DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: September 17, 2020
Time: after 8:30 a.m.*
Place: Via Teleconference

Public Hearing: N/A
Appeal Status: Not further appealable
Expiration Date: October 6, 2020

Case No.: **DIR-2019-7067-TOC-1A**

CEQA No.: ENV-2019-5389-CE
Council No.: 13 – Mitch O'Farrell
Plan Area: Hollywood
Specific Plan: None
Certified NC: Hollywood Studio District

Land Use: Medium Residential
Zone: R3-1

Applicant: Mr. Daniel Pourbaba

Representative: Erika Woods, Diaz Group, LLC

Appellants: Kimberly Reilly and Neighbors Jacob Ross, Jesus Rojas, Michael Higgins and others

PROJECT LOCATION: 5806-5812 West Lexington Avenue

PROPOSED PROJECT: The proposed project includes the demolition of the two (2) existing single-family structures with associated accessory structures and the construction, use and maintenance of a five-story, 56-foot tall, 17-unit multi-family dwelling. The building will be constructed with four (4) residential levels over one (1) at-grade parking level. The project will provide a total of 25 automobile parking spaces.

APPEAL ACTION:

1. An appeal of the Director of Planning determination, based on the whole of the administrative record, that the project is exempt from the CEQA Guidelines, Section 15332, Class 32 and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and

2. Approved, a Transit Oriented Communities Affordable Housing Incentive Program for a Tier 2 project with a total of 17 dwelling units, including two (2) units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years, along with the following three (3) Additional Incentives:

    a. **Yard/Setback.** To permit a 30% decrease in the required rear yard;
    b. **Open Space**. To permit a 20% reduction in the required open space; and
    c. **Height.** To permit one additional story up to 11 additional feet.

RECOMMENDED ACTIONS:

1. **Deny** the appeal;

2. **Determine** that, based on the whole of the administrative record, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32 (In-Fill Development Projects) and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;

3. **Sustain** the determination of the Director of Planning to conditionally approve a TOC Affordable Housing Incentive Program for a Tier 2 project with a total of 17 dwelling units, including two (2) units reserved for Extremely Low Income (ELI) occupancy for a period of 55 years, along with the three (3) Additional Incentives:

    a. Yard/Setback. To permit a 30% decrease in the required rear yard;
    b. Open Space. To permit a 20% reduction in the required open space; and
    c. Height. To permit one additional story up to 11 additional feet; and

3. **Adopt** the findings herein.

VINCENT. P. BERTONI, AICP
Director of Planning

for

Nicholas Hendricks, Senior City Planner

Oliver Netburn, City Planner

Alexander Truong, City Planning Associate
alexander.truong@lacity.org

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 Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. 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 at least seven (7) days prior to the meeting by calling the City Planning Commission Office at (213) 978-1300.

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PROJECT ANALYSIS

PROJECT BACKGROUND

The subject site encompasses two (2), rectangular interior lots totaling 15,000 square feet with 100 feet of frontage along Lexington Avenue. The property is improved with a single-family dwelling with associated accessory structures on each of the two (2) lots; both of which are proposed to be demolished.

The subject property is zoned R3-1 and designated for Medium Residential land uses within the Hollywood Community Plan. The subject property is also located within the Hollywood Redevelopment Project Area, Los Angeles State Enterprise Zone and Transit Priority Area. The project site located within 1.92 km from the Hollywood Fault.

The proposed project includes the demolition of the two (2) existing single-family structures with associated accessory structures and the construction, use and maintenance of a five-story, 56-foot tall, 17-unit multi-family dwelling. The building will be constructed with four (4) residential levels over one (1) at-grade parking level.

The project will provide a total of 25 automobile parking spaces, and two (2) short-term and 17 long-term bicycle parking spaces. Vehicular access to the site is provided via one (1) two-way driveway that is accessible from Lexington Avenue. Pedestrian access is also located along Lexington Avenue.

Surrounding properties are generally developed with single-family and multi-family residential uses. The properties to the north, across the street from the subject site, are zoned R3 and developed with a multi-family residential buildings. The property to the east, abutting the subject property, is zoned R3 and developed with a single-family dwelling. The properties to the south, immediately abutting the subject site, are zoned R3 and developed with multi-family residential buildings. The property to the west is zoned R3 and developed with a multi-family residential building.

STREETS AND CIRCULATION

Lexington Avenue, abutting the property to the north, is a Local Street-Standard, dedicated with a right-of-way width of 60 feet, a roadway width of 36 feet and improved with asphalt roadway, curb, gutter and concrete sidewalk.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM

Pursuant to the voter-approved Measure JJJ, Los Angeles Municipal Code (LAMC) 12.22-A,31 was added to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Program). The Measure requires the Department of City Planning to create TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines) for all Housing Developments located within a ½-mile (or 2,640-foot) radius of a Major Transit Stop. These Guidelines provide the eligibility standards, incentives, and other necessary components of the TOC Program consistent with LAMC 12.22-A,31.

A qualifying TOC project shall be granted Base Incentives with regard to increased residential density, increased floor area ratio, and reduced automobile parking requirements. In addition to these Base Incentives, an eligible project may be granted Additional Incentives with regard to yards and setbacks, open space, lot coverage, lot width, averaging, density calculation, height, and developments in public facilities zones. Up to three (3) Additional Incentives may be granted

in exchange for providing the requisite set aside of affordable housing as enumerated in the TOC Guidelines.

The proposed project is located less than a 2,640 feet from the Santa Monica Boulevard and Western Avenue intersection which is served by Metro Rapid Bus 704 and Metro Rapid Bus 757 which each have headways of 15 minutes or less. As such, the project meets the eligibility requirement for proximity to a Major Transit Stop. Furthermore, as the project will set aside 9% of the total number of units for Extremely Low Income Households and meets all other eligibility requirements of the TOC Affordable Housing Incentive Program, the project is entitled to the Base Incentives.

In addition, as the Santa Monica Boulevard and Western Avenue intersection is 2,126 feet from the subject property and contains the intersection of two (2) Rapid Bus lines (Metro Rapid Bus 704 and Metro Rapid Bus 757) the project is located within Tier 2 of the TOC Guidelines. Therefore, as the project will set aside 11% of the base number of units for Extremely Low Income Households, the project is entitled to three (3) Additional Incentives. The applicant is requesting three (3) Additional Incentives.

Given the above, the proposed project includes the following Base and Additional Incentives for a qualifying Tier 2 Project:

Tier 2 Base Incentives:

a. **Density:** The subject property is zoned R3-1 and limited to a maximum density of one (1) dwelling unit per 800 square feet of lot area. With a lot area of 15,000 square feet, the project would have a base density of 19 dwelling units. However, as the property is located within the Hollywood Redevelopment Plan (HRP), the property is subject to the density limitations of the HRP which is 40 units per gross acre. With a lot area totaling 0.41 acres, the project has a base density of 17 dwelling units (rounding up from 16.4). As an eligible Housing Development, the project is entitled for a 60 percent density increase for a maximum of 28 total units; 17 units are proposed.

b. **Floor Area Ratio (FAR)**: The subject property is zoned R3-1 and limited to an FAR of 3.0 to 1. As an eligible Housing Development, the project is entitled to a 45 percent FAR increase, or 4.35 to 1. As proposed, the project has a maximum FAR of 2.82 to 1.

c. **Parking**: Pursuant to LAMC Section 12.21-A,4, the proposed 17-unit project would be required to provide a total of 34 residential automobile parking spaces. As an Eligible Housing Development, the project is entitled to provide one (1) parking space per unit (or 17 parking spaces). As proposed, the project is providing 25 parking spaces.

Tier 2 Additional Incentives:

Pursuant to the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines), the Tier 2 Project has been granted three (3) Additional Incentives in order to construct the proposed project:

a. **Yard/Setback.** Pursuant to TOC Guidelines Section VII(1)(a)(ii)(2)(b), Eligible Housing Developments located in Tier 2 may utilize a 30% reduction in the required width or depth of one (1) individual yard or setback. In this case, the project would be required to provide a rear yard conforming to the requirements of the R3-1 Zone, which is 15 feet. As proposed the project will utilize a 30% reduction which would allow up to a minimum of 10-feet and 6 inches in lieu of the LAMC required 15 feet. The project will provide a 10-foot and 6 inch rear yard.

b. **Open Space**. Eligible Housing Developments in Tier 2 may utilize up to a 20% decrease in required open space provided that the landscaping for the Housing Development Project is sufficient to qualify for the number of landscape points equivalent to 10% more than otherwise required by Section 12.40 of this Code and Landscape Ordinance Guidelines "O". As proposed the project will utilize a 20% reduction which would allow a minimum of 2,380 square feet of open space in lieu of the LAMC required 2,975 square feet. The project will provide 2,380 square feet of open space.

c. **Height**. Eligible Housing Developments in Tier 2 may be permitted a height increase of one (1) additional story up to 11 additional feet. As proposed, the project will utilize an 11-foot increase in height in lieu of the LAMC maximum of 45 feet. This will result in a 56-foot building.

The table below provides a summary of the relevant underlying LAMC provisions for the subject property and permitted and requested TOC incentives are summarized below:

Incentive	**Otherwise Permitted/Required**	**Permitted (TOC)**	**Requested**
Density	17 Units	17 Units	17 Units
FAR	3:1	4.35:1	2.82:1
Parking	34	17	25
Rear Yard	15 ft.	10 ft., 6 in.	10 ft., 6 in.
Open Space	2,975 sq. ft.	2,380 sq. ft.	2,380 sq. ft.
Height	45 feet	56 feet	56 feet

APPEAL ANALYSIS

APPEAL POINTS AND STAFF RESPONSES

On July 23, 2020, the city issued a letter of determination approving a Transit Oriented Communities Affordable Housing Incentive Program for the proposed project. The easterly abutting property owner, Kimberly and Brian Reilly among other neighbors, filed an appeal (Exhibit A) in a timely manner.

1. Inconsistent with Density Limitations

Appeal Comment:

The appellant states that the density proposed is inconsistent with the R3 Zone and limitation of the Hollywood Redevelopment Plan. Furthermore, the dwelling units are in fact Flexible Units and resulting in a total of 94 units and subject to such provisions.

Staff Response:

The appellants stated that the project is inconsistent with the Hollywood Redevelopment Plan. The project site at 5806-5812 West Lexington Avenue is located within the Hollywood Community Plan and is subject to the Hollywood Redevelopment Plan (HRP).

The subject site is designated as Medium Residential in the HRP which permits a density of 40 units per gross acre. Based on a 0.41 gross acre site, a maximum of 17 units are permitted. As an eligible Housing Development, the project is entitled for a 60 percent density increase for a maximum of 28 total units. Only 17 units are proposed. Therefore, the project is consistent with the Hollywood Redevelopment Plan.

The appellant argues that due to the design of the units, they should be considered Flexible Units. Pursuant to LAMC Section 12.21-A, Flexible Units are dwelling units or guest rooms designed with multiple hall way entrances, multiple toilet and bath facilities, or bar sink installations, so that it can be easily divided into or used for separate apartment or guest rooms, the lot area requirements and automobile parking requirements shall be based upon the highest possible number of dwelling units or guest rooms obtainable from such an arrangement.

The project design includes a residential lobby and parking at the ground level with residential dwelling units located at levels two though five. As shown within the Exhibit C, the unit entrances are all oriented towards the center of the building. Levels three through five include unit entrances via a hallway that overlooks the open-to-sky courtyard on the second level. Much of the interior perimeter of the units are open to above/below with the exception of the one entrance proposed for each unit. The project as designed, does not propose multiple hallway entrances that would allow it to be easily divided into separate units or guest rooms.

In the event the Los Angeles Department of Building and Safety determines that such units are in fact Flexible Units, such increase in the number of dwelling units would not be permitted.

Therefore, the Director of Planning did not err in approving the Transit Oriented Communities Affordable Housing Incentive Program.

2. Site Plan Review

Appeal Comment:

The appellant contends that the project is a 94-unit project and therefore Site Plan Review is required.

Staff Response:

The proposed project includes the demolition of the two (2) existing single-family structures with associated accessory structures and the construction, use and maintenance of a five-story, 56-foot tall, 17-unit multi-family dwelling. The building will be constructed with four (4) residential levels over one (1) at-grade parking level. The project will provide a total of 25 automobile parking spaces.

As discussed above, the project is not considered to have Flexible Units and only results in a maximum of 17 new dwelling units. Therefore, because the development is proposing only 17 dwelling units which is under the threshold of resulting in an increase of 50 or more dwelling units, the project does not require a Site Plan Review.

Therefore, the Director of Planning did not err in approving the Transit Oriented Communities Affordable Housing Incentive Program.

3. Transit Oriented Communities Affordable Housing Inventive Programs in the Hollywood Redevelopment Plan area.

Appeal Comment:

The appellants contend that the project should have been processed as a Density Bonus project, nothing that TOC guidelines are inapplicable in the redevelopment plan area because according to a June 27, 2018 memo from the Los Angeles Community Redevelopment Agency (CRA/LA) the appellant interprets the memo to conclude that the redevelopment plans within the City, “are not superceded by Measure JJJ and the implementing TOC Ordinance.”

Staff Response:

While the appellant interprets the memo the June 27, 2018 memo from the Los Angeles Community Redevelopment Agency (CRA/LA) to conclude that the redevelopment plans within the City, “are not superceded by Measure JJJ and the implementing TOC Ordinance,” the text in actuality states, “CRA/LA has determined that the density limits contained in the redevelopment plans are not superseded by Measure JJJ and the implementing TOC Ordinance.”

Given the full context of the sentence within the memo, the density limits within the Hollywood Redevelopment Plan are to be utilized. As discussed above, the HRP establishes a base density of 17 units and therefore, the project proposal for 17 units is compliant with such HRP density limitations.

Therefore, the Director did not err in approving the Transit Oriented Communities Affordable Housing Incentive Program for a project consistent with the density limitations within the Hollywood Redevelopment Plan area.

4. TOC Guidelines

Appeal Comment:

The appellant contends that the Transit Oriented Communities (TOC) Guidelines are illegal.

Staff Response:

Measure JJJ, which was approved by popular vote in 2016, added Los Angeles Municipal Code (LAMC) Section 12.22-A,31, which includes a provision that the Director of Planning prepare TOC Affordable Housing Incentive Program Guidelines ("TOC Guidelines") that provide the eligibility standards, incentives, and other necessary components of the TOC Incentive Program. As provided in LAMC Section 12.22-A,31, the TOC Incentives are to include density bonuses, parking reductions and other incentives or concessions found in in California Government Code Section 65915.

On May 25, 2017, the City Planning Commission reviewed and approved the proposed TOC Guidelines which became effective on September 22, 2017. Therefore, the TOC Guidelines are consistent with the provisions set forth in Measure JJJ.

5. Determination of need of incentives for affordable housing

Appeal Comment:

The appellant states that the City failed to determine if the incentives are required for provide for affordable housing.

Staff Response:

On September 28, 2016, Governor Brown signed AB 2501, AB 2556, AB 2442, and AB 1934 which amended State Density Bonus Law that went into effect January 1, 2017. According to a staff memo dated January 18, 2017 regarding implementation of State Density Bonus Law, AB 2501 clarified and amended a number of density bonus procedures; one (1) of which is that the requirement for provision of special studies such as financial pro-formas is no longer required in order for an application to be deemed complete. Thus, the applicant is not required to submit financial pro-formas in order for the application to move forward or in order for the Director to act.

Furthermore, the additional 11 feet in height allows for the fifth floor to the constructed. In this case, there are four (4) units on such level. The Director may only deny a requested incentive if it finds that the incentive is not required to provide for affordable housing costs for rents for the affordable units. The record does not contain substantial evidence that would allow the Director of Planning or the CPC to make a finding that the Incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs, and the appellant has not provided any such evidence which would demonstrate that the requested incentive is not required to provide for affordable housing costs for rents for the affordable units.

Staff therefore concludes that the Director of Planning did not err in approving the Transit Oriented Communities Affordable Housing Incentive Program.

6. Cumulative impacts have not been considered

Appeal Comment:

The appellant contends that the City is ignoring the project's potential cumulative impacts including demographic changes to the community.

Staff Response:

The appellant identifies 48 projects within East Hollywood that have been approved or proposed over the last two (2) years and argues that the City has failed to consider the cumulative impacts of all 48 projects.

While project-specific environmental impacts are easy to identify and consider (because the analysis is of one (1) project and one (1) project site), potential cumulative environmental impacts, resulting from various projects, requires a more deliberate review. With regard to the 48 projects identified by the appellant, some projects have only just been proposed, other projects have been approved, but not begun construction, and other projects are through construction (or near completion); some projects are within a short distance of the proposed project, while others are beyond a mile away, with one (1) project approximately 1.9 miles from the project site. Then, considering which category of environmental impact being analyzed, these two (2) points of information, a project's timeline and its location, help determine whether a related project need be considered for the purposes of cumulative impact analysis. In other words, the potential noise or air quality impacts due to the construction of one (1) project may not result in a cumulative the potential noise and air quality impacts of another project due to such projects not being immediately adjacent to each other or even constructed at the same time.

With regard to the 48 purportedly related projects identified by the appellant, none are within 500 feet and only four (4) of which are within 1,000 feet to the subject project, and those projects are either currently under construction or have completed their construction.

Noise levels typically drop off at a rate of 6 dBA per doubling of distance from a noise source. Noise levels may also be reduced by intervening structures. Generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm can reduce noise levels by 5 to 10 dBA. Therefore, given that the project site is located in an urbanized area surrounded by existing structures, and the closest related projects, those within 1,000 feet are either currently under construction (and past their most impactful noise phase, grading) or have completed their construction, the proposed project would not result in cumulative noise impacts.

For air quality cumulative analysis, typically a varying 500- to 1,000-foot radius would apply for a mid-sized residential project, such as being proposed. A larger radius would apply to projects which would likely have greater air quality impacts, such as mining facilities or factories. Again, only four (4) related projects are within 1,000 feet, and those projects are either currently under construction (and past their most impactful air quality phase, grading) or have completed their construction.

Traffic impacts are determined by LADOT. Consistent with LADOT's policy, projects adding 34 units do not require a traffic study. No traffic study and further analysis of traffic impacts would be required and therefore would not have a significant impact.

Therefore, given the unique standard of analysis for each environmental impact category, applying an arbitrary and uniform radius standard to all environmental impact categories for the purpose of cumulative impact analysis would be inappropriate.

The appellant further contends that each project pressures adjacent owners to sell their property which would ultimately lead to the loss of the historical significance of the community and changes in demographics. Potentially socioeconomic impacts are not environmental impacts. The project is not located within a Historic Preservation Overlay Zone. In addition, the project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles.

Therefore, the project was properly analyzed, including potential cumulative impacts.

7. <u>Restriction on Appellant Rights</u>

Appeal Comment:

The appellant contends that the City's arbitrary restriction on appellant rights is a denial of substantive and procedural due process and is grounds for overturning the Director's approval for Case No. DIR-2019-7067-TOC.

Staff Response:

Pursuant to the voter-approved Measure JJJ, Los Angeles Municipal Code (LAMC) 12.22 A,31 was added to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Program). The application for TOC Incentives shall follow the procedures outlined in LAMC Section 12.22-A,25(g) which are part of the Affordable Housing Incentives for Density Bonus pursuant to Ordinance 179,681 adopted by the City Council on February 20, 2008.

The procedure allows 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 aggrieved by the Director's decision to appeal the decision to the City Planning Commission. It does not authorize other categories of appellants.

The Director's Determination was issued on July 23, 2020 and transmitted pursuant to LAMC Section 12.22-A,25(g) with a 15-calendar day appeal period. An appeal was filed by a neighboring property owner, Kimberly Reilly on August 6, 2020, prior to the end of the appeal period on August 7, 2020.

Therefore, the Director did not deny procedural due process and did not err in approving the Transit Oriented Communities Affordable Housing Incentive Program.

STAFF RECOMMENDATION

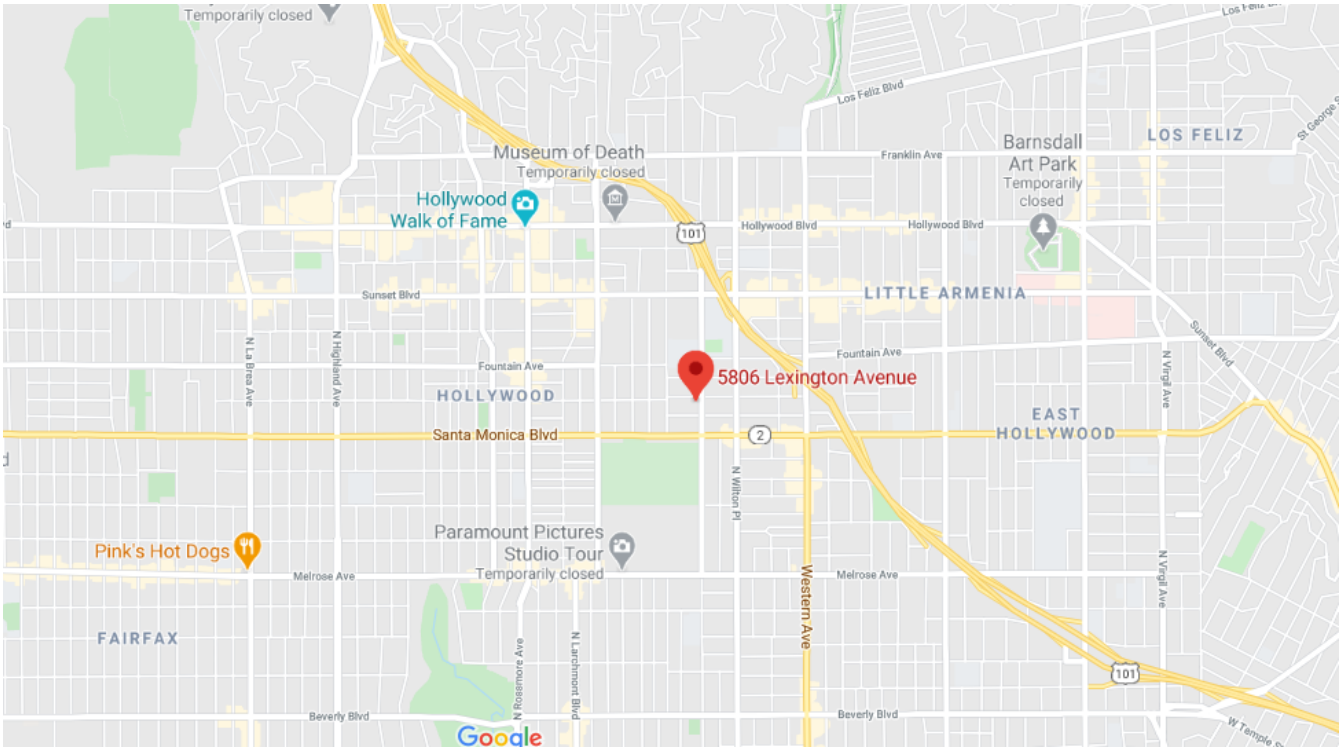
Conclusion

Staff recommends the City Planning Commission deny the appeal and sustain the Determination by the Director of Planning. The proposed project is consistent with applicable provisions of the LAMC and CEQA. All of the required findings for a Transit Oriented Communities Affordable Housing Incentive Program pursuant to LAMC 12.22-A,25 were made in the affirmative and an appropriate environmental clearance under CEQA has been granted. As such, the Director did not err in approving the proposed project.

Maps

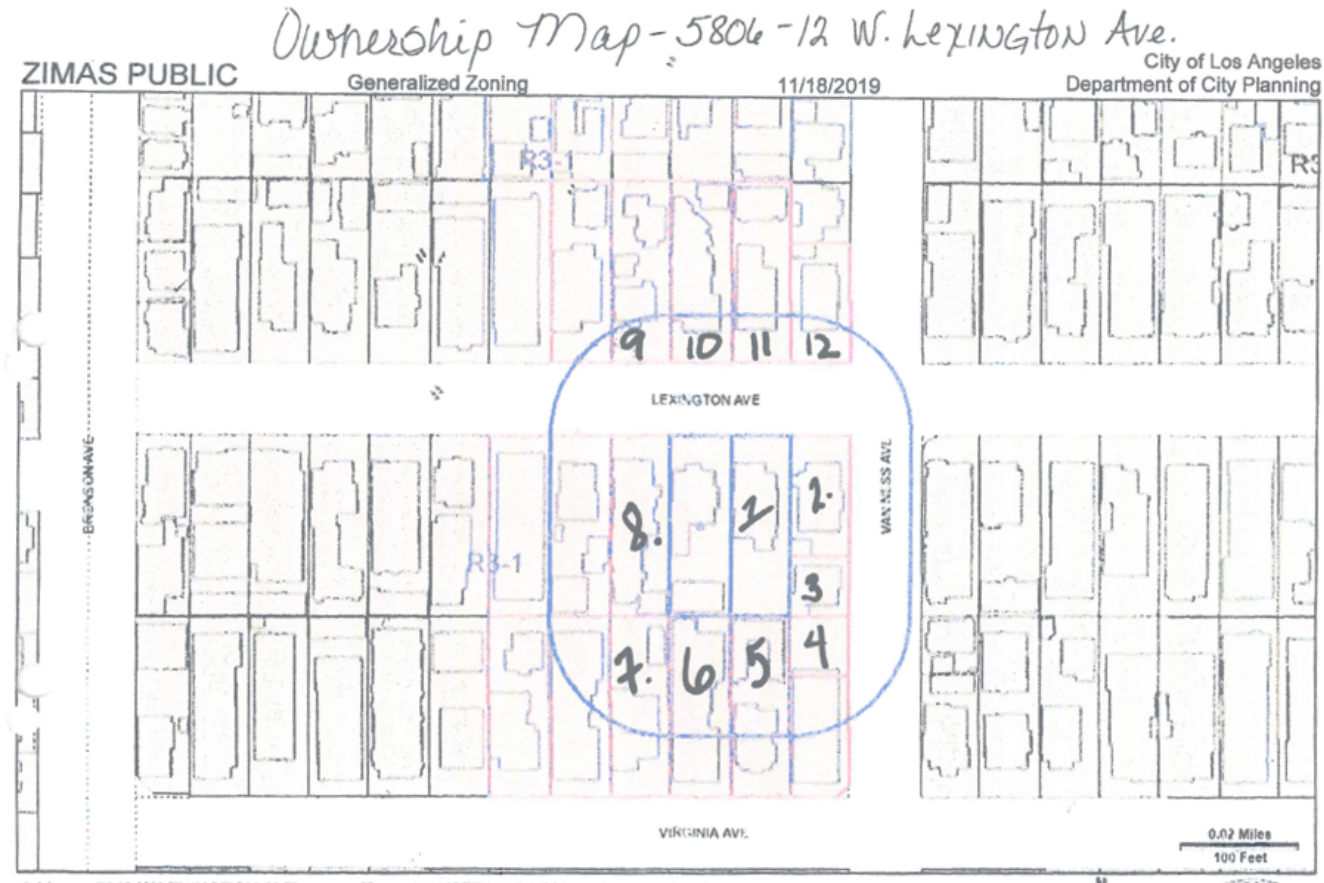
Map 1

Vicinity Map



Map 2

Abutting Ownership Map



Map 3

Zoning Map

Exhibit A

Appeal Application

ORIGINAL

APPLICATIONS:

APPEAL APPLICATION

Instructions and Checklist

Related Code Section: Refer to the City Planning case determination to identify the Zone Code section for the entitlement and the appeal procedure.

Purpose: This application is for the appeal of Department of City Planning determinations authorized by the Los Angeles Municipal Code (LAMC).

A. APPELLATE BODY/CASE INFORMATION

1. APPELLATE BODY

☐ Area Planning Commission ☑ City Planning Commission ☐ City Council ☐ Director of Planning
☐ Zoning Administrator

Regarding Case Number: DIR-2019-7067-TOC

Project Address: 5806-5812 W. Lexington Ave.

Final Date to Appeal: 08/07/2020

2. APPELLANT

Appellant Identity:
(check all that apply)

☐ Representative ☐ Property Owner
☐ Applicant ☐ Operator of the Use/Site

☑ Person, other than the Applicant, Owner or Operator claiming to be aggrieved

☐ Person affected by the determination made by the **Department of Building and Safety**

☐ Representative ☐ Owner ☐ Aggrieved Party
☐ Applicant ☐ Operator

3. APPELLANT INFORMATION

Appellant's Name: Kimberly Reilly and neighbors Jacob Ross, Jesus Rojas, Mike Higgins and others

Company/Organization:

Mailing Address: 5802 Lexington Ave.

City: Los Angeles State: CA Zip: 90038

Telephone: (858) 531-2319 E-mail: kimmy.loveyourlife@gmail.com

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

☐ Self ☑ Other: Concerned Neighbors of Lexington Ave.

b. Is the appeal being filed to support the original applicant's position? ☐ Yes ☑ No

4. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ State: _____. Zip: _____

Telephone: _____ E-mail: _____

5. JUSTIFICATION/REASON FOR APPEAL

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

b. 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

6. APPLICANT'S AFFIDAVIT

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

Appellant Signature: Vinnie Reilly Date: 8/6/20

GENERAL APPEAL FILING REQUIREMENTS

B. ***ALL CASES REQUIRE THE FOLLOWING ITEMS - SEE THE ADDITIONAL INSTRUCTIONS FOR SPECIFIC CASE TYPES***

1. Appeal Documents

a. Three (3) sets - The following documents are required for each appeal filed (1 original and 2 duplicates) Each case being appealed is required to provide three (3) sets of the listed documents.

- ☐ Appeal Application (form CP-7769)
- ☐ Justification/Reason for Appeal
- ☐ Copies of Original Determination Letter

b. Electronic Copy

☐ Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Appeal Form.pdf", "Justification/Reason Statement.pdf", or "Original Determination Letter.pdf" etc.). No file should exceed 9.8 MB in size.

c. Appeal Fee

- ☐ Original Applicant - A fee equal to 85% of the original application fee, provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.
- ☐ Aggrieved Party - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

d. Notice Requirement

- ☐ Mailing List - All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC
- ☐ Mailing Fee - The appeal notice mailing fee is paid by the project applicant, payment is made to the City Planning's mailing contractor (BTC), a copy of the receipt must be submitted as proof of payment.

SPECIFIC CASE TYPES - APPEAL FILING INFORMATION

C. DENSITY BONUS / TRANSIT ORIENTED COMMUNITES (TOC)

1. Density Bonus/TOC
Appeal procedures for Density Bonus/TOC per LAMC Section 12.22.A 25 (g) f.

NOTE:
- Density Bonus/TOC cases, only the *on menu or additional incentives* items can be appealed.
- Appeals of Density Bonus/TOC cases can only be filed by adjacent owners or tenants (must have documentation), and always only appealable to the Citywide Planning Commission.

☐ Provide documentation to confirm adjacent owner or tenant status, i.e., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, drivers license, bill statement etc.

D. WAIVER OF DEDICATION AND OR IMPROVEMENT

Appeal procedure for Waiver of Dedication or Improvement per LAMC Section 12.37 I.

NOTE:
- Waivers for By-Right Projects, can only be appealed by the owner.
- When a Waiver is on appeal and is part of a master land use application request or subdivider's statement for a project, the applicant may appeal pursuant to the procedures that governs the entitlement.

E. TENTATIVE TRACT/VESTING

1. Tentative Tract/Vesting - Appeal procedure for Tentative Tract / Vesting application per LAMC Section 17.54 A.

NOTE: 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.

☐ Provide a copy of the written determination letter from Commission.

F. BUILDING AND SAFETY DETERMINATION

☐ **1.** Appeal of the *Department of Building and Safety* determination, per LAMC 12.26 K 1, an appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

a. Appeal Fee
☐ Original Applicant - The fee charged shall be in accordance with LAMC Section 19.01B 2, as stated in the Building and Safety determination letter, plus all surcharges. (the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code)

b. Notice Requirement
☐ Mailing Fee - The applicant must pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt as proof of payment.

☐ **2.** Appeal of the *Director of City Planning* determination per LAMC Section 12.26 K 6, an applicant or any other aggrieved person may file an appeal, and is appealable to the Area Planning Commission or Citywide Planning Commission as noted in the determination.

a. Appeal Fee
☐ Original Applicant - The fee charged shall be in accordance with the LAMC Section 19.01 B 1 a.

b. Notice Requirement
☐ Mailing List - The appeal notification requirements per LAMC Section 12.26 K 7 apply.
☐ Mailing Fees - The appeal notice mailing fee is made to City Planning's mailing contractor (BTC), a copy of receipt must be submitted as proof of payment.

G. NUISANCE ABATEMENT

1. **Nuisance Abatement -** Appeal procedure for Nuisance Abatement per LAMC Section 12.27.1 C 4

NOTE:
- Nuisance Abatement is only appealable to the City Council.

   a. Appeal Fee
   ☐ Aggrieved Party the fee charged shall be in accordance with the LAMC Section 19.01 B 1.

2. **Plan Approval/Compliance Review**
   Appeal procedure for Nuisance Abatement Plan Approval/Compliance Review per LAMC Section 12.27.1 C 4.

   a. Appeal Fee
   ☐ Compliance Review - The fee charged shall be in accordance with the LAMC Section 19.01 B.
   ☐ Modification - The fee shall be in accordance with the LAMC Section 19.01 B.

NOTES

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.

***Please note** that the appellate body must act on your appeal within a time period specified in the Section(s) of the Los Angeles Municipal Code (LAMC) pertaining to the type of appeal being filed. The Department of City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.*

This Section for City Planning Staff Use Only		
Base Fee: $89	Reviewed & Accepted by (DSC Planner): Vince Fuentes	Date: 8/7/2020
Receipt No: 66208	Deemed Complete by (Project Planner):	Date:
☑ Determination authority notified	☐ Original receipt and BTC receipt (if original applicant)	

Applicant Copy
Office: Van Nuys
Application Invoice No: 66344

6800166344

City of Los Angeles
Department of City Planning

City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord
your application, regardless of whether or not you obtain the services

This filing fee is required by Chapter 1, Article 9,

If you have questions about this invoice, please contact the planner assigned to this c
visit https://planning.lacity.org/pdiscaseinfo/ and enter t

Invoice is valid for 30 days, void if not paid after 09/07/2020. For appeal case, you
received prior to 4:30PM on the last day of the app

Applicant: REILLY, KIMBERLY (H:858-5312319)
Representative:
Project Address: 5812 W LEXINGTON AVE, 90038

NOTES: APPEAL OF DIR-2019-7067-TOC

DIR-2019-7067-TOC-1A
Item
Appeal by Aggrieved Parties Other than the Original Applicant *

Item	Charged Fee
*Fees Subject to Surcharges	$89.(
Fees Not Subject to Surcharges	$0.(
Plan & Land Use Fees Total	$89.(
Expediting Fee	$0.(
Development Services Center Surcharge (3%)	$2.67
City Planning Systems Development Surcharge (6%)	$5.34
Operating Surcharge (7%)	$6.23
General Plan Maintenance Surcharge (7%)	$6.23
Grand Total	$109.47
Total Invoice	$109.47
Total Overpayment Amount	$0.00
Total Paid (this amount must equal the sum of all checks)	$109.47

Council District: 13
Plan Area: Hollywood
Processed by VINCENT QUITORIANO on 08/07/2020

Signature:

Los Angeles Dept of Building and Safety
6262 Van Nuys Blvd., 2nd Floor
Van Nuys, CA 91401

Reference Number: 2020220002-5
Date/Time: 08/07/2020 9:54:53 AM

User ID: sgiron

CITY PLANNING MISCELLANEOUS
2020220002-5-1
Application Invoice Number: 66344
DEV SERV CENTER SURCH-PLANNIN $2.67
PLAN & LAND USE $106.80
Total: $109.4

1 ITEM TOTAL: $109.47

TOTAL: $109.47

ICL Check $109.47
Method:
Check Number: 9516712428
Total Received: $109.47

CE2020220002-5

Los Angeles Department of Building
and Safety
Van Nuys 08/07/2020 9:54:53 AM
User ID: sgiron
Receipt Ref Nbr: 2020220002-5
Transaction ID: 2020220002-5-1
DEV SERV CENTER SURCH-PLANNING $2.
7
PLAN & LAND USE $106.80
Amount Paid: $109.47
Application Invoice Number: 66344

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August 5, 2020

Concerned Neighbors of Lexington Avenue
c/o Brian and Kimberly Reilly
5802 Lexington Ave.
Los Angeles, CA 90038

Jesus Rojas
5816 Lexington Ave.
Los Angeles, CA 90038

Jacob Ross
1173 N. Van Ness Ave.
Los Angeles, CA 90038

Perdro Guevara, SPC Holdings, LLC
P.O. Box 4814
Los Angeles, CA 90607

Michael Higgins
5822 Lexington Ave.
Los Angeles, CA 90038

The La Mirada Ave. Neighborhood Assn
P.O. Box 93596
Los Angeles, CA 90093

Los Angeles City Planning Commission
c/o 201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012

RE: Joint appeal of: Density Bonus/Affordable Housing Incentives, and adoption of a Categorical Exemption for Case Nos. DIR-2019-7067-TOC; ENV-2019-5389-CE; Project Addresses: 5806-5812 Lexington Ave.

In April, our community went before the City Planning Commission with an appeal of a density bonus approval for a five story, co-living apartment complex proposed for two parcels located at 5817-5823 Lexington Ave. in Hollywood.

Called the "Lexington," the project was not -- as claimed by the applicant and approved by the city -- a 21-unit apartment building with 29 unbundled parking stalls. It instead is a 94-unit development that is illegal under the density restrictions of the underlying zoning and the Hollywood Redevelopment Plan. Yet the commission not only completely ignored the facts presented in our appeal, but two of the commissioner members – Ambrose and Perlman – inexplicitly "walked out" of the virtual meeting immediately before the matter was set to be heard.

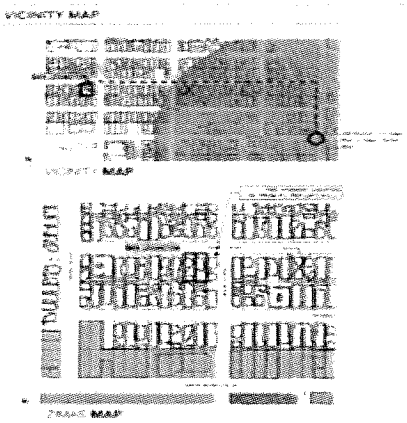
Now the planning department has approved the applicant's second development for our block. Called "Lexington 2," the applicant and city describe it as a 17-unit apartment building with 25 unbundled parking spaces and 2 units of affordable housing. Yet once again, this description is a lie. Lexington 2 is in fact another co-living arrangement of 94 units, not 17, which was illegally processed as a Transit Oriented Communities ("TOC") approval despite being in the Hollywood Redevelopment Plan Area.

Lexington 1 and Lexington 2 have a combined total of 188 individually leased units with just 54 unbundled parking stalls (half of which are tandem stalls) and a mere four units of affordable housing. Lexington 1 and Lexington 2 are two pieces of one overall development by one entity, a total undertaking that comprises a project with potentially significant environmental effect. Yet the city has allowed the applicant to cheat the system rather than follow the law. Whether or not this commission has any interest in countering the approval and upholding the law remains to be seen.

I. PROJECT BACKGROUND

The Lexington 2 project is a 5-level, 56-foot-tall apartment complex on two contiguous parcels totaling 15,000 sq. ft. The site's underlying R3-1 Zone allows 19 units with a 45-foot height restriction. As a TOC project, the applicant received city approval for a 17-unit apartment building comprised of 2 three-bedroom units, 1 four-bedroom unit, and 14 six-bedroom units. Yet the 17 "units" are actually 94 furnished single units that will be individually leased out by the owner, with 62 full bathrooms and common living space. Two "units" are dedicated as affordable in exchange for incentives of 11 feet of additional height, a reduction in Code required parking (from 94 dedicated stalls to 25 unbundled stalls), a 30% reduction in the required 15-foot rear yard, and a 20% reduction in the required open space.

LEXINGTON 2



The Planning Department has refused to acknowledge the true unit count of this project. Los Angeles Municipal Code ("LAMC") Section 12.21.A.1(b) states: "Whenever a layout within any dwelling unit or guest room is designed with multiple hallway entrances, **multiple toilet and bath facilities** or bar sink installations, so that it can be easily divided into **or used for separate apartments or guestrooms**, the lot area requirements and the automobile parking requirements shall be based upon the highest number of dwelling units or guest rooms obtainable from any such arrangement."

Sec. 12.21

SEC. 12.21 -- GENERAL PROVISIONS.

A. **Use.**

1. **Conformance and Permits Required.**

(a) **Permits and Licenses.** No building or structure shall be erected, reconstructed, structurally altered, enlarged, moved, or maintained, nor shall any building, structure or land be used or designed to be used for any use other than is permitted in the zone in which such building, structure or land is located and then only after applying for and securing all permits and licenses required by all laws and ordinances. *(Amended by Ord. No. 131,319, Eff. 1/16/66.)*

(b) **Flexible Units.** Whenever a layout within any dwelling unit or guest room is designed with multiple hallway entrances, multiple toilet and bath facilities or bar sink installations, so that it can be easily divided into or used for separate apartments or guest rooms, the lot area requirements and the automobile parking requirements shall be based upon the highest possible number of dwelling units or guest rooms obtainable from any such arrangement. *(Amended by Ord. No. 149,118, Eff. 2/6/77.)*

Per the LAMC, the lot area and parking requirements must be based upon the highest possible number of rooms obtainable. Per CEQA, environmental analysis must be based upon the true scope of the project. In this case, the applicant's plans show 94-units/guestrooms disguised as 17 "apartment" units. The applicant is gaming the system to evade the density limitations of both the underlying zone and the Redevelopment Plan Area, and to avoid Site Plan Review and CEQA analysis. The project as submitted and approved is illegal.

There is no dispute that the applicant, Mr. Daniel Pourbaba of the co-living company Proper Development, will be leasing the bedrooms as individual studio units. Note in **Exhibit 1** the LA Times article "New York Co-Living Company Plans $100 million Expansion with Los Angeles Apartment Developer" (3/8/2019), which identifies Mr. Pourbaba as the founder of Proper Development, and states that his company "*will build seven co-living apartment buildings over the next two or three years*" that the co-living leasing company Common will operate, with a combined total of 600 beds (or an average of 86 bedrooms per building). The article further acknowledges: "**Residents in a co-living complex typically have their own bedroom and bathroom but share kitchens, living rooms and other common areas**." The article references a completed project in Hollywood called "Common Melrose" that leases individual bedroom "studio units" for $1,550/month, including "*utilities, WiFi and housekeeping services to keep the common areas clean*."

Note at **Exhibit 2** the on-line advertisement for "Common Melrose," a two-story "duplex" with 12 bedrooms and 9 bathrooms in the R2-1XL Zone at 6501-6507 Melrose Ave.: "***Access to first-rate amenities and services mean you save every month over a traditional studio apartment***." Tenants are offered leases only for "***a private bedroom***," not apartment units. The ad further states: "*Your laundry, utilities, household essentials, professional cleansings, and WiFi are covered under one all-inclusive rate*."

Above: Google Earth photo of "Common Melrose," a 12-unit/9-bathroom co-living development in the R2-1XL Zone constructed by Daniel Pourbaba of Proper Development. The city approved the project as a "duplex."

The 5817 Lexington project and 5806 Lexington project are co-living developments. They are not 21 units and 17 units, respectively, but 94 units each. Like the "Common Melrose" development, the Lexington project's bedrooms will be leased individually as studio apartments. The application is merely a conceit to evade zoning laws and environmental review.

City Planning's Recommendation Report for the Commission's April 23, 2020 hearing on our appeal of Lexington 1 claimed that both the 5817 Lexington project and "Lexington 2" project were considered as one development. Yet the city reviewed both projects with the false unit count stated by the applicant. The two Lexington projects combined have 188 bedrooms with 129 full bathrooms, and just 54 parking stalls. The underlying zoning only permits a combined 38 units for the two sites. Under LAMC Section 12.21.A.1(b), if multiple toilet and bath facilities within a unit can be utilized as guest rooms, the unit count and parking requirement must be determined based on the highest possible number of units from this arrangement. CEQA analysis therefore must also view the two projects as 188 units, not 38.

The city has allowed both developments to proceed without meaningful environmental analysis of the project in its entirety. Environmental analysis under CEQA must include all project components comprising the "whole of the action," so that "*environmental considerations do not become submerged by chopping a large project into many little ones, each with a potential impact on the environment, which cumulatively may have disastrous consequences*." Burbank-Glendale Pasadena Airport Authority v. Hensler (1991) 233 Cal.App.3d 577, 592. The applicant has piecemealed his projects in order to evade acknowledgement of their significant effects, as well as the cumulative effects of numerous other similar projects in the vicinity.

Failure to effectively consider the environmental impacts associated with the "whole" project constitutes a piecemeal approach to cumulative impact analysis. Such segmentation is expressly forbidden under CEQA. CEQA's "*requirements cannot be avoided by chopping up proposed projects into bite-size pieces which, individually considered, might be found to have no significant effect on the environment or to be only ministerial*." Plan for Arcadia, Inc. v. City Council of Arcadia (1974) 42 Cal.App.3d 712, 726.

"Such conduct amounts to 'piecemealing,' a practice CEQA forbids." Lincoln Place Tenants Ass'n v. City of Los Angeles (2007) 155 Cal.App.4th 425, 450; see also Tuolumne County Citizens for Responsible Growth, Inc. v. City of Sonora (2007) 155 Cal.App.4th 1214, 1231 [The Court invalidating an MND because of a City's failure to consider a retail development and adjacent road project as one single project for the purposes of CEQA.

"City violated CEQA by treating them as separate projects subject to separate environmental reviews."]; Lighthouse Field Beach Rescue v. City of Santa Cruz (2005) 131 Cal.App.4th 1170, 1200 [The city's failure to consider the whole of the project compelled the Court to overturn the city's adoption of a negative declaration.]

Here, the city has failed to consider the true unit count of the two co-living buildings as one project, the "whole of an action." As noted in CEQA Guidelines Section 15165:

> Where individual projects are, or a phased project is, to be undertaken and where the total undertaking comprises a project with significant environmental effect, the Lead Agency shall prepare a single program EIR for the ultimate project as described in Section 15168. Where an individual project is a necessary precedent for action on a larger project, or commits the Lead Agency to a larger project, with significant environmental effect, an EIR must address itself to the scope of the larger project. Where one project is one of several similar projects of a public agency, but is not deemed a part of a larger undertaking or a larger project, the agency may prepare one EIR for all projects, or one for each project, but shall in either case comment upon the cumulative effect.

Lexington 1 and Lexington 2 are two pieces of one overall development by one entity, a total undertaking that comprises a project with significant environmental effect. CEQA requires that the city consider the two pieces as one to properly review the "whole of an action." Yet the city has failed to proceed in a manner prescribed by law by acknowledging the true unit count, and consequently must initiate proper re-review of the environmental impacts associated with not only these developments, but also the cumulative effect of similar projects in the entire vicinity.

II. OBJECTIONS

A. The Project Does Not Qualify for an Exemption because the Zoning Regulations, Procedures, and Protocols Attendant Discretionary Entitlements Were Not Followed.

1). *The Lack of Site Plan Review.*

Because the combined Lexington 1 and Lexington 2 projects involve more than 50 units/guestrooms, a *Site Plan Review* is required under LAMC §16.05(C)(1)(b). The relevant portion of LAMC §16.05 reads:

> **C. Requirements.**
>
> 1. **Site Plan Review. (Amended by Ord. No. 184,827, Eff. 3/24/17.)** *No grading permit*, foundation permit, *building permit, or use of land permit shall be issued for any of the following development projects unless a site plan approval has first been obtained pursuant to this section*. This provision shall apply to individual projects for which permits are sought and also to the cumulative sum of related or successive permits which are part of a larger project, such as piecemeal additions to a building, or multiple buildings on a lot, as determined by the Director.
>
> (a) Any development project which creates, or results in an increase of, 50,000 gross square feet or more of nonresidential floor area.
>
> (b) *Any development project which creates*, or results in an increase of, *50 or more* dwelling units *or guest rooms*, or combination thereof.

Under LAMC Section 16.05, the purposes of a Site Plan Review are: "*to promote orderly development, evaluate and mitigate significant environmental impacts, and promote public safety and the general welfare by ensuring that development projects are properly related to their sites, surrounding properties, traffic circulation, sewers, other infrastructure and environmental setting, and to control and mitigate the development of projects which are likely to have a significant adverse effect on the environment.*" None of these goals are accomplished here.

Site Plan Review requires a finding under LAMC §16.05 F.2 "*that the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities... and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.*" Yet the project's height and massing are incompatible with the surrounding built environment and greatly out of character with the immediate neighborhood. At six stories (w/roof decks) and covering 2 parcels each, the two proposed buildings would dwarf the existing neighborhood, as shown in the below photos.

Note below Google Earth photos of the existing residential development of the 5800 block of Lexington Ave.:

5800 block of Lexington Ave., looking to the west.

1917 Craftsman home at 5802 Lexington Ave., immediately adjacent to project site.

Project site at 5806 Lexington Ave.

One-story homes located across from the proposed 5-story project site and next to Lexington 1.

1918 Craftsman home located at 5822 Lexington Ave.

Eleven-unit, 2-story apartment building at 5833 Lexington Ave., and next to it a single-family home.

Applicant's rendering of Lexington 2

Applicant's rendering of Lexington 1.

2). ***The Planning Department improperly approved Lexington 2 as a TOC project in the Hollywood Redevelopment Plan Area.***

On June 27, 2018, the Los Angeles Community Redevelopment Agency ("CRA/LA") issued a memorandum concluding that the redevelopment plans within the City "*are not superseded by Measure JJJ and the implementing TOC Ordinance.*" The City Planning Director and City Planning Commission have adopted TOC Guidelines, which purport to grant a set of incentives not authorized by the voters in the text of Measure JJJ.

Lexington 2 was illegally processed by the planning department as a TOC project rather then as a density bonus project, providing the applicant with additional benefits that would otherwise require off-menu incentives and a public hearing. Furthermore, the TOC Guidelines are not only inapplicable in redevelopment plan areas, but otherwise illegal, countering the intent of voters and the text of Measure JJJ.

3). ***The Transit Oriented Communities (TOC) Guidelines are illegal.***

On November 8, 2016, voters in the City of Los Angeles approved a ballot measure known as Measure JJJ. The title of this measure was "*Affordable Housing and Labor Standards Related to City Planning*." The measure was further titled "The Build Better LA Initiative." As the ballot titles reveal, Measure JJJ was drafted to promote two purposes: 1) an increase in the amount of affordable housing constructed in the City, and 2) the creation of local jobs paying adequate wages.

The ballot question for Measure JJJ read: "Shall an ordinance: I) requiring that certain residential development projects provide for affordable housing and comply with prevailing wage, local hiring and other labor standards; 2) requiring the City to assess the impacts of community plan changes on affordable housing and local jobs; 3) creating an affordable housing incentive program for developments near major transit stops; and 4) making other changes; be adopted?"

The City's Chief Legislative Analysis prepared an Impartial Analysis of Measure JJJ, which provided that Measure JJJ "*will amend City law to add affordable housing standards and training, local hiring, and specific wage requirements for certain residential projects or more units seeking General Plan amendments or zoning changes*." The Impartial Analysis explained "*This measure also creates an affordable housing incentive program with increased density and reduced parking requirements in areas within a one-half mile radius around a major transit stop*."

On September 27, 2017 the City Planning Commission released the draft TOC Guidelines "*developed pursuant to Measure JJJ*." These TOC Guidelines were clarified and updated on February 25, 2018. The TOC Guidelines contend that they "*provide the eligibility standards, incentives, and other necessary components of the TOC Program consistent with LAMC §12.22 A.31* [enacted by Measure JJJ]."

Yet the Commission and City far exceeded the authority granted it by the voters as well as its own laws and state laws. TOC "incentives" far exceed those authorized by the voters enacting Measure JJJ, while failing to provide for well-paid jobs adhering to the prevailing wage in Los Angeles. These incentives constitute vast departures from numerous existing codified ordinances yet were never approved legislatively: not by the voters, nor by the City Council. The reliance upon these improper guidelines by the City and the City Planning Commission constitutes an improper policy and practice of ignoring the voters' mandate in Measure JJJ and disregarding the proper legislative procedures for amending the General Plan and zoning ordinances.

In fact, the TOC Guidelines depart significantly from the parameters and requirements of Measure JJJ in numerous respects. While Measure JJJ provides that the TOC Guidelines may allow a different level of density increase based upon a property's base zone and density, the TOC Guidelines utilize a system of Tiers based upon distance from a Major Transit Stop to award differing levels of density increase, regardless of a property's base zone or density. Measure JJJ merely provides that the TOC Guidelines contain incentives "*consistent with the following*": a residential density increase, adjustments to minimum square feet per dwelling unit, floor area ratio, or both, as well as parking reductions. The 'I'OC Guidelines, however, include additional, non-voter approved incentives for reductions in required yards and setback, open space, lot width, increases in maximum lot coverage, height, transitional height requirements, and FAR starting levels irrespective of the underlying zoning. Each of these "additional" incentives alters otherwise applicable limitations in the municipal code without complying with the procedural requirements for zone changes, height district amendments and general plan amendments or variances, all of which provide due process and full transparency.

Nowhere does Measure JJJ authorize incentives for increased height, reduced open space, or reduced side or front yards. Nor were the voters informed of such incentives by Measure JJJ.

Section 5 of Measure JJJ provides that in the case of projects with 10 or more residential dwelling units, in order to be eligible for "*a discretionary General Plan amendment... or any zone change or height-district change that results in increased allowable residential floor area, density or height, or allows a residential use where previously not allowed*," the project must comply with various affordable housing requirements (including on- or off-site), and shall comply with the job standards in subdivision (i). 'I'he job standards require that all work be performed by licensed contractors, that at least 30 percent of the workforce are residents of the City, that 10 percent of the workforce consists of "transitional" workers living within a 5-mile radius of the project, and that the workers are paid the standard prevailing wages in the project area. Yet despite TOC projects now comprising the overwhelming majority of discretionary building applications, there have been almost no labor standard projects approved under Measure JJJ.

Voters adopted Measure JJJ being told that the measure would require projects seeking zone changes or height district changes to abide by labor standards and affordable housing requirements. What voters got instead are guidelines that provide wholesale elimination of established zoning laws for a pittance of affordable housing while destroying whole swaths of Rent Stabilized housing. The TOC Guidelines were never adopted in a legislative process or presented to the voters, and do not require the "good jobs" that Measure JJJ promised. Projects that would have been required to meet labor standards under Section 5 avoid those standards because the TOC Guidelines claim to obviate the need for zone changes and height district changes in the many areas of the city that are within a half mile from a bus line or transit stop.

