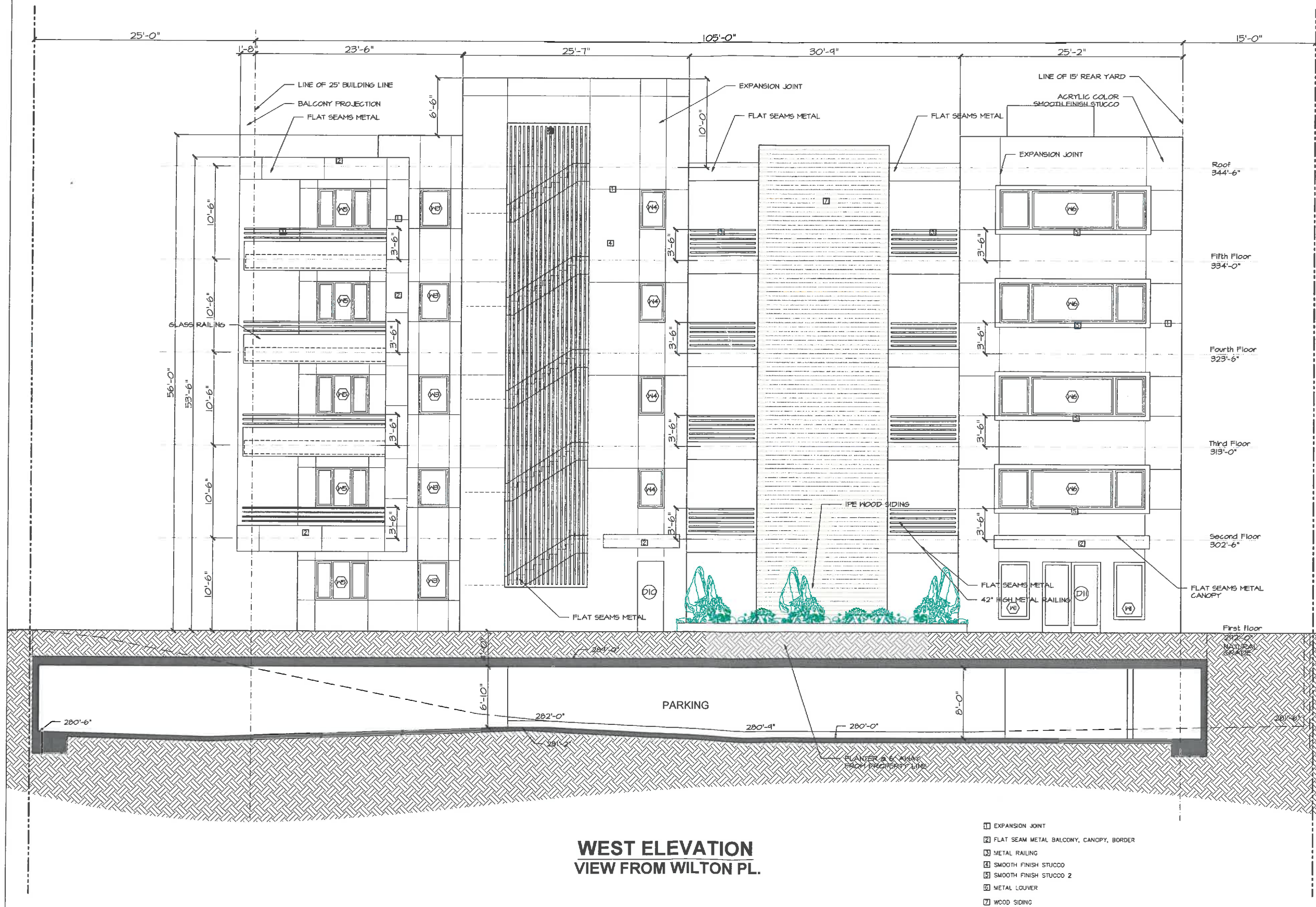
DATE: 05/17/2018

SCALE: 1/4" = 1'-0"

