

## **DEPARTMENT OF CITY PLANNING**

## RECOMMENDATION REPORT

**City Planning Commission** 

**Date:** February 13, 2020 **Time:** After 8:30 a.m.

Place: Los Angeles City Council Chamber

200 N. Spring Street Los Angeles, CA 90012

Public Hearing: Required

Appeal Status: The Off-Menu Density

Bonus/Affordable Housing

Incentive Program Review is not appealable. The On-Menu Density

Bonus/Affordable Housing Incentive Program Review is appealable by adjacent and abutting owners and tenants only. The Conditional Use, Project

Permit Compliance Review, and On-Menu Density Bonus are appealable to City Council, but limited due to the timeline set forth

in Assembly Bill 2162.

**Expiration Date:** March 21, 2020

Multiple Approval: Yes

Case No.: CPC-2019-4568-DB-CU-

SPP-PSH-SIP

**CEQA No.:** Exempt from CEQA per AB

2162

Council No.: 1- Cedillo Plan Area: Westlake

Specific Plan: Central City West Certified NC: Westlake South

**GPLU:** High Density Residential

**Zone:** R5(CW)-U/6

**Applicant:** 1316 Linwood LLC and

Linwood Holding Co., LLC

**Representative:** May Phutikanit

Relevant Group

PROJECT LOCATION:

1316-1328 W. Linwood Avenue

PROPOSED PROJECT:

Demolition of the existing three residential buildings and the construction, use and maintenance of an eight-story residential building with 150-unit Permanent Supportive Housing units; with eight (8) restricted to Very Low Income and 142 restricted to Low Income Households on a 18,720 square-foot site. The project will provide 1,550 square feet of support services office space located on the ground floor. The proposed building will have a maximum height of 100 feet, and a total of 68,020 square feet of floor area at a 5.2:1 floor area ratio. The project will provide zero vehicular parking spaces under AB 2162, 110 bicycle parking spaces, and will provide a total of 11,000 square feet of usable open space including yards, roof decks, recreational rooms and multipurpose rooms. The project qualifies as a Streamlined Infill Project (SIP) pursuant to Assembly Bill (AB) 2162 (California Government Code Section 65653).

# REQUESTED ACTION:

- 1. Pursuant to California Government Code Section 65651 and Public Resource Code Section 21080(b)(1), determine that the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project;
- 2. Pursuant to California Government Code Section 65650 through 65654, a ministerial review of a Supportive Housing Project for a development project that satisfies all of the requirements and objective planning standards of Government Code Section 65651(a) and (b), and is therefore subject to the streamlined, ministerial approval process provided by Government Code Section 65653.

- 3. Pursuant to CA Gov. Code Section 65913.4 and LAMC Section 12.22 A.25(f)(1), a ministerial review of the Density Bonus/Affordable Housing Incentives Program to permit a 35-percent density bonus and the following On-Menu Incentive for a Housing Development Project totaling 150 dwelling units, reserving 8 units for Very Low Income and 142 units for Low Income Household occupancy for a period of 55 years:
  - a. A maximum 20-percent reduction in the easterly side yard setback to permit minimum 8 feet, 8 inches in lieu of the required 11-foot setback per LAMC Section 12.12 C.2;
- 4. Pursuant to CA Gov. Code Section 65913.4 and LAMC Section 12.22 A.25(g)(3), a ministerial review of the Density Bonus/Affordable Housing Incentives Program to permit the following Off-Menu Incentives and Waivers of Development Standards for a Housing Development Project totaling 150 dwelling units, reserving 8 units for Very Low Income and 142 units for Low Income Household occupancy for a period of 55 years:
  - a. An Off-Menu Incentive to increase the maximum interior common open space counted towards usable open space to 43-percent, in lieu of the otherwise 25-percent limitation per LAMC Section 12.21 G.2.A (4) (i);
  - b. An Off-Menu Incentive to reduce the minimum number of trees required to be planted on-site to allow 32 24-inch box trees, in lieu of the otherwise 150 36-inch box trees required in Appendix D, Section C.2 of the Central City West Specific Plan:
  - c. A Waiver of Development Standards to reduce the minimum usable open space required by 26.7-percent to permit a minimum of 11,000 square feet in lieu of 15,000 square feet as otherwise required by LAMC Section 12.21 G;
  - d. A Waiver of Development Standards to reduce the minimum Common Open Space required by 26.7-percent to permit a minimum of 11,000 square feet in lieu of 15,000 square feet as otherwise required by Appendix D, Section C.1 of the Central City West Specific Plan;
  - e. A Waiver of Development Standards to eliminate the incremental transitional height limits for properties within 99 feet and 199 feet of an R3 Zone and permit a shadow to be cast for more than two (2) hours each day between 9 a.m. and 3 p.m. during the winter solstice in lieu of the otherwise required 55-foot and 75-foot height limit, respectively, and maximum two (2) hour shadow limit per Section 8.A of the Central City West Specific Plan;
- 5. Pursuant to CA Gov. Section 65913.4 and Los Angeles Municipal Code (LAMC) Section 12.24 U.26, a ministerial review of a Conditional Use to permit an additional 24-percent density bonus for a total of 59-percent density bonus for a Housing Development Project in which the density increase is greater than the maximum permitted in LAMC Section 12.22 A.25, allowing a total of 150 dwelling units in lieu of 94 units as otherwise permitted in the R5(CW)-U/6 Zone within the Central City West Specific Plan; and
- 6. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review to allow the demolition of the three (3) existing residential buildings, and the construction, use and maintenance of an eight-story building with 150 Permanent Supportive and affordable housing dwelling units.

### **RECOMMENDED ACTIONS:**

- 1. **Determine**, pursuant to California Government Code Section 65650 through 65654, that the project is a Supportive Housing Project that satisfies all of the requirements and objective planning standards of Government Code Section 65651(a) and (b), and is therefore subject to the streamlined, ministerial approval process provided by Government Code Section 65653.
- 2. **Determine**, pursuant to Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1), based on the whole of the record, that the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project.
- 3. Approve, pursuant to Los Angeles Municipal Code ("LAMC") Section 12.22 A.25(f)(1), a ministerial review of a Density Bonus/Affordable Housing Incentives Program to permit a 35-percent density bonus and the following On-Menu Incentive for a Housing Development Project totaling 150 dwelling units, reserving 8 units for Very Low Income and 142 units for Low Income Household occupancy for a period of 55 years:
  - a. An On-Menu incentive for a maximum 20-percent reduction in the easterly side yard setback to permit minimum 8 feet, 8 inches in lieu of the required 11-foot setback per LAMC Section 12.12 C.2;
- **4. Approve**, pursuant to LAMC Section 12.22 A.25(g)(3), a ministerial review of the Density Bonus/Affordable Housing Incentives Program to permit the following Off-Menu Incentives and Waivers of Development Standards for a Housing Development Project totaling 150 dwelling units, reserving 8 units for Very Low Income and 142 units for Low Income Household occupancy for a period of 55 years:
  - a. An Off-Menu Incentive to increase the maximum interior common space towards Usable Open Space to 43-percent, in lieu of the otherwise 25-percent limitation per LAMC Section 12.21 G.2.A (4) (i);
  - b. An **Off-Menu** Incentive to reduce the minimum number of trees required to be planted on-site to allow 32 24-inch box trees, in lieu of the otherwise 150 36-inch box trees required in Appendix D, Section C.2 of the Central City West Specific Plan;
  - A Waiver of Development Standards to reduce the minimum Usable Open Space required by 26.7 percent to permit a minimum of 11,000 square feet in lieu of 15,000 square feet as otherwise required by LAMC Section 12.21 G;
  - d. A **Waiver** of Development Standards to reduce the minimum Common Open Space required by 26.7 percent to permit a minimum of 11,000 square feet in lieu of 15,000 square feet as otherwise required by Appendix D, Section C.1 of the Central City West Specific Plan;
  - e. A **Waiver** of Development Standards to eliminate the incremental transitional height limits for properties within 99 feet and 199 feet of an R3 Zone and permit a shadow to be cast for more than 2 hours each day between 9 a.m. and 3 p.m. during the winter solstice in lieu of the otherwise required 55-foot and 75-foot height limit, respectively, and maximum two (2) hour shadow limit per Section 8.A of the Central City West Specific Plan;
- **5.** Approve, pursuant to LAMC Section 12.24 U.26, a ministerial review of a Conditional Use for an additional 24-percent density bonus for a total 59-percent Density Bonus for a Housing Development Project in which the density increase is greater than the maximum permitted in LAMC Section 12.22 A.25, allowing a total of 150 dwelling units in lieu of 94 units as otherwise permitted in the R5(CW)-U/6 Zone within the Central City West Specific Plan; and

**6. Approve,** pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review to allow the demolition of the three existing residential buildings, and the construction, use and maintenance of an eight-story building with 150 Permanent Supportive Housing dwelling units.

VINCENT P. BERTONI, AICP Director of Planning

Jane Cho, AICP, Senior City Planner

Hagu Solomon-Cary, City Planner Telephone: (213) 978-1361

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 week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please

make your request not later than seven working days prior to the meeting by calling the Commission Secretariat at (213) 978-1295.

## **TABLE OF CONTENTS**

Project Analysis	A-1
Project Summary Background Requested Actions Approval Timeline a Conclusion	and Limited Appeals
Conditions of Approv	alC-1
Findings	F-1
Supportive Housing Density Bonus/Affo Conditional Use Fir CEQA Findings	rdable Housing Incentive Program Findings
Communications	P-1
Exhibits:	
Exhibit A – Project	Plans
Exhibit B – Maps	
B1 – Radius Ma B2 – Vicinity Ma B3 – Site Photo B4 – ZIMAS Ma	ap s
Exhibit C – Service Exhibit D – Notice of Exhibit E – AB 255	of Exemption

## **PROJECT ANALYSIS**

## **Project Summary**

The proposed project includes the demolition of the existing three residential buildings and the construction, use and maintenance of an eight-story residential building with 150 Permanent Supportive Housing units; eight (8) restricted to Very Low Income and 142 restricted to Low Income Households on a 18,720 square foot site (Exhibit A). All of the dwelling units will be one-bedrooms and will be built using modular construction methods. There is a lower roof deck at level two which is open to the sky and an upper roof deck at level eight, both providing common open space for residents.

The first level of the building will include the main entry, lobby lounge area, a security room, three (3) residential building offices, restrooms, a recreational room, multipurpose room, trash room, recycling room, elevator and staircase, utility and fire pump rooms, long-term bicycle parking, as well as three (3) dwelling units with direct access to the side yard. The additional four (4) offices and three (3) interview rooms will be used for support services to provide intensive case management, medical and mental health care, substance abuse treatment, employment services, and benefit advocacy.

The proposed building will have a maximum building height of 100-feet, with 68,020 square feet of floor area at a 5.2:1 floor area ratio. The project will provide no automobile parking spaces, 100 long-term bicycle parking spaces on the first level, and 10 short-term bicycle parking spaces at the front of the building. There is no vehicular access provided to this project.

The project will provide a total of 11,000 square feet of usable open space, including front and rear yards, the upper and lower roof decks, as well as the lounge, recreation and multipurpose rooms.

## **Background**

### **Site Description**

The project site is a flat, rectangular-shaped property that consists of three rectangular-shaped lots, which a street frontage of approximately 156 feet on the south side of West Linwood Avenue and a lot size of approximately 18,720 square feet (Exhibit B). The site is currently improved with three existing multi-unit residential buildings with a total of 15 units.

The site has been identified as the location for replacement units under the "Approved Replacement Housing Plan for the Morrison Hotel" by the Memorandum dated August 1, 2019 issued by the CRA/LA A Designated Local Authority. The Replacement Housing Plan is included in the case file for reference.

## **Zoning and Land Use Designation**

The project site is located within the Westlake Community Plan. The adopted Community Plan designates the subject property for High Density Residential land uses corresponding to the R5 Zone. The project site is zoned R5(CW)-U/6 where "CW" indicates development regulations established by the Central City West Specific Plan (Ordinance Nos. 166,703, and 167,944, effective April 3, 1991 and June 29, 1992, respectively) and amended by Ordinance No. 176,419 (effective April 19, 2005). The CCWSP was enacted as a means of balancing the high-intensity commercial and residential uses occurring in areas just west of Downtown. The CCWSP provides

for regulatory controls and incentives for development within its boundaries; the regulations set forth in the Specific Plan take precedence over those in the LAMC wherever the Specific Plan makes greater or more restrictive provisions regarding land uses, setbacks, street dedications, densities, heights, open space or parking. The Specific Plan serves as the substitute ordinance and process for Site Plan Review requirements of LAMC Section 16.05.

The CCWSP identifies land use categories and height/floor area ratio districts that guide development on-site. The maximum height for the subject is 75 feet and the maximum FAR is 6.0:1. The land use and zoning allow density and setback regulations of the R5 Zone per the LAMC Section 12.12, and therefore consistent with the General Plan Land Use Designation (Exhibit B).

The site is also located within the Los Angeles State Enterprise Zone, a Transit Priority Zone, the Transit Oriented Communities (TOC) Tier 2 area.

## **Surrounding Uses**

The project site is located in an urbanized area surrounded by various land uses (Exhibit B). Adjoining properties are zoned R5(CW)-U/6 designated for High Density Residential, C2(CW)-U/2, designated for Community Commercial Land Uses, and R3-1 designated for Medium Residential north across Linwood Ave and not within the CCWSP. The adjoining uses are improved with two to three-story buildings. To the north and east are single structure multi-unit residential buildings. To the south and rear of the subject site is a three story commercial building, Concentra Urgent Care, fronting 8th Street and providing occupational health services. To the west is an unimproved vacant lot where a four-unit apartment building was demolished in 2018 and no new construction permits or development entitlements have been filed. The site is approximately 2,000 feet from the 110 Harbor Freeway.

### **Streets and Circulation**

<u>Linwood Avenue</u>, adjoining the subject property to the north, is a Collector with a designated full right-of-way width 66 feet, full roadway width of 40 feet, and 13-foot sidewalks. Linwood Ave is currently dedicated to a width of approximately 60 feet and is improved with curb, gutter, and sidewalk along the project's street frontage.

#### **Public Transit**

The project site is located within 450 feet to 750 feet of Los Angeles County Metropolitan Transportation Authority (Metro) bus stations serving Metro Local Lines 66<sup>1</sup>, 51/52/351<sup>2</sup> and Los Angeles Department of Transportation (LADOT) DASH Lines E and A. The site is also located with one mile from 7<sup>th</sup> Street/Metro Station serving the A<sup>3</sup> and E<sup>4</sup> Lines as well as the Purple and Red Lines<sup>5</sup>.

<sup>&</sup>lt;sup>1</sup> Metro Local Line 66 Map and Schedule, Dated December 15, 2019

<sup>&</sup>lt;sup>2</sup> Metro Local Line 51/52/351 Map and Schedule, Dated December 15, 2019

<sup>&</sup>lt;sup>3</sup> Metro A Line Map and Schedule, Dated November 4, 2019

<sup>&</sup>lt;sup>4</sup> Metro E Line Map and Schedule, Dated November 2, 2019

<sup>&</sup>lt;sup>5</sup> Metro Red/Purple Line Map and Schedule, Dated December 16, 2018

## **REQUESTED ACTIONS**

The Applicant proposes to utilize Los Angeles Municipal Code ("LAMC") Section 12.25 A.25 (Affordable Housing Incentives – Density Bonus) in conjunction with LAMC Section 12.24 U.26 (Conditional Use) to construct a total of 150 dwelling units for Permanent Supportive Housing; eight (8) restricted to Very Low Income and 142 restricted to Low Income Household occupancy for a period of 55 years. LAMC Section 12.24 U.26 grants a Density Bonus for a Housing Development Project in which the density increase is greater than the maximum 35 percent otherwise permitted in Section 12.25 A.25, in this case, a density increase of 24-percent above the allowed 35-percent is requested for a total of 59-percent Density Bonus. In addition, the Density Bonus Ordinance grants various incentives to deviate from development standards in order to facilitate the provision of affordable housing at the site. Given 100-percent of the dwelling units will be set aside as affordable, the project is eligible for three (3) Density Bonus Incentives, including one (1) On-Menu Incentive and two (2) Off-Menu Incentives. The Applicant has requested three (3) additional Waivers of Development Standards, as permitted by Government Code Section 65915. The Applicant is providing supportive housing which meets specified criteria to qualify for streamlined ministerial processing in accordance with Assembly Bill ("AB") 2162.

## **Supportive Housing Project – Assembly Bill 2162**

California Assembly Bill ("AB") 2162 amended Sections 65583 and 65650-65656 of the California Government Code, and went into effect on January 1, 2019, aimed at addressing the state's homeless crisis. The intent of AB 2162 is to provide supportive housing to Californians experiencing chronic homelessness, streamlining and expediting the process of approving supportive housing applications and offer opportunities to exit chronic homelessness (Exhibit G). The law amends Section 65583 of, and adds Article 11 (commencing with Section 65650) to, Chapter 3 of Division 1 of Title 7 of, the Government Code, relating to land use, requiring that cities streamline the approval of qualified housing projects through a ministerial approval process, removing the requirement for CEQA analysis and prohibit the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop.

### Development Eligibility

To qualify to apply for Streamlined Approval, the development must meet the Development Eligibility criteria set forth in AB 2162. In accordance with Assembly Bill 2162, a Supportive Housing Project will be considered a use by right where multi-family and mixed-use developments are permitted if the proposed housing development meets specified criteria. The proposed project's eligibility is further described under the Findings Section in this report.

### Streamlined Ministerial Approval

Pursuant to AB 2162 and Government Code Section 65651, a Supportive Housing Project that satisfies all of the requirements and objective planning standards of Government Code Section 65651(a) and (b) shall be a use by right and subject to the approval process provided in Government Code Section 65653. The term "use by right" shall have the same meaning as defined in subdivision (i) of Section 65583.2.

The bill requires that supportive housing be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets the specified criteria. The local government is required to complete the review of a supportive housing development that complies with the specified criteria within specified time periods. For projects with 50 or fewer units, the review shall be complete within 60

days after the application is complete. For projects with more than 50 units, the review shall be completed within 120 days after the application is complete.

In accordance with AB 2162, and Government Code Section 65651(b), a local government must streamline the approval of a Supportive Housing Project and its consideration of the project shall be based on objective development standards and policies, as follows:

The local government may require a supportive housing development subject to this article to comply with objective, written development standards and policies; provided, however, that the development shall only be subject to the objective standards and policies that apply to other multifamily development within the same zone.

Density Bonus Incentives and Conditional Use in Relation to AB 2162

AB 2162 does not preclude or limit the ability of a developer to seek a density bonus pursuant to Government Code Section 65915 or other land use policy or regulation that promotes the development of supportive housing. The State Density Bonus Law allows a maximum density bonus of up to 35 percent in exchange for setting aside the minimum percentage of affordable housing units required for the density bonus. The City adopted Ordinance No. 179,681 (Density Bonus Ordinance), codified in LAMC Section 12.22 A.25, to implement the State Density Bonus Law. The Density Bonus Ordinance allows a maximum density bonus of up to 35 percent over the base density permitted per the underlying zone in exchange for setting aside the minimum percentage of affordable housing units required for the density bonus. The Density Bonus Ordinance and subsequent amendments to Government Code Section 65915 also allows applicants to seek waivers of development standards and up to three (3) incentives in accordance with the State Density Bonus Law. In addition, the State Density Bonus Law (Government Code Section 65915(n)) states:

If permitted by local ordinance, nothing in this section shall be construed to prohibit a city, county, or city and county from granting a density bonus greater than what is described in this section for a development that meets the requirements of this section or from granting a proportionately lower density bonus than what is required by [State Density Bonus Law] for developments that do not meet the requirements of this section.

As such, the State Density Bonus Law allows the City to grant a density bonus greater than 35 percent for a development if permitted by local ordinance. The City adopted Ordinance No. 185,373 (Value Capture Ordinance), codified in LAMC Section 12.24 U.26 (Conditional Use Section of LAMC), to permit a density increase greater than 35 percent in accordance with the State Density Bonus Law (Government Code Section 65915(n)). This Ordinance allows additional density beyond 35 percent in exchange for setting aside additional affordable housing units above the minimum percentage of affordable housing units required per the above-mentioned Density Bonus Ordinance.

The applicant requests a Density Bonus with one (1) On-Menu incentive for reduction in one side yard and two (2) Off-Menu Incentives for increase in the percent of interior common open space that may towards Usable Open Space and a reduction in the size and number of trees to be planted onsite; three (3) Waivers of Development Standards for a reduction in the amount of usable open space, a reduction in the amount of common open space and an increase in the height limit next to a more restrictive lot to allow for shade shadow impacts for more than two hours each day during the winter solstice; and a Conditional Use to increase the maximum density by 59-percent to permit 150 units in lieu of 94 base density units per the Value Capture Ordinance. As provided in the AB 2162, the requested modifications to the density, height, yard, open space and tree requirements pursuant to State Density Bonus Law or a local density bonus ordinance are consistent with the article.

#### CEQA

The proposed Supportive Housing Project that satisfies all of the objective planning standards set forth in AB 2162, Gov. Code Section 65651(a) and (b) is subject to the streamlined, ministerial approval process provided by Gov. Section 65653(a) and (b). The Notice of Exemption is attached as Exhibit "E" to this report.

## **Density Bonus/Affordable Housing Incentives Program**

Pursuant to the State Density Bonus Law, the City must grant up to three (3) incentives for a project that includes 30 percent of the total (base density) units for Low Income Households. The State Density Bonus Law further stipulates that in no case may a city apply any development standard that will have the effect of physically precluding the construction of a development, and allows applicants to submit to a city a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development. The City implements the State Density Bonus Law through the Density Bonus Ordinance, which allows up to three (3) on- or off-menu incentives and waivers of development standards.

The applicant proposes a project totaling 150 dwelling units; 8 of which will be restricted to Very Low Income Households and 142 restricted to Low Income for a period of 55 years. As a result of setting aside 151-percent of the 94 by-right density units for Low Income Households, the applicant qualifies for three (3) incentives. The applicant seeks the following three (3) On- and Off-Menu Incentives as set forth in the Density Bonus Ordinance:

- a. A 20-percent reduction in the easterly side yard setback to permit minimum 8 feet, 8 inches in lieu of the required 11-foot setback; and
- b. An increase to 43-percent interior common open space counted towards Usable Open Space, in lieu of the 25-percent limitation; and
- c. A reduction to 32 24-inch box trees planted on-site to allow, in lieu of the otherwise 150 36-inch box trees.

In addition to the three (3) On- and Off-Menu Incentives, the applicant requests the following three (3) Waiver of Development Standards:

- d. A 26.7-percent reduction to the Usable Open Space to permit a minimum of 11,000 square feet in lieu of 15,000 square feet as otherwise required; and
- e. A 26.7-percent reduction to Common Open Space to permit a minimum of 11,000 square feet in lieu of 15,000 square feet as otherwise required by Appendix D, Section C.1 of the Central City West Specific Plan; and
- f. A waiver of the incremental transitional height limits for properties within 99 feet and 199 feet of an R3 Zone and to permit a shadow to be cast for more than 2 hours each day between 9 a.m. and 3 p.m. during the winter solstice in lieu of the otherwise required 55-foot and 75-foot height limit, respectively, and maximum two (2) hour shadow limit per Section 8.A of the Central City West Specific Plan.

## **Conditional Use - Density**

The City's Density Bonus Ordinance permits a maximum density increase of up to 35 percent in exchange for setting aside 20-percent of the base density units for Low Income Households in accordance with the State Density Bonus Law. As previously mentioned, the State Density Bonus Law (Government Code Section 65915(n)) also allows a city to grant a density bonus greater than 35-percent for a development, if permitted by local ordinance. The City adopted the Value Capture Ordinance, codified in LAMC Section 12.24 U.26, to permit a density increase greater than 35-percent. The Ordinance requires the project to set aside one (1) additional percent of base density units above the 20-percent for Low Income Households for every additional 2.5 percent density increase above the 35-percent.

Below is a table showing the requisite percentage of affordable housing units for Low Income Households based on the percentage of density increase.

Percentage of Base Density to be Restricted to Low Income Households	Percentage of Density Increase Granted
20	35
21	37
22	38
23	40
24	41
25	43
26	44
27	46
28	47
29	49
30	50
31	52
32	53
33	55
34	56
35	58
36	59
:	:

Pursuant to LAMC Section 12.24 U.26, the applicant requests a Conditional Use to increase the density by an additional 24-percent for a total of 59-percent to allow a total of 150 dwelling units in lieu of the 94 dwelling units allowed by-right in the Central City West Specific Plan area designation of High Density Residential. The applicant is required to set aside at least 36-percent, or 34 units, of 94 by-right density units for the 59-percent density increase, as provided in the above table. The applicant proposes a project totaling 150 dwelling units, 8 of which will be restricted to Very Low Income Households and 142 of which will be restricted to Low Income Households for a period of 55 years, which is 151-percent of the 94 base density units. As such, the project satisfies the minimum percentage of base density to be restricted to Very Low Income Households

## **APPROVAL TIMELINE AND LIMITED APPEALS**

AB 2162 includes timelines for streamlined ministerial review. The Departments of City Planning with the assistance of Building and Safety through the Parallel Design Permitting Program to check zoning, fire life safety and Disabled Access must determine if a project is eligible for streamlining within 30 days of application submittal. If the Department provides written comments to a Project Applicant detailing how a project is not AB 2162 eligible as proposed, then the 30-day timeline will restart upon submittal of a revised application in response to the written notice. Review of the Planning Department application must be completed in 60 days for projects with 50 or fewer units and 120 days for projects with more than 50 units.

## **Conclusion**

Based on the information submitted to the record, staff recommends that the City Planning Commission approve the requested On- and Off-Menu Incentives for reduced side yard setback, increase percentage of interior common open space and reduced tree count and size, and approve the requested Waivers of Development Standards for usable open space, common open space, and transitional height; approve a Conditional Use to permit a 59- percent density increase to permit 150 units in lieu of 94 units in the R5(CW)U/6 Zone and the Westlake Community Plan designation of High Density Residential; approve with conditions a Project Permit Compliance Review pursuant to the Central City West Specific Plan; determine that the project satisfied all of the specified criteria of AB 2162 and is therefore subject to the streamlining and expedited processing in approving a supportive housing application; and determine that the project is statutorily exempt from CEQA as a ministerial project pursuant to AB 2162 (Section 65583 of, and Article 11 (commencing with Section 65650), Chapter 3, Division 1, Title 7 of, the Government Code, relating to land use) and Public Resources Code Section 21080(b)(1).

## **CONDITIONS OF APPROVAL**

## **Density Bonus/Conditional Use Conditions**

- 1. Site Development. Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped Exhibit "A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
- 2. **Residential Density**. The project shall be limited to a maximum density of 150 residential units.
- 3. **Affordable Units.** A minimum of 150 units shall be reserved as Permanent Supportive Housing units for a period of 55 years as follows: 8 units shall be reserved for Very Low Income Households and 142 units shall be reserved for Low Income Households as determined by the California Department of Housing and Community Development (HCD).
- 4. Changes in Density Bonus Restricted Units. Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Sections 12.22 A.25 and Government Code Section 65913.4 (d)(1).
- 5. Housing Requirements. Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 8 units available to Very Low Income Households and 142 units available to Low Income Households, for rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.
- 6. Changes in Replacement Restricted Units. The Project shall demonstrate compliance with the requirements of "Replacement Housing Plan for the Morrison Hotel" and "Replacement Housing and Relocation Assistance Plans for the Barclay Hotel" ("Approved Replacement Housing Plan") both approved and required by the CRA/LA, a Designated Local Authority on August 1, 2019, as recommended in its Memorandum dated August 1, 2019 titled "Approved Replacement Housing Plan for the Morrison Hotel and Replacement Housing/Relocation Assistance Plans for the Barclay Hotel."
- 7. **Easterly Side Yard Setback (Incentive).** The project shall observe a minimum 8-foot, 8-inch easterly side yard setback in lieu of the otherwise required 11-foot setback.
- 8. **Percent of Interior Common Open Space (Incentive).** The project shall count a maximum of 43-percent of interior common open space towards Usable Open Space in lieu of the otherwise required 25-percent maximum pursuant to LAMC Section 12.21 G.
- 9. **Trees (Incentive).** The project shall provide 32 24-inch box trees on site in lieu of the otherwise required 150 36-inch box trees pursuant to Section C.2 of Appendix D in the Central

- City West Specific Plan. Each tree planted on site shall be a minimum of 12 feet in height and 3 inches in caliper at the time of planting.
- 10. **Usable Open Space (Waiver).** The project shall provide a minimum of 11,000 square feet of Usable Open Space in lieu of the otherwise required 15,000 square feet pursuant to LAMC Section 12.21 G.
- 11. **Common Open Space (Waiver).** A minimum of 11,000 square feet of Usable Open Space shall consist of Common Open Space in lieu of the otherwise required 15,000 square feet.
- 12. **Height/Shadow (Waiver).** The project shall observe the maximum height of 100 feet within 99 feet and 199 feet of an R3 zone even where a shadow will be case in excess of two (2) hours each day between the hours of 9 AM and 3 PM during the winter solstice in lieu of the otherwise required 55 feet and 75 feet height, respectively, and maximum two (2) hour shadow limit.
- 13. **Automobile Parking**. Pursuant to AB 2162 and California Government Code Section 65654, no parking requirements shall apply for Supportive Housing Projects located within one-half mile of a public transit stop. No residential parking spaces are required.
- 14. Bicycle Parking. Bicycle parking shall be provided consistent with LAMC 12.21 A.16.
- 15. Landscaping. The landscape plan shall indicate landscape points for the project equivalent to 10% more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
- 16. **Assembly Bill 2162.** The project shall comply with all state requirements of Assembly Bill 2162 and Government Code Sections 65650 through 65654.
- 17. **Supportive Services Plan.** The applicant shall submit a plan for providing supportive services, to the satisfaction of the Department of City Planning, with documentation demonstrating that supportive services will be provided onsite to residents in the project. The description of those services shall include all of the following:
  - a. The name of the proposed entity or entities that will provide supportive services.
  - b. The proposed funding source or sources for the provided onsite supportive services.
  - c. Proposed staffing levels.
- 18. **Onsite Supportive Services.** At least 3-percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, recreational rooms, service offices, interview rooms, and multipurpose rooms. The project will provide a minimum of 1,550 square feet of support service office space as provided in Exhibit "A".

## **Project Permit Compliance Conditions**

- 19. **Floor Area Ratio (FAR).** The project shall be permitted a maximum FAR of 5.2:1 for a maximum floor area of 68,020 square feet.
- 20. Front Yard. The project shall provide a minimum front yard setback of 15 feet.
- 21. **Westerly Side Yard.** The project shall provide a minimum westerly side yard setback of 11 feet.
- 22. Rear Yard. The project shall provide a minimum rear yard setback of 20 feet.
- 23. **Open Space.** No more than 1,170 square feet of the front yard area may be used to meet the minimum usable open space requirement. No more than 1,560 square feet of the rear yard area may be used to meet the minimum usable open space requirement.
- 24. Landscape Plans. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect pursuant to Appendix D of the Specific Plan.
- 25. **Signs.** No signs have been approved for the proposed project. Any signage must be approved pursuant to a Project Permit Compliance Determination for the Central City West Specific Plan.

#### **Administrative Conditions**

- 26. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
- 27. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.
- 28. **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.
- 29. **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.
- 30. **Department of Building and Safety**. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building

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

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

## 32. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

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

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

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

right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

## **FINDINGS**

## <u>SUPPORTIVE HOUSING PROJECT FINDINGS – AB 2162</u>

In accordance with Assembly Bill ("AB") 2162, a Supportive Housing Project will be considered a use by-right where multifamily and mixed uses are permitted if the proposed housing development meets specified criteria. The specified criteria of AB 2162 are as follows:

1. Units within the development are subject to a recorded affordability restriction for 55 years.

There will be 150 units in the project; eight (8) will be restricted to Very Low Income Supportive Housing and 142 will be restricted to Low Income Supportive Housing units.

2. One hundred percent of the units, excluding managers' units, within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph, "lower income households" has the same meaning as defined in Section 50079.5 of the Health and Safety Code.

There will be 150 units in the project; 8 will be restricted to Very Low Income Supportive Housing and 142 will be restricted to Low Income Supportive Housing units, as defined in Section 50105 of the California Health and Safety Code, for supportive housing. The housing development will also receive public funding to provide subsidies to the affordability units.

3. At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.

The development will restrict 100 percent of units, that is 150 units, for residents in supportive housing.

4. The developer provides the planning agency with the information required by Section 65652.

The developer has provided to the Department of City Planning a plan for providing supportive services. The plan identifies an organization called Life Steps as the provider for supportive services. Funding for supportive services will be provided through the County of Los Angeles Department of Health Services, for an estimated eight (8) full-time employees who will be onsite to provide or connect residents to services that are voluntary and free of charge.

5. Nonresidential floor area shall be used for onsite supportive services. For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services. For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.

The 150-unit project is required to provide at 3 percent of the total nonresidential floor area for on-site supportive services. The project will provide four (4) supportive service offices, four

- (4) interview rooms, a recreation room, multi-purpose room, and lobby/lounge room totaling 6,257 square feet, for on-site supportive services, as provided in Exhibit "A".
- 6. The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915.

Per the AB 2556 Determination completed by the Los Angeles Housing and Community Investment Department (HCIDLA) dated May 22, 2019, 11 replacement affordable units are required and provided.

7. Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

All 150 units in the development include at least one bathroom and a kitchen with a stovetop, sink, and refrigerator.

In addition, pursuant to California Government Code Section 65654, local governments cannot impose any minimum parking requirements for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop. The proposed development site is located within one-half mile to public transit stops (at the northwest corner of West 8<sup>th</sup> Street and Columbia Avenue and at the southwest corner of Witmer Avenue and West 7<sup>th</sup> Street) serviced by the Los Angeles County Metropolitan Transportation Authority ("Metro") Line 66 and 51/52/351. Other bus stops within a half-mile radius of the site include the LADOT Dash A and E lines also located at Witmer Avenue and West 7<sup>th</sup> Street. The project proposes no manager's unit and 150 supportive housing units, which require no parking spaces under AB 2162.

## **CONDITIONAL USE FINDINGS**

The following is a delineation of the findings related to the request for a Conditional Use to allow a 59-percent Density Bonus to allow 150 residential units in lieu of 94 dwelling units as otherwise permitted by-right in the R5(CW)-U/6 Zone.

As previously mentioned, the proposed project satisfies all of the objective planning standards and is therefore subject to the streamlined ministerial process as defined in Assembly Bill ("AB") 2162. Pursuant to Government Code Section 65653(b), ministerial processing or approval involves:

The local government shall notify the developer whether the application is complete within 30 days of receipt of an application to develop supportive housing in accordance with this article. The local government shall complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units.

In accordance with AB 2162, and Government Code Section 65651(b), a local government must streamline the approval of a Supportive Housing Project only based on objective development standards and policies, as follows:

The local government may require a supportive housing development subject to this article to comply with objective, written development standards and policies; provided, however, that the development shall only be subject to the objective standards and policies that apply to other multifamily development within the same zone.

Several findings of the Conditional Use require the City to exercise subjective discretion that does not meet the intent of AB 2162. These subjective discretionary findings conflict with the streamlined ministerial approval process as provided in AB 2162 and therefore are not applicable to the proposed Supportive Housing Project pursuant to AB 2162. Staff has responded to these discretionary findings as not applicable in accordance with AB 2162. For the remaining objective findings of the Conditional Use, staff has provided a response below.

8. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

There are no objective zoning or design review standards relevant to this finding other than those objective standards, as provided under Government Code Section 65651(a) and (b), that the project has already been determined to be consistent with. Therefore, this finding is not applicable to the proposed Supportive Housing Project pursuant to AB 2162.

9. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

There are no objective zoning or design review standards relevant to this finding other than those objective standards, as provided under Government Code Section 65651(a) and (b), that the project has already been determined to be consistent with. Therefore, this finding is not applicable to the proposed Supportive Housing Project pursuant to AB 2162.

10. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, Land Use, Transportation, Noise, Safety, Housing and Conservation. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City.

The General Plan is a long-range document determining how a community will grow, reflecting community priorities and values while shaping the future. Policies and programs set forth in the General Plan are subjective in nature, as the General Plan serves as a constitution for development and foundation for land use decisions. As such, there are no objective zoning or design review standards relevant to this finding other than those objective standards, as provided under Government Code Section 65651(a) and (b), that the project has already been determined to be consistent with.

To the extent this finding requires further analysis, the project substantially conforms with the following purposes and objectives of the General Plan Elements: Framework Element, Housing Element, Mobility Element, and the Land Use Element (Westlake Community Plan).

### **Framework Element**

The Framework Element is a strategy for long-term growth which sets a citywide context to guide the update of the Community Plan and Citywide Elements. The Framework Element is a comprehensive, long range document containing purposes, policies and programs for the development of the City of Los Angeles. The Citywide General Plan Framework text defines policies related to growth and includes policies for land use, housing, urban

form/neighborhood design, open space/conservation, economic development, transportation, and infrastructure/public services.

The primary objectives of the policies in the Framework Element's Land Use Chapter are to support the viability of the City's residential neighborhoods and commercial districts, and when growth occurs, to encourage sustainable growth in a number of higher-intensity commercial and mixed-use districts, centers and boulevards and industrial districts particularly in proximity to transportation corridors and transit stations.

The proposed project involves the construction of an eight-story, multi-family residential development containing 150 dwelling units, 100 percent of which are for supportive and low income households on a site in the Westlake Community Plan designated for High Density Residential land uses and R5 (CW)-U/63 Zone. The project site is located on Linwood Avenue south of Columbia Avenue 95<sup>th</sup> Street, which located within 450 feet to 750 feet of Los Angeles County Metropolitan Transportation Authority (Metro) bus stations serving Metro Local Lines 66<sup>6</sup>, 51/52/351<sup>7</sup> and Los Angeles Department of Transportation (LADOT) DASH Lines E and A. The site is also located within one mile from 7<sup>th</sup> Street/Metro Station serving the A<sup>8</sup> and E<sup>9</sup> Lines as well as the Purple and Red Lines<sup>10</sup>. As such, the project is in conformance with the purpose of the Framework Element.

### **Housing Element**

The City's Housing Element for 2013-2021 was adopted by City Council on December 3, 2013. The Housing Element identifies the City's housing conditions and needs, establishes the goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides an array of programs the City intends to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element aims to provide affordable housing and amenity-rich, sustainable neighborhoods for its residents, answering the variety of housing needs of its growing population. Specifically, the Housing Element encourages affordable units to accommodate all income groups that need assistance. Additionally, the Housing Element indicates that permanent supportive housing and services must be provided to ensure the homeless population and persons who are at risk of being homeless remain housed and get the individualized help they may need.

The proposed project will replace three existing multi-family residential buildings, each on its own parcel, with 150 residential dwelling units reserving 100 percent for Low Income Households. The project is proposing to utilize both state incentives, including SB 1818 and AB 2162, to streamline the development of additional affordable housing units in the Central City West area. The project will also provide supportive services on the first floor, including a recreational and multi-purpose room with social service offices and interview rooms to provide assistance to its residents. As such, the proposed project substantially conforms to the purpose of the Housing Element of the General Plan.

<sup>&</sup>lt;sup>6</sup> Metro Local Line 66 Map and Schedule, Dated December 15, 2019

 $<sup>^{7}</sup>$  Metro Local Line 51/52/351 Map and Schedule, Dated December 15, 2019

<sup>&</sup>lt;sup>8</sup> Metro A Line Map and Schedule, Dated November 4, 2019

<sup>&</sup>lt;sup>9</sup> Metro E Line Map and Schedule, Dated November 2, 2019

<sup>&</sup>lt;sup>10</sup> Metro Red/Purple Line Map and Schedule, Dated December 16, 2018

## **Mobility Element**

The Mobility Plan 2035 includes goals that define the City's high-level mobility priorities. The Mobility Element sets forth objectives and policies to establish a citywide strategy to achieve long-term mobility and accessibility within the City of Los Angeles. Among other objectives and policies, the Mobility Plan aims to support ways to reduce vehicle miles traveled (VMT) per capita by increasing the availability of affordable housing options with proximity to transit stations and major bus stops and offering more non-vehicle alternatives, including transit, walking and bicycling.