The TOC Guidelines are quite simply a scam. They overturn a significant number of municipal code provisions regarding height and other planning standards, yet they were never adopted by the legislative body legally authorized to make those changes. Nor were the TOC Guidelines adopted by the voters. Instead, the TOC Guidelines significantly depart from the land use planning framework approved by the voters and overturn the duly-adopted ordinances passed by the Los Angeles City Council. Nor were the TOC "Tiers" allowing increased density within proximity to transit authorized by Measure JJJ. The Tiers function as newly created zones, which were not adopted by ordinance nor approved by voters. Only the voters can amend Measure JJJ; the Council may only make non-substantive amendments to the measure's provisions.

The TOC Guidelines are so sweeping they effectively constitute a general plan amendment, vastly increasing permissible density and height for certain residential projects. Yet the TOC Guidelines were not adopted consistent with the process for a general plan amendment.

Further, by impermissibly including height and other incentives not provided for in Measure JJJ, the city has effectively rendered moot the general plan amendment process, thereby creating inconsistencies within the general plan in violation of state law. The TOC Guidelines undermine one of the two fundamental premises of Measure JJJ: the requirement of projects to meet labor standard requirements to receive incentives under the TOC Guidelines. Absent this requirement, the fundamental promise of Measure JJJ to provide "good jobs" is undermined.

While Measure JJJ Section 5 sets forth an elaborate set of requirements for projects seeking general plan amendments, zone changes, or height district changes, and requires adherence to labor standards in order to receive these entitlements, projects receiving incentives under the improperly approved TOC Guidelines no longer need zone changes or height district changes, and so do not comply with the labor standards or provide the public with notice and public hearings to make these massive changes. The TOC guidelines as written and illegally "approved" is nothing short of an attempt to end-run the City Charter and the will of the voters.

In adopting the TOC Guidelines in conflict with JJJ, the Planning Department and City Planning Commission abused their discretion, and promulgated TOC Guidelines in an arbitrary and capricious manner that is not consistent with the requirements of Measure JJJ nor consistent with the requirements of state and local law for the adoption of zoning ordinances and maintaining general plan consistency.

4). *The city has failed to determine whether or not the incentives are required to order to provide for the 2 units of affordable housing.*

The determination letter states at page 14: "*The list of base incentives in the Transit Oriented Communities Guidelines were pre-evaluated at the time the Transit Oriented Communities Affordable Housing Incentive Program Ordinance was adopted to include various types of relief that minimize restrictions on the size of the project.*" This is simply not true.

As previously noted, the text of Measure JJJ in no manner "pre-evaluated" the incentives ultimately adopted by the City Planning Commission for the TOC Guidelines. Ordinance 184,745 simply states: "*The City Planning Commission shall review the TOC Guidelines and shall by vote make a recommendation to adopt or reject the TOC Guidelines.*"

The TOC Guidelines are not an ordinance. They are not present in the Municipal Code. The Commission was required to "*make a recommendation.*" Recommendations by the Commission on zoning changes are prescribed by the City Charter to be forwarded to the City Council for approval and codification as an ordinance. None of this occurred. Instead, a developer's wish list of relaxed zoning standards was approved by the Commission and has been illegally enforced as if it were somehow the law.

In fact, the record contains no evidence whatsoever regarding whether or not the TOC incentives are necessary to provide for the minimal amount of affordable housing required by the TOC Guidelines because the city has never requested such evidence.

The project's determination letter states: "*The base incentives are required to provide for affordable housing costs because the incentives by their nature* ***may*** *result in increasing the scale of the project. The additional incentives requested for a decrease in the required setback, reduction in open space and increase in height would result in building design or construction efficiencies that provide for affordable housing costs.*" (Emphasis added).

The project site's underlying zoning allows 19 units. The city and applicant adamantly claim that the project contains only 17 units. How then do the incentives result in an increase in the scale of the project, and what proof is there that the increase in height and reduced yard setback and open space somehow provide "*building design or construction efficiencies that provide for affordable housing costs*"?

Furthermore, if the list of TOC incentives had been pre-evaluated for all factors, then approvals would be ministerial, not discretionary. The Director retains the authority to reject incentives if it can be determined that the incentive is not required to provide for the housing. The fact that the City refuses to determine whether or not the incentive is necessary does not somehow make the approvals mandatory.

The City fails to assess the economic matrix of the Project to determine whether or not the incentives are necessary in order to provide the affordable housing. TOC incentives are required by Measure JJJ to follow the procedures outlined by LAMC Section 12.22.A.25(g)(2)(*i*)(c) and (i), which state:

> c. **Action**. The Director shall approve a Density Bonus and requested Incentive(s) unless the Director finds that:
>
> (i) The Incentive is not required in order to provide for affordable housing costs as defined in California Health and Safety Code Sections 50052.5, or Section 50053 for rents for the affordable units...

The Director must make this financial feasibility assessment as a pre-condition to a decision. The feasibility analysis is not discretionary, yet the Director of Planning has failed to make the assessment at all. Rather, it is a mandatory duty that cannot be waived without showing that the incentives are required to make the housing affordable. Per Measure JJJ, the Director of Planning is required per LAMC §12.22.A.25g(2)(c)(*i*) to review and justify the economic necessity of the Applicant's affordable housing menu incentives and document this analysis in the findings.

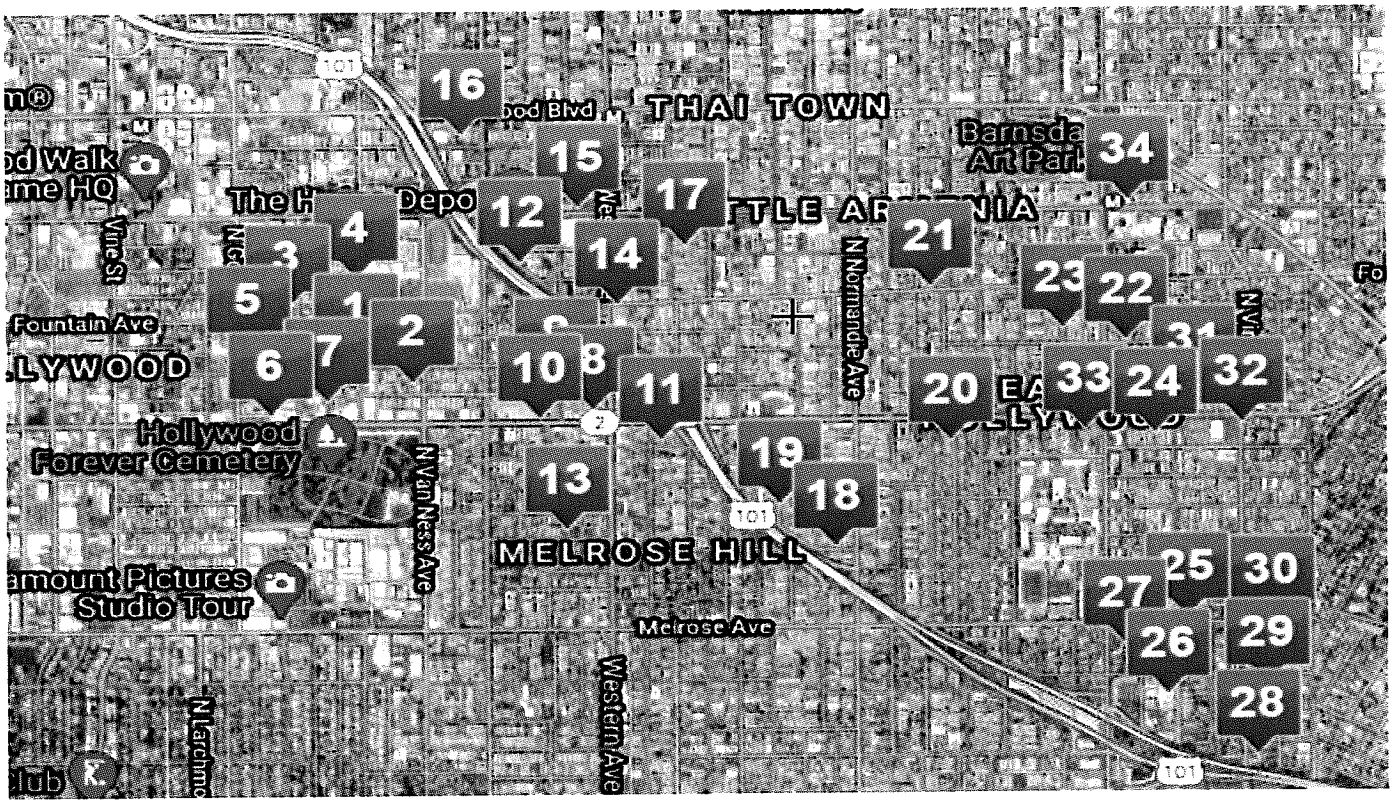
The Planning Department claims that AB 2501 precludes the local agency from requiring the applicant to submit a pro forma to assess the financial need for the incentives, but this conclusion is incorrect. AB 2501 merely prevents an agency from requiring a "special study." A pro forma is not a special study. Instead, a pro forma is a requirement imposed upon all projects by financial institutions and government agencies in order to receive financial assistance.

5). *The city is ignoring the projects' cumulative impacts*

A CEQA categorical exemption is inapplicable when the cumulative impact of successive projects of the same type over time is significant. The cumulative impact of the proposed project in conjunction with other developments in the vicinity has not been analyzed. As noted in our appeal to the Commission of Lexington 1, there are 35 TOC/density bonus projects that we are aware of that have been proposed or approved in just the last two years in the East Hollywood area.

These 35 projects would construct 2,026 dwelling units. The existing sites currently consist of 68 residential units, primarily single-family homes dating to the turn of the last century. No environmental analysis has been conducted on **33 of the 35** projects, as the planning department has erroneously determined all but one to be categorically exempt. Note below the following list of similar proposed/approved TOC/density bonus discretionary projects within the vicinity of the subject site:

	Address of proposed TOC/DB projects	**Existing**	**Proposed**	**Increase**	**Case No.**
1	5817-5823 Lexington Ave.	4 units	21 units	17 units	DIR-2019-5388-DB
2	5806-5812 Lexington Ave.	2 units	17 units	15 units	DIR-2019-7067-TOC
3	1310-1316 N. Gordon St.	None	60 units	60 units	DIR-2019-7670-DB
4	1333-1343 N. Tamarind Ave.	3 units	45 units	45 units	DIR-2019-3141-DB
5	1222 N. Beachwood Dr.	3 units	11 units	8 units	DIR-2019-4192-DB
6	1130-1132 N. Beachwood Dr.	2 units	15 units	13 units	DIR 2018-723-TOC
7	1151-1153 N. Gordon St.	2 units	14 units	12 units	PAR-2018-5490-TOC
8	5530 Virginia Ave.	None	64 units	64 units	PAR-2018-4912-TOC
9	5533 Virginia Ave.	2 units	23 units	21 units	DIR 2017-4807-TOC
10	5537-5547 Santa Monica Blvd.	None	60 units	60 units	PAR-2018-4907-TOC
11	5412 Santa Monica Blvd.	None	60 units	60 units	DIR-2018-5887-TOC
12	5627 Fernwood Ave.	None	60 units	60 units	DIR 2017-4872-TOC
13	5456 Barton Ave.	1 unit	7 units	6 units	PAR-2018-4295-TOC
14	5460 Fountain Ave.	None	49 units	49 units	ADM-2018-3871-TOC
15	5509-5529 Sunset Blvd.	None	412 units	412 units	CPC-2019-4639-CU-DB-SPE
16	5717 Carlton Way	4 units	39 units	35 units	DIR-2017-2680-TOC-SPP
17	1341 - 1349 N. Hobart Blvd.	9 units	29 units	20 units	DIR-2019-790-TOC
18	908 N. Ardmore Ave.	6 units	33 units	27 units	DIR 2018-3931-TOC
19	926-932 N. Kingsley Dr.	5 units	37 units	32 units	DIR-2019-2038-TOC
20	4904-4920 Santa Monica Blvd.	None	62 units	62 units	DIR-2020-667-TOC
21	1301 N. Alexandria Ave.	3 units	16 units	13 units	DIR-2019-5422-TOC
22	1220 N. Vermont Ave.	None	29 units	29 units	DIR-2019-1254-TOC
23	1225 N. Vermont Ave.	None	58 units	58 units	DIR-2019-909-TOC-SPP
24	4626-4644 Santa Monica Blvd.	None	177 units	177 units	DIR-2019-337-SPP-SPPA-TOC-SPR
25	4100 Melrose Ave.	None	33 units	33 units	DIR 2018-7575-TOC
26	627 N. Juanita Ave.	1 unit	17 units	16 units	DIR 2018-1421-TOC-SPP
27	636-642 N. Juanita Ave.	2 units	33 units	31 units	DIR-2019-970-SPP-TOC
28	516 N. Virgil Ave.	1 unit	16 units	15 units	DIR-2019-4185-SPP-TOC
29	611-615 N. Virgil Ave.	None	30 units	30 units	DIR-2019-7613-TOC
30	700-710 N. Virgil Ave.	None	37 units	37 units	DIR-2020-783-TOC
31	4575 Santa Monica Blvd.	None	14 units	14 units	DIR-2018-347-TOC-SPP-SPPA
32	4537-4545 Santa Monica Blvd.	None	23 units	23 units	DIR-2019-2431-TOC
33	4704-4722 Santa Monica Blvd.	4 units	197 units	194 units	DIR-2019-5645-TOC
34	4629-4651 Maubert Ave.	14 units	153 units	139 units	DIR-2019-3760-SPP-TOC
35	1276 N. Western Ave.	None	75 units	75 units	DIR-2015-3566-DB-SP
	Totals	**Existing 68 units**	**Proposed 2,026 units**	**Increase 1,958 units**	33 of the 35 projects claim to be categorically exempt from CEQA



In addition to the 35 TOC/density bonus projects proposed within the vicinity of the subject site, there are 6 subdivisions recently approved or seeking approval within three blocks of 5817 Lexington Ave., and 204 ministerial apartment units currently under construction. Four of the six subdivisions were processed as categorically exempt from CEQA.

Addresses of subdivision projects		Existing	Proposed	Increase	Case No.
1	1146 N. Beachwood Dr.	2 units	12 units	10 units	VTT-72899-SL
2	1238 N. Gordon St	2 units	10 units	8 units	VTT-72931-SL
3	1255 N. Beachwood Dr.	4 units	6 units	2 units	VTT-80291-SL
4	1243 N. Gower St.	1 unit	5 units	4 units	VTT-78230
5	1301 N. Tamarind Ave	2 units	6 units	4 units	VTT-74907-SL
6	1248-1254 N. Lodi Pl.	2 units	10 units	8 units	VTT-82120-SL

Addresses of apartment projects		Existing	Approved	Increase	Building(s) demolished
7	1307 N. Bronson Ave	1 unit	21 units	20 units	Single-family home
8/9	1317 N. Tamarind Ave./1308 N. Gordon St	7 units	21 units	14 units	Single-family home, 6-unit RSO apartment
10	1300-1310 N. Tamarind Ave	10 units	32 units	22 units	2 duplexes and a 6-unit RSO apt.
11	1432 N. Tamarind Ave	2 units	21 units	19 units	Duplex under RSO
12	1439 N. Tamarind Ave	2 units	21 units	19 units	Duplex under RSO
13	1446 N. Tamarind Ave.	1 unit	44 units	43 units	Single-family home
14	1338 N. Gordon St.	5 units	44 units	39 units	Single-family home, 4-unit RSO
	Total subdivisions/apartments	**41 units**	**243 units**	**202 units**	Almost all CEQA exempt

Recently approved subdivisions/apartment buildings totaling 209 units within three blocks of the site

In a February 23, 2018 letter to the Community Redevelopment Agency objecting to the proposed demolition of a 1916 duplex at 1130 N. Beachwood Dr., the preservation organization Hollywood Heritage addressed the enormous destruction occurring near the project site and the cumulative impacts associated with it (see **Exhibit 3**):

> "The cumulative loss of resources such as 1130-1132 Beachwood Dr. is quickly erasing the remaining built environment of early Hollywood. This is nowhere more true than the portion of Hollywood bounded on the south by Santa Monica Blvd., on the east by Bronson Ave., on the north by Fountain Ave., and on the west by Gower St., for which Hollywood heritage has received numerous demolition notifications over the past several years. "

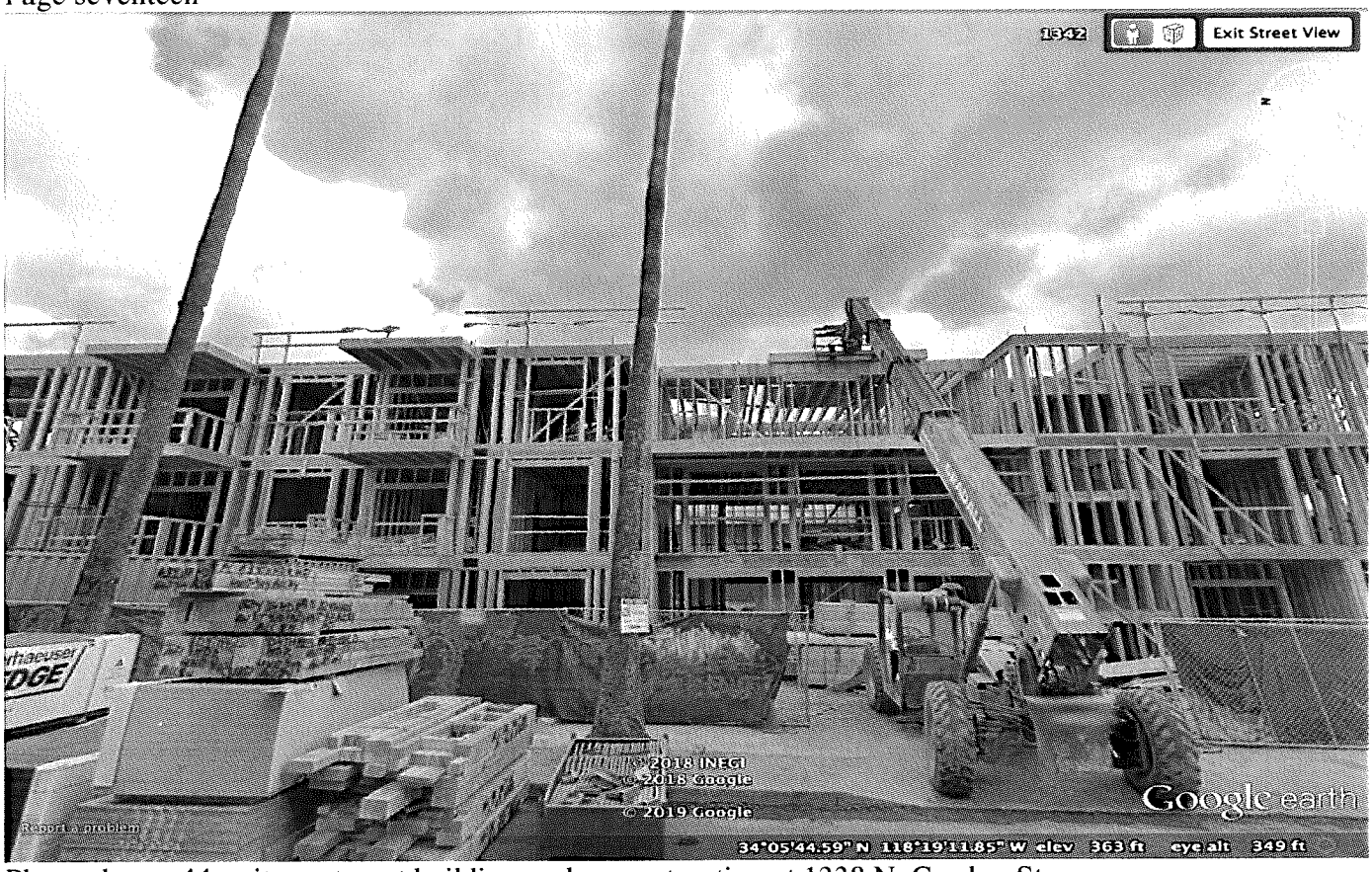


Photo above: 44-unit apartment building under construction at 1338 N. Gordon St.

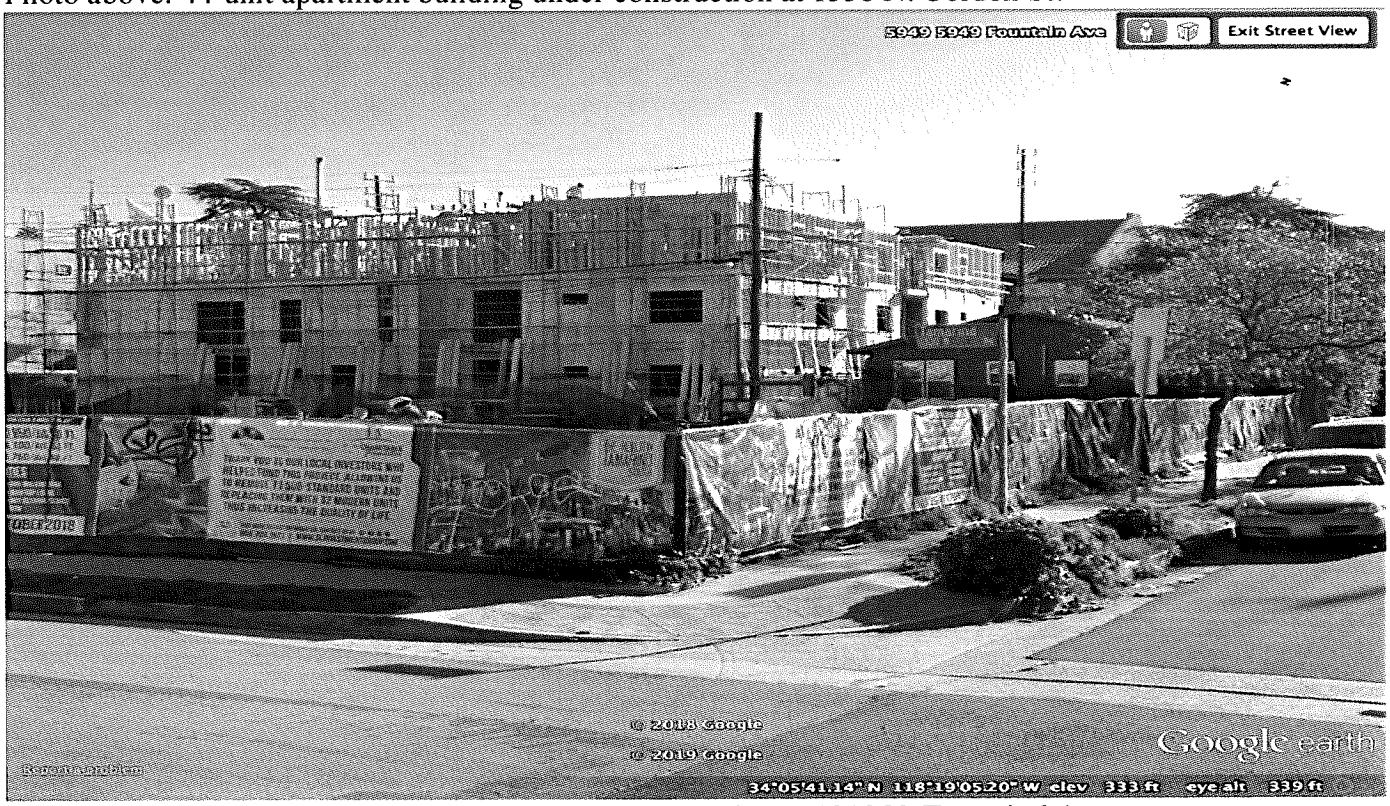


Photo above: 32-unit apartment building under construction at 1310 N. Tamarind Ave.

Aerial photo of demolition/construction sites in the 1300 and 1400 blocks of Gordon Street/Tamarind Ave.

With each additional project there is increased pressure on adjacent property owners to sell their land for another grossly out-of-scale development, spurring a domino effect that is literally wiping out the historic significance of this community, and with it the minority population that for decades has occupied it.

The project is in Census Tract 1909.02. Note below 2010 and 2017 data for Census Tract 1909.02 showing its declining minority population and increasing White population: 2010 figures show a 17% increase in the White population with a 20% decrease in the Hispanic population. In contrast, during the same period California overall experienced a 5% decline in the White population and a 28% increase in the Hispanic population. It should be further noted that 92% of the population in Census Tract 1909.02 are renters.

View More Maps

Change in population since 2000

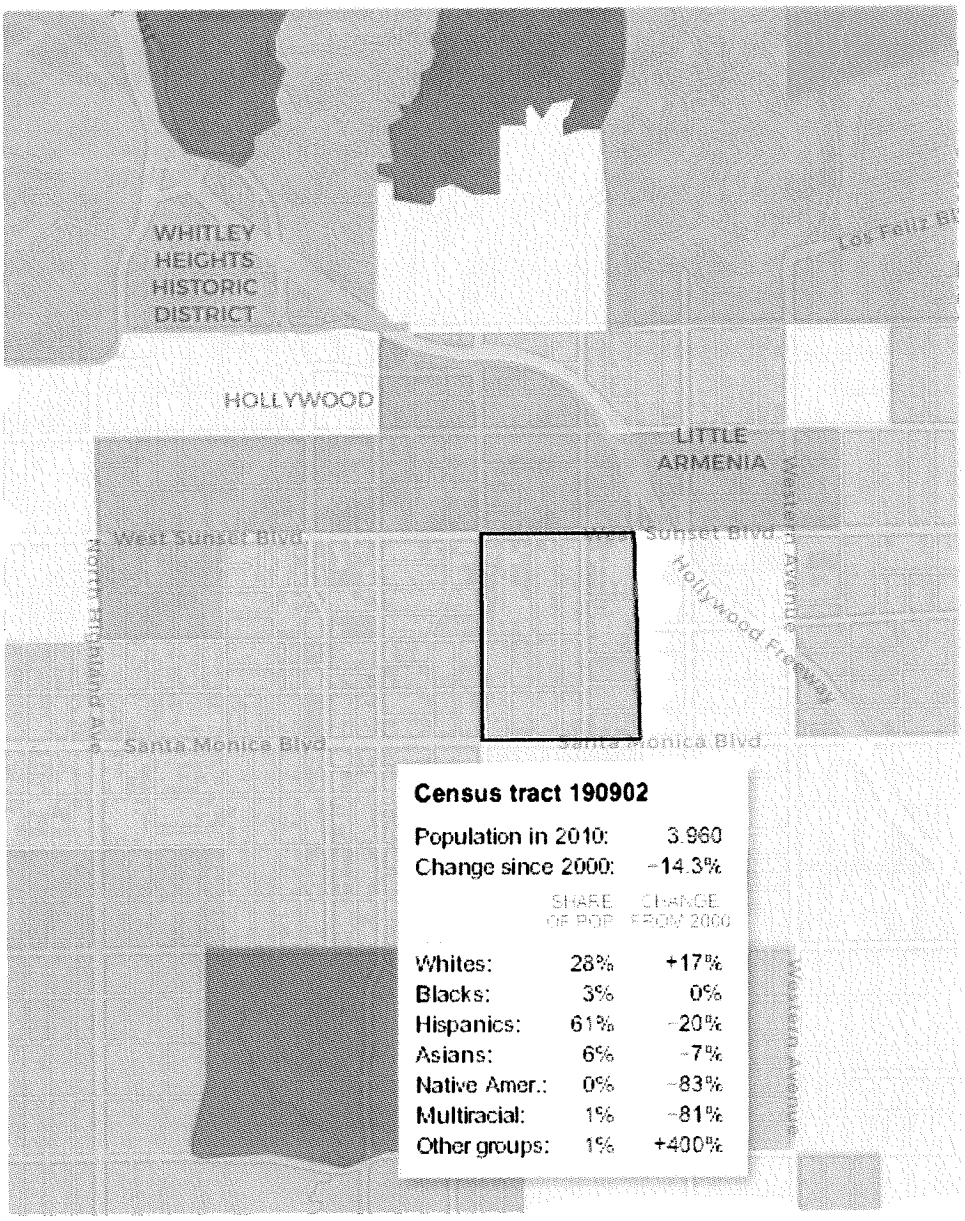
- Over 20% increase
- 10% to 20%
- 0% to 10%
- 0% to -10%
- -10% to -20%
- Over 20% decline

Zoom to a State

California

2010 POPULATION	CHANGE FROM 2000
37,253,956	**+10.0%**

RACE ETHNICITY	SHARE OF POP	CHANGE FROM 2000
Whites:	40%	-5%
Blacks:	6%	-1%
Hispanics:	38%	+28%
Asians:	13%	+31%
Native Amer.:	0%	-9%
Multiracial:	3%	+7%
Other groups:	1%	+22%



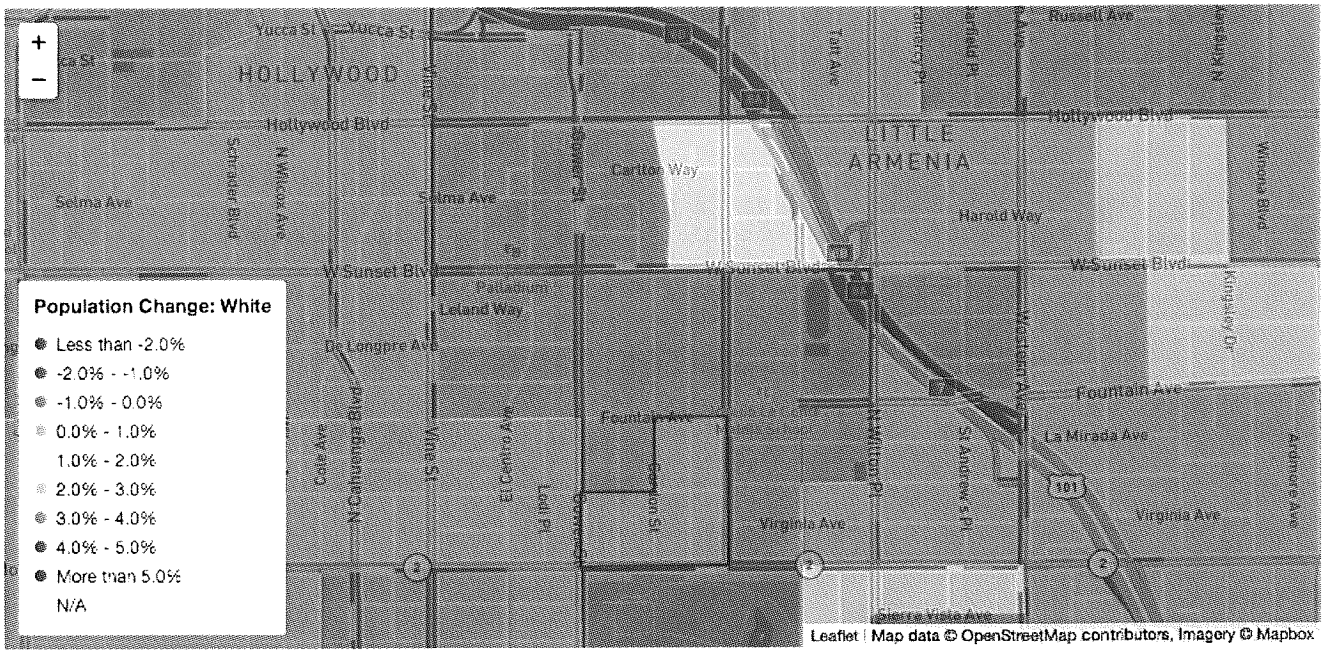
This gentrification trend has only accelerated since 2010. Note 2017 map below showing that the most developed areas of East Hollywood have the greatest increases in the White population:

2017 American Community Survey 5-Year Estimates

Block Group 2, Census Tract 1909.02, Los Angeles County, California: Population Change: White

Other Areas in Block Group 2, Census Tract 1909.02, Los Angeles County, California

U.S. Population Change: White: 2.2% (2017)



As applied to a categorical exemption, CEQA Guidelines Section 15300.2(b) provides an exemption cannot be utilized "when the cumulative impact of successive projects of the same type in the same place over time is significant."

Under CEQA, when an agency is making an exemption determination it may not ignore evidence of an unusual circumstance creating a reasonable possibility of a significant environmental impact. Committee to Save the Hollywoodland Specific Plan v City of Los Angeles (2008) 161 Cal.App.4th 1168, 1187 (city approval set aside because city failed to consider proffered evidence regarding historic wall).

Likewise, an agency may not avoid assessing environmental impacts by failing to gather relevant data. The city's determination letter contains **no** findings whatsoever to justify the categorical exemption. Instead, the city simply states "*based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act...and there is no substantial evidence demonstrating that any exceptions*" apply.

First, there was no justification "prepared and found in the environmental case file," other than a "finding" stating: "*The project should not result in significant effects related to traffic, noise, air quality or water quality.*"

Second, substantial evidence is defined in Section 15384 of the CEQA Guidelines as "*enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Whether a fair argument can be made that the project may have a significant effect on the environment is to be determined by examining the whole record.*"

The city has failed in its responsibility to examine the "whole record," first by allowing the developer to piecemeal his project, and second by refusing to review the cumulative impacts of successive projects over time. In particular, the city has failed to review impacts to population displacement, traffic circulation, public resources, and other environmental factors affected by allowing density increases inconsistent with the applicable general plan policies as well as with applicable zoning designation and regulations. As noted, the project's unit density far exceeds the permissible zoning designation under both the Hollywood Community Plan and the Hollywood Redevelopment Plan.

Planning staff's response to this information is to shrug it off. The Recommendation Report for the Lexington 1 project stated that some of the identified projects have been proposed but not yet approved, some have been approved but not begun construction, and some are under construction but not yet completed. How this "analysis" is relevant in assessing the list of related projects is a mystery. The Report further states: "*Consistent with LADOT's policy, projects adding 34 units do not require a traffic study. No traffic study and further analysis of traffic impacts would be required and therefore would not have a significant impact.*" Yet appellants have identified 2,269 similar units, not 34, and have also shown that the Lexington projects are 188 combined units, not 38.

CEQA requires that an environmental document include a description of the project's environmental setting or "baseline." CEQA Guidelines § 15063(d)(2). The CEQA "baseline" is the set of environmental conditions against which to compare a project's anticipated impacts. CBE v. SCAQMD, 48 Cal.4th at 321. CEQA Guidelines section 15125(a) states, in pertinent part, that a lead agency's environmental review under CEQA:

> ...must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time [environmental analysis] is commenced, from both a local and regional perspective. This environmental setting will normally constitute the baseline physical conditions by which a Lead Agency determines whether an impact is significant.

See Save Our Peninsula Committee v. County of Monterey (2001) 87 Cal.App.4th 99, 124–25 ("Save Our Peninsula").) As the court of appeal has explained, "the impacts of the project must be measured against the 'real conditions on the ground,'" and not against hypothetical permitted levels. Id. at 121–23.

The Court in Stanislaus Audubon Society v. County of Stanislaus (1995) 33 Cal.App.4th 144, 151 also stressed that a lead agency should not give an "unreasonable definition" to the term substantial evidence, "equating it with overwhelming or overpowering evidence. CEQA does not impose such a monumental burden."

"The 'foremost principle' in interpreting CEQA is that the Legislature intended the act to be read so as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language." Communities for a Better Env't v. Cal. Res. Agency (2002) 103 Cal.App.4th 98, 109 (CBE v. CRA).

B. The City's arbitrary restriction on appellant rights is a denial of substantive and procedural due process.

The artificial distinction set out in the City's SB1818 Implementation Ordinance (which the TOC appeal process is based upon) that limits those who can appeal density bonus entitlement determinations to the Commission and City Council (a distinction which appears nowhere else in the City Municipal Code) constitutes a denial of procedural and substantive due process.

The bifurcation of those SB 1818 determinations from other entitlements which any aggrieved party can appeal constitutes an unreasonable distinction without justification in law or fact. The adoption of such an artificially and factually and legally unsupportable distinction is arbitrary and capricious, and burdens speech disparately dependent on the proximity to the land use approval.

This arbitrary distinction is especially unsupportable in the case of the two co-living projects being challenged by our community, which would significantly impact our residential neighborhood yet requires different neighbors to file the entitlement appeals based solely on their immediate proximity to the individual developments.

The 5817-5823 Lexington Ave. project was formally appealed by Michael Higgins on behalf of the community because his house is sited immediately across the street, but he inexplicitly has no appellant rights regarding Lexington 2 at 5806-5812 Lexington Ave., since his home at 5822 Lexington Ave. is two parcels to the west of it instead of one.

Likewise, Brian and Kimberly Reilly are permitted to appeal Lexington 2 on behalf of the community because their property abuts 5806 Lexington Ave., but they have no appellant rights for Lexington 1, since they are two parcels to the east of that project instead of one.

Furthermore, only adjacent and abutting property owners and tenants are issued determination letters. So Michael Higgins was completely unaware of Lexington 2, while the Reilly family had no knowledge of Lexington 1.

Such arbitrary distinctions are meant to stifle community participation. "[Common] sense and wise public policy...require an opportunity for property owners to be heard before ordinances which substantially affect their property rights are adopted..." Kissinger v. City of Los Angeles (1958) 161 Cal,App.2d 454, 464

III. CONCLUSION

For the above reasons, we request that the City Planning Commission overturn the Director of Planning's approval of Case No. DIR-2019-7067-TOC.

Attached at **Exhibit 4** please note verification letters of adjacent property owners.

Thank you,

Kimberly Reilly

michael W. Higgins
5822 Lexington Ave
LA 90038

owner, 5827 Lexington

Jesse Lopez
5816 Lexington Av
L.A. CA. 90038.

1173 N. Van Ness Ave.

Amy Haines
for the
La Mirada Ave. Neighborhood
Association

EXHIBIT 1

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BUSINESS

New York co-living company plans $100 million expansion with Los Angeles apartment developer

Rendering of a planned co-housing project in Mar Vista to be built by Proper Development and operated by Common. (Proper Development)

By ROGER VINCENT
STAFF WRITER

MARCH 8, 2019 | 5 AM

Co-living is one the newest trends in urban housing, and it has prompted a New York operator to join with a Los Angeles developer to create $100 million worth of

shared, furnished apartments to help meet a projected deep demand in Southern California.

Residents in a co-living complex typically have their own bedroom and bathroom but share kitchens, living rooms and other common areas with fellow tenants. It's a small but growing segment of the apartment market, mostly serving young professionals who can't afford the rent in hip, desirable neighborhoods.

New York-based co-living operator Common and its Los Angeles partner Proper Development tested the waters in Los Angeles with a 24-unit complex on Melrose Avenue completed in November that got 9,000 applications from would-be tenants, Common founder Brad Hargreaves said.

"We see huge demand in Los Angeles," Hargreaves said, for shared furnished apartments that rent for $1,300 to $1,800 per month.

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At Common Melrose in Hollywood, monthly rent of $1,550 includes utilities, wi-fi and housekeeping services to keep the common areas clean.

When the costs of such services are included in price comparisons, units at Common properties can be rented for 20% less than competing new studio-style units nearby, according to Hargreaves.

Proper Development will build seven co-living apartment buildings over the next two or three years that Common will operate with a combined total of 600 beds, he said. The beds are full or queen, he added. "No bunk beds here. Everyone gets their own room."

The companies are planning projects in Mar Vista, Echo Park, Koreatown,

Larchmont and Playa Vista, he said.

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"The urgency to develop market rate housing at accessible price points is tremendous," said Daniel Pourbaba, founder of Proper Development.

The units are meant to serve people who are making about $40,000 to $80,000 per year. The median age of Common tenants is 29, Hargreaves said, "which is a little bit older than most people expect."

That's because demand extends beyond millennials early in their careers, he said. Tenants include empty-nesters in their 60s.

Formal co-living complexes — in some ways a new take on old-fashioned boarding houses — are still a novelty in Southern California but stand to emerge as a new property category, like assisting living complexes designed to serve the growing numbers of wealthy seniors.

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A portfolio of buildings in an established property class can get funded by banks, purchased by pension funds and even securitized in real estate investment trusts.

Justin Mateen, co-founder of dating app Tinder, has invested more than $25 million in Proper Development's co-living projects over the last few years through his Beverly Hills real estate company JAM Capital Real Estate and plans to double that investment figure this year.

"Multifamily development has been slow to adapt to the needs of modern renters, but now that lenders are increasingly recognizing co-living as an attractive asset

class we are seeing an influx of institutional capital entering the market looking to co-invest with us," Mateen said.

Co-living competitors in the Los Angeles area include Starcity, which operates a recently opened complex near Marina del Rey built by California Landmark Group, and co-living company Node, which operates newly renovated bungalow court apartments in Echo Park.

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Starcity is based in San Franciso. Node is headquartered in London and has properties in multiple countries.

"Common is making a major commitment to Los Angeles," Hargreaves said, "which is on track be our second biggest market after New York."

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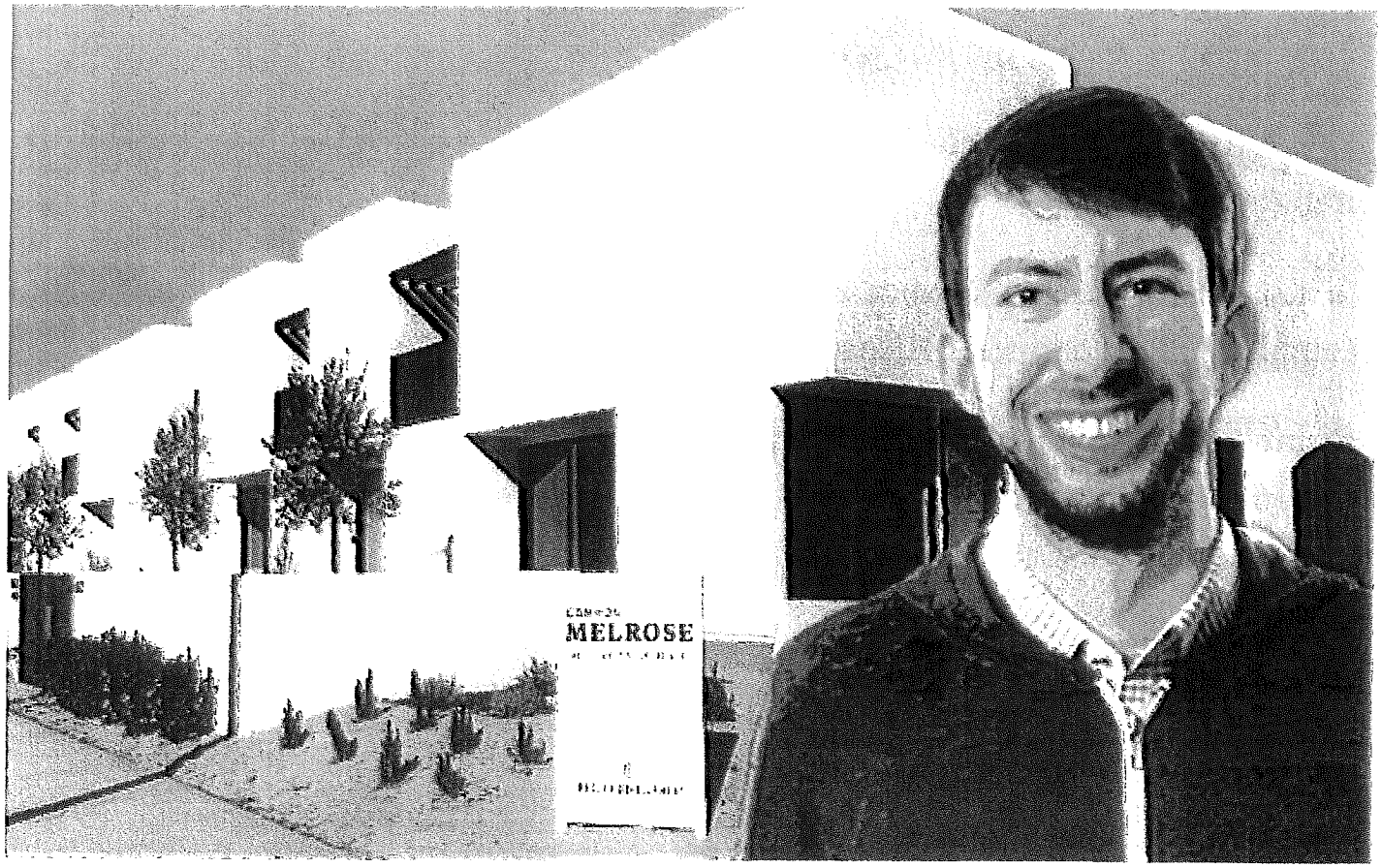
Common ground: Proper Development teams with NY co-living firm on LA expansion

Common co-living will open 7 apartment buildings in the city in $100M rollout

TRD LOS ANGELES
Staff

Mar. 08, 2019 09:00 AM



Common CEO Brad Hargreaves and Proper Development-built Common Melrose in

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Co-living company Common and Los Angeles developer Proper Development are planning a $100 million expansion in L.A.

Proper Development will build seven apartment buildings with 600 beds over the next two or three years in L.A., and Common will operate and manage them, according to the Los Angeles Times.

Common already operates two co-living buildings in the city — in Echo Park and Hollywood. Its units come fully furnished and include utilities as part of the monthly rent. Tenants share some spaces like kitchens, and there is also regular housekeeping services.

The co-living model has its detractors, but investors have poured money into the space. Through last August, Common had collected about $60 million since its founding in 2015. New York-based Ollie has raised $15 million to fuel its own Los Angeles expansion, while British-based Collective had raised $400 million. *The Real Deal* talked to Hargreaves and other figures in co-living last year about how the model has evolved in the last several years.

The co-living model is billed as a convenient and more affordable alternative to traditional renting.

Rents at Common's Hollywood location, a Proper Development-built 24-unit complex called Common Melrose, are around $1,550 per person.

Common founder Brad Hargreaves said the company received 9,000 applications for Common Melrose, according to the Times. Rates were around 20 percent cheaper than competing studio-style units nearby, he said.

Proper Development is led by Daniel Pourbaba, son of 4D Development & Investments CEO David Pourbaba. The firm's latest project to get moving is a 21-unit development in Hollywood. [LAT] — *Dennis Lynch*

The Real Deal is he

"A landlord waiving rent and not getting anything in return is just not a reality," experts

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Here are the under 50-unit resi projects proposed in LA last week

Hollywood, Westchester were the only two hoods with new projects

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8733 Reading Avenue streetview

UPDATED, 12:28 p.m., Nov, 28: West L.A. was the site for both of the new mid-size residential projects that developers filed last week.

Under the plans, Westchester and Hollywood would each get a mixed-income project that would use transit-oriented incentives to add a small stock of affordable units to a pricier part of the city.

In either neighborhood, new finish
starting at $2,000 for a one-bedro

Sam Zell Well Positioned As Coronavirus Weakens Real Estate- The Real Deal

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But the similarities end there. Wes
midst of transition, and the 34-un
kind on the block.

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investment sales surge. In August, an investor paid more than $345,000 per unit for an apartment house on North Highland Avenue built in 1984, while Goldrich Kest dropped $52 million for a 76-unit mixed-user nearby.

8733 Reading Avenue | Westchester | 34 Units

WNMS Communities is doubling down on Westchester with this project.

WNMS bought the site in June 2017 for $1.1 million and will build up to 70 percent more units than normally allowed because the site is in a "tier-3" zone—the second-highest in the transit-oriented communities program. A triplex occupies the site right now, and most of the homes on the street are single-family residences or low-density apartments.

The local developer, which is headed by Scott Walter, filed plans for another 30-unit multifamily at 8911 South Ramsgate Avenue in August.

5823 W. Lexington Avenue | Hollywood | 21 Units

JAM Capital Real Estate, a local developer controlled by Justin Mateen, is partnering with Proper Development and investor Ari Miller to build this five-story building on Lexington Avenue between Van Ness and Bronson.

The joint-venture bought the development site last December for $3.6 million, with JAM taking the largest share of 49 percent, while Miller and Proper Development

split the remaining 51 percent.

Proper Development is led by Daniel Pourbaba, the son of David Pourbaba, who is the CEO of 4D Development & Investments.

Correction: In a previous version of this story, the lead developer on the 5823 W. Lexington Avenue project was incorrectly identified.

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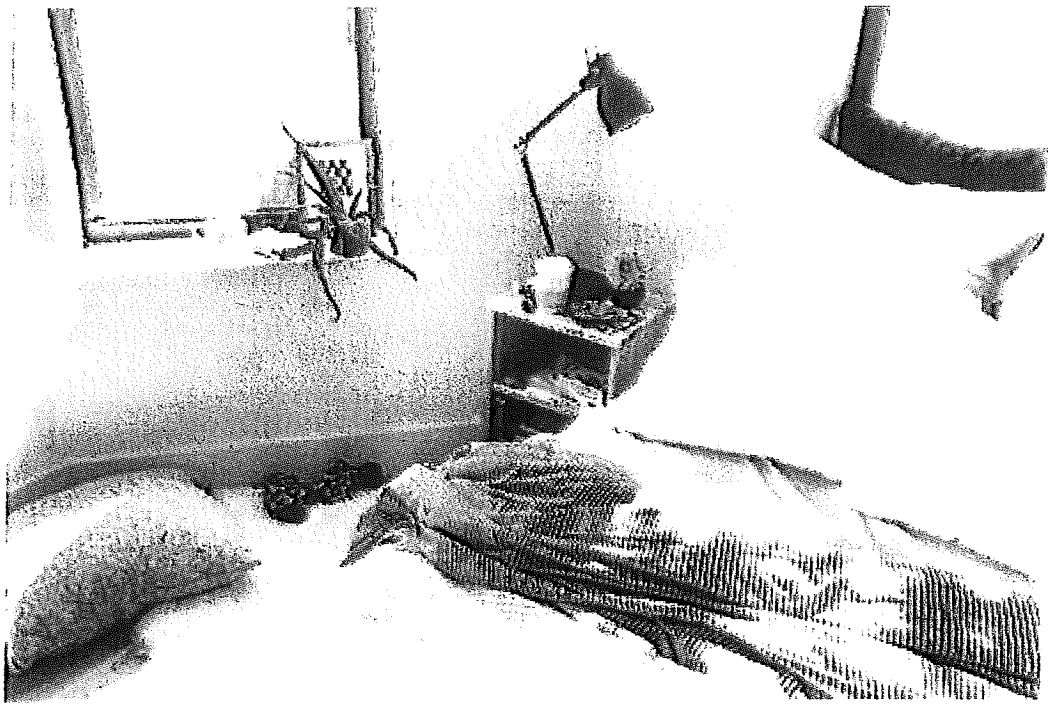
What to expect from coliving at Common



Here's how you save

Living in Common means comfort, convenience, and value. Access to first-rate amenities and services mean you save every month over a traditional studio apartment.

		Craigslist Room	Traditional Studio
Rent:	$1,440	$1,300	$2,100
Utilities:	Included	$60	$110

Utilities:	Included	[illegible]	[illegible]
Washer/Dryer:	Included	$50	$50
Cleaning:	Included	$120	$240
Supplies:	Included	$40	$40
Wifi:	Included	$40	$70
Total Cost:	$1,440	**$1,610**	**$2,610**

Experience Common Melrose

Melrose Suite 4 Flr 1 Melrose Suite 4 Flr 2
Melrose Rooftop

A sense of community in Melrose

From spontaneous get-togethers with your suitemates to curated events, Common makes it easy to build friendships and discover the best the city has to offer.

The most convenient way to live

Your laundry, utilities, household essentials, professional cleanings, and WiFi are covered under one all-inclusive rate. Say goodbye to last minute runs to the store, fighting with your roommates about who cleaned last, and hours spent at the laundromat.