DRAWING TITLE:
ROOF PLAN

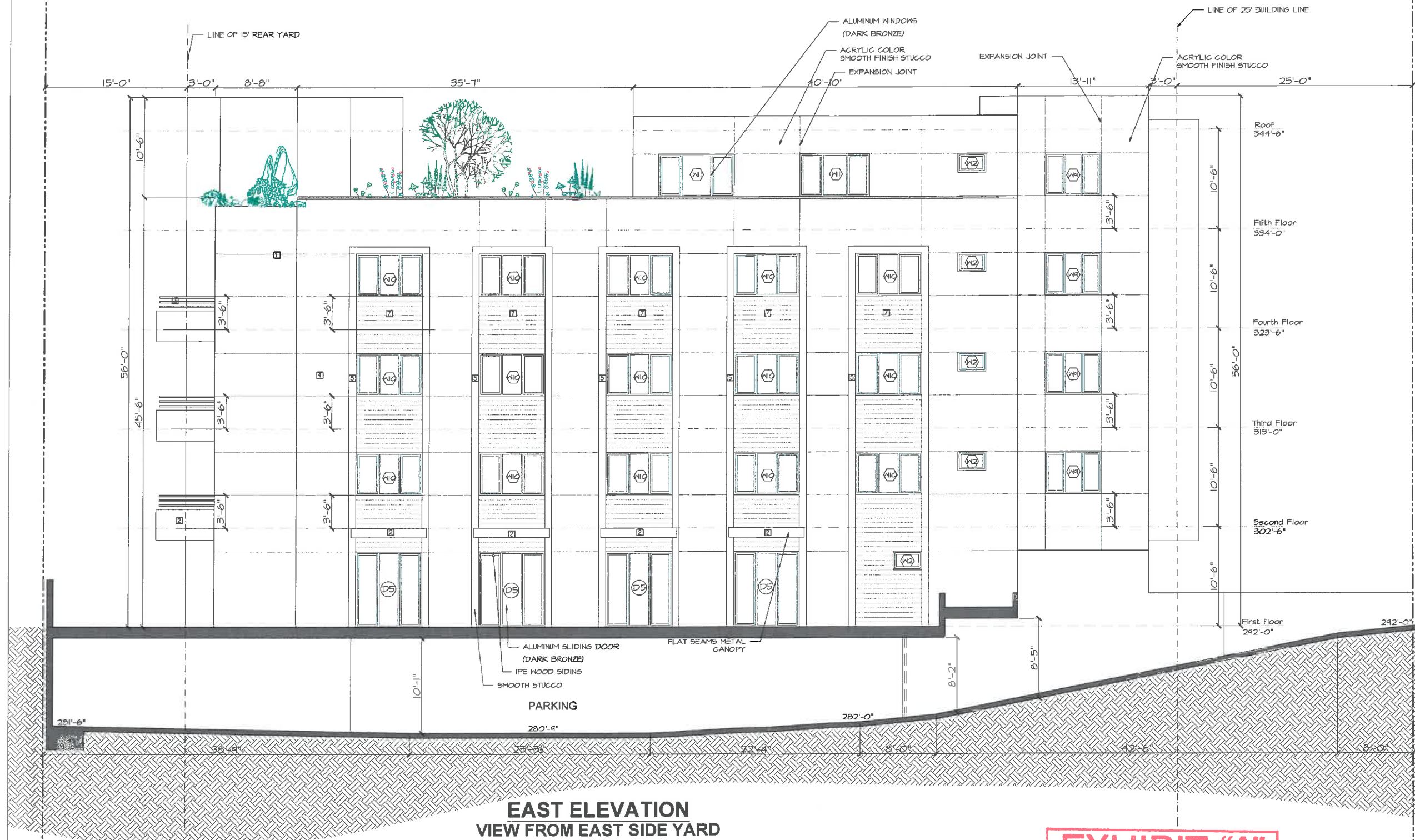
A2.7

DI



WEST ELEVATION
VIEW FROM WILTON PL.

- 1 EXPANSION JOINT
- 2 FLAT SEAM METAL BALCONY, CANOPY, BORDER
- 3 METAL RAILING
- 4 SMOOTH FINISH STUCCO
- 5 SMOOTH FINISH STUCCO 2
- 6 METAL LOUVER
- 7 WOOD SIDING



**EAST ELEVATION
VIEW FROM EAST SIDE YARD**

EXHIBIT "A"
Page No. 13 of 14
Case No. DIR-2017-2437-DB



HRD Arch Inc.
Architecture • Planning • Land
11520 MULBERRY BLVD. SUITE 200, LOS ANGELES, CA 90025
TEL: (310) 356-2245
hamid@hrdarch.com