The proposed residential building is a pedestrian-oriented development that provides 150 affordable units in proximity to several transit options. As previously mentioned, the project site located within 450 feet to 750 feet of Los Angeles County Metropolitan Transportation Authority (Metro) bus stations serving Metro Local Lines 66, 51/52/351 and Los Angeles Department of Transportation (LADOT) DASH Lines E and A. The site is also located with one mile from 7th Street/Metro Station serving the A and E Lines as well as the Purple and Red Lines. These transit stations provide access to employment centers and jobs, local and regional destinations, and other neighborhood services for project residents. The proposed project will also allow for the reduction of vehicle trips by placing a high density residential development within proximity to public transit. The availability of many transit options along the commercial corridors creates a lesser need for the use of personal vehicles. Additionally, the project will provide a total of 110 bicycle parking stalls, including 10 short-term and 100 long-term bicycle parking stalls on site. There will be long-term bicycle parking storage on the first floor with direct access outside of the building and the short-term bicycle parking stalls will be located at the front of the building where they are easily accessible from the street. As such, the project conforms to the purpose of the Mobility Element of the General Plan.

## **Land Use Element – Southeast Los Angeles Community Plan**

The Westlake Community Plan was adopted by City Council in September 16, 1997. The Community Plan's purpose is to promote an arrangement of land use, circulation, and services which all encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community. The Land Use Designations and corresponding zones in the Community Plan are implemented through zoning regulations in the Los Angeles Municipal Code ("LAMC") including applicable ordinances that are codified in the LAMC.

The Westlake Community Plan designates the subject site for High Density Residential land uses. The project site is zoned R5(CW)-U/6, which is consistent with a corresponding zone of R5, in the Community Plan. The R5 Zone allows density at 200 square feet of lot area per dwelling. The project site containing 18,720 square feet is permitted a base density of 94 dwelling units. The project utilizes the State Density Bonus Law (California Government Code Section 65915) and the City's Ordinance No. 179,681 (Density Bonus Ordinance), codified in LAMC Section 12.22 A.25, and Ordinance No. 185,373 (Value Capture Ordinance), codified in LAMC Section 12.24 U.26 (Conditional Use Section of LAMC) to increase the maximum density from 94 to 150 dwelling units, 8 of which will be set aside for Very Low Income Households and 142 of which will be set aside for Low Income Households. The project also proposes supportive services in an area that is close to various bus routes, connecting the project site to other regional and local destinations. The project will contribute to the Westlake area as a high-density residential development that provides housing and employment services. Therefore, the project is consistent with applicable objective zoning standards. As such, the project conforms to the purpose of the Westlake Angeles Community Plan.

# 11. The project is consistent with and implements the affordable housing provisions of the Housing Element of the General Plan.

The City's Housing Element for 2013-2021 was adopted by City Council on December 3, 2013. The Housing Element identifies the City's housing conditions and needs, establishes the goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides an array of programs the City intends to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element aims to provide affordable housing and amenity-rich, sustainable neighborhoods for its residents, answering the variety of housing needs of its growing population. Specifically, the Housing Element encourages affordable units to accommodate all income groups that need assistance. Additionally, the Housing Element indicates that permanent supportive housing and services must be provided to ensure the homeless population and persons who are at risk of being homeless remain housed and get the individualized help they may need.

There are no objective zoning or design review standards relevant to this finding other than those objective standards, as defined by Government Code Section 65651(b), that the project has already been determined to be consistent with. To the extent this finding requires further analysis, the project is consistent with and implements the affordable housing provisions of the Housing Element as discussed below.

The proposed project will replace an existing single-family dwelling with 25 residential dwelling units, which reserves 100 percent (exclusive of a market-rate manager's unit) for affordable units. The 25 affordable units will be permanent supportive housing units serving people who are currently without shelter. The project will also provide supportive services on the ground floor including social service offices and a computer lab to provide assistance to its residents.

- 12. The project contains the requisite number of Restricted Affordable Units, based on the number of units permitted by the maximum allowable density on the date of application, as follows:
  - a. 11% Very Low Income Units for a 35% density increase; or
  - b. 20% Low Income Units for a 35% density increase; or
  - c. 40% Moderate Income Units for a 35% density increase in for-sale projects.

The project may then be granted additional density increases beyond 35% by providing additional affordable housing units in the following manner:

- a. For every additional 1% set aside of Very Low Income Units, the project is granted an additional 2.5% density increase; or
- b. For every additional 1% set aside of Low Income Units, the project is granted an additional 1.5% density increase; or
- c. For every additional 1% set aside of Moderate Income Units in for-sale projects, the project is granted an additional 1% density increase; or
- d. In calculating the density increase and Restricted Affordable Units, each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number.

The City's Density Bonus Ordinance permits a maximum density increase of up to 35 percent in exchange for setting aside 20-percent of the base density units for Low Income Households in accordance with the State Density Bonus Law. The State Density Bonus Law (Government Code Section 65915(n)) also allows a city to grant a density bonus greater than 35 percent for a development, if permitted by local ordinance. The City adopted Ordinance No. 185,373

(Value Capture Ordinance), codified in LAMC Section 12.24 U.26, to permit a density increase greater than 35 percent. The Ordinance requires the project to set aside one (1) additional percent of base density units above the 11 percent for Very Low Income Households for every additional 2.5 percent density increase above the 35 percent.

Below is a table showing the requisite percentage of affordable housing units for Very Low Income Households based on the percentage of density increase.

Percentage of Base Density to be Restricted to Low Income Households	Percentage of Density Increase Granted
20	35
21	37
22	38
23	40
24	41
25	43
26	44
27	46
28	47
29	49
30	50
31	52
32	53
33	55
34	56
35	58
36	59
:	÷

The applicant requests a Conditional Use for a density increase in excess of 35 percent pursuant to LAMC Section 12.24 U.26, to allow a total 59-percent increase in density, that is 24-percent above the 35-percent, for a total of 150 dwelling units in lieu of 94 dwelling units as otherwise permitted by-right in the R5(CW)-U/6 Zone. The applicant is required to set aside at least 36-percent, or 34 units, of 94 by-right density units, for Very Low Income Households, for the 59-percent density increase, as provided in the above table. The applicant proposes a project totaling 150 dwelling units, 8 of which will be restricted to Low Income Households and 142 of which are restricted to Low Income Households for a period of 55 years, which is 151-percent of the 94 base density units. As such, the project satisfies the minimum percentage of base density to be restricted to Low Income Households.

# 13. The project meets any applicable dwelling unit replacement requirements of California Government Code Section 65915(c)(3).

On September 27, 2014, Governor Jerry Brown signed Assembly Bill (AB) 2222 as amended by AB 2556 on August 19, 2016, to amend sections of California's Density Bonus Law (Government Code Section 65915). Major changes to the law are applicable to new density bonus developments resulting in a loss in existing affordable units or rent-stabilized units. The law aims to replace units and ensure rental affordability periods for 55 years. Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated May 22, 2019, 11 Affordable Replacement Units are required (Exhibit D), eight (8) units restricted to Very Low Income and three (3) units restricted

to Low Income Households. The applicant proposes a project totally 150 units, eight (8) of which are restricted to Very Low Income Households and 142 of which are restricted to Low Income Households, as such, the project satisfies the unit replacement requirements of Government Code Section 65915(c)(3).

14. The project's Restricted Affordable Units are subject to a recorded affordability restriction of 55 years from the issuance of the Certificate of Occupancy, recorded in a covenant acceptable to the Housing and Community Investment Department, and subject to fees as set forth in Section 19.14 of the Los Angeles Municipal Code.

Per the Conditions of Approval, the owner is required to execute a covenant to the satisfaction of HCIDLA to make eight (8) units for Very Low Income household occupancy and 142 units for Low Income household occupancy as defined by the State Density Bonus Law 65915 (c)(1) or (c)(2) as determined by the California Department of Housing and Community Development ("HCD") for a period of 55 years. The applicant is required to present a copy of the recorded covenant to the Department of City Planning and the proposed project shall comply with any monitoring requirements established by HCIDLA. Therefore, as conditioned, the project satisfies this finding in regards to subjected restricted affordable units to recorded affordability per HCIDLA.

15. The project addresses the policies and standards contained in the City Planning Commission's Affordable Housing Incentives Guidelines.

The City Planning Commission approved the Affordable Housing Incentives Guidelines (CPC-2005-1101-CA) on June 9, 2005. These were subsequently approved by City Council (CF 05-1345) on February 20, 2008, as a component of the City of Los Angeles Density Bonus Ordinance. The Guidelines describe the density bonus provisions and qualifying criteria, incentives available, design standards, and the procedures through which projects may apply for a density bonus and incentives. The City of Los Angeles Housing and Community Investment Department (HCIDLA) utilizes these Guidelines in the preparation of Housing Covenants for Affordable Housing Projects. On April 9, 2010, the City Council adopted updates to the City's Density Bonus Ordinance (CF 05-1345-S1, Ordinance No. 181,142). However, at that time, the Affordable Housing Incentives Guidelines were not updated to reflect changes to the City's Density Bonus Ordinance or more recent changes in State Density Bonus Law located in the Government Code. Therefore, where there is a conflict between the Guidelines and current laws, the current law prevails. Additionally, many of the policies and standards contained in the Guidelines, including design and location of affordable units to be comparable to the market-rate units, equal distribution of amenities, monitoring requirements, and affordability levels, are covered by the State Density Bonus Laws.

The project requests a to 59-percent density increase above the 94 base density units to permit a total of 150 dwelling units. The project will set aside eight (8) units for Low Income household occupancy and 142 units for Low Income household occupancy, as defined by the State Density Bonus Law 65915 (c)(1) or (c)(2) as determined by the California Department of Housing and Community Development ("HCD") for a period of 55 years. As such, the project is consistent with the State Density Bonus Law and the local Density Bonus Ordinance, which the Affordable Housing Incentives Guidelines implement. Furthermore, the project is required to record a Covenant and Agreement with the HCIDLA to make all 150 units affordable per the Conditions of Approval. Therefore, the project complies with the City Planning Commission's Affordable Housing Incentives Guidelines.

## **DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES PROGRAM FINDINGS**

The applicant has requested three (3) On- and Off-Menu Incentives and three (3) Waivers of Development Standards, as listed below:

#### On- and Off-Menu Incentives

- a. An 8 feet, 8-inch easterly side yard setback in lieu of the required 11-foot setback otherwise required;
- b. An increase to 43-percent interior common open space counted towards Usable Open Space, in lieu of the 25-percent limitation otherwise required; and
- c. A reduction to 32 24-inch box trees planted on-site to allow, in lieu of the otherwise 150 36-inch box trees.

## Waiver of Development Standards:

- a. A 26.7-percent reduction to the Usable Open Space to permit a minimum of 11,000 square feet in lieu of 15,000 square feet as otherwise required;
- A 26.7-percent reduction to Common Open Space to permit a minimum of 11,000 square feet in lieu of 15,000 square feet as otherwise required by Appendix D, Section C.1 of the Central City West Specific Plan; and
- c. A waiver of the incremental transitional height limits for properties within 99 feet and 199 feet of an R3 Zone and to permit a shadow to be cast for more than 2 hours each day between 9 a.m. and 3 p.m. during the winter solstice in lieu of the otherwise required 55-foot and 75-foot height limit, respectively, and maximum two (2) hour shadow limit per Section 8.A of the Central City West Specific.

Based on the set-aside of over 20 percent of base units for Low Income households, the applicant is entitled to three (3) Incentives under both the Government Code and LAMC. Therefore, the first On- and Off-Menu requests qualify as the proposed development's Incentives. The remaining requests must be processed as Waivers of Development Standards.

Following is a delineation of the findings related to the request for three (3) On- and Off-Menu Incentives, pursuant to LAMC Section 12.22 A.25(g) and Government Code Section 65915.

- 16. Government Code Section 65915 and LAMC Section 12.22 A.25(c) state that the Commission shall approve a density bonus and requested incentive(s) unless the Commission finds that:
  - a. The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.

The record does not contain substantial evidence that would allow the City Planning Commission to make a finding that the requested incentives do not result in identifiable and actual cost reduction to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate-income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential

rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

Easterly Side Yard: LAMC Section 12.12 C.2 requires side yards to conform to a minimum of 5 feet and requires one additional foot in the width of the required side yards for each additional story above the second story. The project is an eight-story building, and supportive services offices, interview rooms, multi-purpose room and recreational space, community space and three (3) units with directly access to the ground floor, and would therefore be required to provide 11-foot side yards. The Applicant has requested one incentive for a reduced yard, and proposes an 8-foot and 8-inch easterly side yard setback, in lieu of the 11 feet otherwise required. Strict compliance with the yard requirements would reduce the buildable lot area on lot, thereby limiting the buildable area for new development and reducing the number of units that could be developed. The requested incentives allow the developer to reduce yard requirements so the affordable housing units can be constructed, and the overall space dedicated to residential uses is increased.

Interior Common Open Space: LAMC Section 12.21 G.2 allows for a maximum of 25-percent of interior common open space to be counted to the overall required Usable Open Space. The project proposes 4,707 square feet of interior common open spaces such as the lobby/lounge, multi-purpose room, and recreational room and 1,550 square feet of dedicated support service office space. The applicant has requested an off-menu incentive to increase the percentage of interior common space to be counted towards total usable open space from 25-percent to 43-percent in order to accommodate both the support service requirements for supportive housing and the project's open space requirement. Strict compliance with the open space requirements would reduce the buildable lot area on the lot, thereby limiting the buildable area for new development and reducing the number and range of units that could be developed. The requested incentive allows the developer to reallocate 18-percent of uncovered usable open space to covered interior open space so the supportive and affordable housing units can be constructed, and the overall space dedicated to residential uses is increased.

Trees: Appendix D, Section C.2 of the Central City West Specific Plan (CCWSP) requires trees to be planted at a 1:1 ratio. The project is a 150-unit permanent supportive and affordable housing development. The applicant has requested a reduction of on-site trees to 32 24-inch box trees, the size and number otherwise required by the LAMC 12.21 G.2. Strict compliance with the CCWP tree requirements would reduce the buildable lot area on lot, thereby limiting the buildable area for new development and reducing the number of units that could be developed. The requested incentive allows the developer to reduce the tree requirements so the supportive and affordable housing units can be constructed, and the overall space dedicated to residential uses is increased.

The requested incentives allow the developer to expand the building envelope so the additional and affordable units can be constructed, provide for design efficiencies, and allow the overall space dedicated to residential uses to be increased. These incentives support the applicant's decision to set aside the specified number of dwelling units for Low Income Households for 55 years.

b. The incentive(s) will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation

## shall not constitute a specific, adverse impact upon the public health or safety (Government Code Section 65915(d)(1)(B) and 65589.5(d)).

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

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

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

Following is a delineation of the findings related to the request for three (3) Waiver of Development Standards, pursuant to Government Code Section 65915.

- 17. Government Code Section 65915 and LAMC Section 12.22 A.25(c) state that the Commission shall approve a density bonus and requested Waivers of Development Standard(s) unless the Commission finds that:
  - a. The waiver(s) or reduction(s) of development standard(s) are contrary to state or federal law.

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

A project that provides 20 percent of base units for Low Income Households qualifies for three (3) Incentives, and may request other "waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]" (Government Code Section 65915(e)(1)).

Therefore, the request for the following are recommended as a Waiver of Development Standards. Without the below Waivers, the existing development standards would physically preclude development of the proposed density bonus units and project amenities:

Usable Open Space Reduction: LAMC Section 12.21 G requires 100 square feet of Usable Open Space per dwelling unit with less than 3 habitable rooms, and 125 square feet of Usable Open Space per dwelling unit with 3 habitable rooms. For the proposed project with 150 one-bedroom units, a total of 15,000 square feet of Open Space would be required. Strict compliance with the Open Space requirements would have the effect of physically precluding construction of the development proposing 150 dwelling units, eight (8) of which will be set aside for Very Low Income Households and 142 of which will be set aside for Low Income Households. The applicant has requested a 26.7-percent reduction to allow 11,000 square feet of open space through a Waiver of Development Standard. Without the waiver to reduce the minimum Usable Open Space

required to 11,000 square feet, the project would need to provide an additional 4,000 square feet of Common or Private Open Space on-site. Compliance with the minimum Usable Open Space provision would require the removal of floor area that could otherwise be dedicated to the number, configuration, and livability of supportive and affordable housing units. Specifically, the project would not only need to comply with the total amount of Usable Open Space requirements, but also the design, dimension, and area requirements set forth in LAMC Section 12.21 G. Common Open Space would need to be at least 15 feet in width on all sides, have a minimum area of 400 square feet, and be open to sky. The project would lose floor area of the development in order to meet all of these additional requirements for common open space. By waiving this development standard, the developer will not be physically precluded from constructing the proposed development with 150 supportive and affordable dwelling units.

Common Open Space Reduction: Appendix D, Section C.1 of the Central City West Specific Plan requires that a minimum of 100 square feet per unit of the required Usable Open Space, as provided in Section 12.21 G of the LAMC, shall be provided as Common Open Space. The project proposes 150 one-bedroom units, resulting in a total of 15,000 square feet of Common Open Space. Strict compliance with the open space requirements would have the effect of physically precluding construction of the development proposing 150 dwelling units, eight (8) of which will be set aside for Very Low Income Households and 142 of which will be set aside for Low Income Households. The applicant has requested a 26.7-percent reduction to allow 11,000 square feet of Common Open Space through a Waiver of Development Standard. Without the waiver to reduce the minimum Common Open Space required to 11,000 square feet, the project would need to provide an additional 4,000 square feet of Common Open Space on-site. Compliance with the minimum Common Open Space provision would require the removal of floor area that could otherwise be dedicated to the number, configuration, and livability of supportive and affordable housing units. Specifically, the project would not only need to comply with the total amount of Usable Open Space requirements, but also the design, dimension, and area requirements set forth in LAMC Section 12.21 G. Common Open Space would need to be at least 15 feet in width on all sides, have a minimum area of 400 square feet, and be open to sky. The project would lose floor area otherwise provided to dwelling units in order to meet all of these additional requirements for Common Open Space. By waiving this development standard, the developer will not be physically precluded from constructing the proposed development with 150 supportive and affordable dwelling units.

Height/Shadow: Section 8.A of the Central City West Specific Plan requires incremental transitional height limits for properties within 99 feet and 199 feet of an R3 Zone and to permit a shadow to be cast for more than 2 hours each day between 9 a.m. and 3 p.m. during the winter solstice in lieu of the otherwise required 55-foot and 75-foot height limit, respectively, and maximum two (2) hour shadow limit. The project proposes a 100 foot building height throughout the site. Strict compliance with the incremental transitional heights would have the effect of physically precluding construction of the development proposing 150 dwelling units, eight (8) of which will be set aside for Very Low Income Households and 142 of which will be set aside for Low Income Households. The applicant has requested to exceed the incremental transitional height and the resulting shadow impacts (Exhibit "A"). Without the waiver to exceed the height and two (2) hours shadow cast on the R3 lot, the project would require the removal of floor area that could otherwise be dedicated to the number, configuration, livability and service provision of supportive and affordable housing units. The project would lose floor area otherwise provided to dwelling units in order to meet these additional requirements for reduced height and shadow in relationship to the adjacent R3 lots. By waiving this development standard, the developer will not be physically precluded from constructing the proposed development with 150 supportive and affordable dwelling units.

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

There is no substantial evidence in the record that the proposed incentive(s) will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). As required by Section 12.22 A.25 (e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. The project does not involve the demolition of a historic structure that was placed on a national, state, or local historic register prior to the submission of the application. Therefore, there is no substantial evidence that the proposed waivers of development standards will have a specific adverse impact on public health and safety.

#### PROJECT PERMIT COMPLIANCE FINDINGS

- 18. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.
  - Use. The subject site is designated R5(CW)-U/6 within the South Subarea (Wilshire a. Corridor District and 8th/9th Street District) of the Central City West Specific Plan ("Specific Plan"). Section 6.F.2 of the Specific Plan states that the use regulations of the R5 Zone, as specified in LAMC Section 12.12 "R5 Multiple Dwelling Zone," shall apply to all lots in the R5(CW) Category within the Specific Plan area. LAMC Section 12.12 allows multi-family residential uses with a base density of one (1) dwelling unit per 200 square feet of lot area, which results in a base density of 94 dwelling units for the subject site with 18,720 square feet of lot area. However, the applicant requests an incentive under the Density Bonus Affordable Housing Incentive Program to increase the density by 35-percent and a Conditional Use to exceed the 35-percent density by 24-percent for a total of 59-percent density increase to permit 150 dwelling units in lieu of 94 dwelling units in exchange for setting aside at least 20-percent, or 19 units, of 150 total units for Low Income Households. The applicant proposes to reserve a total of 142 units of the 150 for Low Income Households and as such, in conjunction with the Density Bonus/Affordable Housing Incentive Program and Conditional Use, the project complies with Section 6.F.1 of the Specific Plan.

b. Yards. Section 6.F.2 of the Specific Plan states that the area regulations of the R5 Zone, as specified in LAMC Section 12.12 "R5 Multiple Dwelling Zone," shall apply to all lots in the R5(CW) Category within the Specific Plan area. LAMC Section 12.12 C states that the front yard setback in the R5 Zone shall comply with the 15-foot front yard setback. LAMC Section 12.12 C requires a side yard setback of five (5) feet and one (1) additional foot for each additional story above the second story, which results in a minimum side yard setback of 11 feet for the proposed eight-story building. LAMC Section 12.12 C also requires a rear yard setback of 15 feet and one (1) additional foot for each additional story above the third story, which results in a minimum rear yard setback of 20 feet for the proposed eight-story building. However, the applicant requests an On-Menu Incentive under the Density Bonus Program for a 20-percent reduction, resulting in a minimum of 8-feet 8-inches on the easterly side yard setback. As shown in the table below, the project proposes 15-foot front yard, 11-foot westerly side yard, 8-foot 8-inch easterly side yard, and 20-foot rear yard setbacks. As such, in conjunction with the Density Bonus/Affordable Housing Incentive Program request. the project complies with Section 6.F.2 of the Specific Plan.

	Required Setback per Specific Plan (Feet)	20% Density Bonus Incentive (Feet)	Proposed Setback (Feet)
Front Yard	15	=	15
Northerly Side Yard	11	2.2 ft	8'-8"
Southerly Side Yard	11	-	11
Rear Yard	20	=	20'-8 1/8'

- c. **Floor Area.** Section 6.I.1.a of the Specific Plan states that the Base Permitted Floor Area on a lot within the Specific Plan area shall be as shown by the Floor Area Ratio (FAR) specified on Map Nos. 2, 3, and 4. The project site is located on Map No. 4 and designated as R5(CW)-U/6, which permits a maximum FAR of 6:1 and a maximum floor area of 78,828 square feet. The project proposes a 5.2:1 FAR with 68,020 square feet of floor area. As such, the project complies with Section 6.I.1.a of the Specific Plan.
- d. **Height.** Section 8.A.1 of the Specific Plan states that the maximum permitted height of a building or structure on a lot within the Specific Plan area shall be as shown by the height designations on Map Nos. 2, 3 and 4 of the Specific Plan. The project site is located on Map No. 4 and designated as R5(CW)-U/6, which permits a maximum height 1,168 feet above mean sea level or approximately 833 feet above grade for the subject site. Additionally, Section A provides additional height limitations for portions of buildings on a lot located within 0 to 49 feet, 50-99 feet and 100-199 feet from a lot in the R3 Zone and limits the number of hours a shadow may be cast on properties located within an R3 Zone to a maximum of two (2) between the hours of 9 a.m. and 3 p.m. during the Winter Solstice. However, the project requests a Waiver of Development Standards per the Density Bonus Affordable Housing Incentive Program to allow an overall building height of 100 feet (or 384 feet 1 inch above grade) within 50-99 feet and 100-199 feet of a lot zoned R3 in lieu of the 55-feet and 75-feet, respective height limit otherwise required and to allow a shadow to be cast in excess of two (2) hours between the hours of 9 a.m. and 3 p.m. during the Winter Solstice. As such, in conjunction with the Density Bonus/Affordable Housing Incentive Program, the project complies with Section 8.A. of the Specific Plan.

e. **Open Space and Landscaping.** Section 8.D.2 of the Specific Plan requires that all multiple-family residential projects shall meet on-site per dwelling unit open space requirements as provided in the Urban Design Guidelines contained in Appendix D of the Specific Plan. Section C of Appendix D requires that a minimum of 100 square feet per unit of the required useable open space, as provided in Section 12.21 G of the LAMC, shall be provided as common open space. The project is subject to the total usable open space (common and private combined) requirement as set forth in LAMC Section 12.21 G as well as the minimum Common Open Space required by the Specific Plan.

Per LAMC Section 12.21 G, the project must provide at a minimum the following Usable Open Space per dwelling unit: 100 square feet for each unit having less than three habitable rooms; 125 square feet for each unit having three habitable rooms; and 175 square feet for each unit having more than three habitable rooms. The project proposes 150 one-bedroom units, which requires a minimum of 15,000 square feet of usable open space. Per the Specific Plan, at least 15,000 square feet, that is 100-percent of total usable common open space must consist of common open space.

However, the applicant requests an Off-Menu Incentive under the Density Bonus/Affordable Housing Incentives program a 26.7-percent reducing in the minimum Usable Open space and an Off-Menu Incentive request of 26.7-percent to reduction in the minimum common open space required to permit 11,000 square feet in lieu of 15,000 square feet in the minimum usable open space and common open space. Open space requirements for the project are as follows:

Type of Unit	Number of Units	Required OS per Unit per LAMC (sf)	Minimum Usable OS Required per LAMC (sf)	Required Common OS per Unit per Specific Plan (sf)	Minimum Common OS Required per Specific Plan (sf)
< 3 Hab. Rooms	150	100	15,000	100	15,000
= 3 Hab. Rooms	0	125	0	0	0
> 3 Hab. Rooms		175	0	0	0
Total	150	-	15,000	-	15,000
Total Required with 26.7% DB Incentive (sf)	-	-	11,000	-	11,000

The project will provide 11,000 square feet of usable open space, including 1,170 square feet of open space within the front yard setback, 1,560 square feet in the rear setback, 1,716 square feet on the lower roof deck, 1,847 square feet on the upper roof deck, 2,228 square feet in the lobby/lounge, 779 square feet in the recreational room, and 1,700 square feet in the multi-purpose room. All of these open space areas consist of common open space, thereby complying with the minimum common open space requirement of 11,000 square feet.

Level	Common Open Space Areas	Area (sf)
Ground Floor	Front Yard	1,170
Ground Floor	Rear Yard	1,560
Ground Floor	Lobby/Lounge	2,228
Ground Floor	Recreational Room	779
Ground Floor	Multi-purpose Room	1,700
Level 2	Lowe Roof Deck	2,291
Level 8	Upper Roof Deck	527
	TOTAL USABLE/COMMON OPEN SPACE PROVIDED	11,000
	Total Usable OS Required with DB Incentive	11,000
	Total Common OS Required Density Bonus	11,000

Section C.1(c) of Appendix D of the Specific Plan allows for up to 50 percent of the area contained within the front yard area to be used to meet the open space per unit requirement. The project uses 50 percent, or 1,170 square feet, of the 2,340-square-foot front yard area to meet the open space per unit requirement, as shown in Exhibit "A."

In addition to the open space requirements, Section C.2 of Appendix D of the Specific Plan requires that a minimum of one (1) tree shall be provided on-site for every dwelling unit, a minimum of 50 percent of which shall be provided on site, and each of which shall be a minimum of 12 feet in height and three (3) inches in caliper at the time of planting. However, as shown in Exhibit "A," the applicant is requesting an Off-Menu Incentive under Density Bonus/Affordable Housing Incentive Program to permit 32 24-inch box tree on-site in —lieu of the otherwise required 150 36-inch box trees. The Condition of Approval requires the trees to be a minimum of 12 feet in height and three (3) inches in caliper at the time of planting.

Sections C.3 and C.4 of Appendix D of the Specific Plan requires that all open space areas not used for building driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained, and all landscaped areas shall be maintained with an automatic irrigation system. As shown in Exhibit "A," all open areas not used for aforementioned purposes will be attractively landscaped with a variety of shrubs, groundcover and trees. Per the Condition of Approval, all such areas shall be properly landscaped, irrigated and maintained.

f. **Parking.** Section 10.B of the Specific Plan states that off-street parking requirements for all uses other than office use shall be as specified in Section 12.21 A.4 of the LAMC. However, the proposed project that consists of 100 percent supportive and affordable housing units and is not required to provide any automobile parking spaces pursuant to AB 2162. As such, in conjunction with AB 2162, the project complies with Section 10.B od the Specific Plan.

- f. **Transportation Impact Fee.** Section 9.C of the Specific Plan requires that all projects within the Specific Plan area pay a Transportation Impact Mitigation Fee. However, Section 9.C.2 of the Plan states that residential uses are exempt from payment of the fee. The proposed project consists of 150 residential units and supportive services. Therefore, Section 9.C of the Specific Plan is not applicable.
- g. **Inclusionary Housing Requirement.** Section 11.C.2 of the Specific Plan states that all multiple-family residential projects are subject to either the Replacement Dwelling Unit or Inclusionary Housing requirement as follows, whichever results in the greater number of affordable dwelling units:
  - 1. Document and replace, on a one-for-one basis in the form of new dwelling units construction, Low and Very Low Income Dwelling Units and/or guest rooms demolished on the lot or lots on or after February 14, 1988; or
  - 2. If no dwelling units were demolished on the lot or lots on or after February 14, 1988, a Project Applicant shall reserve a total of 15 percent of the dwelling units within the project as Low Income Dwelling Units.

The project is a 150-unit multi-family residential development. Per the Specific Plan, the project is required to reserve at least 23 units for Low Income Households. The proposed project is a 100 percent affordable housing development, consisting of 8 dwelling units reserved for Extremely Low Income Households and 142 units reserved for Low Income Households. Therefore, the project is in compliance with Section 11.C.2 of the Specific Plan.

19. That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically possible.

California AB 2162 amended Sections 65583 and 65650-65656 of the California Government Code, and went into effect on January 1, 2019, aimed at addressing the state's homeless crisis. The intent of AB 2162 is to provide supportive housing to Californians experiencing chronic homelessness, streamlining and expediting the process of approving supportive housing applications and offer opportunities to exit chronic homelessness (Exhibit G). The law amends Section 65583 of, and adds Article 11 (commencing with Section 65650) to, Chapter 3 of Division 1 of Title 7 of, the Government Code, relating to land use, requiring that cities streamline the approval of qualified housing projects through a ministerial approval process, removing the requirement for CEQA analysis and prohibit the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop. Therefore, there are no mitigation or monitoring measure applicable to this project.

### **CEQA FINDINGS**

Pursuant to Assembly Bill ("AB") 2162 and California Government Code (Gov.) Sections 65583 and 65650 through 65654, a project that satisfies all of the objective planning standards of Gov. Section 65651(a) and (b) is subject to the streamlined, ministerial approval process provided by Gov. Section 65653(a) and (b). Therefore, the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project.

## **COMMUNICATIONS**

The public hearing is scheduled for the City Planning Commission on February 13, 2020 after 8:30 a.m.

Staff has received no letters relative to this case.

# **EXHIBIT A**

PLANS & RENDERINGS (JAN. 17, 2020) CPC-2019-4568-DB-SPP-PSH-SIP



	SHEET Index - ENTITLEMENTS			
Sheet Number	Sheet Name			
0.00	COVER SHEET			
0.01	PROJECT DATA			
0.02	ABBREVIATIONS			
0.03	SYMBOLS			
0.10	CONCEPTUAL RENDERINGS			
0.22	ZONING AREA DIAGRAMS			
0.23	OPEN SPACE DIAGRAMS			
0.24	SHADE-SHADOW STUDY			
0.25	GRADE & BUILDING HEIGHT DIAGRAM			
1.01	SITE PLAN			
1.21	SURVEY - ALL PARCELS			
1.22	SURVEY - 1316-18 LINWOOD			
1.23	SURVEY - 1322-28 LINWOOD			
2.01	FLOOR PLAN - LEVEL 01			
2.02	FLOOR PLAN - LEVEL 02			
2.03	TYPICAL FLOOR PLAN - LEVEL 03 TO LEVEL 07			
2.08	FLOOR PLAN - LEVEL 08			
2.09	ROOF PLAN			
3.01	EAST & WEST ELEVATIONS			
3.02	NORTH ELEVATION			
3.03	SOUTH ELEVATION			
3.05	ELEVATIONS - COURTYARD			
3.11	BUILDING SECTIONS - TRANSVERSE			
3.12	BUILDING SECTION - LONGITUDINAL			
L-1	IRRIGATION PLAN - GROUND FLOOR			
L-2	IRRIGATION PLAN - 2ND FLOOR			
L-3	IRRIGATION PLAN - 8TH FLOOR			
L-4	PLANTING PLAN - GROUND FLOOR			
L-5	PLANTING PLAN - 2ND FLOOR			
L-6	PLANTING PLAN - 8TH FLOOR			
PL-3	PLANT TYPES			

# LINWOOD MODULAR HOUSING

## steinberg hart

ARCHITECT STEINBERG HART 818 W 7TH STREET #1100 LOS ANGELES, CA 90017

APPLICANT 1316 LINWOOD LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

OWNER LINWOOD HOLDING COMPANY LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

CIVIL ENGINEER DKE 6420 WILSHIRE BLVD #1000 LOS ANGELES, CA 90048

STRUCTURAL ENGINEER
ENGLEKIRK
888 S FIGUEROA ST
LOS ANGELES, CA 90017

MEP ENGINEER GREENMEP 3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR SANTA ANA, CA 92707

LANDSCAPE ARCHITECT
WYNN LANDSCAPE ARCHITECTS
20350 PARADISE LANE
TOPANGA, CA 90290

MODULAR MANUFACTURER
CIMC Modular Building Systems Holding Co. Ltd.
Level 26, 131 Yingbin Avenue, Pengjiang District,
Jiangmen, Guangdong, P.R. China (529000)

01.17.20 UPDATE 07.26.19 ENTITLEMENT PACKAGE

# LINWOOD MODULAR HOUSING

1324 LINWOOD AVE LOS ANGELES, CA

COVER SHEET

### JURISDICTIONS, CODES & STANDARDS

### **JURISDICTION FOR PROJECT ENTITLEMENTS:**

CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING (LADCP) CITY OF LOS ANGELES MUNICIPAL CODE & ZONING (LAMC) CENTRAL CITY WEST SPECIFIC PLAN CITY OF LOS ANGELES MOBILITY PLAN 2035

CITY OF LOS ANGELES DOWNTOWN DESIGN GUIDELINES

### JURISDICTION FOR FOUNDATION, BASEMENT, AND LEVEL L1:

DEPARTMENT OF BUILDING AND SAFETY (LADBS) CITY OF LOS ANGELES BUILDING CODE (LABC)

### **JURISDICTION FOR LEVELS 2-8 AND ROOF:**

CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) CA HEALTH AND SAFETY CODE 18008.7 (HSC) MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS, Part 3280 (HUD) CALIFORNIA BUILDING CODE PART 2 (CBC)

### PROJECT DIRECTORY

### **ARCHITECT**

STEINBERG HART 818 W 7TH STREET # 1100 LOS ANGELES, CA 90017

### CONTRACTOR

### CIVIL DKE

6420 WILSHIRE BLVD SUITE 1000 LOS ANGELES, CA 90048

### LANDSCAPE

WYNN LANDSCAPE ARCHITECTS 20350 PARADISE LANE TOPANGA, CA 90290

**STRUCTURAL** 

(323) 733-6673

GREENMEP

8th FLOOR

888 S.FIGUEROA ST., 18TH

LOS ANGELES, CA 90017

3 MACARTHUR PLACE

SANTA ANA, CA 92707

ENGLEKIRK

FLOOR

MEP

### **SITE INFORMATION**

PROJECT DATA

LOT AREA [PER ZIMAS] **ADDRESS** 6,240 SF 1316-1318 LINWOOD 5143-011-004 6,240.1 SF 1322-1324 LINWOOD 5143-011-003 5143-011-002 6,240.1 SF 1328 LINWOOD

18,720.2 SF TOTAL SITE AREA (PRIOR TO DEDICATION): BUILDABLE AREA (SEE DIAGRAM): 13,138.8 SF

STREET CLASSIFICATION: COLLECTOR (PER MOBILITY PLAN 2035) (40'-WIDE ROADWAY) **REQUIRED ROW: EXISTING ROW:** 60' (30' 1/2 ROW) REQUIRED DEDICATION: (33' 1/2 ROW)

### **AB2162 REQUIREMENTS**

UNITS DEDICATED TO LOWER INCOME HOUSEHOLDS (PER HSC 50079.5): 100% PERCENTAGE OF UNITS THAT ARE PERMANENT SUPPORTIVE HOUSING: 100%

### 100% RESIDENTIAL BUILDING AREA BREAKDOWN

OVERALL BUILDING AREA: RESIDENITAL UNITS & CORRIDORS: NON-RESIDENTIAL AREA:	60,180 SF	[PER LAMC ZONING] [88.5% OF TOTAL] [11.5% OF TOTAL]
SUPPORT SERVICE OFFICES: INTERIOR OPEN SPACE: OTHER (RESTROOMS, ETC.):	1,550 SF 4,707 SF 1,701 SF	[19.8% OF NON-RESI. SF

[SERVICE AREA > 3% OF NON-RESI. AREA = PROJECT COMPLIES WITH AB2162]

PROJECT ZONING INFORMATION	
SPECIFIC PLAN AREA:	CENTRAL CITY WEST SPECIFIC PLAN [CCWSP]
ZONING FRED COWSPI	P5(CW) 11/6

ZUNING [PER CCWSP]: R5(UW) U/6 **BUILDING HEIGHT** 

HEIGHT LIMIT: 1,168' AMSL (PER CCWSP) [883'-11" ABOVE GRADE FOR THIS SITE] [B/W 50-99' TO R-3 PARCELS] TRANSITIONAL HEIGHT LIMIT:

100 FEET [SB1818 WAIVER] PROPOSED HEIGHT: \*REQUEST FOR RELIEF FROM TRANSITIONAL HEIGHT & SHADE/SHADOW DURING WINTER SOLSTICE ONLY

**BUILDING AREA & FAR** ALLOWABLE FAR: 6.0:1 ALLOWABLE FLOOR AREA: 78,832.8 SF 5.2:1 PROPOSED FAR: PROPOSED FLOOR AREA: 68,020 SF

94 UNITS [1/200 SF PRE-DEDICATION LOT AREA] **ALLOWABLE UNITS:** [ROUND-UP FOR DB CALCULATIONS]

PROPOSED UNITS: 150 UNITS - ALL 1-BEDROOM [CUP REQUEST FOR DENSITY BONUS – 59%]

REQ'D AUTOMOBILE PARKING: O SPACES [ALL PSH UNITS & SERVICES] O SPACES [PER AB2162] PROPOSED AUTOMOBILE PARKING:

REQ'D BICYCLE PARKING (PER LAMC 12.21.A.16)

LONG TERM: 100 SPACES UNITS 1-25 25 SPACES 50 SPACES UNITS 26-100 (0.66/)UNITS 101-150 25 SPACES (0.5/)SHORT TERM: 10 SPACES 2.5 SPACES UNITS 1-25 UNITS 26-100 (0.066/)5 SPACES UNITS 101-150 (0.05/)2.5 SPACES

110 SPACES TOTAL BICYCLE SPACES (REQ'D & PROPOSED):

### REQ'D YARDS:

FRONT YARD: 15 FEET SIDE YARDS: 11 FEET [8 STORY BUILDING] [5 FEET FOR 2 STORY + 1 FOOT/ STORY / ADDITIONAL FLR, 16' MAX.]