A private bedroom

Furnished spaces

Free WiFi

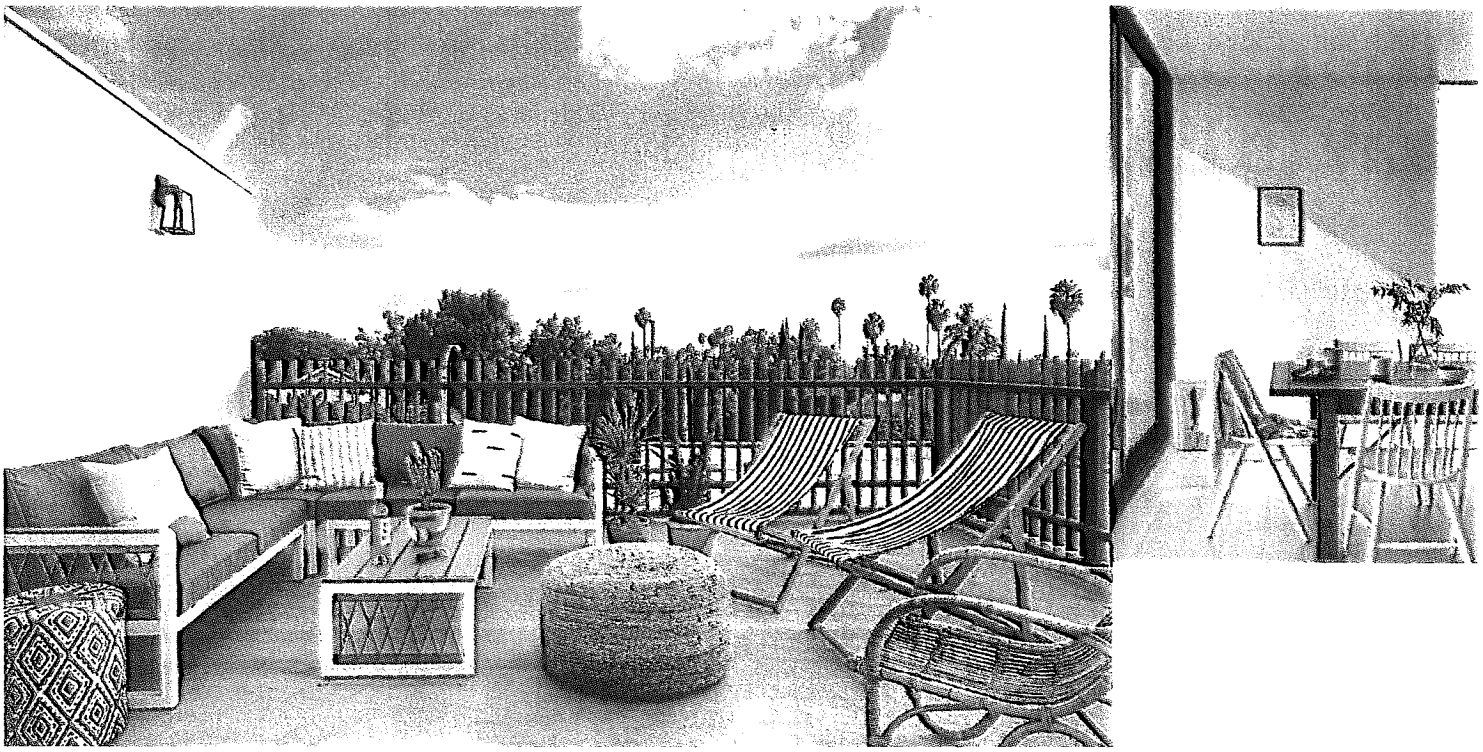
Community events

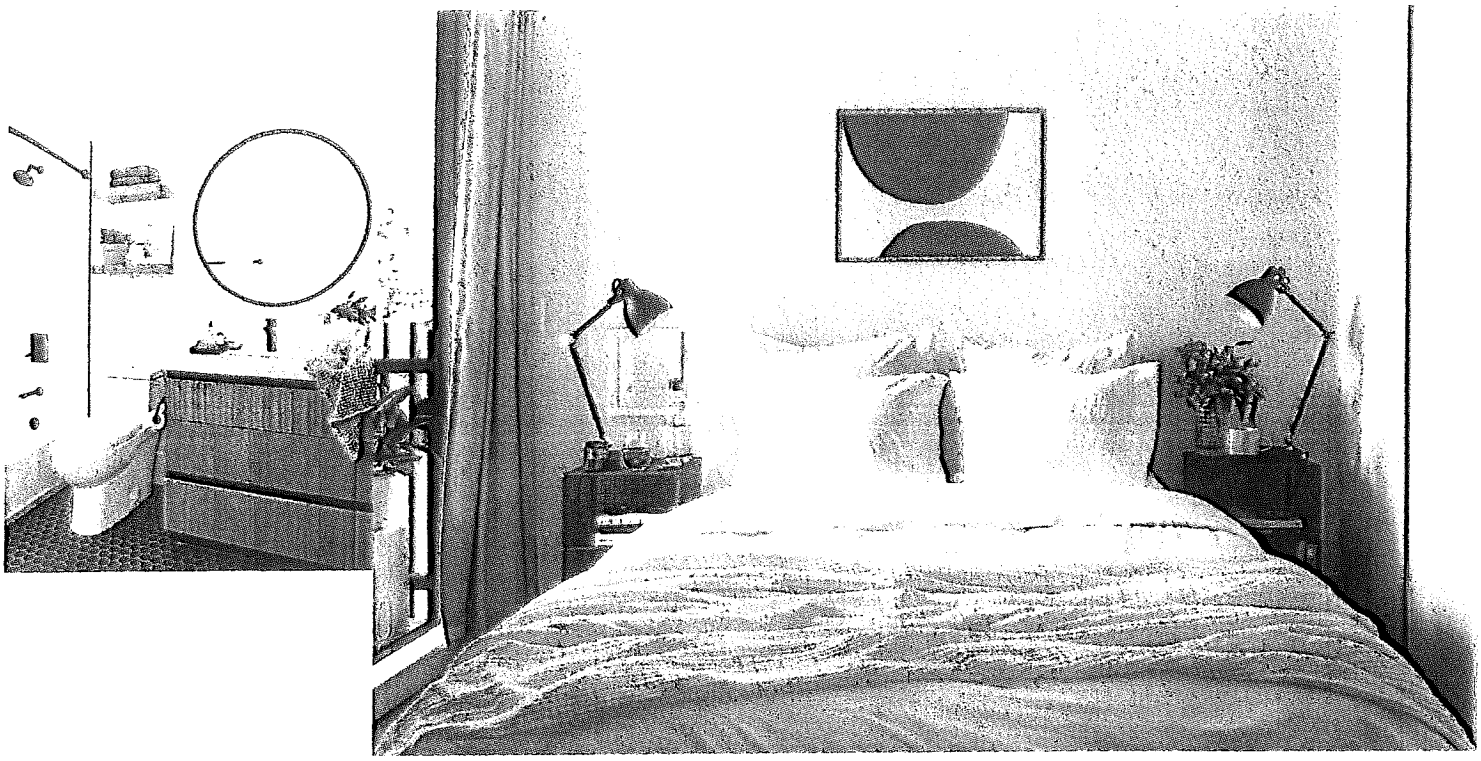
Free laundry

Professional cleaning

Utilities included

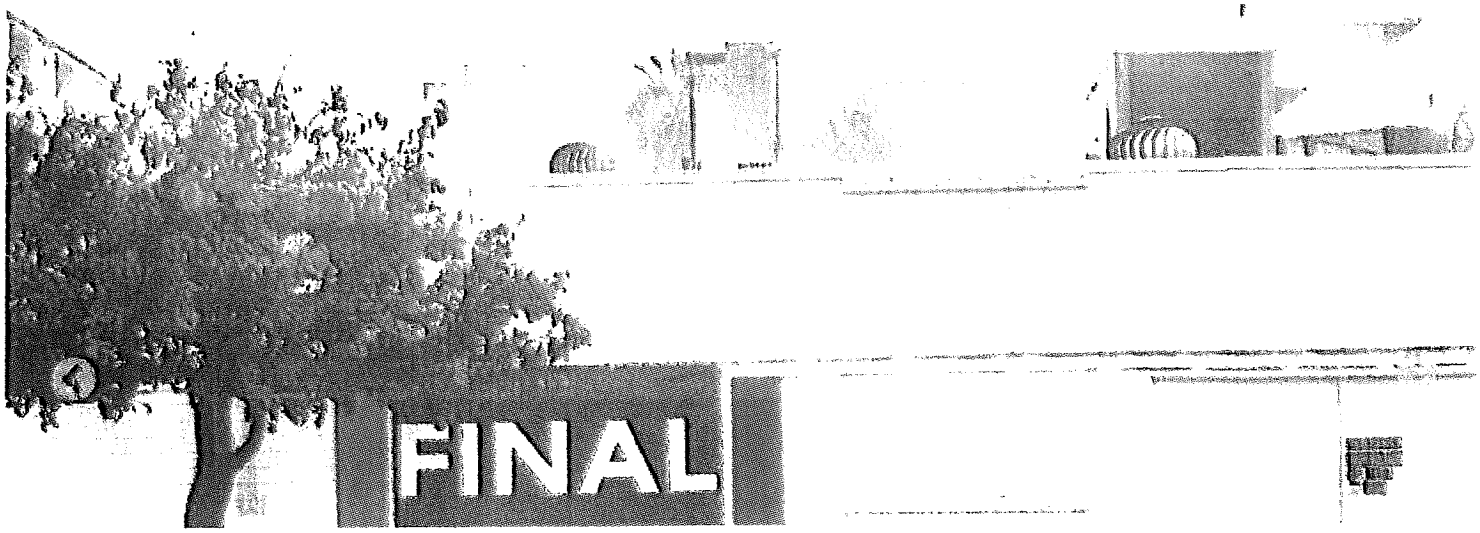
Flexible leases

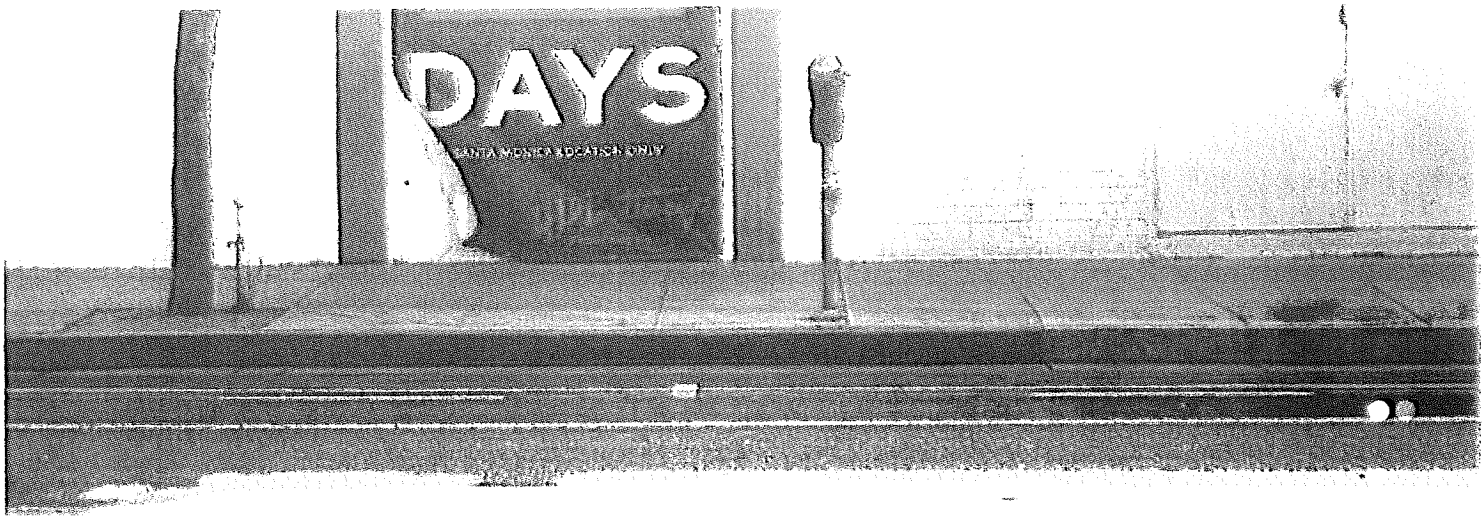




Charming Melrose

Experience all the best Los Angeles has to offer by living in one of the city's most stylish neighborhoods.





Easily connected

Melrose's central location allows it to be easily accessible via car, walking, and public transportation. With several bus stops right outside your doorstep, you can get to The Grove, Miracle Mile of museums, and Larchmont Village in just 20 minutes.

Koreatown is also just a half hour ride on the bus, so make sure to get your share of delicious Korean BBQ on the weekends.

Everything chic and cultured

Filled with a wide range of iconic landmarks and trendy restaurants, Melrose never gets old. Not only will you lose track of time at Windsor Square looking at the beautiful and historic mansions, but you can also spend a whole day shopping at Larchmont Village.

Common Melrose is also a short stroll away from Osteria Mozza if you want to enjoy Italian fine dining, or from the acclaimed Pink's Hot Dogs, if you want a creatively topped dog.

EXHIBIT 3

HOLLYWOOD HERITAGE, INC.

P.O. Box 2586

Hollywood, CA 90078

(323) 874-4005 • FAX (323) 465-5993

February 23, 2018

Dennis Hance
CRA/LA
448 S Hill Street, Suite 1200
Los Angeles, CA 90013

Dear Mr. Hance:

The Board of Directors of Hollywood Heritage, its Preservation Issues Committee, and its members thank you for the opportunity to review and comment on the proposed demolition of **1130-32 Beachwood Dr**.

Per its primary record, the structure at **1130-32 Beachwood Dr** was constructed in 1916; it is thereby a member of the building cohort (1900-1920) about whose survival Hollywood Heritage has repeatedly expressed concerns. As a 1-story Craftsman residence, it is an increasingly rare reference to the historic context of pre-1920 Hollywood. The primary record for this property notes that it retains **high** integrity due to its "setting, location, materials, workmanship, association, design, [and] feeling". Despite these listed observations, the Chattel Survey has assigned a "6Z" designation.

Section B 10 of Hollywood Heritage's Settlement Agreement with CRA/LA specifically addresses properties such as **1130-32 Beachwood Dr**. Although Chattel assigned a status code of 6Z, the whole point of Hollywood Heritage reviewing these proposed demolitions is that the Chattel Survey didn't even exist at the time of the Settlement Agreement; and even as of now the Survey is not vetted. In addition, any building over 50 years old falls under our Settlement Agreement.

Due to its vintage, character-defining features that are representative of a scarce architectural type, and high level of integrity, Hollywood Heritage strongly opposes the proposed demolition of **1130-32 Beachwood Dr**. As a result, we formally request a 180-day stay on the demolition of this structure.

The cumulative loss of resources such as **1130-32 Beachwood Dr** is quickly erasing the remaining built environment of early Hollywood. This is nowhere more true than the portion of Hollywood bounded on the south by Santa Monica Blvd, on the east by Bronson Ave, on the north by Fountain Ave, and on the west by Gower St, for which Hollywood Heritage has received numerous demolition notifications over the past several years. Therefore, it is critical that the owner of this property consider alternative development approaches that preserve the current structure.

EXHIBIT 4

August 4, 2020

Brian and Kimberly Reilly
5802 Lexington Ave.
Los Angeles, CA 90038

To Whom it May Concern:

RE: Appeal of DIR-2019-7067-TOC, 5806-5812 Lexington Ave.

I, Brian Reilly, and my wife, Kimberly Reilly, are the owners of property located at 5802 Lexington Avenue, in the City of Los Angeles, CA 90038. Our property is immediately adjacent to a proposed Transit Oriented Communities project at 5806-5812 Lexington Ave. The City Planning Department's case numbers for the proposed project are DIR-2019-7067-TOC and ENV-2019-5389-CE.

We authorize our neighbors and co-appellants to file this joint appeal on our behalf and on behalf. If you have any questions, please contact us directly at (858) 531-2319.

Thank you,

Brian and Kimberly Reilly
Owner, 5802 Lexington Ave.

DETERMINATION LETTER

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE
HELEN LEUNG
KAREN MACK
MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

CITY OF LOS ANGELES

CALIFORNIA

ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

DIRECTOR'S DETERMINATION
TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM

July 23, 2020

Applicant/Owner
Mr. Daniel Pourbaba
5806 Lexington, LLC.
8271 Melrose Avenue, #207
Los Angeles, CA 90046

Representative
Erika Diaz
Woods, Diaz Group, LLC
1142 South Diamond Bar Boulevard, #437
Diamond Bar, CA 91765

Case No. DIR-2019-7067-TOC
CEQA: ENV-2019-5389-CE
Location: 5806-5812 West Lexington Avenue
Council District: 13 – Mitch O'Farrell
Neighborhood Council: Hollywood Studio District
Community Plan Area: Hollywood
Land Use Designation: Medium Residential
Zone: R3-1
Legal Description: Lots 86 and 87; Mansfield's Lincoln Tract

Last Day to File an Appeal: August 7, 2020

DETERMINATION – Transit Oriented Communities Affordable Housing Incentive Program

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22-A,31, I have reviewed the proposed project and as the designee of the Director of City Planning, I hereby:

1. **Determine** that based on the whole of the administrative record that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding location, cumulative impacts, significant effects based on unusual circumstances, scenic highways, hazardous waste sites, or historical resources apply;

2. **Approve** a Transit Oriented Communities Affordable Housing Incentive Program for a Tier 2 project with a total of 17 dwelling units, including two (2) units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years, along with the following three (3) Additional Incentives:

a. **Yard/Setback.** To permit a 30% decrease in the required rear yard;
b. **Open Space**. To permit a 20% reduction in the required open space; and
c. **Height.** To permit one additional story up to 11 additional feet; and

3. **Adopt** the attached Findings.

CONDITIONS OF APPROVAL

Pursuant to LAMC Section 12.22-A,31, the following conditions are hereby imposed upon the use of the subject property:

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, Expedited Processing Section, 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. **Base Incentives.**

   a. **Residential Density**. The project shall be limited to a maximum density of 17 residential units, including On-site Restricted Affordable Units.

   b. **Floor Area Ratio (FAR)**. The project is permitted a maximum FAR of 2.82 to 1.

   c. **Parking.**

      i. **Automobile Parking.** The project shall provide a minimum of one (1) automobile parking space per unit.

      ii. **Bicycle Parking.** Bicycle parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the bicycle parking requirements has been requested or granted herein.

      iii. **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), and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth pursuant to LAMC Section 12.22-A,25.

      iv. **Unbundling.** Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable Units which shall include any required parking in the base rent or sales price, as verified by HCIDLA.

3. **Additional Incentives.**

   a. **Yard/Setback.** The project shall be permitted a 30% decrease in the required rear setback.

   b. **Open Space.** The project shall be permitted a 20% reduction in the required open space provided that the landscaping for the Housing Development Project is sufficient to qualify for the number of landscape points equivalent to 10% more than otherwise required by Section 12.40 of this Code and Landscape Ordinance Guidelines "O".

   c. **Height.** The project shall be permitted one (1) additional story up to 11 additional feet.

4. **On-site Restricted Affordable Units.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of HCIDLA to make 11% of the base number of units, or 9% of the total number of units, whichever is greater, for Extremely Low Income Households, as defined by HCIDLA, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. In the event, the applicant reduces the proposed density of the project, the number of required reserved On-site Restricted Units may be adjusted, consistent with LAMC Section 12.22-A,31, to the satisfaction of HCIDLA. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant shall provide a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by HCIDLA.

5. **Changes in On-site Restricted Units**. Deviations that increase the number of On-site Restricted Units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A,31.

6. **Landscaping.**

    a. 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.

    b. All planters containing trees shall have a minimum depth of 48 inches (48"), including those located on the rooftop area or above a parking garage.

7. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping.

8. **Maintenance.** The subject property (including all trash storage areas, associated parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.

9. **Design Conformance.**

    a. Architectural treatments on all elevations shall be adhered to including the use of projected metal windows, metal, and wood screens. The courtyard open space planter areas shall incorporate bench seating and landscaping that provides for shade.

    b. Access to the mail room shall not interfere with the driveway.

10. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way, nor from above.

11. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.

12. **Solar Panels**. Solar panels shall be installed on the project's rooftop space to be connected to the building's electrical system. A minimum 15% of the roof area shall be reserved for the installation of a solar photovoltaic system, to be installed prior to the issuance of a certificate of occupancy, in substantial conformance with the plans stamped "Exhibit A".

Administrative Conditions

13. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building & Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

14. **Covenant**. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.

15. **Notations on Plans.** Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.

16. **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.

17. **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.

18. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building & Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

19. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, shall

require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

20. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

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

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

    Applicant shall do all of the following:

    a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

    b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out, in whole or in part, of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

    c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

    d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

    e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

PROJECT BACKGROUND

The subject site encompasses two (2), rectangular interior lots totaling 15,000 square feet with 100 feet of frontage along Lexington Avenue. The property is improved with a single-family dwelling with associated accessory structures on each of the two (2) lots; both of which are proposed to be demolished.

The subject property is zoned R3-1 and designated for Medium Residential land uses within the Hollywood Community Plan. The subject property is also located within the Hollywood Redevelopment Project Area, Los Angeles State Enterprise Zone and Transit Priority Area. The project site located within 1.92 km from the Hollywood Fault.

The proposed project includes the demolition of the two (2) existing single-family structures with associated accessory structures and the construction, use and maintenance of a five-story, 56-foot tall, 17-unit multi-family dwelling. The building will be constructed with four (4) residential levels over one (1) at-grade parking level.

The project will provide a total of 25 automobile parking spaces, and two (2) short-term and 17 long-term bicycle parking spaces. Vehicular access to the site is provided via one (1) two-way driveway that is accessible from Lexington Avenue. Pedestrian access is also located along Lexington Avenue.

The project is located in Tier 2 of the Transit Oriented Communities Incentive Areas and therefore, pursuant to the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines), by setting aside 9% of the total number of dwelling units for Extremely Low Income Households, the project is eligible for the Base Incentives (Residential Density, Floor Area Ratio (FAR) and Automobile Parking); and by setting aside 11% of the base density the project is entitled to three (3) Additional Incentives.

The Additional Incentives requested are found on the Menu of Incentives and include: up to a 30% decrease in the required width or depth of the rear or side yard, a 20% reduction in the required open space and a height increase of one (1) additional story up to 11 feet.

SURROUNDING PROPERTIES

Surrounding properties are generally developed with single-family and multi-family residential uses. The properties to the north, across the street from the subject site, are zoned R3 and developed with a multi-family residential buildings. The property to the east, abutting the subject property, is zoned R3 and developed with a single-family dwelling. The properties to the south, immediately abutting the subject site, are zoned R3 and developed with multi-family residential buildings. The property to the west is zoned R3 and developed with a multi-family residential building.

STREETS

Lexington Avenue, abutting the property to the south, is a Local Street-Standard, dedicated with a right-of-way width of 60 feet, a roadway width of 36 feet and improved with asphalt roadway, curb, gutter and concrete sidewalk.

TRANSIT ORIENTED COMMUNITIES

Pursuant to the voter-approved Measure JJJ, Los Angeles Municipal Code (LAMC) 12.22-A,31 was added to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Program). The Measure requires the Department of City Planning to create TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines) for all Housing Developments located within a ½-mile (or 2,640-foot) radius of a Major Transit Stop. These Guidelines provide the eligibility standards, incentives, and other necessary components of the TOC Program consistent with LAMC 12.22-A,31.

A qualifying TOC project shall be granted Base Incentives with regard to increased residential density, increased floor area ratio, and reduced automobile parking requirements. In addition to these Base Incentives, an eligible project may be granted Additional Incentives with regard to yards and setbacks, open space, lot coverage, lot width, averaging, density calculation, height, and developments in public facilities zones. Up to three (3) Additional Incentives may be granted in exchange for providing the requisite set aside of affordable housing as enumerated in the TOC Guidelines.

The proposed project is located less than a 2,640 feet from the Santa Monica Boulevard and Western Avenue intersection which is served by Metro Rapid Bus 704 and Metro Rapid Bus 757 which each have headways of 15 minutes or less. As such, the project meets the eligibility requirement for proximity to a Major Transit Stop. Furthermore, as the project will set aside 9% of the total number of units for Extremely Low Income Households and meets all other eligibility requirements of the TOC Affordable Housing Incentive Program, the project is entitled to the Base Incentives.

In addition, as the Santa Monica Boulevard and Western Avenue intersection is 2,126 feet from the subject property and contains the intersection of two (2) Rapid Bus lines (Metro Rapid Bus 704 and Metro Rapid Bus 757) the project is located within Tier 2 of the TOC Guidelines. Therefore, as the project will set aside 11% of the base number of units for Extremely Low Income Households, the project is entitled to three (3) Additional Incentives. The applicant is requesting three (3) Additional Incentives.

Given the above, the proposed project includes the following Base and Additional Incentives for a qualifying Tier 2 Project:

Tier 2 Base Incentives:

a. **Density:** The subject property is zoned R3-1 and limited to a maximum density of one (1) dwelling unit per 800 square feet of lot area. With a lot area totaling 15,000 square feet, the project has a base density of 19 dwelling units (rounding up from 18.75). As an eligible Housing Development, the project is entitled for a 60 percent density increase for a maximum of 31 total units; 17 units are proposed.

b. **Floor Area Ratio (FAR)**: The subject property is zoned R3-1 and limited to an FAR of 3.0 to 1. As an eligible Housing Development, the project is entitled to a 45 percent FAR increase, or 4.35 to 1. As proposed, the project has a maximum FAR of 2.82 to 1.

c. **Parking**: Pursuant to LAMC Section 12.21-A,4, the proposed 17-unit project would be required to provide a total of 34 residential automobile parking spaces. As an Eligible Housing Development, the project is entitled to provide one (1) parking space per unit (or 17 parking spaces). As proposed, the project is providing 25 parking spaces.

Tier 2 Additional Incentives:

Pursuant to the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines), the Tier 2 Project has been granted three (3) Additional Incentives in order to construct the proposed project:

a. **Yard/Setback.** Pursuant to TOC Guidelines Section VII(1)(a)(ii)(2)(b), Eligible Housing Developments located in Tier 2 may utilize a 30% reduction in the required width or depth of one (1) individual yard or setback. In this case, the project would be required to provide a rear yard conforming to the requirements of the R3-1 Zone, which is 15 feet. As proposed the project will utilize a 30% reduction which would allow up to a minimum of 10-feet and 6 inches in lieu of the LAMC required 15 feet. The project will provide a 10-foot and 6 inch rear yard.

b. **Open Space**. Eligible Housing Developments in Tier 2 may utilize up to a 20% decrease in required open space provided that the landscaping for the Housing Development Project is sufficient to qualify for the number of landscape points equivalent to 10% more than otherwise required by Section 12.40 of this Code and Landscape Ordinance Guidelines "O". As proposed the project will utilize a 20% reduction which would allow a minimum of 2,380 square feet of open space in lieu of the LAMC required 2,975 square feet. The project will provide 2,380 square feet of open space.

c. **Height**. Eligible Housing Developments in Tier 2 may be permitted a height increase of one (1) additional story up to 11 additional feet. As proposed, the project will utilize an 11-foot increase in height in lieu of the LAMC maximum of 45 feet. This will result in a 56-foot building.

HOUSING REPLACEMENT

Pursuant to LAMC Section 12.22-A,31(b)(1), a Housing Development located within a Transit Oriented Communities (TOC) Affordable Housing Incentive Area shall be eligible for TOC Incentives if it meets any applicable replacement requirements of California Government Code Section 65915(c)(3) (California State Density Bonus Law).

On October 9, 2019, Governor Newsom signed Senate Bill 330 (SB330) the Housing Crisis Act of 2019. The bill became effective on January 1, 2020. SB330 prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development. Additionally, the proposed housing development project is required to provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site and must also replace all existing or demolished "Protected Units" within the past 5 years.

Pursuant to the Determination made by the Housing and Community Investment Department (HCIDLA) dated May 14, 2020, the proposed project is required to provide two (2) replacement units: one (1) unit restricted to Extremely Low Income Households and one (1) unit restricted to Very Low Income Households. Two (2) units restricted to Extremely Low Income Households are proposed through the Transit Oriented Communities Affordable Housing Incentive Program project. This is reflected in the Conditions of Approval. Refer to the Transit Oriented Communities Affordable Housing Incentive Program Background section of this determination for additional information.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS

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

1. ***On-Site Restricted Affordable Units.*** *In each Tier, a Housing Development shall provide On-Site Restricted Affordable Units at a rate of at least the minimum percentages described below. The minimum number of On-Site Restricted Affordable Units shall be calculated based upon the total number of units in the final project.*

    a. *Tier 1 - 8% of the total number of dwelling units shall be affordable to Extremely Low Income (ELI) income households, 11% of the total number of dwelling units shall be affordable to Very Low (VL) income households, or 20% of the total number of dwelling units shall be affordable to Lower Income households.*
    b. *Tier 2 - 9% ELI, 12% VL or 21% Lower.*
    c. *Tier 3 - 10% ELI, 14% VL or 23% Lower.*
    d. *Tier 4 - 11% ELI, 15% VL or 25% Lower.*

    The project site is located within a Tier 2 Transit Oriented Communities Affordable Housing Incentive Area. As part of the proposed development, the project is required to reserve a total of two (2) on-site dwelling units for Extremely Low Income Households, which is more than nine (9) percent of the 17 total dwelling units proposed as part of the Housing Development. As such, the project meets the eligibility requirement for On-Site Restricted Affordable Units.

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

    As defined in the TOC Guidelines, a Major Transit Stop is a site containing a rail station or the intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. The stations or bus routes may be existing, under construction or included in the most recent Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP). The subject property is located less than a ½-mile from the Santa Monica Boulevard and Western Avenue regional transit services which includes the intersection of the Metro Rapid Bus 704 and Metro Rapid Bus 757 and is therefore defined as a Major Transit Stop. Therefore, the project meets the eligibility requirement for proximity to a Major Transit Stop.

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

    Pursuant to the Determination made by the Housing and Community Investment Department (HCIDLA) dated May 14, 2020, the proposed project is required to provide two (2) replacement units under Senate Bill 330 because there were two (2) Protected

units within the past five years. Consistent with SB 330, HCIDLA has determined that two (2) units need to be replaced with equivalent type, with one (1) unit restricted to Extremely Low Income Households and one (1) unit restricted to Very Low Income Households. The project is setting aside two (2) units for restricted Extremely Low Income Households. The two (2) total required by the HCIDLA determination are satisfied by the two (2) units set aside for habitation by Extremely Low Income Households proposed through the Transit Oriented Communities Affordable Housing Incentive Project. As such, the project meets the eligibility requirement for providing replacement housing consistent with California Government Code Section 65915(c)(3).

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

   There are no additional requests for density or development bonuses under the provisions of the State Density Bonus Law or any other State or local program that provides development bonuses, including, but not limited to a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Implementation Overlay (CPIO), Specific Plan, or overlay district. Therefore, the project meets this eligibility requirement.

5. ***Base Incentives and Additional Incentives.*** *All Eligible Housing Developments are eligible to receive the Base Incentives listed in Section VI of the TOC Guidelines. Up to three Additional Incentives listed in Section VII of the TOC Guidelines may be granted based upon the affordability requirements described below. For the purposes of this section below "base units" refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through these Guidelines. The affordable housing units required per this section may also count towards the On-Site Restricted Affordable Units requirement in Section IV.1 above (except Moderate Income units).*

   a. *Three Additional Incentives may be granted for projects that include at least 11% of the base units for Extremely Low Income Households, at least 15% of the base units for Very Low Income Households, at least 30% of the base units for Lower Income Households, or at least 30% of the base units for persons and families of Moderate Income in a common interest development.*

   As an Eligible Housing Development, the project is eligible to receive the Base Incentives listed in the TOC Guidelines. The project may be granted three (3) Additional Incentives for reserving at least 11% of the base units for Extremely Low Income Households. Base units are the maximum allowable density allowed by the zone, prior to any requests for increase in density provided by the Guidelines. The Hollywood Redevelopment Plan designates the property as a Medium residential category subject to the maximum of 40 units per gross acre. Based on the site gross acreage of 0.413 acres, the project would be permitted 17 units (rounded up from 16.52). The project is setting aside two (2) units for Extremely Low Income Households, which equates to more than 11% of the 17 base units permitted through the underlying zoning of the site. The project is requesting three (3) Additional Incentives: for a decrease in the required rear yard, a reduction in the

required open space, and an increase in height. Therefore, the project meets the eligibility requirement for Base and Additional Incentives because the project will reserve at least 11% of the base units for Extremely Low Income Households.

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

   The project is not seeking additional incentives beyond the three (3) permitted as a means of reserving at least 11% of the base units for Extremely Low Income Households. Therefore, the project is not required to adhere to the labor standards required in LAMC Section 11.5.11; this eligibility requirement does not apply.

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

   The proposed building does not cross multiple lots located within multiple Tiers of the Transit Oriented Communities Affordable Housing Incentive Area. Therefore, this eligibility requirement does not apply.

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

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

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

   The project does not consist of 100 percent On-Site Restricted Affordable units. It is not eligible for or seeking an increase in Tier. As such, this eligibility requirement does not apply.

10. ***Design Conformance.*** *Projects seeking to obtain Additional Incentives shall be subject to any applicable design guidelines, including any Community Plan design guidelines, Specific Plan design guidelines and/or Citywide Design Guidelines and may be subject to conditions to meet design performance. The conditions shall not preclude the ability to construct the building with the residential density permitted by Section VI.*

    The project, as proposed and conditioned, meets the intent of the Citywide Design Guidelines, including but not limited to the following:

    > Guideline 2: Carefully incorporate vehicular access such that it does not discourage and/or inhibit the pedestrian experience
    >
    > Guideline 3: Design projects to actively engage with streets and public space and maintain human scale.

Guideline 5: Express a clear and coherent architectural idea.

Guideline 6: Provide amenities that support community building and provide an inviting, comfortable user experience.

The project site encompasses two (2) lots with an existing driveway for each lot. The two (2) driveway entrances will be consolidated into one (1) and has incorporated pedestrian entrances into the building in a manner that it would not conflict with vehicular traffic. This is achieved by placing the primary entrance and the package room entrances outside the immediate area of the driveway. The project's primary architectural features are street-facing to display and indicate where the front of the building is located. These features allow for a view of and orient balconies towards the sidewalk and street. The remainder of the architectural features provided on the rear and side elevations incorporate well designed window trims and more limited use of finishes and architectural elements to be subordinate to the primary façade. Lastly, the common open space area is centrally located to allow for equal access to all building occupants. This open space area is programmed with landscaping that provides for shade, bench seating incorporated into planter areas, and a recreation room located immediately next to the pedestrian entry.

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

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

1. **The incentives are <u>not required</u> 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 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. There were no 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 list of base incentives in the Transit Oriented Communities Guidelines were pre-evaluated at the time the Transit Oriented Communities Affordable Housing Incentive Program Ordinance was adopted to include various types of relief that minimize restrictions on the size of the project. The base incentives are required to provide for affordable housing costs because the incentives by their nature may result in increasing the scale of the project. The additional incentives requested for a decrease in the required setback, reduction in open space and increase in height would result in building design or construction efficiencies that provide for affordable housing costs. As a result of the prescribed incentives, it is likely that the Director will always conclude that the incentives are required for such projects to provide for affordable housing units as identified by the TOC Guidelines.

Setbacks. The requested reduction in yards/setbacks is expressed in the Menu of Incentives in the Transit Oriented Communities Guidelines. Eligible Housing Developments located in Tier 2 may utilize a 30% reduction in the required width or depth of one (1) individual yard or setback. In this case, the project would be required to provide a rear yard conforming to the requirements of the R3-1 Zone, which is 15 feet. The project, as proposed, will provide a 10-foot 6-inch rear yard.

Open Space. The reduction in open space is expressed in the Menu of Incentives in the Transit Oriented Communities Guidelines. This incentive will result in a building design that provides for affordable housing costs and supports the applicant's decision to set aside two (2) dwelling units for Extremely Low Income Households.

Height. Eligible Housing Developments in Tier 2 may be permitted a height increase of one (1) additional story up to 11 additional feet. As proposed, the project will utilize an 11-foot increase in height in lieu of the LAMC maximum of 45 feet. This will result in a 56-foot building.

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

   There has been no evidence provided that indicated that the proposed incentives will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22-A,25(b)).

   The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. 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 and the project was determined to be exempt from CEQA pursuant to Article 19, Class 32 of the CEQA Guidelines.

   Therefore, there is no substantial evidence that the proposed project will have a specific adverse impact on the physical environment, on public health and safety, or on property listed in the California Register of Historic Resources.

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

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

ADDITIONAL MANDATORY FINDINGS

4. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is not located in a Flood Zone.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND

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

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

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.

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.

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, West Los Angeles Development Services Center, 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, (310) 231-2901, (818) 374-5050, or through the Department of City Planning website at http://cityplanning.lacity.org. The applicant is further advised to notify any consultant representing you of this requirement as well.

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."

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.

APPEAL PERIOD - EFFECTIVE DATE

The Determination in this matter will become effective after August 7, 2020 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 www.cityplanning.lacity.org.

Planning Department public offices are located at:

Figueroa Plaza 201 North Figueroa Street, 4th Floor Los Angeles, CA 90012 (213) 482-7077	**Marvin Braude San Fernando Valley Constituent Service Center** 6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401 (818) 374-5050	**West Los Angeles Development Services Center** 1828 Sawtelle Boulevard, 2nd Floor Los Angeles, CA 90025 (310) 231-2901

Pursuant to LAMC Section 12.22-A,25(f), only abutting property owners and tenants can appeal the Transit Oriented Communities Affordable Housing Incentive Program portion of this 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.

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.

Note of Instruction Regarding the Notice of Exemption: Applicant is hereby advised to file the Notice of Exemption for the associated categorical exemption after the issuance of this letter. If filed, the form shall be filed with the County of Los Angeles, 12400 Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). More information on the associated fees can be found online here: https://www.lavote.net/home/county-clerk/environmental-notices-fees. The best practice is to go in person and photograph the posted notice in order to ensure compliance. Pursuant to Public Resources Code Section 21167 (d), the filing of this notice of exemption starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations, **and the possibility of a CEQA appeal**, being extended to 180 days.

Vincent P. Bertoni, AICP
Director of Planning

Approved by:

Nicholas Hendricks, Senior City Planner

Reviewed by:

Oliver Netburn, City Planner
oliver.netburn@lacity.org

Prepared by:

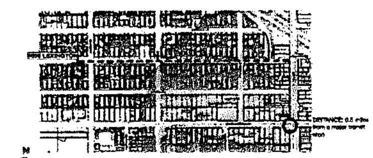
Alex Truong, City Planning Associate
Alexander.truong@lacity.org

NH:ON:AT

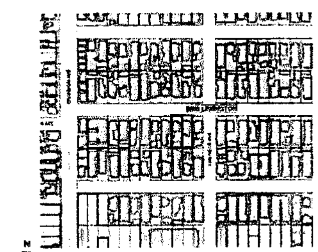
Attachments:
Exhibit A: Architectural Plans

LEXINGTON 2

VICINITY MAP



VICINITY MAP



ZIMAS MAP

ABBREVIATIONS

SYMBOL LEGEND

CALCULATIONS

PROJECT INFORMATION

MISC.

FUTURE SOLAR ZONE

FINISH KEY

FINISH LEGEND

PROJECT PARTICIPANTS

SHEET INDEX

DD | CD DRAWINGS 30x42
- A0.00 COVER SHEET
- A0.01 MATERIALS BOARD

SURVEY & SITE PLANS
- A1.00 SURVEY
- A1.001 DEMO PLAN
- A1.01 SITE PLAN

CONSTRUCTION PLANS
- A2.01 PARKING PLAN
- A2.02 2ND FLOOR PLAN
- A2.03 3RD FLOOR PLAN
- A2.04 4TH FLOOR PLAN
- A2.05 5TH FLOOR PLAN
- A2.1 ROOF PLAN

BUILDING ELEVATIONS
- A3.00 01 SOUTH ELEVATION
- A3.01 02 NORTH ELEVATION
- A3.02 03 EAST ELEVATION
- A3.03 04 WEST ELEVATION
- A3.04 05 EAST ELEVATION
- A3.05 06 WEST ELEVATION

BUILDING SECTIONS
- A4.00 09 BUILDING SECTION
- A4.01 10 BUILDING SECTION
- A4.02 11 BUILDING SECTION
- A4.03 12 BUILDING SECTION
- A4.04 13 BUILDING SECTION

LANDSCAPE
- L-1 PLANTING PLAN

EXHIBIT "A"
Page No. 1 of 73
Case No. DIR-2019-7067-TOC

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LEXINGTON 2

5806 LEXINGTON AVE.
LOS ANGELES, 90038

DATE | DESCRIPTION

SHEET NAME

COVER SHEET

A0.00

EXHIBIT "A"
Page No. 2 of 23
Case No. 19-7067

WD-40

VERTICAL WOOD SLAT / SCREEN, DETAIL / SPECIES TBD

MT-90

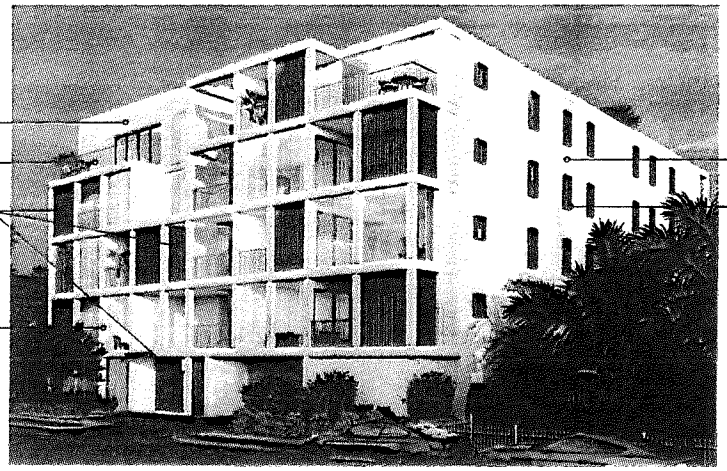
POWDER COATED MTL SCREEN BY MCNICHOLS, FINAL SPEC TBD

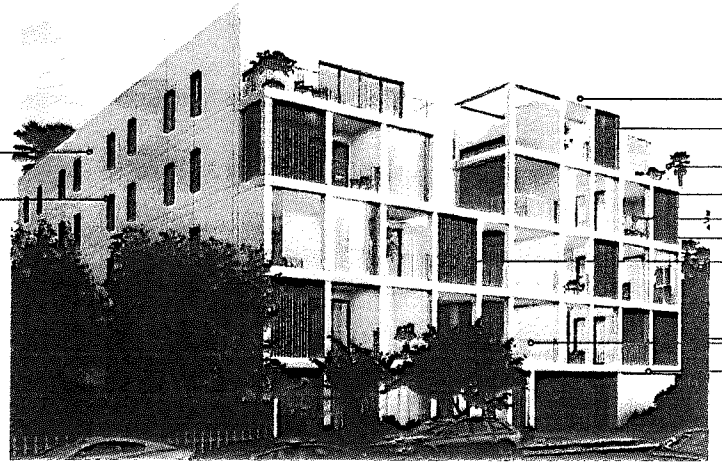
PL-10

SAND FINISH PLASTER W/ INTEGRAL COLOR: 'MERLEX' P-100 GLACIER WHITE

GK05

PROJECTED METAL WINDOW BOX, PAINTED.





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LEXINGTON 2

5508 LEXINGTON AVE.
LOS ANGELES, 90038

DATE	DESCRIPTION

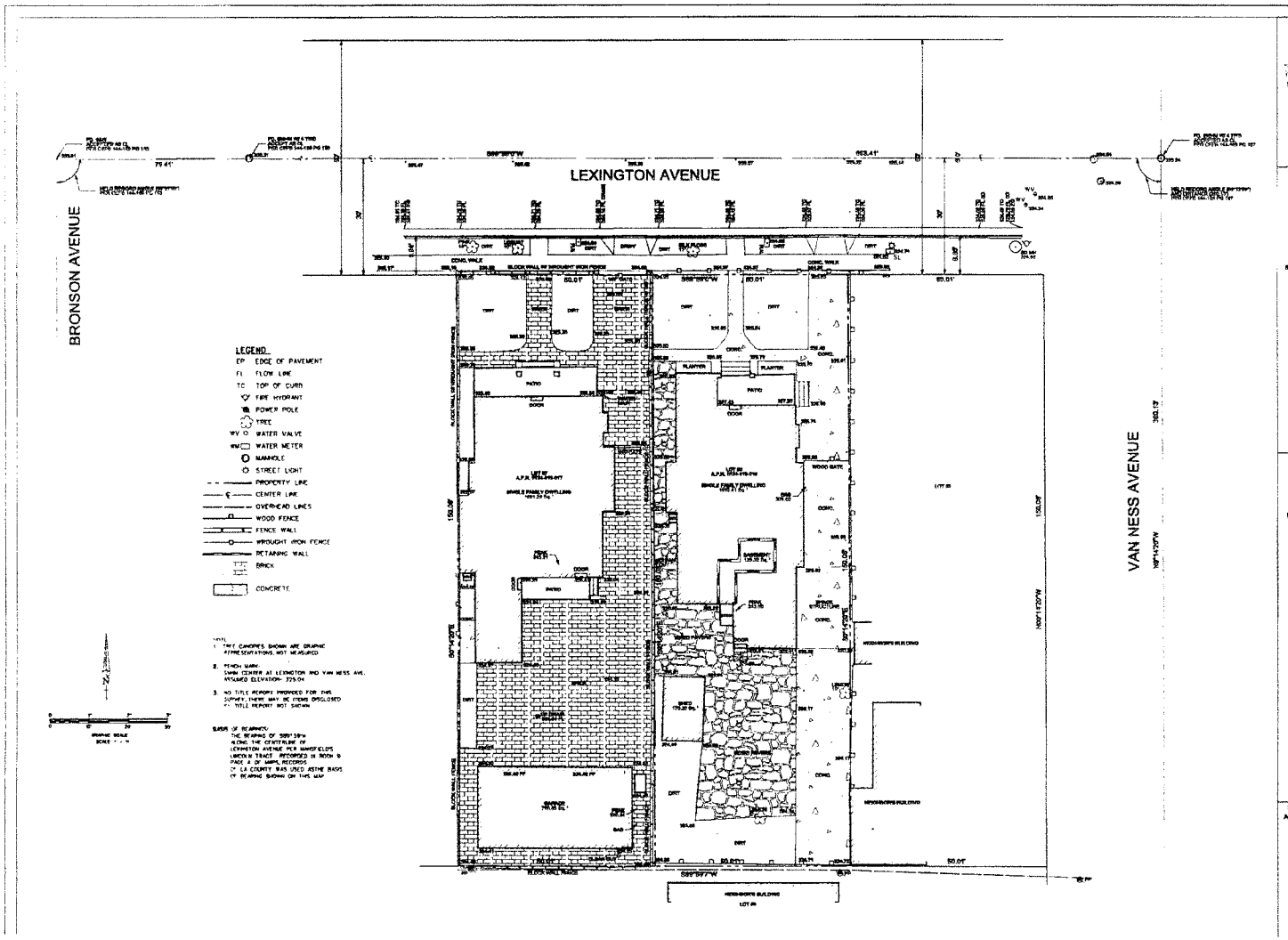
PROJECT NO: [illegible]

SHEET NAME

MATERIALS BOARD

A0.01

EXHIBIT "A"
Page No. 3 of 23
Case No. 19-7667



Advanced Engineering & Consulting

TOPOGRAPHIC SURVEY

ADDRESS

6508 & 6512 LEXINGTON AVENUE
LOS ANGELES, CA 90038

ASSESSOR PARCEL NO.
5534-018-017
5534-018-018

PREPARED FOR

PROPER DEVELOPMENT

LEGAL DESCRIPTION

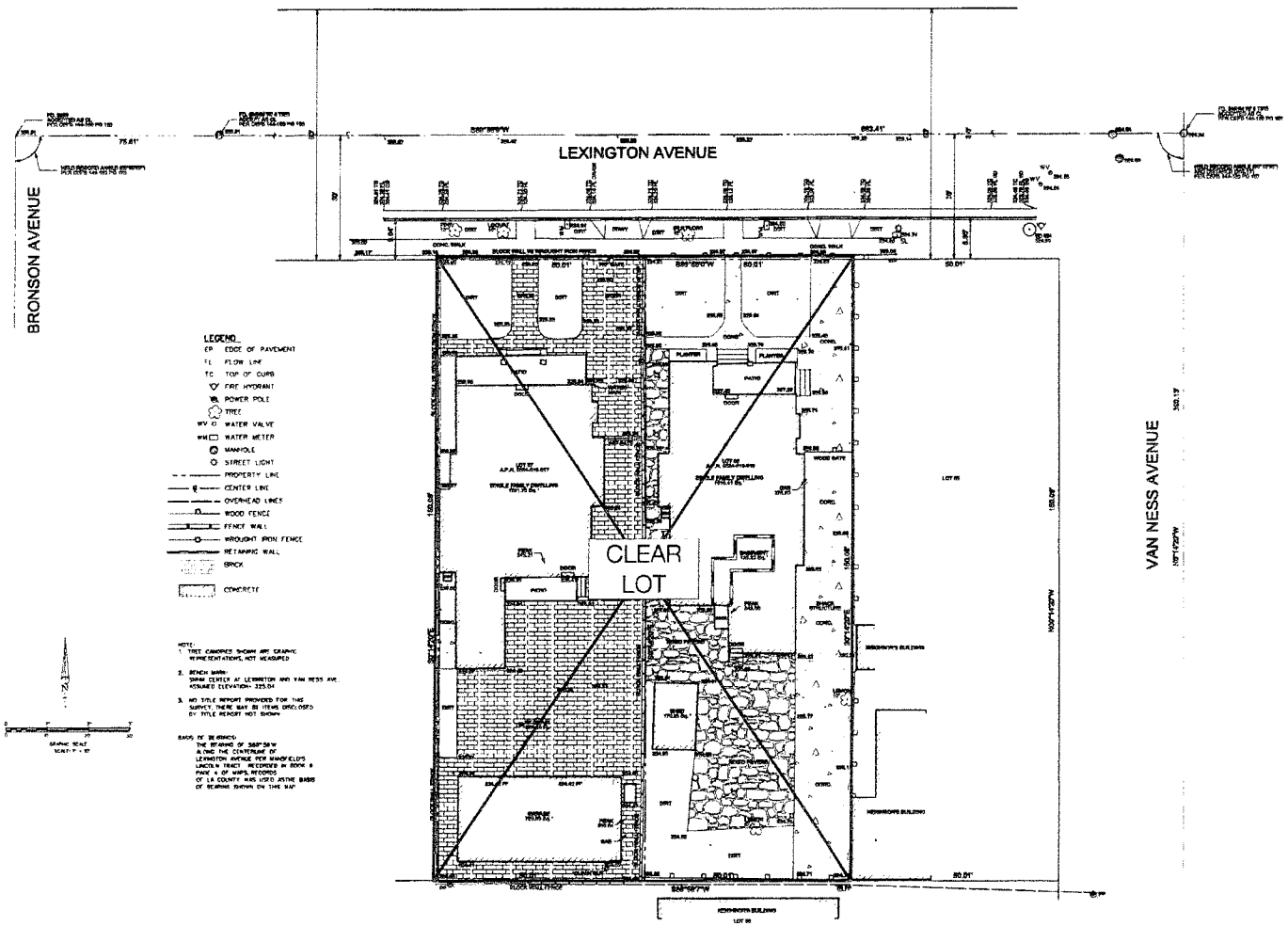
LOTS 86 AND 87 OF MANSFIELD'S LINCOLN TRACT IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 9, PAGE 4 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Survey Date:
APRIL 17, 2018

PROFESSIONAL ENGINEER
No. 16848
CIVIL
STATE OF CALIFORNIA

SHEET 1 OF 1

EXHIBIT "A"
Page No. 4 of 23
Case No. 19-7067



Advanced Engineering & Consulting

TOPOGRAPHIC SURVEY

ADDRESS

5808 & 5812 LEXINGTON AVENUE
LOS ANGELES, CA 90038

ASSESSOR PARCEL NO.
5534-018-017
5534-018-018

PREPARED FOR

PROPER DEVELOPMENT

LEGAL DESCRIPTION

LOTS 96 AND 97 OF MANSFIELD'S LINCOLN TRACT IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 9, PAGE 4 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Survey Date:
APRIL 17, 2019

REGISTERED PROFESSIONAL ENGINEER
No. 76844
CIVIL
STATE OF CALIFORNIA

SHEET 1 OF 1

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LEXINGTON 2

5808 LEXINGTON AVE.
LOS ANGELES, 90038

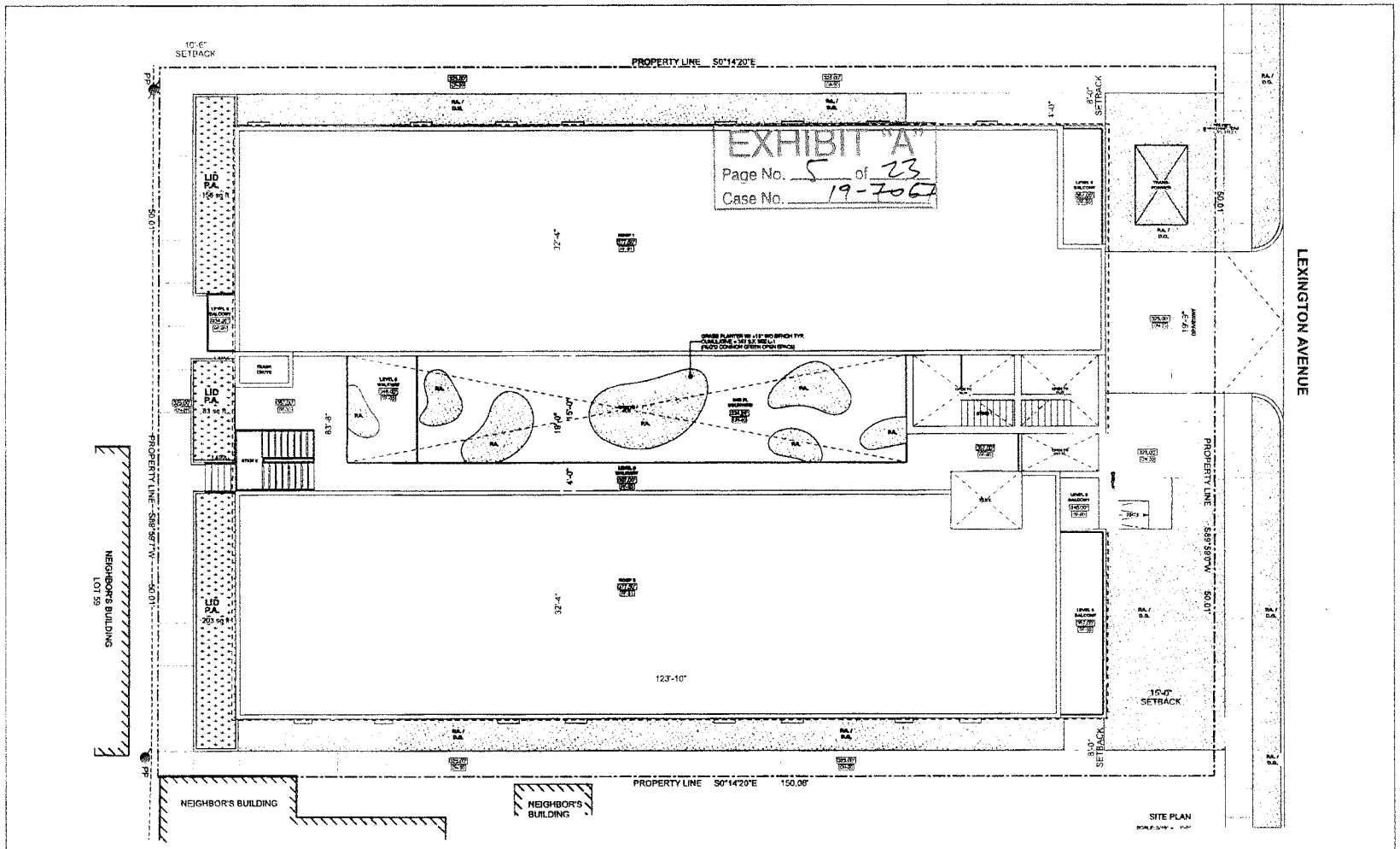
DATE	DESCRIPTION
07.15.19	SPI
07.25.19	PPR
07.31.19	SDH
08.05.19	SDH
09.22.19	TOC 1
03.31.20	TOC 2
06.09.20	TOC 3

PROJECT NO: [illegible]