OWNER:
FRANK AND KEIKO OTA
1926 CAMDEN AVE.
LOS ANGELES, CA 90025

CONTACT:
JEFFREY OTA
310-666-8274

MAPLEWOOD APARTMENT BUILDING
5056 W MAPLEWOOD AVE. LOS ANGELES, CA 90004

DATE: 07/02/17
SCALE: 1/4" = 1'-0"
DRAWING TITLE:
ELEVATION

A3.2

A3.3

EXHIBIT E

**Zoning Information File No. 2452 – Transit Priority
Areas (TPAs) / Exemptions to Aesthetics and Parking
within TPAs Pursuant to CEQA**

**CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
ZONING INFORMATION FILE**

ZI NO. 2452

**TRANSIT PRIORITY AREAS (TPAs) / EXEMPTIONS TO AESTHETICS AND PARKING
WITHIN TPAs PURSUANT TO CEQA**

CITYWIDE

Note: This Zoning Information File is for information only and does not require any compliance check from LADBS or DCP.

COMMENTS:

On September 2013, the Governor signed into law Senate Bill (SB) 743, which instituted changes to the California Environmental Quality Act (CEQA) when evaluating environmental impacts to projects located in areas served by transit. While the thrust of SB 743 addressed a major overhaul on how transportation impacts are evaluated under CEQA, it also limited the extent to which aesthetics and parking are defined as impacts under CEQA. Specifically, Section 21099 (d)(1) of the Public Resources Code (PRC) states that a project's aesthetic and parking impacts shall not be considered a significant impact on the environment if:

1. The project is a residential, mixed-use residential, or employment center project, and
2. The project is located on an infill site within a transit priority area.

Section 21099 (a) of the PRC defines the following terms:

(1) "Employment center project" (TPAs) means a project located on property zoned for commercial uses with a floor area ratio of no less than 0.75 and that is located within a transit priority area.

(4) "Infill site" means a lot located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses.

(7) "Transit priority area" means an area within one-half mile of a major transit stop that is existing or planned. Section 21064.3 of the PRC defines a "major transit stop" as a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. For purposes of Section 21099 of the PRC, a transit priority area also includes major transit stops in the City of Los Angeles (city) that are scheduled to be completed within the planning horizon of the Southern California Association of Governments (SCAG) Regional Transportation Plan / Sustainable Community Strategy (RTP/SCS).

While the Governor's Office of Planning and Research (OPR) is still in the process of drafting guidance to substantially revise transportation impact methodology for infill projects, the

elimination of aesthetics and parking for infill projects went into effect January 2014. No further action is needed for the elimination of aesthetics and parking for infill projects, defined herein to take effect as part of the City's impact evaluations pursuant to CEQA.

INSTRUCTIONS:

Visual resources, aesthetic character, shade and shadow, light and glare, and scenic vistas or any other aesthetic impact as defined in the City's CEQA Threshold Guide shall not be considered an impact for infill projects within TPAs (shown in the attached map) pursuant to CEQA. However, this law did not limit the ability of the City to regulate, or study aesthetic related impacts pursuant to other land use regulations found in the Los Angeles Municipal Code (LAMC), or the City's General Plan, including specific plans. For example, DCP staff would still need to address a project's shade and shadow impacts if it is expressly required in a specific plan, Community Design Overlays (CDOs), or Historic Preservation Overlay Zones (HPOZs). Also note that the limitation of aesthetic impacts pursuant to Section 21099 of the PRC does not include impacts to historic or cultural resources. Impacts to historic or cultural resources will need to be evaluated pursuant to CEQA regardless of project location.

Find attached a citywide map of TPAs in the City of Los Angeles. Department of City Planning (DCP) staff should use this citywide map in determining if a project is clearly within a TPA, and if aesthetics and parking are not to be included in a project's impact evaluation in a negative declaration (ND), mitigated negative declaration (MND) or environmental impact report (EIR) prepared in accordance with CEQA. Eventually, TPAs will be identified in ZIMAS, however this map is to be referenced on an interim basis. Planners should also consult ZIMAS or Navigate LA if it cannot be determined from the map if a project site is within ½ mile of a major transit stop.

A project shall be considered to be within a TPA if all parcels within the project have no more than 25 percent of their area farther than one-half mile from the major transit stop and if not more than 10 percent of the residential units or 100 units, whichever is less, in the project are farther than one-half mile from the major transit stop. Projects intersecting non-overlapping TPA boundaries would also need to demonstrate they are within one-half mile of a major transit stop based on boarding location information. The burden shall be on the project applicant to demonstrate their project is within a TPA for parcels along a TPA boundary.