20 FEET [8 STORY BUILDING] [15 FEET FOR 3 STORY + 1 FOOT/ STORY / ADDITIONAL FLR, 20' MAX.]

### PROPOSED MINIMUM YARDS FRONT YARD:

15 FEET (PER ZONING / NO REDUCTION) SIDE YARD 1: (PER ZONING / NO REDUCTION) SIDE YARD 2: 8.8 FEET (SB1818 ON-MENU 20% REDUCTION) **REAR YARD:** 20 FEET (PER ZONING / NO REDUCTION)

CCWSP REQ'D TREES:

[1/UNIT & UP TO 50% OFFSITE] PROPOSED TREES: 32 TREES [SB1818 OFF-MENU INCENTIVE] \*REQUEST FOR RELIEF FROM TOTAL REQUIRED NUMBER & SIZE [SEE LANDSCAPE PLANS FOR SPECIES AND LOCATIONS]

MEP ENGINEER GREENMEP 1,701 SF 3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR

[B/W 100-199' TO R-3 PARCELS]

SANTA ANA, CA 92707 LANDSCAPE ARCHITECT WYNN LANDSCAPE ARCHITECTS

STEINBERG HART

1316 LINWOOD LLC

818 W 7TH STREET #1100

LOS ANGELES, CA 90017

1605 N CAHUENGA BLVD

1605 N CAHUENGA BLVD

6420 WILSHIRE BLVD #1000

LOS ANGELES, CA 90048

LOS ANGELES, CA 90017

STRUCTURAL ENGINEER ENGLEKIRK

888 S FIGUEROA ST

HOLLYWOOD CA 90028

CIVIL ENGINEER

LINWOOD HOLDING COMPANY LLC

HOLLYWOOD CA 90028

20350 PARADISE LANE TOPANGA, CA 90290 MODULAR MANUFACTURER

CIMC Modular Building Systems Holding Co. Ltd. Level 26, 131 Yingbin Avenue, Pengjiang District, Jiangmen, Guangdong, P.R. China (529000)

01.28.20 UPDATE 07.26.19 ENTITLEMENT PACKAGE

### LINWOOD MODULAR HOUSING

1324 LINWOOD AVE LOS ANGELES, CA

PROJECT DATA

PROJECT #:19011-000 DATE: 09/19/2019 SCALE:

### RESIDENTIAL OPEN SPACE (SEE 0.23)

### PROJECT OPEN SPACE AND BONUSES

TOTAL OPEN SPACE PER WAIVERS: 11,000 SF

REDUCE CCWSP COMMON OPEN SPACE REQUIREMENT REDUCE LAMC OPEN SPACE REQUIREMENT SB1818 WAIVER: SB1818 OFF-MENU INCENTIVE: MAX. 43% INTERIOR COMMON OPEN SPACE

### MIN. 25% OF EXTERIOR COMMON OPEN SPACE TO BE PLANTED

NO REDUCTION FROM EXISTING REQUIREMENTS LANDSCAPE PLANS DEPICT ONE COMPLIANT OPTION

ALL OPEN SPACE CALCULATIONS TO BE PER CCWSP

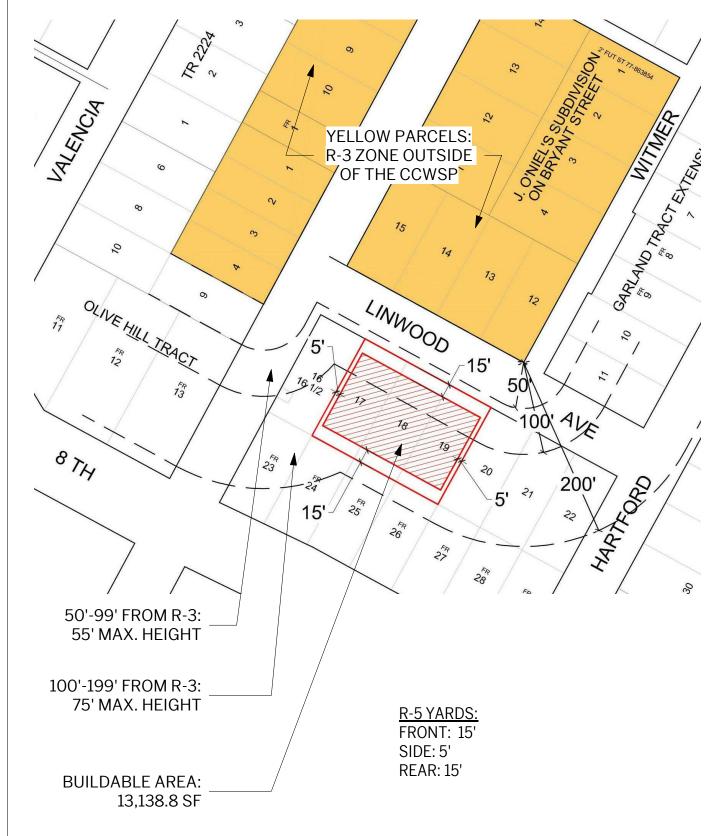
### OPEN SPACE CALCULATION (PER CCWSP & INCENTIVES)

TOTAL OPEN SPACE AS SHOWN	11,000 SF	
EXTERIOR COMMON OPEN SPACE	TOTAL 6,293 SF	PLANTED 1.574 SF (>25%)
FRONT YARD (50%)	1,170 SF	389 SF
REAR YARD (50%)	1,560 SF	1,185 SF
LOWER ROOF DECK:	1,716 SF	0 SF
UPPER ROOF DECK:	1,847 SF	0 SF
INITEDIOD COMMON ODEN CDACE	4 707 CE	(420/.)

INTERIOR COMMON OPEN SPACE 2,228 SF L1 LOUNGE L1 REC ROOM 779 SF L1 MULTIPURPOSE ROOM 1,700 SF

EXTERIOR PRVATE OPEN SPACE PRIVATE OPEN SPACE IS PROHIBITED FOR 1-BR UNITS PER THE CCWSP

### BUILDABLE AREA & HEIGHT ZONE DIAGRAM



### PROJECT DESCRIPTION/SCOPE OF WORK

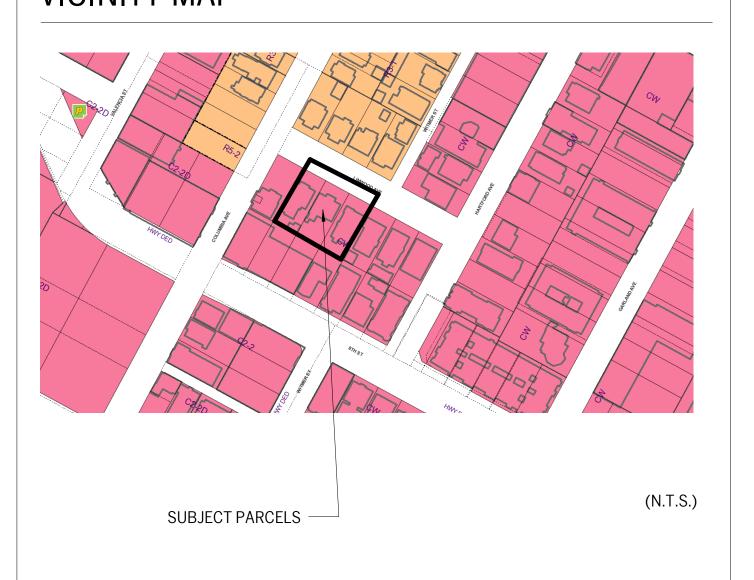
### PROJECT DESCRIPTION

PROJECT IS A NEW-CONSTRUCTION, TYPE I-B, 150-UNIT RESIDENTIAL BUILDING, 8-STORIES IN HEIGHT INCLUDING THE ROOF-DECK. THE PROJECT USES DENSITY BONUS INCENTIVES FROM THE CITY OF LA AND AB2162 AND INCLUDES 0 AUTOMOBILE PARKING SPACES AND 110 BICYCLE PARKING SPACES.

### **SCOPE OF WORK**

THE BUILDING IS A COMBINATION OF SITE-BUILT PRIMARY STRUCTURE AND PREFABRICATED MODULES. THE PERMITTING WILL BE SPLIT BETWEEN THE CITY OF LOS ANGELES (FOR THE FOUNDATION AND GROUND-LEVEL) AND STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (FOR LEVELS 2-8 AND ROOF). SEE SCOPE CHART FOR BREAKDOWN OF WORK BETWEEN BUILDING PERMITS.

### **VICINITY MAP**



WRB

WSCT

WWM

WD

WDW

WGL

WK

WP

WPT

WS

WSCT

WT

WWF

XFMR

XFMR

WITH

WS

WT

SIM SIMILAR

MAT	MATERIAL	HORIZ	HORIZONTAL
MAX	MAXIMUM	HP	HIGH POINT
MB	MACHINE BOLT	HR	HOUR
MC	MEDICINE CABINET	HRC	HOT ROLLED CHANNEL
MDF	MEDIUM-DENSITY FIBERBOARD	HRAIL	HANDRAIL
MECH	MECHANICAL	HS	HOOK STRIP
MED	MEDIUM	HTR	HEATER
MEMB	MEMBRANE	HVAC	HEATING, VENTILATING AND AIR
MEPS	MOLDED EXPANDED POLYSTYRENE	HATOH	CONDITIONING
MET	METAL	HATCH	HAT CHANNEL
MEZZ	MEZZANINE	HB HC	HOSE BIB HOLLOW CORE
MFR	MANUFACTURER	HDBD	HARD
MH	MANHOLE	HDR	HEADER
MIN	MINIMUM OR MINUTE	HDWR	HARDWARE
MISC MO	MISCELLANEOUS MASONRY OPENING	HDWN	HARDWOOD
MTD	MOUNTED	HGT	HEIGHT
MTG	MOUNTING	НМ	HOLLOW METAL
MTL	METAL	НО	HOLD OPEN /MAGNETIC
MUL	MULLION	HORIZ	HORIZONTAL
		HP	HIGH POINT
N		HR	HOUR
(N)	NEW	HRC	HOT ROLLED CHANNEL
N	NORTH	HRAIL	HANDRAIL
NIC	NOT IN CONTRACT	HS	HOOK STRIP
NO	NUMBER	HTR	HEATER
NOM	NOMINAL	HVAC	HEATING, VENTILATING AND AIR
NR	NON-RATED		CONDITIONING
NTS	NOT TO SCALE	1	
(N)	NEW	ID	INSIDE DIAMETER/DIMENSION
N	NORTH	IN	INCH
NIC	NOT IN CONTRACT	INCAND	INCANDESCENT
NO NOM	NUMBER NOMINAL	INCL	INCLUDE
NOM NR	NOMINAL NON-RATED	INSUL	INSULATION /ING
NK NTS	NOT TO SCALE	INT	INTERIOR
1410	IO OUNCE	INTER	INTERMEDIATE
0		INV	INVERT
OA	OVERALL	ID	INSIDE DIAMETER/DIMENSION
OC	ON CENTER	IN	INCH
OD	OUTSIDE DIAMETER / DIMENSION	INCAND	INCANDESCENT
OFCI	OWNER FURNISHED CONTRACTOR	INCL	INCLUDE
	INSTALLED	INSUL	INSULATION /ING
OFD	OVERFLOW DRAIN	INT	INTERIOR
OFF	OFFICE	INTER	INTERMEDIATE
OFOI	OWNER FURNISHED OWNDER INSTALLED	INV	INVERT
0 / H	OVERHEAD		
ОН	OPPOSITE HAND	J	IANITOD
OPNG	OPENING	JAN JST	JANITOR JOIST
OPP	OPPOSITE	JT	JOINT
OA	OVERALL	JAN	JANITOR
00	ON CENTER	JST	JOIST
OD OFCI	OUTSIDE DIAMETER / DIMENSION	JT	JOINT
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	31	JOHNI
OFD	OVERFLOW DRAIN	K	
OFF	OFFICE	K	KIPS
OFOI	OWNER FURNISHED OWNDER INSTALLED	KIT	KITCHEN
0 / H	OVERHEAD	KP	KICK PLATE
ОН	OPPOSITE HAND	K	KIPS
OPNG	OPENING	KIT	KITCHEN
OPP	OPPOSITE	KP	KICK PLATE
Р		L	
PAD	POWDER ACTUATED DEVICE	LAB	LABORATORY
PAF	POWDER ACTUATED FASTENER	LAM	LAMINATE /D
PENN PERF	PENETRATION	LAV	LAVATORY
PERF	PERFORATED PERPENDICULAR	LEV LB	LOW EMITTING VEHICLE SPACE POUND
PIV	POST INDICATOR VALVE	LKR	LOCKER
PL	PLATE	LL	LEAD LINED
PL	PROPERTY LINE	LLBB	LONG LEGS BACK TO BACK
PLAM	PLASTIC LAMINATE	LLH	LONG LEG HORIZONTAL
PLAS	PLASTER	LLV	LONG LEG VERTICAL
PLBG	PLUMBING	LOC	LOCATION
PLWD	PLYWOOD	LP	LOW POINT
PNL	PANEL	LT	LIGHT
POL	POLISHED	LTD	LIMITED
PR	PAIR	LW	LIGHT WEIGHT
PRCST	PRECAST	LAB	LABORATORY
PREFAB	PREFABRICATED	LAM	LAMINATE /D
PROJ	PROJECTION  POUNDS DED COUADE FOOT	LAV	LAVATORY
PSF	POUNDS PER SQUARE FOOT	LEV	LOW EMITTING VEHICLE SPACE
PSI pt	POUNDS PER SQUARE INCH	LB	POUND
PT PTD	POINT OR PAINT	LKR LL	LOCKER
PTD/R	PAINTED PAPER TOWL DISPENSER OR RECEPTACLE	LL LLBB	LEAD LINED LONG LEGS BACK TO BACK
PTD/R PTN	PARTITION	LLBB	LONG LEGS BACK TO BACK LONG LEG HORIZONTAL
PTR	PRESSURE TREATED	LLH LLV	LONG LEG HORIZONTAL  LONG LEG VERTICAL
1 111	ENEXAUNT INTRICIT	<b>∟∟</b> V	LOCATION
PTRWD	PRESSURE TREATED WOOD	LOC	LUCATION
PTRWD PVC		LOC LP	LOW POINT
	PRESSURE TREATED WOOD		
PVC	PRESSURE TREATED WOOD POLYVINYL CHLORIDE	LP	LOW POINT
PVC PAD	PRESSURE TREATED WOOD POLYVINYL CHLORIDE POWDER ACTUATED DEVICE	LP LT	LOW POINT LIGHT
PVC PAD PAF	PRESSURE TREATED WOOD POLYVINYL CHLORIDE POWDER ACTUATED DEVICE POWDER ACTUATED FASTENER	LP LT LTD	LOW POINT LIGHT LIMITED
PVC PAD PAF PENN	PRESSURE TREATED WOOD POLYVINYL CHLORIDE POWDER ACTUATED DEVICE POWDER ACTUATED FASTENER PENETRATION	LP LT LTD	LOW POINT LIGHT LIMITED
PVC PAD PAF PENN PERF PERP PIV	PRESSURE TREATED WOOD POLYVINYL CHLORIDE POWDER ACTUATED DEVICE POWDER ACTUATED FASTENER PENETRATION PERFORATED PERPENDICULAR POST INDICATOR VALVE	LP LT LTD LW M MACH	LOW POINT LIGHT LIMITED LIGHT WEIGHT  MACHINE
PVC PAD PAF PENN PERF PERP PIV PL	PRESSURE TREATED WOOD POLYVINYL CHLORIDE POWDER ACTUATED DEVICE POWDER ACTUATED FASTENER PENETRATION PERFORATED PERPENDICULAR POST INDICATOR VALVE PLATE	LP LT LTD LW M MACH MAT	LOW POINT LIGHT LIMITED LIGHT WEIGHT  MACHINE MATERIAL
PVC PAD PAF PENN PERF PERP PIV PL	PRESSURE TREATED WOOD POLYVINYL CHLORIDE POWDER ACTUATED DEVICE POWDER ACTUATED FASTENER PENETRATION PERFORATED PERPENDICULAR POST INDICATOR VALVE PLATE PROPERTY LINE	LP LT LTD LW M MACH MAT MAX	LOW POINT LIGHT LIMITED LIGHT WEIGHT  MACHINE MATERIAL MAXIMUM
PVC PAD PAF PENN PERF PERP PIV PL PL PLAM	PRESSURE TREATED WOOD POLYVINYL CHLORIDE POWDER ACTUATED DEVICE POWDER ACTUATED FASTENER PENETRATION PERFORATED PERPENDICULAR POST INDICATOR VALVE PLATE PROPERTY LINE PLASTIC LAMINATE	LP LT LW M MACH MAT MAX MB	LOW POINT LIGHT LIMITED LIGHT WEIGHT  MACHINE MATERIAL MAXIMUM MACHINE BOLT
PVC PAD PAF PENN PERF PERP PIV PL PL PLAM PLAS	PRESSURE TREATED WOOD POLYVINYL CHLORIDE POWDER ACTUATED DEVICE POWDER ACTUATED FASTENER PENETRATION PERFORATED PERPENDICULAR POST INDICATOR VALVE PLATE PROPERTY LINE PLASTIC LAMINATE PLASTER	LP LT LW M MACH MAT MAX MB MC	LOW POINT LIGHT LIMITED LIGHT WEIGHT  MACHINE MATERIAL MAXIMUM MACHINE BOLT MEDICINE CABINET
PVC PAD PAF PENN PERF PERP PIV PL PL PLAM PLAS PLBG	PRESSURE TREATED WOOD POLYVINYL CHLORIDE POWDER ACTUATED DEVICE POWDER ACTUATED FASTENER PENETRATION PERFORATED PERPENDICULAR POST INDICATOR VALVE PLATE PROPERTY LINE PLASTIC LAMINATE PLASTER PLUMBING	LP LT LW M MACH MAT MAX MB MC MDF	LOW POINT LIGHT LIMITED LIGHT WEIGHT  MACHINE MATERIAL MAXIMUM MACHINE BOLT MEDICINE CABINET MEDIUM-DENSITY FIBERBOARD
PVC PAD PAF PENN PERF PERP PIV PL PL PLAM PLAS PLBG PLWD	PRESSURE TREATED WOOD POLYVINYL CHLORIDE POWDER ACTUATED DEVICE POWDER ACTUATED FASTENER PENETRATION PERFORATED PERPENDICULAR POST INDICATOR VALVE PLATE PROPERTY LINE PLASTIC LAMINATE PLASTER PLUMBING PLYWOOD	LP LT LTD LW  M MACH MAT MAX MB MC MDF MECH	LOW POINT LIGHT LIMITED LIGHT WEIGHT  MACHINE MATERIAL MAXIMUM MACHINE BOLT MEDICINE CABINET MEDIUM-DENSITY FIBERBOARD MECHANICAL
PVC PAD PAF PENN PERF PERP PIV PL PLAM PLAS PLBG PLWD PNL	PRESSURE TREATED WOOD POLYVINYL CHLORIDE POWDER ACTUATED DEVICE POWDER ACTUATED FASTENER PENETRATION PERFORATED PERPENDICULAR POST INDICATOR VALVE PLATE PROPERTY LINE PLASTIC LAMINATE PLASTER PLUMBING PLYWOOD PANEL	LP LT LTD LW  M MACH MAT MAX MB MC MDF MECH MED	LOW POINT LIGHT LIMITED LIGHT WEIGHT  MACHINE MATERIAL MAXIMUM MACHINE BOLT MEDICINE CABINET MEDIUM-DENSITY FIBERBOARD MECHANICAL MEDIUM
PVC PAD PAF PENN PERF PERP PIV PL PLAM PLAS PLBG PLWD PNL POL	PRESSURE TREATED WOOD POLYVINYL CHLORIDE POWDER ACTUATED DEVICE POWDER ACTUATED FASTENER PENETRATION PERFORATED PERPENDICULAR POST INDICATOR VALVE PLATE PROPERTY LINE PLASTIC LAMINATE PLASTER PLUMBING PLYWOOD PANEL POLISHED	LP LT LTD LW  M MACH MAT MAX MB MC MDF MECH MED MEMB	LOW POINT LIGHT LIMITED LIGHT WEIGHT  MACHINE MATERIAL MAXIMUM MACHINE BOLT MEDICINE CABINET MEDIUM-DENSITY FIBERBOARD MECHANICAL MEDIUM MEMBRANE
PVC PAD PAF PENN PERF PERP PIV PL PL PLAM PLAS PLBG PLWD PNL POL PR	PRESSURE TREATED WOOD POLYVINYL CHLORIDE POWDER ACTUATED DEVICE POWDER ACTUATED FASTENER PENETRATION PERFORATED PERPENDICULAR POST INDICATOR VALVE PLATE PROPERTY LINE PLASTIC LAMINATE PLASTER PLUMBING PLYWOOD PANEL POLISHED PAIR	LP LT LTD LW  M MACH MAT MAX MB MC MDF MECH MED MEMB MEPS	LOW POINT LIGHT LIMITED LIGHT WEIGHT  MACHINE MATERIAL MAXIMUM MACHINE BOLT MEDICINE CABINET MEDIUM-DENSITY FIBERBOARD MECHANICAL MEDIUM MEMBRANE MOLDED EXPANDED POLYSTYRENE
PVC PAD PAF PENN PERF PERP PIV PL PL PLAM PLAS PLBG PLWD PNL POL PR PRCST	PRESSURE TREATED WOOD POLYVINYL CHLORIDE POWDER ACTUATED DEVICE POWDER ACTUATED FASTENER PENETRATION PERFORATED PERPENDICULAR POST INDICATOR VALVE PLATE PROPERTY LINE PLASTIC LAMINATE PLASTER PLUMBING PLYWOOD PANEL POLISHED PAIR PRECAST	LP LT LTD LW  M MACH MAT MAX MB MC MDF MECH MED MEMB MEPS MET	LOW POINT LIGHT LIMITED LIGHT WEIGHT  MACHINE MATERIAL MAXIMUM MACHINE BOLT MEDICINE CABINET MEDIUM-DENSITY FIBERBOARD MECHANICAL MEDIUM MEMBRANE MOLDED EXPANDED POLYSTYRENE METAL
PVC PAD PAF PENN PERF PERP PIV PL PLAM PLAS PLBG PLWD PNL POL PR PRCST PREFAB	PRESSURE TREATED WOOD POLYVINYL CHLORIDE POWDER ACTUATED DEVICE POWDER ACTUATED FASTENER PENETRATION PERFORATED PERPENDICULAR POST INDICATOR VALVE PLATE PROPERTY LINE PLASTIC LAMINATE PLASTER PLUMBING PLYWOOD PANEL POLISHED PAIR PRECAST PREFABRICATED	LP LT LTD LW  M MACH MAT MAX MB MC MDF MECH MED MEMB MEPS MET MEZZ	LOW POINT LIGHT LIMITED LIGHT WEIGHT  MACHINE MATERIAL MAXIMUM MACHINE BOLT MEDICINE CABINET MEDIUM-DENSITY FIBERBOARD MECHANICAL MEDIUM MEMBRANE MOLDED EXPANDED POLYSTYRENE METAL MEZZANINE
PVC PAD PAF PENN PERF PERP PIV PL PL PLAM PLAS PLBG PLWD PNL POL PR PRCST PREFAB PROJ	PRESSURE TREATED WOOD POLYVINYL CHLORIDE POWDER ACTUATED DEVICE POWDER ACTUATED FASTENER PENETRATION PERFORATED PERPENDICULAR POST INDICATOR VALVE PLATE PROPERTY LINE PLASTIC LAMINATE PLASTER PLUMBING PLYWOOD PANEL POLISHED PAIR PRECAST PREFABRICATED PROJECTION	LP LT LTD LW  M MACH MAT MAX MB MC MDF MECH MED MEMB MEPS MET MEZZ MFR	LOW POINT LIGHT LIMITED LIGHT WEIGHT  MACHINE MATERIAL MAXIMUM MACHINE BOLT MEDICINE CABINET MEDIUM-DENSITY FIBERBOARD MECHANICAL MEDIUM MEMBRANE MOLDED EXPANDED POLYSTYRENE METAL MEZZANINE MANUFACTURER
PVC PAD PAF PENN PERF PERP PIV PL PL PLAM PLAS PLBG PLWD PNL POL PR PRCST PREFAB PROJ PSF	PRESSURE TREATED WOOD POLYVINYL CHLORIDE POWDER ACTUATED DEVICE POWDER ACTUATED FASTENER PENETRATION PERFORATED PERPENDICULAR POST INDICATOR VALVE PLATE PROPERTY LINE PLASTIC LAMINATE PLASTER PLUMBING PLYWOOD PANEL POLISHED PAIR PRECAST PREFABRICATED PROJECTION POUNDS PER SQUARE FOOT	LP LT LTD LW  M MACH MAT MAX MB MC MDF MECH MED MEMB MEPS MET MEZZ MFR MH	LOW POINT LIGHT LIMITED LIGHT WEIGHT  MACHINE MATERIAL MAXIMUM MACHINE BOLT MEDICINE CABINET MEDIUM-DENSITY FIBERBOARD MECHANICAL MEDIUM MEMBRANE MOLDED EXPANDED POLYSTYRENE METAL MEZZANINE MANUFACTURER MANHOLE
PVC PAD PAF PENN PERF PERP PIV PL PLAM PLAS PLBG PLWD PNL POL PR PRCST PREFAB PROJ	PRESSURE TREATED WOOD POLYVINYL CHLORIDE POWDER ACTUATED DEVICE POWDER ACTUATED FASTENER PENETRATION PERFORATED PERPENDICULAR POST INDICATOR VALVE PLATE PROPERTY LINE PLASTIC LAMINATE PLASTER PLUMBING PLYWOOD PANEL POLISHED PAIR PRECAST PREFABRICATED PROJECTION	LP LT LTD LW  M MACH MAT MAX MB MC MDF MECH MED MEMB MEPS MET MEZZ MFR	LOW POINT LIGHT LIMITED LIGHT WEIGHT  MACHINE MATERIAL MAXIMUM MACHINE BOLT MEDICINE CABINET MEDIUM-DENSITY FIBERBOARD MECHANICAL MEDIUM MEMBRANE MOLDED EXPANDED POLYSTYRENE METAL MEZZANINE MANUFACTURER
PVC PAD PAF PENN PERF PERP PIV PL PL PLAM PLAS PLBG PLWD PNL POL PR PRCST PREFAB PROJ PSF PSI	PRESSURE TREATED WOOD POLYVINYL CHLORIDE POWDER ACTUATED DEVICE POWDER ACTUATED FASTENER PENETRATION PERFORATED PERPENDICULAR POST INDICATOR VALVE PLATE PROPERTY LINE PLASTIC LAMINATE PLASTER PLUMBING PLYWOOD PANEL POLISHED PAIR PRECAST PREFABRICATED PROJECTION POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH	LP LT LTD LW  M MACH MAT MAX MB MC MDF MECH MED MEMB MEPS MET MEZZ MFR MH MIN	LOW POINT LIGHT LIMITED LIGHT WEIGHT  MACHINE MATERIAL MAXIMUM MACHINE BOLT MEDICINE CABINET MEDIUM-DENSITY FIBERBOARD MECHANICAL MEDIUM MEMBRANE MOLDED EXPANDED POLYSTYRENE METAL MEZZANINE MANUFACTURER MANHOLE MINIMUM OR MINUTE

MTG MOUNTING

MTL METAL

MUL MULLION

MACH MACHINE

PTRWD PRESSURE TREATED WOOD

PVC POLYVINYL CHLORIDE

EXT	EXTERIOR	CH CI	CHANNEL
EXTR	EXTRUDED	CIP	CAST IRON CAST IN PLACE
F FA	FIRE ALARM	CJ CL	CONTROL JOINT CENTERLINE
FACP	FIRE ALARM CONTROL PANEL	CLG	CEILING
FB FC	FLAT BAR FLOOR CLOSER	CLO CLR	CLOSET PLACEHOLDER TEXT
FDC	FIRE DEPARTMENT CONNECTION	CMU	CONCRETE MASONRY UNIT
FDN FE	FOUNDATION FIRE EXTINGUISHER	COL COMM	COLUMN COMMUNICATION /S
FEC	FIRE EXTINGUISHER CABINET	COMP	COMPENSATING /TION
FEV FH	FUEL EFFICIENT VEHICLE SPACE FLAT HEAD	CONC CONN	CONCRETE CONNECTION
FHVC	FIRE HOSE VALVE CABINET	CONST	CONSTRUCTION
FHMS FHWS	FLAT HEAD MACHINE SCREW FLAT HEAD WOOD SCREW	CONT CONTR	CONTINUOUS CONTRACTOR
FIN FL	FINISH FLOOR	COORD CORR	COORDINATE CORRIDOR
FLRSK	FLOOR SINK	CPT	CARPET
FLUOR FO	FLUORESCENT FACE OF	CR CRC	CARD READER COLD ROLLED CHANNEL
FOC	FACE OF CONCRETE	CT	CERAMIC TILE
FOE FOF	CAFE OF EQUIPMENT FACE OF FINISH	CTR CTSK	CENTER/COUNTER COUNTERSUNK
FOS	FACE OF STUD	CW	CURTAIN WALL
FP FR	FIREPROOF /ING FROM	D	
FR	FIRE RATED	DB	DUST BARRIER
FS FSR	FULL SIZE FIRE SPRINKLER RISER	DBL DD	DOUBLE DECK DRAIN
FSL	FIRE SPRINKLER	DEMO	DEMOLITION
FT FTG	FOOR OR FEET FOOTING	DEPT DET	DEPARTMENT DETAIL
FURR	FURRING	DF	DRINKING FOUNTAIN
FUT FA	FUTURE FIRE ALARM	DIA DIAG	DIAMETER DIAGONAL
FACP	FIRE ALARM CONTROL PANEL	DIM /S	DIMENSION /S
FB FC	FLAT BAR FLOOR CLOSER	DISP DN	DISPENSER DOWN
FDC	FIRE DEPARTMENT CONNECTION	DO	DOOR OPENING
FDN FE	FOUNDATION FIRE EXTINGUISHER	DR DV	DOOR DAVIT BASE
FEC	FIRE EXTINGUISHER CABINET	-	DRAWING /S
FEV FH	FUEL EFFICIENT VEHICLE SPACE FLAT HEAD	DWR DB	DRAWER DUST BARRIER
FHVC	FIRE HOSE VALVE CABINET	DBL	DOUBLE
FHMS FHWS	FLAT HEAD MACHINE SCREW FLAT HEAD WOOD SCREW	DD DEMO	DECK DRAIN DEMOLITION
FIN	FINISH	DEPT	DEPARTMENT
FL FLRSK	FLOOR FLOOR SINK	DET DF	DETAIL DRINKING FOUNTAIN
FLUOR FO	FLUORESCENT FACE OF	DIA DIAG	DIAMETER DIAGONAL
FOC	FACE OF CONCRETE	DIM /S	DIMENSION /S
FOE FOF	CAFE OF EQUIPMENT FACE OF FINISH	DISP DN	DISPENSER DOWN
FOS	FACE OF STUD	DO DO	DOOR OPENING
FP FR	FIREPROOF /ING FROM	DR DV	DOOR DAVIT BASE
FR	FIRE RATED		DRAWING /S
FS FSR	FULL SIZE FIRE SPRINKLER RISER	DWR	DRAWER
FSL	FIRE SPRINKLER	E	
FT FTG	FOOR OR FEET FOOTING	(E) E	EXISTING EAST
FURR	FURRING	EA	EACH
FUT	FUTURE	EAS EAW	EACH SIDE EACH WAY
G		EB	EXPANSION BOLT
GA GALV	GAUGE GALVANIZED	EF EG	EACH FACE EMERGENCY GENERATOR
GB	GRAB BAR	EJ	EXPANSION JOINT
GC GEN	GENERAL CONTRACTOR GENERATOR	EL ELEC	ELEVATION ELECTRICAL
GFRC	GLASS FIBER REINFORCED CONCRETE	ELEV	ELEVATOR
GFRG GI	GLASS FIBER REINFORCED GYPSUM GALVANIZED IRON	EMBED EMER	EMBED/MENT EMERGENCY
GL	GLASS	ENCL	ENCLOSURE
GLB GLU-LAM	GLUE LAMINATED BEAM GLUE LAMINATED	ENGR EP	ENGINEER ELECTRICAL PANEL
GND	GROUND	EPS	EXPANDED POLYSTYRENE
GR GRAIL	GRADE GUARDRAIL	EQ EQUIP	EQUAL EQUIPMENT
GSM	GALVANIZED SHEET METAL	ESCUT	ESCUTCHEON
GWB GYP	GYPSUM WALL BOARD GYPSUM	ETC EWC	ETCETERA ELECTRIC WATER COOLER
GA	GAUGE	EXP	EXPANSION, EXPOSED
GALV GB	GALVANIZED GRAB BAR	EXPO EXT	EXPOSED EXTERIOR
GC	GENERAL CONTRACTOR	EXTR	EXTRUDED
GEN GFRC	GENERATOR GLASS FIBER REINFORCED CONCRETE	(E) E	EXISTING EAST
GFRG	GLASS FIBER REINFORCED GYPSUM	EA	EACH
GI GL	GALVANIZED IRON GLASS	EAS EAW	EACH SIDE EACH WAY
GLB	GLUE LAMINATED	EB	EXPANSION BOLT
GLU-LAM GND	GROUND	EF EG	EACH FACE EMERGENCY GENERATOR
GR GRAIL	GRADE GUARDRAIL	EJ EL	EXPANSION JOINT ELEVATION
GSM	GALVANIZED SHEET METAL	ELEC	ELECTRICAL
GWB GYP	GYPSUM WALL BOARD GYPSUM	ELEV EMBED	ELEVATOR EMBED/MENT
		EMER	EMERGENCY
H HATCH	HAT CHANNEL	ENCL ENGR	ENCLOSURE ENGINEER
НВ	HOSE BIB	EP	ELECTRICAL PANEL
HC HDBD	HOLLOW CORE HARD	EPS EQ	EXPANDED POLYSTYRENE EQUAL
HDR	HEADER	EQUIP	EQUIPMENT
HDWR HDWD	HARDWARE HARDWOOD	ESCUT ETC	ESCUTCHEON ETCETERA
HGT	HEIGHT	EWC	ELECTRIC WATER COOLER
HM HO	HOLLOW METAL HOLD OPEN /MAGNETIC	EXP EXPO	EXPANSION, EXPOSED EXPOSED