SHEET NAME

DEMO PLAN

A1.001



SITE PLAN NOTES

FINISH LEGEND

GENERAL KEYNOTES

LEGEND

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LEXINGTON 2

5806 LEXINGTON AVE.
LOS ANGELES, 90038

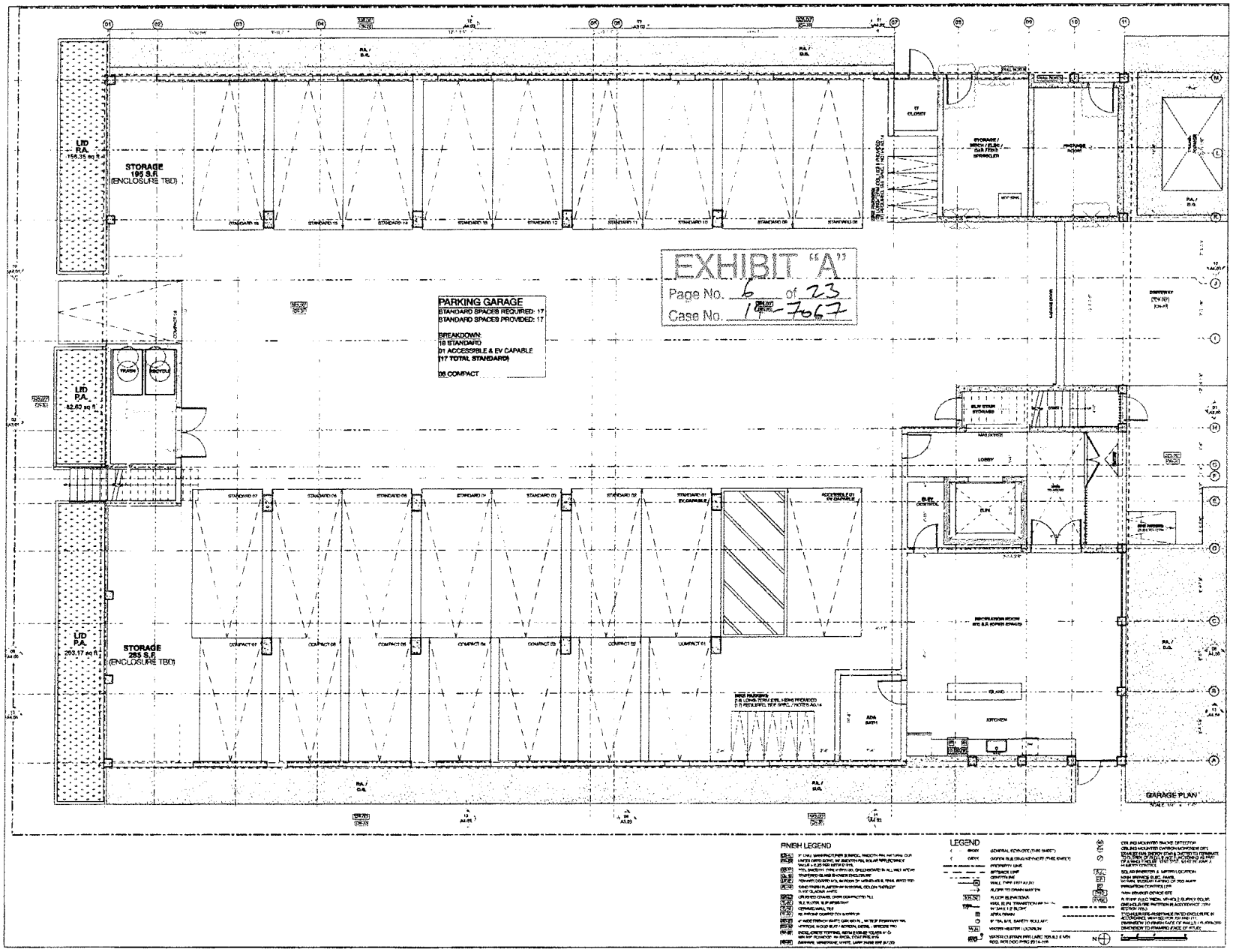
DATE	DESCRIPTION
07.15.19	SD1
07.25.19	SD2
07.31.19	SD3
08.28.19	SD4
01.22.20	TOC 1
01.31.20	TOC 2
02.03.20	TOC 3

PROJECT NO: #Project Code

SHEET NAME

SITE PLAN

A1.01



FINISH LEGEND

LEGEND

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LEXINGTON 2

5806 LEXINGTON AVE.
LOS ANGELES, 90038

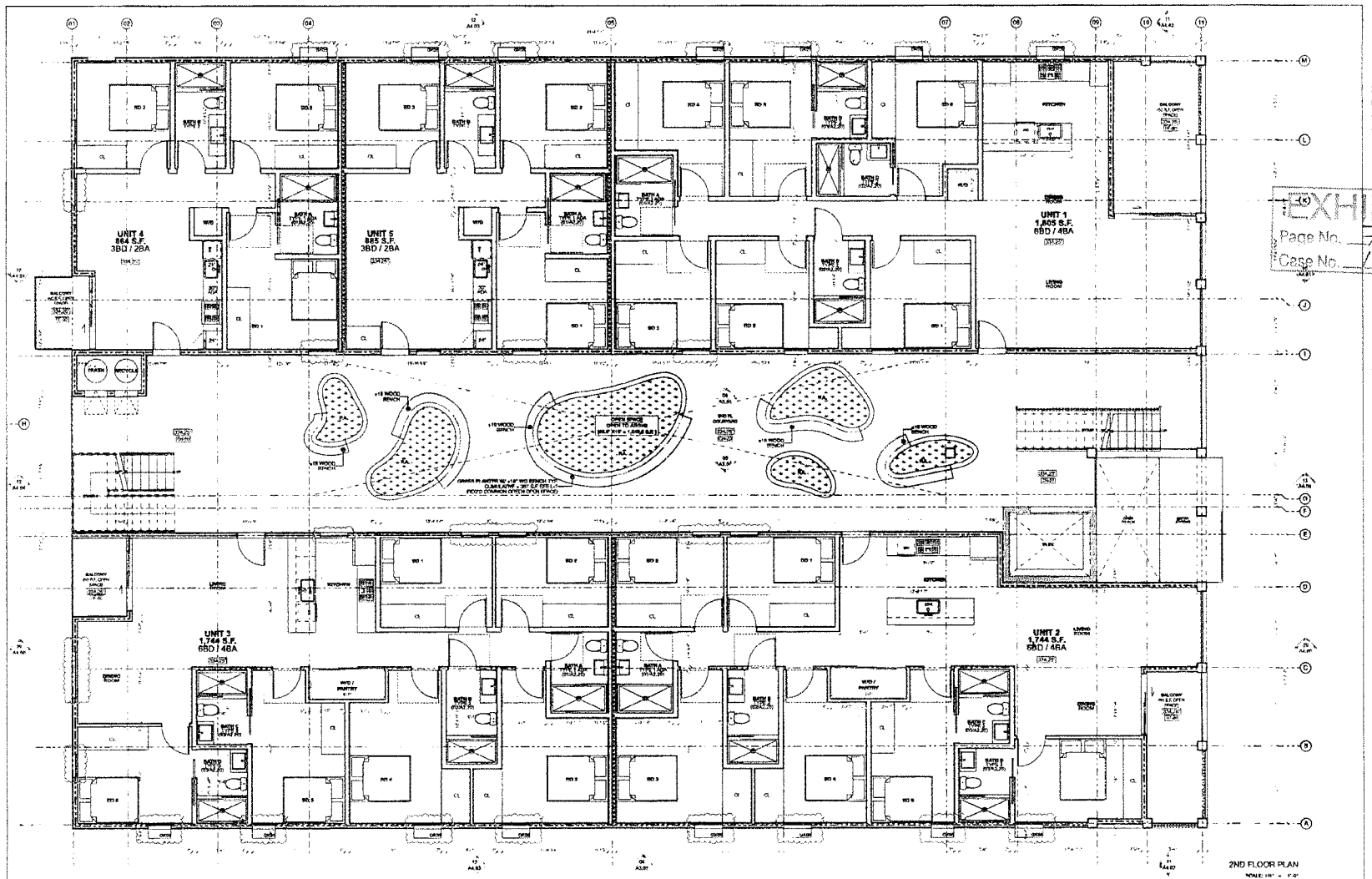
DATE	DESCRIPTION

*PROJECT NO: 8Pinnacl Contr

SHEET NAME

PARKING PLAN

A2.01



2ND FLOOR PLAN

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

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EXHIBIT "A"
Page No. 7 of 23
Case No. 19-7067

LEXINGTON 2

5808 LEXINGTON AVE.
LOS ANGELES, 90038

DATE	DESCRIPTION
07.15.19	SDR
07.25.19	RFD
07.31.19	SDR
08.05.19	ZCM
08.05.19	TOC 1
03.31.20	TOC 2
06.08.20	TOC 3

PROJECT NO: #Project Code

SHEET NAME

2ND FLOOR PLAN

A2.02

GENERAL NOTES

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DRAWING NOTE: DIMENSIONS FROM WALL TO WALL STUDS, STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. SEE ALSO GENERAL NOTES SHEET A0.01 & A0.02

FINISH LEGEND

CT-1	4" CLAY MAIN FACE RED BRICK, SUPPLIED BY MAYLAND, OR EQUAL
CT-2	UNGLAZED CONC. TILE SUPPLIED BY MAYLAND, OR EQUAL, PITCHED
	PILLAR = 5.25 PER ARTH. PLAN
PT-1	PTD. SUPPORT, FINISH, COLOR TBD, COORDINATED IN ALL WET AREAS
CL-1	CLAPBOARD PLANK SUPPORT STRUCTURE
ST-1	TEMPER COATED MS, REFER TO MANUFACTURER'S FINISH, SPEC. REF.
PL-1	SHEET METAL FLASHING WATERTIGHT, COLOR "METALLIC"
	P-1 HOLLOW PIPE
CT-3	CEMENT BOARD, OVER COMMON PTD.
CT-4	TILE FLOOR, SEE REFERENCE
CT-5	CEMENT WALL SLE
CT-6	SEE PERIOD QUARTZ CLAY MATERIAL
CT-7	8" WIDE FRENCH WHITE OAK, NO FL., W/ SLIP RESISTANT FINISH
WP-1	ARTIFICIAL SUGAR SLAT, SLIPPERS, LATCH, 1 SPRING TYPE
WP-2	ENGOLLIPTIC WOODWORK, ARTIFICIAL SUGAR SLAT, W/ HOLLOW PLANKS OR CHOICE, STAIN FINISH
WP-3	CARNAGE, MEMBRANE WHITE, LARGE PANEL SEE A-1.05

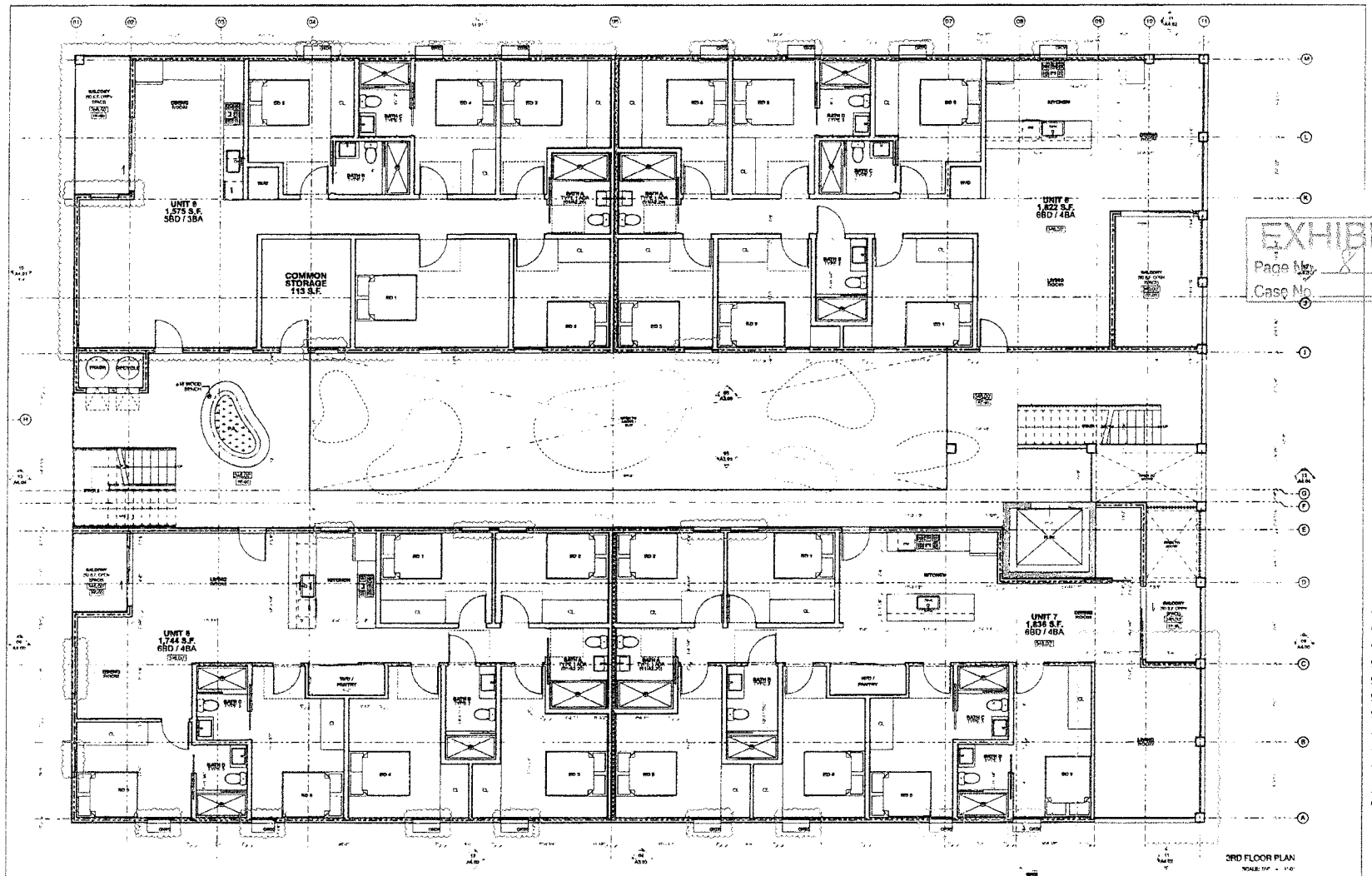
GENERAL KEYNOTES

GK01	LEXINGTON, TO BE 10' MIN. HEIGHT WITH 3 SEMI-TRANS.
	UPGRADE SEE SPEC. FINISH, PANEL 10'
GK02	PLANTERS TO BE 10' MIN. HEIGHT WITH 3 SEMI-TRANS.
	OPEN PLANTER, SEE SPEC. FINISH
GK03	PLANTER, SEE SPEC. FINISH, COLOR
GK04	CO GUARD PER STRUCT. ENG.
GK05	PROJECTED METAL HEADER BOX

LEGEND

GK-01	GENERAL KEYNOTE (SHEET A0.01)
GK-02	GREEN BUILDING KEYNOTE (SHEET A0.02)
	PROPERTY LINE
	SETBACK LINE
	WALL TYPE PER A7.00
	SECTION TO OPEN WALL PL
	FLOOR ELEVATION
	MAX. RUN TRANSITION W/ MIN. 12" TRANSITION
	WATER CURTAIN PER ARCHITECT & A.H.J.
	RED INTERVIEW PREC. 2014-1.08
	AREA DRAIN
	CEILING MOUNTED SMOKE DETECTOR
	CEILING MOUNTED CARBON MONOXIDE DET.
	ARTIFICIAL SUGAR SLAT / SLIPPERS, LATCH, 1 SPRING TYPE
	TERMINATE OR CONNECT OF SLICE & PATCH FUNCTIONING OR PARTIAL & ADHERE & HOLLOW. VENT PIPE, MUST BE MADE A 1-HOUR SAFETY CONTROL
WH-01	WATER HEATER LOCATION
	CEILING OR BOTTOM PARTITION AS NOTED PER ARCHITECT WITH SECTION TYPE
	TRACK LIGHT PER ARCHITECT & ELECTRICAL ENGINEER WITH SECTION TYPE
	CHANGE IN FLOOR MATERIALS / FLOOR MATERIAL
	CHANGE IN CEILING HEIGHT OR SURFACE

N



3RD FLOOR PLAN

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

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Case No. 16-2067

GENERAL NOTES

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR FABRICATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. SEE ALSO GENERAL NOTES ON A0.00

FINISH LEGEND

CT-1	2" CRALL HAND PAC HONED 9 AVERD. SHADY-LITE, NATURAL CLIP
PT-1	UNFOLDERED CORNS, NO TRADEOFF, PAL, REGULAR IMPERFECTIONS VALUE = 0.35 PER ASTM E 1319
SC-1	PT1, SEASONS, TYPE II PVF 20 (PERFORMANCE) ALL WALL AREAS
SL-1	UNFINISHED PLANKS IN POWDER EXCLUDING
MB-1	POWDER COATED MTL SCREEN BY ARCHITECHS, PAINT, SPEC TBD
PL-1	SAND FINISH PLASTER W/ INTEGRAL COLOR - VARIOUS 1/4" PLASTER PARTY
CP-1	3/8 GLASS CERAMIC, CLEAR CONNECTED TILL
CT-1	TILE RECEIVE, SLIP RESISTANT
CT-2	CERAMIC WALL TILE
CT-3	3/8 PETCHE CLEARTY COUNTERTOP
CP-1	4" WIDE FRENCH SLAT PERFORATED PAL, 1/4" SLIP RESISTANT PAL
WP-1	VERTICAL WOOD SLAT / WOODEN CEILING - SPECIES TBD
WP-2	WOOD LOUVER TERRACE, ASTHETIC WALL COLUMN 4 TO 1/8 SIDE SLAT PLANTED, 1/4 CRYSTAL COAT FINISH
WP-3	WOODWALL REINFORCING SHAFT - JOB NUMBER AFF 01.100

GENERAL KEYNOTES

GR01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 1/2" MAX. OPENING SIZE, SEE CT-100, SHEET 10
GR02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 4 1/2" MAX. OPENING SIZE, SEE CT-100, SHEET 10
GC01	CONC. FOOTING PER STRUCTURAL
GR04	CLEAR GLASS STRUCTURAL
GR05	FRAMELESS GLASS RAILING PER RCD

LEGEND

GR01	GENERAL KEYNOTE (THIS SHEET)
GR01	GREEN BUILDING KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	WALL TYPE PER PLAN
	SLOPE TO DRAIN WATER
	FLOOR IS PATIOWL
	WALL SLOPE TRANSITION W/ RAISED THRESHOLD
	WATER CLEANING PER UMC 1013.2 & UPC
	WALL HOA DOC AREC 2014-109
	AREA DRAIN
	CEILING MOUNTED PANIC DETECTOR
	CEILING MOUNTED DOPPLER MOTION DETECTOR
	TRANSFORMER OUTDOOR OR ELEVATED TO PROVIDE 36" CLEARANCE ON ALL SIDES TO PROVIDE 36" CLEARANCE AS PART OF A GROUP 5 DOUBLE UNIT FITTED, MUST BE 1 HOUR & 5 MINUTE CONTROL
WH-1	WATER HEATER LOCATION
	CHASES BUILT PARTITIONS IN ACCORDANCE WITH SECTION 1403
	TWO COLOR FIRE PERFORMANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711
	DIMENSION TO FINISH FACE OF WALL / BUILDING EXTERIOR
	DIMENSION TO FRAMING (FACE OF STUD)

N

SHEET NAME

3RD FLOOR PLAN

A2.03

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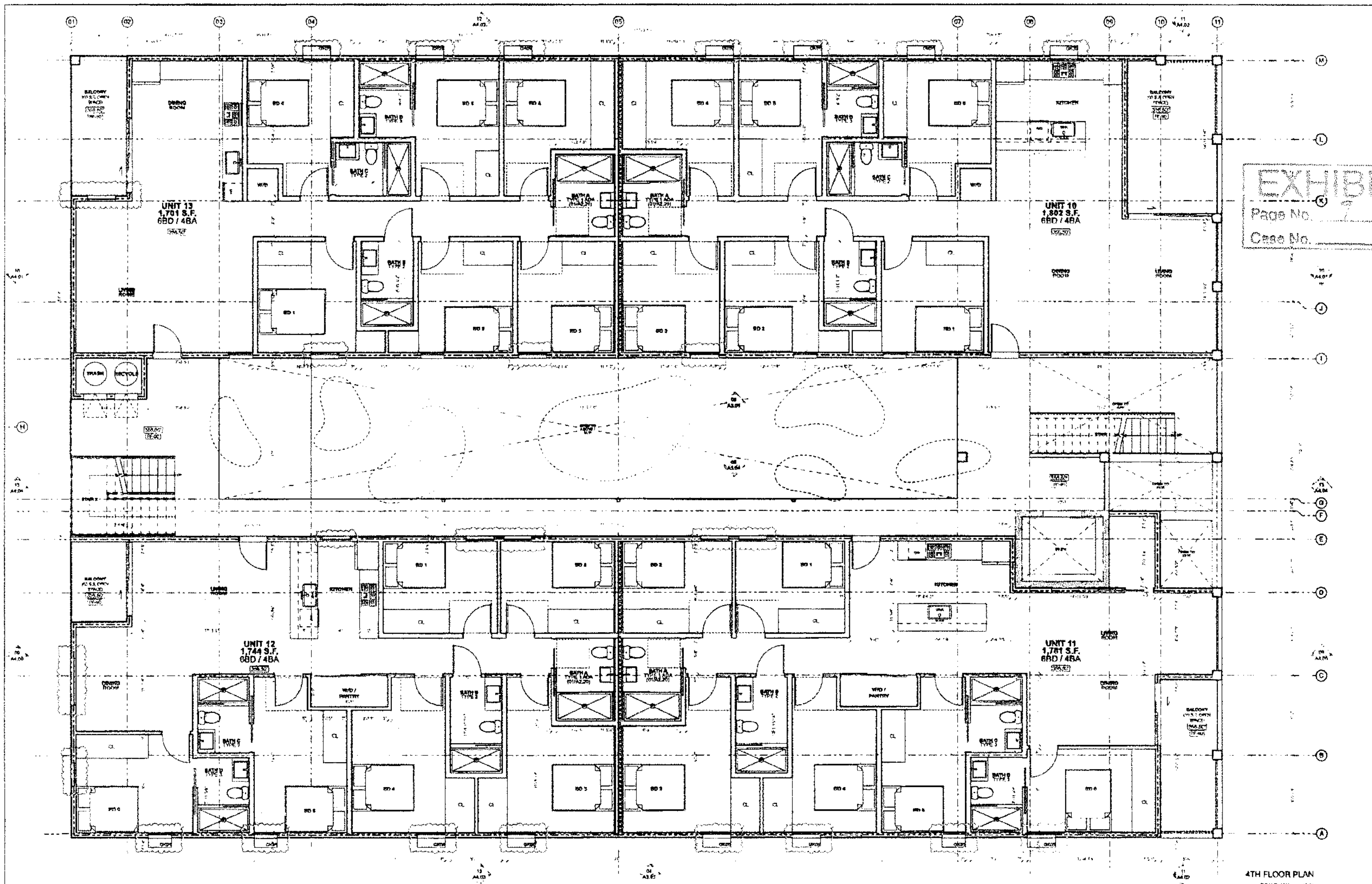
LEXINGTON 2

5806 LEXINGTON AVE
LOS ANGELES, 90038

DATE	DESCRIPTION
07.15.19	SD1
01.05.19	SD2
07.31.19	SD3
09.05.19	SD4
10.31.20	TOC 1
10.31.20	TOC 2
05.05.20	TOC 3

PROJECT NO. #Project Code



4TH FLOOR PLAN

GENERAL NOTES

FINISH LEGEND

GENERAL KEYNOTES

LEGEND

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LEXINGTON 2

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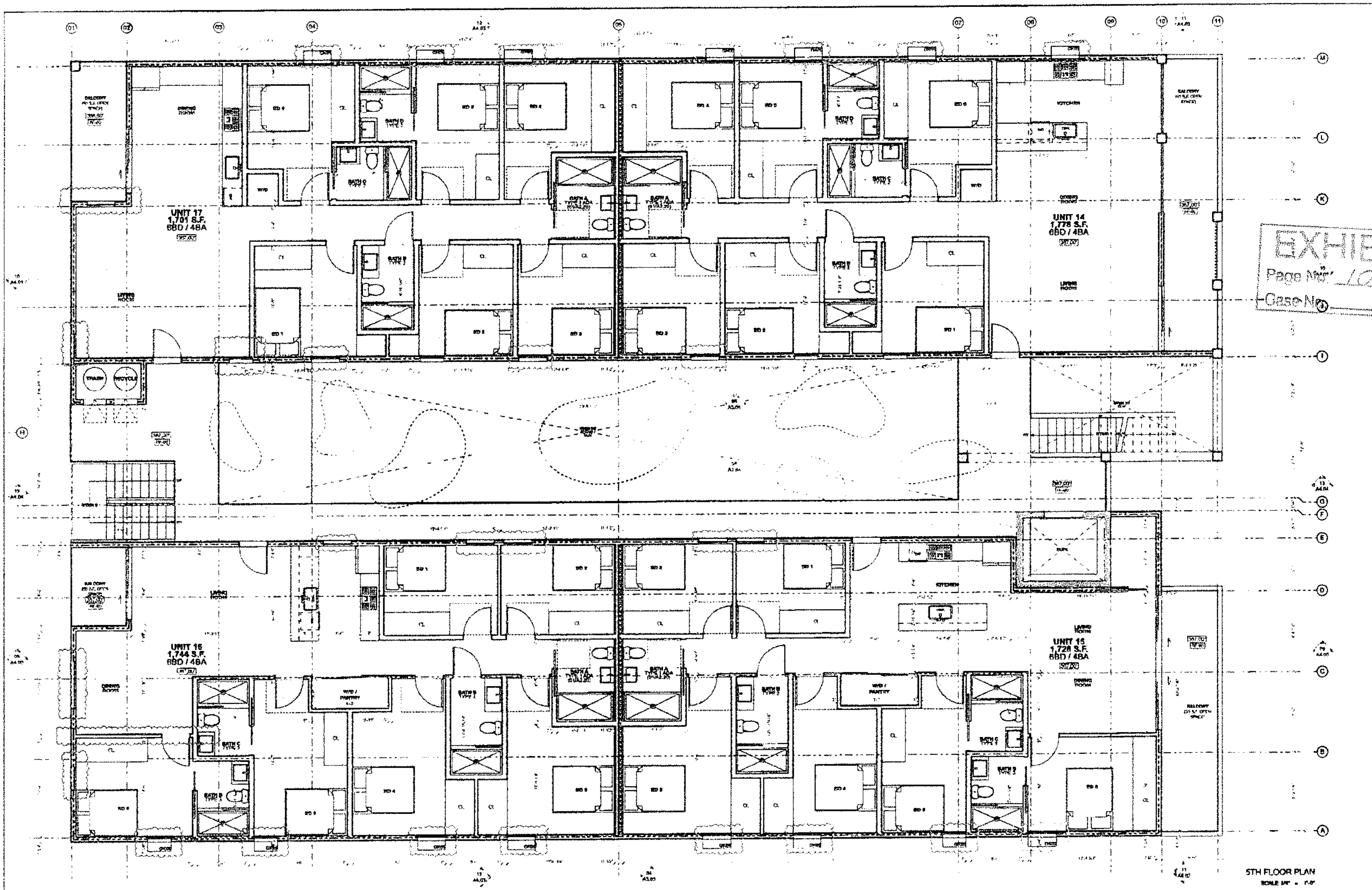
07.10.19	SD1
07.25.19	SD2
07.31.19	SDD
08.05.19	SD4
09.28.19	TOC 1
03.31.20	TOC 2
06.08.20	TOC 3
DATE	DESCRIPTION

PROJECT NO.: #Project Code

SHEET NAME

4TH FLOOR PLAN

A2.04



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LEXINGTON 2

5806 LEXINGTON AVE.
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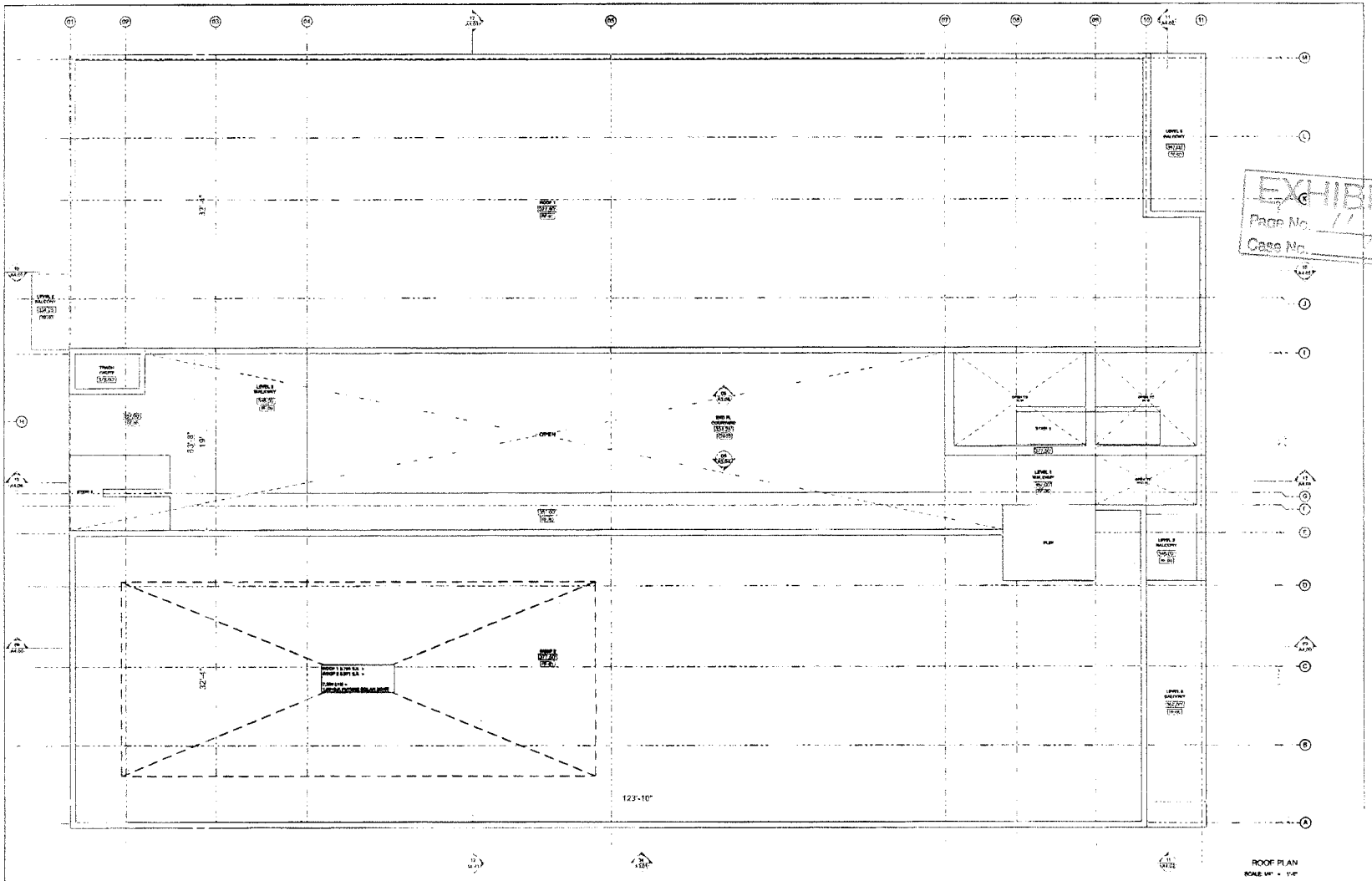
DATE	DESCRIPTION
07.15.19	SD1
07.23.19	SD2
07.31.19	SD3
08.05.19	SD4
09.25.19	TDD 1
05.21.20	TDD 2
08.05.20	TDD 3

PROJECT NO: #Project Code

SHEET NAME

5TH FLOOR PLAN

A2.05



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LEXINGTON 2

5806 LEXINGTON AVE.
LOS ANGELES, 90038

DATE	DESCRIPTION
07.18.19	50%
07.25.19	90%
07.31.19	90%
08.05.19	90%
09.20.19	TOC 1
09.24.20	TOC 2
09.09.21	TOC 3

PROJECT NO. #Project Code

SHEET NAME

ROOF PLAN

A2.0

GENERAL NOTES

VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT IF ANY INCONSISTENCIES EXIST IN CONSTRUCTION IN WHICH OPEN, COMPLETE WITH WALL & CEILING. INSTALL ALL MECHANICAL WITH STRUCTURAL DRAWINGS. SHAFTS, SEE BLDG GENERAL NOTES ON A0.01

FINISH LEGEND

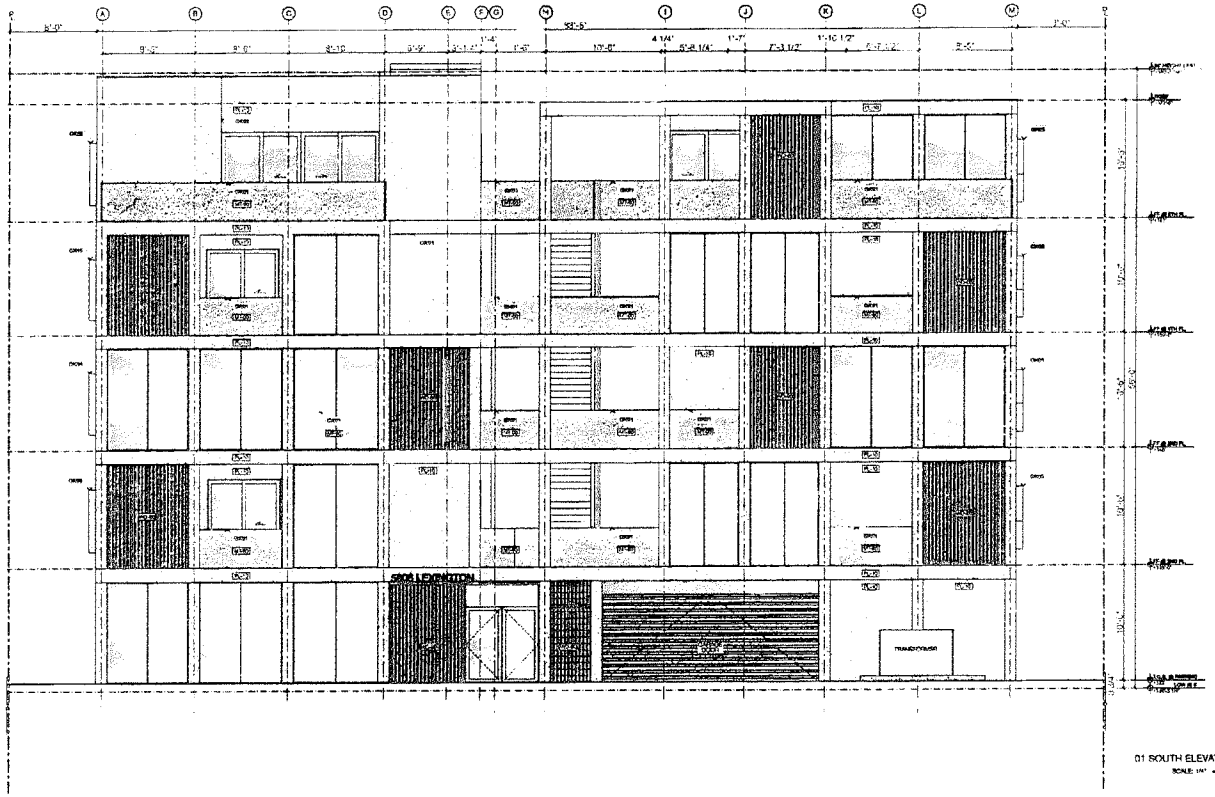
PT-01	2" ONE: MANUFACT. PER SURFACE, INSTALL PER MANUFAC. U.O.N.
PT-02	UNCLASSIFIED CODE, NO EXCEPTIONS, NO PLAN PRE-INSTALL
	VALUE = SUBSTITUTE WITH PT-01
GP-01	FULL SMOOTH, TYPE II CORP. SEE SPECIFICATIONS IN ALL WET AREAS
GP-02	TEXTURED PLAIN IN PARTITIONS ONLY
GP-03	RANDOM STRIPED WITH SCREEN SEE STAGE 2 & FINAL INSPECTION
PL-01	SHEET FINISH, PLASTER WITH SOCIAL TOOLING, SMOOTH
	PLAY SLAGES IN ETC.
GP-04	CEILINGS GRAVE, OVER COMPANIES WILL
	IN A FOOM, SUPERVISOR
CT-01	CERAMIC WALL TILE
CT-02	IN EXTERIOR COURTY EQUIPMENT, IF
MT-01	2" WHITE FINISH, WHITE OAK VEIN, IF, SEE RETAINING FIN.
MT-02	VERTICAL WOOD SLATS / SCREEN, OPTIM. SPACING TBD
TP-01	DECKS, CHEMICAL TERMINAL, WHITE WALL, SEE DETAILS IF IN
	MIN SAP PLYWOOD, W/ EDGES, COAT FINISH
MP-01	CLIP BARS, MEMBRANE, PAINT, CLEAR, FINISH, SEE BLDG

GENERAL KEYNOTES

GP01	CLEARANCE, TO REF. AT WALL FINISH WITH 3 STEP PLAN,
	LEVELING SIDE, SEE DETAIL TYPICAL 01
GP02	CLEARANCE, TO REF. AT WALL SPACER WITH 3 STEP PLAN,
	CEILING SIDE, SEE DETAIL TYPICAL 01
GP03	CONC. FOOTING PER STRUCTURAL
GP04	COLUMN PER STRUCTURAL
GP05	HOLES & OTHERWISE, WHERE SHOWN

LEGEND

C GP-01	GENERAL KEYNOTE (GP-01 SHEET)
C GP-01	GREEN BUILDING KEYNOTE (TYP. SHEET)
	PROPERTY LINE
	SETBACK LINE
	WALL TYPE (PER A0.01)
	SLOPE TO DRAIN (MIN 2 %)
1234 56	FLOOR ELEVATIONS
	SINK, SUPA, TRANSITION W/ RAISED, W/ MAX. 1" ± SLOPE
	WATER CLOSET ON LARGE FOOTER & SUMP
	WALL TRANSITION TYPE 2014, SEE
	AREA DRAIN
	CEILING MOUNTED SAMPLE DETECTOR
	CEILING MOUNTED CAMERA MONITORING (IP)
	SOLAR SET ON ENERGY STAR & CEC TO
	FLUSH TO ROOF, MAX. 1' ABOVE ROOF,
	FLUSH TO ROOF, MAX. 1' ABOVE ROOF, VENT
	SYSTEM, SEE ST. REPORT AND A.A. & ELEVATION
WH-1	WATER HEATER LOCATION
	LINE HOLDING PARTITION IN ACCORDANCE WITH
	SECTION 7.03.3
	TWO LAYER FIRE-RESISTANCE RATED SHEETROCK IN
	ACCORDANCE WITH SECTION 705 AND 7.1
	DIMENSION TO REMAINING OF WALLS / OR STAGES
	DIMENSION TO FINISHED FACE OF STUDS
N	



01 SOUTH ELEVATION

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LEXINGTON 2

5806 LEXINGTON AVE.
LOS ANGELES, 90038

DATE	DESCRIPTION
07.15.19	SD1
07.25.19	SD2
07.31.19	SD3
08.06.19	SD4
03.05.20	TOC 1
03.31.20	TOC 2
06.05.20	TOC 3

PROJECT NO: #Project Code

SHEET NAME

01 SOUTH ELEVATION

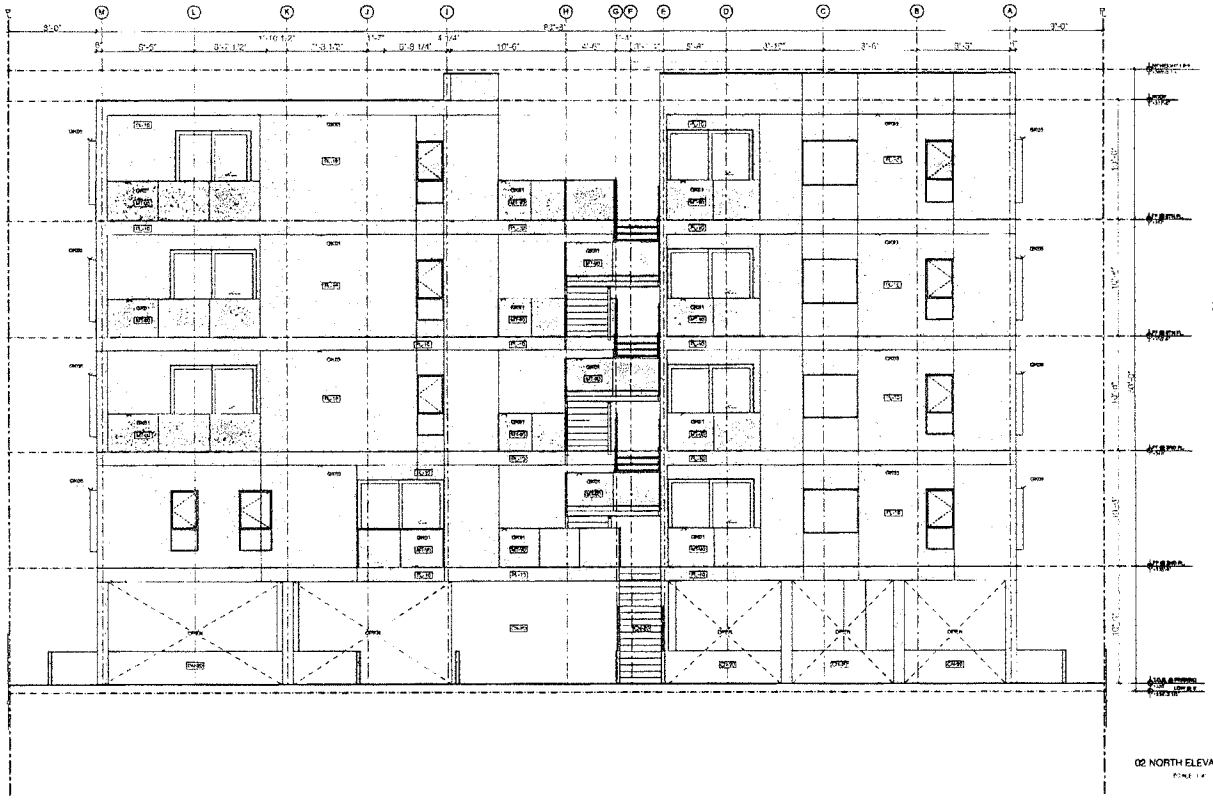
A3.00

NOTES

FINISH LEGEND

GENERAL KEYNOTES

LEGEND



02 NORTH ELEVATION

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LEXINGTON 2

5906 LEXINGTON AVE.
LOS ANGELES, 90038

DATE	DESCRIPTION
07.18.19	SD1
07.25.19	SD2
07.31.19	RS0
08.05.19	SD4
09.23.19	TOC 1
02.11.20	TOC 2
06.09.20	TOC 3

PROJECT NO: #Project Code

SHEET NAME

02 NORTH ELEVATION

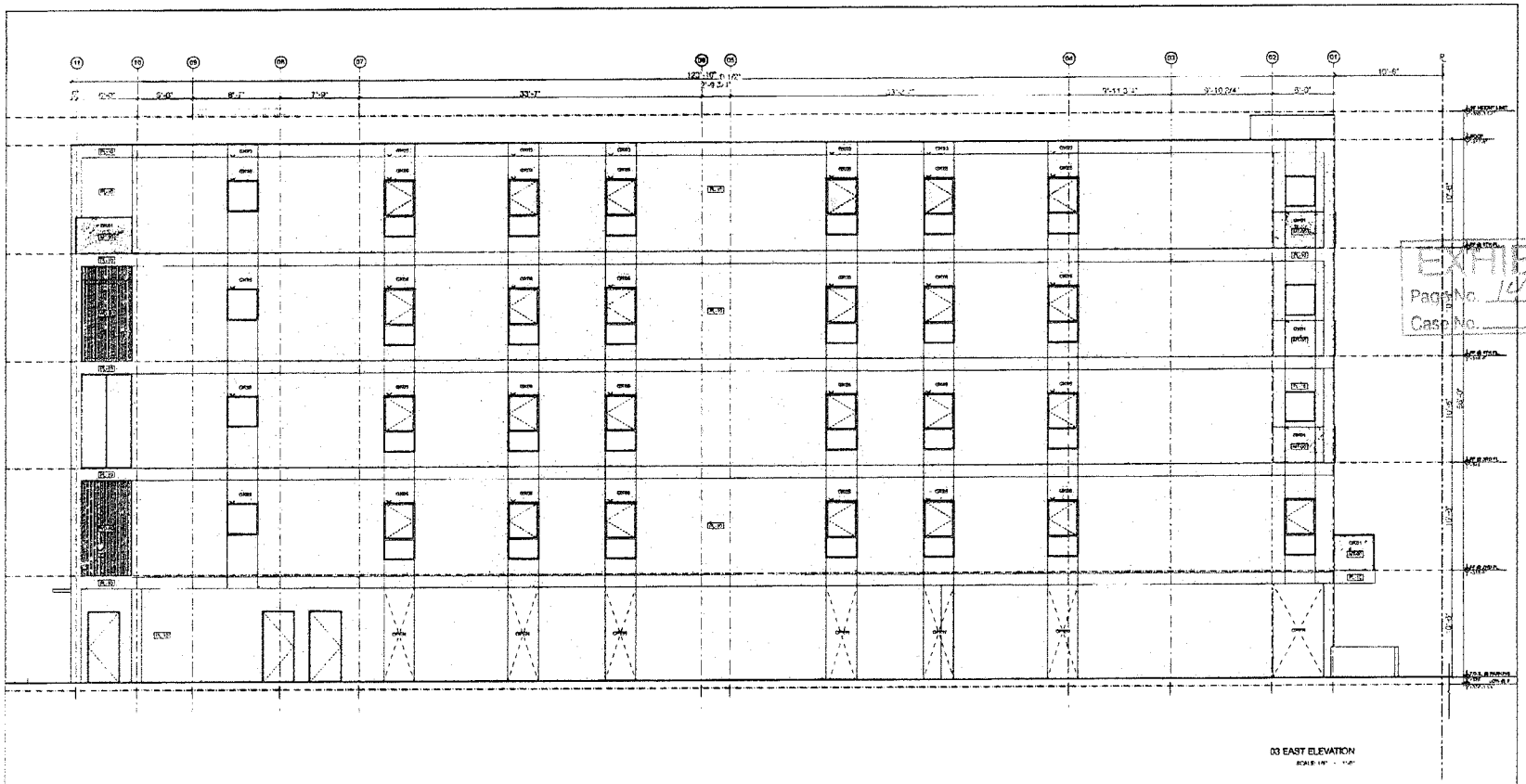
A3.01

NOTES

FINISH LEGEND

GENERAL KEYNOTES

LEGEND



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NOTES

FINISH LEGEND

GENERAL KEYNOTES

LEGEND

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LEXINGTON 2

5806 LEXINGTON AVE.
LOS ANGELES, 90038

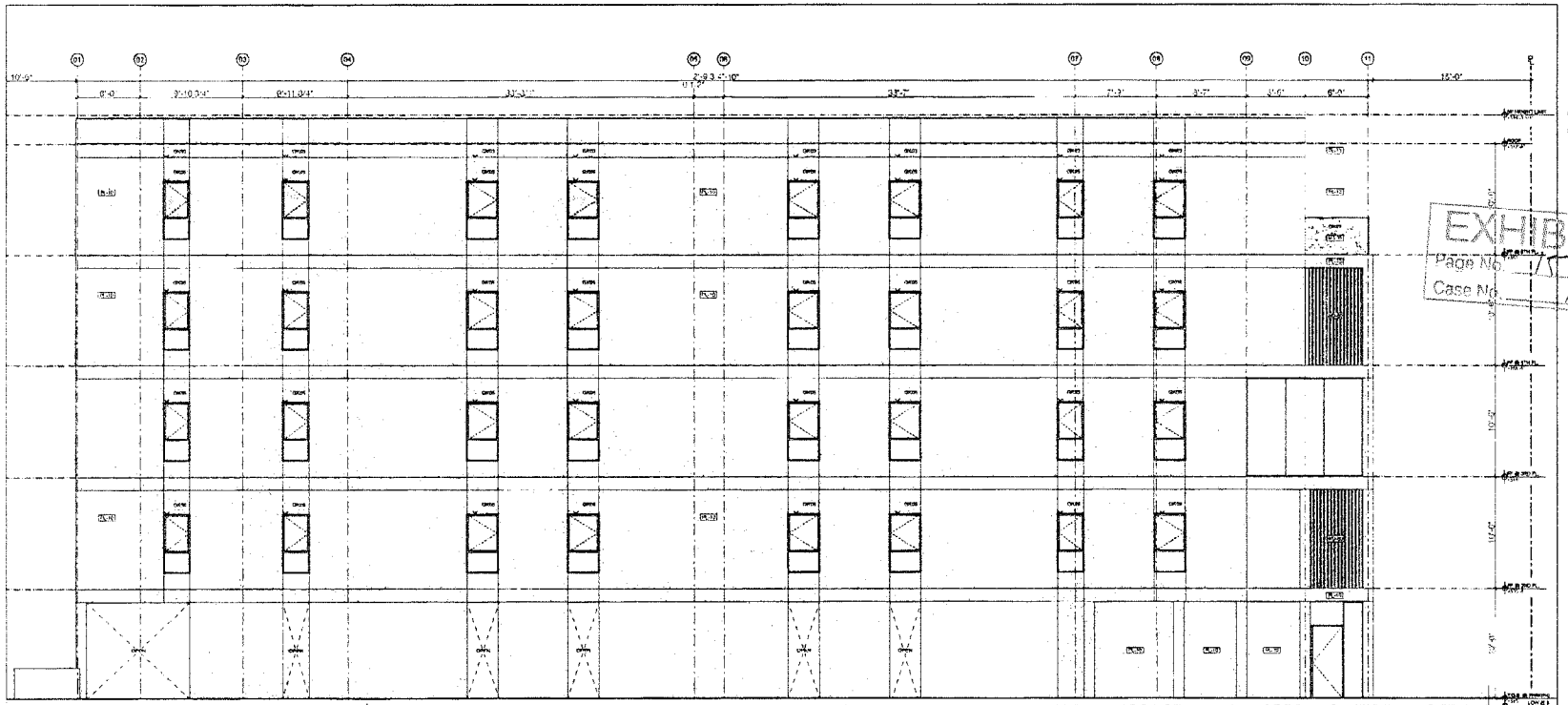
DATE	DESCRIPTION
03.08.19	SD1
05.05.19	SD2
07.24.19	SD3
08.05.19	SD4
10.31.19	TOC 1
03.31.20	TOC 2
06.05.20	TOC 3

PROJECT NO: 8Printed Code

SHEET NAME

03 EAST ELEVATION

A3.02



04 WEST ELEVATION

SCALE 1/4" = 1'-0"

NOTES:

GENERAL

FINISH LEGEND

GENERAL KEYNOTES

LEGEND

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LEXINGTON 2

5806 LEXINGTON AVE.
LOS ANGELES, 90038

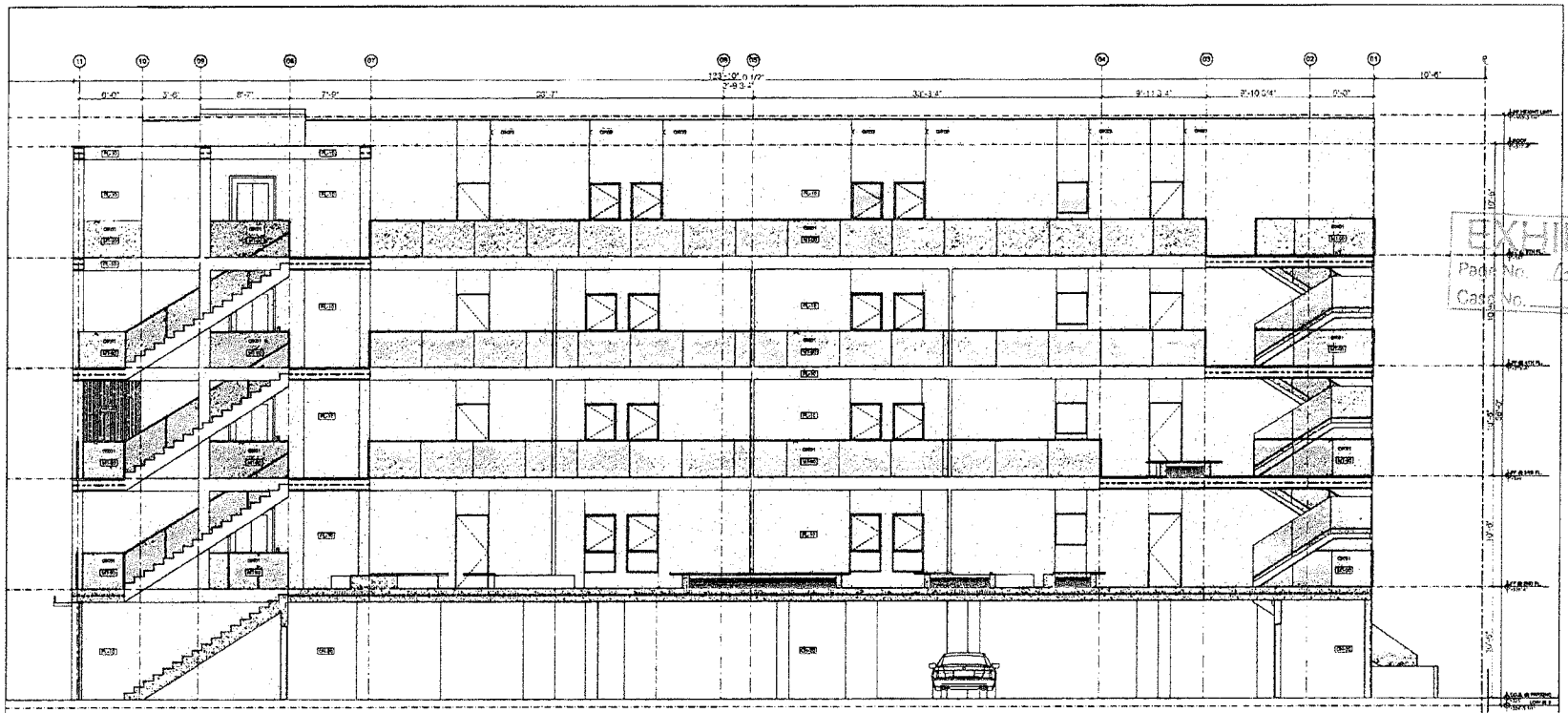
DATE	DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

04 WEST ELEVATION

A3.03



05 EAST ELEVATION

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

NOTES

GENERAL

01 FURNISHABLE TO BE AT MINIMUM GROUP 40TH 1 (1/4" MINIMUM OPTIONS 50)

02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHTS. INFORM ARCHITECT OF ANY DISCREPANCIES.

03 ALL FLAGPOLES SPECIFIED BETWEEN LEFT MAIL OR SIGNALS (REFERENCE AT EACH TOP AT ALL VALLEY, CORNERS, TOPS OF WALLS, CORNICE, ETC. TO BE PROVIDED BY OWNER. COORDINATE SHAFTS @ DOWNSPOUTS.

04 BUILDING VENDOR OF THE ADJACENT FLOOR PAVIGNY SURFACE SHALL BE FULLY TRANSPARENT.

05 PARAPETS, METALLIC ATTIC RAILS, WALL SCREENS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT

06 FUTURE WALLS WITH A FIRE SEPARATION DISTANCE OF 3' OR LESS SHALL BE NAT FIRE RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.