For further information regarding TPAs or SB 743, contact David Somers at (213) 978-3307

Further reference:

http://opr.ca.gov/s_transitorienteddevelopmentsb743.php

Citywide Transit Priority Areas

Major Stop

Freeway

Transit Priority Area

City Limits

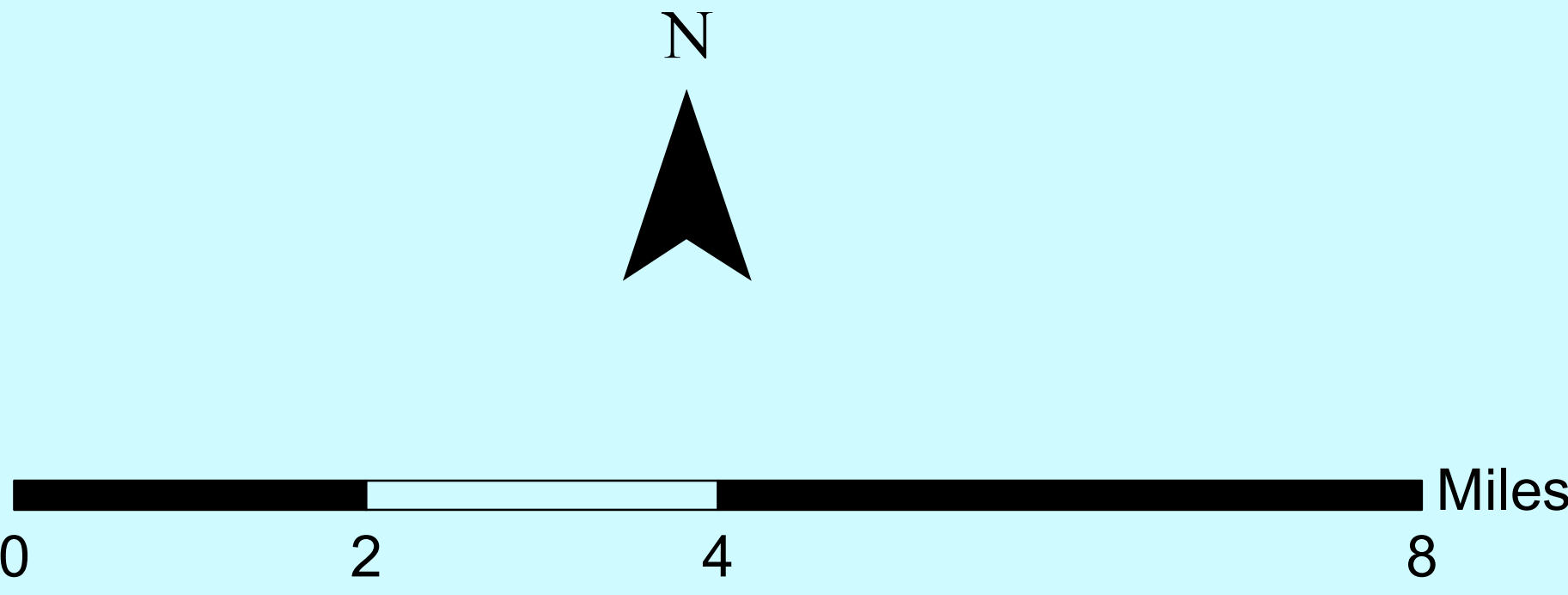


EXHIBIT F

Maplewood Avenue Height Study

4 STORY 20 UNIT CONDO BUILDING
5047 - 5053 - 5057 W MAPLEWOOD AVE

CASE # = APCC-2005-1954-BL-ZAA

FRONT SETBACK = 15' -0"

DETACHED DUPLEX
1 STORY
HEIGHT = 25'-0"

WILTON PLACE

501 N WILTON PL
5 STORY 88 UNIT BUILDING
BUILDING HEIGHT = 56'-0"

CASE# = DIR-2015-688-DB-SPR

MAPLEWOOD AVENUE

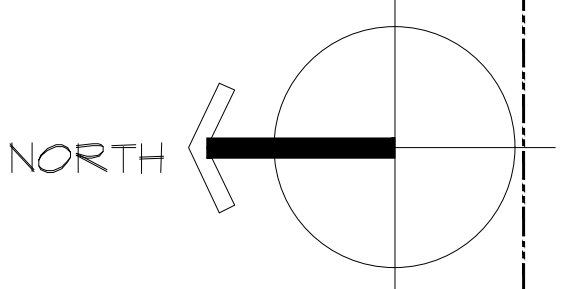
4 STORY 18 UNIT CONDO BUILDING
5050 W MAPLEWOOD AVE
BUILDING HEIGHT = 55.5'
(AS PER SURVAY)
FRONT SETBACK = 15' - 0"
CASE# = CPC-1990-452-BL