CH CI	CHANNEL	A ABV	ADOVE
CIP	CAST IRON CAST IN PLACE	ABV A/C	ABOVE AIR CONDITIONING
Cl	CONTROL JOINT	AC	ASPHALT CONCRETE
CL	CENTERLINE	ACCS	ADA ACCESSIBLE
CLG CLO	CEILING CLOSET	ACOUS ACP	ACOUSTICAL ACOUSTICAL CEILING PANEL
CLR	PLACEHOLDER TEXT	ACT	ACOUSTICAL CEILING TILE
CMU COL	CONCRETE MASONRY UNIT COLUMN	AD ADDL	area drain Additional
COMM	COMMUNICATION /S	ADDL	ADJUSTABLE
COMP	COMPENSATING /TION	AFF	ABOVE FINISH FLOOR
CONC CONN	CONCRETE CONNECTION	AGGR AL	AGGREGATE
CONN	CONSTRUCTION	ALT	ALUMINUM ALTERNATE
CONT	CONTINUOUS	ANC	ANCHOR
CONTR	CONTRACTOR		APPROXIMATE
COORD CORR	COORDINATE CORRIDOR	ARCH ASPH	ARCHITECTURAL ASPHALT
CPT	CARPET	ATS	AUTOMATIC TRANSFER SWITCH
CR	CARD READER	AUTO	ADOVE
CRC CT	COLD ROLLED CHANNEL CERAMIC TILE	ABV A/C	ABOVE AIR CONDITIONING
CTR	CENTER/COUNTER	AC	ASPHALT CONCRETE
CTSK	COUNTERSUNK	ACCS	ADA ACCESSIBLE
CW	CURTAIN WALL	ACOUS ACP	ACOUSTICAL ACOUSTICAL CEILING PANEL
D		ACT	ACOUSTICAL CEILING TILE
DB	DUST BARRIER	ADDI	AREA DRAIN
DBL DD	DOUBLE DECK DRAIN	ADDL ADJ	ADDITIONAL ADJUSTABLE
DEMO	DEMOLITION	AFF	ABOVE FINISH FLOOR
DEPT	DEPARTMENT	AGGR	AGGREGATE
DET DF	DETAIL DRINKING FOUNTAIN	AL ALT	ALUMINUM ALTERNATE
DIA	DIAMETER	ANC	ANCHOR
DIAG	DIAGONAL		APPROXIMATE
DIM /S DISP	DIMENSION /S DISPENSER	ARCH ASPH	ARCHITECTURAL ASPHALT
DN	DOWN	ATS	AUTOMATIC TRANSFER SWITCH
DO	DOOR OPENING	AUTO	AUTOMATIC
DR DV	DOOR DAVIT BASE	В	
	DRAWING /S	BD	BOARD
DWR	DRAWER	BITUM	BITUMINOUS
DB DBL	DUST BARRIER DOUBLE	BKG BLDG	BACKING BUILDING
DDL	DECK DRAIN	BLKG	BLOCKING
DEMO	DEMOLITION	BM	BEAM
DEPT DET	DEPARTMENT DETAIL	BOT BR	BOTTOM BACKER ROD
DE	DRINKING FOUNTAIN	BRKT	BRACKET
DIA	DIAMETER	BSMT	BASEMENT
DIAG DIM /S	DIAGONAL DIMENSION /S	BTWN BTWN	BETWEEN BETWEEN
DIM 73	DISPENSER	BUR	BUILT-UP ROOF
DN	DOWN	BD	BOARD
DO DR	DOOR OPENING DOOR	BITUM BKG	BITUMINOUS BACKING
	DAVIT BASE	BLDG	
DV	DAVII DASE	DLDG	BUILDING
	DRAWING /S	BLKG	BUILDING BLOCKING
		BLKG BM	BLOCKING BEAM
DWG /S DWR	DRAWING /S	BLKG BM BOT	BLOCKING BEAM BOTTOM
DWG/S	DRAWING /S	BLKG BM	BLOCKING BEAM
DWG /S DWR E (E) E	DRAWING /S DRAWER  EXISTING EAST	BLKG BM BOT BR BRKT BSMT	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT
DWG /S DWR E (E) E EA	DRAWING /S DRAWER  EXISTING EAST EACH	BLKG BM BOT BR BRKT BSMT BTWN	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN
DWG /S DWR E (E) E	DRAWING /S DRAWER  EXISTING EAST	BLKG BM BOT BR BRKT BSMT	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT
DWG /S DWR E (E) E EA EAS EAW EB	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN
DWG /S DWR E (E) E EA EAS EAW EB EF	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF
DWG /S DWR E (E) E EA EAS EAW EB	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN
DWG /S DWR E (E) E EA EAS EAW EB EF EG EJ EL	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR C CAB CB	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT
DWG /S DWR  E (E) E EA EAS EAW EB EF EG EJ EL ELEC	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR  C CAB CB CBU CEM	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC
DWG /S DWR E (E) E EA EAS EAW EB EF EG EJ EL	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR C CAB CB	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT
DWG /S DWR  E (E) E EA EAS EAW EB EF EG EJ EL ELEC ELEV EMBED EMER	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR  C CAB CB CBU CEM	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER
DWG /S DWR  E (E) E EA EAS EAW EB EF EG EJ EL ELEC ELEV EMBED EMER ENCL	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE	BLKG BM BOT BR BRKT BSMT BTWN BTWN C CAB CB CB CBU CEM CER	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED
DWG /S DWR  E (E) E EA EAS EAW EB EF EG EJ EL ELEC ELEV EMBED EMER	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR  C CAB CB CBU CEM CER CFCI CFOI CG	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CORNER GUARD CORNER GUARD
DWG /S DWR  E (E) E EA EAS EAW EB EF EG EJ EL ELEC ELEV EMBED EMER ENCL ENGR EP EPS	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR  C CAB CB CBU CEM CER CFCI CFOI CG CH	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER INSTALLED CORNER GUARD CORNER GUARD CHANNEL
DWG /S DWR  E (E) E EA EAS EAW EB EF EG EJ EL ELEC ELEV EMBED EMER ENCL ENGR EP	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR  C CAB CB CBU CEM CER CFCI CFCI CG CH CI CIP	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CORNER GUARD CORNER GUARD
DWG /S DWR  E (E) E EA EAS EAW EB EF EG EJ ELEC ELEV EMBED EMER ENCL ENGR EP EPS EQ	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR  C CAB CB CBU CEM CER  CFCI  CFOI CG CH CI CIP CJ	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER INSTALLED CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT
DWG /S DWR  E (E) E EA EAS EAW EB EF EG EJ EL ELEC ELEV EMBED EMER ENCL ENGR EP EPS EQ EQUIP ESCUT ETC	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR  C CAB CB CBU CEM CER  CFCI CFOI CG CH CI CIP CJ CL	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER INSTALLED CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE
DWG /S DWR  E (E) E EA EAS EAW EB EF EG EJ EL ELEC ELEV EMBED EMER ENCL ENGR EP EPS EQ EQUIP ESCUT ETC EWC	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA ELECTRIC WATER COOLER	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR  C CAB CB CBU CEM CER  CFCI  CFOI CG CH CI CIP CJ	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER INSTALLED CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT
DWG /S DWR  E (E) E EA EAS EAW EB EF EG EJ EL ELEC ELEV EMBED EMER ENCL ENGR EP EPS EQ EQUIP ESCUT ETC	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR  C CAB CB CBU CEM CER  CFCI CG CH CI CIP CJ CL CLG CLO CLR	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER INSTALLED CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE CEILING CLOSET PLACEHOLDER TEXT
DWG /S DWR  E (E) E EA EAS EAW EB EF EG EJ EL ELEC ELEV EMBED EMER ENCL ENGR EP EPS EQ EQUIP ESCUT ETC EWC EXP EXPO EXT	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA ELECTRIC WATER COOLER EXPANSION, EXPOSED EXPOSED EXTERIOR	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR  C CAB CB CBU CEM CER  CFCI  CFOI CG CH CI CIP CJ CL CLG CLO CLR CMU	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER INSTALLED CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE CEILING CLOSET PLACEHOLDER TEXT CONCRETE MASONRY UNIT
DWG /S DWR  E (E) E EA EAS EAW EB EF EG EJ EL ELEC ELEV EMBED EMER ENCL ENGR EP EPS EQ EQUIP ESCUT ETC EWC EXP EXPO EXT EXTR	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA ELECTRIC WATER COOLER EXPANSION, EXPOSED EXPOSED EXTERIOR EXTRUDED	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR  C CAB CB CBU CEM CER  CFCI CG CH CI CIP CJ CL CLG CLO CLR	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER INSTALLED CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE CEILING CLOSET PLACEHOLDER TEXT
DWG /S DWR  E (E) E EA EAS EAW EB EF EG EJ EL ELEC ELEV EMBED EMER ENCL ENGR EP EPS EQ EQUIP ESCUT ETC EWC EXP EXPO EXT	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA ELECTRIC WATER COOLER EXPANSION, EXPOSED EXPOSED EXTERIOR	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR  C CAB CB CBU CEM CER CFCI CFOI CG CH CI CIP CJ CL CLG CLO CLR CMU COMM COMP	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER INSTALLED CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE CEILING CLOSET PLACEHOLDER TEXT CONCRETE MASONRY UNIT COLUMN COMMUNICATION /S COMPENSATING /TION
DWG /S DWR  E (E) E EA EAS EAW EB EF EG EJ EL ELEC ELEV EMBED EMER ENCL ENGR EP EPS EQ EQUIP ESCUT ETC EWC EXP EXPO EXT EXTR (E) E EA	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA ELECTRIC WATER COOLER EXPANSION, EXPOSED EXTERIOR EXTRUDED EXISTING EAST EACH	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR  C CAB CB CBU CEM CER CFCI CG CH CI CIP CJ CL CLG CLO CLR CMU COMP COMP CONC	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER INSTALLED CORNER GUARD CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE CEILING CLOSET PLACEHOLDER TEXT CONCRETE MASONRY UNIT COLUMN COMMUNICATION /S COMPENSATING /TION CONCRETE
DWG /S DWR  E (E) E EA EAS EAW EB EF EG EJ ELEC ELEV EMBED EMER ENCL ENGR EP EPS EQ EQUIP ESCUT ETC EWC EXP EXPO EXT EXTR (E) E	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA ELECTRIC WATER COOLER EXPANSION, EXPOSED EXTERIOR EXTRUDED EXISTING EAST	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR  C CAB CB CBU CEM CER CFCI CFOI CG CH CI CIP CJ CLC CLG CLO CLR CMU COL COMM COMP CONC CONN CONST	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER INSTALLED CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE CEILING CLOSET PLACEHOLDER TEXT CONCRETE MASONRY UNIT COLUMN COMMUNICATION /S COMPENSATING /TION CONCRETE CONNECTION
DWG /S DWR  E (E) E EA EAS EAW EB EF EG EJ ELEC ELEV EMBED EMER ENCL ENGR EP EPS EQ EQUIP ESCUT ETC EWC EXP EXPO EXT EXTR (E) E EA EAS EAW EB	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA ELECTRIC WATER COOLER EXPANSION, EXPOSED EXPOSED EXTERIOR EXTRUDED EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT	BLKG BM BOT BR BRKT BSMT BTWN BTWN BTWN CC CAB CB CBU CEM CER CFCI CG CH CI CIP CJ CL CLG CLO CLR CMU COMM COMP CONC CONN CONST CONT	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER INSTALLED CORNER GUARD CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE CEILING CLOSET PLACEHOLDER TEXT CONCRETE MASONRY UNIT COLUMN COMMUNICATION /S COMPENSATING /TION CONCRETE CONSTRUCTION CONSTRUCTION CONSTRUCTION CONSTRUCTION
DWG /S DWR  E (E) E EA EAS EAW EB EF EG EJ ELEC ELEV EMBED EMER ENGL ENGR EP EPS EQ EQUIP ESCUT ETC EWC EXP EXPO EXT EXTR (E) E EA EAS EAW EB EF	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA ELECTRIC WATER COOLER EXPANSION, EXPOSED EXTRUDED EXTERIOR EXTRUDED EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR  C CAB CB CBU CEM CER CFCI CFOI CG CH CI CIP CJ CLC CLG CLO CLR CMU COL COMM COMP CONC CONN CONST	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER INSTALLED CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE CEILING CLOSET PLACEHOLDER TEXT CONCRETE MASONRY UNIT COLUMN COMMUNICATION /S COMPENSATING /TION CONCRETE CONNECTION
DWG /S DWR  E (E) E EA EAS EAW EB EF EG EJ ELEC ELEV EMBED EMER ENCL ENGR EP EPS EQ EQUIP ESCUT ETC EWC EXP EXPO EXT EXTR (E) E EA EAS EAW EB	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA ELECTRIC WATER COOLER EXPANSION, EXPOSED EXPOSED EXTERIOR EXTRUDED EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR  C CAB CBU CEM CER CFCI CFOI CG CH CI CIP CJ CLC CLG CLO CLR CMU COL COMM COMP CONC CONN CONST CONT CONTR COORD CORR	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER INSTALLED CORNER GUARD CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE CEILING CLOSET PLACEHOLDER TEXT CONCRETE MASONRY UNIT COLUMN COMMUNICATION /S COMPENSATING /TION CONSTRUCTION CONSTRUCTION CONTRACTOR CONTRACTOR COORDINATE
DWG /S DWR  E (E) E EA EAS EAW EB EF EG ELEV EMBED EMER ENGR EP EPS EQ EQUIP ESCUT ETC EWC EXP EXPO EXT EXTR (E) E EA EAS EAW EB EF EG EJ EL ELEC ELEV EMBED EMER EP EPS EQ EQUIP ESCUT ETC EWC EXP EXPO EXT EXTR (E) E EA EAS EAW EB EF EG EJ EL	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA ELECTRIC WATER COOLER EXPANSION, EXPOSED EXTERIOR EXTRUDED EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION	BLKG BM BOT BR BRKT BSMT BTWN BTWN BTWN CC CAB CB CBU CEM CER CFCI CG CH CI CIP CJ CL CLG CLO CLR CMU COMM COMP CONC CONN CONST CONT CONTR COORD CORR CPT	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER INSTALLED CORNER GUARD CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE CEILING CLOSET PLACEHOLDER TEXT CONCRETE MASONRY UNIT COLUMN COMMUNICATION /S COMPENSATING /TION CONSTRUCTION CONSTRUCTION CONTRACTOR CONTRACTOR COORDINATE CORRIDOR CARPET
DWG /S DWR  E (E) E EAS EAW EB EF EG EJ ELEC ELEV EMBED EMER ENCL ENGR EP ESCUT ETC EWC EXP EXT EXT (E) E EA EAS EAW EB EF EG EJ EL ELEC	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA ELECTRIC WATER COOLER EXPANSION, EXPOSED EXTERIOR EXTRUDED EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR  C CAB CBU CEM CER CFCI CFOI CG CH CI CIP CJ CLC CLG CLO CLR CMU COL COMM COMP CONC CONN CONST CONT CONTR COORD CORR	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER INSTALLED CORNER GUARD CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE CEILING CLOSET PLACEHOLDER TEXT CONCRETE MASONRY UNIT COLUMN COMMUNICATION /S COMPENSATING /TION CONSTRUCTION CONSTRUCTION CONTRACTOR CONTRACTOR COORDINATE
DWG /S DWR  E (E) E EA EAS EAW EB EF EG EJ ELEC ELEV EMBED EMER ENCL ENGR EP ESCUT ETC EWC EXP EXTR (E) E EA EAS EAW EB EF EG EJ EL ELEC ELEV EMBED EXTE EXTR (E) E EA EAS EAW EB EF EG EJ EL ELEC ELEV	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA ELECTRIC WATER COOLER EXPANSION, EXPOSED EXTERIOR EXTRUDED EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR	BLKG BM BOT BR BRKT BSMT BTWN BTWN BTWN CC CAB CB CBU CEM CER CFCI CG CH CI CIP CJ CL CLG CLO CLR CMU COMP CONC CONN CONST CONT CONTR COORD CORR CPT CR	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER INSTALLED CORNER GUARD CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE CEILING CLOSET PLACEHOLDER TEXT CONCRETE MASONRY UNIT COLUMN COMMUNICATION /S COMPENSATING /TION CONSTRUCTION CONSTRUCTION CONTRACTOR CONTRACTOR COORDINATE CORRIDOR CARPET CARD READER COLD ROLLED CHANNEL CERAMIC TILE
DWG /S DWR  E (E) E EA EAS EAW EB EF EG EJ ELEC ELEV EMBED EMER ENCL ENGR EP ESCUT ETC EWC EXP EXPO EXT EXTR (E) E EA EAS EAW EB EF EG EJ ELEC ELEV EMBED EMER	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA ELECTRIC WATER COOLER EXPANSION, EXPOSED EXTERIOR EXTRUDED EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELECTRICAL ELECTRICAL ELECTRICAL EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY	BLKG BM BOT BR BRKT BSMT BTWN BTWN BTWN BUR  C CAB CB CBU CEM CER  CFCI  CFOI CG CH CI CIP CJ CL CLG CLO CLR CMU COMP CONC CONN CONST CONT CONTR COORD CORR CPT CR CT	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER INSTALLED CORNER GUARD CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE CEILING CLOSET PLACEHOLDER TEXT CONCRETE MASONRY UNIT COLUMN COMMUNICATION /S COMPENSATING /TION CONSTRUCTION CONSTRUCTION CONSTRUCTION CONTRACTOR COORDINATE CORRIDOR CARPET CARD READER COLD ROLLED CHANNEL CERAMIC TILE CENTER/COUNTER
DWG /S DWR  E (E) E EA EAS EAW EB EF EG EJ ELEC ELEV EMBED EMER ENGR EP EPS EQ EQUIP ESCUT ETC EWC EXPO EXT EXTR (E) E EA EAS EAW EB EF EG EJ ELEC ELEV EMBED EMER ENCL EMER ENCL EMER ENCL EMER ENCL EMER EMER ENCL	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA ELECTRIC WATER COOLER EXPANSION, EXPOSED EXTERIOR EXTRUDED EXISTING EAST EACH EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE	BLKG BM BOT BR BRKT BSMT BTWN BTWN BTWN BUR  C CAB CB CBU CEM CER  CFCI  CFOI CG CH CI CIP CJ CLC CLG CLO CLR CMU COMM COMP CONC CONN CONST CONT CONTR COORD CORR CPT CR CRC CT	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER INSTALLED CORNER GUARD CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE CEILING CLOSET PLACEHOLDER TEXT CONCRETE MASONRY UNIT COLUMN COMMUNICATION /S COMPENSATING /TION CONSTRUCTION CONSTRUCTION CONTRACTOR CONTRACTOR COORDINATE CORRIDOR CARPET CARD READER COLD ROLLED CHANNEL CERAMIC TILE
DWG /S DWR  E (E) E EA EAS EAW EB EF EG EJ ELEC ELEV EMBED EMER ENCL ENGR EP ESCUT ETC EWC EXP EXPO EXT EXTR (E) E EA EAS EAW EB EF EG EJ ELEC ELEV EMBED EMER	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA ELECTRIC WATER COOLER EXPANSION, EXPOSED EXTERIOR EXTRUDED EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELECTRICAL ELECTRICAL ELECTRICAL EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR  C CAB CBU CEM CER CFCI CG CH CI CIP CJ CLG CLO CLR CMU CONT CONT CONT CONT CONT CONT CONT CONT	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER INSTALLED CORNER GUARD CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE CEILING CLOSET PLACEHOLDER TEXT CONCRETE MASONRY UNIT COLUMN COMMUNICATION /S COMPENSATING /TION CONSTRUCTION CONSTRUCTION CONTRACTOR CORDINATE CORRIDOR CARPET CARD READER COLD ROLLED CHANNEL CERAMIC TILE CENTER/COUNTER COUNTERSUNK CURTAIN WALL CATCH BASIN
DWG /S DWR  E (E) E EA EAS EAW EB EF EG ELEV EMBED ENGR EP ESCUT ETC EXPO EXT EXTR (E) E EA EAS EAW EB EF EG ELEV EMBED EMER ENGR EP EPS EQUIP ETC EXPO EXT EXTR (E) E EA EAS EAW EB EF EG ELEV EMBED EMER ENGR EP EPS	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA ELECTRIC WATER COOLER EXPANSION, EXPOSED EXTERIOR EXTRUDED EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE EMBED/MENT EACH EACH FACE EMERGENCY ENCLOSURE ENGINEER ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE	BLKG BM BOT BR BRKT BSMT BTWN BTWN BTWN BUR  C CAB CBU CEM CER  CFCI CGG CH CI CIP CJ CLC CLG CLO CLR CMU COMP CONC CONT CONT CONT CONT CONT CONT CORR CPT CR CT	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER INSTALLED CORNER GUARD CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE CEILING CLOSET PLACEHOLDER TEXT CONCRETE MASONRY UNIT COLUMN COMMUNICATION /S COMPENSATING /TION CONSTRUCTION CONSTRUCTION CONTRACTOR CORDINATE CORRIDOR CARPET CARD READER COLD ROLLED CHANNEL CERAMIC TILE CENTER/COUNTER COUNTERSUNK CURTAIN WALL CATCH BASIN CEMENTITIOUS BOARD UNIT
DWG /S DWR  E (E) E EA EAW EB EF EG ELEV EMBED ENCL EXPO EXT EXTR (E) E EA EAW EB EF EG ELEV EMBED EMER ENCL EXPO EXT EXTR (E) E EA EAW EB EF EG ELEV EMBED EMER ENCL ENGR EP EPS EQ EQUIP EXPO EXT EXTR (E) E EA EAW EB EF EG ELEV EMBED EMER ENCL ENGR EP EPS EQ	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA ELECTRIC WATER COOLER EXPANSION, EXPOSED EXTERIOR EXTRUDED EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR  C CAB CBU CEM CER CFCI CG CH CI CIP CJ CLG CLO CLR CMU CONT CONT CONT CONT CONT CONT CONT CONT	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER INSTALLED CORNER GUARD CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE CEILING CLOSET PLACEHOLDER TEXT CONCRETE MASONRY UNIT COLUMN COMMUNICATION /S COMPENSATING /TION CONSTRUCTION CONSTRUCTION CONTRACTOR CORDINATE CORRIDOR CARPET CARD READER COLD ROLLED CHANNEL CERAMIC TILE CENTER/COUNTER COUNTERSUNK CURTAIN WALL CATCH BASIN
DWG /S DWR  E (E) E EA EAS EAW EB EF EG ELEV EMBED ENGR EP ESCUT ETC EXPO EXT EXTR (E) E EA EAS EAW EB EF EG ELEV EMBED EMER ENGR EP EPS EQUIP ETC EXPO EXT EXTR (E) E EA EAS EAW EB EF EG ELEV EMBED EMER ENGR EP EPS	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA ELECTRIC WATER COOLER EXPANSION, EXPOSED EXTERIOR EXTRUDED EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE EMBED/MENT EACH EACH FACE EMERGENCY ENCLOSURE ENGINEER ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE	BLKG BM BOT BR BRKT BSMT BTWN BTWN BTWN BUR  C CAB CBU CEM CER CFCI CG CH CI CIP CJ CLC CLG CLO CLR CMU COMP CONC CONT CONT CONT CONT CONT CONT COR CT	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CORNER GUARD CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE CEILING CLOSET PLACEHOLDER TEXT CONCRETE MASONRY UNIT COLUMN COMMUNICATION /S COMPENSATING /TION CONSTRUCTION CONSTRUCTION CONTRACTOR CORPET CORRIDOR CARPET CARD READER COLD ROLLED CHANNEL CERAMIC CERAMIC CUNTERSUNK CURTAIN WALL CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR CONTRACTOR COUNTERSUNK CURTAIN WALL CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR CONTRACTOR CONTRACTOR COUNTERSUNK CURTAIN WALL CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR
DWG /S DWR  E (E) E EA EAW EB EF EG ELEV EMBED EMER ENGR EP ESCUIT ETC EXPO EXT EXTR (E) E EA EAW EB EF EG ELEV EMBED EMER ENGR EP ESCUIT ETC EWC EXPO EXT EXTR (E) E EA EAW EB EF EG ELEV EMBED EMER ENGL ENGR EP EPS EQUIP ETC	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA ELECTRIC WATER COOLER EXPANSION, EXPOSED EXTERIOR EXTRUDED EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL ELEVATOR EMBERGENCY ENCLOSURE ENGINEER ELECTRICAL ELEVATOR EMBERGENCY ENCLOSURE ENGINEER ELECTRICAL ELEVANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR  C CAB CBU CEM CER CFCI CG CH CI CIP CJ CLG CLO COMM COMP CONC CONT CONT CONT CONT CONT CORR CPT CR CT	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CORNER GUARD CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE CEILING CLOSET PLACEHOLDER TEXT CONCRETE MASONRY UNIT COLUMN COMMUNICATION /S COMPENSATING /TION CONSTRUCTION CONSTRUCTION CONSTRUCTION CONTRACTOR CORPET CARD READER COLD ROLLED CHANNEL CERAMIC TILE CENTER/COUNTER COUNTERSUNK CURTAIN WALL CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR CONTRACTOR COUNTERSUNK CURTAIN WALL CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED
DWG /S DWR  E (E) E EA EAW EB EF EG ELEV EMBED ENCL EXPO EXT EXTR (E) E EA EAW EB EF EG ELEV EMBED EMER ENCL EXPO EXT EXTR (E) E EA EAW EB EF EG ELEV EMBED EMER ENCL EWC EXPO EXT EXTR (E) E EA EAW EB EF EG ELEV EMBED EMER ENCL EWC EWC EWC EWC	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA ELECTRIC WATER COOLER EXPANSION, EXPOSED EXTERIOR EXTRUDED EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT ESCHORL EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA ELECTRIC WATER COOLER	BLKG BM BOT BR BRKT BSMT BTWN BTWN BTWN BUR  C CAB CBU CEM CER CFCI CGG CH CI CIP CJ CLC CMU COMP CONC CONT CONT CONT CONT CONT CONT CORR CPT CR CTSK CW CAB CBU CEM CER CTSK CCC CT CTSK CCC CT CTSK CCC CT CTSK CCC CT CTSC CTSC	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CORNER GUARD CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE CEILING CLOSET PLACEHOLDER TEXT CONCRETE MASONRY UNIT COLUMN COMMUNICATION /S COMPENSATING /TION CONSTRUCTION CONSTRUCTION CONTRACTOR CORPET CORRIDOR CARPET CARD READER COLD ROLLED CHANNEL CERAMIC CERAMIC CUNTERSUNK CURTAIN WALL CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR CONTRACTOR COUNTERSUNK CURTAIN WALL CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR CONTRACTOR CONTRACTOR COUNTERSUNK CURTAIN WALL CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR
DWG /S DWR  E (E) E EA EAW EB EF EG ELEV EMBED EMER ENGR EP ESCUIT ETC EXPO EXT EXTR (E) E EA EAW EB EF EG ELEV EMBED EMER ENGR EP ESCUIT ETC EWC EXPO EXT EXTR (E) E EA EAW EB EF EG ELEV EMBED EMER ENGL ENGR EP EPS EQUIP ETC	DRAWING /S DRAWER  EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL PANEL EXPANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA ELECTRIC WATER COOLER EXPANSION, EXPOSED EXTERIOR EXTRUDED EXISTING EAST EACH EACH SIDE EACH WAY EXPANSION BOLT EACH FACE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE EMERGENCY GENERATOR EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL ELEVATOR EMBED/MENT EMERGENCY ENCLOSURE ENGINEER ELECTRICAL ELEVATOR EMBERGENCY ENCLOSURE ENGINEER ELECTRICAL ELEVATOR EMBERGENCY ENCLOSURE ENGINEER ELECTRICAL ELEVANDED POLYSTYRENE EQUAL EQUIPMENT ESCUTCHEON ETCETERA	BLKG BM BOT BR BRKT BSMT BTWN BTWN BUR  C CAB CBU CEM CER CFCI CG CH CI CIP CJ CLG CLO COMM COMP CONC CONT CONT CONT CONT CONT CORR CPT CR CT	BLOCKING BEAM BOTTOM BACKER ROD BRACKET BASEMENT BETWEEN BETWEEN BUILT-UP ROOF  CATCH BASIN CEMENTITIOUS BOARD UNIT CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER INSTALLED CORNER GUARD CORNER GUARD CORNER GUARD CHANNEL CAST IRON CAST IN PLACE CONTROL JOINT CENTERLINE CEILING CLOSET PLACEHOLDER TEXT CONCRETE MASONRY UNIT COLUMN COMMUNICATION /S COMPENSATING /TION CONSTRUCTION CONSTRUCTION CONSTRUCTION CONTRACTOR CORDINATE CORRIDOR CARPET CARD READER COLD ROLLED CHANNEL CERAMIC TILE CENTER/COUNTER COUNTERSUNK CURTAIN WALL CATCH BASIN CEMENT CERAMIC CONTRACTOR CONTRACTOR COUNTRACTOR COUNTERSUNK CURTAIN WALL CATCH BASIN CEMENT CERAMIC CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR FURNISHED OWNER

STEINBERG HART 818 W 7TH STREET #1100 LOS ANGELES, CA 90017

APPLICANT 1316 LINWOOD LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

LINWOOD HOLDING COMPANY LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

CIVIL ENGINEER 6420 WILSHIRE BLVD #1000 LOS ANGELES, CA 90048

STRUCTURAL ENGINEER ENGLEKIRK 888 S FIGUEROA ST LOS ANGELES, CA 90017

MEP ENGINEER GREENMEP 3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR SANTA ANA, CA 92707

LANDSCAPE ARCHITECT WYNN LANDSCAPE ARCHITECTS 20350 PARADISE LANE TOPANGA, CA 90290

MODULAR MANUFACTURER CIMC Modular Building Systems Holding Co. Ltd. Level 26, 131 Yingbin Avenue, Pengjiang District, Jiangmen, Guangdong, P.R. China (529000)

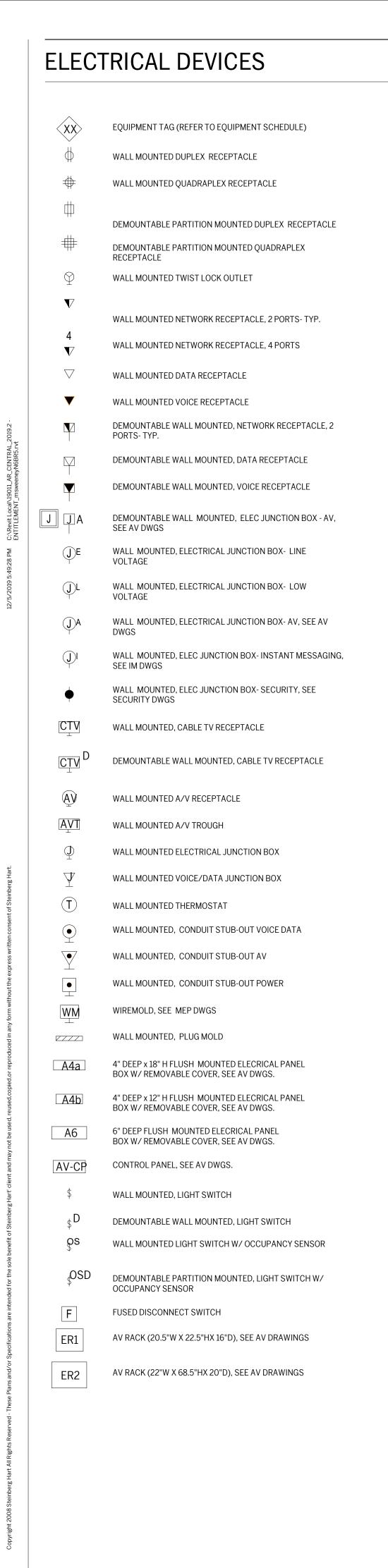
07.26.19 ENTITLEMENT PACKAGE

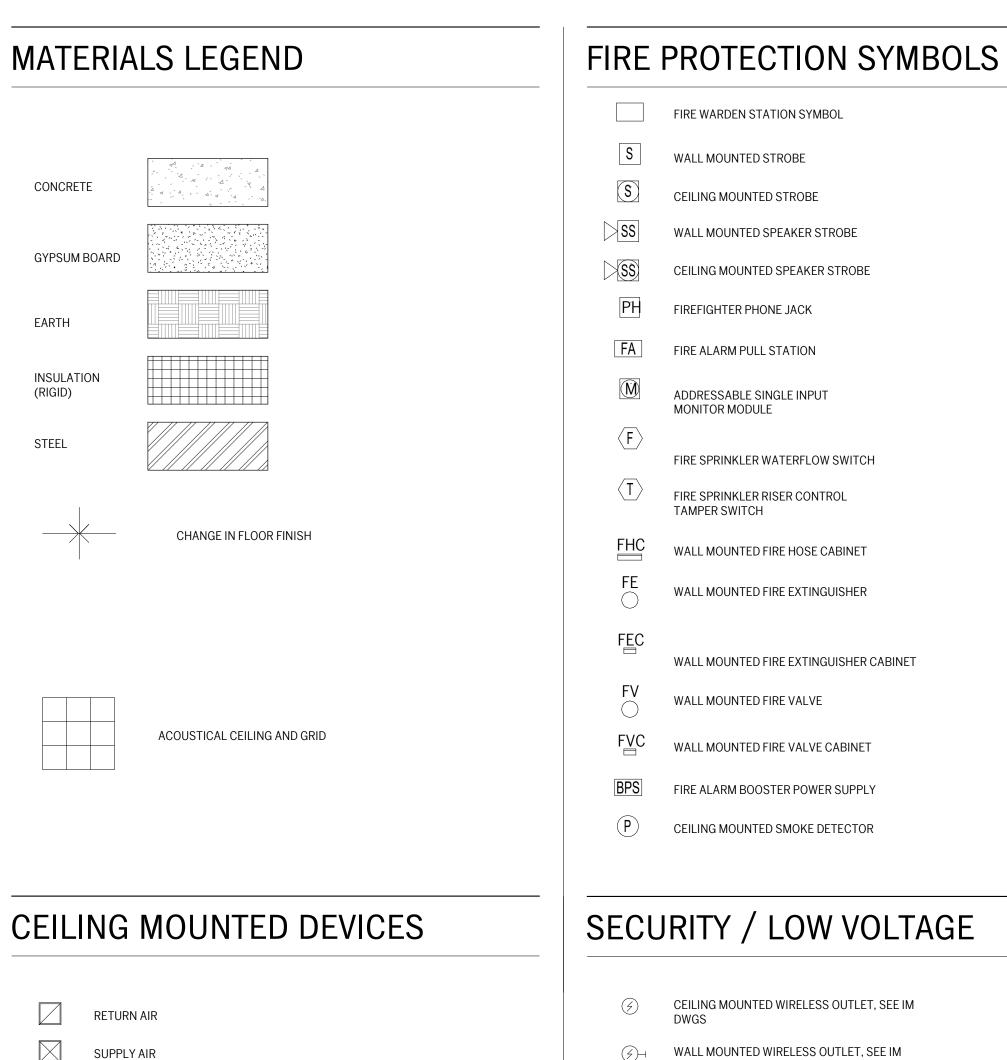


### **LINWOOD MODULAR** HOUSING

1324 LINWOOD AVE LOS ANGELES, CA

**ABBREVIATIONS** 





LINEAR DIFFUSER

EXHAUST FAN

FIRE SPRINKLER

ACCESS DOOR

CEILING MOUNTED CAMERA

DIRECTION OF ARROW(S)

AND DIRECTION OF ARROW(S)

CEILING MOUNTED SPEAKERS

CEILING MOUNTED OCCUPANCY SENSOR

CEILING MOUNTED, DUPLEX RECEPTACLE

REQUEST TO EXIT

CEILING MOUNTED MOTOR, SEE AV DRAWINGS

CEILING MOUNTED JUNCTION BOX - LINE VOLTAGE

CEILING MOUNTED JUNCTION BOX - AV, SEE AV DWGS

CEILING MOUNTED JUNCTION BOX - SECURITY, SEE SECURITY DWGS

CEILING MOUNTED SPRINKLER HEAD

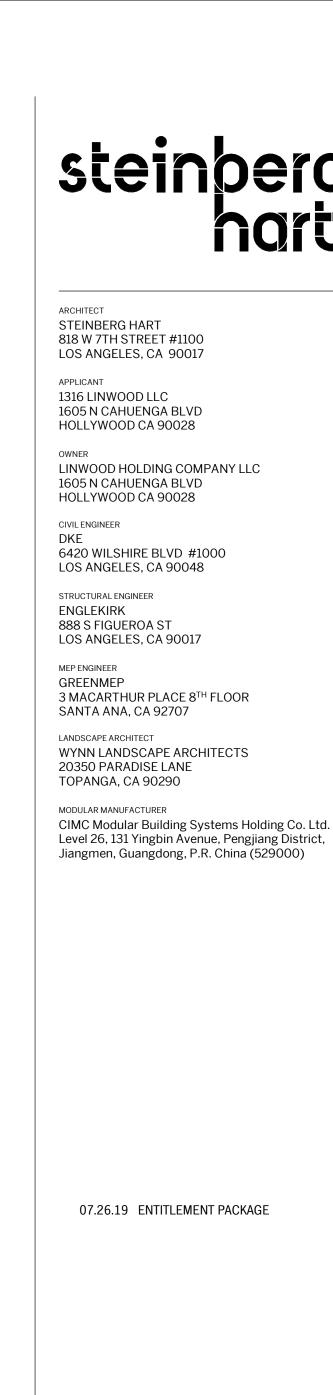
WALL MOUNTED EXIT SIGN, SHOWS QUANTITY OF FACE(S) AND

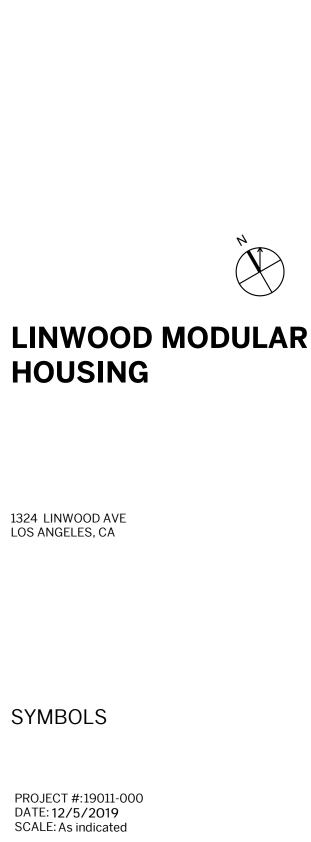
CEILING MOUNTED EXIT SIGN, SHOWS QUANTITY OF FACE(S)

# WALL MOUNTED FIRE EXTINGUISHER CABINET FV WALL MOUNTED FIRE VALVE FVC WALL MOUNTED FIRE VALVE CABINET BPS FIRE ALARM BOOSTER POWER SUPPLY P CEILING MOUNTED SMOKE DETECTOR SECURITY / LOW VOLTAG CEILING MOUNTED WIRELESS OUTLET, SEE IM DWGS WALL MOUNTED WIRELESS OUTLET, SEE IM DWGS DC SINGLE DOOR CONTROL/ POSITION INDICATOR, SEE SECURITY DWGS IC INTERCOM, SEE SECURITY DWGS IC INTERCOM, SEE SECURITY DWGS. ICC LONG RANGE CARD READER LOCATION, SEE SECURITY DWGS. IRR INTERCOM, CAMERA & CARD READER LOCATION, SEE SECURITY DWGS. VEHICLE PRESENCE LOOP, SEE SECURITY DWGS. DR REMOTE DOOR RELEASE, SEE SECURITY DWGS. MHO MAGNETIC HOLD OPEN DR CONTROLLED ELECTRONICALLY

W/ REMOTE RELEASE, SEE SECURITY DWGS

### SYMBOLS LEGEND FLOOR MOUNTED DEVICES **GRID TAG/GRID LINE** FLUSH FLOOR MOUNTED, DUPLEX RECEPTACLE LETTERS LEFT TO RIGHT NUMBERS TOP TO BOTTOM FLUSH FLOOR MOUNTED, QUADRAPLEX RECEPTACLE $\bigcirc$ AV $\mathbf{V}$ \_\_\_NAME\_\_ ELEVATION **DATUM REFERENCE** FLUSH FLOOR MOUNTED, COMBINATION DUPLEX, AUDIO VISUAL & VOICE/DATA RECEPTACLES $\bigcirc$ AV $\boxed{f V}$ **NORTH ARROW** FLUSH FLOOR MOUNTED, COMBINATION QUADRAPLEX, AUDIO VISUAL & VOICE/DATA RECEPTACLES $\boxed{ } \boxed{ } \boxed{ } \boxed{ } \boxed{ }$ PROPERTY LINE FLUSH FLOOR MOUNTED, COMBINATION QUADRAPLEX NETWORK RECEPTACLES, 2 PORTS - TYP. FLUSH FLOOR MOUNTED, COMBINATION DUPLEX NETWORK **CENTER LINE** RECEPTACLES, 2 PORTS-TYP. FLUSH FLOOR MOUNTED NETWORK RECEPTACLE CENTER LINE MARK FLUSH FLOOR MOUNTED DATA RECEPTACLE **BUILDING SECTION** SECTION IDENTIFICATION FLUSH FLOOR MOUNTED VOICE RECEPTACLE SHEET WHERE SECTION IS SHOWN FLUSH FLOOR MOUNTED, ELECTRICAL JUNCTION BOX - LINE WALL SECTION SECTION IDENTIFICATION SHEET WHERE SECTION IS SHOWN FLUSH FLOOR MOUNTED, ELECTRICAL JUNCTION BOX - AV, **EXTERIOR ELEVATION** ELEVATION IDENTIFICATION JUNCTION BOX ON ACCESS FLOOR FOR SHEET WHERE ELEVATION IS PV COMBINER BOX LOCATION- SEE MEP DWGS SHOWN INTERIOR ELEVATION - ELEVATION IDENTIFICATION $\overline{A101}$ <sub>SIM</sub> SHEET WHERE ELEVATION IS SHOWN **SECTION DETAIL** - DETAIL IDENTIFICATION $\langle A101 \rangle_{\text{SIM}}$ SHEET WHERE DETAIL IS SHOWN **PLAN DETAIL** - DETAIL IDENTIFICATION SHEET WHERE DETAIL IS SHOWN **ROOM TAG ROOM NAME ROOM OCCUPANCY TAG** RM NUM. RM SF OCCUPT. OCCUPANT LOAD FACTOR OLF X OL X OCCUPANT LOAD **WALL TYPE** DOOR TYPE (1t) **WINDOW TYPE** (1t) **LOUVER TYPE CEILING HEIGHT** (+11' - 0") - DIMENSION ABOVE DATUM FIRE EXTINGUISHER CABINET **KEYNOTE** XX.XX OR # 101À SIGNAGE TAG **REVISION REFERENCE** REVISION NUMBER - CLOUD AROUND REVISION 1 / A101 MATCH LINE SHADED HALF IS THE SIDE





0.03



### FRONT OF PROJECT



STREETVIEW ALONG LINWOOD

ARCHITECT
STEINBERG HART
818 W 7TH STREET #1100
LOS ANGELES, CA 90017

APPLICANT
1316 LINWOOD LLC
1605 N CAHUENGA BLVD
HOLLYWOOD CA 90028

OWNER
LINWOOD HOLDING COMPANY LLC
1605 N CAHUENGA BLVD
HOLLYWOOD CA 90028

6420 WILSHIRE BLVD #1000 LOS ANGELES, CA 90048

STRUCTURAL ENGINEER ENGLEKIRK 888 S FIGUEROA ST LOS ANGELES, CA 90017

MEP ENGINEER GREENMEP 3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR SANTA ANA, CA 92707

LANDSCAPE ARCHITECT WYNN LANDSCAPE ARCHITECTS 20350 PARADISE LANE TOPANGA, CA 90290

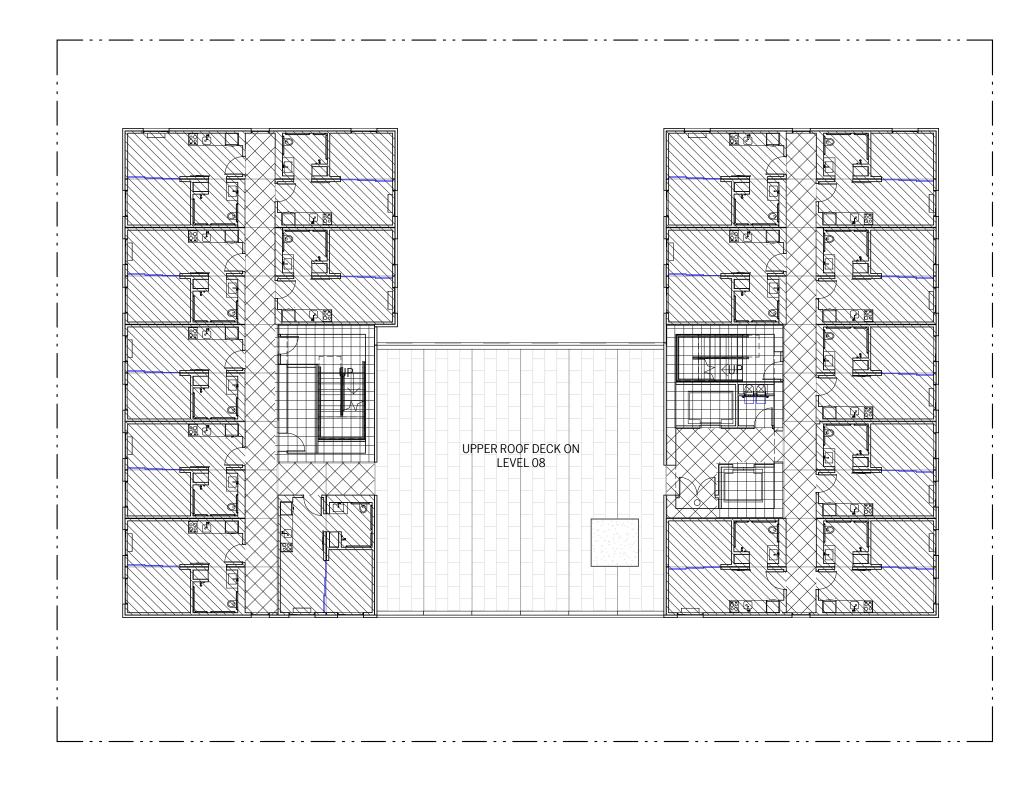
MODULAR MANUFACTURER CIMC Modular Building Systems Holding Co. Ltd. Level 26, 131 Yingbin Avenue, Pengjiang District, Jiangmen, Guangdong, P.R. China (529000)