07 WINDOWS LABELED AS TEMPERED SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER SUPPLIER

UR

01 ALL DOWNSPOUTS TO DRAIN TO SUR. SWER PER UR 1.7

FINISH LEGEND

[illegible]	8" CMU MIN. PATTERN (LARGE, SMOOTH FIN. MIN. FIN. [illegible] VALLEY, SLOP FIN. [illegible]
[illegible]	UNCOLORED CEMENT, SMOOTH FIN. [illegible]
[illegible]	FIN. PAINTING TYPE 2 (FOR ALL CONDITIONS IN ALL WET AREAS [illegible]
[illegible]	POWDER COATED MTL SCREEN BY ARCHITECT. [illegible]
[illegible]	SAND FINISH PLASTER W/ MATERIAL COLOR, METALLOY PLASTER LASER WHITE
[illegible]	CALIBRATE GRAVEL OVER COMPACTED FILL
[illegible]	TILE FLOOR, SLOPE TO DRAIN
[illegible]	CERAMIC WALL TILE
[illegible]	3/4" DIA QUARTZ COUNTERTOP
[illegible]	6" METAL FRONTED LAMINATE CAB. HOR. [illegible]
[illegible]	VERTICAL WOOD SLAT - NATURAL OPAL 4 SPACING [illegible]
[illegible]	EXTER. CONTE. CONTINUOUS, BETWEEN FINISHED FLOOR [illegible]
[illegible]	NON-SLIP FLAMEGUARD, INTERIOR, COLOR PER SUN
[illegible]	WINDOWS, WOOD/PAINT, WHITE, LOW SHADE PER ARCHITECT

GENERAL KEYNOTES

[illegible]	CLEARANCE TO BE 84" MIN. HEIGHT WITH 1 1/2" [illegible] CONTINUE SEE DETAIL 2/A2.01
[illegible]	CONTINUOUS WOOD SLAT SCREEN WITH 3 1/2" [illegible] CAPPED WITH SEE DETAIL 1/A2.01
[illegible]	= STUCCO CONTROL JOINT / REVEAL
[illegible]	
[illegible]	PROJECTED METAL MIRROR BOX

LEGEND

[illegible]	GENERAL KEYNOTE (1/A1.01 SHEET)
[illegible]	GREEN BUILDING KEYNOTE (T/A3 SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTER LINE
	PROPOSED GRADE
	45 GRADE
	[illegible]
	TRANSVERSE HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH R1.1 [illegible]
	FLOOR TYPE PER A7.01
S	SHEET CLIPTION SPRINKLER HEAD PER FIRE DEPT. REQ'D. AS ALTERNATE PROTECTION METHOD
	ELEVATION DIM. / DATUM
	TOP OF WALL ELIMINATION
	DIMENSION TO FINISH FACE OF WALL / SUBSTRATE
	DIMENSION TO FINISHED FACE OF STUDS

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Case No. 19-7067

LEXINGTON 2

5806 LEXINGTON AVE.
LOS ANGELES, 90038

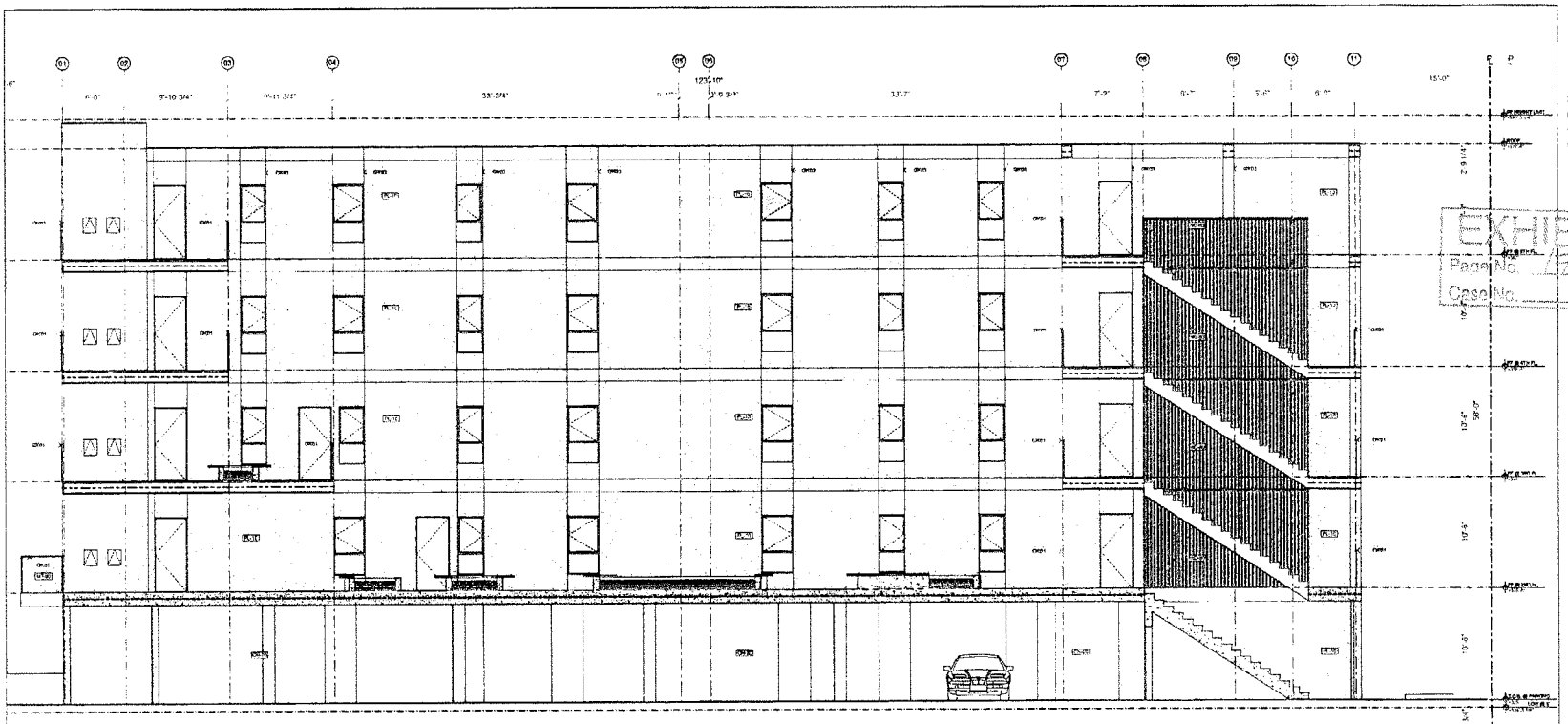
DATE	DESCRIPTION
07.10.19	SD1
07.26.19	SD2
07.31.19	SD3
08.05.19	SD4
08.16.19	TOC 1
08.21.20	TOC 2
08.26.20	TOC 3

PROJECT NO: #Project Code

SHEET NAME

05 EAST ELEVATION

A3.04



06 WEST ELEVATION

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

NOTES

GENERAL

01 DIMENSIONS TO BE 48" MINIMUM HEIGHT WITH 1 1/2" MAXIMUM OPENING SIZE.

02 CONTRACTOR TO VERIFY PERTINENCE TO REQUIRED BUILDING HEIGHTS AND EXISTING ENVELOPES. PROVIDE CENTER LINES OF REQUIRED BUILDING HEIGHT. REFER ARCHITECT OF ART. DEPARTMENTS.

03 NO VERTICAL ELEMENTS ABOVE REQUIRED LIFTY SHALL BE PLACED EXTENDING BY EACH REF. ST. ALL WALLS, CONCRETE TOPS OF WALLS, EXPANSION JOINTS, AND CONDITIONS AREAS. NO PARTS OR ELEMENTS @ CONTROL AREA.

04 BUILDING REPAIR UP OF THE ADJACENT FLOOR BUILDING SURFACE SHALL BE FULLY WATERPROOF.

05 PARAPETS, BETWEEN WALLS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE UPPER LIMIT.

06 ALL FIRE WALLS WITH A FIRE SPRINKLER SYSTEMS (SP-2 OR LESS WALL) OR LOW FIRE RESISTANCE RATING FOR EXPOSING TO FIRE FROM ACTIVE SIDE.

07 WINDOW LABELS MUST COMPLY WITH NFPA 80 UNIFORM FIRE CODE

08 ALL DEMARCATION TO BRAND TO BASE SAMPLE PER LEV 1.7

FINISH LEGEND

[illegible]	6" CMU MAINLINE (MFR AUBURN, RADIUS) PA, NATURAL CLR
[illegible]	UNITS DRYE CONC IN INJECTAFIN, SOLAR REFLECTANCY VALUE (LV 30 PER ASTM E1918
[illegible]	PTD. BRAND 1 - TYPE, 5 OTR (2) CREDENCIAL IN ALL WALL AREAS
[illegible]	TRANSITE GLASS SHOWER ENCLOSURE
[illegible]	POWDER COATED MTL REFRIGERATOR VENDOR ROLL FINAL APPC WH
[illegible]	BARE FINISH PLASTER AS IN SPECIAL COLOR NAMELET PLYTO CLADDING PANTS
[illegible]	CRUSHED GRAVEL CHIPS (SUBSTRATE)
[illegible]	TILE FLOOR, A.P. IN TRENCHAT
[illegible]	CERAMIC WALL TILE
[illegible]	SHIPSTAR (LAMTO FOR SHIPPING)
[illegible]	8" WIDE FRENCH WHITE OAK WD FL, NATURAL FINISH
[illegible]	VENTRAL HOUSE BLAT - ASTERN, DRYING / APPROPRIATE
[illegible]	BASE, CRITTE FORMING, HERE 2 SIDE, CLEAR, P.O. WALSH PAINTED, W. NOTE, CONT SIDE TOT
[illegible]	INFRARE, WRAPPING, VIBITY LAMB (MAS) RFF (4) 30

GENERAL KEYNOTES

[illegible]	LEAVEPAIRS, TO BE 48" MIN. HEIGHT (MTH 3 1/2" 8" RAIL OPENING SIZE, SEE OPTIN. PAGE 1)
[illegible]	OPENING TO BE 4" MIN. (MTH 3 1/2" 8" RAIL OPENING NO), SEE PTRN. SCALE 1/2"
[illegible]	BRUSH CONTROL JOINT / SEALED
[illegible]	
[illegible]	PROJECTED METAL WINDOW BOX

LEGEND

[illegible]	GENERAL KEYNOTES (FOR PLANS)
[illegible]	GREEN BUILDING KEYNOTES (FOR PLANS)
[illegible]	PROPERTY LINE
[illegible]	SETBACK LINE
[illegible]	CENTER LINE
[illegible]	HIDDEN LINE
[illegible]	ELEVATOR
[illegible]	ONE-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION [illegible]
[illegible]	TWO-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION [illegible]
[illegible]	FLOOR TYPE REPEAT OF
[illegible]	WALL CLEAN SPRINKLER HEAD PER FIRE DEPT. PROV. AS AT PRIVATE PARTITION (SEE PLAN)
[illegible]	REVISION LINE / DATUM
[illegible]	FOOT OF WALL ELEVATION
[illegible]	DIMENSION TO FINISH FACE OF WALL / FURNISHER
[illegible]	DIMENSION TO FINISHED FACE OF STUD
[illegible]	

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LEXINGTON 2

5806 LEXINGTON AVE.
LOS ANGELES, 90038

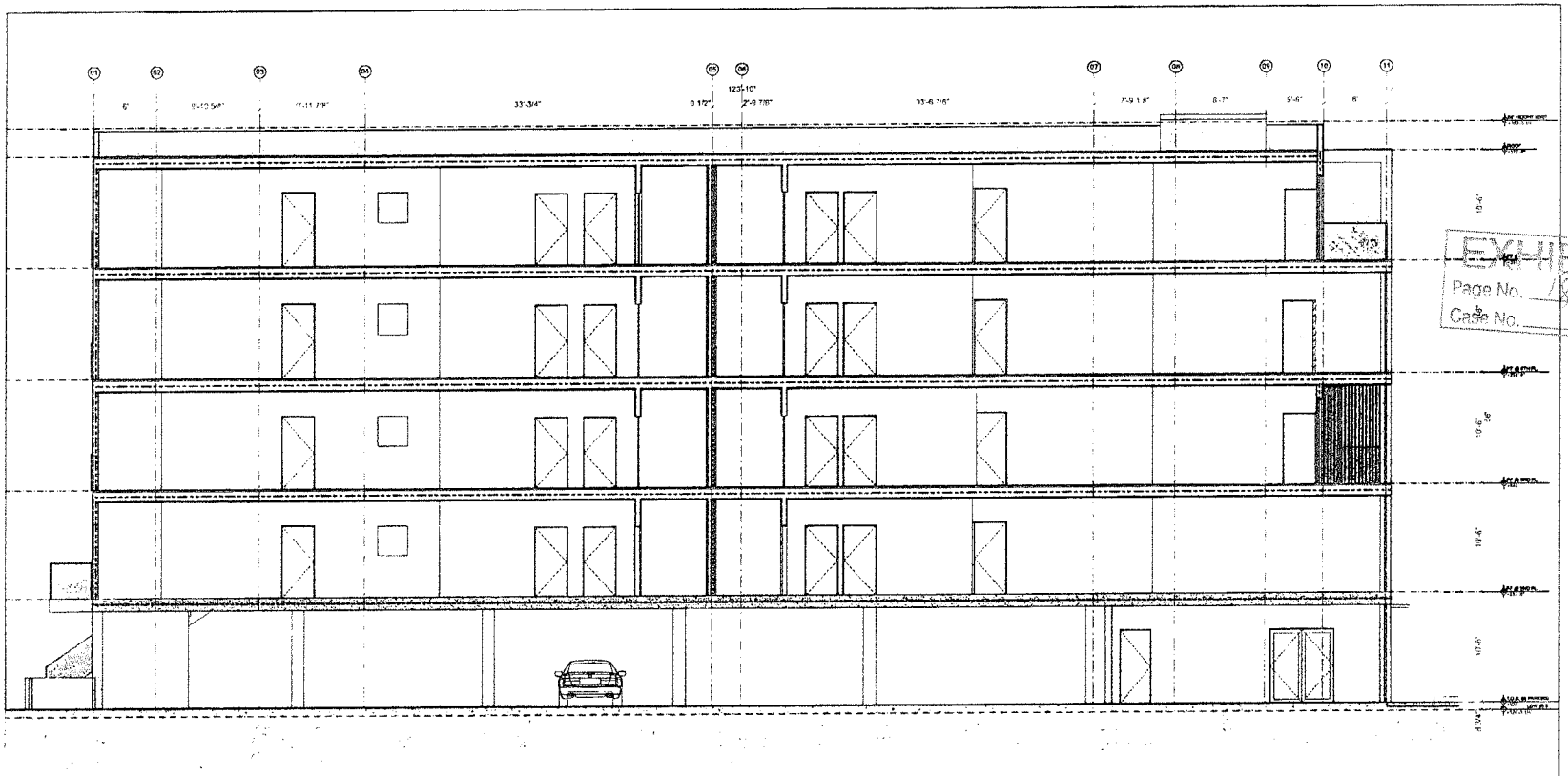
DATE	DESCRIPTION
07.19.19	SD1
07.26.19	SD2
07.31.19	SD3
08.05.19	SD4
08.28.19	TOC 1
09.11.20	TOC 2
10.09.20	TOC 3

PROJECT NO: #Project Code

SHEET NAME

06 WEST ELEVATION

A3.05



09 BUILDING SECTION
SCALE 1/4" = 1'-0"

EXHIBIT "A"
Page No. 18 of 23
Case No. 19-2062

NOTES

GENERAL

01 SUBMITTALS TO BE AT LENGTH HEIGHT WITH / 18-W WINDOW OPENING SIZE.

02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING STRUCTURE. ANY DISCREPANCY SHALL BE REPORTED TO ARCHITECT. ANY DISCREPANCY ARCHITECT OF ANY DISCREPANCY.

03 ANY ON PLAN/VERBAL WARNING ATTACHED (FRY SIGN, OR ESQ WALL) BETWEEN AT EACH SIDE OF ALL WALLS, CONCRETE, TILE OR WALLS (COMPANY PAINT) ARE TRANSPARENCIES. NOT WITH DIVERTION @ CONFIRMED WITH.

04 CLEARED WITH 18" OF THE HIGHEST FLOOR, WALKING SURFACE SHALL BE FULLY TRAFFIC.

05 PROPERTY, SATELLITE WATERING, WALL & ROOF MOUNTED EQUIPMENT MUST BE WITHIN THE HIGHER LIMIT.

06 EXTERIOR WALLS WITH A FIRST SPRINKLER DESIGNED UP 2' OR 18 IN SHALL BE SAN PRIC. (SEE ARCHITECT) OR EXTERIOR TO THE FIRST (CITY / DIST).

07 WHEN LAMPLIT AS "TOPPED SHALL COMPLY WITH RPCS MIN DIMENSIONS PER 5 HAS 20

LD

07 ALL DIMENSIONS SHOWN TO BLOCK SHOWS THIS LIN / 1'

FINISH LEGEND

[illegible]	8" CMU MANUFACTURER SUPPOSE, ELECTRO PAL MATURAL CUT LIMESTONE (SEMI) AS ARCHITECT TO ADD REFLECTANCY
[illegible]	8" CMU MANUFACTURER SUPPOSE, ELECTRO PAL MATURAL CUT LIMESTONE (SEMI) AS ARCHITECT TO ADD REFLECTANCY
[illegible]	PTD. (SHOTS) 1 TYPE 3 OTTO SEL. (INDICATED IN ALL MET. ARE AS ARCHITECT TO ADD REFLECTANCY
[illegible]	PAINTED SLAB 3 WITH EXTERIOR
[illegible]	POWDER COATED W/ SCREEN BY MONO-VIS & FINAL STEEL TBD
[illegible]	BAND FINISH PLASTER - 1 MI COTTA, COLOR "MERLEY" P-1 TO PLASTER WHITE
[illegible]	CRUSHED GRAVEL OVER COMPACTED FILL
[illegible]	TILE & CTR, B 8" BETWEAT
[illegible]	CERAMIC WALL TILE
[illegible]	18 BATHAR QUARTZ COLOR WHITE
[illegible]	6" MIDE BRINCKER WHITE CAR WIL, W 6 @ PERSTANT WAL
[illegible]	VERTICAL WOOD SLAT - ATRIAL METAL - STAINED TBD
[illegible]	EXCEL LOFTS (SIDING) WITH 1 FINED TO ARE A 1" OF MIN SLAT LAYOUTS W / PATT. CONT TOP STYL
[illegible]	BARRIER, WHEELCHAIR, WHITE, LAKE WHITE PER AD 30

GENERAL KEYNOTES

[illegible]	CLEARANCE TO BE 42" MIN. HEIGHT WITH 3 1/2-6" MAX. OPENING SIZE, CENTERED, FOLD UP
[illegible]	CLEARANCE TO BE 42" MIN. HEIGHT WITH 3 1/2-6" MAX. OPENING SIZE, FOR ON FAL FOLD UP
[illegible]	1 STUDIO CONTROL JOINT - FIRCLIT
[illegible]	REQUESTED METER WINDOW BOX

LEGEND

[illegible]	GENERAL KEYNOTE (SHEET)
[illegible]	GRIDLINE BUBBLE (SHOWING TO 25 IN SHEET)
[illegible]	PROPERTY LINE
[illegible]	SETBACK LINE
[illegible]	CENTER INT
[illegible]	PROPOSED OFFICE
[illegible]	8% GRADE
[illegible]	DIMENSION HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711
[illegible]	DIMENSION HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711
[illegible]	FLOOR TYPE PER A7.01
[illegible]	AUTO CLUTCH SPRINKLER HUNG FOR FIRE DEPT. PROP. AS ALTERNATE PROTECTION METHOD
[illegible]	ELEVATION DIM. / OVERLAY
[illegible]	TOP OF WALL ELEVATION
[illegible]	DIMENSION TO FINISH FACE OF WALL / SURFACES
[illegible]	DIMENSION TO FINISHED FACE OF STUDS

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LEXINGTON 2

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LOS ANGELES, 90038

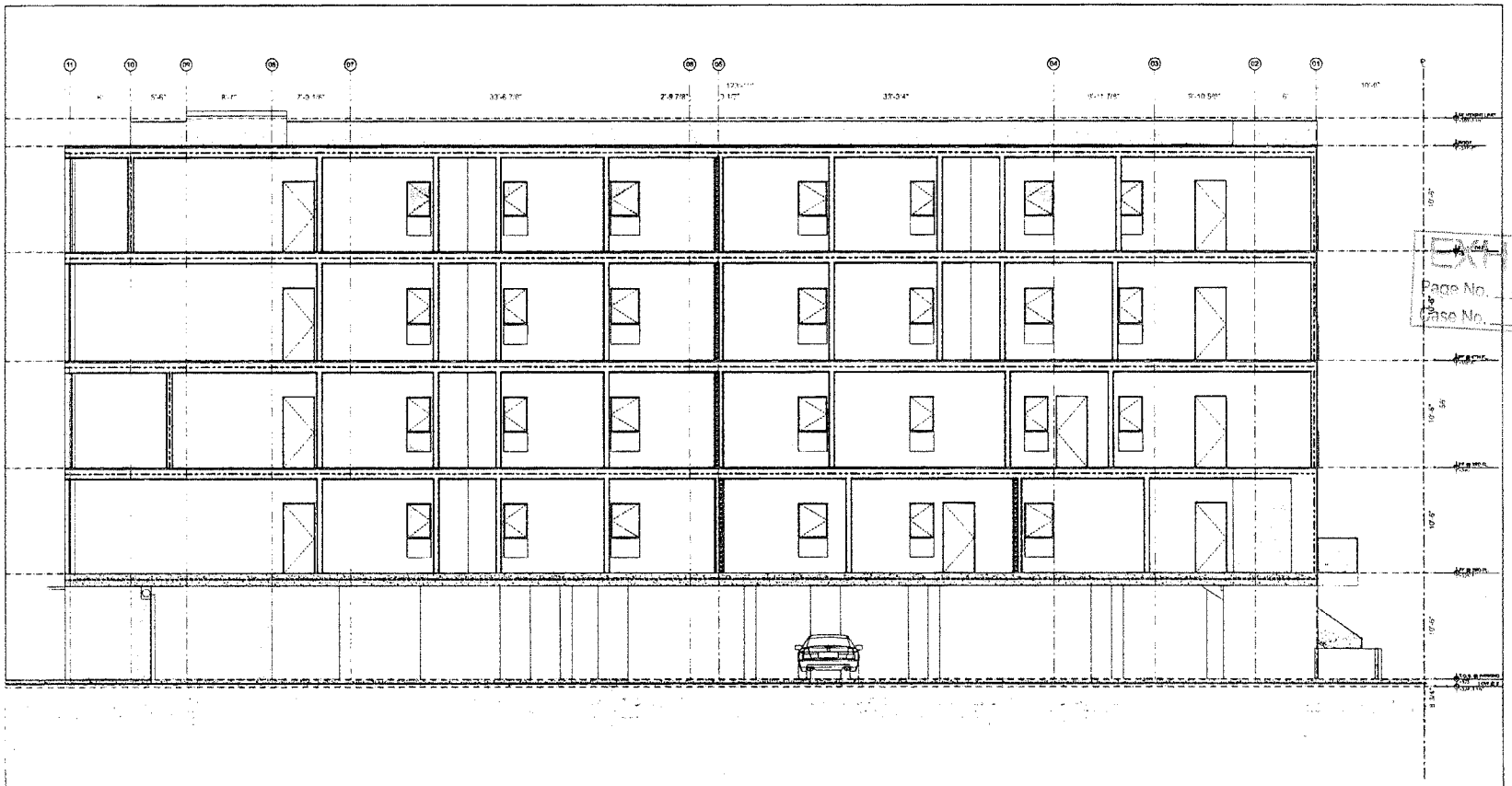
DATE	DESCRIPTION
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	TOC 1
[illegible]	TOC 2
[illegible]	TOC 3

PROJECT NO: 27Project Code

SHEET NAME

09 BUILDING SECTION

A4.00



10 BUILDING SECTION

SCALE 1/8" = 1'-0"

EXHIBIT "A"
Page No. 19 of 23
Case No. 19-7067

NOTES

GENERAL

01 BUILDER AGREES TO BE OF GOOD WORKMANSHIP WITH THE MINIMUM DAMAGE TO THE

02 CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING WITH WORK. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR. ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

03 ALL DIMENSIONS MEASURED BETWEEN WALLS TO BE TO FACE OF STUD UNLESS OTHERWISE NOTED.

04 ALL DIMENSIONS MEASURED BETWEEN LEFT STUD OF ONE WALL TO RIGHT STUD OF ANOTHER WALL.

05 ALL DIMENSIONS MEASURED BETWEEN WALLS TO BE TO FACE OF STUD UNLESS OTHERWISE NOTED.

06 ALL DIMENSIONS MEASURED BETWEEN LEFT STUD OF ONE WALL TO RIGHT STUD OF ANOTHER WALL.

07 ALL DIMENSIONS MEASURED BETWEEN WALLS TO BE TO FACE OF STUD UNLESS OTHERWISE NOTED.

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FINISH LEGEND

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GENERAL KEYNOTES

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
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LEGEND

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[illegible]	[illegible]
[illegible]	[illegible]

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DATE	DESCRIPTION
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
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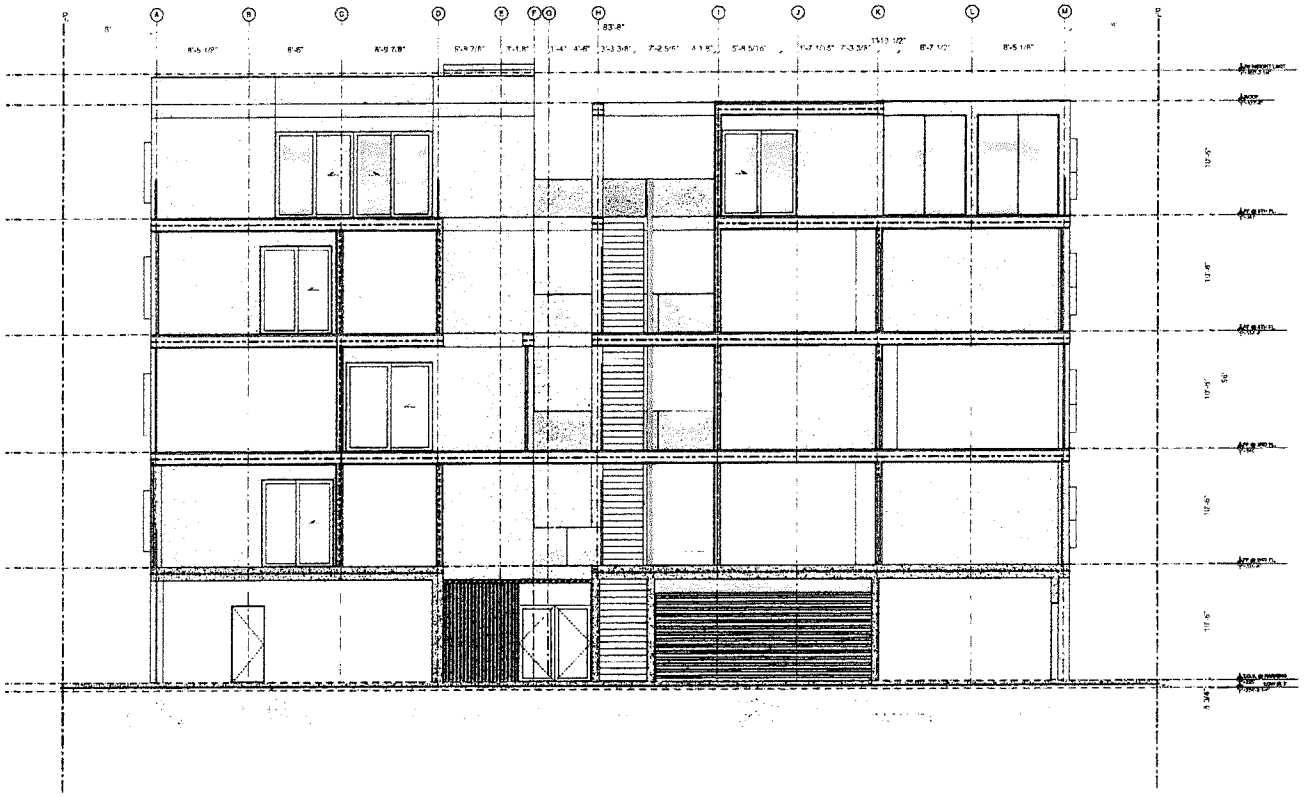
PROJECT NO: #Project Code

SHEET NAME

10 BUILDING SECTION

A4.01



11 BUILDING SECTION

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

EXHIBIT "A"
Page No. 20 of 23
Case No. 19-7067

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LEXINGTON 2

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DATE	DESCRIPTION
07.15.19	ED1
07.29.19	ED2
07.31.19	ED3
08.05.19	ED4
09.26.19	TOC 1
09.31.19	TOC 2
08.09.20	TOC 3

PROJECT NO. [Project Code]

SHEET NAME

11 BUILDING SECTION

A4.02

NOTES

GENERAL

01 SUBCONTRACTOR TO VERIFY CORRESPONDENCE BETWEEN REQUIRED SUB-GRADE HEIGHTS AND BUILDING DIMENSIONS. PROVIDE CERTIFIED SURVEY OF ENGINEERED BUILDING HEIGHT. ANCHOR HEIGHT IS AT ANY GRID INTERSECTION.

02 ADD 3M (LAMINATING WOOD) PLY BETWEEN LATHY PLY, ON WALLS BETWEEN AT EACH POD IT ALL HALLWAY CORRIDOR, TOP OF WALLS, CORRIDOR CEILING, AND FIREWALL WITH. ADD WATER CONTROL @ CONTINUED SHEET.

03 BUILDING WITHIN 30' OF THE HIGHEST FLOOR TO LOWEST BUILDING SHALL BE FULLY TEMPERED.

04 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATED FOR EXPOSURE TO FIRE FROM WITH SIDE(S).

05 WINDOWS LABELED AS TEMPERED SHALL COMPLY WITH HUD NEW TEMPERED PER CBC 2406.3

06 ALL WINDOWS TO BE SHADE BY HAND TRIMS PER LBC 1.7

FINISH LEGEND

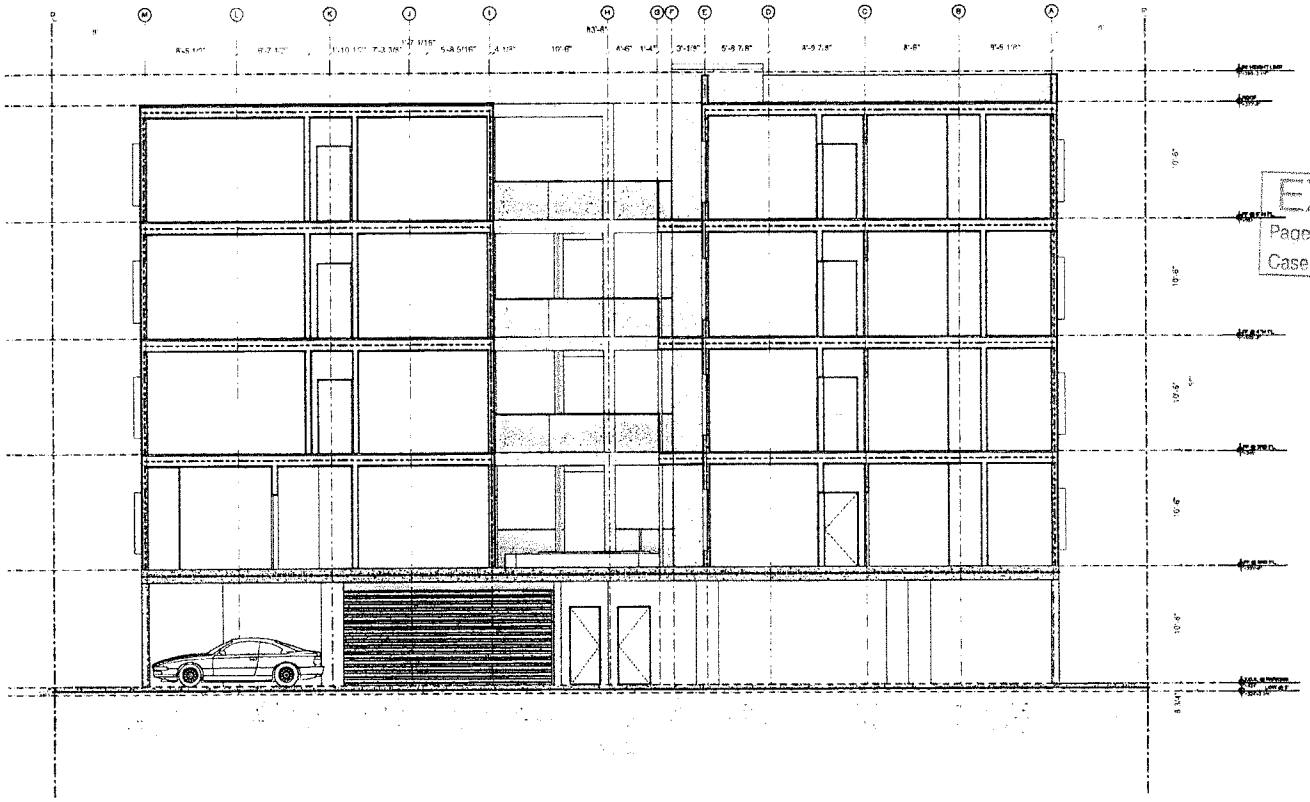
[illegible]	4" CUBE, MINIMUM PER SLOPED, SMOOTH PAL, MITERING OUT
[illegible]	1 INTO CREEP DEBIC 1/2" (INCEEN PAL, SOLAR REFLECTIVITY
[illegible]	VALUE = 0.25 PER ASTM D 919
[illegible]	PTD, SMOOTH, TYPE II EXPT BC, SHLEDGCATE SHALL NOT EXCEE
[illegible]	TEMPERED GLASS SHOWER ENCLOSURE
[illegible]	REMOVE EXISTING ART, SCREEN BY HORIZONTAL & PAINT, STRETCH
[illegible]	SAME FRAMING AFTER IN INTERIOR, COLOR: NATURALLY
[illegible]	R-10 GALVERN WIRE
[illegible]	CRUSHED GRAVEL OVER COMPACTED FILL
[illegible]	TILE FLOOR, 3/8 PRESENTALT
[illegible]	CERAMIC WALL TILE
[illegible]	ELECTRIC (LIGHTY COLOR/TRIM)
[illegible]	6" WIDE PERMA-WRAP DAM PROTEL, 1M 30.5F INTERSTAT PAL
[illegible]	VENTILATE WITH BLAF / VERTICAL DETAIL / SPECIFIED TEP
[illegible]	EXTRUDED FIT FOTTRES, ATTACHED AT FLAMES P CV
[illegible]	VIN BAF PLANTED W/ DETR. COAL FAF 3/10
[illegible]	SAWAN, WRAPPAGE, WHITE LATH SHOT REF 24.30

GENERAL KEYNOTES

GB01	CLEARENE, TO BE 42" MIN HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL CLEAR 1F
GB02	CLEARENE, TO BE 42" MIN HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL CLEAR 1E
GB03	+ STUCCO (LATHAL JOINT / REFLET
GB04	
GB05	
FB01	PROJECTED METAL WINDOW, FCH

LEGEND

GRID	GENERAL KEYNOTE (THIS SHEET)
GRID	OTHER BUILDING KEYNOTE (TO BE SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTER LINE
	PREFOLD DRAKE
	45 GRADE
	DIMENSION HORIZONTAL BUILDING SEPARATION PLAN ACCORDANCE WITH SECTION 710 LOCATED BETWEEN VERTICAL / 2, 2EH 1, 1H, 1J
	THIRD-PARTY HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711
	FLOOR TRAP PER 4 / 2H
	HARD CURT WIN SPRINGLER HEAD PER FIRE DEPT. PER 4 / 2H & TITANATE AN INSPECTION METHOD
	IN PARTION ONLY / SAME AV
	TOP OF WALL IN PARTION
	DIMENSION TO FINISH FACE OF WALL & / SURFACES
	DIMENSION TO FRAMING FACE OF STUDS



12 BUILDING SECTION

EXHIBIT "A"
Page No. 21 of 23
Case No. M-7667

NOTES

FINISH LEGEND

GENERAL KEYNOTES

LEGEND

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LEXINGTON 2

5808 LEXINGTON AVE.
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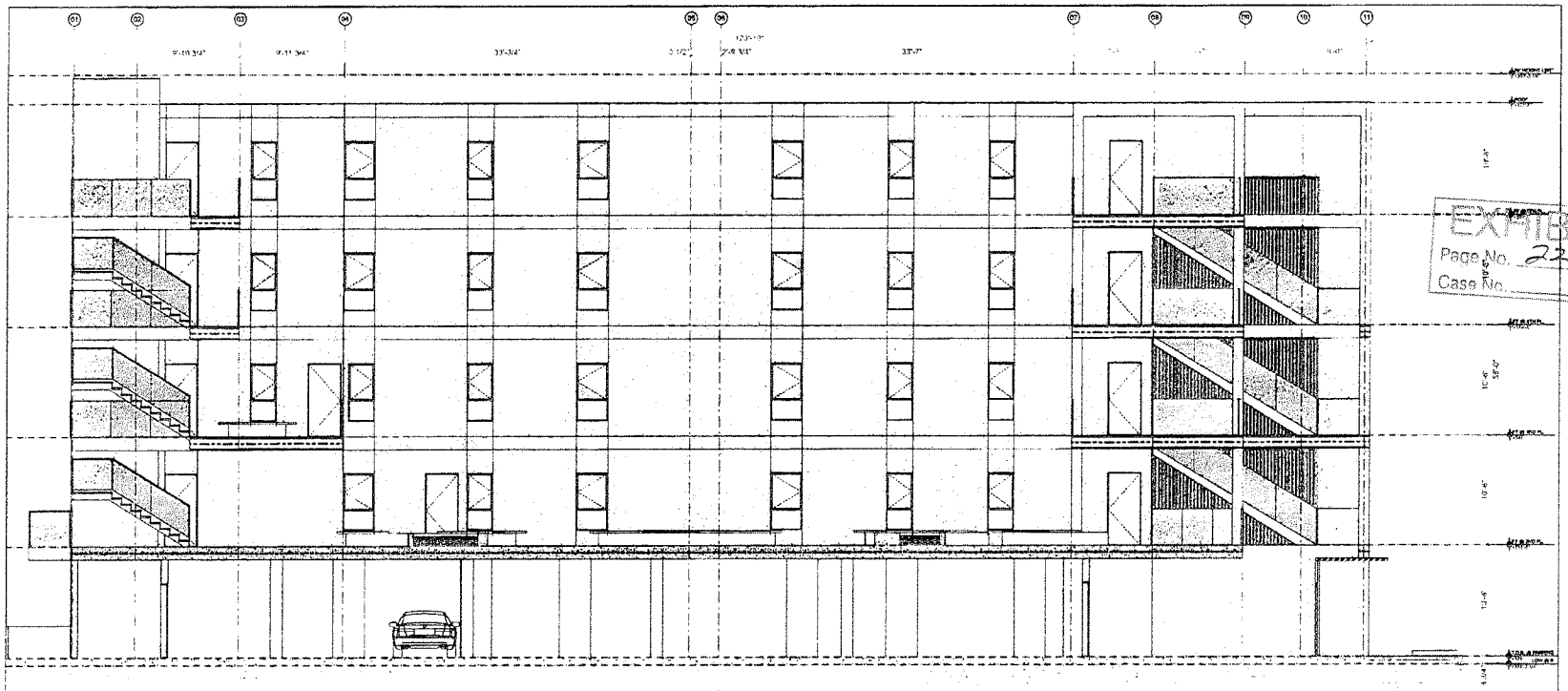
DATE	DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

12 BUILDING SECTION

A4.03



13 BUILDING SECTION

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

NOTES

GENERAL

FINISH LEGEND

GENERAL KEYNOTES

LEGEND

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EXHIBIT "A"
Page No. 22 of 23
Case No. 19-7067

LEXINGTON 2

5806 LEXINGTON AVE.
LOS ANGELES, 90038

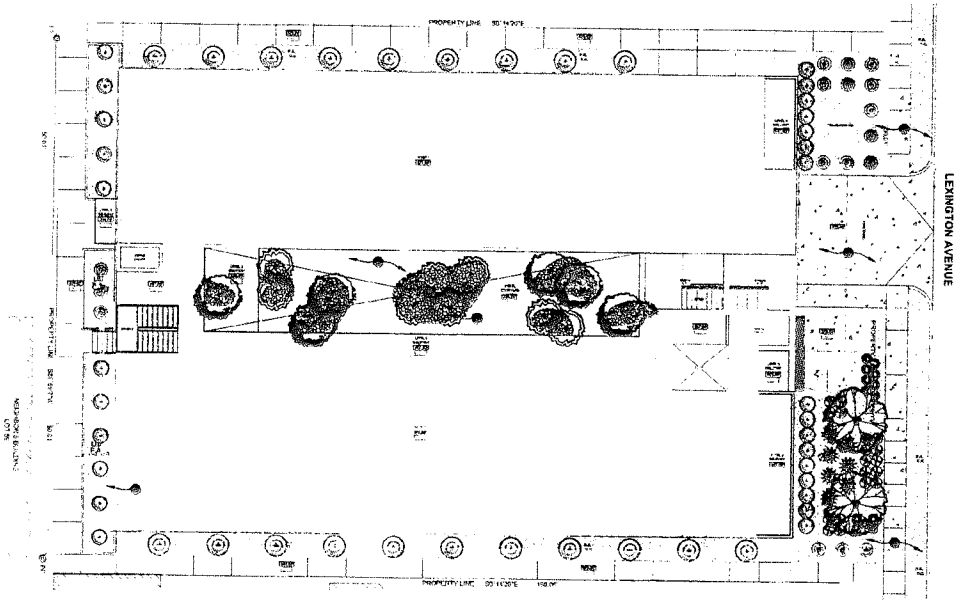
DATE	DESCRIPTION
07.15.19	SD1
07.26.19	SD2
07.31.19	SD3
08.06.19	ADH
09.20.19	TOC 1
08.31.20	TOC 2
09.09.20	TOC 3

PROJECT NO. (Project Code)

SHEET NAME

13 BUILDING SECTION

A4.04



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

0 4' 8' 16' 32'

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

TOTAL PROPOSED IRRIGATED LANDSCAPE AREA: 734 SQ. FT.

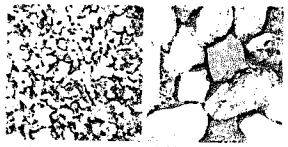
PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	PLANT FACTOR	MATURITY HT	YEARS TO REACH MATURITY
	LAURUS NOBILIS (COLUMN)	SWEET BAY	15 GAL	20	0.3	20'	5+
	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL	17	0.3	3-4'	3
	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	13	0.3	1'	2
	ROSMARINUS 'TUSCAN BLUE'	ROSEMARY (SHEAR INTO BALLS)	5 GAL	18	0.3	3'	1
	AGAVE WEBERI	WEBER'S AGAVE	15 GAL	7	0.3	3'	2
	ECHEVERIA 'AFTERGLOW'	AFTERGLOW ECHEVERIA	6" POT	55	0.3	1'	1
	CARISSA 'EMERALD CARPET'	NATAL PLUM	5 GAL	13	0.3	2'	2
	AGAPANTHUS 'TINKERBELL'	DWARF VARIEGATED LILY OF THE NILE	1 GAL	73	0.3	1'	7
	VITEX TRIFOLIA 'PURPUREA (BUSH FORM)	ARABIAN LILAC	5 GAL	27	0.3	8'	5+
	CERCIS CANADENSIS 'FOREST PANSY'	BURGUNDY REDBUD	24" BOX	5	0.4	20'	5+
	MYRSIPHYLLUM FUGEROOKS 'VARIEGATA'	VARIEGATED LEMONWOOD	24" BOX	8	0.4	18'	5+
	OLEA EUROPAEA	OLIVE	BARE ROOT 1.8"H X 14"W	2	0.3	25'	5+

LEGEND

- PAVING PER BUILDING ARCHITECT
- CRUSHED GRAVEL MULCH "INDIAN GOLD" ¾"
- CRUSHED ROCK MULCH "ESKIMO PIE" 3-6"

GRAVEL AND ROCK MULCH



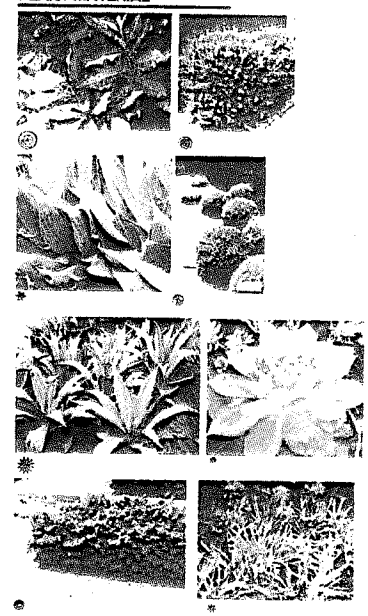
CRUSHED GRAVEL "INDIAN GOLD"

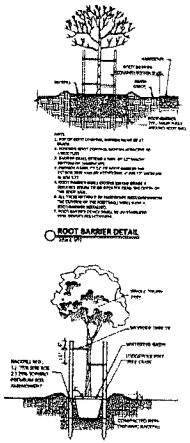
CRUSHED ROCK "ESKIMO PIE" 3-6"

PLANTING NOTES:

1. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES GRAPHED.
2. DESCRIPTIVE ABBREVIATIONS THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL VERIFY LANDSCAPE DIMENSIONS BETWEEN BUILDINGS, PROPERTY LINES & OBSTACLES SHOWN.
4. PLANT PITS SHALL BE TWICE THE SIZE OF THE DESIGNATED NURSERY CONTAINERS.
5. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND A MAXIMUM OF 2 YEARS. PLANTS SHALL EXHIBIT HEALTHY MATURE FOLIAGE AND STRUCTURE.
6. PROVIDE NURSERY STAKES ON ALL TREES AND ATTACH TO ADJACENT WALLS OR FENCES WITH NON-METALLIC TIES. REMOVE PLASTIC STAKES AND TIES FROM ALL TREES ON NURSERY WHICH MAINTAIN ONE GROWTH ON ALL TREES.
7. PROVIDE COMMERCIAL GRADE ROOTPOTTER WITH CONTROL FABRIC UNDER REMAINING BELOW ALL DECOMPOSED GRANITE. HOLDING APRON, CUT HOLES IN FABRIC THE SIZE OF THE PLANT ROOTBALLS AT LOCATIONS OF INDIVIDUAL OR CLUSTER ROOTPOTTER APPLICATION.

PLANT MATERIAL

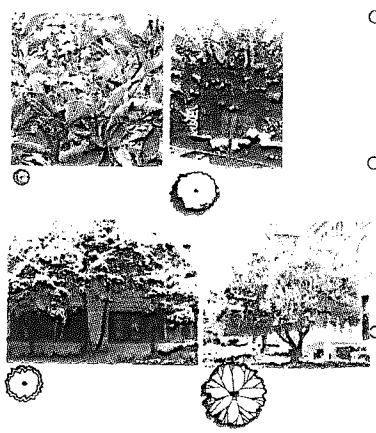


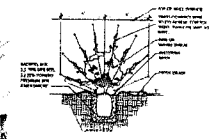


ROOT BARRIER DETAIL

TREE STAKING

SHRUB PLANTING





VINE PLANTING

EXHIBIT "A"
Page No. 23 of 28
Case No. 19-7007

Richard Park
Landscape Architecture

LANDSCAPE CONCEPT

LEXINGTON II
4800 LEXINGTON AVE
LOS ANGELES
CA 90029

LANDSCAPE
L-1

01.12.2020

Exhibit B

Director’s Determination DIR-2019-7067-TOC

DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE
HELEN LEUNG
KAREN MACK
MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

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CALIFORNIA

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MAYOR

EXECUTIVE OFFICES
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SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

DIRECTOR'S DETERMINATION
TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM

July 23, 2020

Applicant/Owner
Mr. Daniel Pourbaba
5806 Lexington, LLC.
8271 Melrose Avenue, #207
Los Angeles, CA 90046

Representative
Erika Diaz
Woods, Diaz Group, LLC
1142 South Diamond Bar Boulevard, #437
Diamond Bar, CA 91765

Case No. DIR-2019-7067-TOC
CEQA: ENV-2019-5389-CE
Location: 5806-5812 West Lexington Avenue
Council District: 13 – Mitch O'Farrell
Neighborhood Council: Hollywood Studio District
Community Plan Area: Hollywood
Land Use Designation: Medium Residential
Zone: R3-1
Legal Description: Lots 86 and 87; Mansfield's Lincoln Tract

Last Day to File an Appeal: August 7, 2020

DETERMINATION – Transit Oriented Communities Affordable Housing Incentive Program

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22-A,31, I have reviewed the proposed project and as the designee of the Director of City Planning, I hereby:

1. **Determine** that based on the whole of the administrative record that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding location, cumulative impacts, significant effects based on unusual circumstances, scenic highways, hazardous waste sites, or historical resources apply;

2. **Approve** a Transit Oriented Communities Affordable Housing Incentive Program for a Tier 2 project with a total of 17 dwelling units, including two (2) units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years, along with the following three (3) Additional Incentives:

a. **Yard/Setback.** To permit a 30% decrease in the required rear yard;
b. **Open Space**. To permit a 20% reduction in the required open space; and
c. **Height.** To permit one additional story up to 11 additional feet; and

3. **Adopt** the attached Findings.

CONDITIONS OF APPROVAL

Pursuant to LAMC Section 12.22-A,31, the following conditions are hereby imposed upon the use of the subject property:

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, Expedited Processing Section, 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. **Base Incentives.**

   a. **Residential Density**. The project shall be limited to a maximum density of 17 residential units, including On-site Restricted Affordable Units.

   b. **Floor Area Ratio (FAR)**. The project is permitted a maximum FAR of 2.82 to 1.

   c. **Parking.**

      i. **Automobile Parking.** The project shall provide a minimum of one (1) automobile parking space per unit.

      ii. **Bicycle Parking.** Bicycle parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the bicycle parking requirements has been requested or granted herein.

      iii. **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), and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth pursuant to LAMC Section 12.22-A,25.

      iv. **Unbundling.** Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable Units which shall include any required parking in the base rent or sales price, as verified by HCIDLA.

3. **Additional Incentives.**

   a. **Yard/Setback.** The project shall be permitted a 30% decrease in the required rear setback.

   b. **Open Space.** The project shall be permitted a 20% reduction in the required open space provided that the landscaping for the Housing Development Project is sufficient to qualify for the number of landscape points equivalent to 10% more than otherwise required by Section 12.40 of this Code and Landscape Ordinance Guidelines "O".

   c. **Height.** The project shall be permitted one (1) additional story up to 11 additional feet.

4. **On-site Restricted Affordable Units.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of HCIDLA to make 11% of the base number of units, or 9% of the total number of units, whichever is greater, for Extremely Low Income Households, as defined by HCIDLA, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. In the event, the applicant reduces the proposed density of the project, the number of required reserved On-site Restricted Units may be adjusted, consistent with LAMC Section 12.22-A,31, to the satisfaction of HCIDLA. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant shall provide a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by HCIDLA.

5. **Changes in On-site Restricted Units**. Deviations that increase the number of On-site Restricted Units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A,31.

6. **Landscaping.**

    a. 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.

    b. All planters containing trees shall have a minimum depth of 48 inches (48”), including those located on the rooftop area or above a parking garage.

7. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping.

8. **Maintenance.** The subject property (including all trash storage areas, associated parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.

9. **Design Conformance.**

    a. Architectural treatments on all elevations shall be adhered to including the use of projected metal windows, metal, and wood screens. The courtyard open space planter areas shall incorporate bench seating and landscaping that provides for shade.

    b. Access to the mail room shall not interfere with the driveway.

10. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way, nor from above.

11. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.

12. **Solar Panels**. Solar panels shall be installed on the project's rooftop space to be connected to the building's electrical system. A minimum 15% of the roof area shall be reserved for the installation of a solar photovoltaic system, to be installed prior to the issuance of a certificate of occupancy, in substantial conformance with the plans stamped "Exhibit A".

Administrative Conditions

13. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building & Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

14. **Covenant**. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.

15. **Notations on Plans.** Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.

16. **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.

17. **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.

18. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building & Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

19. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, shall

require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

20. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

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

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

    Applicant shall do all of the following:

    a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

    b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out, in whole or in part, of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

    c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

    d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

    e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

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

For purposes of this condition, the following definitions apply:

> "City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.
>
> "Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with <u>any</u> federal, state or local law.

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

PROJECT BACKGROUND

The subject site encompasses two (2), rectangular interior lots totaling 15,000 square feet with 100 feet of frontage along Lexington Avenue. The property is improved with a single-family dwelling with associated accessory structures on each of the two (2) lots; both of which are proposed to be demolished.

The subject property is zoned R3-1 and designated for Medium Residential land uses within the Hollywood Community Plan. The subject property is also located within the Hollywood Redevelopment Project Area, Los Angeles State Enterprise Zone and Transit Priority Area. The project site located within 1.92 km from the Hollywood Fault.

The proposed project includes the demolition of the two (2) existing single-family structures with associated accessory structures and the construction, use and maintenance of a five-story, 56-foot tall, 17-unit multi-family dwelling. The building will be constructed with four (4) residential levels over one (1) at-grade parking level.

The project will provide a total of 25 automobile parking spaces, and two (2) short-term and 17 long-term bicycle parking spaces. Vehicular access to the site is provided via one (1) two-way driveway that is accessible from Lexington Avenue. Pedestrian access is also located along Lexington Avenue.

The project is located in Tier 2 of the Transit Oriented Communities Incentive Areas and therefore, pursuant to the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines), by setting aside 9% of the total number of dwelling units for Extremely Low Income Households, the project is eligible for the Base Incentives (Residential Density, Floor Area Ratio (FAR) and Automobile Parking); and by setting aside 11% of the base density the project is entitled to three (3) Additional Incentives.

The Additional Incentives requested are found on the Menu of Incentives and include: up to a 30% decrease in the required width or depth of the rear or side yard, a 20% reduction in the required open space and a height increase of one (1) additional story up to 11 feet.