5 STORY BUILDING
5058 W MAPLEWOOD AVE
BUILDING HEIGHT = 56'-0"

WILTON PLACE

2 STORY BUILDING
5100 W MAPLEWOOD AVE
BUILDING HEIGHT = 20'-0"

36 UNIT APARTMENT BUILDING



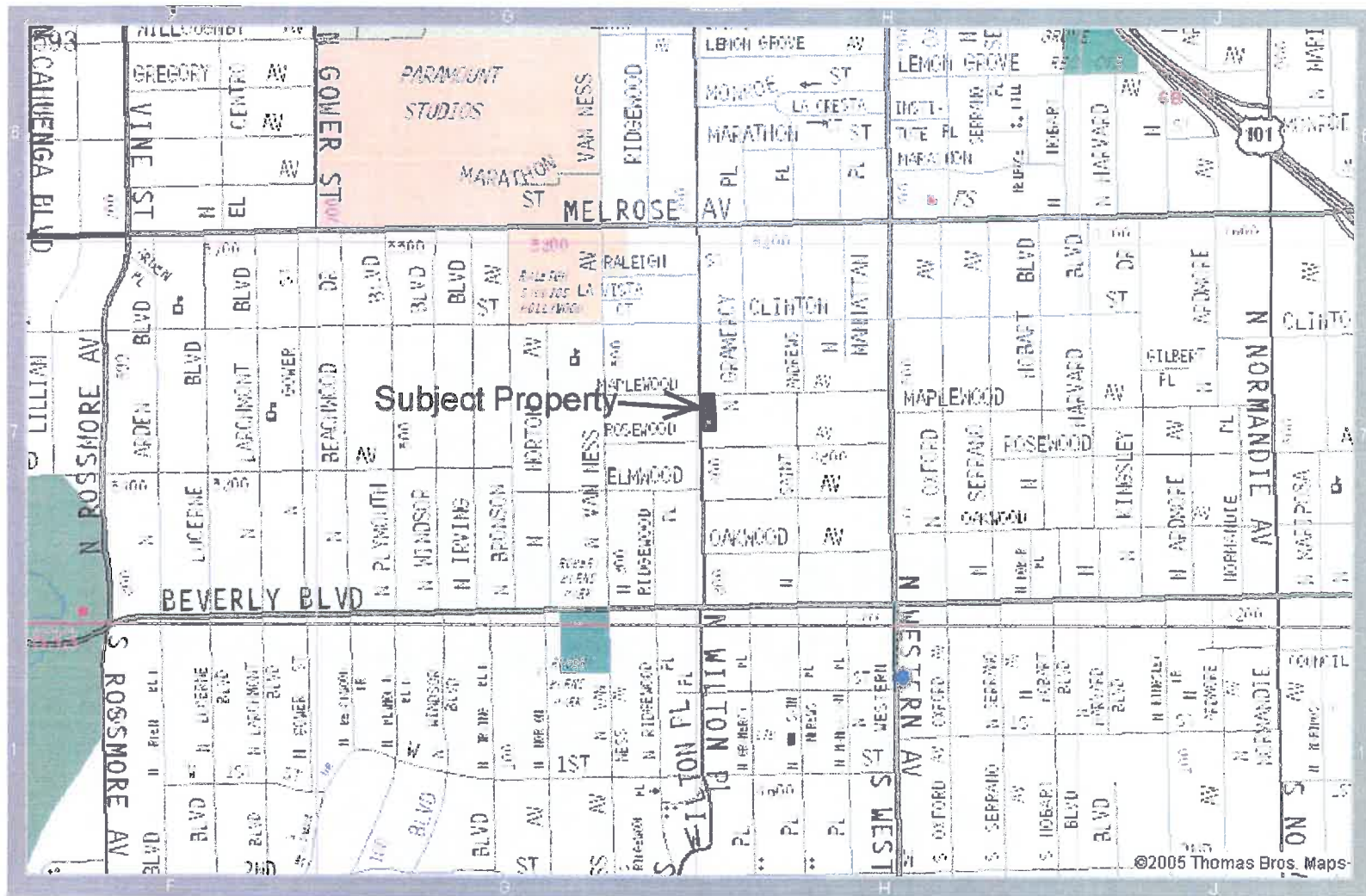
OWNER:
FRANK AND KEIKO OTA TRUST
1826 CAMDEN AVE.
LOS ANGELES, CA 90025