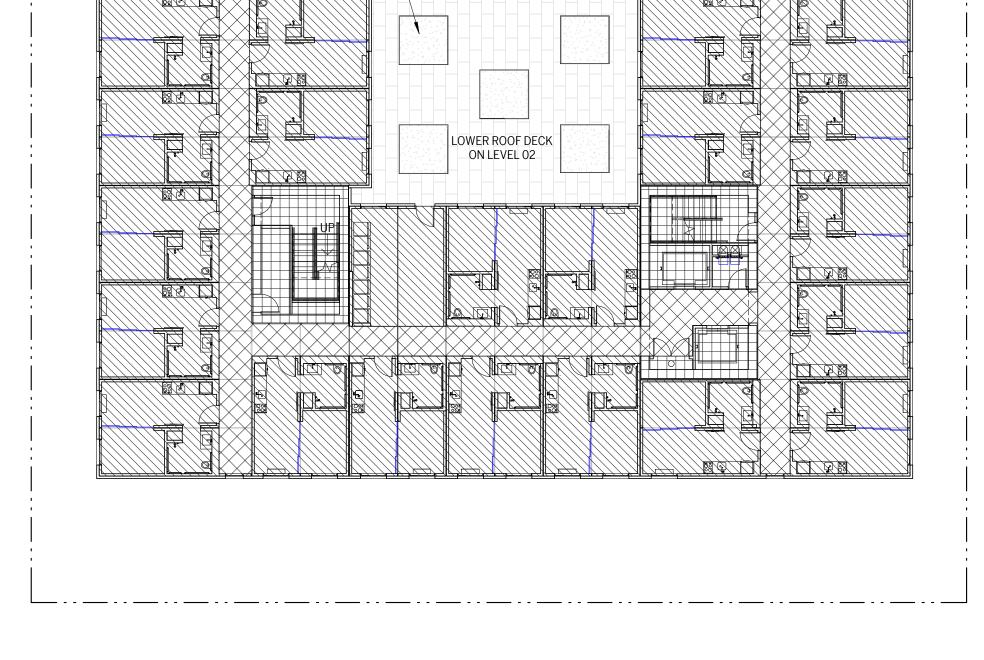
07.26.19 ENTITLEMENT PACKAGE

### LINWOOD MODULAR HOUSING

1324 LINWOOD AVE LOS ANGELES, CA

CONCEPTUAL RENDERINGS





PLANTERS, TYP. —

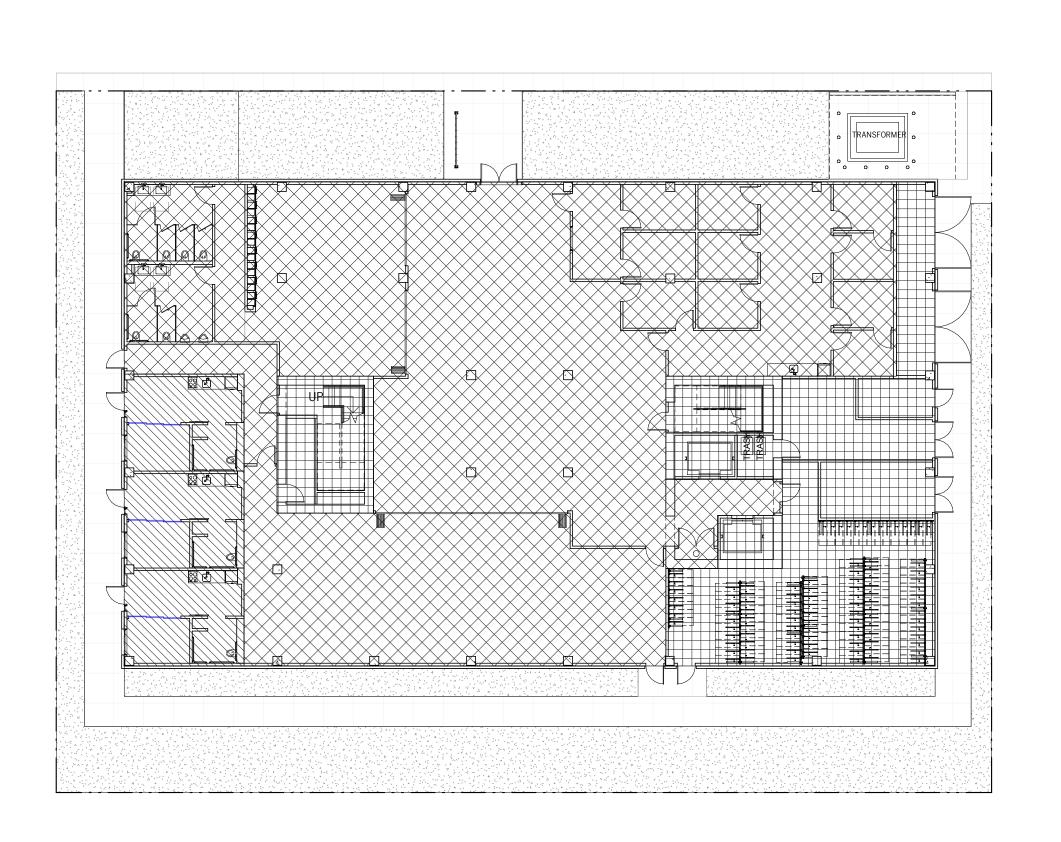
AREA PLAN - LEVEL 2-7 SCALE: 1/16" = 1'-0"

RESIDENTIAL AREA (INCLUDED) COMMON AREA (INCLUDED) OPERATIONAL AREA (EXCLUDED)

AREA PLAN - LEVEL 8

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

**ZONING CODE -**FLOOR AREA (INCLUDED) LEVEL AREA 8,800 SF 8,770 SF 8,770 SF 8,770 SF 8,770 SF 8,770 SF 8,770 SF 6,600 SF TOTAL 68,020 SF



AREA PLAN - LEVEL 1 SCALE: 1/16" = 1'-0"

STEINBERG HART 818 W 7TH STREET #1100 LOS ANGELES, CA 90017

1316 LINWOOD LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

LINWOOD HOLDING COMPANY LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

6420 WILSHIRE BLVD #1000 LOS ANGELES, CA 90048 STRUCTURAL ENGINEER

ENGLEKIRK 888 S FIGUEROA ST LOS ANGELES, CA 90017

MEP ENGINEER GREENMEP 3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR SANTA ANA, CA 92707

LANDSCAPE ARCHITECT WYNN LANDSCAPE ARCHITECTS 20350 PARADISE LANE TOPANGA, CA 90290

MODULAR MANUFACTURER CIMC Modular Building Systems Holding Co. Ltd. Level 26, 131 Yingbin Avenue, Pengjiang District, Jiangmen, Guangdong, P.R. China (529000)

07.26.19 ENTITLEMENT PACKAGE



### LINWOOD MODULAR HOUSING

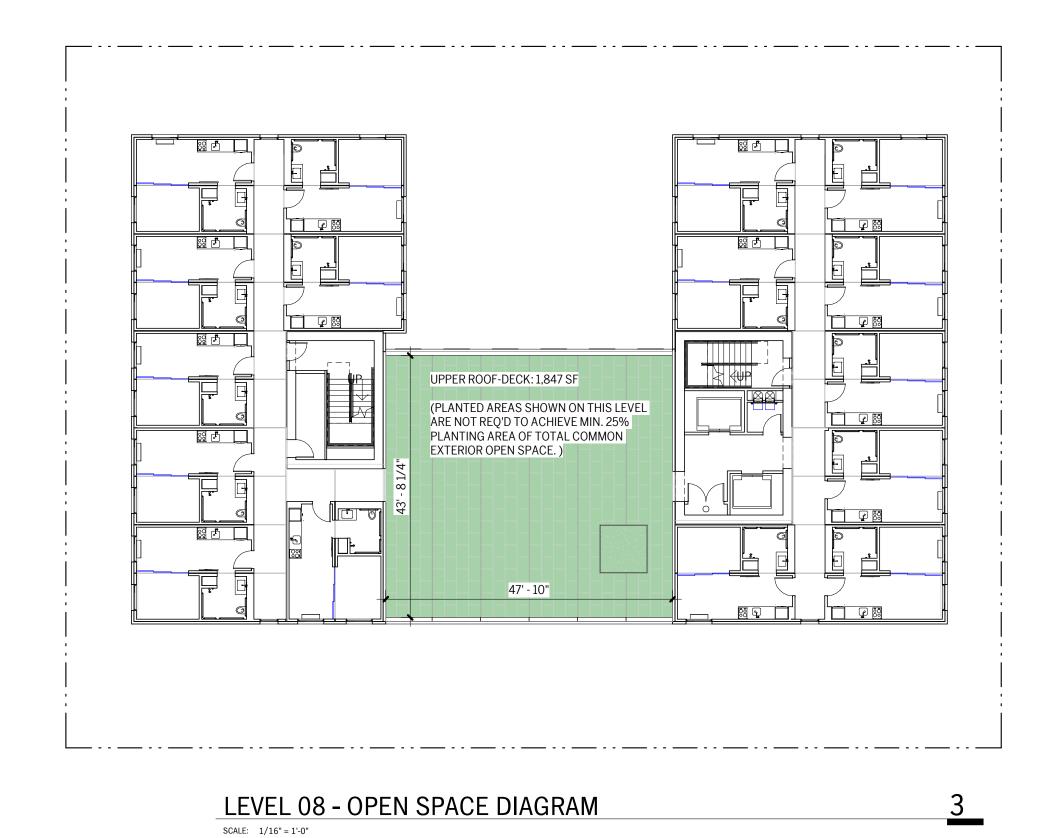
1324 LINWOOD AVE LOS ANGELES, CA

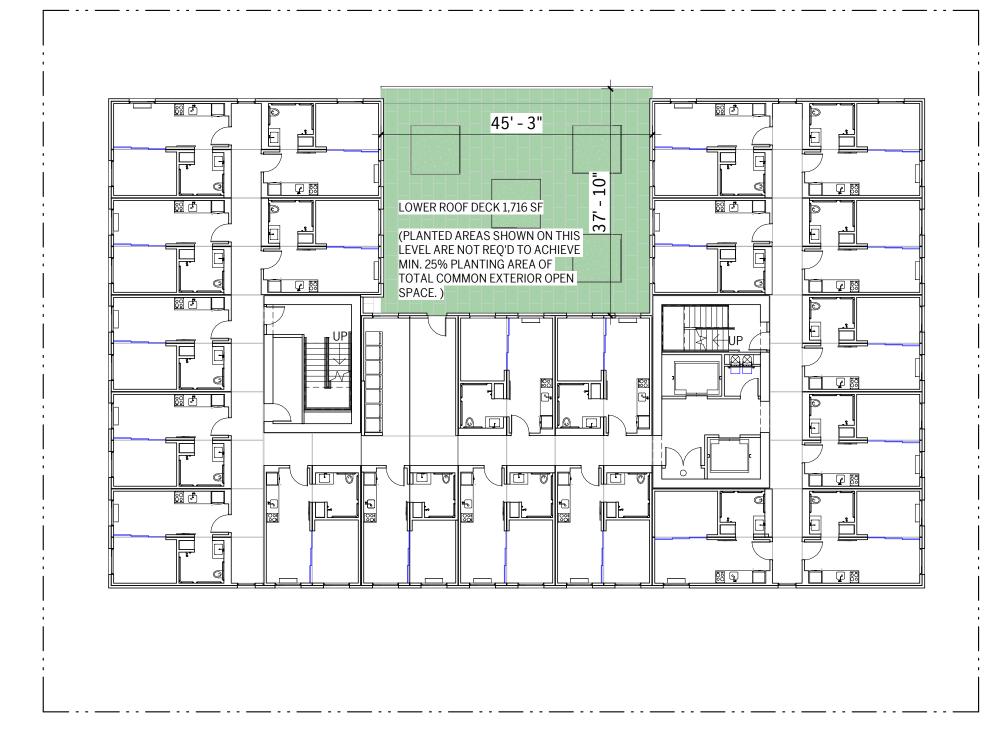
**ZONING AREA DIAGRAMS** 

PROJECT #:19011-000 DATE: 12/5/2019 SCALE: As indicated

COMMON OPEN SPACE

INDOOR AMENITY





LEVEL 02 - OPEN SPACE DIAGRAM SCALE: 1/16" = 1'-0"

78' - 0" 15' - 0" ONT YARI **OPEN SPACE** 50% OF FRONT-YARD = 1,170 SF (389 SF PLANTED] REC ROOM 779 SF [SEE SHEET 0.01 FOR ALL OPEN SPACE TOTALS AND CALCULATIONS] 26' - 11" 43' - 4" LOUNGE 2,228 SF 48' - 9" MULTIPURPOSE ROOM 1,700 SF 70' - 4" 20' - 0" REAR YARD 50% OF REAR-YARD = 1,560 SF (1,185 SF PLANTED] ENTIRE REAR-YARD = 3,120 SF (1,671 SF PLANTED] 97' - 6" 156' - 0" LEVEL 01 - OPEN SPACE DIAGRAM SCALE: 1/16" = 1'-0"

STEINBERG HART 818 W 7TH STREET #1100 LOS ANGELES, CA 90017

1316 LINWOOD LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

LINWOOD HOLDING COMPANY LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

CIVIL ENGINEER

6420 WILSHIRE BLVD #1000 LOS ANGELES, CA 90048

STRUCTURAL ENGINEER **ENGLEKIRK** 888 S FIGUEROA ST LOS ANGELES, CA 90017

MEP ENGINEER GREENMEP 3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR SANTA ANA, CA 92707

LANDSCAPE ARCHITECT WYNN LANDSCAPE ARCHITECTS 20350 PARADISE LANE TOPANGA, CA 90290

MODULAR MANUFACTURER CIMC Modular Building Systems Holding Co. Ltd. Level 26, 131 Yingbin Avenue, Pengjiang District, Jiangmen, Guangdong, P.R. China (529000)

07.26.19 ENTITLEMENT PACKAGE



### LINWOOD MODULAR HOUSING

1324 LINWOOD AVE LOS ANGELES, CA

OPEN SPACE DIAGRAMS

### **DECEMBER 21** WINTER SOLSTICE 9AM - 3 PM

GREEN: AREAS WITH NO SHADING FROM THE PROJECT

YELLOW/ORANGE: AREAS <2 HOURS OF SHADINGFROM THE PROJECT

RED: AREAS WITH 2 HOURS OR MORE OF SHADING FROM THE PROJECT

[NUMBERS NOTED ARE THE AMOUNT OF TIME IN HOURS ABOVE THE 2 HOUR THRESHOLD.]

# <6,000 SF OF R-3 AREA IMPACTED BY PROJECT'S SHADING 0.1 0.6 1.1 1.4 1.9 2.1 1.9 0.1 0.6 1.1 1.6 2.1 2.4 2.6 3.1 2.9 Ø.6 1.1 1.6 2.1 2.6 3.6 3.6 3.1 2.6 2.1 A 4.1 4.1 4.1 4.1 4.1 4.1 4.1 4.1 4.1

### **JUNE 30 SUMMER SOLSTICE** 9AM - 5 PM

NO IMPACT ON R3 PARCELS

GREEN: Areas with no shading from the Project

ORANGE/YELLOW: Areas <2 Hours of shading

RED: Areas with 2 Hours or more of shading



ARCHITECT STEINBERG HART 818 W 7TH STREET #1100 LOS ANGELES, CA 90017

1316 LINWOOD LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

OWNER
LINWOOD HOLDING COMPANY LLC
1605 N CAHUENGA BLVD
HOLLYWOOD CA 90028

CIVIL ENGINEER

6420 WILSHIRE BLVD #1000 LOS ANGELES, CA 90048

STRUCTURAL ENGINEER ENGLEKIRK 888 S FIGUEROA ST LOS ANGELES, CA 90017

MEP ENGINEER GREENMEP 3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR SANTA ANA, CA 92707

LANDSCAPE ARCHITECT WYNN LANDSCAPE ARCHITECTS 20350 PARADISE LANE TOPANGA, CA 90290

MODULAR MANUFACTURER CIMC Modular Building Systems Holding Co. Ltd. Level 26, 131 Yingbin Avenue, Pengjiang District, Jiangmen, Guangdong, P.R. China (529000)

07.26.19 ENTITLEMENT PACKAGE



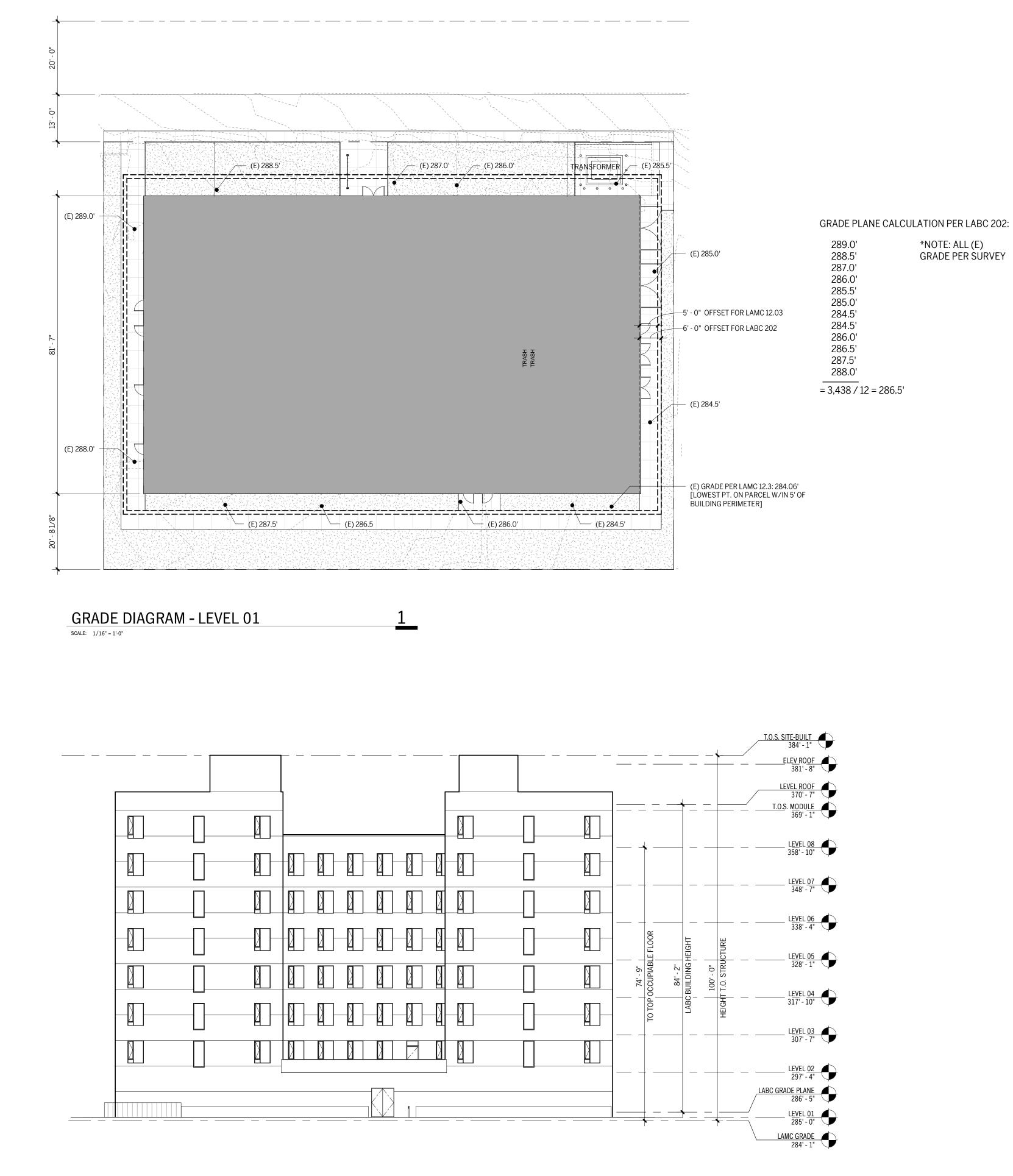
### LINWOOD MODULAR HOUSING

1324 LINWOOD AVE LOS ANGELES, CA

SHADE-SHADOW STUDY

GRADE DIAGRAM - NORTH ELEVATION

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





ARCHITECT
STEINBERG HART
818 W 7TH STREET #1100
LOS ANGELES, CA 90017

HEIGHT DIAGRAM - NORTH ELEVATION

APPLICANT
1316 LINWOOD LLC
1605 N CAHUENGA BLVD
HOLLYWOOD CA 90028

OWNER
LINWOOD HOLDING COMPANY LLC
1605 N CAHUENGA BLVD
HOLLYWOOD CA 90028

CIVIL ENGINEER

DKE

DKE 6420 WILSHIRE BLVD #1000 LOS ANGELES, CA 90048

STRUCTURAL ENGINEER
ENGLEKIRK
888 S FIGUEROA ST
LOS ANGELES, CA 90017

MEP ENGINEER GREENMEP 3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR SANTA ANA, CA 92707

LANDSCAPE ARCHITECTS
WYNN LANDSCAPE ARCHITECTS
20350 PARADISE LANE
TOPANGA, CA 90290

MODULAR MANUFACTURER
CIMC Modular Building Systems Holding Co. Ltd.
Level 26, 131 Yingbin Avenue, Pengjiang District,
Jiangmen, Guangdong, P.R. China (529000)



# LINWOOD MODULAR HOUSING

1324 LINWOOD AVE LOS ANGELES, CA

GRADE & BUILDING HEIGHT DIAGRAM

PROJECT #:19011-000 DATE: 12/5/2019 SCALE: As indicated

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

# steinberg hart

ARCHITECT
STEINBERG HART
818 W 7TH STREET #1100
LOS ANGELES, CA 90017

APPLICANT

1316 LINWOOD LLC

1605 N CAHUENGA BLVD

HOLLYWOOD CA 90028

OWNER
LINWOOD HOLDING COMPANY LLC
1605 N CAHUENGA BLVD
HOLLYWOOD CA 90028

CIVIL ENGINEER

DKE
6420 WILSHIRE BLVD #1000
LOS ANGELES, CA 90048

STRUCTURAL ENGINEER
ENGLEKIRK
888 S FIGUEROA ST
LOS ANGELES, CA 90017

MEP ENGINEER
GREENMEP
3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR
SANTA ANA, CA 92707

LANDSCAPE ARCHITECTS
WYNN LANDSCAPE ARCHITECTS
20350 PARADISE LANE
TOPANGA, CA 90290

MODULAR MANUFACTURER
CIMC Modular Building Systems Holding Co. Ltd.
Level 26, 131 Yingbin Avenue, Pengjiang District,
Jiangmen, Guangdong, P.R. China (529000)

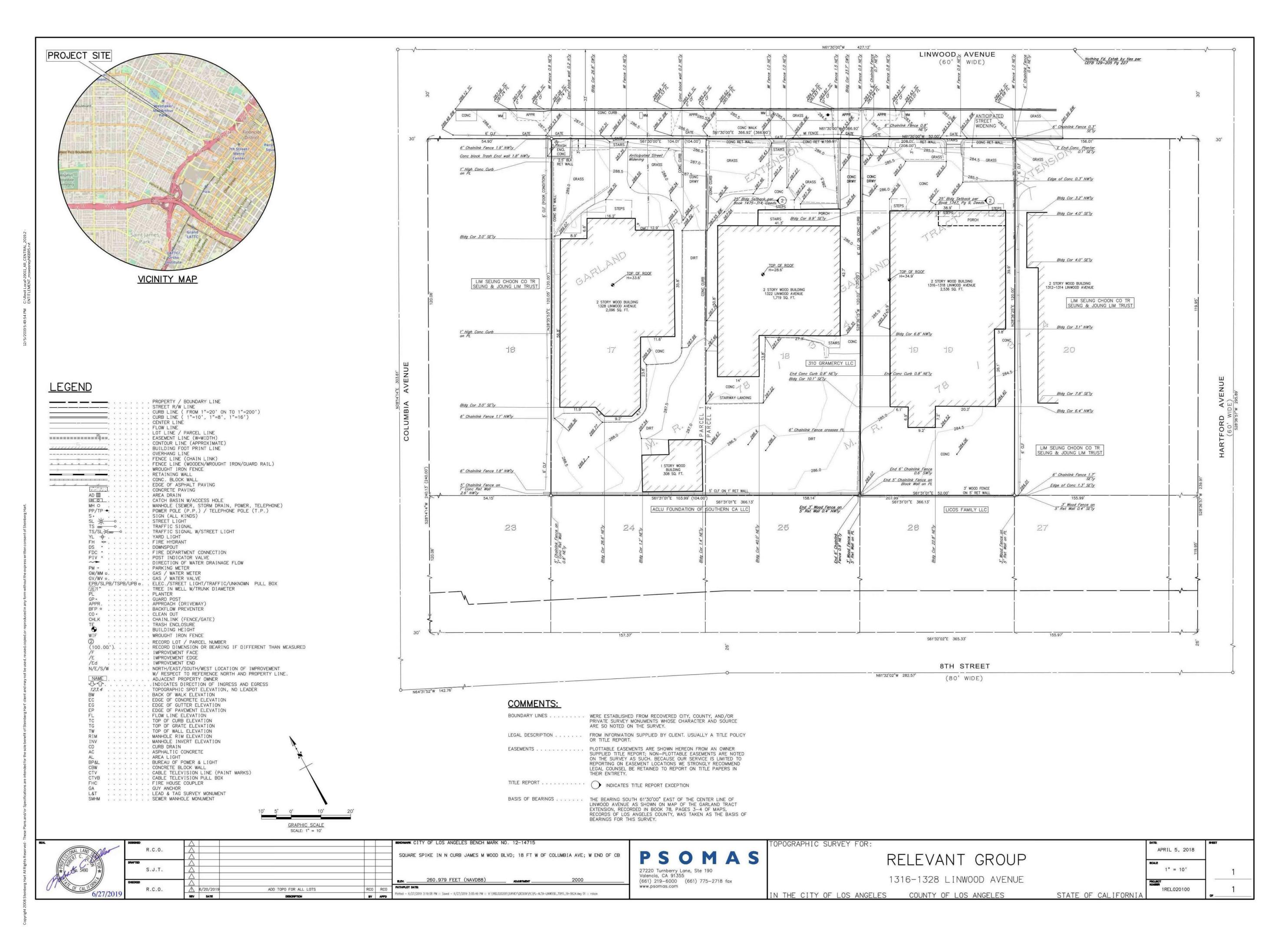
O1.17.20 UPDATE 07.26.19 ENTITLEMENT PACKAGE



# LINWOOD MODULAR HOUSING

1324 LINWOOD AVE LOS ANGELES, CA

SITE PLAN



## steinberg hart

ARCHITECT
STEINBERG HART
818 W 7TH STREET #1100
LOS ANGELES, CA 90017

APPLICANT
1316 LINWOOD LLC
1605 N CAHUENGA BLVD
HOLLYWOOD CA 90028

LINWOOD HOLDING COMPANY LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

CIVIL ENGINEER
DKE
6420 WILSHIRE BLVD #1000

LOS ANGELES, CA 90048

STRUCTURAL ENGINEER
ENGLEKIRK
888 S FIGUEROA ST
LOS ANGELES, CA 90017

MEP ENGINEER
GREENMEP
3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR
SANTA ANA, CA 92707

LANDSCAPE ARCHITECT
WYNN LANDSCAPE ARCHITECTS
20350 PARADISE LANE
TOPANGA, CA 90290

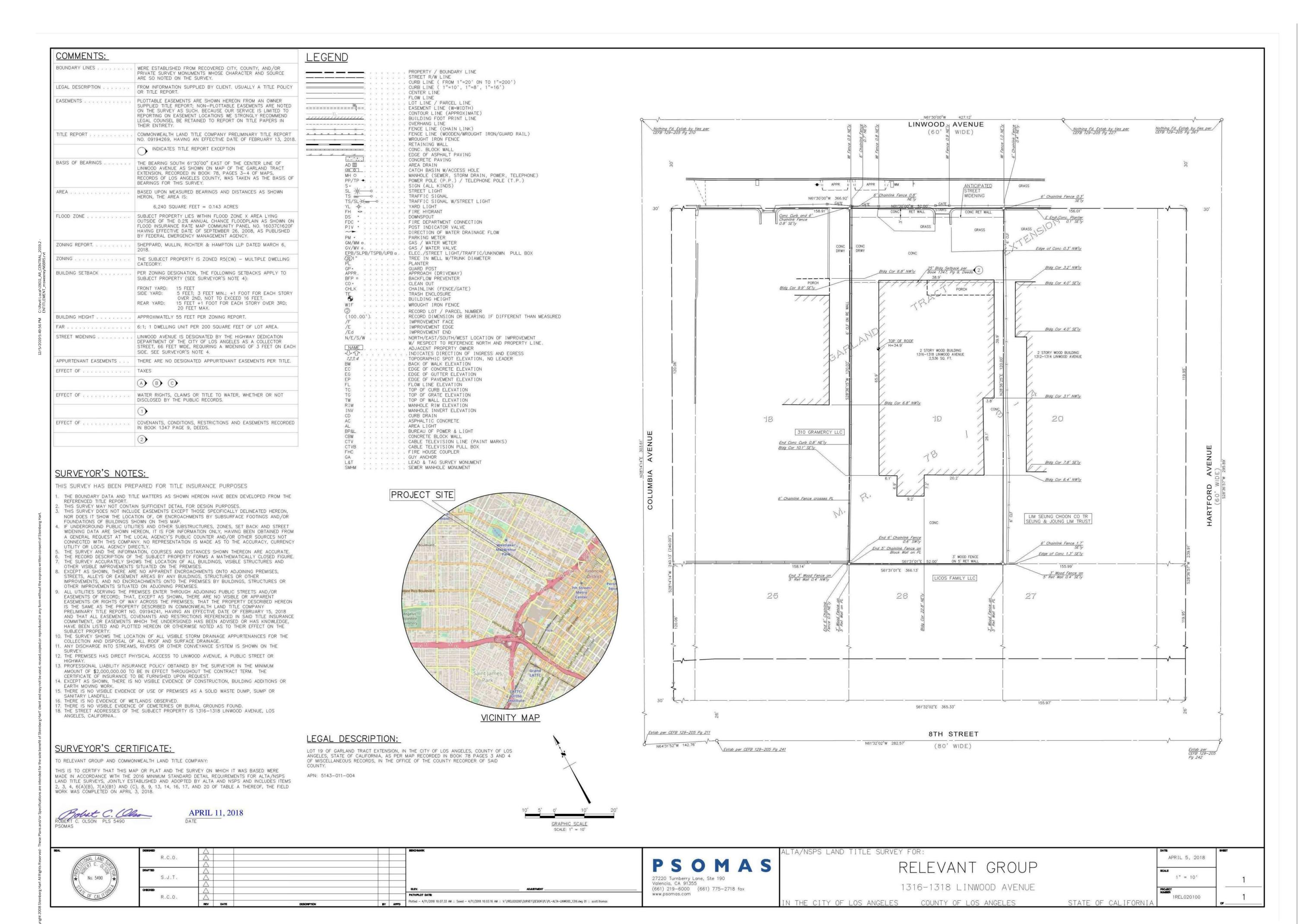
MODULAR MANUFACTURER
CIMC Modular Building Systems Holding Co. Ltd.
Level 26, 131 Yingbin Avenue, Pengjiang District,
Jiangmen, Guangdong, P.R. China (529000)

07.26.19 ENTITLEMENT PACKAGE

# LINWOOD MODULAR HOUSING

1324 LINWOOD AVE LOS ANGELES, CA

SURVEY - ALL PARCELS



# steinberg

STEINBERG HART 818 W 7TH STREET #1100 LOS ANGELES, CA 90017

APPLICANT
1316 LINWOOD LLC
1605 N CAHUENGA BLVD
HOLLYWOOD CA 90028

LINWOOD HOLDING COMPANY LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

CIVIL ENGINEER DKE 6420 WII SHIRF B

GREENMEP

6420 WILSHIRE BLVD #1000 LOS ANGELES, CA 90048 STRUCTURAL ENGINEER

ENGLEKIRK 888 S FIGUEROA ST LOS ANGELES, CA 90017

SANTA ANA, CA 92707

LANDSCAPE ARCHITECT

WYNN I ANDSCAPE ARCHITECT

3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR

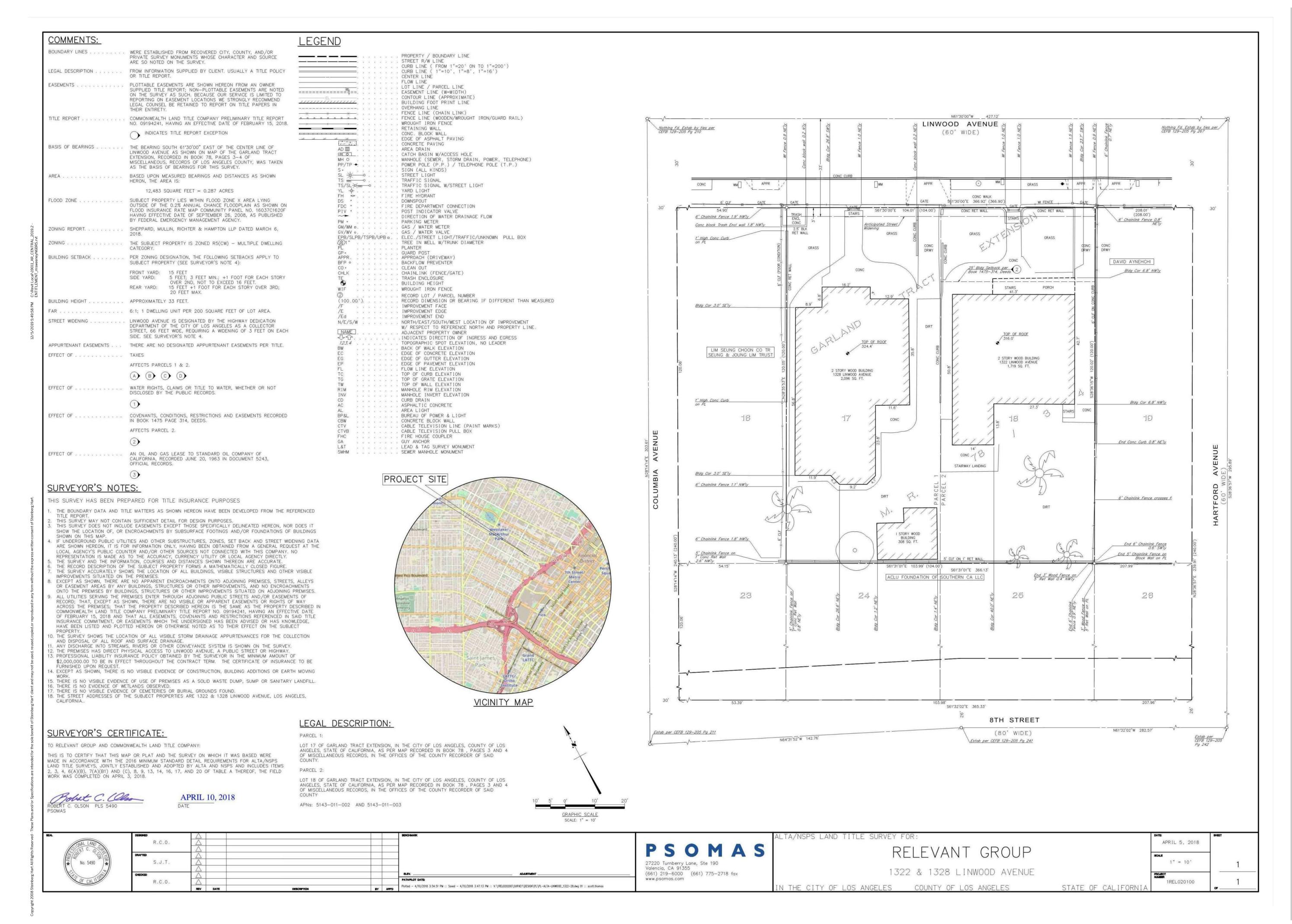
WYNN LANDSCAPE ARCHITECTS 20350 PARADISE LANE TOPANGA, CA 90290

MODULAR MANUFACTURER
CIMC Modular Building Systems Holding Co. Ltd.
Level 26, 131 Yingbin Avenue, Pengjiang District,
Jiangmen, Guangdong, P.R. China (529000)

# LINWOOD MODULAR HOUSING

1324 LINWOOD AVE LOS ANGELES, CA

SURVEY - 1316-18 LINWOOD



# steinberg hart

ARCHITECT
STEINBERG HART
818 W 7TH STREET #1100
LOS ANGELES, CA 90017

APPLICANT
1316 LINWOOD LLC
1605 N CAHUENGA BLVD
HOLLYWOOD CA 90028

LINWOOD HOLDING COMPANY LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

CIVIL ENGINEER

DKE

DKE 6420 WILSHIRE BLVD #1000 LOS ANGELES, CA 90048

STRUCTURAL ENGINEER
ENGLEKIRK
888 S FIGUEROA ST
LOS ANGELES, CA 90017

MEP ENGINEER
GREENMEP
3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR
SANTA ANA, CA 92707

LANDSCAPE ARCHITECTS
WYNN LANDSCAPE ARCHITECTS
20350 PARADISE LANE
TOPANGA, CA 90290

MODULAR MANUFACTURER
CIMC Modular Building Systems Holding Co. Ltd.
Level 26, 131 Yingbin Avenue, Pengjiang District,

Jiangmen, Guangdong, P.R. China (529000)