SURROUNDING PROPERTIES

Surrounding properties are generally developed with single-family and multi-family residential uses. The properties to the north, across the street from the subject site, are zoned R3 and developed with a multi-family residential buildings. The property to the east, abutting the subject property, is zoned R3 and developed with a single-family dwelling. The properties to the south, immediately abutting the subject site, are zoned R3 and developed with multi-family residential buildings. The property to the west is zoned R3 and developed with a multi-family residential building.

STREETS

Lexington Avenue, abutting the property to the south, is a Local Street-Standard, dedicated with a right-of-way width of 60 feet, a roadway width of 36 feet and improved with asphalt roadway, curb, gutter and concrete sidewalk.

TRANSIT ORIENTED COMMUNITIES

Pursuant to the voter-approved Measure JJJ, Los Angeles Municipal Code (LAMC) 12.22-A,31 was added to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Program). The Measure requires the Department of City Planning to create TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines) for all Housing Developments located within a ½-mile (or 2,640-foot) radius of a Major Transit Stop. These Guidelines provide the eligibility standards, incentives, and other necessary components of the TOC Program consistent with LAMC 12.22-A,31.

A qualifying TOC project shall be granted Base Incentives with regard to increased residential density, increased floor area ratio, and reduced automobile parking requirements. In addition to these Base Incentives, an eligible project may be granted Additional Incentives with regard to yards and setbacks, open space, lot coverage, lot width, averaging, density calculation, height, and developments in public facilities zones. Up to three (3) Additional Incentives may be granted in exchange for providing the requisite set aside of affordable housing as enumerated in the TOC Guidelines.

The proposed project is located less than a 2,640 feet from the Santa Monica Boulevard and Western Avenue intersection which is served by Metro Rapid Bus 704 and Metro Rapid Bus 757 which each have headways of 15 minutes or less. As such, the project meets the eligibility requirement for proximity to a Major Transit Stop. Furthermore, as the project will set aside 9% of the total number of units for Extremely Low Income Households and meets all other eligibility requirements of the TOC Affordable Housing Incentive Program, the project is entitled to the Base Incentives.

In addition, as the Santa Monica Boulevard and Western Avenue intersection is 2,126 feet from the subject property and contains the intersection of two (2) Rapid Bus lines (Metro Rapid Bus 704 and Metro Rapid Bus 757) the project is located within Tier 2 of the TOC Guidelines. Therefore, as the project will set aside 11% of the base number of units for Extremely Low Income Households, the project is entitled to three (3) Additional Incentives. The applicant is requesting three (3) Additional Incentives.

Given the above, the proposed project includes the following Base and Additional Incentives for a qualifying Tier 2 Project:

<u>Tier 2 Base Incentives:</u>

a. **Density:** The subject property is zoned R3-1 and limited to a maximum density of one (1) dwelling unit per 800 square feet of lot area. With a lot area totaling 15,000 square feet, the project has a base density of 19 dwelling units (rounding up from 18.75). As an eligible Housing Development, the project is entitled for a 60 percent density increase for a maximum of 31 total units; 17 units are proposed.

b. **Floor Area Ratio (FAR)**: The subject property is zoned R3-1 and limited to an FAR of 3.0 to 1. As an eligible Housing Development, the project is entitled to a 45 percent FAR increase, or 4.35 to 1. As proposed, the project has a maximum FAR of 2.82 to 1.

c. **Parking**: Pursuant to LAMC Section 12.21-A,4, the proposed 17-unit project would be required to provide a total of 34 residential automobile parking spaces. As an Eligible Housing Development, the project is entitled to provide one (1) parking space per unit (or 17 parking spaces). As proposed, the project is providing 25 parking spaces.

Tier 2 Additional Incentives:

Pursuant to the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines), the Tier 2 Project has been granted three (3) Additional Incentives in order to construct the proposed project:

a. **Yard/Setback.** Pursuant to TOC Guidelines Section VII(1)(a)(ii)(2)(b), Eligible Housing Developments located in Tier 2 may utilize a 30% reduction in the required width or depth of one (1) individual yard or setback. In this case, the project would be required to provide a rear yard conforming to the requirements of the R3-1 Zone, which is 15 feet. As proposed the project will utilize a 30% reduction which would allow up to a minimum of 10-feet and 6 inches in lieu of the LAMC required 15 feet. The project will provide a 10-foot and 6 inch rear yard.

b. **Open Space**. Eligible Housing Developments in Tier 2 may utilize up to a 20% decrease in required open space provided that the landscaping for the Housing Development Project is sufficient to qualify for the number of landscape points equivalent to 10% more than otherwise required by Section 12.40 of this Code and Landscape Ordinance Guidelines "O". As proposed the project will utilize a 20% reduction which would allow a minimum of 2,380 square feet of open space in lieu of the LAMC required 2,975 square feet. The project will provide 2,380 square feet of open space.

c. **Height**. Eligible Housing Developments in Tier 2 may be permitted a height increase of one (1) additional story up to 11 additional feet. As proposed, the project will utilize an 11-foot increase in height in lieu of the LAMC maximum of 45 feet. This will result in a 56-foot building.

HOUSING REPLACEMENT

Pursuant to LAMC Section 12.22-A,31(b)(1), a Housing Development located within a Transit Oriented Communities (TOC) Affordable Housing Incentive Area shall be eligible for TOC Incentives if it meets any applicable replacement requirements of California Government Code Section 65915(c)(3) (California State Density Bonus Law).

On October 9, 2019, Governor Newsom signed Senate Bill 330 (SB330) the Housing Crisis Act of 2019. The bill became effective on January 1, 2020. SB330 prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development. Additionally, the proposed housing development project is required to provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site and must also replace all existing or demolished "Protected Units" within the past 5 years.

Pursuant to the Determination made by the Housing and Community Investment Department (HCIDLA) dated May 14, 2020, the proposed project is required to provide two (2) replacement units: one (1) unit restricted to Extremely Low Income Households and one (1) unit restricted to Very Low Income Households. Two (2) units restricted to Extremely Low Income Households are proposed through the Transit Oriented Communities Affordable Housing Incentive Program project. This is reflected in the Conditions of Approval. Refer to the Transit Oriented Communities Affordable Housing Incentive Program Background section of this determination for additional information.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS

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

1. ***On-Site Restricted Affordable Units.*** *In each Tier, a Housing Development shall provide On-Site Restricted Affordable Units at a rate of at least the minimum percentages described below. The minimum number of On-Site Restricted Affordable Units shall be calculated based upon the total number of units in the final project.*

    a. *Tier 1 - 8% of the total number of dwelling units shall be affordable to Extremely Low Income (ELI) income households, 11% of the total number of dwelling units shall be affordable to Very Low (VL) income households, or 20% of the total number of dwelling units shall be affordable to Lower Income households.*
    b. *Tier 2 - 9% ELI, 12% VL or 21% Lower.*
    c. *Tier 3 - 10% ELI, 14% VL or 23% Lower.*
    d. *Tier 4 - 11% ELI, 15% VL or 25% Lower.*

    The project site is located within a Tier 2 Transit Oriented Communities Affordable Housing Incentive Area. As part of the proposed development, the project is required to reserve a total of two (2) on-site dwelling units for Extremely Low Income Households, which is more than nine (9) percent of the 17 total dwelling units proposed as part of the Housing Development. As such, the project meets the eligibility requirement for On-Site Restricted Affordable Units.

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

    As defined in the TOC Guidelines, a Major Transit Stop is a site containing a rail station or the intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. The stations or bus routes may be existing, under construction or included in the most recent Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP). The subject property is located less than a ½-mile from the Santa Monica Boulevard and Western Avenue regional transit services which includes the intersection of the Metro Rapid Bus 704 and Metro Rapid Bus 757 and is therefore defined as a Major Transit Stop. Therefore, the project meets the eligibility requirement for proximity to a Major Transit Stop.

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

    Pursuant to the Determination made by the Housing and Community Investment Department (HCIDLA) dated May 14, 2020, the proposed project is required to provide two (2) replacement units under Senate Bill 330 because there were two (2) Protected

units within the past five years. Consistent with SB 330, HCIDLA has determined that two (2) units need to be replaced with equivalent type, with one (1) unit restricted to Extremely Low Income Households and one (1) unit restricted to Very Low Income Households. The project is setting aside two (2) units for restricted Extremely Low Income Households. The two (2) total required by the HCIDLA determination are satisfied by the two (2) units set aside for habitation by Extremely Low Income Households proposed through the Transit Oriented Communities Affordable Housing Incentive Project. As such, the project meets the eligibility requirement for providing replacement housing consistent with California Government Code Section 65915(c)(3).

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

   There are no additional requests for density or development bonuses under the provisions of the State Density Bonus Law or any other State or local program that provides development bonuses, including, but not limited to a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Implementation Overlay (CPIO), Specific Plan, or overlay district. Therefore, the project meets this eligibility requirement.

5. ***Base Incentives and Additional Incentives.*** *All Eligible Housing Developments are eligible to receive the Base Incentives listed in Section VI of the TOC Guidelines. Up to three Additional Incentives listed in Section VII of the TOC Guidelines may be granted based upon the affordability requirements described below. For the purposes of this section below "base units" refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through these Guidelines. The affordable housing units required per this section may also count towards the On-Site Restricted Affordable Units requirement in Section IV.1 above (except Moderate Income units).*

   a. *Three Additional Incentives may be granted for projects that include at least 11% of the base units for Extremely Low Income Households, at least 15% of the base units for Very Low Income Households, at least 30% of the base units for Lower Income Households, or at least 30% of the base units for persons and families of Moderate Income in a common interest development.*

   As an Eligible Housing Development, the project is eligible to receive the Base Incentives listed in the TOC Guidelines. The project may be granted three (3) Additional Incentives for reserving at least 11% of the base units for Extremely Low Income Households. Base units are the maximum allowable density allowed by the zone, prior to any requests for increase in density provided by the Guidelines. The Hollywood Redevelopment Plan designates the property as a Medium residential category subject to the maximum of 40 units per gross acre. Based on the site gross acreage of 0.413 acres, the project would be permitted 17 units (rounded up from 16.52). The project is setting aside two (2) units for Extremely Low Income Households, which equates to more than 11% of the 17 base units permitted through the underlying zoning of the site. The project is requesting three (3) Additional Incentives: for a decrease in the required rear yard, a reduction in the

required open space, and an increase in height. Therefore, the project meets the eligibility requirement for Base and Additional Incentives because the project will reserve at least 11% of the base units for Extremely Low Income Households.

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

   The project is not seeking additional incentives beyond the three (3) permitted as a means of reserving at least 11% of the base units for Extremely Low Income Households. Therefore, the project is not required to adhere to the labor standards required in LAMC Section 11.5.11; this eligibility requirement does not apply.

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

   The proposed building does not cross multiple lots located within multiple Tiers of the Transit Oriented Communities Affordable Housing Incentive Area. Therefore, this eligibility requirement does not apply.

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

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

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

   The project does not consist of 100 percent On-Site Restricted Affordable units. It is not eligible for or seeking an increase in Tier. As such, this eligibility requirement does not apply.

10. ***Design Conformance.*** *Projects seeking to obtain Additional Incentives shall be subject to any applicable design guidelines, including any Community Plan design guidelines, Specific Plan design guidelines and/or Citywide Design Guidelines and may be subject to conditions to meet design performance. The conditions shall not preclude the ability to construct the building with the residential density permitted by Section VI.*

    The project, as proposed and conditioned, meets the intent of the Citywide Design Guidelines, including but not limited to the following:

    > Guideline 2: Carefully incorporate vehicular access such that it does not discourage and/or inhibit the pedestrian experience
    >
    > Guideline 3: Design projects to actively engage with streets and public space and maintain human scale.

Guideline 5: Express a clear and coherent architectural idea.

Guideline 6: Provide amenities that support community building and provide an inviting, comfortable user experience.

The project site encompasses two (2) lots with an existing driveway for each lot. The two (2) driveway entrances will be consolidated into one (1) and has incorporated pedestrian entrances into the building in a manner that it would not conflict with vehicular traffic. This is achieved by placing the primary entrance and the package room entrances outside the immediate area of the driveway. The project's primary architectural features are street-facing to display and indicate where the front of the building is located. These features allow for a view of and orient balconies towards the sidewalk and street. The remainder of the architectural features provided on the rear and side elevations incorporate well designed window trims and more limited use of finishes and architectural elements to be subordinate to the primary façade. Lastly, the common open space area is centrally located to allow for equal access to all building occupants. This open space area is programmed with landscaping that provides for shade, bench seating incorporated into planter areas, and a recreation room located immediately next to the pedestrian entry.

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

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

1. **The incentives are <u>not required</u> 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 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. There were no 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 list of base incentives in the Transit Oriented Communities Guidelines were pre-evaluated at the time the Transit Oriented Communities Affordable Housing Incentive Program Ordinance was adopted to include various types of relief that minimize restrictions on the size of the project. The base incentives are required to provide for affordable housing costs because the incentives by their nature may result in increasing the scale of the project. The additional incentives requested for a decrease in the required setback, reduction in open space and increase in height would result in building design or construction efficiencies that provide for affordable housing costs. As a result of the prescribed incentives, it is likely that the Director will always conclude that the incentives are required for such projects to provide for affordable housing units as identified by the TOC Guidelines.

Setbacks. The requested reduction in yards/setbacks is expressed in the Menu of Incentives in the Transit Oriented Communities Guidelines. Eligible Housing Developments located in Tier 2 may utilize a 30% reduction in the required width or depth of one (1) individual yard or setback. In this case, the project would be required to provide a rear yard conforming to the requirements of the R3-1 Zone, which is 15 feet. The project, as proposed, will provide a 10-foot 6-inch rear yard.

Open Space. The reduction in open space is expressed in the Menu of Incentives in the Transit Oriented Communities Guidelines. This incentive will result in a building design that provides for affordable housing costs and supports the applicant's decision to set aside two (2) dwelling units for Extremely Low Income Households.

Height. Eligible Housing Developments in Tier 2 may be permitted a height increase of one (1) additional story up to 11 additional feet. As proposed, the project will utilize an 11-foot increase in height in lieu of the LAMC maximum of 45 feet. This will result in a 56-foot building.

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

   There has been no evidence provided that indicated that the proposed incentives will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22-A,25(b)).

   The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. 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 and the project was determined to be exempt from CEQA pursuant to Article 19, Class 32 of the CEQA Guidelines.

   Therefore, there is no substantial evidence that the proposed project will have a specific adverse impact on the physical environment, on public health and safety, or on property listed in the California Register of Historic Resources.

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

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

ADDITIONAL MANDATORY FINDINGS

4. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is not located in a Flood Zone.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND

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

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

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.

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.

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, West Los Angeles Development Services Center, 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, (310) 231-2901, (818) 374-5050, or through the Department of City Planning website at http://cityplanning.lacity.org. The applicant is further advised to notify any consultant representing you of this requirement as well.

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."

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.

APPEAL PERIOD - EFFECTIVE DATE

The Determination in this matter will become effective after August 7, 2020 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 www.cityplanning.lacity.org.

Planning Department public offices are located at:

Figueroa Plaza 201 North Figueroa Street, 4th Floor Los Angeles, CA 90012 (213) 482-7077	**Marvin Braude San Fernando Valley Constituent Service Center** 6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401 (818) 374-5050	**West Los Angeles Development Services Center** 1828 Sawtelle Boulevard, 2nd Floor Los Angeles, CA 90025 (310) 231-2901

Pursuant to LAMC Section 12.22-A,25(f), only abutting property owners and tenants can appeal the Transit Oriented Communities Affordable Housing Incentive Program portion of this 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.

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.

Note of Instruction Regarding the Notice of Exemption: Applicant is hereby advised to file the Notice of Exemption for the associated categorical exemption after the issuance of this letter. If filed, the form shall be filed with the County of Los Angeles, 12400 Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). More information on the associated fees can be found online here: https://www.lavote.net/home/county-clerk/environmental-notices-fees. The best practice is to go in person and photograph the posted notice in order to ensure compliance. Pursuant to Public Resources Code Section 21167 (d), the filing of this notice of exemption starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations, **and the possibility of a CEQA appeal**, being extended to 180 days.

Vincent P. Bertoni, AICP
Director of Planning

Approved by:

Nicholas Hendricks, Senior City Planner

Reviewed by:

Oliver Netburn, City Planner
oliver.netburn@lacity.org

Prepared by:

Alex Truong, City Planning Associate
Alexander.truong@lacity.org

NH:ON:AT

Attachments:
Exhibit A: Architectural Plans

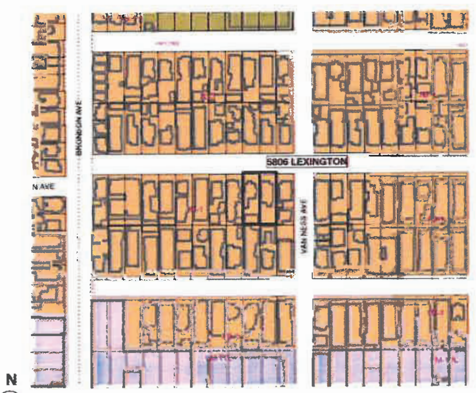
Exhibit C

Exhibit “A”

LEXINGTON 2

VICINITY MAP

VICINITY MAP



ZIMAS MAP

SHEET INDEX

DD | CD DRAWINGS 30x42

A0.00	COVER SHEET	☒
A0.01	MATERIALS BOARD	☒

SURVEY & SITE PLANS

A1.00	SURVEY	☒
A1.001	DEMO PLAN	☒
A1.01	SITE PLAN	☒

CONSTRUCTION PLANS

A2.01	PARKING PLAN	☒
A2.02	2ND FLOOR PLAN	☒
A2.03	3RD FLOOR PLAN	☒
A2.04	4TH FLOOR PLAN	☒
A2.05	5TH FLOOR PLAN	☒
A2.0	ROOF PLAN	☒

BUILDING ELEVATIONS

A3.00	01 SOUTH ELEVATION	☒
A3.01	02 NORTH ELEVATION	☒
A3.02	03 EAST ELEVATION	☒
A3.03	04 WEST ELEVATION	☒
A3.04	05 EAST ELEVATION	☒
A3.05	06 WEST ELEVATION	☒

BUILDING SECTIONS

A4.00	09 BUILDING SECTION	☒
A4.01	10 BUILDING SECTION	☒
A4.02	11 BUILDING SECTION	☒
A4.03	12 BUILDING SECTION	☒
A4.04	13 BUILDING SECTION	☒

LANDSCAPE

L-1	PLANTING PLAN	☒

EXHIBIT "A"
Page No. 1 of 23
Case No. DIR-2019-7067-TOC

bittoni architects

2128 Cotner Ave
Los Angeles, CA 90025
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bittoniarchitects.com

LEXINGTON 2

5806 LEXINGTON AVE.
LOS ANGELES, 90038

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.19
STATE OF CALIFORNIA

DATE	DESCRIPTION
07.19.19	SD1
07.25.19	SD2
07.31.19	SD3
08.05.19	SD4
09.22.19	TOC 1
03.31.20	TOC 2
06.09.20	TOC 3

PROJECT NO: #Project Code

SHEET NAME

COVER SHEET

A0.00

ABBREVIATIONS

ARCH.	Architectural
A.F.F.	Above Finished Floor
B. O.	Bottom of
BLDG.	Building
BLK.	Block
BM.	Beam
CLR.	Clear
CLG.	Ceiling
COL.	Column
CONC.	Concrete
CONT.	Continuous
D	Dryer
DIA.	Diameter
DIM	Dimension(s)
DW	Dishwasher
DWG	Drawing
ELEV	Elevation
EQ.	Equal
(E)	Existing
EXT.	Exterior
FIN.	Finish
F. F.	Finish Floor
F. G.	Finish Grade
FLR.	Floor
FT.	Foot
FTG.	Footing
GALV.	Galvanized
GYP. BD.	Gypsum wallboard
H. H.	Head height
HDR.	Header
HT.	Height
INT.	Interior
L.A.	Landscape Architect
LT. WT.	Light Weight
MIN.	Minimum
MAX	Maximum
MECH.	Mechanical
MFR.	Manufacturer
MICRO	Microwave
MTL.	Metal
NO.	Number
O. C.	On center
O/	Over
PLYWD.	Plywood
PR.	Pair
PTD.	Painted
R	Risers
R. O.	Rough Opening
R. R.	Research Report
REF.	Refrigerator
REQ.	Required
REV.	Revision / Revised
SHT.	Sheet
SIM.	Similar
ST. STL.	Stainless Steel
STL.	Steel
STRUCT.	Structural
SQ.	Square
T	Treads
TBD	To Be Determined
T&G	Tongue & groove
T.F.	To Finish
T. O.	Top of
TYP.	Typical
U. N. O.	Unless noted otherwise
V. I. F.	Verify in field
W	Washer
W/	With
WD.	Wood

SYMBOL LEGEND

REVISION
DOOR
WINDOW
EXTERIOR ELEVATION — DRAWING SHEET
BUILDING SECTION
WALL SECTION
INTERIOR ELEVATION
SECTION DETAIL INDICATOR
WALL TYPE
CEILING HEIGHT — CLG. HT. X'-X"
FINISH MATERIAL — XX-XX
ELEVATION DATUM LINE — X'-X" T.O. SLAB
KEY NOTE — XX
GREEN BUILDING KEYNOTE — GBXX
SLOPE
ALIGN
PLAN DETAIL INDICATOR
SLOPE — 1%
MAX. ELEVATION TRANSITION — 1.5"
FLOOR ELEVATIONS
SOLAR INVERTER & METER LOCATION — S.Z.
WATER HEATER LOCATION — W.H.
MAIN SERVICE ELEC. PANEL W/ MIN. BUSBAR RATING OF 200 AMPS — E.P.
IRRIGATION CONTROLLER SEE L1 & I1-I4 — C
RAIN SENSOR DEVICE SEE L1 & I1-I4 — RSD
FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP. — EVSE
CENTERLINE
PROPERTY LINE
SETBACK LINE

CALCULATIONS

FLOOR AREA TABULATION
(ZONING FLOOR AREA EXCLUDING EXTERIOR WALLS, SHAFTS, MECHANICAL, STAIRS AND PARKING PER FLOOR AREA DEFINITION (LMC 12.03))

FLOOR	CONST. TYPE	OCCUPANCY	GROSS AREA	ZONING AREA	B&S AREA
1ST FLOOR	I-A	S-2	10,207 S.F.	723 S.F.	723 S.F.
2ND FLOOR	III-A	R-2	9,983 S.F.	7,486 S.F.	7,139 S.F.
3RD FLOOR	III-A	R-2	8,908 S.F.	7,522 S.F.	7,184 S.F.
4TH FLOOR	III-A	R-2	8,842 S.F.	7,532 S.F.	7,087 S.F.
5TH FLOOR	III-A	R-2	8,823 S.F.	7,173 S.F.	7,005 S.F.
TOTAL AREA			46,763 S.F.	30,436 S.F.	29,138 S.F.

TOC - TIER 2 BASE INCENTIVES
LOT AREA = 15,000 S.F.
BUILDABLE AREA = 10,800 S.F.
FAR = 3:1
10,800 S.F. X 3 (FAR FACTOR) = 32,400 S.F.
32,400 S.F. X 45% TOC INCREASE = 46,980 S.F. ALLOWED

30,436 S.F. PROPOSED ZONING AREA ✔ OK
(FAR INCREASE NOT NECESSARY)

MINIMUM LOT AREA PER DWELLING UNIT: 800 S.F.
MAX # UNITS: 15,000 S.F. / 800 = 19 DWELLING UNITS (ROUND UP)
19 UNITS x 1.6 (PER TOC) = 31 UNITS ALLOWED
*17 DWELLING UNITS PROVIDED, OF WHICH 2 (11%) ARE EXTREMELY LOW INCOME UNITS

PARKING

17 SPACES @ 1 STANDARD PER UNIT = *17 STANDARD SPACES REQ'D*
17 SPACE STANDARD PROVIDED

BREAKDOWN:
COMPACT = 08
ACCESSIBLE + EV = 01
STANDARD = 16

TOTAL PROVIDED = 25 SPACES

FUTURE ELECTRIC VEHICLE SUPPLY EQ:
17 STALLS X .05 = 1 REQ. STALLS

BIKE PARKING
LONG TERM (1 PER UNIT) = 17
SHORT TERM (1 PER 10 UNITS) = 02

TOC ADDITIONAL INCENTIVES
*11% EXTREMELY LOW INCOME UNITS = 3 ADDITIONAL INCENTIVES

1 - **HEIGHT:** 11' INCREASE IN MAXIMUM BUILDING HEIGHT

REQUIRED MAXIMUM HEIGHT: 45'
INCREASED MAXIMUM HEIGHT: 45' + 11' = 56'

2 - **OPEN SPACE:** 20% REDUCTION FROM AN OPEN SPACE REQUIREMENT

REQUIRED: 175 SF / UNIT > 3 HABITABLE ROOMS

17 UNITS @ 175 S.F. = 2,975 S.F.

WITH 20% REDUCTION = **2,380 S.F.**
MIN. COMMON SPACE : 2,380 X 0.50 = 1,190 S.F.
MIN. GREEN SPACE : 2,300 X 0.15 = 357 S.F.

PROVIDED:
PRIVATE OPEN SPACE = 750 S.F.
(15 X 50 S.F. BALCONY)

COMMON OPEN SPACE = 1,642.50 S.F.
(600 REC. ROOM + 1,042.50 COURTYARD)

TOTAL OPEN SPACE = ***2,392.50 S.F. OK***

3 - **SETBACK REDUCTION** : 30% REDUCTION OF ONE YARD

REAR YARD SETBACK : 15' X 70% = **10' - 6"**

PROJECT INFORMATION

PROJECT ADDRESS:
5806 & 5812 LEXINGTON AVE. LOS ANGELES, CA 90038

ZONE:
R3-1

OCCUPANCY:
R-2 / S-2

CONSTRUCTION TYPE:
LEVEL 1: TYPE I-A
LEVEL 2-5: TYPE V-A

NUMBER OF STORIES:
5

HEIGHT
MAXIMUM HEIGHT + TOC INCREASE: 45' + 11' = 56'
PROPOSED HEIGHT: 56'

LEGAL DESCRIPTION:
APN: 5534-018-017 & 5534-018-016

LOTS 86 & 87 OF MANSFIELD'S LINCOLN TRACT IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 9, PAGE 4 OF MAPS IN THE OFFICE OF THE COUNTY OF SAID RECORDER OF SAID COUNTY

PROJECT DESCRIPTION:
NEW 5-STORY APARTMENT BUILDING (R-2) OVER A PARKING GARAGE ON GRADE (S-2)

REQUIRED SETBACKS:
FRONT 15'
SIDE 8' (5'+ 1' FOR EACH STORY OVER 2ND)
REAR 10' - 6" (TOC 30% REDUCTION OF 15')

SPRINKLERS:
NFPA 13R, FULLY SPRINKLERED THROUGHOUT

LOT SIZE:
15,000 S.F.

BUILDABLE AREA
10,800 S.F.

FAR
3:1
10,800 S.F. X 3 (FAR FACTOR) = 32,400 S.F.
32,400 S.F. X 45% TOC INCREASE = 46,980 S.F. ALLOWED

APPLICABLE CODES:
2017 CBC
2017 CPC
2017 CMC
2017 CEC
2017 CRC
2017 CFC
2017 CA ENERGY CODE
2017 LA CITY GREEN BLDG CODE

HILLSIDE AREA (ZONING CODE): NO
BASELINE HILLSIDE ORDINANCE: NO
BASELINE MANSIONIZATION ORDINANCE: NO
FLOOD HAZARD ZONE: NO
FIRE DISTRICT: NO

MISC.

UNIT	AREAS	TYPE
REC. ROOM	723 S.F.	
COMMON ROOM	113 S.F.	
UNIT 01	1,805 S.F.	6-BD
UNIT 02	1,744 S.F.	6-BD
UNIT 03	1,744 S.F.	6-BD
UNIT 04	864 S.F.	3-BD
UNIT 05	885 S.F.	3-BD
UNIT 06	1,822 S.F.	6-BD
UNIT 07	1,836 S.F.	6-BD
UNIT 08	1,744 S.F.	6-BD
UNIT 09	1,575 S.F.	5-BD
UNIT 10	1,802 S.F.	6-BD
UNIT 11	1,781 S.F.	6-BD
UNIT 12	1,744 S.F.	6-BD
UNIT 13	1,701 S.F.	6-BD
UNIT 14	1,778 S.F.	6-BD
UNIT 15	1,728 S.F.	6-BD
UNIT 16	1,744 S.F.	6-BD
UNIT 17	1,701 S.F.	6-BD
TOTAL		**95-BD**

FUTURE SOLAR ZONE

ROOF 1 3,704 S.F. +
ROOF 2 3,571 S.F. =

7,725 (.15) = **1,091** S.F. FUTURE SOLAR ZONE

FINISH KEY

MATERIAL

CN-XX	CONCRETE
GB-XX	GYPSUM BOARD
GL-XX	GLASS
MT-XX	METAL
PL-XX	PLASTER
RF-XX	VARIES
GR-XX	CRUSHED GRAVEL
TL-XX	TILE
WD-XX	WOOD

LOCATION

XX-00	SITE
XX-10	EXTERIOR WALLS
XX-20	EXTERIOR FLOORS
XX-30	EXTERIOR CEILINGS
XX-40	EXTERIOR MILLWORK
XX-50	INTERIOR WALLS
XX-60	INTERIOR FLOORS
XX-70	INTERIOR CEILINGS
XX-80	INTERIOR MILLWORK
XX-90	MISCELLANEOUS

FINISH LEGEND

CN-10	8" CMU, MANUFACTURER SUNROC, SMOOTH FIN, NATURAL CLR
CN-20	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GB-10	PTD. SMOOTH TYPE X GYP. BD. GREENBOARD IN ALL WET AREAS
GL-10	TEMPERED GLASS SHOWER ENCLOSURE
MT-90	POWDER COATED MTL SCREEN BY MCNICHOLS, FINAL SPEC TBD
PL-10	SAND FINISH PLASTER W/ INTEGRAL COLOR: "MERLEX" P-100 GLACIER WHITE
GR-20	CRUSHED GRAVEL OVER COMPACTED FILL
TL-50	TILE FLOOR, SLIP RESISTANT
TL-60	CERAMIC WALL TILE
TL-80	SILESTONE QUARTZ COUNTERTOP
WD-60	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-80	VERTICAL WOOD SLAT / SCREEN, DETAIL / SPECIES TBD
RF-90	EXCEL-CRETE TOPPING, ASTM E108-82 "CLASS A" O/ MIN 5/8" PLYWOOD W/ EXCEL COAT FIRE SYS
RF-91	SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)

PROJECT PARTICIPANTS

OWNER:	TBD 8271 Melrose Ave #200 Los Angeles, CA 90046 Contact: Daniel Pourbaba E: daniel@properdevelopment.com
ARCHITECT:	Bittoni Architects, Inc. Mark Bittoni 2128 Cotner Ave. Los Angeles, CA 90025 Tel: 310-841-6857
GENERAL CONTRACTOR:	TBD
STRUCTURAL ENGINEER:	TBD
SURVEYOR:	ADVANCED ENGINEERING & CONSULTING 22837 VENTURA BLVD., SUITE 100, WOODLAND HILLS, CA 91364 TEL : 818-222-7982
SOILS ENGINEER:	APPLIED EARTH SCIENCES 4742 SAN FERNANDO RD. GLENDALE, CA 91204 TEL: 818-552-6000
CIVIL ENGINEER:	TBD
MEP ENGINEER:	TBD
LANDSCAPE ARCHITECT:	TBD

BIMcloud: bittoniarchitects - BIMcloud as a Service/5806 LEXINGTON

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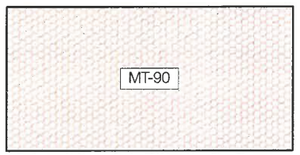
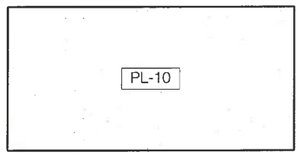
Case No. 19-7067

VERTICAL WOOD SLAT / SCREEN, DETAIL / SPECIES TBD



POWDER COATED MTL SCREEN BY MCNICHOLS, FINAL SPEC TBD



SAND FINISH PLASTER W/ INTEGRAL COLOR: 'MERLEX' P-100 GLACIER WHITE

PROJECTED METAL WINDOW BOX, PAINTED.

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LEXINGTON 2

5806 LEXINGTON AVE.
LOS ANGELES, 90038

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.19
STATE OF CALIFORNIA

DATE	DESCRIPTION
07.19.19	SD1
07.25.19	SD2
07.31.19	SD3
08.05.19	SD4
09.22.19	TOC 1
03.31.20	TOC 2
06.09.20	TOC 3

PROJECT NO: #Project Code

SHEET NAME

MATERIALS BOARD

A0.01

B:\Mabuvi bittoniarchitects - BB\Mabuvi as a Service\2006 LEXINGTON

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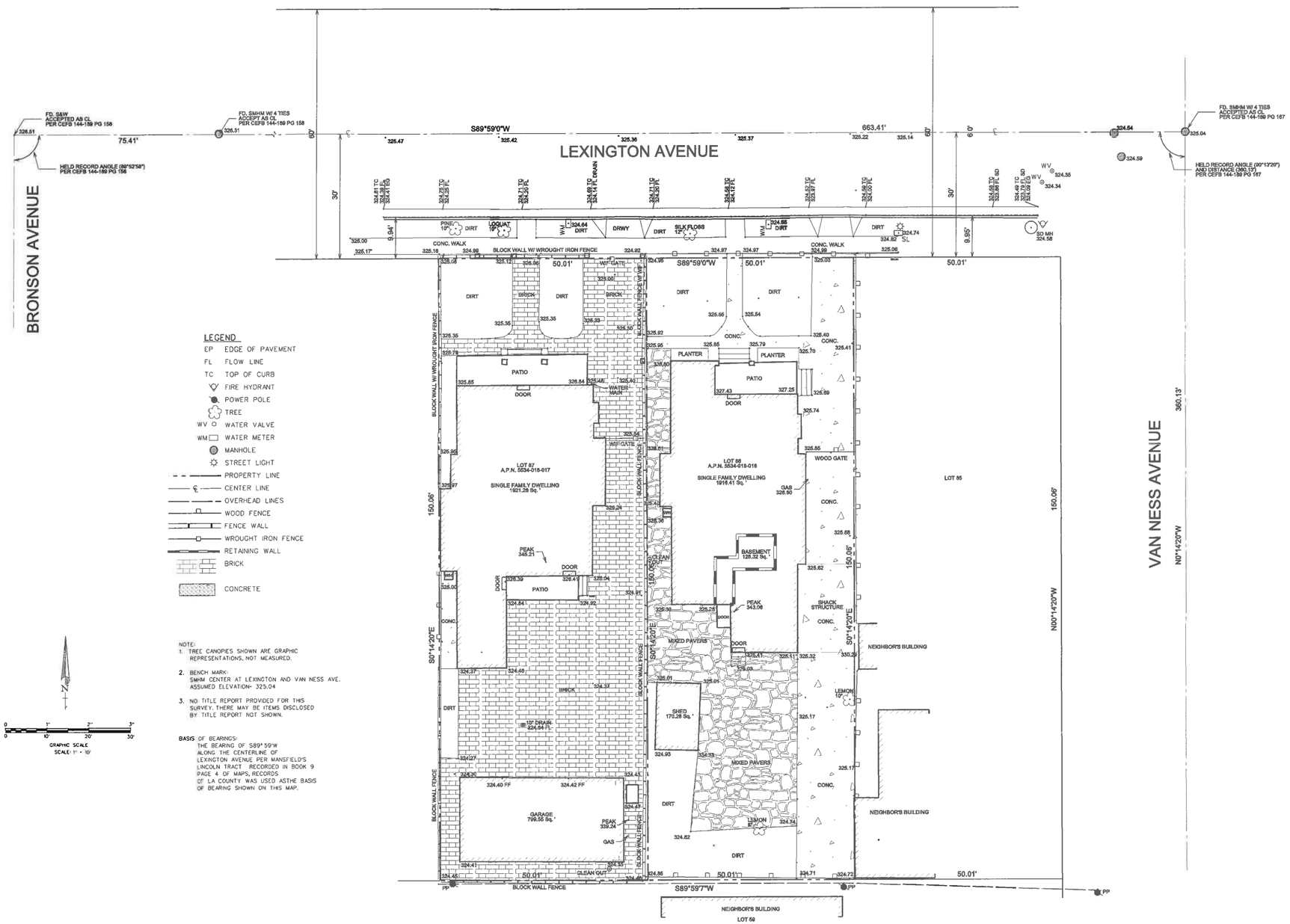


Advanced Engineering & Consulting
22287 Ventura Blvd, Suite 120, Woodland Hills, CA 91364
(818) 222-7982 / (818) 222-7985 fax

TOPOGRAPHIC SURVEY

ADDRESS

5806 & 5812 LEXINGTON AVENUE
LOS ANGELES, CA 90038

ASSESSOR PARCEL NO.
5534-018-017
5534-018-016

PREPARED FOR

PROPER DEVELOPMENT

LEGAL DESCRIPTION

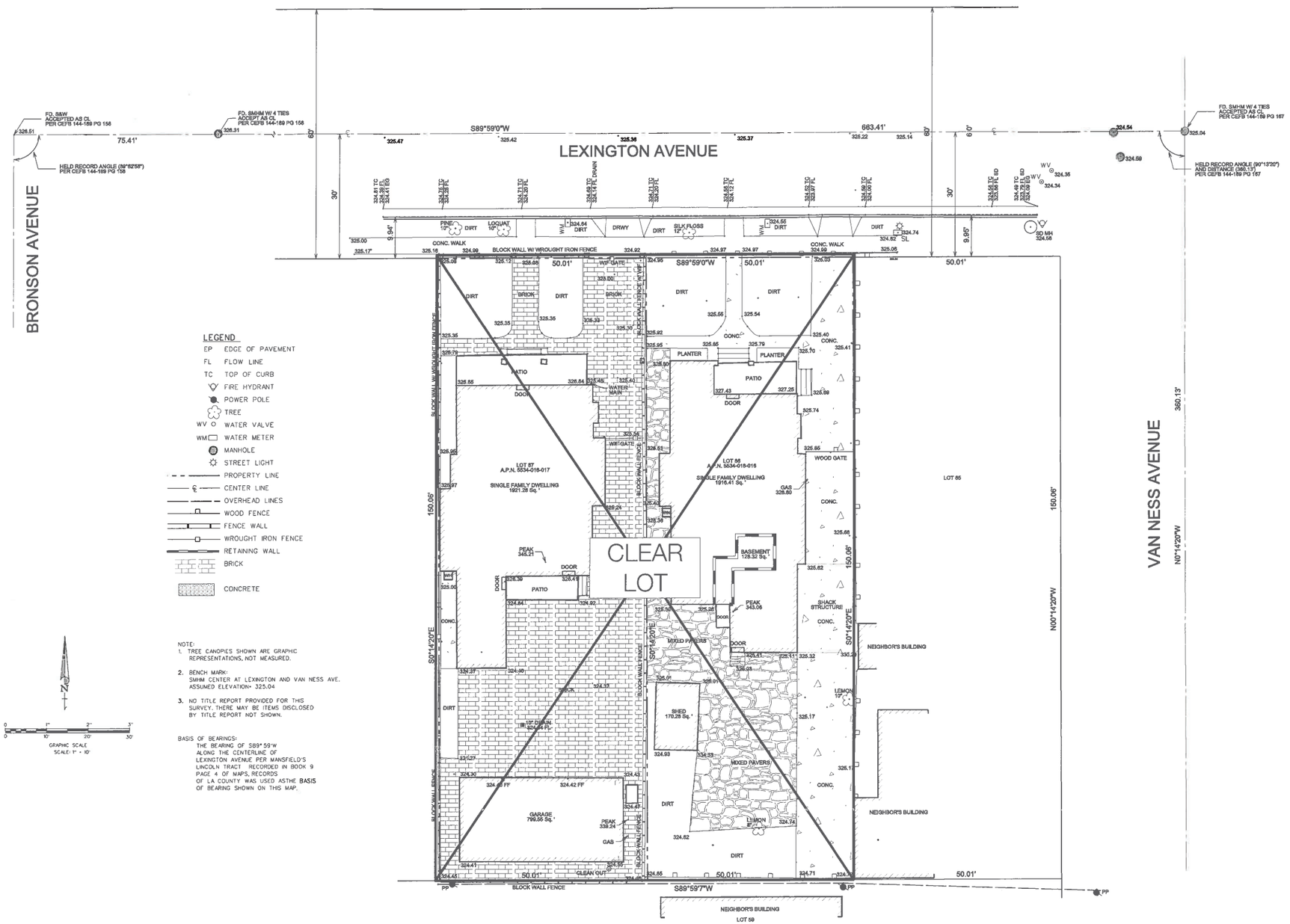
LOTS 86 AND 87 OF MANSFIELD'S LINCOLN TRACT IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 9, PAGE 4 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Survey Date:
APRIL 17, 2019

REGISTERED PROFESSIONAL ENGINEER
ISRAEL JASPER SILVERMAN
No. 16844
CIVIL
STATE OF CALIFORNIA

SHEET 1 OF 1

EXHIBIT "A"
Page No. 4 of 23
Case No. 19-7067



LEGEND

- EP EDGE OF PAVEMENT
- FL FLOW LINE
- TC TOP OF CURB
- FIRE HYDRANT
- POWER POLE
- TREE
- WV WATER VALVE
- WM WATER METER
- MANHOLE
- STREET LIGHT
- PROPERTY LINE
- CENTER LINE
- OVERHEAD LINES
- WOOD FENCE
- FENCE WALL
- WROUGHT IRON FENCE
- RETAINING WALL
- BRICK
- CONCRETE

NOTE:
1. TREE CANOPIES SHOWN ARE GRAPHIC REPRESENTATIONS, NOT MEASURED.
2. BENCH MARK: SMHM CENTER AT LEXINGTON AND VAN NESS AVE. ASSUMED ELEVATION= 325.04
3. NO TITLE REPORT PROVIDED FOR THIS SURVEY, THERE MAY BE ITEMS DISCLOSED BY TITLE REPORT NOT SHOWN.

BASIS OF BEARINGS:
THE BEARING OF S89° 59'W ALONG THE CENTERLINE OF LEXINGTON AVENUE PER MANSFIELD'S LINCOLN TRACT RECORDED IN BOOK 9 PAGE 4 OF MAPS, RECORDS OF LA COUNTY WAS USED ASTHE BASIS OF BEARING SHOWN ON THIS MAP.

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TOPOGRAPHIC SURVEY

ADDRESS

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Survey Date:
APRIL 17, 2019

REGISTERED PROFESSIONAL ENGINEER
JOEL CASPER STEWMAN
No. 16844
CIVIL
STATE OF CALIFORNIA

SHEET 1 OF 1

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LEXINGTON 2

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LOS ANGELES, 90038

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34134
REN. 3.31.19
STATE OF CALIFORNIA

DATE	DESCRIPTION
07.19.19	SD1
07.25.19	SD2
07.31.19	SD3
08.05.19	SD4
09.22.19	TOC 1
03.31.20	TOC 2
06.09.20	TOC 3

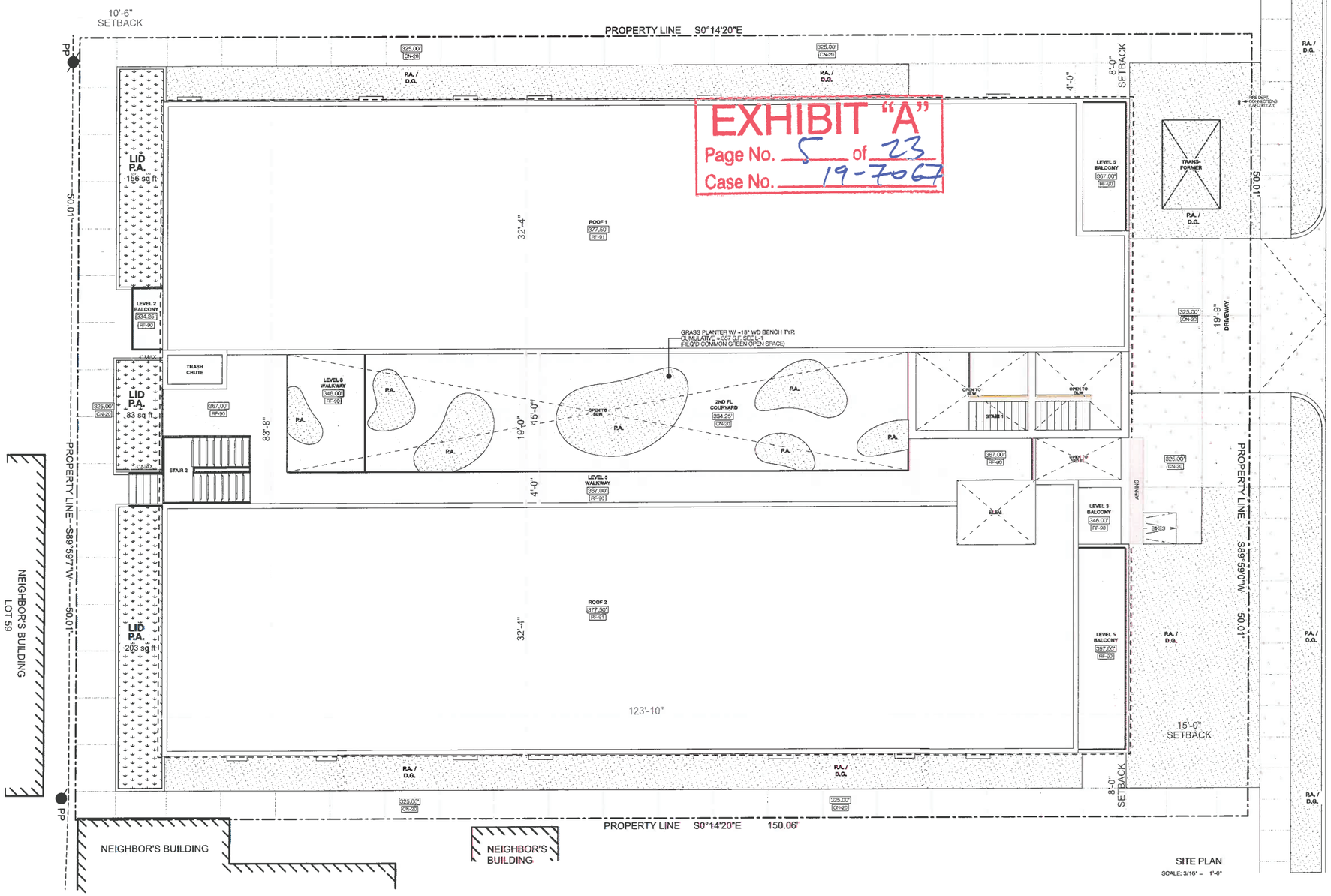
PROJECT NO: #Project Code

SHEET NAME

DEMO PLAN

A1.001

BIMcloud: bittoniarchitects - 18MBcloud as a Service\05005 LEXINGTON



SITE PLAN

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

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Case No. 19-7067

SITE PLAN NOTES

1. STATE LICENSED SURVEYOR OR CIVIL ENGINEER SHALL LOCATE OR VERIFY THE LOCATIONS OF ANY AND ALL STRUCTURES. A LETTER INDICATING THAT STRUCTURES ARE LOCATED IN ACCORDANCE WITH THE PLANS SHALL BE PREPARED AND KEPT ON A FILE. A COPY GIVEN TO THE OWNER.
2. CONTRACTOR TO VERIFY MAXIMUM BUILDING HEIGHT LIMIT OF STRUCTURE WITH LICENSED SURVEYOR AND INSPECTOR PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. SEISMIC SHUTOFF VALVE TO BE INSTALLED AT ALL FUEL LOCATIONS.
4. **ALL DOWNSPOUTS AND AREA DRAINS OPEN TO SKY DISCHARGE INTO PERMAVOID PLANTERS. SEE LID 1-5**
5. REFER TO LANDSCAPE PLANS FOR PAVING, AND OTHER HARD AND SOFT SCAPE ITEMS TO BE INCLUDE IN SCOPE OF WORK.
6. CONTRACTOR AND SUBCONTRACTORS TO INFORM THE ARCHITECT OF ANY DISCREPANCIES IN THE ARCHITECT'S DRAWINGS AND DRAWINGS PREPARED BY ANY OTHER CONSULTANTS.
7. ALL GRADES SURROUNDING BUILDING TO SLOPE AWAY FROM STRUCTURE AT A MINIMUM SLOPE OF 2%.
8. PROVIDE DAMP PROOFING FOR ALL WALLS BELOW GRADE THAT ENCLOSE USABLE SPACE.
9. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULT PUMPS, VALVES, METERS, ETC.) OR 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.
10. FOR GRADES SPECIFIED TO BE LESS THAN 6" FROM WOOD SILL PLATES AND FOR AREAS WHERE CONCRETE PAVING IS ADJACENT TO BUILDING, SILL PLATES WILL BE PROTECTED WITH A CONTINUOUS STRIP OF ELASTOMERIC FLASHING COVERED WITH GALVANIZED SHEET METAL FLASHING. OVERLAP SHOULD BE A MINIMUM OF 6" BETWEEN STUD WALL AND FLASHINGS.