CONTACT:
JEFFREY OTA
310-666-8274

BY: HRD ARCH INC. ALL COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS RESERVED. THIS DOCUMENT IS AN ORIGINAL AND UNPUBLISHED WORK PRODUCT OF HRD ARCH INC. THIS WORK SHALL NOT BE DUPLICATED, COPIED, DISCLOSED, USED, IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED OR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF HRD ARCH INC. VISUAL CONTACT WITH THIS DOCUMENT SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. UPON DISCOVERY OF ANY VARIATION, DISCREPANCY OR OMISSION, NOTIFY HRD ARCH INC. AND PRIOR TO PROCEEDING WITH RELATED WORK OR ANY WRITTEN RESOLUTION FROM HRD ARCH INC.

EXHIBIT G
Radius Map

EXHIBIT H
Vicinity Map



5058 W. MAPLEWOOD AVENUE
VICINITY MAP



JPL Zoning Services
 6257 Van Nuys Blvd #101
 Van Nuys, CA 91401

JPL- 8128

EXHIBIT I

**Greater Wilshire Neighborhood Council
Recommendation Letter (dated August 3, 2018)**



Applicant: Frank Ota

To: Hamid Dehghan- HRD Arch- Inc. (Applicant Rep)

CC: Emma Howard, CD4, emma.howard@lacity.org
Rob Fisher, CD4, rob.fisher@lacity.org
Sarah Goldman, sarah.goldman@lacity.org
Ruben Vasquez, ruben.c.vasquez@lacity.org
Caroline Labiner-Moser, Chair – GWNC LUC, landuse@greaterwilshire.org
Max Kirkham, Secretary – GWNC LUC, landusesecretary@greaterwilshire.org
Shirlee Fuqua, admin@greaterwilshire.org

Address: 5058 W. Maplewood Ave.

Re: PER LAMC 12.222.A.25, A DENSITY BONUS TO PERMIT A 13 UNIT
RESIDENTIAL BUILDING WITH (2) ON-MENU INCENTIVES TO ALLOW
FOR INCREASED HEIGHT AND A 20% REDUCTION IN THE WEST SIDE
SETBACK.

Case Nos: DIR-2017-2437-DB, ENV-2017-2438-EAF

Date: 8/3/2018

Letter of Support

At its regular and duly noticed meeting of the Board on 9/13/17, the
Greater Wilshire Neighborhood Council voted to recommend to the City
Zoning Administrator to approve the project at 5058 W. Maplewood
Ave. as presented.

Regards,
Joseph Hoffman
Secretary, Greater Wilshire Neighborhood Council



EXHIBIT J

**Greater Wilshire Neighborhood Council
Recommendation Letter (dated October 20, 2018)**



Applicant: Frank Ota, acuota@yahoo.com

To: Hamid Dehghan, HRD Arch Inc., hamid@hrdarch

CC: Paul J. Rhee, pauljrhee@hotmail.com
Joseph Barnes, jbarnes@alumni.usc.edu
Ruben Vasquez, ruben.vasquez@lacity.org
Emma Howard, emma.howard@lacity.org
Rob Fisher, rob.fisher@lacity.org
Caroline Moser, Chair – Land Use Cmte, windsorsquare@greaterwilshire.org
Shirlee Fuqua, admin@greaterwilshire.org

Address: 5058 W. Maplewood Ave 90004

Re: 14 appeals filed 09/18/2018 by residents of 5050 W. Maplewood Ave 90004 on the project at 5058 W. Maplewood Ave 90004; Re: demolition of (e) sfd and construction of a (n) 13-unit residential building with (1) very low-income affordable unit. Per lamc 12.222.a.25, a density bonus to permit a 13-unit residential building with (2) on-menu incentives to allow for increased height and a 20% reduction in the west side setback.

Case Nos: DIR-2017-2437-DB; ENV-2017-2438-CE; DIR-2017-2437-DB-1A

Date: 10/20/2018

Letter of Support

At the meeting of its Board on 10/10/2018, the Greater Wilshire Neighborhood Council voted to support the appeals of the neighbors at 5050 W. Maplewood Ave of the project at 5058 W. Maplewood Ave., especially because of the lack of developer outreach.

We thank you for your interest in the Greater Wilshire Neighborhood Council.

Regards,
Max Kirkham
Secretary, Greater Wilshire Neighborhood Council