LINWOOD MODULAR HOUSING

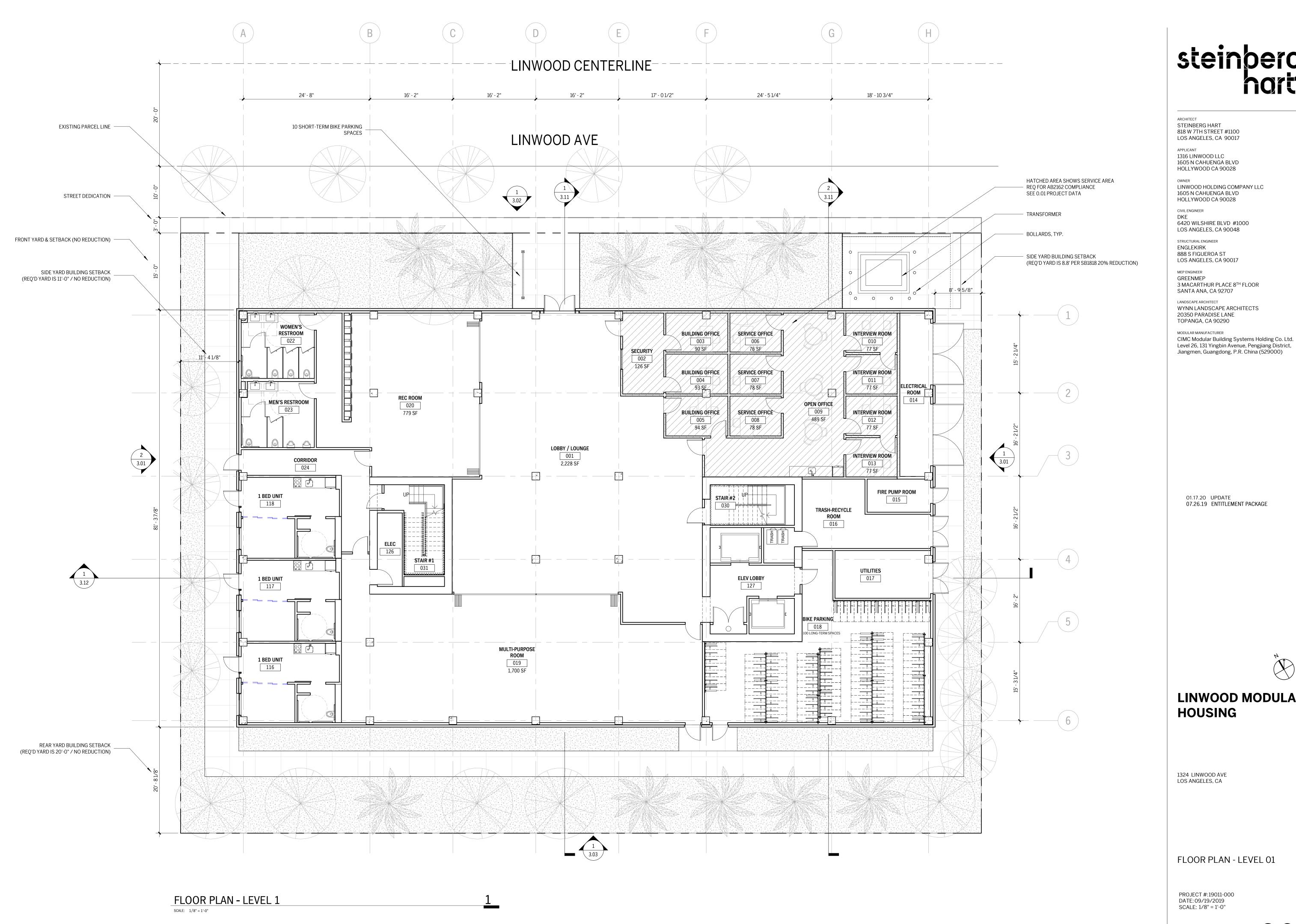
1324 LINWOOD AVE LOS ANGELES, CA

SURVEY - 1322-28 LINWOOD

01.17.20 UPDATE

07.26.19 ENTITLEMENT PACKAGE

FLOOR PLAN - LEVEL 01



STEINBERG HART 818 W 7TH STREET #1100 LOS ANGELES, CA 90017

1316 LINWOOD LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

HOLLYWOOD CA 90028

6420 WILSHIRE BLVD #1000

3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR SANTA ANA, CA 92707

WYNN LANDSCAPE ARCHITECTS

CIMC Modular Building Systems Holding Co. Ltd. Level 26, 131 Yingbin Avenue, Pengjiang District, Jiangmen, Guangdong, P.R. China (529000)

07.26.19 ENTITLEMENT PACKAGE

LOS ANGELES, CA 90048

LINWOOD HOLDING COMPANY LLC 1605 N CAHUENGA BLVD

APPLICANT

CIVIL ENGINEER

MEP ENGINEER

GREENMEP

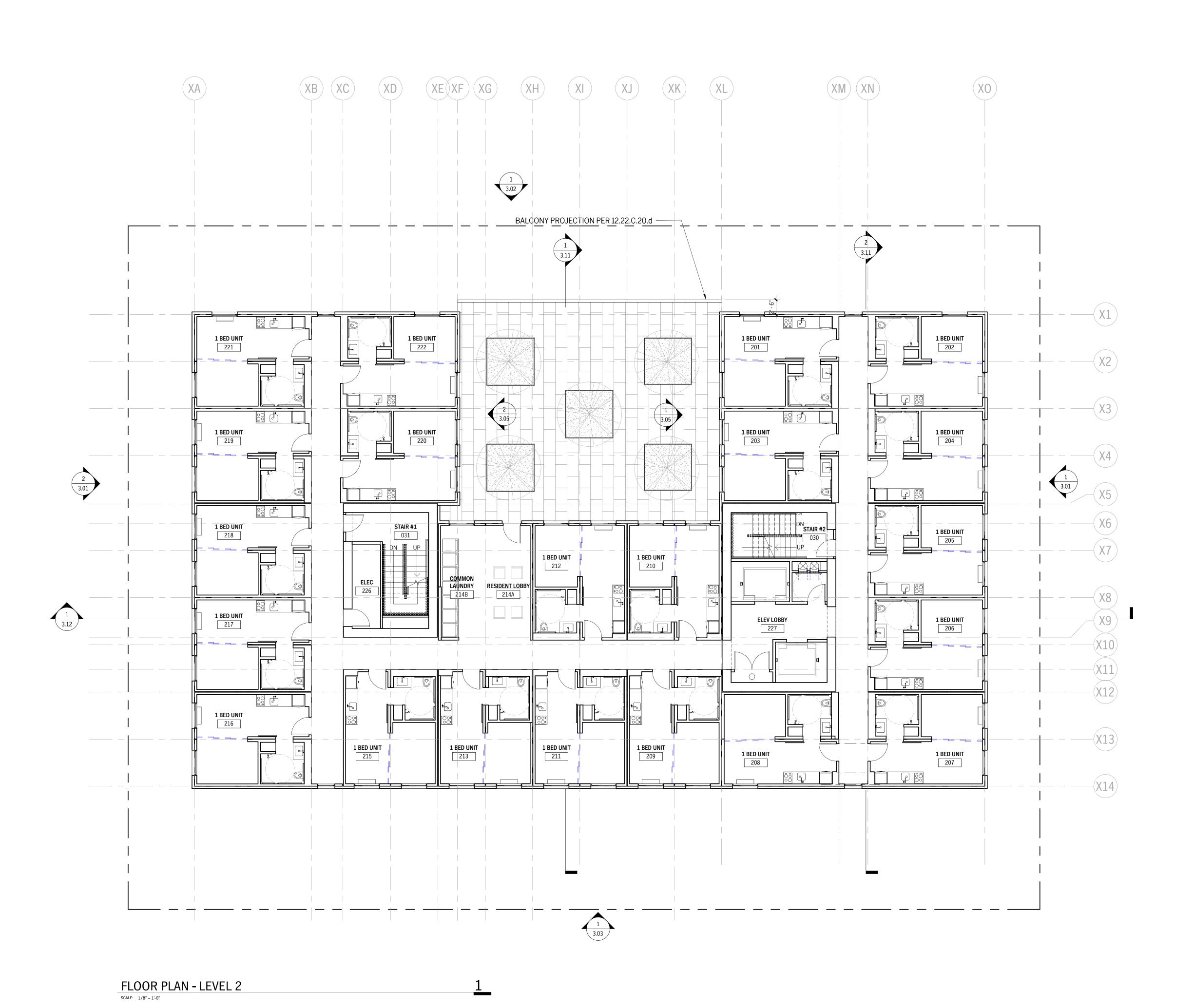
STRUCTURAL ENGINEER
ENGLEKIRK

LANDSCAPE ARCHITECT

20350 PARADISE LANE TOPANGA, CA 90290

MODULAR MANUFACTURER

888 S FIGUEROA ST LOS ANGELES, CA 90017



steinberg hart

STEINBERG HART 818 W 7TH STREET #1100 LOS ANGELES, CA 90017

1316 LINWOOD LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

HOLLYWOOD CA 90028

6420 WILSHIRE BLVD #1000 LOS ANGELES, CA 90048

3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR SANTA ANA, CA 92707

WYNN LANDSCAPE ARCHITECTS

CIMC Modular Building Systems Holding Co. Ltd. Level 26, 131 Yingbin Avenue, Pengjiang District, Jiangmen, Guangdong, P.R. China (529000)

07.26.19 ENTITLEMENT PACKAGE

LINWOOD HOLDING COMPANY LLC 1605 N CAHUENGA BLVD

APPLICANT

CIVIL ENGINEER

MEP ENGINEER

GREENMEP

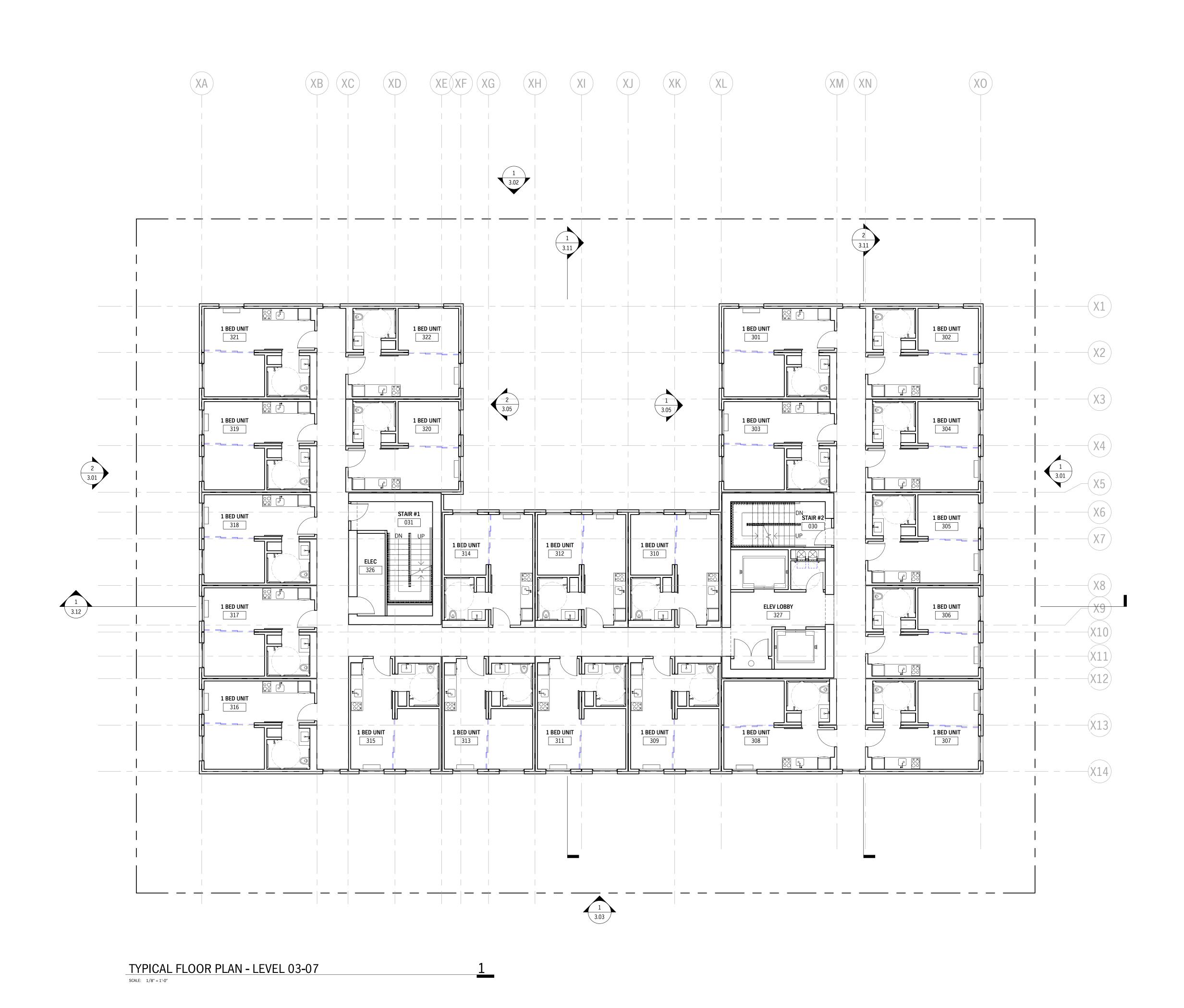
STRUCTURAL ENGINEER
ENGLEKIRK

LANDSCAPE ARCHITECT

20350 PARADISE LANE TOPANGA, CA 90290

MODULAR MANUFACTURER

888 S FIGUEROA ST LOS ANGELES, CA 90017



1 BED UNIT

821

3.01

1 3.12

FLOOR PLAN - LEVEL 08

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

1 BED UNIT

822

1 BED UNIT

 $\left(\begin{array}{c} 2\\ 3.05 \end{array}\right)$ 

# steinberg hart

STEINBERG HART 818 W 7TH STREET #1100 LOS ANGELES, CA 90017

XO

1 BED UNIT

1 BED UNIT

802

(XM)(XN)

1 BED UNIT

801

1 BED UNIT

APPLICANT 1316 LINWOOD LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

LINWOOD HOLDING COMPANY LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

CIVIL ENGINEER

6420 WILSHIRE BLVD #1000 LOS ANGELES, CA 90048 STRUCTURAL ENGINEER ENGLEKIRK

888 S FIGUEROA ST LOS ANGELES, CA 90017 MEP ENGINEER GREENMEP

LANDSCAPE ARCHITECT WYNN LANDSCAPE ARCHITECTS 20350 PARADISE LANE TOPANGA, CA 90290

3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR SANTA ANA, CA 92707

MODULAR MANUFACTURER CIMC Modular Building Systems Holding Co. Ltd. Level 26, 131 Yingbin Avenue, Pengjiang District, Jiangmen, Guangdong, P.R. China (529000)

07.26.19 ENTITLEMENT PACKAGE



### LINWOOD MODULAR HOUSING

1324 LINWOOD AVE LOS ANGELES, CA

FLOOR PLAN - LEVEL 08

**ROOF PLAN** 

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

3.02

# steinberg hart

ARCHITECT
STEINBERG HART
818 W 7TH STREET #1100
LOS ANGELES, CA 90017

XO

(XM)(XN)

APPLICANT 1316 LINWOOD LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

OWNER LINWOOD HOLDING COMPANY LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

CIVIL ENGINEER

DKE

6420 WILSHIRF BLVD

6420 WILSHIRE BLVD #1000 LOS ANGELES, CA 90048 STRUCTURAL ENGINEER ENGLEKIRK

888 S FIGUEROA ST LOS ANGELES, CA 90017

MEP ENGINEER
GREENMEP
3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR
SANTA ANA, CA 92707

LANDSCAPE ARCHITECT WYNN LANDSCAPE ARCHITECTS 20350 PARADISE LANE TOPANGA, CA 90290

MODULAR MANUFACTURER
CIMC Modular Building Systems Holding Co. Ltd.
Level 26, 131 Yingbin Avenue, Pengjiang District,
Jiangmen, Guangdong, P.R. China (529000)

07.26.19 ENTITLEMENT PACKAGE



# LINWOOD MODULAR HOUSING

1324 LINWOOD AVE LOS ANGELES, CA

ROOF PLAN

1316 LINWOOD LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

LINWOOD HOLDING COMPANY LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

6420 WILSHIRE BLVD #1000 LOS ANGELES, CA 90048 STRUCTURAL ENGINEER ENGLEKIRK

888 S FIGUEROA ST LOS ANGELES, CA 90017 GREENMEP

3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR SANTA ANA, CA 92707 LANDSCAPE ARCHITECT

WYNN LANDSCAPE ARCHITECTS 20350 PARADISE LANE TOPANGA, CA 90290

MODULAR MANUFACTURER CIMC Modular Building Systems Holding Co. Ltd. Level 26, 131 Yingbin Avenue, Pengjiang District, Jiangmen, Guangdong, P.R. China (529000)

07.26.19 ENTITLEMENT PACKAGE

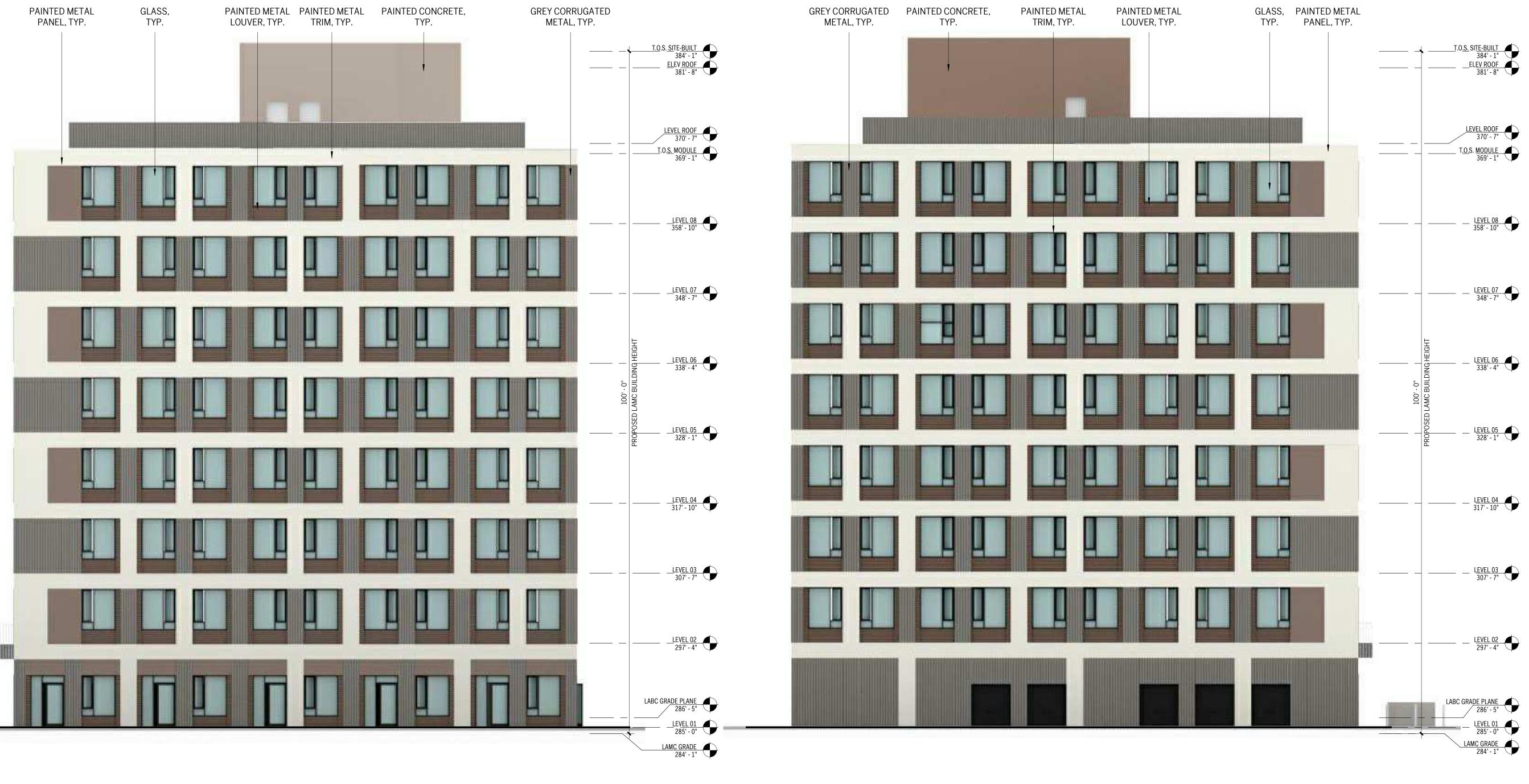
### LINWOOD MODULAR HOUSING

1324 LINWOOD AVE LOS ANGELES, CA

EAST & WEST ELEVATIONS

PROJECT #:19011-000 DATE: 12/5/2019 SCALE: 1/8" = 1'-0"

**BUILDING ELEVATION - EAST** SCALE: 1/8" = 1'-0"



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



BUILDING ELEVATION - NORTH

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

# steinberg hart

ARCHITECT
STEINBERG HART
818 W 7TH STREET #1100
LOS ANGELES, CA 90017

APPLICANT 1316 LINWOOD LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

OWNER
LINWOOD HOLDING COMPANY LLC
1605 N CAHUENGA BLVD
HOLLYWOOD CA 90028

CIVIL ENGINEER

DKE

6420 WILSHIRE BI

6420 WILSHIRE BLVD #1000 LOS ANGELES, CA 90048

STRUCTURAL ENGINEER
ENGLEKIRK
888 S FIGUEROA ST
LOS ANGELES, CA 90017

MEP ENGINEER GREENMEP 3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR SANTA ANA, CA 92707

LANDSCAPE ARCHITECT
WYNN LANDSCAPE ARCHITECTS
20350 PARADISE LANE
TOPANGA, CA 90290

MODULAR MANUFACTURER
CIMC Modular Building Systems Holding Co. Ltd.
Level 26, 131 Yingbin Avenue, Pengjiang District,
Jiangmen, Guangdong, P.R. China (529000)

07.26.19 ENTITLEMENT PACKAGE

# LINWOOD MODULAR HOUSING

1324 LINWOOD AVE LOS ANGELES, CA

NORTH ELEVATION



# steinberg hart

ARCHITECT
STEINBERG HART
818 W 7TH STREET #1100
LOS ANGELES, CA 90017

APPLICANT 1316 LINWOOD LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

OWNER
LINWOOD HOLDING COMPANY LLC
1605 N CAHUENGA BLVD
HOLLYWOOD CA 90028

CIVIL ENGINEER

DKE 6420 WILSHIRE BLVD #1000 LOS ANGELES, CA 90048

STRUCTURAL ENGINEER
ENGLEKIRK
888 S FIGUEROA ST
LOS ANGELES, CA 90017

MEP ENGINEER GREENMEP 3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR SANTA ANA, CA 92707

LANDSCAPE ARCHITECT WYNN LANDSCAPE ARCHITECTS 20350 PARADISE LANE TOPANGA, CA 90290

MODULAR MANUFACTURER
CIMC Modular Building Systems Holding Co. Ltd.
Level 26, 131 Yingbin Avenue, Pengjiang District,
Jiangmen, Guangdong, P.R. China (529000)

07.26.19 ENTITLEMENT PACKAGE

# LINWOOD MODULAR HOUSING

1324 LINWOOD AVE LOS ANGELES, CA

SOUTH ELEVATION

ELEVATIONS - COURTYARD

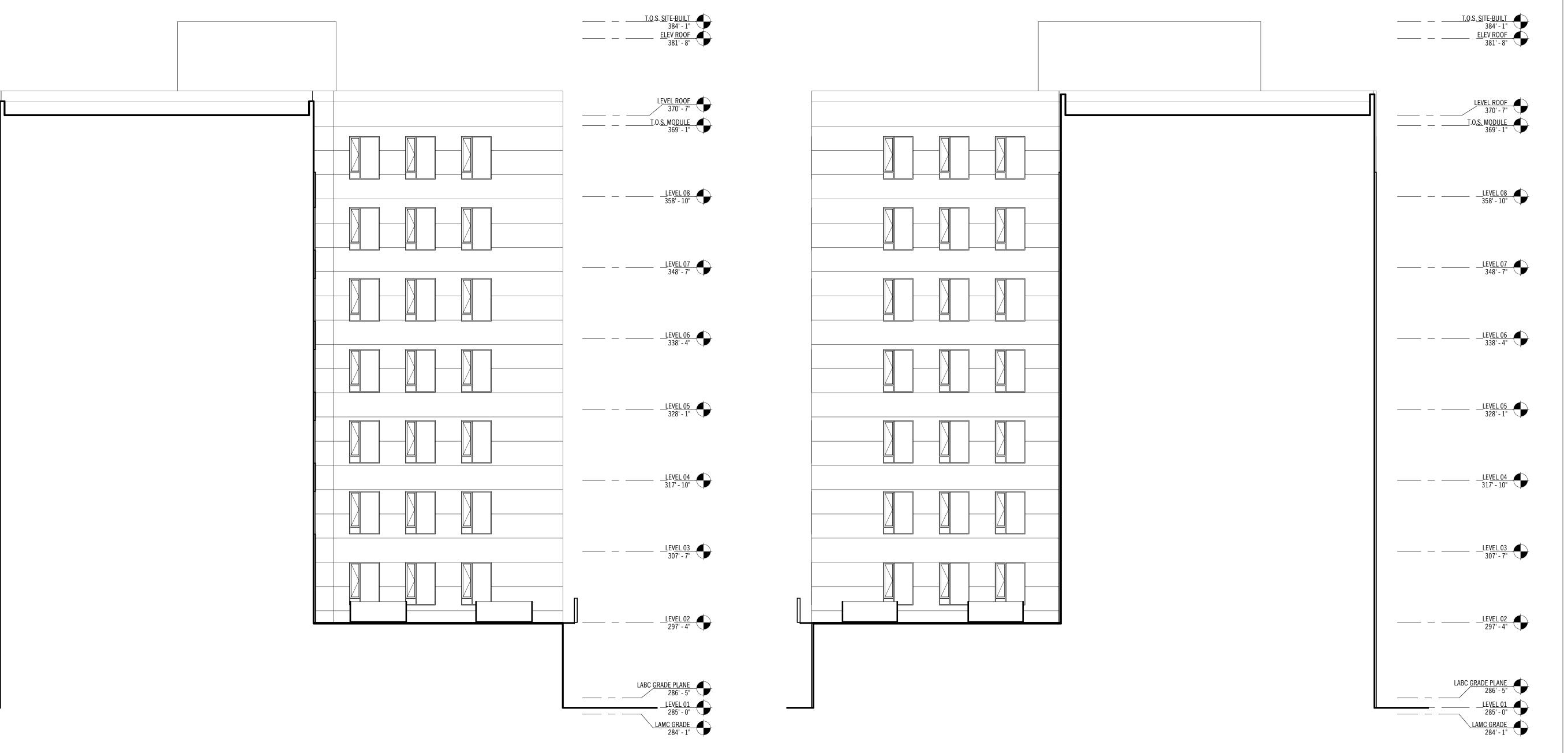
PROJECT #:19011-000 DATE: 12/5/2019 SCALE: 1/8" = 1'-0"

DATE: 12/5/2
SCALE: 1/8" =

ELEVATION - COURTYARD WEST

1

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



ELEVATION - COURTYARD EAST

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

OWNER
LINWOOD HOLDING COMPANY LLC
1605 N CAHUENGA BLVD
HOLLYWOOD CA 90028

CIVIL ENGINEER DKE 6420 WILSHIRE BLVD #1000 LOS ANGELES, CA 90048

STRUCTURAL ENGINEER
ENGLEKIRK
888 S FIGUEROA ST
LOS ANGELES, CA 90017

MEP ENGINEER GREENMEP 3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR SANTA ANA, CA 92707

LANDSCAPE ARCHITECT WYNN LANDSCAPE ARCHITECTS 20350 PARADISE LANE TOPANGA, CA 90290

MODULAR MANUFACTURER
CIMC Modular Building Systems Holding Co. Ltd.
Level 26, 131 Yingbin Avenue, Pengjiang District,
Jiangmen, Guangdong, P.R. China (529000)

ARCHITECT STEINBERG HART 818 W 7TH STREET #1100 LOS ANGELES, CA 90017

1316 LINWOOD LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

OWNER
LINWOOD HOLDING COMPANY LLC
1605 N CAHUENGA BLVD
HOLLYWOOD CA 90028

6420 WILSHIRE BLVD #1000 LOS ANGELES, CA 90048

STRUCTURAL ENGINEER

ENGLEKIRK 888 S FIGUEROA ST LOS ANGELES, CA 90017 MEP ENGINEER

GREENMEP

3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR SANTA ANA, CA 92707 LANDSCAPE ARCHITECT WYNN LANDSCAPE ARCHITECTS 20350 PARADISE LANE TOPANGA, CA 90290

MODULAR MANUFACTURER CIMC Modular Building Systems Holding Co. Ltd. Level 26, 131 Yingbin Avenue, Pengjiang District, Jiangmen, Guangdong, P.R. China (529000)

07.26.19 ENTITLEMENT PACKAGE



### LINWOOD MODULAR HOUSING

1324 LINWOOD AVE LOS ANGELES, CA

**BUILDING SECTIONS -**TRANSVERSE

ARCHITECT
STEINBERG HART
818 W 7TH STREET #1100
LOS ANGELES, CA 90017

APPLICANT 1316 LINWOOD LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

OWNER
LINWOOD HOLDING COMPANY LLC
1605 N CAHUENGA BLVD
HOLLYWOOD CA 90028

CIVIL ENGINEER

6420 WILSHIRE BLVD #1000 LOS ANGELES, CA 90048

STRUCTURAL ENGINEER ENGLEKIRK 888 S FIGUEROA ST LOS ANGELES, CA 90017

MEP ENGINEER GREENMEP 3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR SANTA ANA, CA 92707

LANDSCAPE ARCHITECT WYNN LANDSCAPE ARCHITECTS 20350 PARADISE LANE TOPANGA, CA 90290

MODULAR MANUFACTURER CIMC Modular Building Systems Holding Co. Ltd. Level 26, 131 Yingbin Avenue, Pengjiang District, Jiangmen, Guangdong, P.R. China (529000)

07.26.19 ENTITLEMENT PACKAGE

### LINWOOD MODULAR HOUSING

1324 LINWOOD AVE LOS ANGELES, CA

**BUILDING SECTION -**LONGITUDINAL

	LEVEL ROOF 370' - 7"  T.O.S. MODULE 369' - 1"
	LEVEL 05 328' - 1"
	328 - 1"
	L <u>EV</u> EL_03 307' - 7"
	LEVEL_02 297' - 4"
	LABC GRADE PLANE 286' - 5"  LEVEL 01 285' - 0"  LAMC GRADE 284' - 1"

		IRRIGATION LEGEN	$\square$				/	STATION NUMBER
SYMB.	DESCRIPTION	MANUFACTURER & MODEL	P.S.I.	G.P.H.	DET.	NOTES	<u>A-1</u>	TOTAL GP
	FLUSH VALVE	NETAFIM TL050MFV-I			12		1"	
+++++++	SINGLE OUTLET EMITTERS	NETAFIM TLCV4 - 1210	30 PSI	1000 ft .4 GPH	13	TECHLINE DRIPPER LINE		—VALVE SIZE
$\otimes$	DRIP REMOTE CONTROL VALVE	NETAFIM OR EQUAL			6	W. MYE STRAINER	PIPE SIZIN	G CHAR (sch.40 PV
<b>(1)</b>	QUICK COUPLER	RAINBIRD 33DRC			2		ACCUMULATE FLOW (G.P.M	D PIPE SIZE
	BRASS GATE VALVE - LINE SIZE	STOCKHAM, NIBCO OR EQUAL			5		UP TO 5	1/2"
B.F.P.	BACKFLOW PREVENTER	FEBCO 825Y 3/4"			8		5 - 8	3/4"
	AUTOMATIC CONTROLLER ASSEMBLY	IRRITROL RDI200-EXT-R-W-CL-100 (12 STATIONS)					9 - 12	l"
R	RAIN SHUT OFF SENSOR	WATER CONSERVATION SYSTEMS				RAINGUARD	15 - 22 23 - 3 <i>o</i>	I-I/4"
	NON-PRESSURE LATERAL LINE	RIGID PVC SCHEDULE 40			7	SIZE PER CHART	31 - 50	2"
	PRESSURE MAINLINE	RIGID PVC SCHEDULE 40			7	SIZE NOTED ON PLAN	51 - 70	2-1/2"
<u> </u>	ELECTRICAL SLEEVE	RIGID PVC SCHEDULE 40				SIZE NOTED ON PLAN	ALL NON-PRESS BE SIZED BY TH ACCORDING TO T	URE LATERALS SHALL E CONTRACTOR HE ABOVE CHART.

TOTAL LANDSCAPED AREA: 4,615 SQ.FT

ESTIMATED TOTAL WATER USE (EWU)

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

(50.1") (.62) (4,615 SQ.FT) (.46) = 65,942 GALLON/YEAR

ESTIMATED TOTAL WATER USE: 42,188 GALLONS/YEAR

MATER CONSERVATION CONCEPT STATEMENT:

2. HYDROZONES HAVE BEEN VALVED SEPARATELY

SHALL BE LOCATED UNDER PAVING.

4. AUTOMATIC CONTROLLER WITH RAIN SENSING OVERRIDE

TOGETHER IN DISTINCT HYDROZONES

PRIOR TO TRENCHING.

IRRIGATION NOTES

3. DRIP IRRIGATION HAS BEEN SELECTED.

LOW ZONE (EMU) =  $50.1" \times .2 \times 3,185 \times .62 = 24,198 \text{ GALLONS/YEAR}$ 

I. PLANTS HAVING SIMILAR WATER NEEDS HAVE BEEN GROUPED

MODERATE ZONE (EMU) =  $50.1" \times .5 \times 1,430 \times .62 = 17,990$  GALLONS/YEAR

CHECK AND VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES

COORDINATE IRRIGATION WORK WITH PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT MATERIALS.

ALL MATERIALS SHALL BE INSTALLED AS DETAILED ON DRAWINGS.

ALL CONTROL WIRE OCCURRING UNDER ANY PAVEMENT SHALL BE INSTALLED IN A PVC SLEEVE PER SPECIFICATIONS.

INSTALL ALL QUICK COUPLERS NEXT TO PAVED AREAS FOR EASE

ALL 110V ELECTRICAL WORK SHALL BE PERFORMED AS PART OF THE WORK OF THIS CONTRACT.

10. EXACT LOCATION OF ALL IRRIGATION CONTROLLER SHALL BE AS DIRECTED BY THE OWNER.

ARCHITECT BEFORE PROCEEDING WITH THE WORK.

HOWEVER, IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHODS OR TECHNIQUES TO BE USED, THEN THE CONTRACTOR SHALL FOLLOW THE INSTALLATION METHODS ISSUED BY THE MANUFACTURER.

MATER USE CALCULATIONS:

(ETo) (.62) (LA) (.46) =

SQFT % TOTAL PLANT PLANTING HYDROZONE HYDROZONE PIPE SIZING CHAR (sch.40 PVC) ACCUMULATED PIPE SIZE

FLOW (G.P.M.) PIPE SIZE

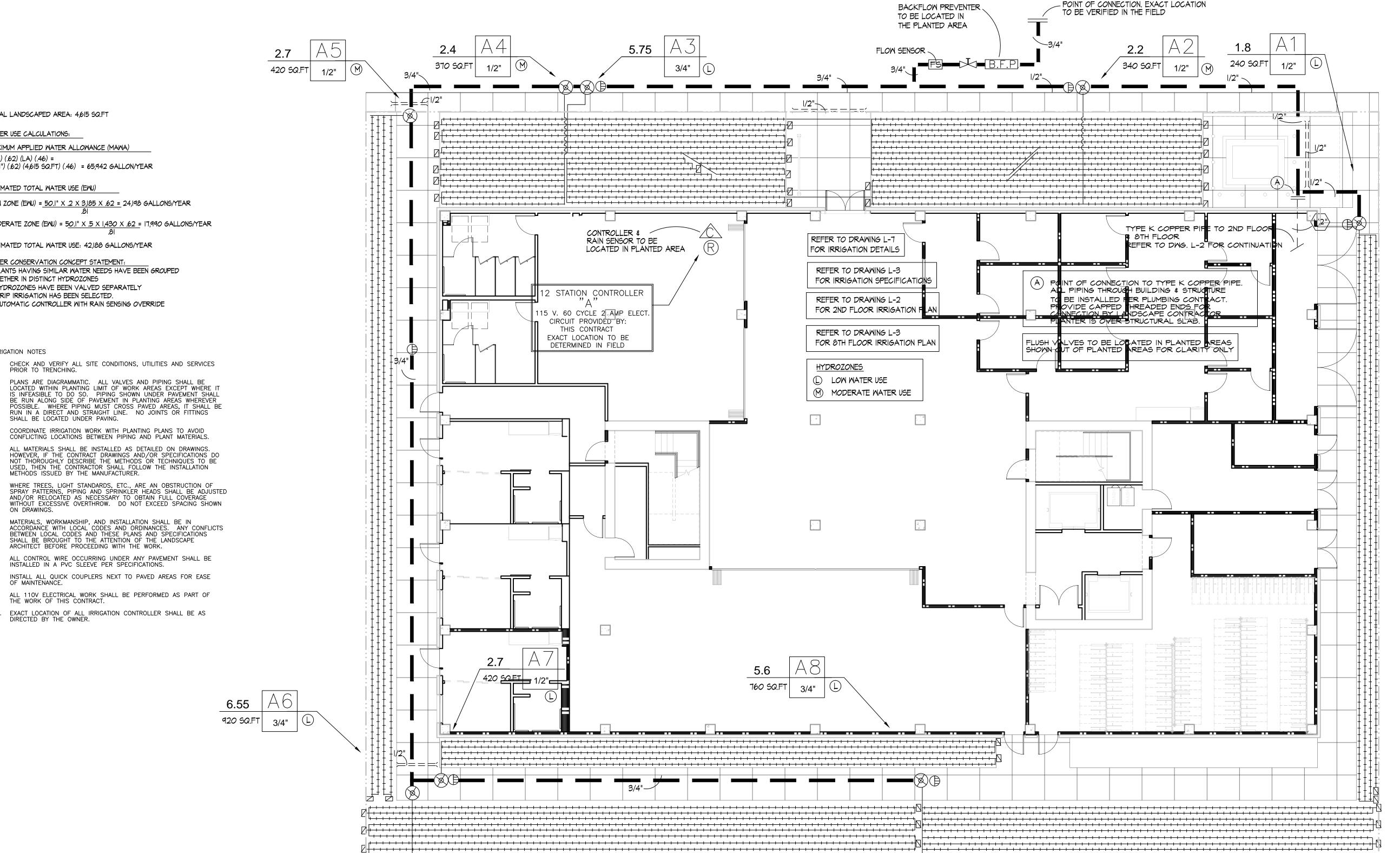
UP TO 5 1/2" | 420 | 14,4% | L | NETAFIM TLCV4-1210 | 0.40 | 920 | 0.64 T/S/GC PL/IR/SU 5 - 8 3/4" 760 | 16.4% | L NETAFIM TLCV4-1210 0.40 160 0.64 T/S/GC PL/IR/SU 9 - 12 T/5/6C PL/IR/SU ION SHADE PART SIN D NETAFIM TLCV4-1210 0.40 60 0.64 0.68 0.4 30 13 - 22 I-I/4" 300 65% M T/5/6C PL/IR/SU MEDIM SHADE PART SUN D NETAFIM TLCV4-1210 0.40 300 0.64 0.66 2.05 30 Al0 I-I/2" 2" 23 - 3*0* 31 - 50

M - MEDIUM MODERATE 0.5 S - SHRUBS DRIP | M - MEDIUM | MODERATE 05 | 60 - 6ROUND | DRIP | L - LOM | LOM 0.2 | T - 5 - 60 | DRIP PLANT TYPE L (LOW)
IRRIGATION METHOD M (MODERATE)
SUIL EXPOSURE
DRIP

WATER MANAGEMENT PLAN (Irrigation water required in minutes per station per week — approximations to be adjusted by soil probe readings) NOV-MAR APRIL-JULY AUG-OCT STATIONS 21 A2, A4, A5, A10 14 AI, AS, A6, A7, A8, A9 Discontinue all watering during times of rain.

THE ABOVE TABLE REPRESENTS APPROXIMATIONS OF AVERAGE WEEKLY WATERING RATES DERIVED FROM CLIMATIC DATA FOR THE PROJECT AREA.
THIS INFORMATION SHOULD BE USED AS A STARTING POINT FOR IRRIGATION CONTROLLER SETTINGS AND SHOULD BE AMENDED BASED ON SOIL PROBE
READINGS AS REQUIRED. THE TOTAL TIME REQUIRED MUST BE DIVIDED INTO MANY INFREQUENT APPLICATIONS OF NOT MORE THAN 3 TO 5 MINUTES EACH
FOR SLOPING AREAS, AND 5 TO 10 MINUTES EACH FOR FLAT AREAS AS NECESSARY TO MINIMIZE RUNOFF. DURING THE PLANT ESTABLISHMENT PERIOD ONLY, IRRIGATION WATER MUST BE APPLIED DURING DAYTIME HOURS TO PREVENT DRYING OUT OF SOD, FLATTED GROUNDCOVERS AND NEW PLANTINGS. TOTAL IRRIGATION TIME SHALL BE INCREASED AS NECESSARY BASED ON MINIMUM CONTROLLER CYCLING TIME AND SOIL PROBE READINGS TO PREVENT DRYING OUT OF PLANTINGS. ONCE PLANTINGS ARE ESTABLISHED THE AUTOMATIC CONTROLLER SHALL BE PROGRAMMED TO IRRIGATE DURING EARLY MORNING OR EVENING HOURS.