FINISH LEGEND

GENERAL KEYNOTES

GK01 GUARDRAIL, TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 1/VA7.10
GK02 GUARDRAIL, TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 2/VA7.10
GK03 -
GK04 -
GK05 -

LEGEND

- GKXX — GENERAL KEYNOTE (THIS SHEET)
- GSXX — GREEN BUILDING KEYNOTE (THIS SHEET)
- PROPERTY LINE
- SETBACK LINE
- CENTERLINE
- WALL TYPE PER A7.00
- SLOPE TO DRAIN MAX 2%
- 304.50' — FLOOR ELEVATIONS
- 1/2" — MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
- AREA DRAIN
- SD — CEILING MOUNTED SMOKE DETECTOR
- CO — CEILING MOUNTED CARBON MONOXIDE DET.
- E — EXHAUST FAN: ENERGY STAR & DUCTED TO TERMINATE TO OUTSIDE OF BLDG.
- WH — WATER HEATER LOCATION
- ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
- TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
- 3'-4" — DIMENSION TO FINISH FACE OF WALLS / SURFACES
- 3'-4" — DIMENSION TO FRAMING (FACE OF STUD)

N

0 2' 4' 8'

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LEXINGTON 2

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LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
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REN. 3.31.19
STATE OF CALIFORNIA

DATE	DESCRIPTION
07.19.19	SD1
07.25.19	SD2
07.31.19	SD3
08.05.19	SD4
09.22.19	TOC 1
03.31.20	TOC 2
06.09.20	TOC 3

PROJECT NO: #Project Code

SHEET NAME

SITE PLAN

A1.01

BittiAbout bittoniarchitects - TBMcloud as a Service\2006 LEXINGTON

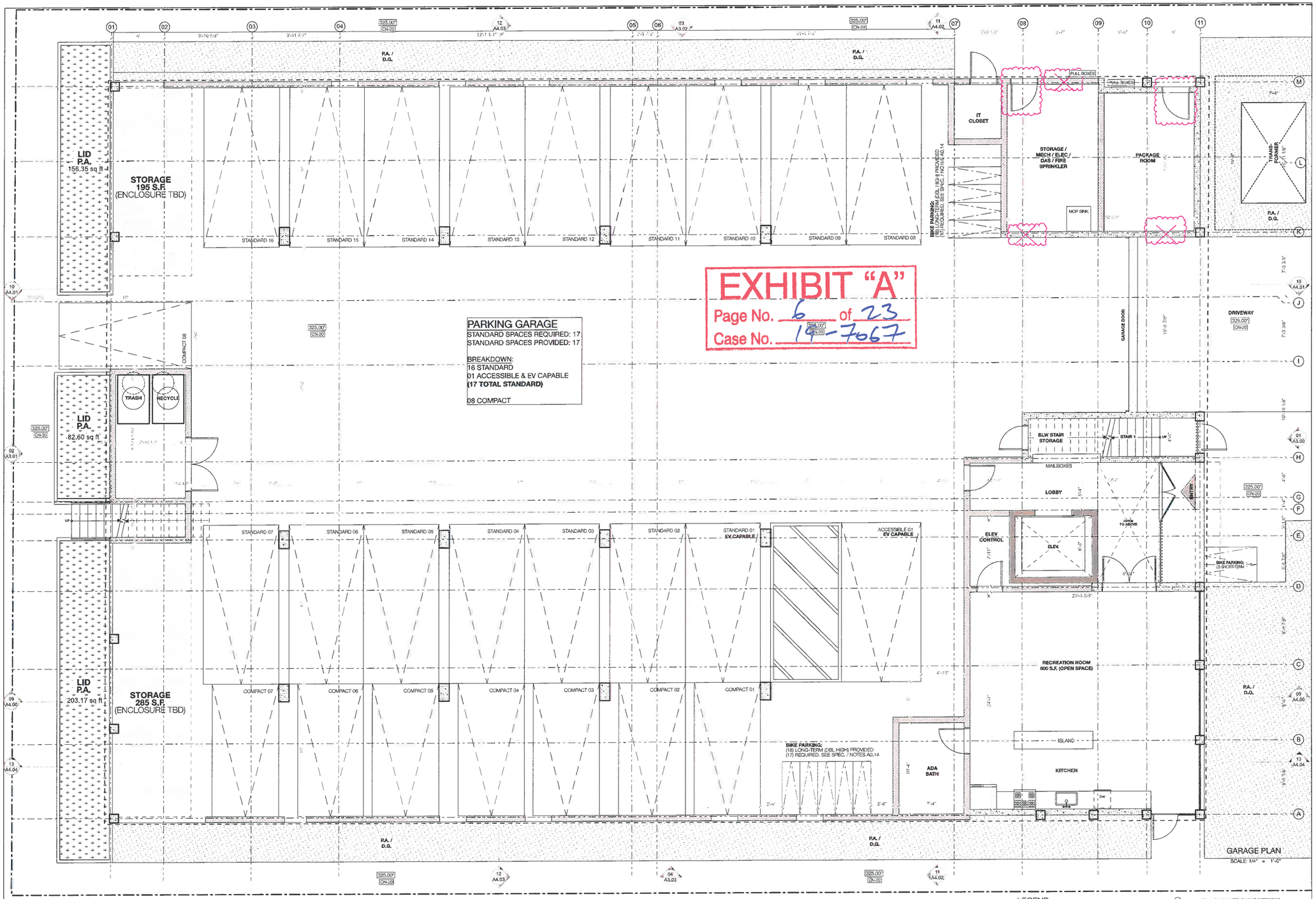

EXHIBIT "A"
Page No. 6 of 23
Case No. 14-7067

FINISH LEGEND

CN-13	8" CMU, MANUFACTURER SUNROC, SMOOTH FIN, NATURAL CLR
CN-20	UNCOLORED CONC. W/ SMOOTH FIN, SOLAR REFLECTANCE VALUE = 0.20 PER ASTM E1918.
GP-17	PTD., SMOOTH TYPE X GYP. BD, GREENBOARD IN ALL WET AREAS
GL-10	TEMPERED GLASS SHOWER ENCLOSURE
M-64	POWDER COATED MTL SCREEN 3" MONEHOLS, FINAL SPEC TBD
PL-16	SAND FINISH PLASTER W/ INTEGRAL COLOR, "HERLDX" P-190 GLACIER WHITE
SP-20	CRUSHED GRAVEL OVER COMPACTED FILL
TC-30	TILE FLOOR, SLIP RESISTANT
TC-50	CERAMIC WALL TILE
TL-30	SILESTONE QUARTZ COUNTERTOP
WC-22	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-30	VERTICAL WOOD SLAT / SCREEN, DETAIL / SPECIES TBD
RF-09	EXCEL-CRETE TOPPING, ASTM E1908-92 "CLASS A" O/ MIN 5/8" PLYWOOD W/ EXCEL-COAT FINE SYS
RF-21	SARNAFIL MEMBRANE, WHITE, LARR 24862 SEE (A7.30)

LEGEND

G.XXX	GENERAL KEYNOTE (THIS SHEET)
GBXX	GREEN BUILDING KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
W	WALL, TYPE PER A7.00
	SLOPE TO DRAIN MAX 2%
304.50'	FLOOR ELEVATIONS
1/2	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
	AREA DRAIN
	6" DIA. MTL SAFETY BOLLARD
W.H.	WATER HEATER LOCATION
W.C.	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/BC 2014-106
SD	CEILING MOUNTED SMOKE DETECTOR
CO	CEILING MOUNTED CARBON MONOXIDE DET.
	EXHAUST FAN: ENERGY STAR & DUCTED TO TERMINATE TO OUTSIDE OF BLDG. IF NOT FUNCTIONING AS PART OF A WHOLE HOUSE VENT SYST., MUST BE HAVE A HUMIDITY CONTROL
S.Z.	SOLAR INVERTER & METER LOCATION
E.P.	MAIN SERVICE ELEC. PANEL W/ MIN. BUSBAR RATING OF 200 AMPS
IC	IRRIGATION CONTROLLER
RSD	RAIN SENSOR DEVICE SEE
EVSE	FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
	ONE-HOUR FIRE PARTITION IN ACCORDANCE 7 ITH SECTION 708.3
	TO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
	DIMENSION TO FINISH FACE OF WALLS / SURFACES
	DIMENSION TO FRAMING (FACE OF STUD)

N

0 2' 4' 8'

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LEXINGTON 2

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07.31.19	SD3
08.05.19	SD4
09.22.19	TOC 1
03.31.20	TOC 2
06.09.20	TOC 3

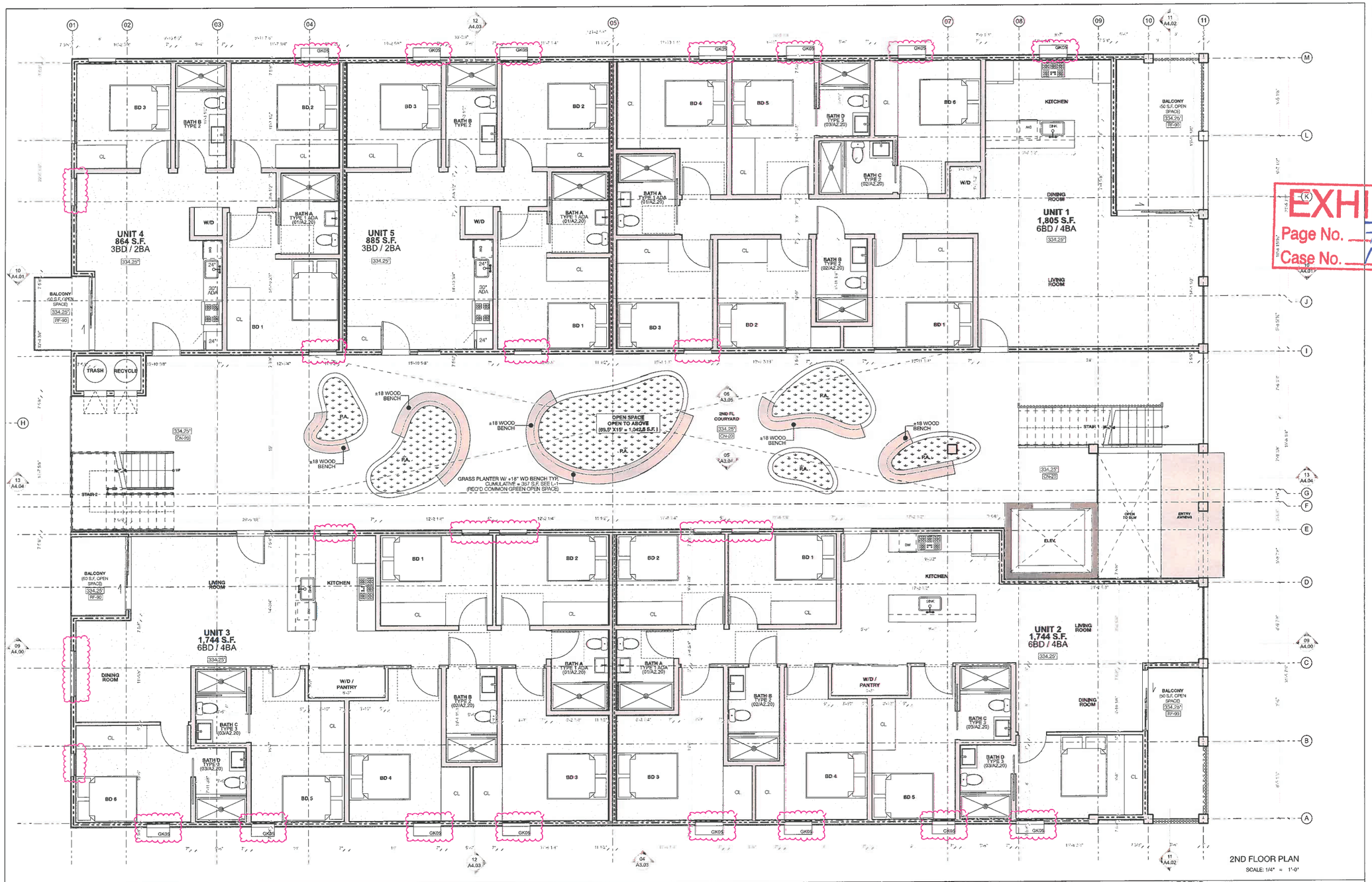
PROJECT NO: #Project Code

SHEET NAME

PARKING PLAN

A2.01

BIM360://bittoniarchitects - BBMcloud as a Service/5806 LEXINGTON



2ND FLOOR PLAN

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

GENERAL NOTES

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. **SEE ALSO GENERAL NOTES A0.01 & A0.02**

FINISH LEGEND

CN-10	8" CMU, MANUFACTURER'S INTRC, SMOOTH FIN, NATURAL CLR
CN-20	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GB-10	PTD. SMOOTH TYPE X GYP BD. GREENBOARD IN ALL WET AREAS
GL-10	TEMPERED GLASS SHOWER ENCLOSURE
MT-90	POWDER COATED MTL SCREEN BY MONOHOLIS. FINAL SPEC TBD
PL-10	SAND FINISH PLASTER W/ INTEGRAL COLOR. "WERLEX" P-100 GLACIER WHITE
GR-20	CRUSHED GRAVEL OVER COMPACTED FILL
TL-30	TILE FLOOR. SLIP RESISTANT
TL-40	CERAMIC WALL TILE
TL-60	SILESTONE QUARTZ COUNTERTOP
WD-20	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-30	VERTICAL WOOD SLAT / SCREEN. DETAIL / SPECIES TBD
RF-90	EXCEL-CRETE TOPPING, ASTM E108-82 "CLASS A" 0/ MIN 5/8" PLYWOOD W/ EXCEL COAT FIRE SYS
RF-91	SARNAFIL MEMBRANE, HYTE, LAFR 24562 SEE (A-.30)

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 02/A7.10
GK03	CONC. FOOTING PER STRUCTURAL
GK04	COLUMN PER STRUCTURAL
GK05	PROJECTED METAL WINDOW BOX

LEGEND

GK XX	GENERAL KEYNOTE (THIS SHEET)
GB XX	GREEN BUILDING KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
X	WALL TYPE PER A7.00
1/2"	SLOPE TO DRAIN MAX 2%
304.50'	FLOOR ELEVATIONS
	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
WC	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ., PER DOC PSBC 2014-106
	AREA DRAIN
SD	CEILING MOUNTED SMOKE DETECTOR
CO	CEILING MOUNTED CARBON MONOXIDE DET.
	EXHAUST FAN: ENERGY STAR & DUCTED TO TERMINATE TO OUTSIDE OF BLDG. IF NOT FUNCTIONING AS PART OF A WHOLE HOUSE VENT SYST., MUST BE HAVE A HUMIDITY CONTROL
W.H.	WATER HEATER LOCATION
	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
3'-0"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
3'-0"	DIMENSION TO FRAMING (FACE OF STUD)

N

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EXHIBIT "A"
Page No. 7 of 23
Case No. 19-7067

LEXINGTON 2

5806 LEXINGTON AVE.
LOS ANGELES, 90038

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.19
STATE OF CALIFORNIA

DATE	DESCRIPTION
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07.31.19	SD3
08.05.19	SD4
09.22.19	TOC 1
03.31.20	TOC 2
06.09.20	TOC 3

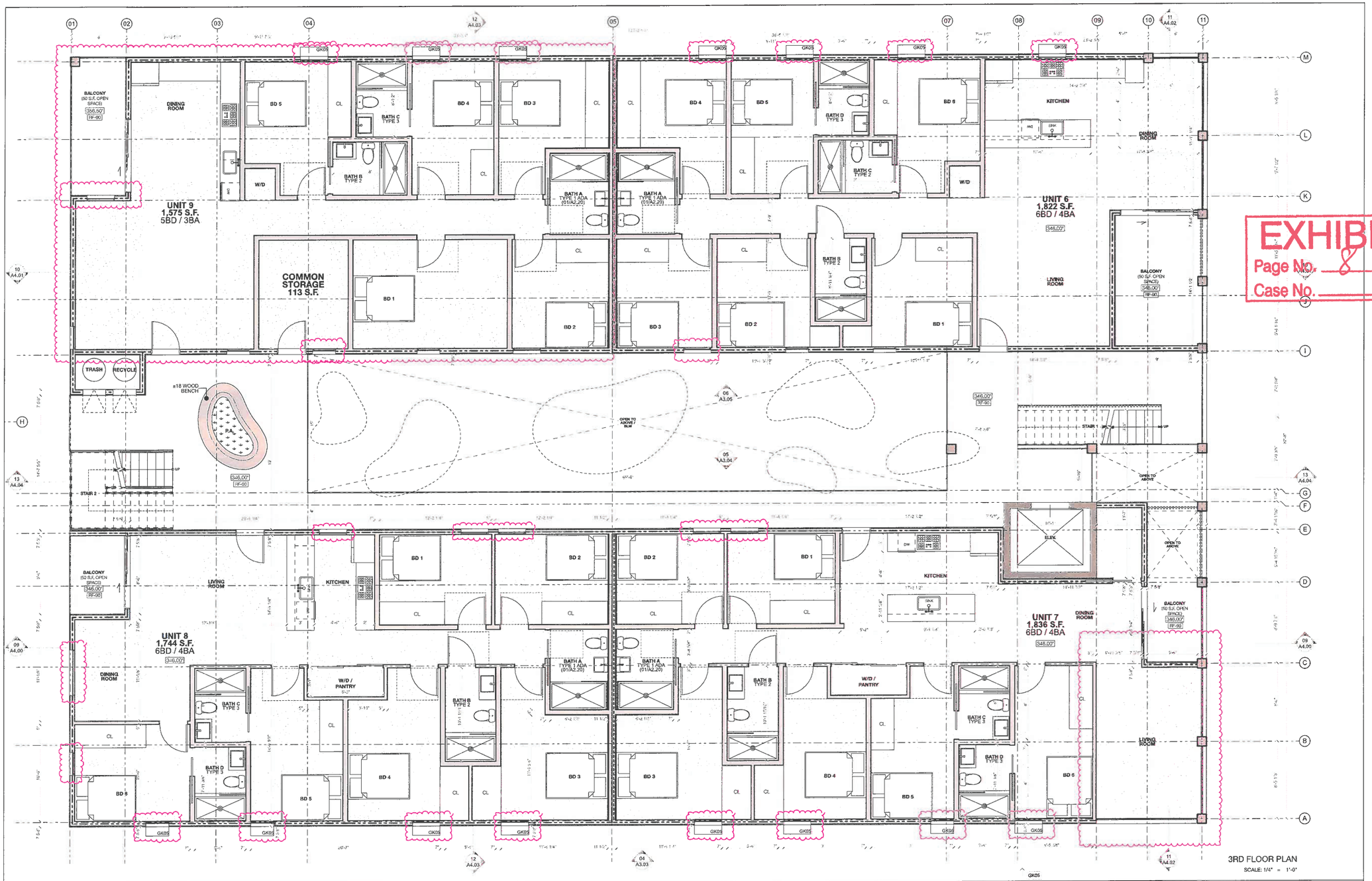
PROJECT NO: #Project Code

SHEET NAME

2ND FLOOR PLAN

A2.02

BIMcloud:/Bittoniarchitects - BIMcloud as a Service/5806 LEXINGTON



3RD FLOOR PLAN

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

EXHIBIT "A"
Page No. 8 of 23
Case No. 19-7067

GENERAL NOTES

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. **SEE ALSO GENERAL NOTES A0.01 & A0.02**

FINISH LEGEND

CA-10	8" CURL MANUFACTURER SUNROC, SMOOTH FIN, NATURAL CLR
CM-20	UNCOLORED CONC. W/ SMOOTH FIN, SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GP-10	PTD. SMOOTH TYPE X GYP BD. (GREENBOARD IN ALL WET AREAS
GL-10	TEMPERED GLASS SHOWER ENCLOSURE
MT-90	POWDER COATED MTL SCREEN BY MONOHOLIS, FINAL SPEC TBD
PL-10	SAND FINISH PLASTER W/ INTEGRAL COLOR: "MERLEX" P-100 GLACIER WHITE
GR-20	CRUSHED GRAVEL, OVER COMPACTED FILL
TL-10	TILE FLOOR, SLIP RESISTANT
TL-20	CERAMIC WALL TILE
TL-30	SILESTONE QUARTZ COUNTERTOP
WC-01	6" WIDE FRENCH WHITE OAK WC FL. W/ SLIP RESISTANT FIN.
WD-02	VERTICAL WOOD SLAT / SCREEN. DETAIL / SPECIES TBD
RF-90	EXCEL-CRETE TOPPING, ASTM E136-82 "CLASS A" O/ MIN 5/8" PLYWOOD W/ EXCEL COAT FIRE SYS
RF-91	SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.10)

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 1/5"6" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 1/5"6" MAX. OPENING SIZE. SEE DETAIL 02/A7.10
GK03	CONC. FOOTING PER STRUCTURAL
GK04	COLUMN PER STRUCTURAL
GK05	PROJECTED METAL WINDOW BOX

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
GBXX	GREEN BUILDING KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	WALL, TYPE PER A7.00
	SLOPE TO DRAIN MAX 2%
304.50'	FLOOR ELEVATIONS
1/2"	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
WC	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC PBC 2014-106
	AREA DRAIN
SD	CEILING MOUNTED SMOKE DETECTOR
CO	CEILING MOUNTED CARBON MONOXIDE DET.
	EXHAUST FAN: ENERGY STAR & DUCTED TO TERMINATE TO OUTSIDE OF BLDG. & NOT FUNCTIONING AS PART OF A WHOLE HOUSE VENT SYST., MUST BE HAVE A HUMIDITY CONTROL
WH	WATER HEATER LOCATION
	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
3'-0"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
3'-0"	DIMENSION TO FRAMING (FACE OF STUD)

N

0 2' 4' 8'

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LEXINGTON 2

5806 LEXINGTON AVE.
LOS ANGELES, 90038

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34126
REN. 3.31.19
STATE OF CALIFORNIA

07.19.19	SD1
07.25.19	SD2
07.31.19	SD3
08.05.19	SD4
09.22.19	TOC 1
03.31.20	TOC 2
06.09.20	TOC 3

DATE	DESCRIPTION

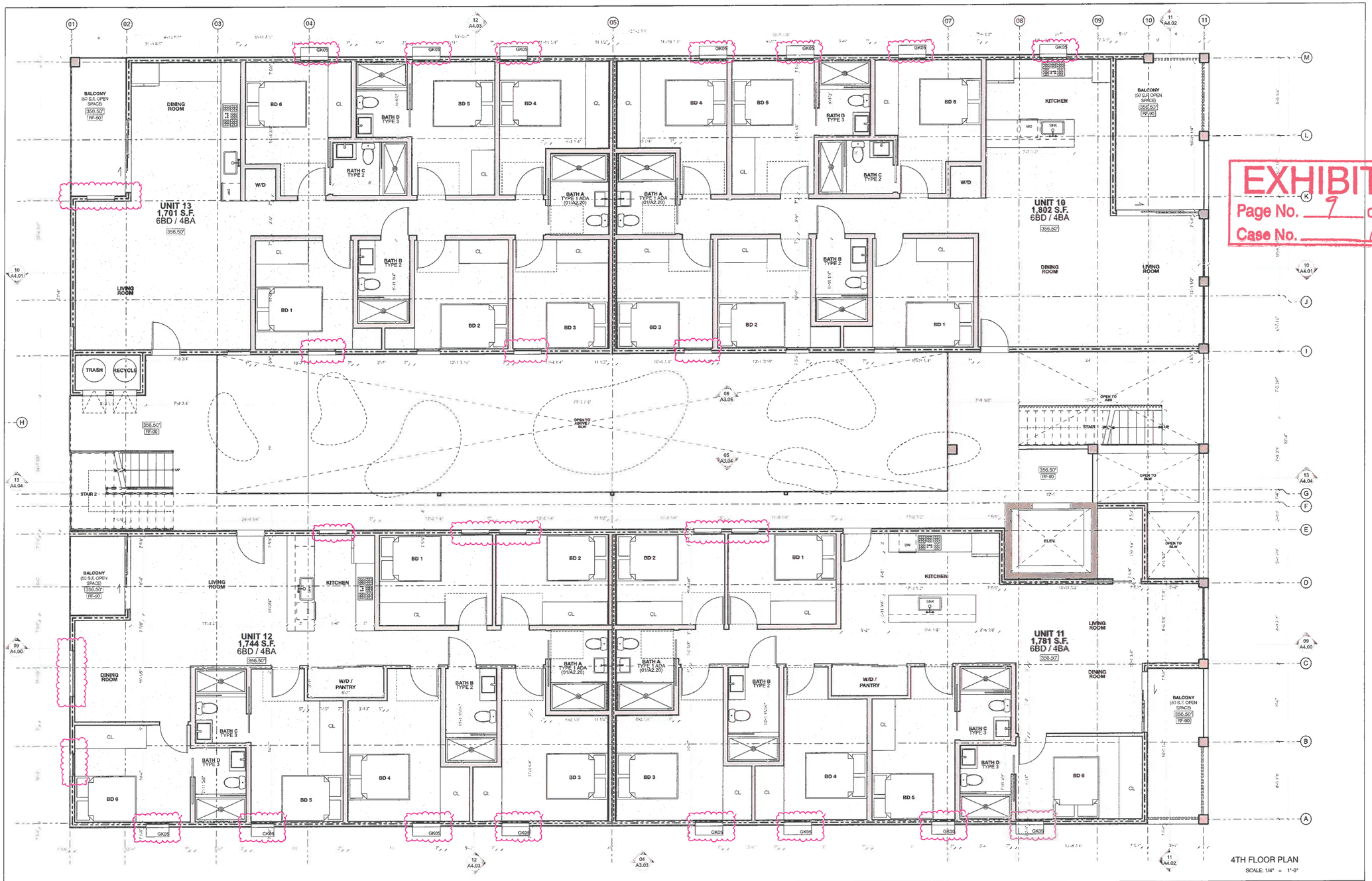
PROJECT NO: #Project Code

SHEET NAME

3RD FLOOR PLAN

A2.03

BittoniArchitects - EBAcloud as a Service\5806 LEXINGTON



4TH FLOOR PLAN

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

GENERAL NOTES

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. **SEE ALSO GENERAL NOTES A0.01 & A0.02**

FINISH LEGEND

CA-10	8" COVE, MANUFACTURER SUNROC, SMOOTH FIN, NATURAL CLR
CW-20	UNGLAZED CONC. W/ SMOOTH FIN, SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GB-10	PTD. SMOOTH TYPE X GYP BD. GREENBOARD IN ALL WET AREAS
GL-10	TEMPERED GLASS SHOWER ENCLOSURE
MT-90	POWDER COATED MTL SCREEN BY MONCHOKOLS, FINAL SPEC TBD
PL-10	SAND FINISH PLASTER W/ INTEGRAL COLOR: "MERLEX" P-100 GLACIER WHITE
GR-20	CRUSHED GRAVEL, OVER COMPACTED FILL.
TL-50	TILE FLOOR, SLIP RESISTANT
TL-30	CERAMIC WALL TILE
TL-80	SILESTONE QUARTZ COUNTERTOP
WD-40	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-50	VERTICAL WOOD SLAT / SCREEN, DETAIL / SPECIES TBD
RF-60	EXCEL-CRETE TOPPING, ASTM E1918-02 "CLASS A" OR MIN 5/8" PLYWOOD W/ EXCEL, COAT FINE SYS
RF-91	SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 11/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 03/A7.10
GK03	CONC. FOOTING PER STRUCTURAL
GK04	COLUMN PER STRUCTURAL
GK05	PROJECTED METAL WINDOW BOX

LEGEND

< GKXX	GENERAL KEYNOTE (THIS SHEET)
< GBXX	GREEN BUILDING KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
X	WALL TYPE PER A7.00
	SLOPE TO DRAIN MAX 2%
304.50'	FLOOR ELEVATIONS
1/2"	MAX. EL EV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
WC	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ., PER DOC FYBC 2014-106
	AREA DRAIN
SD	CEILING MOUNTED SMOKE DETECTOR
CO	CEILING MOUNTED CARBON MONOXIDE DET.
	EXH MUST FAN ENERGY STAR & DUCTED TO TERMINATE TO OUTSIDE OF BLDG. IF NOT FUNCTIONING AS PART OF A WHOLE HOUSE VENT SYST., MUST BE HAVE A HUMIDITY CONTROL
WH	WATER HEATER LOCATION
	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
9'-0"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
9'-0"	DIMENSION TO FRAMING (FACE OF STUD)

N

0 2' 4' 8'

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EXHIBIT "A"
Page No. 9 of 23
Case No. 19-7067

LEXINGTON 2

5806 LEXINGTON AVE.
LOS ANGELES, 90038

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.19
STATE OF CALIFORNIA

DATE	DESCRIPTION
07.19.19	SD1
07.25.19	SD2
07.31.19	SD3
08.05.19	SD4
09.22.19	TOC 1
03.31.20	TOC 2
06.09.20	TOC 3

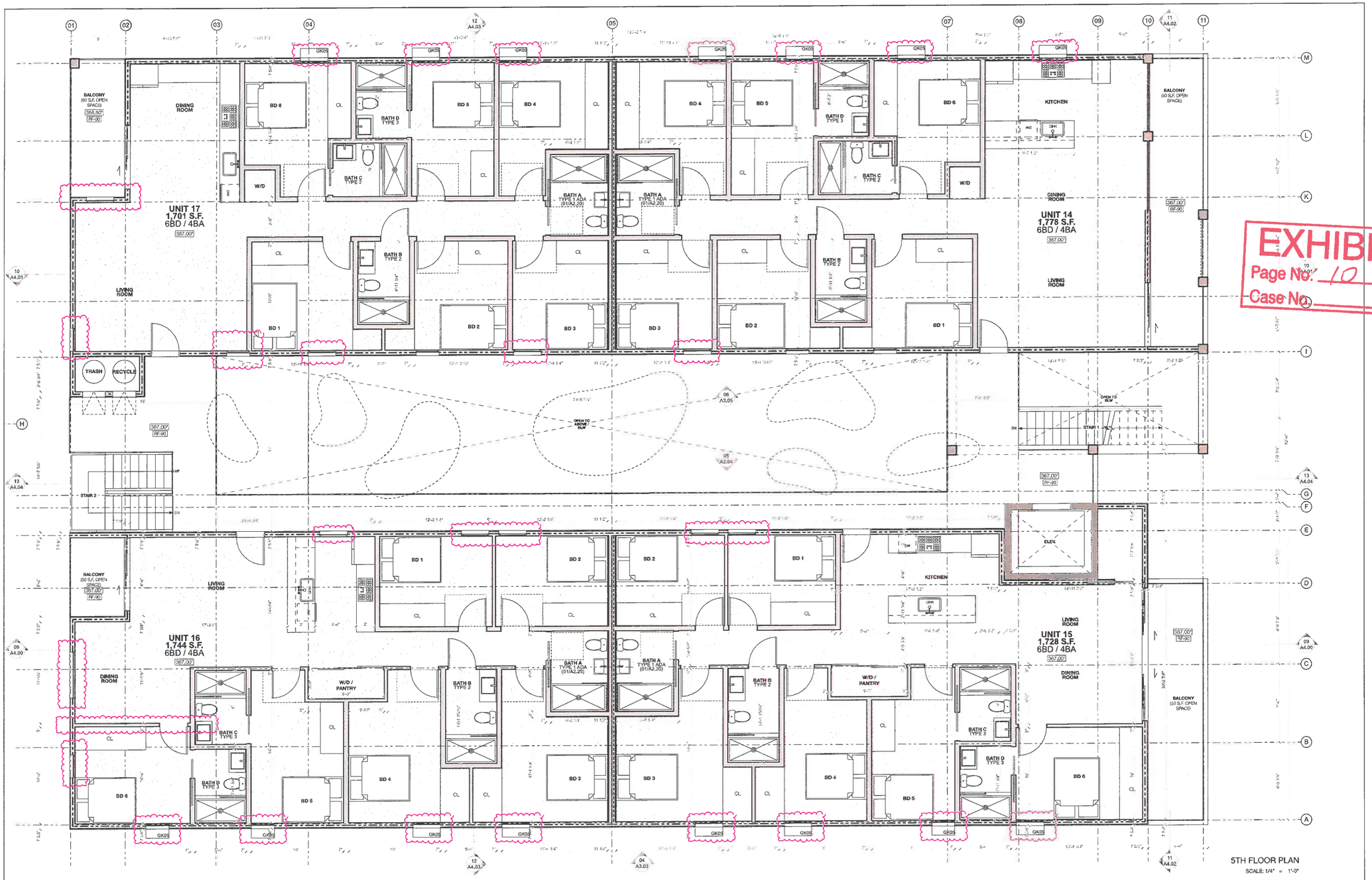
PROJECT NO: #Project Code

SHEET NAME

4TH FLOOR PLAN

A2.04

Bitdiout: Dillmond\Revits - EBAdout as a Service\5996 LEXINGTON



5TH FLOOR PLAN

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

EXHIBIT "A"
Page No. 10 of 23
Case No. 19-7667

GENERAL NOTES

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALLS & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. **SEE ALSO GENERAL NOTES A0.01 & A0.02**

FINISH LEGEND

CN-100	8" CMU, MANUFACTURER SUNROC, SMOOTH FIN, NATURAL CLR
CM-20	UNGLAZED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GB-10	PTD. SMOOTH TYPE X GYP BD. GREENBOARD IN ALL WET AREAS
GL-10	TEMPERED GLASS SHOWER ENCLOSURE
AF-90	POWDER COATED MTL SCREEN BY MONCHOHOLS, FINAL SPEC TBD
PL-16	SAND FINISH PLASTER W/ INTEGRAL COLOR: "MERLEX" P-100 GLACIER WHITE
GR-20	CRUSHED GRAVEL, OVER COMPACTED FILL
TL-30	TILE FLOOR, SLIP RESISTANT
TL-20	CERAMIC WALL TILE
TL-10	SILESTONE QUARTZ COUNTERTOP
WD-03	6" WIDE FRENCH WHITE OAK W/O FL., W/ SLIP RESISTANT FIN.
WS-40	VERTICAL WOOD SLAT / SCREEN, OPTIM. / SPECIES TBD
RF-40	EXCEL-CRETE TOPPING, ASTM E136-82 "CLASS A" 0/ MIN 5/8" PLYWOOD W/ EXCEL COAT FIRE SYS
RF-41	SARNAFIL MEMBRANE, WHITE, LARR 24552 SEE (A7.30)

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 02/A7.10
GK03	CONC. FOOTING PER STRUCTURAL
GK04	COLUMN PER STRUCTURAL
GK05	PROJECTED METAL WINDOW BOX

LEGEND

GK0X	GENERAL KEYNOTE (THIS SHEET)
GB0X	GREEN BUILDING KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
K	WALL, TYPE PER A7.00
	SLOPE TO DRAIN MAX 2%
304.50'	FLOOR ELEVATIONS
1/2"	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
WC	WATER CURTAIN PER LABC 715.8.2 & MIN. REQ. PER DOO PSBC 2014-106
	AREA DRAIN
SD	CEILING MOUNTED SMOKE DETECTOR
CO	CEILING MOUNTED CARBON MONOXIDE DET.
	EXHAUST FAN: ENERGY STAR & DUCTED TO TERMINATE TO OUTSIDE OF BLDG. IF NOT FUNCTIONING AS PART OF A WHOLE HOUSE VENT SYST., MUST BE HAVE A HUMIDITY CONTROL
WH	WATER HEATER LOCATION
	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
6'-0"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
5'-0"	DIMENSION TO FRAMING (FACE OF STUD)

N

0 2 4 8

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LEXINGTON 2

5806 LEXINGTON AVE,
LOS ANGELES, 90038

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.19
STATE OF CALIFORNIA

DATE	DESCRIPTION
07.19.19	SD1
07.25.19	SD2
07.31.19	SD3
08.05.19	SD4
09.22.19	TOC 1
03.31.20	TOC 2
06.09.20	TOC 3

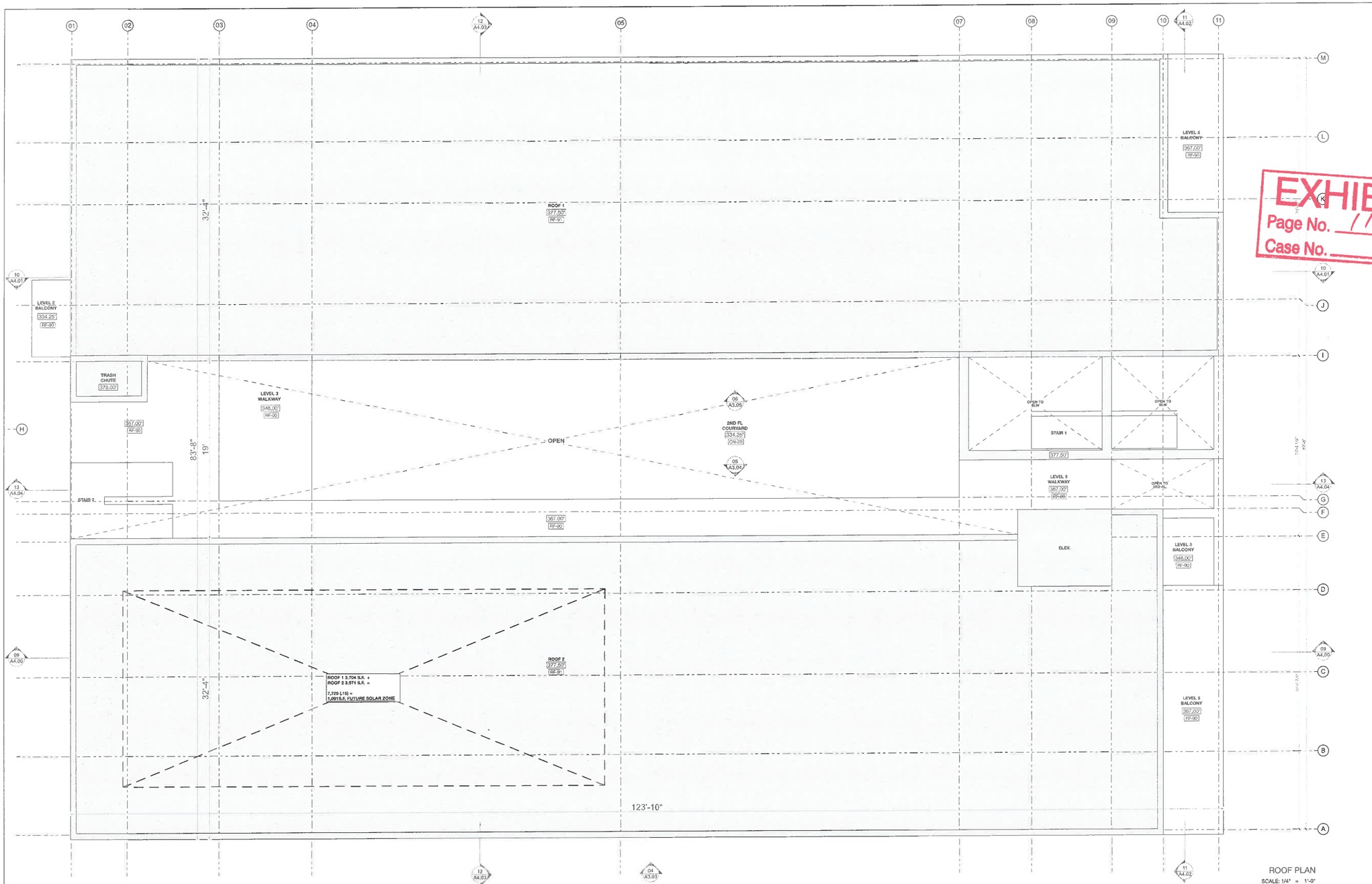
PROJECT NO: #Project Code

SHEET NAME

5TH FLOOR PLAN

A2.05

BittoniArchitects - BittoniAdmin@bittoniarchitects.com



ROOF PLAN

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

GENERAL NOTES

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALLS & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. **SEE ALSO GENERAL NOTES A0.01 & A0.02**

FINISH LEGEND

CN-10	8" CMU, MANUFACTURER SLINROC, SMOOTH FIN, NATURAL CLR
SK-09	UNCOLORED CONC. W/ SMOOTH FIN, SOLAR REFLECTANCE VALUE = 0.30 PER ASTM E1918.
GB-10	HTD. SMOOTH TYPE X GYP BD, GREENBOARD IN ALL WET AREAS
GL-10	TEMPERED GLASS SHOWER ENCLOSURE
MT-01	POWDER COATED MTL SCREEN BY MONCHOILS, FINAL SPEC TBD
PL-19	SAND FINISH PLASTER W/ INTEGRAL COLOR: "MERLEX" P-100 GLACIER WHITE
GR-20	CRUSHED GRAVEL OVER COMPACTED FILL
TL-30	TILE FLOOR, SLIP RESISTANT
TL-30	CERAMIC WALL TILE
TL-40	SILESTONE QUARTZ COUNTERTUP
WD-05	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-08	VERTICAL WOOD SLAT / SCREEN, DETAIL / SPECIES TBD
RF-90	EXCEL-CRETE TOPPING, ASTM E136-82 "CLASS A" O/ MIN 5/8" PLYWOOD W/ EXCEL COAT FIRE SYS
RF-91	SARNAFIL MEMBRANE, WHITE, LARR 24552 SEE A7.301

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL 03/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL 02/A7.10
GK03	CONC. FOOTING PER STRUCTURAL
GK04	COLUMN PER STRUCTURAL
GK05	PROJECTED METAL WINDOW, BOX

LEGEND

GK01	GENERAL KEYNOTE (THIS SHEET)
GB01	GREEN BUILDING KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
W	WALL TYPE PER A7.00
	SLOPE TO DRAIN MAX 2%
304.50'	FLOOR ELEVATIONS
1/2"	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
WC	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOI PVBC 2014-105
	AREA DRAIN
	CEILING MOUNTED SMOKE DETECTOR
	CEILING MOUNTED CARBON MONOXIDE DET.
	EXHAUST FAN: ENERGY STAR & DUCTED TO TERMINATE TO OUTSIDE OF BLDG. IF NOT FUNCTIONAL AS PART OF A WHOLE HOUSE VENT SYST., MUST BE HAVE A HUMIDITY CONTROL
W.H.	WATER HEATER LOCATION
	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
5'-0"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
5'-0"	DIMENSION TO FRAMING (FACE OF STUD)

N

0 2' 4' 6' 8'

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EXHIBIT "A"
Page No. 11 of 23
Case No. 19-7067

LEXINGTON 2

5806 LEXINGTON AVE.
LOS ANGELES, 90038

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
EXPN. 3.31.19
STATE OF CALIFORNIA

DATE	DESCRIPTION
07.19.19	SD1
07.25.19	SD2
07.31.19	SD3
08.05.19	SD4
09.22.19	TOC 1
03.31.20	TOC 2
06.09.20	TOC 3

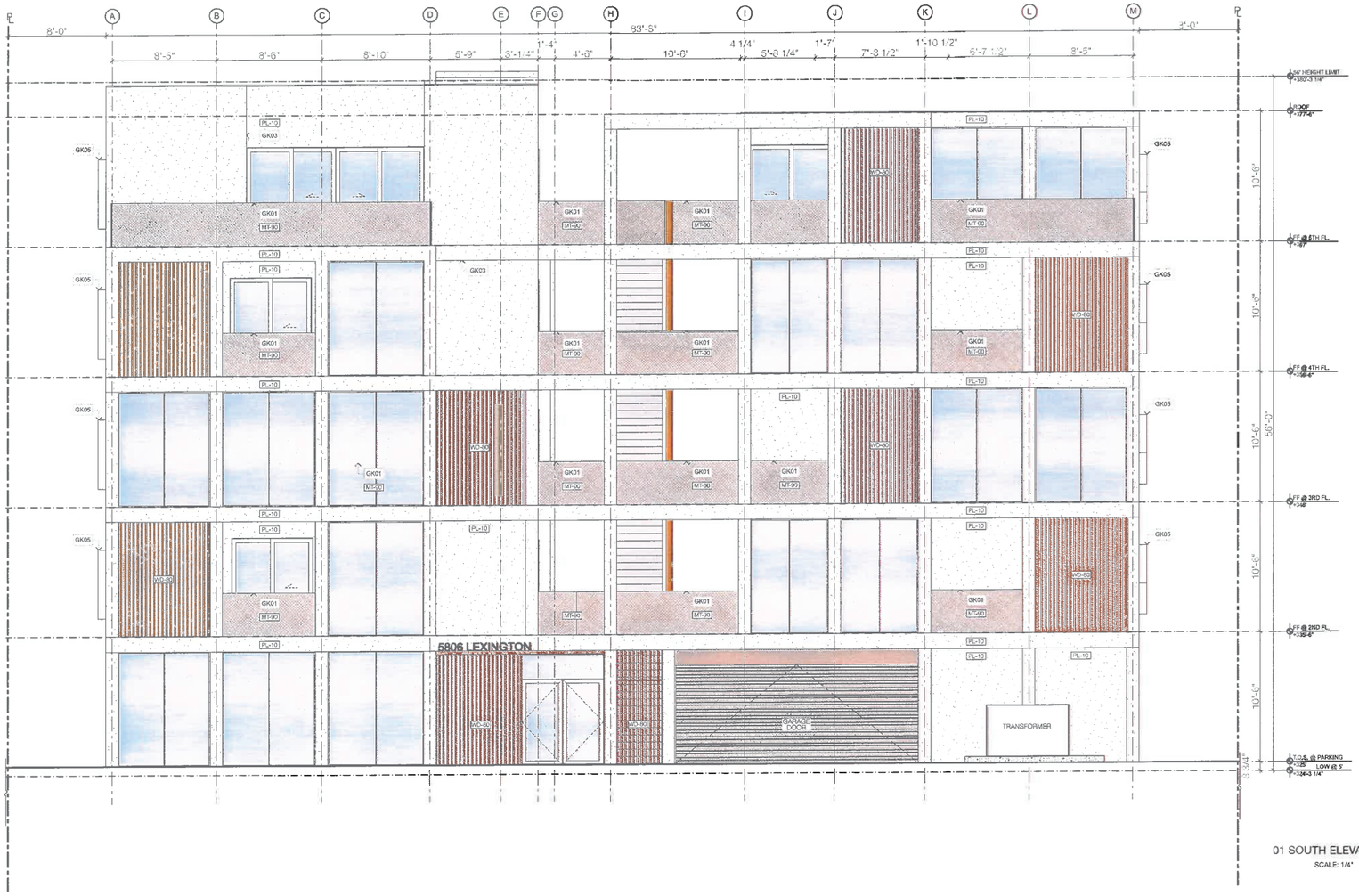
PROJECT NO: #Project Code

SHEET NAME

ROOF PLAN

A2.0

BittoniArchitects - SBMdout ie a Service5295 LEXINGTON



01 SOUTH ELEVATION

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

Door Window Label 23
This label is not available for Independent Labels

EXHIBIT "A"
Page No. 12 of 23
Case No. 19-7067

NOTES

GENERAL

01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.

02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.

03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.

04 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.

05 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)

07 WIDOWS LABELED AS "EGRESS SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER 01/A0.20

LID

01 ALL DOWNSPOUTS TO DRAIN TO RAIN TANKS PER LID 1-7

FINISH LEGEND

CN-10	8" CMU, MANUFACTURER SUNROC, SMOOTH FIN, NATURAL CLR
CN-20	UNCOLORED CONC. W/ SMOOTH FIN, SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GB-10	PTD. SMOOTH : TYPE X DYF. BD. GREENBOARD IN ALL WET AREAS
GL-10	TEMPERED GLASS SHOWER ENCLOSURE
MT-90	POWDER COATED VTL. SCREEN BY MONACHO-US, FINAL SPEC TBD
PC-18	SAND FINISH PLASTER 1/ INTEGRAL COLOR: "MERLEX" P-100 GLACIER WHITE
GR-20	CRUSHED GRAVEL OVER COMPACTED FILL
TL-20	TILE FLOOR, SLIP RESISTANT
TL-30	CERAMIC WALL TILE
TL-40	SILESTONE QUARTZ COUNTERTOP
WO-40	6" WIDE BRANCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WO-80	VERTICAL WOOD SLAT / SCREEN, DETAIL / SPECIES TBD
RP-90	EXCEL-CRETE TOPPING, ASTM E108-82 "CLASS A" O/ MIN 5/8" PLYWOOD W/ EXCEL COAT FIRE SYS
RF-61	SARNAFIL MEMBRANE, WHITE, LAFR 24652 SEE (A7.30)

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL 01/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL 02/A7.10
GK03	- STUCCO CONTROL JOINT / REBUET
GK04	-
GK05	PROJECTED METAL WINDOW BOX

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
GBXX	GREEN BUILDING KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	PROPOSED GRADE
	(E) GRADE
	ONE-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711, 1994 FIRE RATED SYSTEM DESIGN - UL G311, STC 52.
	TWO-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711.
X	FLOOR TYPE PER A7.00
S	RAIN CURTAIN SPRINKLER HEAD PER FIRE DEPT. REQS. AS ALTERNATE PROTECTION METHOD
+32'5"	ELEVATION DIM. / DATUM
TOP OF WALL	TOP OF WALL ELEVATION
5'-0"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
5'-0"	DIMENSION TO FRAMING (FACE OF STUD)

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MARK CHRISTOPHER BITTONI
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REN. 3.31.19
STATE OF CALIFORNIA

DATE	DESCRIPTION
07.19.19	SD1
07.25.19	SD2
07.31.19	SD3
08.05.19	SD4
09.22.19	TOC 1
03.31.20	TOC 2
06.09.20	TOC 3

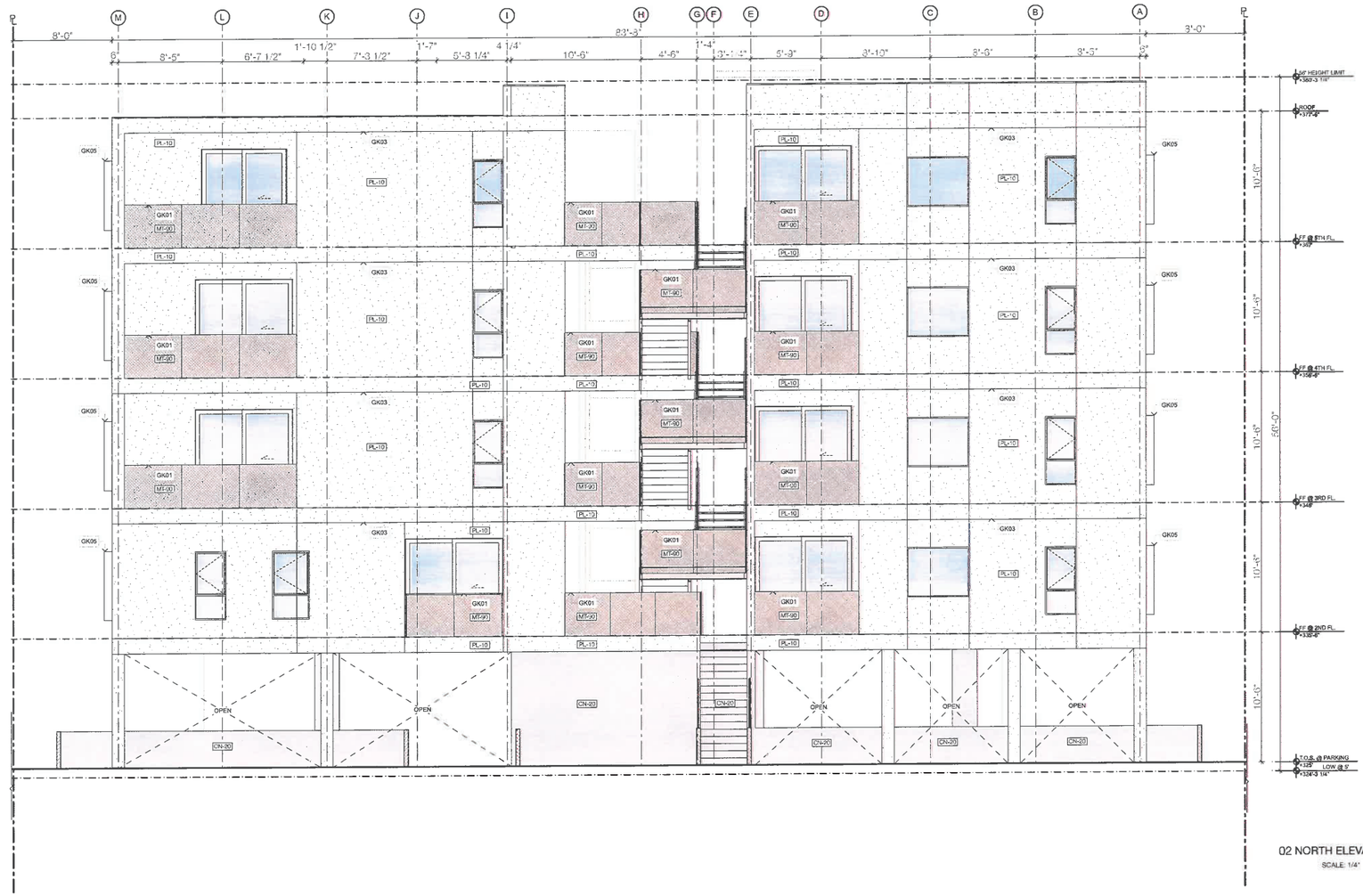
PROJECT NO: #Project Code

SHEET NAME

01 SOUTH ELEVATION

A3.00

BIMcloud://Mirrored/Projects - SBMcloud as a Service/5806 LEXINGTON



02 NORTH ELEVATION

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

EXHIBIT "A"
Page No. 13 of 23
Case No. 19-7067

NOTES

GENERAL

01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.

02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.

03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.

04 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.

05 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 2' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)

07 WIDOWS LABELED AS "EGRESS SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER 01A0.20

LID

01 ALL DOWNSPOUTS TO DRAIN TO RAIN TANKS PER LID 1-7

FINISH LEGEND

CN-10	8" CMU, MANUFACTURER SUNROC, SMOOTH FIN, NATURAL CLR
CN-20	UNCOLORED CONC, W/ SMOOTH FIN, SOLAR REFLECTANCE VALUE = 0.20 PER ASTM E1918
GS-10	PTD, SMOOTH TYPE X GYP BD, GREENBOARD IN ALL WET AREAS
GL-10	TEMPERED GLASS SHOWER ENCLOSURE
GF-20	POWDER COATED MTL SCREEN BY MONO-O.S, FINAL SPEC TBD
PL-10	SAND FINISH PLASTER /// INTEGRAL COLOR: "MERLEX" P-100 GLACIER WHITE
GR-30	CRUSHED GRAVEL OVER COMPACTED FILL
TL-30	TILE FLOOR, SLIP RESISTANT
TL-40	CERAMIC WALL TILE
TL-60	SUBSTONE QUARTZ COUNTERTOP
WC-20	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-20	VERTICAL WOOD SLAT / SCREEN, DETAIL / SPECIES TBD
RF-30	EXCEL-CRETE TOPPING, ASTM E103-82 "CLASS A" O/ MIN 5/8" PLYWOOD W/ EXCEL COAT / FRE SYS
RF-91	SARNAFIL MEMBRANE, WHITE, LAFR 24852 SEE IA7.30

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL 01/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL 02/A7.10
GK03	- STUCCO CONTROL JOINT / REALIET
GK04	
GK05	- PROJECTED METAL WINDOW BOX

LEGEND

< GKXX	GENERAL KEYNOTE (THIS SHEET)
< GBXX	GREEN BUILDING KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	PROPOSED GRADE
	(E) GRADE
	ONE-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711, UBC FIRE RATED SYSTEM DESIGN - UL U311, STC 52.
	TWO-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711.
1	FLOOR TYPE PER A7.00
S	RAIN CURTAIN SPRINKLER HEAD PER FIRE DEPT. REQS. AS ALTERNATE PROTECTION METHOD
+125'	ELEVATION DIM. / DATUM
T.O.W. EAVE/RF	TOP OF WALL ELEVATION
5'-0"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
5'-0"	DIMENSION TO FRAMING (FACE OF STUD)

0 2 4 8'

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LEXINGTON 2

5806 LEXINGTON AVE.
LOS ANGELES, 90038

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.19
STATE OF CALIFORNIA

DATE	DESCRIPTION
07.19.19	SD1
07.25.19	SD2
07.31.19	SD3
08.05.19	SD4
09.22.19	TOC 1
03.31.20	TOC 2
06.09.20	TOC 3

PROJECT NO: #Project Code

SHEET NAME

02 NORTH ELEVATION

A3.01

B:\Abbvd \bittoniarchitects - SBMdocs\ as a Service\5806 LEXINGTON

03 EAST ELEVATION

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

EXHIBIT "A"
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Case No. 19-7067

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STATE OF CALIFORNIA

DATE	DESCRIPTION
07.19.19	SD1
07.25.19	SD2
07.31.19	SD3
08.05.19	SD4
09.22.19	TOC 1
03.31.20	TOC 2
06.09.20	TOC 3

PROJECT NO: #Project Code

SHEET NAME

03 EAST ELEVATION

A3.02

NOTES

GENERAL

01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.

02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.

03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.

04 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.

05 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)

07 WIDOWS LABELED AS "EGRESS" SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER 01/A0.29

LID

01 ALL DOWNSPOUTS TO DRAIN TO RAIN TANKS PER LID 1-7

FINISH LEGEND

CN-20	8" CMU, MANUFACTURER SUNROC, SMOOTH FIN, NATURAL CLR
CN-30	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE = 0.33 PER ASTM E1918.
GB-10	PTD, SMOOTH TYPE X GYP. BD, GREENBOARD IN ALL WET AREAS
GL-10	TEMPERED GLASS SHOWER ENCLOSURE
MT-20	POWDER COATED MTL SCREEN BY MONACH-O.S. FINAL SPEC TBD
PL-10	SAND FINISH PLASTER W/ INTEGRAL COLOR: "MERLEX" P-100 GLACIER WHITE
SN-20	CRUSHED GRAVEL OVER COMPACTED FILL
TL-20	TILE FLOOR, SLIP RESISTANT
TL-30	CERAMIC WALL TILE
TL-50	SILESTONE QUARTZ COUNTERTOP
WC-10	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-90	VERTICAL WOOD SLAT / SCREEN, DETAIL / SPECIES TBD
RF-90	EXCEL-CRETE TOPPING, ASTM E108-82 "CLASS A" O/ MIN 5/8" PLYWOOD W/ EXCEL COAT FIRE SYS
RF-91	SARNAFIL MEMBRANE, WHITE LAFR 24852 SEE (A7.30)

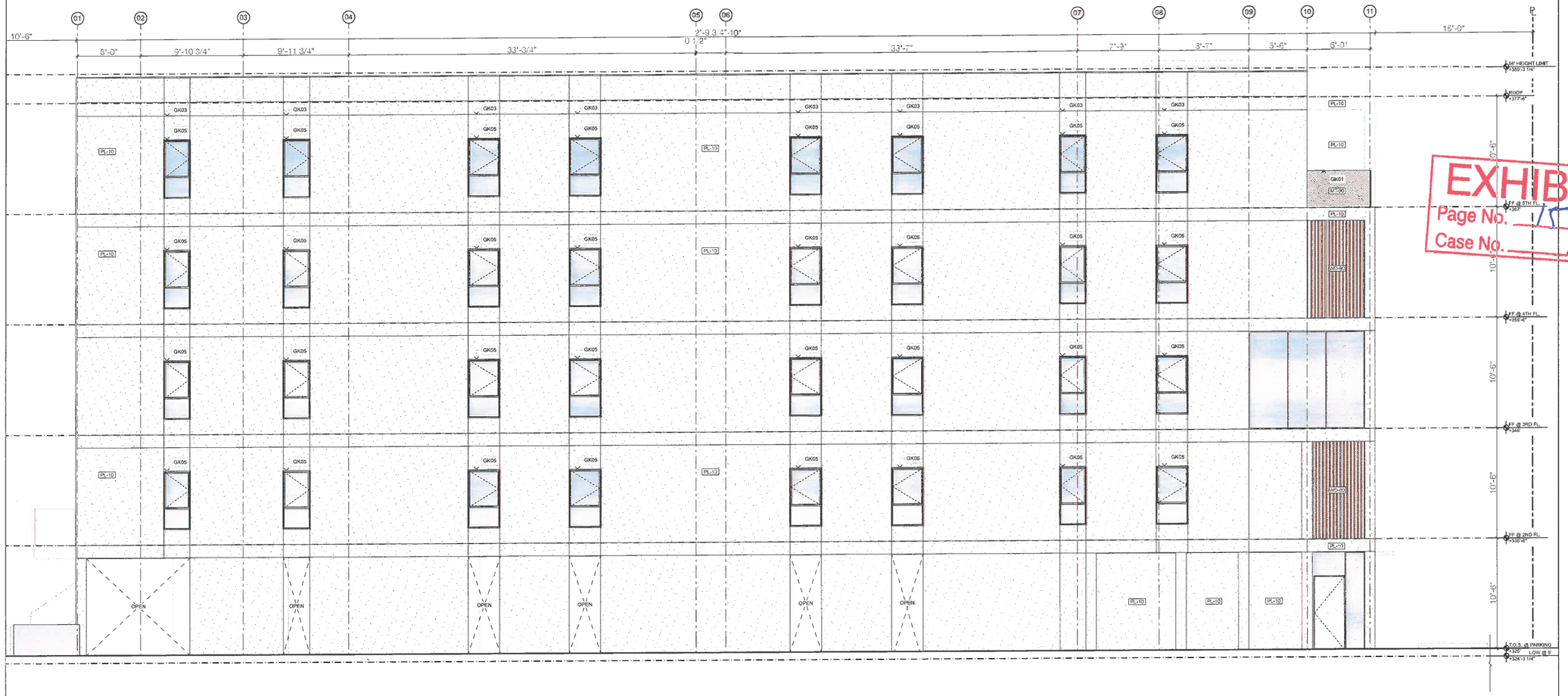
GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL 01/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL 02/A7.10
GK03	- STUCCO CONTROL JOINT / REVEAL
GK04	-
GK05	PROJECTED METAL WINDOW BOX

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
GBXX	GREEN BUILDING KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	PROPOSED GRADE
	(E) GRADE
	ONE-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711, USG FIRE RATED SYSTEM DESIGN - UL 0311, STC 52.
	TWO-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711.
X	FLOOR TYPE PER A7.00
S	RAIN CURTAIN SPRINKLER HEAD PER FIRE DEPT. REQS. AS ALTERNATE PROTECTION METHOD
+325'	ELEVATION DIM. / DATUM
T.O.S. XXX.XX'	TOP OF WALL ELEVATION
	DIMENSION TO FINISH FACE OF WALLS / SURFACES
	DIMENSION TO FRAMING (FACE OF STUD)

B:\Mabout bittoniarchitects - BB\Mabout as s Services\006 LEXINGTON



04 WEST ELEVATION

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

EXHIBIT "A"
Page No. 15 of 23
Case No. 19-7667

NOTES

GENERAL

01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.