THE ABOVE TABLE SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO MAINTAIN AND GUARANTEE ALL PLANTINGS



\_\_..\_..

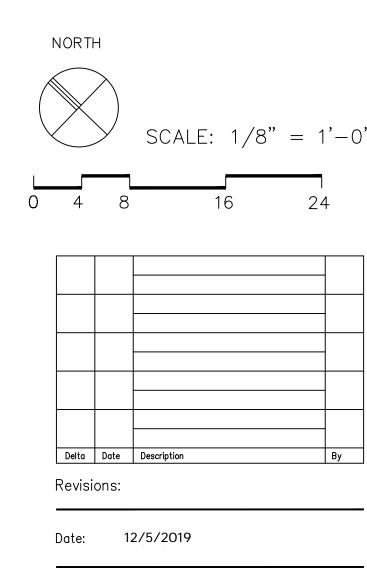
Wynn Landscape Architects, Inc.



RELEVANT GROUP

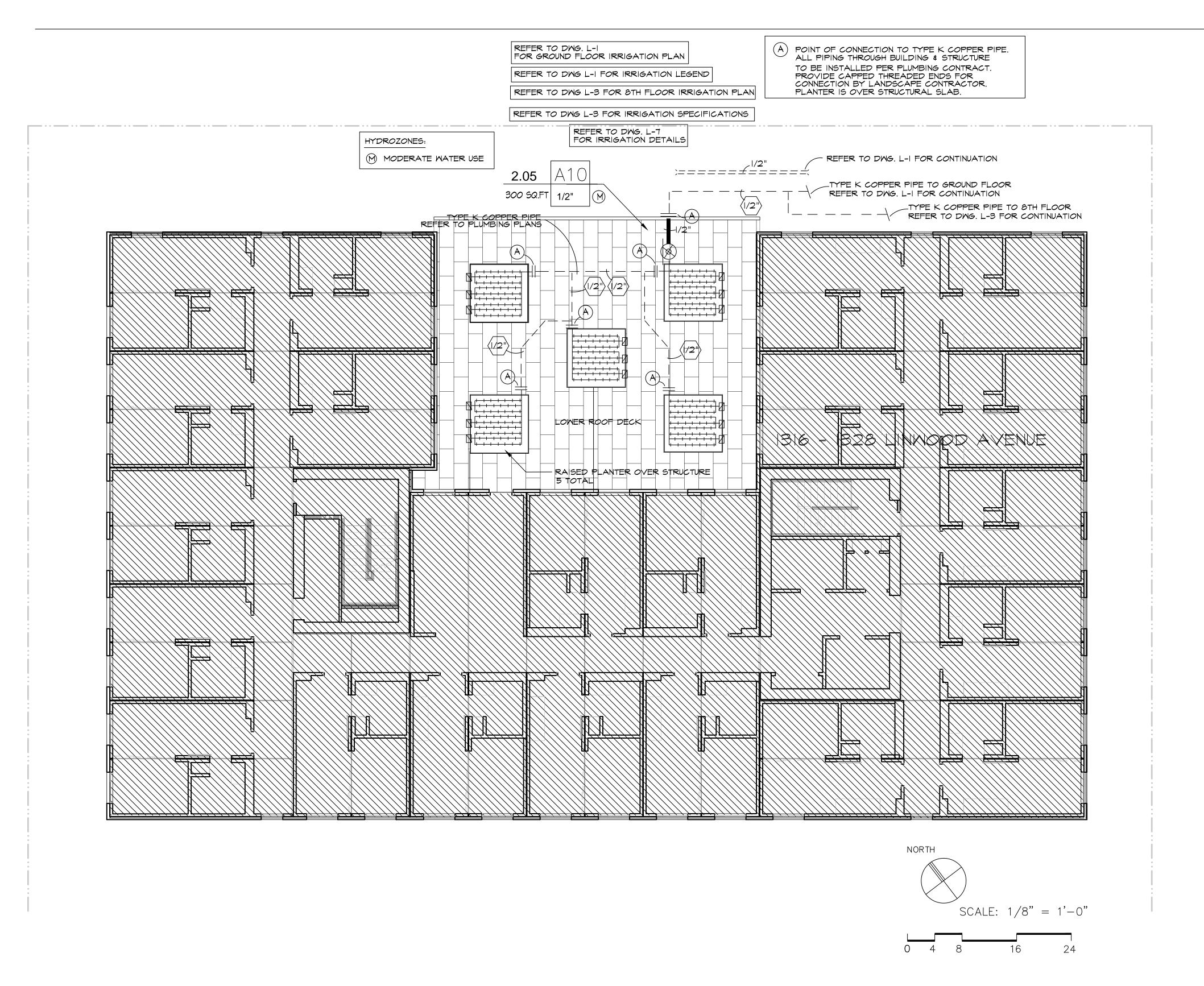
Project:

1316-1328 LINWOOD AVE LOS ANGELES CA 90017



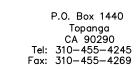
Drawing Title:

IRRIGATION PLAN GROUND FLOOR



Wynn Landscape Architects, Inc.



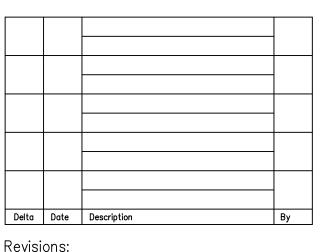


Client:

RELEVANT GROUP

Project:

1316-1328 LINWOOD AVE LOS ANGELES CA 90017

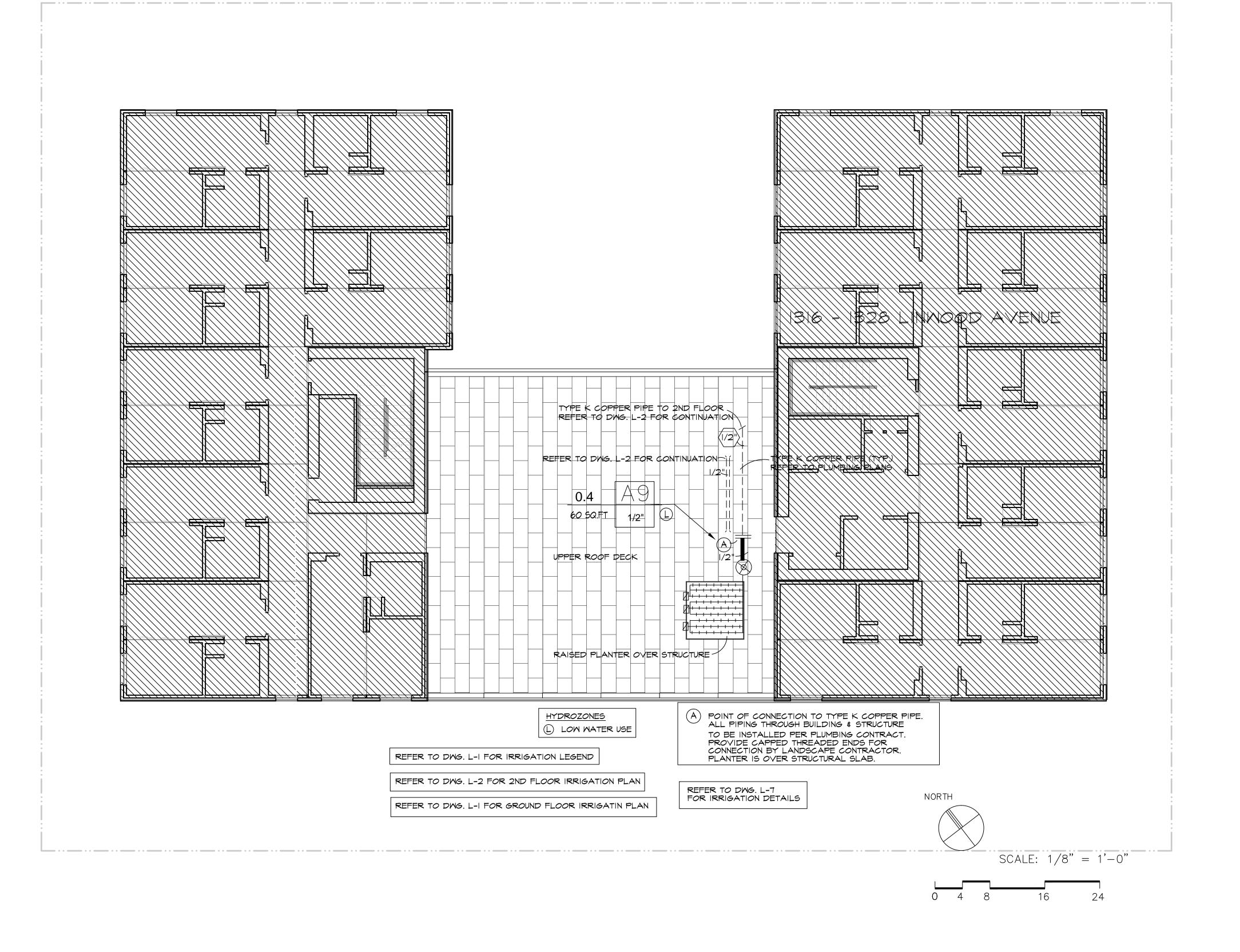


Date: 12/5/2019

Drawing Title:

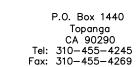
IRRIGATON PLAN 2ND FLOOR

Sheet No:



Wynn Landscape Architects, Inc.





\_

RELEVANT GROUP

Project:

1316-1328 LINWOOD AVE LOS ANGELES CA 90017

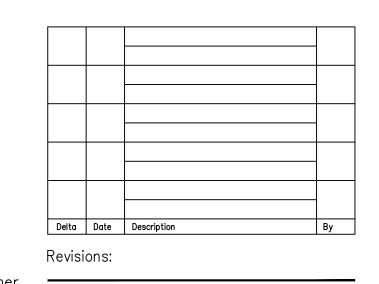
IRRIGATION SPECIFICATIONS:

- Check and verify all site conditions, utilities and services prior to trenching.
- 2. Plans are diagrammatic and approximate. All valves shall be located in planting areas and all piping shall be installed in planting areas except where it is infeasible to do so.
- 3. Coordinate irrigation work with planting plans to avoid conflicting locations between piping and planting pits.
- 4. All materials shall be installed as detailed on the drawings. If the construction drawings do not thoroughly describe the methods or techniques to be used, then the Contractor shall follow the installation methods issued by the manufacturer. In no case shall the Contractor install materials where it is obvious discrepancies exist between the drawings and local site conditions. Any such discrepancies shall be brought to the attention of the Owner immediately.
- 5. Materials, workmanship and installation shall be in accordance with local codes and ordinances. In no case shall the Contractor install materials where it is obvious that discrepancies exist between the drawings and local code. Any such discrepancies shall be brought to the attention of the Owner immediately.
- 6. Where trees, light standards, etc., are an obstruction to spray patterns, piping and sprinkler heads shall be adjusted and/or relocated as necessary to obtain full coverage without excessive overthrow. Do not exceed spacing shown on the drawings.
- 7. If it becomes necessary to relocate or alter sprinkler heads, valves, piping etc., due to changes in site conditions, the Contractor shall obtain approval from the Owner prior to starting any revisions.
- 8. Control wire is not shown on the drawings for clarity but shall be installed in a common trench with the irrigation mainline wherever possible.
- 9. All control wire under any pavement shall be installed in PVC electrical sleeve. All control wire passing through or below any building structure shall be located in electrical conduit.
- 10. Control wiring shall be 14 ga. AWU—GF direct burial wire. Control wires shall be black, common wires white. There are to be no splices between controller and valve box. All splices to valve solenoid wires shall be waterproofed usingRainbird, Pen—Tite Connectors or fusible heat shrink tubing and housed in the valve box. Provide 12" expansion loop at each splice.
- 11. Install quick coupler valves next to walks for ease of access.
- 12. All valves are to be located in valve boxes as detailed. Stencil valve box lid with valve station number. Provide 1 cu.ft pea gravel at base of valve box as detailed. Provide Christy's yellow polyurethane tags noting valve number to each valve.
- 13. Connect all valves to the controller in the sequence noted on plans. Connect valves to existing controllers to the next available stations. Any changes from the sequence shown on plans must be approved by the Owner and shown on the irrigation as—built drawings and controller chart.
- 14. Piping between water meter and backflow preventer shall be either Type K Copper or Schedule 40 galvanized as permitted by local code. All galvanized pipe shall be wrapped for below grade installation. In no case shall dissimilar metals be installed in contact with each other without an anti-electrolysis fitting.
- 15. Non-pressure PVC plastic lateral line pipe and fittings shall be cemented using 100% active solvent, blue in color. Pressure PVC plastic pipe shall be coated with a primer and then cemented with 100% active solvent. All primer and solvent shall be manufactured by Christy's.
- 16. Gate valves shall be 150 pound rated brass body, screw joints, non—rising stem, screwed bonnet, solid disc, supplied with handle
- 17. After all sprinkler lines and risers are in place and connected, and prior to the installation of any heads, thoroughly flush all lines with a full head of water.
- 18. Test all pressure supply lines using hydrostatic hand pump at a pressure of 150 pounds for a period of two hours. Maximum acceptable pressure loss is two pounds over entire testing
- 19. Backfill for all trenches shall be clean granular soil free of rocks larger than 2" maximum diameter, or clean imported sand.
- 20. After installation of heads, adjust all heads for alignment and spray balance starting at the head farthest from the valve. Adjust valve flow control to minimize overspray if necessary.
- 21. Upon completion of installation, provide to Owner's maintenance personnel the following:
   a. Complete and accurate as built plans.
   b. Plastic laminated controller chart.
   c. Two head wrenches.
   d. One 30" valve key.
- 22. Upon completion of work, restore ground surfaces to required elevations and remove and properly dispose of excess materials, soil and rock, and debris from the site to the satisfaction of the Owner.
- 23. Upon completion of work, the Owner shall inspect the project.

  Perform an irrigation coverage test if requested by the Owner,
  and make any adjustments directed.

e. Two keys for controller cabinet.

24. The irrigation system shall be guaranteed against defects in materials and workmanship for a period of one year from the date of final acceptance by the Owner.



\_\_\_\_\_

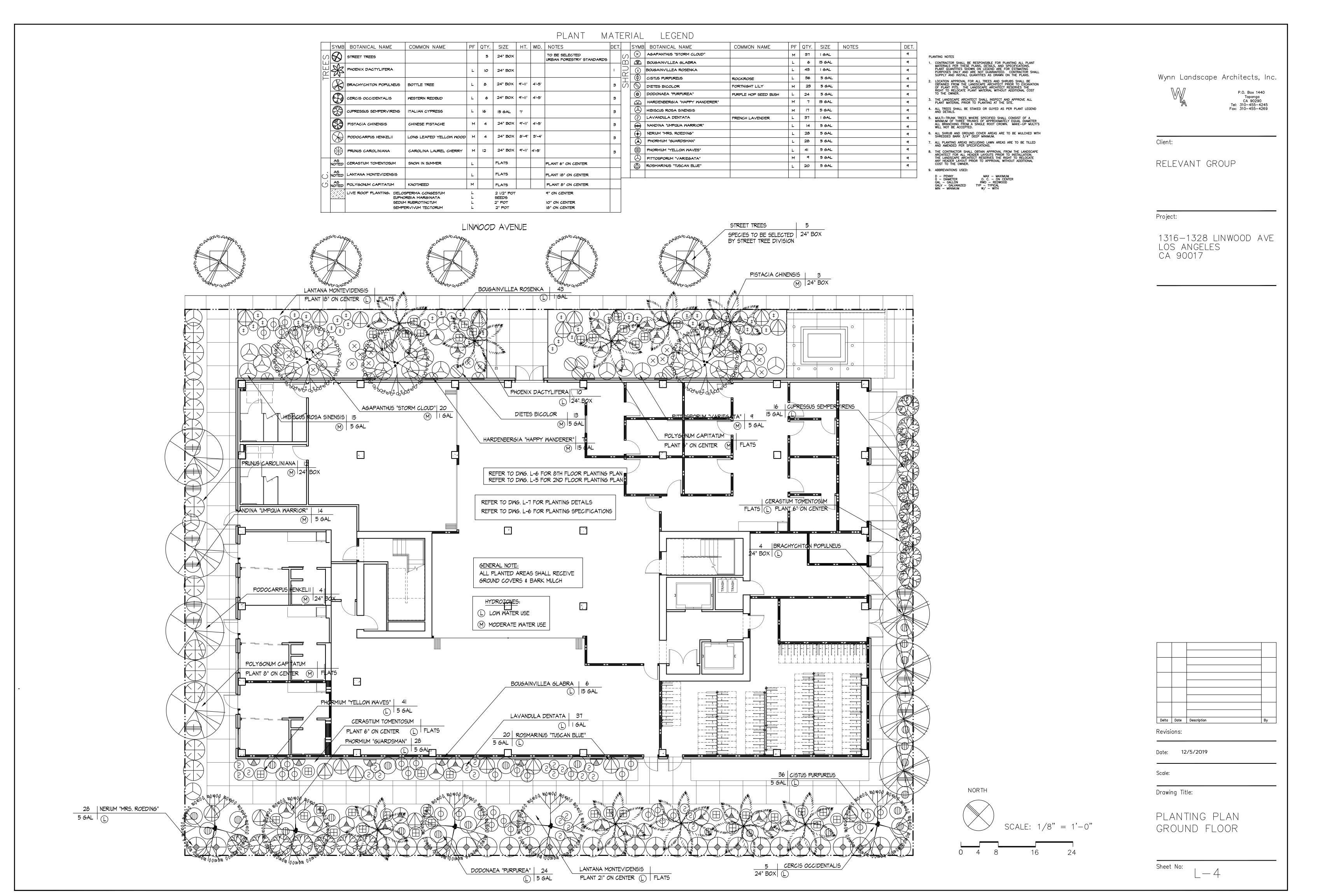
Date: 12/5/2019

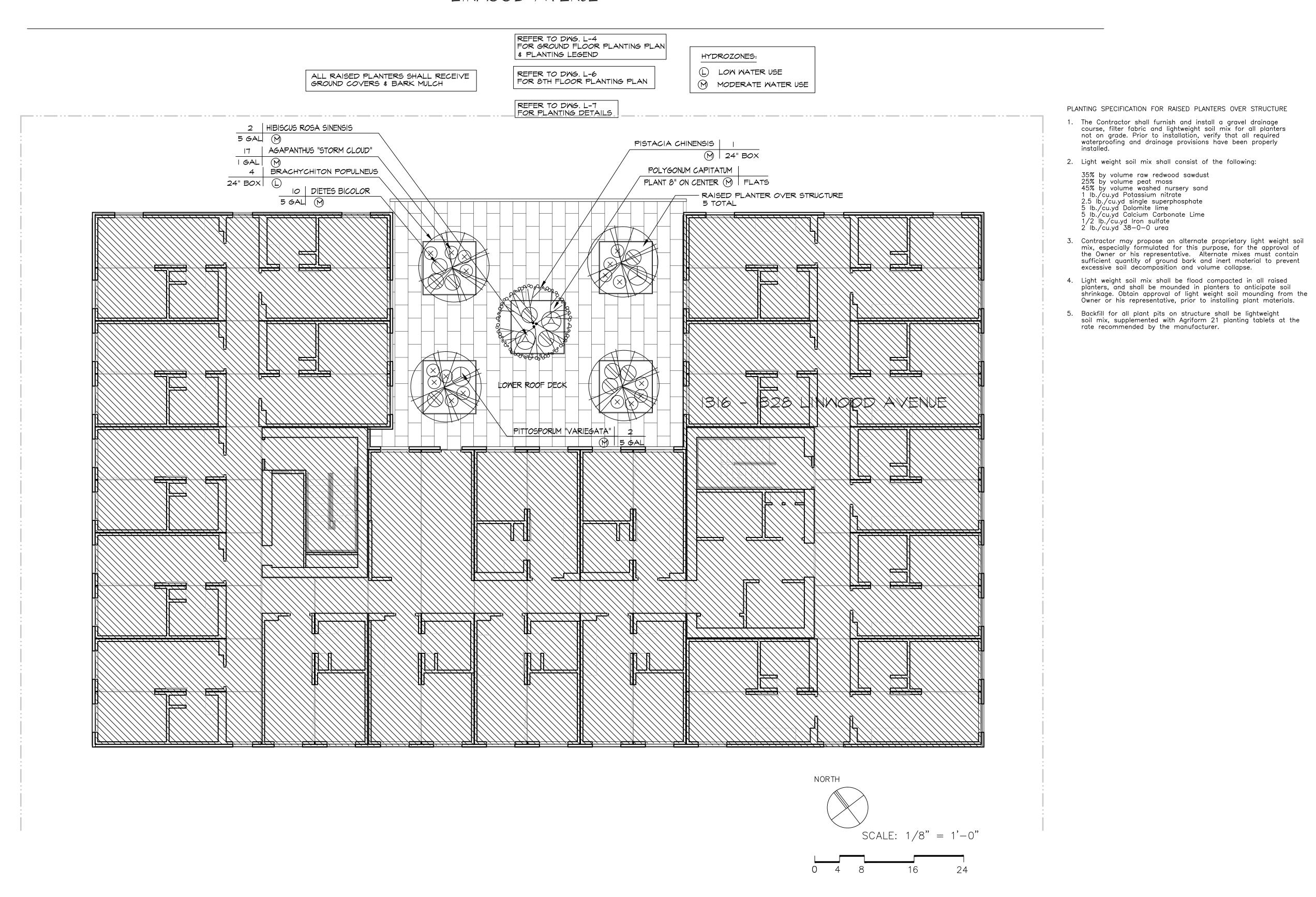
Scule.

Drawing Title:

IRRIGATION PLAN 8TH FLOOR

Sheet No:





Wynn Landscape Architects, Inc.



P.O. Box 1440 Topanga CA 90290 Tel: 310-455-4245 Fax: 310-455-4269

RELEVANT GROUP

Project:

35% by volume raw redwood sawdust 25% by volume peat moss 45% by volume washed nursery sand

1 lb./cu.yd Potassium nitrate
2.5 lb./cu.yd single superphosphate
5 lb./cu.yd Dolomite lime
5 lb./cu.yd Calcium Carbonate Lime
1/2 lb./cu.yd Iron sulfate
2 lb./cu.yd 38-0-0 urea

1316-1328 LINWOOD AVE LOS ANGELES CA 90017

Delta Date Description Revisions:

Date: 12/5/2019

Drawing Title:

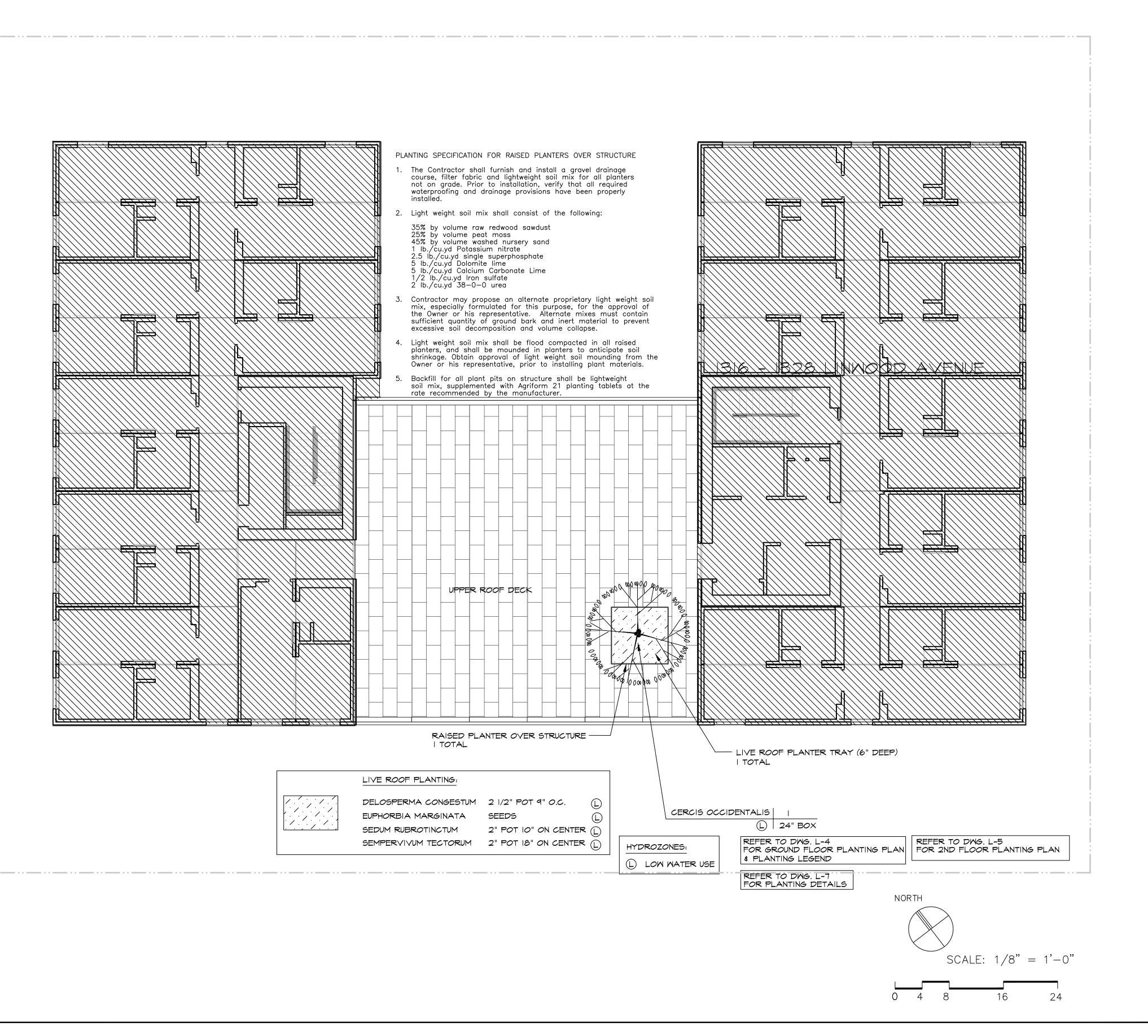
PLANTING PLAN 2ND FLOOR

Sheet No:

### PLANTING SPECIFICATIONS

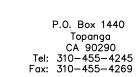
- 1. The Contractor shall be responsible for planting all plant material as shown on the drawings.
- 2. All plant materials shall be approved by the Owner or his assigned representative on the site prior to planting. Plants shall be supplied with nursery tags attached. Multi—trunk trees, where specified, shall consist of a minimum of three trunks growing from a single crown. Make—ups are not acceptable. Any substitutions must be approved by the Owner prior to shipment of plants to the job site. The Contractor shall assume full responsibility for the performance of substituted varieties.
- 3. The Contractor shall submit color photographs of all plant material 15 gallon size and larger to the Landscape Architect for preliminary approval. Include a typewritten list indicating nurseries where plants may be inspected, including phone numbers and person to contact.
- 4. The Contractor shall perform water percolation tests prior to installing any plant material. Conduct a minimum of 12 tests at different locations distributed throughout the entire site, as approved by the Landscape Architect. Dig holes 3 feet by 3 feet by minimum 30 inches deep, fill with water and allow to completely drain. Refill with water and observe rate of drop over a minimum 24—hour period. Report results to the Landscape Architect. If any hole fails to drain less than one inch per hour over a 24—hour period, do not proceed with any planting without further direction from the Landscape Architect.
- 5. The work of this contract includes import of landscape topsoil fill for planters on grade. Soil fill for planters on grade shall be a natural, friable, sandy loam topsoil; free from sticks, stones, foreign matter, alkali, or other harmful substances. It shall have an electrical conductivity of less than 4.0 millimhos per centimeter measured on the saturation extract. It shall have a sodium adsorption ratio of less than 5 as measured on the saturation extract. Boron in the saturation extract shall be less than one part per million. Particle size shall be such that a minimum of 50% of the topsoil is sand, and not more than 35% is silt, by the USDA classification. Submit soils analysis to the Owner for verification. Topsoil shall be installed to achieve relative grades shown on the drawings, and shall be compacted to a dry density of 85% to 90%.
- 6. In all planting areas on grade, add the following amendments per each 1,000 square feet and rototill to a depth of 6":
- 4 cu yd. nitrolized sawdust 2 lb. soil sulfur 1 lb. iron sulfate
- 8 lb. 12-12-12 fertilizer
- 7. Plant pits for all shrubs and trees shall be dug to a minimum width of 2 times the container diameter and 1-1/2 times the container depth. Plants shall be set so that the root crown is equal to or up to 1" higher than existing soil grade. Do not allow root crowns to be lower than the surrounding grade.
- 8. Backfill for plant pits on grade shall be:
- 6 parts by volume site soil
  4 parts by volume nitrolized sawdust
  2 lb. / cu. yd. 12-12-12 fertilizer
  1 lb. / cu. yd. soil sulfur
  1/2 lb. / cu. yd. iron sulfate
- 9. Rake and smooth grade all planting areas, maintaining proper drainage. Remove all surface stones larger than 1" diameter from shrub areas and all stones larger than 1/2" diameter from lawn areas.
- 10. Sod for turf areas shall be "Marathon" fescue and shall be guaranteed to be sound, healthy, vigorous, and free from scars, markings, weed seed, plant disease, and insects or their eggs. All sod shall be freshly cut and shall be fully protected from damage or drying in transit or after delivery. All sod shall be installed within 24 hours after being cut.
- 11. Stake or guy all trees as necessary for support and wind protection, and as shown on the drawings. The Contractor shall be responsible for replacement of any tree damaged by wind during the 12 month guarantee period.
- 12. All trees shall be staked or guyed as detailed, and nursery stakes shall be removed. All trees in lawn areas shall be installed with "Arborguard" type trunk protectors.
- 13. After completion of planting, apply a general purpose pre emergence herbicide such as "Treflan" or equal to all shrub and groundcover areas. Do not allow spray to drift over lawn area.
- 14. Upon completion of work, restore ground surfaces to required elevations and remove and properly dispose of excess materials, soil and rock, and all debris from the site to the satisfaction of the Owner.
- 15. Upon completion of work, participate in a pre-maintenance inspection with the Owner.
- 16. The Contractor shall provide, as part of this contract, 90 days landscape maintenance. Maintenance shall include care and adjustment of the irrigation system to assure proper watering of plants and lawn. Maintenance shall also consist of weeding, cultivation of planter beds, mowing and edging of lawns, pruning of trees and shrubs, insect and pest control, replacement of dead plant materials at no additional cost to the Owner, and general site clean—up. At the completion of the maintenance period, the Contractor shall apply one application of 16—6—8 fertilizer at the rate of 6 lbs. / 1000 sq. ft. to all planting areas including lawns and groundcover areas.
- 17. At the end of the maintenance period, the Contractor shall request and participate in a final inspection with the Owner.
- 18. All trees shall be guaranteed for a period of one year from the date of final acceptance by the Owner. All shrubs and groundcovers shall be guaranteed for a period of ninety days from the date of final acceptance by the Owner.

### LINMOOD AVENUE



Wynn Landscape Architects, Inc.



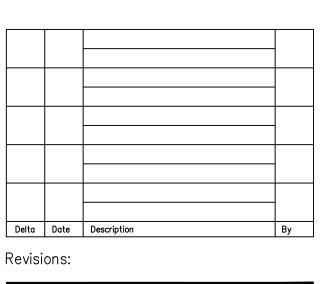


Clier

RELEVANT GROUP

Project:

1316-1328 LINWOOD AVE LOS ANGELES CA 90017



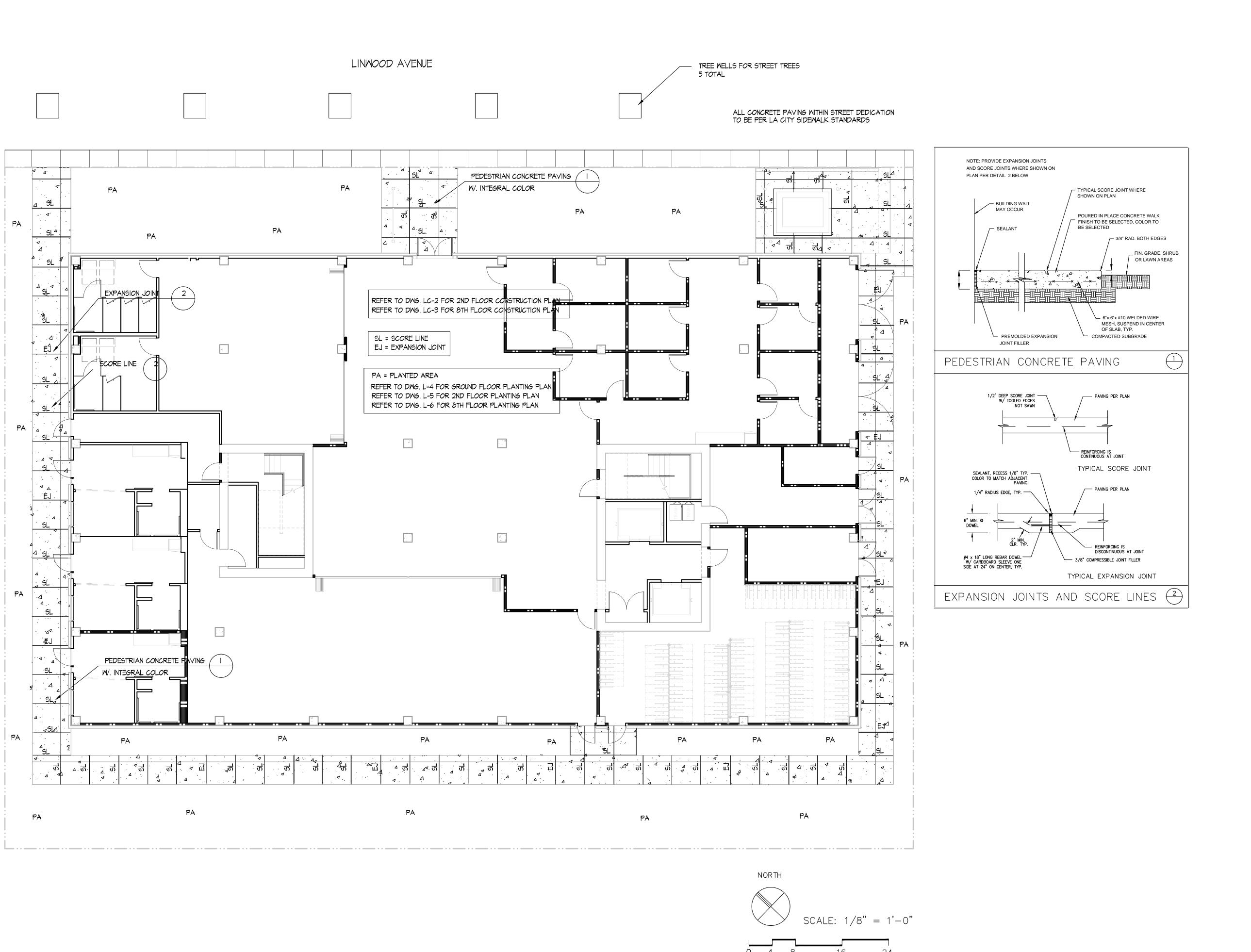
Date: 12/5/2019

Scale:

Drawing Title:

PLANTING PLAN 8TH FLOOR

Sheet No:



Wynn Landscape Architects, Inc.

P.O. Box 1440

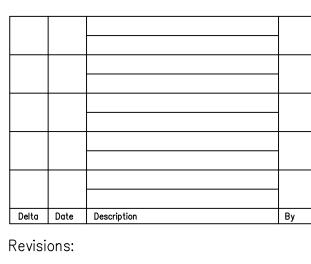
P.O. Box 1440 Topanga CA 90290 Tel: 310-455-4245 Fax: 310-455-4269

Client:

RELEVANT GROUP

Project:

1316-1328 LINWOOD AVE LOS ANGELES CA 90017



Date: 12/5/2

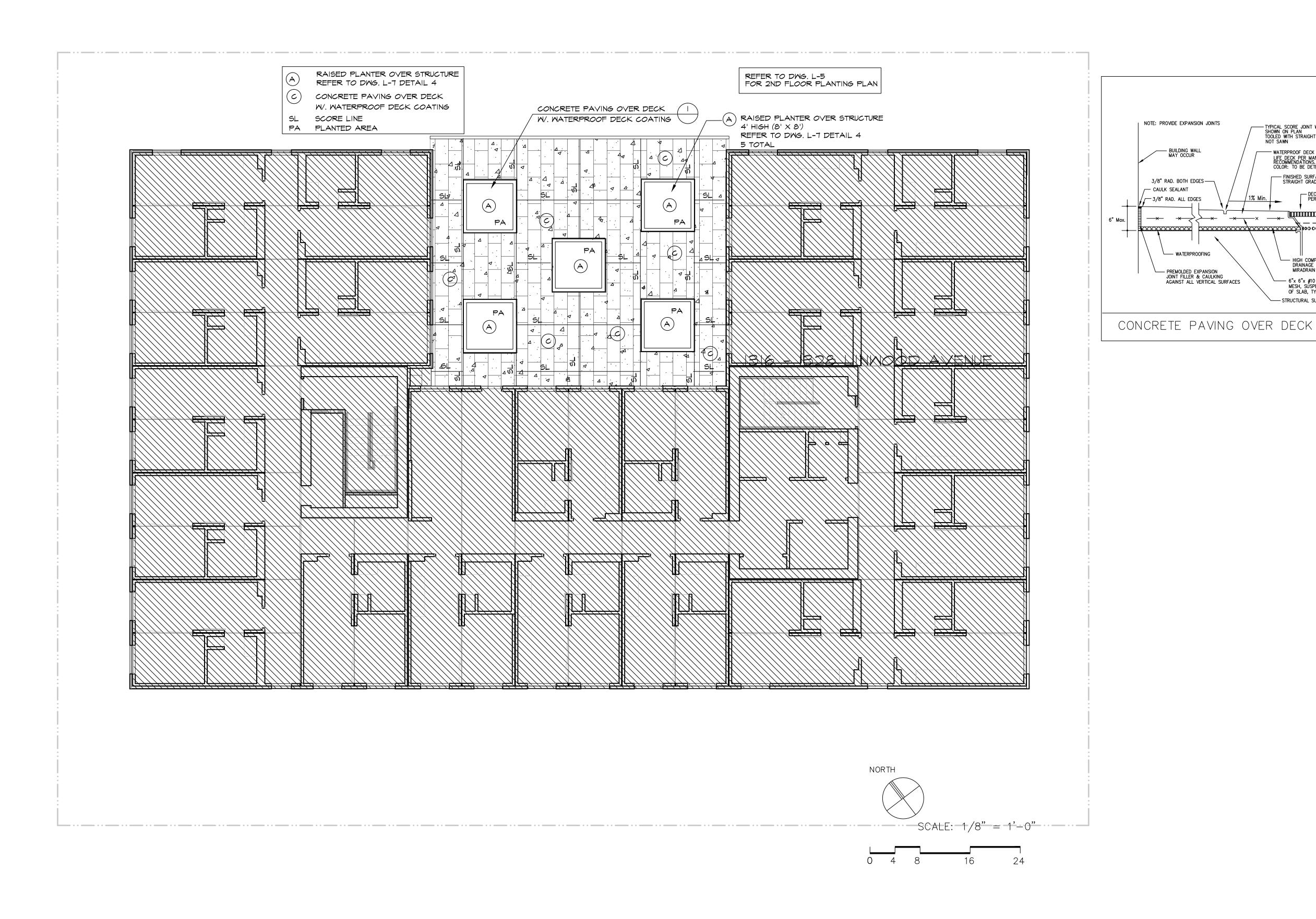
Date: 12/5/2019

Scale

Drawing Title:

CONSTRUCTION PLAN GROUND FLOOR

Sheet No:



Wynn Landscape Architects, Inc. P.O. Box 1440 Topanga CA 90290 Tel: 310-455-4245 Fax: 310-455-4269

RELEVANT GROUP

Project:

- TYPICAL SCORE JOINT WHERE SHOWN ON PLAN TOOLED WITH STRAIGHT EDGE GUIDE NOT SAWN

WATERPROOF DECK COATING
LIFE DECK PER MANUFACTURER'S
RECOMMENDATIONS.
COLOR: TO BE DETERMINED

3/8" RAD. BOTH EDGES —

PREMOLDED EXPANSION
JOINT FILLER & CAULKING
AGAINST ALL VERTICAL SURFACES

FINISHED SURFACE GRADES SHOWN ON PLAN STRAIGHT GRADE BETWEEN SPOT ELEVATIONS

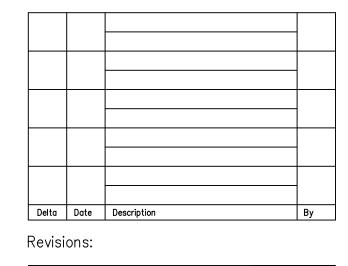
HIGH COMPRESSIVE STRENGTH
 DRAINAGE COMPOSITE
 MIRADRAIN 9000 OR EQUAL

6"x 6"x #10 WELDED WIRE MESH, SUSPEND IN CENTER OF SLAB, TYP.