02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.

03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RANGES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.

04 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.

05 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)

07 WINDOWS LABELED AS "EGRESS" SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER 01/A0.29

LID

01 ALL DOWNSPOUTS TO DRAIN TO RAIN TANKS PER LID 1-7

FINISH LEGEND

CW-10	8" CMU, MANUFACTURER SUNROC, SMOOTH FIN, NATURAL CLR
CAP-35	UNCOLORED COAC, W/ SMOOTH FIN, SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GB-10	FTD, SMOOTH TYPE X GYP. BD, GREENBOARD IN ALL WET AREAS
GL-13	TEMPERED GLASS SHOWER ENCLOSURE
VF-20	POWDER COATED MTL SCREEN BY MONICHOLS, FINAL SPEC TBD
PL-10	SAND FINISH PLASTER W/ INTEGRAL COLOR: "MERLOX" P-170 "GLACIER WHITE"
CP-20	CRUSHED GRAVEL OVER COMPACTED FILL
TL-50	TILE FLOOR, SLIP RESISTANT
TL-60	CERAMIC WALL TILE
TL-80	SILESTONE QUARTZ COUNTERTOP
WD-02	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-55	VERTICAL WOOD SLAT / SCREEN, DETAIL / SPECIES TBD
RF-50	EXCEL-CRETE TOPPING, ASTM E109-82 "CLASS A" O/ MIN 5/8" PLYWOOD W/ EXCEL COAT FIRE SYS
RF-61	SARNAFIL MEMBRANE, WHITE. LAFR 24652 SEE (A7.30)

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL 01/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL 02/A7.10
GK03	- STUCCO CONTROL JOINT / REGLET
GK04	-
GK05	PROJECTED METAL WINDOW BOX

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
GBXX	GREEN BUILDING KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	PROPOSED GRADE
	(E) GRADE
	ONE-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711. USG FIRE RATED SYSEM DESIGN - UL 0311, STC 52
	TWO-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711.
X	FLOOR TYPE PER A7.00
S	RAIN CURTAIN SPRINKLER HEAD PER FIRE DEPT. REQS. AS ALTERNATE PROTECTION METHOD
12'-0"	ELEVATION DIM. / DATUM
T.O.W. XXX.XX'	TOP OF WALL ELEVATION
	DIMENSION TO FINISH FACE OF WALLS / SURFACES
5'-0"	DIMENSION TO FRAMING (FACE OF STUD)

0 2' 4' 8'

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LEXINGTON 2

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LOS ANGELES, 90038

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34134
REN. 3.31.19
STATE OF CALIFORNIA

DATE	DESCRIPTION
07.19.19	SD1
07.25.19	SD2
07.31.19	SD3
08.05.19	SD4
09.22.19	TOC 1
03.31.20	TOC 2
06.09.20	TOC 3

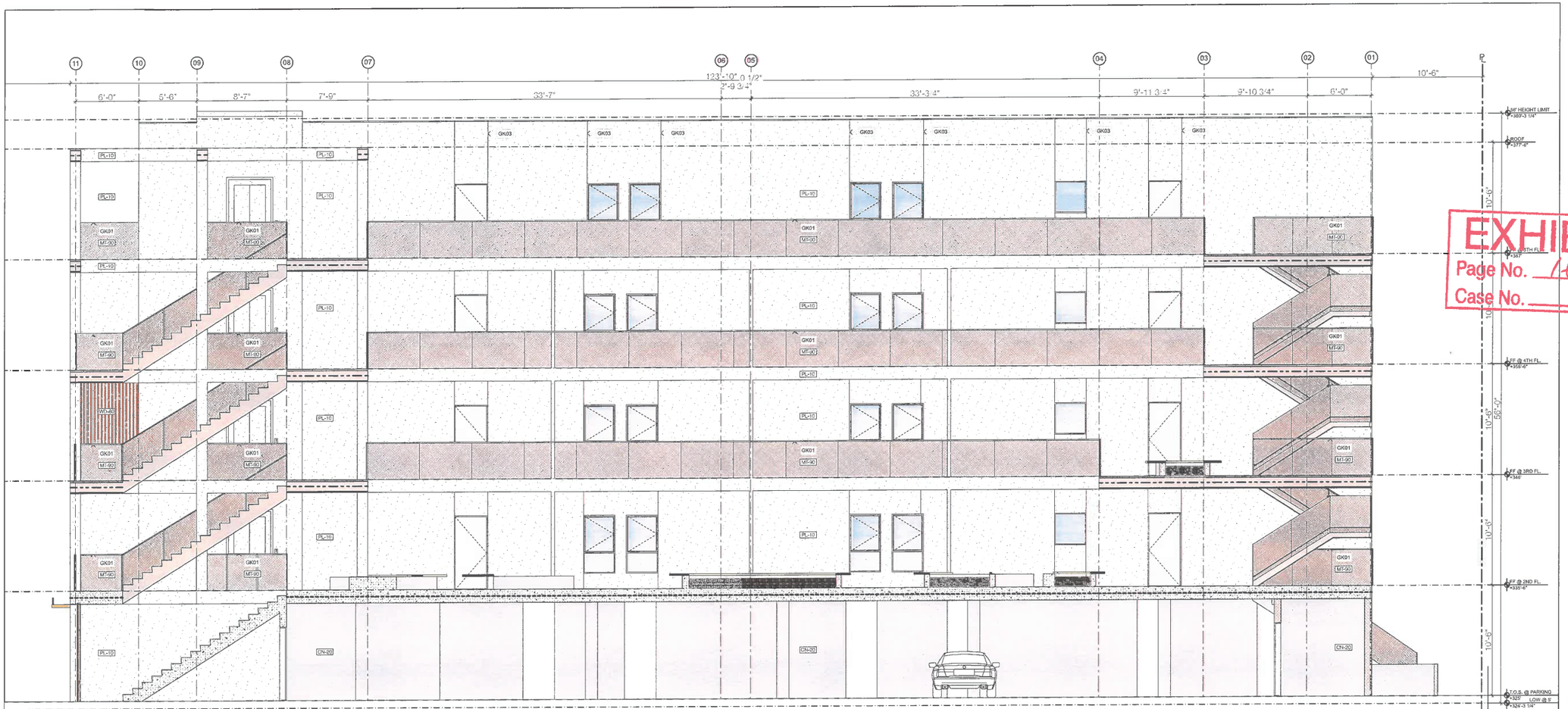
PROJECT NO: #Project Code

SHEET NAME

04 WEST ELEVATION

A3.03

BIMdocs: bittoniarchitects - BIMdocs/ as a Service/1005 LEXINGTON



05 EAST ELEVATION

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

EXHIBIT "A"
Page No. 16 of 23
Case No. 19-7067

NOTES

GENERAL

01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.

02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.

03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.

04 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.

05 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)

07 WIDOWS LABELED AS "EGRESS SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER 01A0.20

LID

01 ALL DOWNSPOUTS TO DRAIN TO RAIN TANKS PER LID 1-7

FINISH LEGEND

CN-10	8" CMU, MANUFACTURER SUNROC, SMOOTH FIN, NATURAL CLR
CN-20	UNCOLORED CONC, W/ SMOOTH FIN, SOLAR REFLECTANCE VALUE > 0.20 PER ASTM E1918.
GB-10	PTD, SMOOTH TYPE X GYP. BD, GREENBOARD IN ALL WET AREAS
GS-10	TEMPERED GLASS SHOWER ENCLOSURE
GP-20	POWDER COATED MTL SCREEN BY MONICH-DLS. FINAL SPEC TBD
PL-10	SAND FINISH PLASTER W/ INTEGRAL COLOR, "HERLEX" P-100 GLACIER WHITE
GR-20	CRUSHED GRAVEL OVER COMPACTED FILL
TL-30	TILE FLOOR, SLIP RESISTANT
TL-40	CERAMIC WALL TILE
TL-50	SILESTONE QUARTZ COUNTERTOP
WT-40	6" WIDE FRENCH WHITE OAK WD PL., W/ SLIP RESISTANT FIN.
WO-80	VERTICAL WOOD SLAT - SCREEN, DETAIL / SPECIES TBD
RF-90	EXCEL-CRETE FOPRING, ASTM E108-42 "CLASS A" O/ MIN 5/8" PLYWOOD W/ EXCEL COAT FIRE SYS
RF-91	SARNAFIL MEMBRANE WHITE, LATR 24852 SEE (A7.30)

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL 01/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL 02/A7.10
GK03	- STUCCO CONTROL JOINT / REGLET
GK04	-
GK05	PROJECTED METAL WINDOW BOX

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
GBXX	GREEN BUILDING KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	PROPOSED GRADE
	(E) GRADE
	ONE-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711, UBC FIRE RATED SYSTEM DESIGN - I.E. 0311, STC 52.
	TWO-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711.
A	FLOOR TYPE PER A7.00
S	RAIN CURTAIN SPRINKLER HEAD PER FIRE DEPT. REQS. AS ALTERNATE PROTECTION METHOD
+325'	ELEVATION DIM. / DATUM
T.O.W. XXX.XX'	TOP OF WALL ELEVATION
3'-1"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
3'-3"	DIMENSION TO FRAMING (FACE OF STUD)

0 2' 4' 8'

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LEXINGTON 2

5806 LEXINGTON AVE.
LOS ANGELES, 90038

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34139
REN. 1.31.19
STATE OF CALIFORNIA

DATE	DESCRIPTION
07.19.19	SD1
07.25.19	SD2
07.31.19	SD3
08.05.19	SD4
09.22.19	TOC 1
03.31.20	TOC 2
06.09.20	TOC 3

PROJECT NO: #Project Code

SHEET NAME

05 EAST ELEVATION

A3.04

BIMdout Structure\Revit - RBMdout as a Service\5806 LEXINGTON

06 WEST ELEVATION

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

NOTES

GENERAL

01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.

02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.

03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RANGES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RANGES.

04 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.

05 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)

07 WINDOWS LABELED AS "EGRESS SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER 01A6.20

LID

01 ALL DOWNSPOUTS TO DRAIN TO RAIN TANKS PER LID 1-7

FINISH LEGEND

CN-20	8" CMU, MANUFACTURER SUNROC, SMOOTH FIN, NATURAL CLR
CN-30	UNCOLORED CONC W/ SMOOTH FIN, SOLAR REFLECTANCE VALUE = 0.30 PER ASTM E1918.
GB-10	PTD, SMOOTH TYPE X GYP. BD, GREENBOARD IN ALL WET AREAS
GL-10	TEMPERED GLASS SHOWER ENCLOSURE
MT-20	POWDER COATED MTL SCREEN BY MONICHOLS, FINAL SPEC TBD
PL-15	SAND FINISH PLASTER W/ INTEGRAL COLOR: "MERLEX" P-130 GLACIER WHITE
GR-20	CRUSHED GRAVEL OVER COMPACTED FILL
TL-50	TILE FLOOR, SLIP RESISTANT
TL-30	CERAMIC WALL TILE
TL-80	SILESTONE QUARTZ COUNTERTOP
WC-40	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-60	VERTICAL WOOD SLAT / SCREEN, DETAIL / SPECIES TBD
RF-40	EXCEL-CRETE TOPPING, ASTM E105-82 "CLASS A" O/ MIN 5/8" PLYWOOD W/ EXCEL COAT FIRE SYS
RF-41	SARNAFIL MEMBRANE, WHITE LA/RI 24652 SEE (A7.30)

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL 01/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL 02/A7.10
GK03	- STUCCO CONTROL JOINT / REGLET
GK04	-
GK05	PROJECTED METAL WINDOW BOX

LEGEND

< GKXX	GENERAL KEYNOTE (THIS SHEET)
< GBXX	GREEN BUILDING KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	PROPOSED GRADE
	(E) GRADE
	ONE-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711, LSIG FIRE RATED SYSEM DESIGN - UL 0311, STC 52
	TWO-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711.
X	FLOOR TYPE PER A7.00
S	RAIN CURTAIN SPRINKLER HEAD PER FIRE DEPT. REQS. AS ALTERNATE PROTECTION METHOD
⊕	
±XXX	ELEVATION DIM. / DATUM
EQUIP. XXX.XX'	TOP OF WALL ELEVATION
5'-0"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
5'-0"	DIMENSION TO FRAMING (FACE OF STUD)

0 2' 4' 8'

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EXHIBIT "A"
Page No. 17 of 23
Case No. 19-7067

LEXINGTON 2

5806 LEXINGTON AVE.
LOS ANGELES, 90038

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.19
STATE OF CALIFORNIA

DATE	DESCRIPTION
07.19.19	SD1
07.25.19	SD2
07.31.19	SD3
08.05.19	SD4
09.22.19	TOC 1
03.31.20	TOC 2
06.09.20	TOC 3

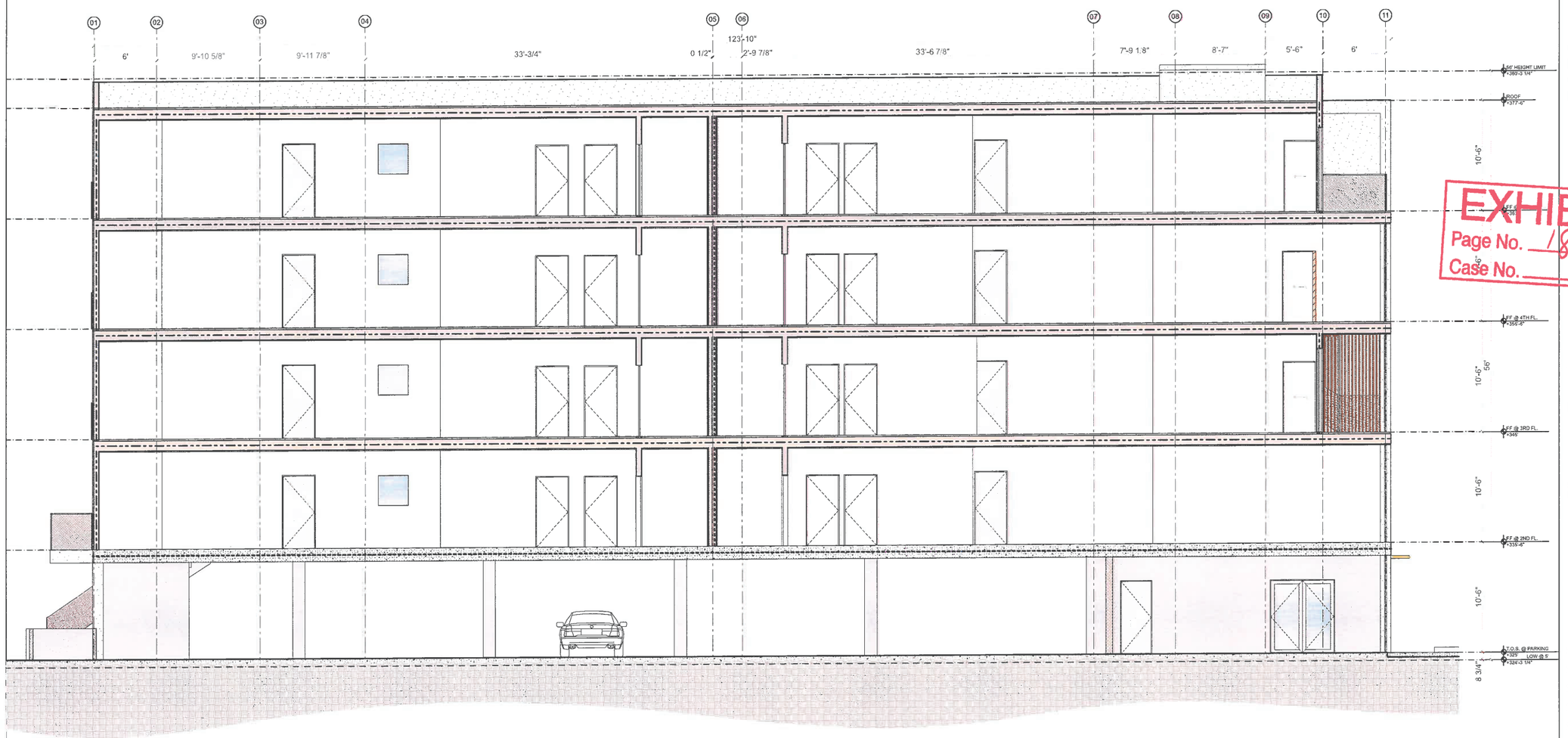
PROJECT NO: #Project Code

SHEET NAME

06 WEST ELEVATION

A3.05

BIMdout: bittoniarchitects - BIMdout as a Service/5904 LEXINGTON



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Page No. 18 of 23
Case No. 19-70672

09 BUILDING SECTION

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

NOTES

GENERAL

01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.

02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.

03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOP'S OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.

04 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.

05 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)

07 WINDOWS LABELED AS "EGRESS SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER 01/A8.20

LID

01 ALL DOWNSPOUTS TO DRAIN TO RAIN TANKS PER LID 1-7

FINISH LEGEND

CN-10	8" CMU, MANUFACTURER SUNROC, SMOOTH FIN, NATURAL CLR
CN-20	UNCOLORED CONC. W/ SMOOTH FIN, SOLAR REFLECTANCE VALUE > 0.20 PER ASTM E1918
GB-10	PTD, SMOOTH TYPE X GYP. BD., GREENBOARD IN ALL WET AREAS
GL-10	TEMPERED GLASS SHOWER ENCLOSURE
MF-20	POWDER COATED MTL SCREEN BY MONO-HOLS, FINAL SPEC TBD
PL-10	SAND FINISH PLASTER // INTEGRAL COLOR: "MERLEX" P-139 GLACIER WHITE
GR-20	CRUSHED GRAVEL OVER COMPACTED FILL
TL-50	TILE FLOOR, SLIP RESISTANT
TL-60	CERAMIC WALL TILE
TL-80	SILESTONE QUARTZ COUNTERTOP
WC-40	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WO-40	VERTICAL WOOD SLAT - SCREEN, DETAIL / SPECIES TBD
RF-60	EXCEL-CRETE TOPPING, ASTM E108-62 "CLASS A" OF MIN 5/8" PLYWOOD W/ EXCEL COAT FIRE SYS
RF-61	SARNAFIL MEMBRANE, WHITE, LARR 74852 SEE /A7.30

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL 01/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL 02/A7.10
GK03	- STUCCO CONTROL JOINT REGLET
GK04	-
GK05	PROJECTED METAL WINDOW BOX

LEGEND

< GKXX	GENERAL KEYNOTE (THIS SHEET)
< GBXX	GREEN BUILDING KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	PROPOSED GRADE
	(E) GRADE
	ONE-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711. USG FIRE RATED SYSTEM DESIGN - UL G311, STC 52.
	TWO-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711.
X	FLOOR TYPE PER A7.00
S	RAIN CURTAIN SPRINKLER HEAD PER FIRE DEPT. REQS. AS ALTERNATE PROTECTION METHOD
+325'	ELEVATION DIM. / DATUM
TOW.XXX.XX	TOP OF WALL ELEVATION
1/2 5-7	DIMENSION TO FINISH FACE OF WALLS / SURFACES
	DIMENSION TO FRAMING (FACE OF STUD)
0 2' 4' 8'	

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LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
SUN. 3.31.19
STATE OF CALIFORNIA

DATE	DESCRIPTION
07.19.19	SD1
07.25.19	SD2
07.31.19	SD3
08.05.19	SD4
09.22.19	TOC 1
03.31.20	TOC 2
06.09.20	TOC 3

PROJECT NO: #Project Code

SHEET NAME

09 BUILDING SECTION

A4.00

E:\Bittoni bittoniarchitects - 1\BAScloud in a Service\5806 LEXINGTON

10 BUILDING SECTION

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

EXHIBIT "A"
Page No. 19 of 23
Case No. 19-7067

NOTES

GENERAL

01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.

02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.

03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.

04 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.

05 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)

07 WINDOWS LABELED AS "EGRESS SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER 01A0.20

LID

01 ALL DOWNSPOUTS TO DRAIN TO RAIN TANKS PER LID 1-7

FINISH LEGEND

CN-10	8" CMU, MANUFACTURER SUNROC, SMOOTH FIN., NATURAL CLR
CN-20	UNCO. CORED CONC. W/ SMOOTH FIN, SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GB-10	PTD. SMOOTH TYPE X GYP. BD. GREENGOARD IN ALL WET AREAS
GL-10	TEMPERED GLASS SHOWER ENCLOSURE
MT-20	POWDER COATED MTL SCREEN BY MCNICHOLS, FINAL SPEC TBD
PL-10	SAND FINISH PLASTER W/ INTEGRAL COLOR: "MERLEX" P-109 GLACIER WHITE
GR-20	CRUSHED GRAVEL OVER COMPACTED FILL.
TL-20	TILE FLOOR, SLIP RESISTANT
TL-30	CERAMIC WALL TILE
TL-40	SILESTONE QUARTZ COUNTERTOP
VT-10	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WS-30	VERTICAL WOOD SLAT SCREEN, DETAIL / SPECS TBD
RR-30	EXCEL-CRETE TOPPING, ASTM E108-62 "CLASS A" OF MIN 5/8" PLYWOOD W/ EXCEL COAT FIRE SYS.
RF-61	SARNAFIL MEMBRANE, WHITE, LA#R 24852 SEE (A7.20)

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL 01/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL 02/A7.10
GK03	- STUCCO CONTROL JOINT REGLET
GK04	-
GK05	PROJECTED METAL WINDOW BOX

LEGEND

< GKXX	GENERAL KEYNOTE (THIS SHEET)
< GBXX	GREEN BUILDING KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	PROPOSED GRADE
	(E) GRADE
	ONE-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711, USG FIRE RATED SYSTEM DESIGN - UL 0311, STC 52.
	TWO-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711.
X	FLOOR TYPE PER A7.00
S	RAIN CURTAIN SPRINKLER HEAD PER FIRE DEPT. REQS, AS ALTERNATE PROTECTION METHOD
+325'	ELEVATION DIM. / DATUM
T.O.W. XXX.XX'	TOP OF WALL ELEVATION
5'-9"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
5'-7"	DIMENSION TO FRAMING (FACE OF STUD)

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LEXINGTON 2

5806 LEXINGTON AVE.
LOS ANGELES, 90038

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.19
STATE OF CALIFORNIA

07.19.19	SD1
07.25.19	SD2
07.31.19	SD3
08.05.19	SD4
09.22.19	TOC 1
03.31.20	TOC 2
06.09.20	TOC 3

DATE	DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

10 BUILDING SECTION

A4.01

BIM360://Bittoni Architects - BIM360/Lex 2 Services/5900 LEXINGTON

11 BUILDING SECTION

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

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EXHIBIT "A"
Page No. 20 of 23
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LEXINGTON 2

5806 LEXINGTON AVE.
LOS ANGELES, 90038

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DATE	DESCRIPTION
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09.22.19	TOC 1
03.31.20	TOC 2
06.09.20	TOC 3

PROJECT NO: #Project Code

SHEET NAME

11 BUILDING SECTION

A4.02

NOTES

GENERAL

01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.

02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.

03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.

04 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.

05 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)

07 WIDOWS LABELED AS "EGRESS SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER 01/A0.20

LID

01 ALL DOWNSPOUTS TO DRAIN TO RAIN TANKS PER LID 1-7

FINISH LEGEND

CN-10	8" CMU, MANUFACTURER SUNROC, SMOOTH FIN, NATURAL CLR
CN-20	UNCOLORED CONC, VT SMOOTH FIN, SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GB-10	FIBS, SMOOTH TYPE X GYP BD, GREENBOARD IN ALL WET AREAS
GL-10	TEMPERED GLASS SHOWER ENCLOSURE
MT-00	POWDER COATED MTL SCREEN BY MONO-CILS, FINAL SPEC TBD
PL-19	SAND FINISH PLASTER IV INTEGRAL COLOR: "MERLIN" P-100 GLACIER WHITE
GR-10	CRUSHED GRAVEL OVER COMPACTED FILL
TL-20	TILE FLOOR, SLIP RESISTANT
TL-30	CERAMIC WALL TILE
LS-20	SILESTONE QUARTZ COUNTERTOP
RF-20	6" WIDE FRENCH WHITE OAK WD FL, W/ SLIP RESISTANT FIN.
WD-40	VERTICAL WOOD SLAT / SCREEN, DETAIL / SPECIES TBD
RF-50	EXCEL-CRETE TOPPING, ASTM E105-82 "CLASS A" O/ MIN 5/2" PLYWOOD W/ EXCEL COAT FIRE SYS
RF-61	SARNAFIL MEMBRANE, WHITE, LARR 24882 SEE (A7.30)

GENERAL KEYNOTES

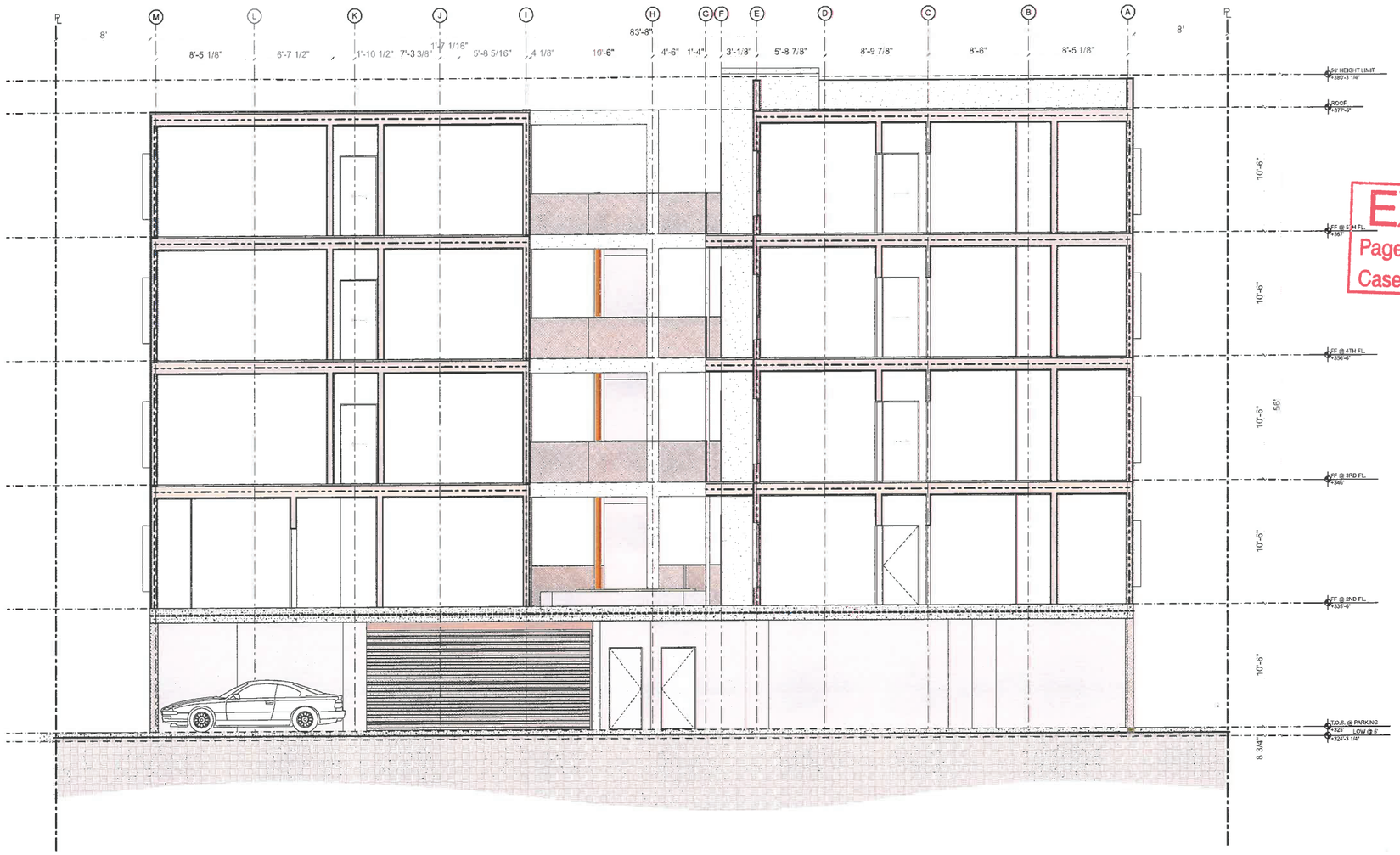
GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL C1/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL C2/A7.10
GK03	- STUCCO CONTROL JOINT / REGLET
GK04	-
GK05	PROJECTED METAL WINDOW BOX

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
GBXX	GREEN BUILDING KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	PROPOSED GRADE
	(E) GRADE
	ONE-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711, USG FIRE RATED SYSEM DESIGN • UL 0311, STC 52.
	TWO-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711.
X	FLOOR TYPE PER A7.00
S	RAIN CURTAIN SPRINKLER HEAD PER FIRE DEPT. RECS, AS ALTERNATE PROJECTION METHOD
+325'	ELEVATION DIM. / DATUM
T.O.W. XXX.XX	TOP OF WALL ELEVATION
5'-0"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
5'-0"	DIMENSION TO FRAMING (FACE OF STUD)

0 2' 4' 8'

BIMcloud bittoniarchitects - BIMcloud as a Service/5806 LEXINGTON



12 BUILDING SECTION

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

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LEXINGTON 2

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LICENSED ARCHITECT
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No. C-34136
REN. 3.31.19
STATE OF CALIFORNIA

DATE	DESCRIPTION
07.19.19	SD1
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08.05.19	SD4
09.22.19	TOC 1
03.31.20	TOC 2
06.09.20	TOC 3

PROJECT NO: #Project Code

SHEET NAME

12 BUILDING SECTION

A4.03

NOTES

GENERAL

01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.

02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.

03 ADD SELF-ADHERING MODIFIED BITUMEN (JEFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.

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07 WINDOWS LABELED AS "EGRESS" SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER 01/A0.20

LID

01 ALL DOWNSPOUTS TO DRAIN TO RAIN TANKS PER LID 1-7

FINISH LEGEND

CN-10	8" CMU, MANUFACTURER SUNROC. SMOOTH- FIN, NATURAL CLR
CN-28	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GB-10	PTD. SMOOTH TYPE X GYP. BD. GREENBOARD IN ALL WET AREAS
GL-10	TEMPERED GLASS SHOWER ENCLOSURE
MT-50	POWDER COATED MTL SCREEN BY MONICHOLS, FINAL SPEC TBD
PL-19	SAND FINISH PLASTER /\/ INTEGRAL COLOR: "MERLEX" P-100 GLACIER WHITE
GR-20	CRUSHED GRAVEL OVER COMPACTED FILL
TL-50	TILE FLOOR, SLIP RESISTANT
TL-40	CERAMIC WALL TILE
TL-30	SILESTONE QUARTZ COUNTERTOP
WC-49	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-55	VERTICAL WOOD SLAT - SCREEN, DETAIL / SPECIES TBD
RP-90	EXCEL-CRETE TOPPING, ASTM E105-52 "CLASS A" O/ MIN 5/8" PLYWOOD W/ EXCEL COAT FIRE SYS
RP-91	SARNAFIL MEMBRANE WHITE LA/R 24652 SEE (A7.30)

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL 01/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL 02/A7.10
GK03	- STUCCO CONTROL JOINT / REGLET
GK04	-
GK05	PROJECTED METAL WINDOW BOX

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
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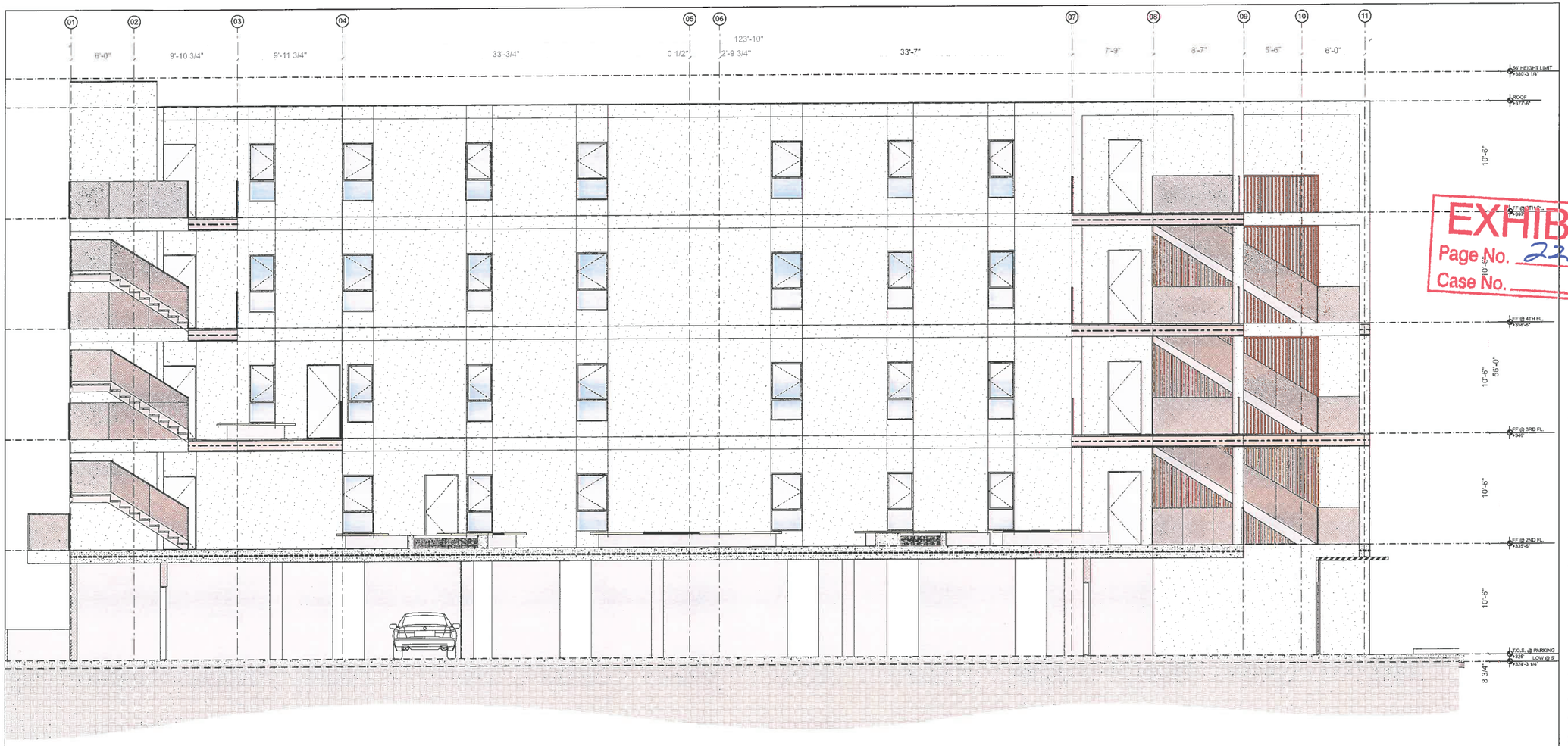
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	PROPOSED GRADE
	(E) GRADE
	ONE-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711. USG FIRE RATED SYSEM DESIGN - UL 0311, STC 52
	TWO-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711.
X	FLOOR TYPE PER A7.00
S	RAIN CURTAIN SPRINKLER HEAD PER FIRE DEPT. REQ'S, AS ALTERNATE PROTECTION METHOD
+320'	ELEVATION DIM. / DATUM
TOP OF WALL	TOP OF WALL ELEVATION
	DIMENSION TO FINISH FACE OF WALLS / SURFACES
	DIMENSION TO FRAMING (FACE OF STUD)

0 2' 4' 8'

BIMdocs bittoniarchitects - BIMdocs is a Service/SBS LEXINGTON



13 BUILDING SECTION

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

EXHIBIT "A"
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08.05.19	SD4
09.22.19	TOC 1
03.31.20	TOC 2
06.09.20	TOC 3

DATE	DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

13 BUILDING SECTION

A4.04

NOTES

GENERAL

01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.

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LID

01 ALL DOWNSPOUTS TO DRAIN TO RAIN TANKS PER LID 1-7

FINISH LEGEND

CN-10	8" CMU, MANUFACTURER SUNROC, SMOOTH FIN, NATURAL CLR
CN-30	UNCOLORED CONC. W/ SMOOTH FIN, SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
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MT-60	POWDER COATED MTL SCREEN BY MCNICHOLS, FINAL SPEC TBD
PL-10	SAND FINISH PLASTER (1/ INTEGRAL COLOR, "MERLUX" P-100 GLACIER WHITE
GR-20	CRUSHED GRAVEL OVER COMPACTED FILL
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TL-40	CERAMIC WALL TILE
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WD-30	VERTICAL WOOD SLAT / SCREEN, DETAIL / SPECIES TBD
BR-30	EXCEL-CRETE TOPPING, ASTM E1028-82 "CLASS A" OF MIN 5/8" PLYWOOD W/ EXCEL COAT FIRE SYS
BR-91	SARNAFIL MEMBRANE WHITE, LARR 24652 SEE (A7.30)

GENERAL KEYNOTES

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GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE, SEE DETAIL 02/A7.10
GK03	- STUCCO CONTROL JOINT / REGLET
GK04	-
GK05	PROJECTED METAL WINDOW BOX

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
GBXX	GREEN BUILDING KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	PROPOSED GRADE
	(E) GRADE
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	TWO-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711.
X	FLOOR TYPE PER A7.00
S	RAIN CURTAIN SPRINKLER HEAD PER FIRE DEPT. REQS. AS ALTERNATE PROTECTION METHOD
+32'E	ELEVATION DIM. / DATUM
TOS/FL EXHAUST	TOP OF WALL ELEVATION
3'-0"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
5'-7"	DIMENSION TO FRAMING (FACE OF STUD)

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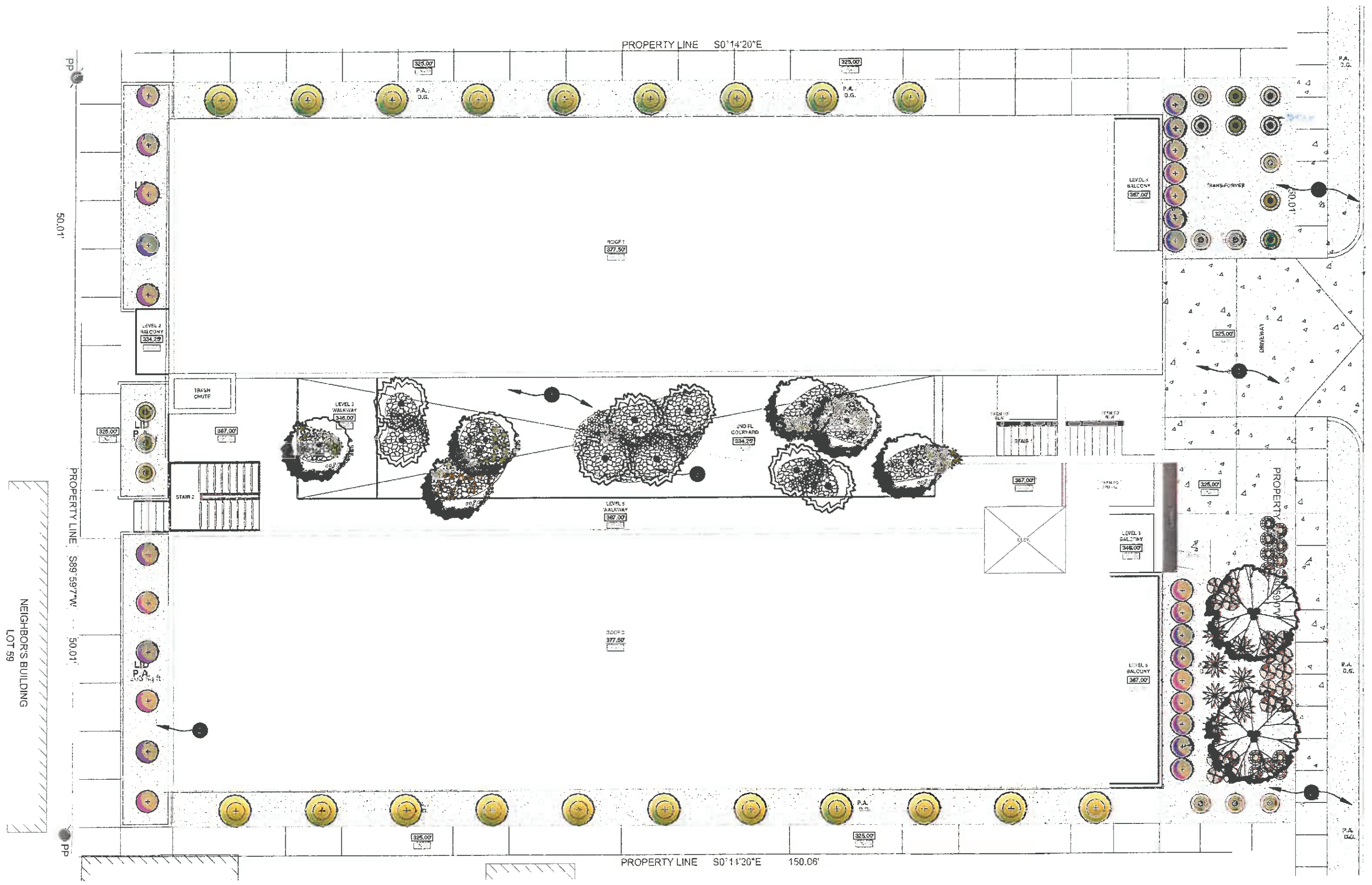

LANDSCAPE
SCALE: 1/8"=1'-0"

0 4' 8' 16' 32'
SCALE: 1/8" = 1'-0"

N

TOTAL PROPOSED IRRIGATED LANDSCAPE AREA: 734 SQ. FT.

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	PLANT FACTOR	MATURITY HT.	YEARS TO REACH MATURITY
	LAURUS NOBILIS (COLUMN)	SWEET BAY	15 GAL	20	0.3	20'	5+
	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL	17	0.3	3-4'	3
	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	13	0.3	1'	2
	ROSMARINUS 'TUSCAN BLUE'	ROSEMARY (SHEAR INTO BALLS)	5 GAL	18	0.3	3'	1
	AGAVE WEBERI	WEBER'S AGAVE	15 GAL	7	0.3	3'	2
	ECHEVERIA 'AFTERGLOW'	AFTERGLOW ECHEVERIA	6" POT	55	0.3	1'	1
	CARISSA 'EMERALD CARPET'	NATAL PLUM	5 GAL	13	0.3	2'	2
	AGAPANTHUS 'TINKERBELL'	DWARF VARIEGATED LILY OF THE NILE	1 GAL	73	0.3	1'	2
	VITEX TRIFOLIA PURPUREA (BUSH FORM)	ARABIAN LILAC	5 GAL	27	0.3	8'	5+
	CERCIS CANADENSIS 'FOREST PANSY'	BURGUNDY REDBUD	24" BOX	5	0.4	20'	5+
	PITTOSPORUM EUGENIODES 'VARIEGATA'	VARIEGATED LEMONWOOD	24" BOX	8	0.4	18'	5+
	OLEA EUROPAEA	OLIVE	BARE ROOT 18'H X 14'W	2	0.3	25'	5+

LEGEND

1. PAVING PER BUILDING ARCHITECT
2. CRUSHED GRAVEL MULCH "INDIAN GOLD" 3/8"
3. CRUSHED ROCK MULCH "ESKIMO PIE" 3-6"

GRAVEL AND ROCK MULCH

CRUSHED GRAVEL "INDIAN GOLD"

CRUSHED ROCK "ESKIMO PIE" 3-6"

PLANTING NOTES:

1. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED.
2. QUANTITITES SHOWN ON THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER OF DISCREPANICES BETWEEN QUANTITIES & SYMBOLS SHOWN.
4. PLANT PITS SHALL BE TWICE THE SIZE OF THE DESIGNATED NURSERY CONTAINERS.
5. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND A MAXIMUM OF 2 YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH FREE OF DISEASES AND PESTS.
6. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT WALLS OR FENCES WITH NON-METALLIC TIES. REMOVE NURSERY STAKES AND TIES FROM ALL TREES OR NURSERY STOCK. MAINTAIN SIDE GROWTH ON ALL TREES.
7. PROVIDE COMMERCIAL GRADE POLYESTER WEED CONTROL FABRIC UNDERLAYMENT BELOW ALL DECOMPOSED GRANITE PAVING AREAS. CUT HOLES IN FABRIC THE SIZE OF THE PLANT ROOTBALLS AT LOCATIONS OF INDIVIDUAL OR CLUSTER ACCENT PLANTINGS.

PLANT MATERIAL

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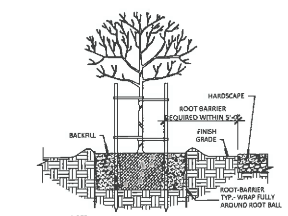
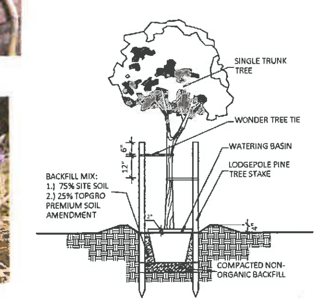
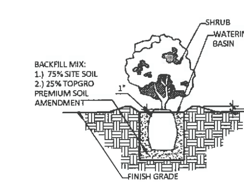


NOTE:
1. TOP OF ROOT CONTROL BARRIER MUST BE AT GRADE.
2. POSITION ROOT CONTROL BARRIER ADJACENT TO STRUCTURE.
3. BARRIER SHALL EXTEND A MIN. OF 12" BELOW BOTTOM OF HARDSCAPE.
4. PROVIDE A MIN. OF 12' OF ROOT BARRIER PER 24" BOX TREE AND AN ADDITIONAL 4' PER 12" INCREASE IN BOX SIZE.
5. ROOT BARRIER SHALL EXTEND BELOW GRADE A DISTANCE EQUAL TO OR GREATER THAN THE DEPTH OF THE ROOT BALL.
6. ALL TREES WITHIN 5' OF HARDSCAPE (MEASURED FROM THE OUTSIDE OF THE ROOTBALL) SHALL HAVE A ROOT-BARRIER INSTALLED.
7. ROOT BARRIER DEVICE SHALL BE UV-STABILIZED HIGH DENSITY POLYETHYLENE.

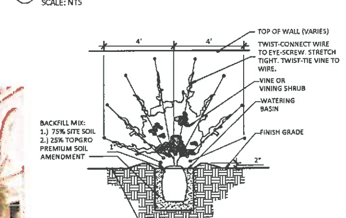
ROOT BARRIER DETAIL
SCALE: NTS



TREE STAKING
SCALE: NTS



SHRUB PLANTING
SCALE: NTS



VINE PLANTING
SCALE: NTS

Richard Lusk
LANDSCAPE AND DESIGN
richardlusk.com

LANDSCAPE CONCEPT

THIS PLAN(S) DOES NOT CONSTITUTE CONSTRUCTION MEANS OR METHODS AND THEREFORE SHALL NOT BE USED FOR CONSTRUCTION OR MISCONSTRUED AS A CONSTRUCTION PLAN OR TECHNICAL DOCUMENT.

DESIGNER/CONTRACTOR IS NOT RESPONSIBLE FOR BIDDING INACCURACIES, MISSELLING OR MISUNDERSTANDING BY ANY PARTY THAT MAY ARISE FROM THIS CONCEPT. CONTRACTED SCOPE OF WORK SHALL DESCRIBE ACTUAL INCLUSIONS OR EXCLUSIONS. NO REPRESENTATION OF WHAT IS INCLUDED FOR A SPECIFIED CONSTRUCTION BUDGET IS OFFERED BY THIS CONCEPT. THESE PLANS ARE PREPARED WITH DESIGN-BUILD INTENT (NOT ONLY DESIGN) AND THEREFORE THE DESIGNER-CONTRACTOR IS NOT RESPONSIBLE FOR WORK PERFORMED BY OTHERS.

CONSTRUCTION BY OTHERS VOIDS ALL WARRANTY AND LIABILITY FOR INFORMATION CONVEYED OR IMPLIED BY THESE PLANS AND/OR ACTUAL SITE-WORK PERFORMED.

PROJECT TITLE
LEXINGTON II
5806 LEXINGTON AVE.
LOS ANGELES
CA 90038

NO.	DATE	DESCRIPTION

SHEET TITLE
LANDSCAPE
L-1

DATE 01.12.2020

Exhibit D

Categorical Exemption

DEPARTMENT OF
CITY PLANNING

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(213) 978-1300

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2019-5389-CE

The City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) pursuant to 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. The project was found to be exempt based on the following:

Project Description:

The projects are located between two (2) sites at 5817- 5823 West Lexington Avenue (Lexington 1) and 5806-5812 West Lexington Avenue (Lexington 2) in the Hollywood Community Plan Area.

Lexington 1 involves the demolition of two (2) existing single-family structures with associated accessory structures and the construction, use and maintenance of a five-story, 56-foot tall, 21-unit, multi-family dwelling. The building will be constructed with four (4) residential levels over one (1) at-grade parking level. The project will provide a total of 29 automobile parking spaces. The project proposes the export of approximately 800 cubic yards of soil.

Lexington 2 involves the demolition of two (2) existing single-family structures with associated accessory structures and the construction, use and maintenance of a five-story, 56-foot tall, 17-unit, multi-family dwelling. The building will be constructed with four (4) residential levels over one (1) at-grade parking level. The project will provide a total of 17 automobile parking spaces.

The totality of the project will provide 38 dwelling units.

The projects require the following:

1. Lexington 1: Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,25, a Director's Determination for a 25% Density Bonus Project (with 7% of the base number of units set aside for Very Low Income Households), totaling 21 dwelling units, reserving two (2) units for Very Low Income Household occupancy for a period of 55 years and one (1) On-Menu Incentive for an 11-foot increase in the maximum permitted height limit.

2. Lexington 2: Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,31, a Director's Determination for the construction, use and maintenance of a 30,436 square

foot, 17-unit multi-family dwelling with two (2) units reserved for Extremely Low Income Households, Transit-Oriented Communities project.

Implementation of the California Environmental Quality Act

Pursuant to Section 21084 of the Public Resources Code, the Secretary for the Natural Resources Agency found certain classes of projects not to have a significant effect on the environment and declared them to be categorically exempt from the requirement for the preparation of environmental documents.

The project meets the conditions for a Class 32 Exemption found in CEQA Guidelines, Section 15332 (In-Fill Development Projects), and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 apply.

Conditions for a Class 32 Exemption

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

1) 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;
2) The proposed developed occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
3) The project site has no value as habitat for endangered, rare or threatened species;
4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
5) The site can be adequately served by all required utilities and public services.

The project is located within the Hollywood Community Plan and zoned R3-1 with a corresponding designation for Medium Residential land uses. The project is consistent with the applicable general plan land use designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

The subject site is wholly within the City of Los Angeles, on a two (2) separate, non-contiguous sites that total approximately 0.69 acres in size. Lots adjacent to the subject properties are developed with the following urban uses: multi-family, and single-family developments. The site is currently developed and is surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. In addition, there are no protected trees on the site.

The project would not result in any significant effects related to traffic, noise, air quality, or water quality.

- Consistent with LADOT's policy, projects adding 34 units do not require a traffic study. No traffic study and further analysis of traffic impacts would be required and therefore would not have a significant impact.

- The project will be subject to Regulatory Compliance Measures, which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater conditions; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water.

- A CalEEMod Air Quality, Greenhouse Gas and Noise Analyses dated November 1, 2019 was prepared by Yorke Engineering, LLC for the proposed project indicating that the project will result in less than significant impacts to air quality and noise.

The project site will be adequately served by all public utilities and services given that the construction of multi-family dwellings will be on sites which have been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

Exceptions to Categorical Exemptions

There are six (6) exceptions to categorical exemptions must be considered in order to find a project exempt from CEQA: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The project is not located on or near any environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. There is not a succession of known projects of the same type and in same place as the subject project. The project would not reasonably result in a significant effect on the environment due to unusual circumstances. The project is not located near a State Scenic Highway. The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity is identified as an active hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register or Historic Places, California Register of Historical Resources, the Los Angles Historic-Cultural Monuments Register, and/or any local register, and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

Exhibit E

Correspondence