- STRUCTURAL SUB-DECK

WRAP FABRIC UP SIDES OF DRAIN AND HOLD IN PLACE WITH WIRE TIE

1316-1328 LINWOOD AVE LOS ANGELES CA 90017



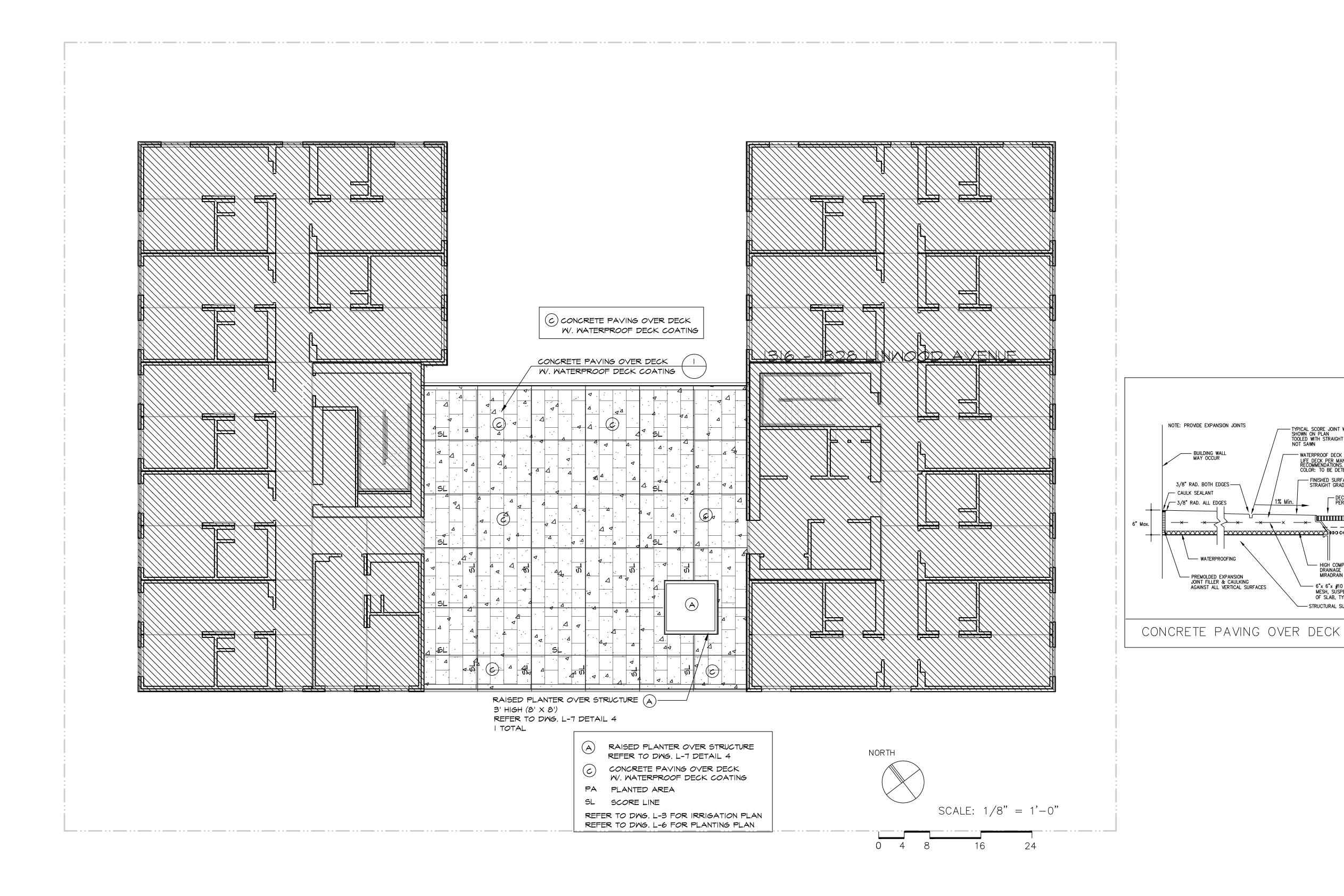
Date: 12/5/2019

Drawing Title:

CONSTRUCTION PLAN 2ND FLOOR

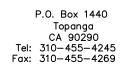
Sheet No:

LC-2



Wynn Landscape Architects, Inc.

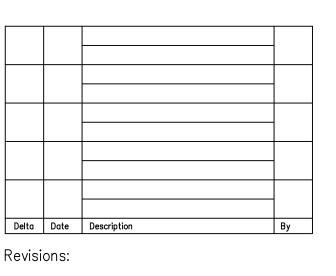




RELEVANT GROUP

Project:

1316-1328 LINWOOD AVE LOS ANGELES CA 90017



Date: 12/5/2019

TYPICAL SCORE JOINT WHERE SHOWN ON PLAN TOOLED WITH STRAIGHT EDGE GUIDE NOT SAWN

WATERPROOF DECK COATING
LIFE DECK PER MANUFACTURER'S
RECOMMENDATIONS.
COLOR: TO BE DETERMINED

WATERPROOFING

PREMOLDED EXPANSION
JOINT FILLER & CAULKING
AGAINST ALL VERTICAL SURFACES

FINISHED SURFACE GRADES SHOWN ON PLAN STRAIGHT GRADE BETWEEN SPOT ELEVATIONS

HIGH COMPRESSIVE STRENGTH
 DRAINAGE COMPOSITE
 MIRADRAIN 9000 OR EQUAL

6"x 6"x #10 WELDED WIRE MESH, SUSPEND IN CENTER OF SLAB, TYP.

WRAP FABRIC UP SIDES
OF DRAIN AND HOLD IN
PLACE WITH WIRE TIE

Drawing Title:

CONSTRUCTION PLAN 8TH FLOOR

Sheet No:

LC-3



**BLUE STORM** AGAPANTHUS



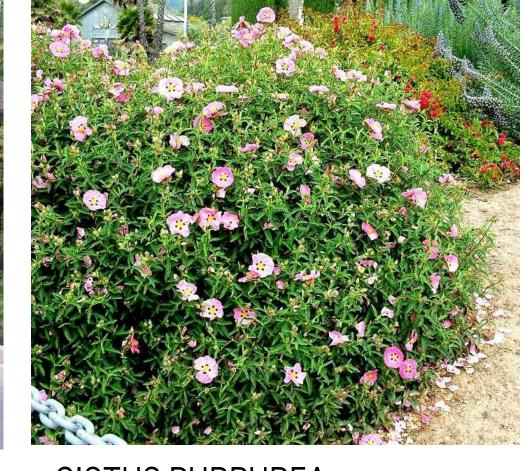
BOUGAINVILLEA GLABRA



BOUGAINVILLEA ROSENKA



CERCIS



CISTUS PURPUREA





BRACHY



CUPRESSUS SEMPERVIRENS GLAUCA



DODONAEA PURPLE

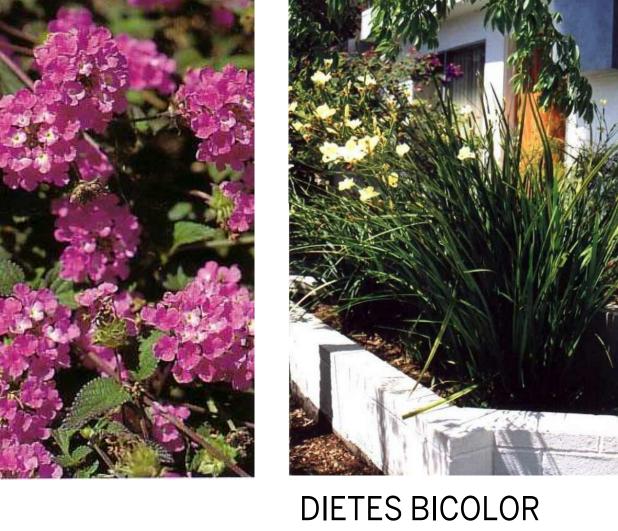


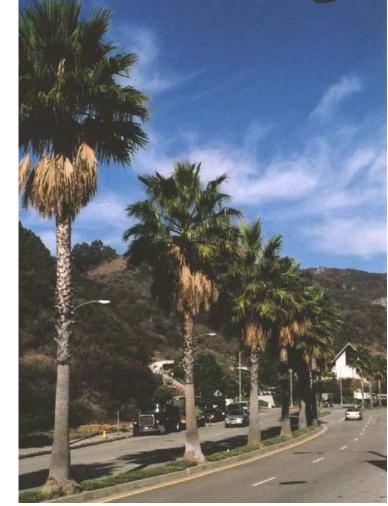
HAPPY WANDERER



LANTANA MONTEVIDENSIS







WASHINGTONIA ROBUSTA



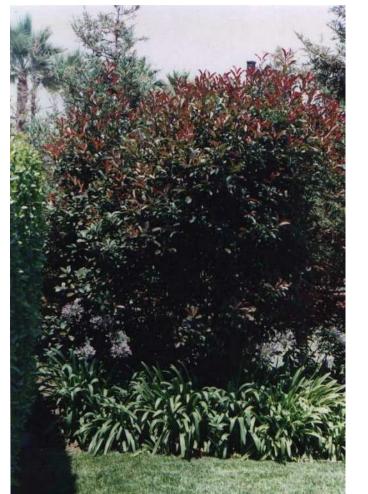
LAVANDULA STOECHAS 'OTTO QUAST'



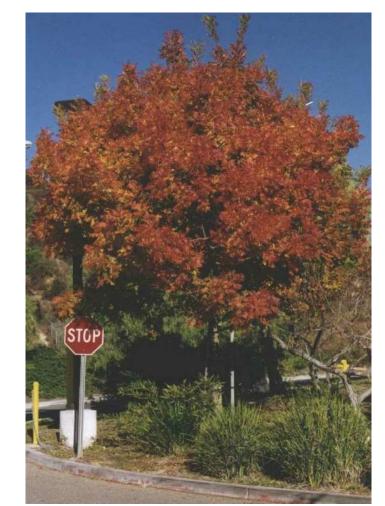
NANDINA DOMESTICA



PHORMIUM YELLOW WAVE



PHOTINI



PISTACIA CHINENSIS



ROSMARINUS TUSCAN BLUE

# steinberg hart

STEINBERG HART 818 W 7TH STREET #1100 LOS ANGELES, CA 90017

1316 LINWOOD LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

LINWOOD HOLDING COMPANY LLC 1605 N CAHUENGA BLVD HOLLYWOOD CA 90028

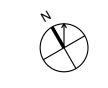
6420 WILSHIRE BLVD #1000 LOS ANGELES, CA 90048 STRUCTURAL ENGINEER

ENGLEKIRK 888 S FIGUEROA ST LOS ANGELES, CA 90017

GREENMEP 3 MACARTHUR PLACE 8<sup>TH</sup> FLOOR SANTA ANA, CA 92707

LANDSCAPE ARCHITECT WYNN LANDSCAPE ARCHITECTS 20350 PARADISE LANE TOPANGA, CA 90290

CIMC Modular Building Systems Holding Co. Ltd. Level 26, 131 Yingbin Avenue, Pengjiang District, Jiangmen, Guangdong, P.R. China (529000)



### LINWOOD MODULAR HOUSING

1324 LINWOOD AVE LOS ANGELES, CA

PLANT TYPES



PITTOSPORUM VARIGATED

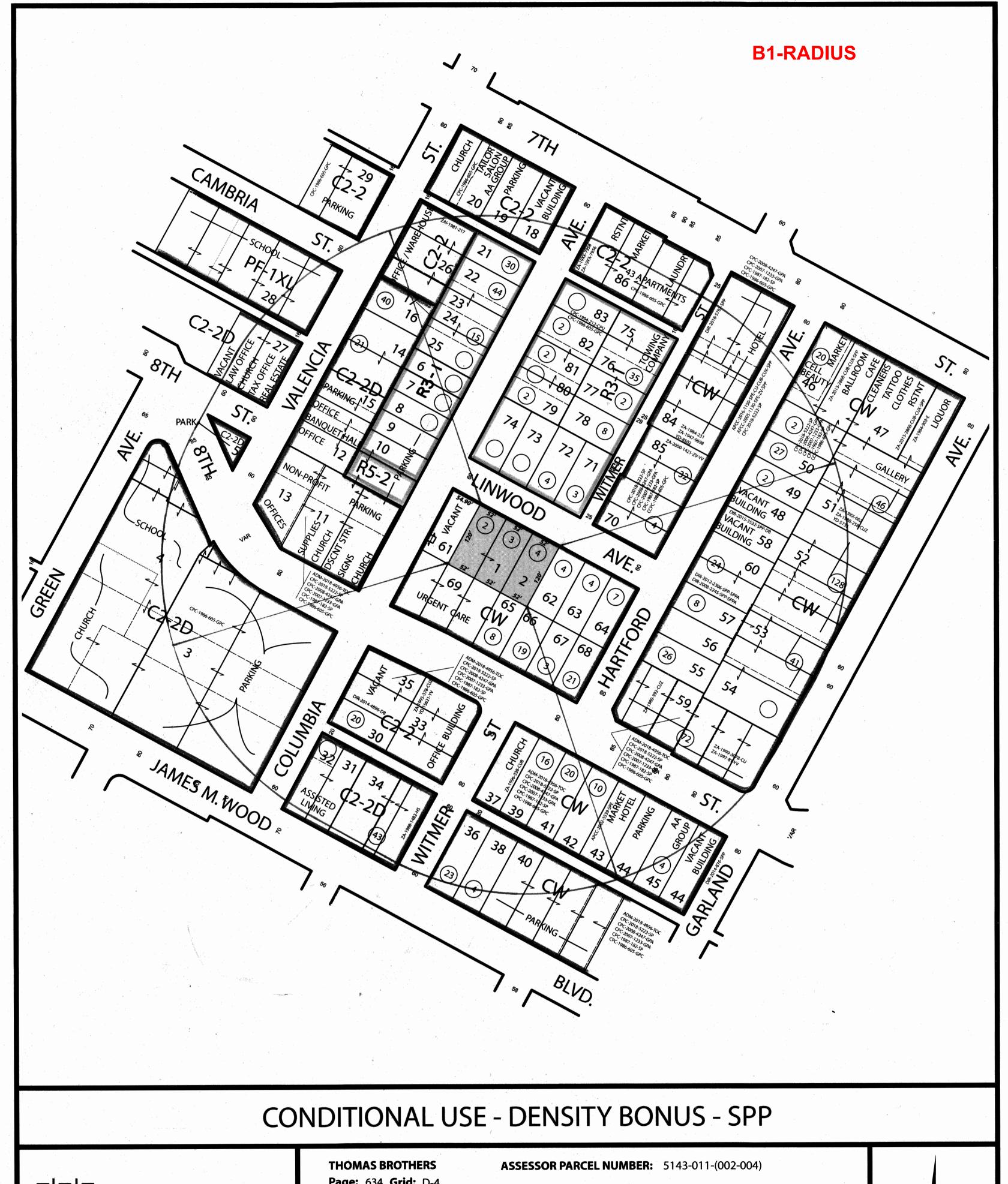


PRUNUS CAROLINIANA

### **EXHIBIT B**

MAPS

CPC-2019-4568-DB-SPP-PSH-SIP





Quality Mapping Service

14549 Archwood St. Suite 301 Van Nuys, California 91405 Phone (818) 997-7949 - Fax (818) 997-0351 qmapping@qesqms.com

**Page:** 634 **Grid:** D-4

**LEGAL** 

**LOT:** 17-19

**TRACT:** GARLAND TRACT.42 **EXTENSION** 

**CONTACT:** RELEVANT GROUP

M.R. 78-3-4

**SITE ADDRESS:** 1316-1328 LINWOOD AVE.

**CD**: 1

**CT:** 2093.00 PA: WESTLAKE

**USES:** FIELD / RECORD

**CASE NO: SCALE:** 1"= 100'

**D.M.:** 130.5A205,130.5207

129A205,129A207

**PHONE:** 323-466-1400

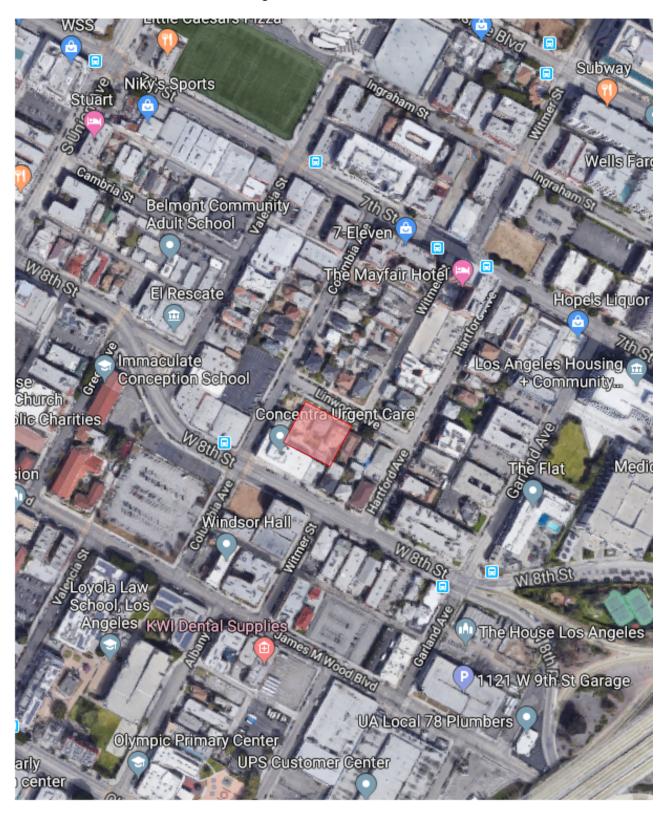


**DATE:** 07-18-19

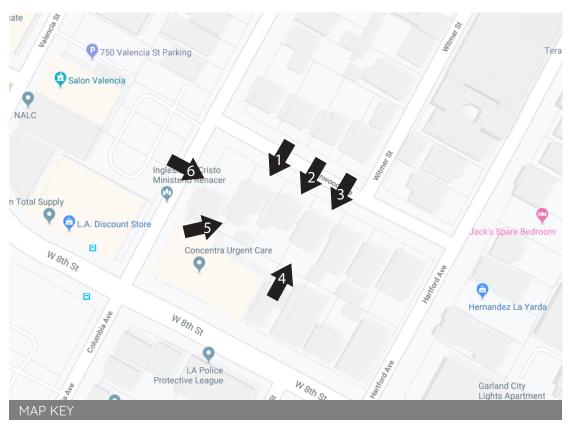
**Update:** 

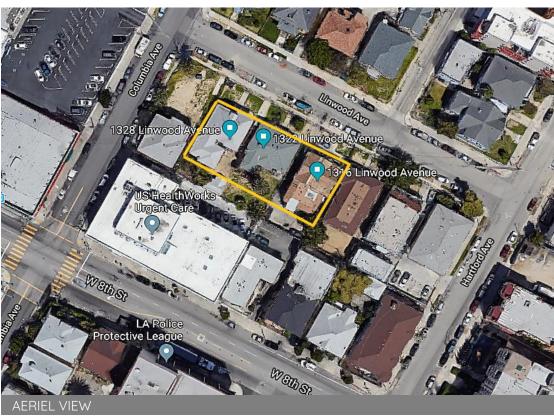
NET AC: .42 QMS: 19-346

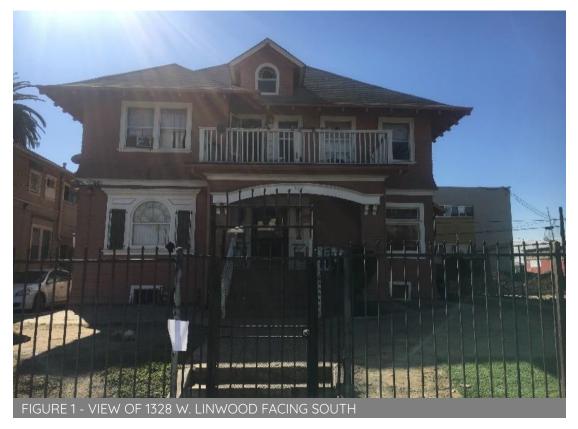
## VICINITY MAP

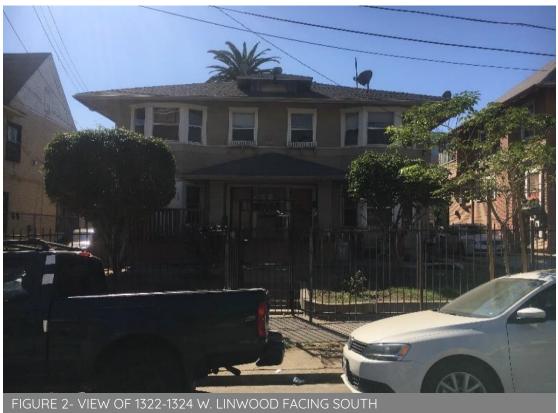


**B**3

















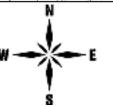
City of Los Angeles Department of City Planning ZIMAS INTRANET Generalized Zoning 01/30/2020 CW JAMES M. WOOD BLVO HWYDED HWY DED

Address: 1328 W LINWOOD AVE

APN: 5143011002 PIN #: 130-5A205 254 Tract: GARLAND TRACT EXTENSION Zoning: CW

Block: None General Plan: High Density Residential

Lot: 17 Arb: None





### **EXHIBIT C**

CPC-2019-4568-DB-SPP-PSH-SIP
SUPPORT SERVICE PLAN &
ASSEMBLY BILL 2162

#### Supportive Services Plan

The new 150-unit PSH development located at 1316-1328 W. Linwood Ave., Los Angeles, CA 90017 is targeted towards chronically homeless households with special needs. The project is located in the Service Planning Area (SPA) 4; about 14,218 individuals are experiencing homelessness. Applicants will be referred from LA County's Coordinated Entry System (CES) to ensure priority to the most vulnerable and high-acuity homeless individuals. Vulnerability will be determined by the Vulnerability Index & Service Prioritization Decision Assistance Tool (VI-SPDAT), a tool utilized by CES.

Life Steps, an experienced resident supportive service provider, will work closely with the LA County Department of Health Services to provide cash management services to project in accordance with the standard DHS service program.

On-site supportive services will be wholly funded by DHS and provided by an estimated 8 FTE Case Managers for the supportive units. The Case Managers (CM) will develop individualized service plans for residents. The CM will provide or connect residents to all services, including mental health, health, substance abuse, securing benefits, budgeting and money management, and educating clients on tenant rights and responsibilities including, but not limited to, communicating effectively with support staff and property management staff and other entities, provide eviction prevention counseling, advocacy and intervention, and provide information and referral to off-site services. All services will be voluntary and free of charge.

The project site is well located to serve a homeless population with special needs. Numerous medical clinics, including LA County health facilities, non-profit clinics, and a Veterans Affairs clinic, are located within 1-2 miles of the site. Life Steps has established a network of relationships with various community organizations, many of whom are centrally located in Los Angeles, to provide assistance with food, clothing, legal services, and other support.



Home

Bill Information

California Law

**Publications** 

Other Resources

My Subscriptions

My Favorites

AB-2162 Planning and zoning: housing development: supportive housing. (2017-2018)

SHARE THIS:





Date Published: 09/27/2018 09:00 PM

#### Assembly Bill No. 2162

#### **CHAPTER 753**

An act to amend Section 65583 of, and to add Article 11 (commencing with Section 65650) to Chapter 3 of Division 1 of Title 7 of, the Government Code, relating to land use.

Approved by Governor September 26, 2018. Filed with Secretary of State September 26, 2018. ]

#### LEGISLATIVE COUNSEL'S DIGEST

AB 2162, Chiu. Planning and zoning: housing development: supportive housing.

The Planning and Zoning Law requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city that includes, among other mandatory elements, a housing element. That law requires the housing element to contain, among other things, an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs and a program that sets forth a schedule of actions during the planning period, each with a timeline for implementation. That law specifies that transitional housing and supportive housing are a residential use of property, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

This bill would make a nonsubstantive change to this requirement.

The Planning and Zoning Law requires the rezoning of sites identified in the inventory of sites by specific deadlines where the inventory does not identify adequate sites to accommodate the need for groups of all household income levels. That law further requires this rezoning to accommodate 100% of the need for housing for very low and low-income households, as specified, on sites zoned to permit owner-occupied and rental multifamily residential use by right during the planning period and defines the term "use by right" for these purposes.

This bill would require that supportive housing be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria, and would require a local government to approve, within specified periods, a supportive housing development that complies with these requirements. The bill would require that a developer of supportive housing provide the planning agency with a plan for providing supportive services, with documentation demonstrating that supportive services will be provided onsite to residents in the project and describing those services, as provided. The bill would prohibit the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop. The bill would specify that its provisions do not (1) preclude or limit the ability of a developer to seek a density bonus from the local government or (2) expand or contract the authority of a local

government to adopt or amend an ordinance, charter, general plan, specific plan, resolution, or other land use policy or regulation that promotes the development of supportive housing.

The bill would include findings that the changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA does not apply to the ministerial approval of projects.

This bill, by authorizing supportive housing as a use by right under certain circumstances, would expand the exemption for the ministerial approval of projects under CEQA.

By adding to the duties of local planning officials, this bill would impose a state-mandated local program.

This bill would incorporate additional changes to Section 65583 of the Government Code proposed by AB 686 to be operative only if this bill and AB 686 are enacted and this bill is enacted last.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

#### THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

#### **SECTION 1.** The Legislature finds and declares the following:

- (a) California's homeless population increased by over 16,000 from 2016 to 2017, to 134,278 Californians experiencing homelessness at any point in time. Two to three times this number experienced homelessness during the course of last year. Twenty-five percent of the nation's total homeless population and almost half of the nation's unsheltered population reside in California. California now has one of the highest rates of homelessness per resident, twice as high as the national average.
- (b) Addressing homelessness is urgent, as communities across the state face public health emergencies, including widespread Hepatitis A infection among residents experiencing homelessness in several major cities, higher mortality among homeless people with HIV and AIDS, and early mortality among people experiencing chronic homelessness.
- (c) Chronic patterns of homelessness—homelessness lasting at least a year or repeatedly over three years—are on the rise in California, whereas decreasing elsewhere. As of 2017, 42 percent of those experiencing chronic homelessness nationwide live in California. The vast majority of these individuals and families have lived in California since well before becoming homeless.
- (d) Evidence shows supportive housing—an affordable rental with intensive services promoting housing stability—works to reduce chronic homelessness. As a result, the Legislature has invested in supportive housing, including the No Place Like Home Program, which will generate \$2 billion in revenue bonds to build supportive housing for homeless Californians with serious mental illness.
- (e) Studies reveal supportive housing benefits communities by reducing homelessness locally, addressing blight, and increasing property values. Yet one of the barriers to creating supportive housing has been local delays or denials of applications to build supportive housing, based on subjective local planning standards. Delays or denials of building applications add to the costs and timeline of development, affecting the effectiveness of state dollars.
- (f) Given the urgent need to provide supportive housing to Californians experiencing chronic homelessness, streamlining and expediting the process of approving supportive housing applications will offer housing opportunities in communities with few or no opportunities to exit chronic homelessness. Further, it will promote progress in addressing the growing crisis of homelessness the Legislature intended through recent initiatives.

#### **SEC. 2.** Section 65583 of the Government Code is amended to read:

- **65583.** The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:
- (a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:
- (1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households, as defined in subdivision (b) of Section 50105 and Section 50106 of the Health and Safety Code. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584. Local agencies shall calculate the subset of very low income households allotted under Section 65584 that qualify as extremely low income households. The local agency may either use available census data to calculate the percentage of very low income households that qualify as extremely low income households or presume that 50 percent of the very low income households qualify as extremely low income households. The number of extremely low income households and very low income households shall equal the jurisdiction's allocation of very low income households pursuant to Section 65584.
- (2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- (3) An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites.
- (4) (A) The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters. Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:
- (i) The maximum number of beds or persons permitted to be served nightly by the facility.
- (ii) Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- (iii) The size and location of exterior and interior onsite waiting and client intake areas.
- (iv) The provision of onsite management.
- (v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart,
- (vi) The length of stay.
- (vii) Lighting.
- (viii) Security during hours that the emergency shelter is in operation.
- (B) The permit processing, development, and management standards applied under this paragraph shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

- (C) A local government that can demonstrate to the satisfaction of the department the existence of one or more emergency shelters either within its jurisdiction or pursuant to a multijurisdictional agreement that can accommodate that jurisdiction's need for emergency shelter identified in paragraph (7) may comply with the zoning requirements of subparagraph (A) by identifying a zone or zones where new emergency shelters are allowed with a conditional use permit.
- (D) A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zones for emergency shelters. The housing element must only describe how existing ordinances, policies, and standards are consistent with the requirements of this paragraph.
- (5) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7).
- (6) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing.
- (7) An analysis of any special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on annual and seasonal need. The need for emergency shelter may be reduced by the number of supportive housing units that are identified in an adopted 10-year plan to end chronic homelessness and that are either vacant or for which funding has been identified to allow construction during the planning period. An analysis of special housing needs by a city or county may include an analysis of the need for frequent user coordinated care housing services.
- (8) An analysis of opportunities for energy conservation with respect to residential development. Cities and counties are encouraged to include weatherization and energy efficiency improvements as part of publicly subsidized housing rehabilitation projects. This may include energy efficiency measures that encompass the building envelope, its heating and cooling systems, and its electrical system.
- (9) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916.
- (A) The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use, and the total number of elderly and nonelderly units that could be lost from the locality's low-income housing stock in each year during the 10-year period. For purposes of state and federally funded projects, the analysis required by this subparagraph need only contain information available on a statewide basis.
- (B) The analysis shall estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately for each five-year period and does not have to contain a project-by-project cost estimate.

- (C) The analysis shall identify public and private nonprofit corporations known to the local government which have legal and managerial capacity to acquire and manage these housing developments.
- (D) The analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs which can be used to preserve, for lower income households, the assisted housing developments, identified in this paragraph, including, but not limited to, federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency of the community, and administrative fees received by a housing authority operating within the community. In considering the use of these financing and subsidy programs, the analysis shall identify the amounts of funds under each available program which have not been legally obligated for other purposes and which could be available for use in preserving assisted housing developments.
- (b) (1) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- (2) It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved over a five-year time period.
- (c) A program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, the utilization of appropriate federal and state financing and subsidy programs when available, and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code). In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:
- (1) Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.
- (A) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, rezoning of those sites, including adoption of minimum density and development standards, for jurisdictions with an eight-year housing element planning period pursuant to Section 65588, shall be completed no later than three years after either the date the housing element is adopted pursuant to subdivision (f) of Section 65585 or the date that is 90 days after receipt of comments from the department pursuant to subdivision (b) of Section 65585, whichever is earlier, unless the deadline is extended pursuant to subdivision (f). Notwithstanding the foregoing, for a local government that fails to adopt a housing element within 120 days of the statutory deadline in Section 65588 for adoption of the housing element, rezoning of those sites, including adoption of minimum density and development standards, shall be completed no later than three years and 120 days from the statutory deadline in Section 65588 for adoption of the housing element.
- (B) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall identify sites that can be developed for housing within the planning period pursuant to subdivision (h) of Section 65583.2. The identification of sites shall include all components specified in Section 65583.2.
- (C) Where the inventory of sites pursuant to paragraph (3) of subdivision (a) does not identify adequate sites to accommodate the need for farmworker housing, the program shall provide for sufficient sites to meet the need with zoning that permits farmworker housing use by right, including density and development standards that

could accommodate and facilitate the feasibility of the development of farmworker housing for low- and very low income households.

- (2) Assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households.
- (3) Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Supportive housing, as defined in Section 65650, shall be a use by right in all zones where multifamily and mixed uses are permitted, as provided in Article 11 (commencing with Section 65650).
- (4) Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.
- (5) Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- (6) Preserve for lower income households the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance.
- (7) Include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals.
- (8) Include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.
- (d) (1) A local government may satisfy all or part of its requirement to identify a zone or zones suitable for the development of emergency shelters pursuant to paragraph (4) of subdivision (a) by adopting and implementing a multijurisdictional agreement, with a maximum of two other adjacent communities, that requires the participating jurisdictions to develop at least one year-round emergency shelter within two years of the beginning of the planning period.
- (2) The agreement shall allocate a portion of the new shelter capacity to each jurisdiction as credit toward its emergency shelter need, and each jurisdiction shall describe how the capacity was allocated as part of its housing element.
- (3) Each member jurisdiction of a multijurisdictional agreement shall describe in its housing element all of the following:
- (A) How the joint facility will meet the jurisdiction's emergency shelter need.
- (B) The jurisdiction's contribution to the facility for both the development and ongoing operation and management of the facility.
- (C) The amount and source of the funding that the jurisdiction contributes to the facility.
- (4) The aggregate capacity claimed by the participating jurisdictions in their housing elements shall not exceed the actual capacity of the shelter.
- (e) Except as otherwise provided in this article, amendments to this article that alter the required content of a housing element shall apply to both of the following:
- (1) A housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when a city, county, or city and county submits a draft to the department for review pursuant to Section 65585 more than 90 days after the effective date of the amendment to this section.

- (2) Any housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when the city, county, or city and county fails to submit the first draft to the department before the due date specified in Section 65588 or 65584.02.
- (f) The deadline for completing required rezoning pursuant to subparagraph (A) of paragraph (1) of subdivision (c) shall be extended by one year if the local government has completed the rezoning at densities sufficient to accommodate at least 75 percent of the units for low- and very low income households and if the legislative body at the conclusion of a public hearing determines, based upon substantial evidence, that any of the following circumstances exist:
- (1) The local government has been unable to complete the rezoning because of the action or inaction beyond the control of the local government of any other state, federal, or local agency.
- (2) The local government is unable to complete the rezoning because of infrastructure deficiencies due to fiscal or regulatory constraints.
- (3) The local government must undertake a major revision to its general plan in order to accommodate the housing-related policies of a sustainable communities strategy or an alternative planning strategy adopted pursuant to Section 65080.

The resolution and the findings shall be transmitted to the department together with a detailed budget and schedule for preparation and adoption of the required rezonings, including plans for citizen participation and expected interim action. The schedule shall provide for adoption of the required rezoning within one year of the adoption of the resolution.

- (g) (1) If a local government fails to complete the rezoning by the deadline provided in subparagraph (A) of paragraph (1) of subdivision (c), as it may be extended pursuant to subdivision (f), except as provided in paragraph (2), a local government may not disapprove a housing development project, nor require a conditional use permit, planned unit development permit, or other locally imposed discretionary permit, or impose a condition that would render the project infeasible, if the housing development project (A) is proposed to be located on a site required to be rezoned pursuant to the program action required by that subparagraph and (B) complies with applicable, objective general plan and zoning standards and criteria, including design review standards, described in the program action required by that subparagraph. Any subdivision of sites shall be subject to the Subdivision Map Act (Division 2 (commencing with Section 66410)). Design review shall not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.
- (2) A local government may disapprove a housing development described in paragraph (1) if it makes written findings supported by substantial evidence on the record that both of the following conditions exist:
- (A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means 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.
- (B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.
- (3) The applicant or any interested person may bring an action to enforce this subdivision. If a court finds that the local agency disapproved a project or conditioned its approval in violation of this subdivision, the court shall issue an order or judgment compelling compliance within 60 days. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment has not been carried out within 60 days, the court may issue further orders to ensure that the purposes and policies of this subdivision are fulfilled. In any such action, the city, county, or city and county shall bear the burden of proof.
- (4) For purposes of this subdivision, "housing development project" means a project to construct residential units for which the project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of at least 49 percent of the housing units for very low, low-, and moderate-income households with an affordable housing cost or affordable rent, as defined in Section 50052.5 or 50053 of the Health and Safety Code, respectively, for the period required by the applicable financing.

- (h) An action to enforce the program actions of the housing element shall be brought pursuant to Section 1085 of the Code of Civil Procedure.
- SEC. 2.5. Section 65583 of the Government Code is amended to read:
- **65583.** The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:
- (a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:
- (1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households, as defined in subdivision (b) of Section 50105 and Section 50106 of the Health and Safety Code. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584. Local agencies shall calculate the subset of very low income households allotted under Section 65584 that qualify as extremely low income households. The local agency may either use available census data to calculate the percentage of very low income households that qualify as extremely low income households or presume that 50 percent of the very low income households qualify as extremely low income households. The number of extremely low income households and very low income households shall equal the jurisdiction's allocation of very low income households pursuant to Section 65584.
- (2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- (3) An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites.
- (4) (A) The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters. Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:
- (i) The maximum number of beds or persons permitted to be served nightly by the facility.
- (ii) Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- (iii) The size and location of exterior and interior onsite waiting and client intake areas.
- (iv) The provision of onsite management.
- (v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.
- (vi) The length of stay.
- (vii) Lighting.

- (viii) Security during hours that the emergency shelter is in operation.
- (B) The permit processing, development, and management standards applied under this paragraph shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).
- (C) A local government that can demonstrate to the satisfaction of the department the existence of one or more emergency shelters either within its jurisdiction or pursuant to a multijurisdictional agreement that can accommodate that jurisdiction's need for emergency shelter identified in paragraph (7) may comply with the zoning requirements of subparagraph (A) by identifying a zone or zones where new emergency shelters are allowed with a conditional use permit.
- (D) A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zones for emergency shelters. The housing element must only describe how existing ordinances, policies, and standards are consistent with the requirements of this paragraph.
- (5) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7).
- (6) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing.
- (7) An analysis of any special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on annual and seasonal need. The need for emergency shelter may be reduced by the number of supportive housing units that are identified in an adopted 10-year plan to end chronic homelessness and that are either vacant or for which funding has been identified to allow construction during the planning period. An analysis of special housing needs by a city or county may include an analysis of the need for frequent user coordinated care housing services.
- (8) An analysis of opportunities for energy conservation with respect to residential development. Cities and counties are encouraged to include weatherization and energy efficiency improvements as part of publicly subsidized housing rehabilitation projects. This may include energy efficiency measures that encompass the building envelope, its heating and cooling systems, and its electrical system.
- (9) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916.
- (A) The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use, and the total number of elderly and nonelderly units that could be lost from the locality's low-income housing stock in each

year during the 10-year period. For purposes of state and federally funded projects, the analysis required by this subparagraph need only contain information available on a statewide basis.

- (B) The analysis shall estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately for each five-year period and does not have to contain a project-by-project cost estimate.
- (C) The analysis shall identify public and private nonprofit corporations known to the local government that have legal and managerial capacity to acquire and manage these housing developments.
- (D) The analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs that can be used to preserve, for lower income households, the assisted housing developments, identified in this paragraph, including, but not limited to, federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency of the community, and administrative fees received by a housing authority operating within the community. In considering the use of these financing and subsidy programs, the analysis shall identify the amounts of funds under each available program that have not been legally obligated for other purposes and that could be available for use in preserving assisted housing developments.
- (b) (1) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- (2) It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved over a five-year time period.
- (c) A program that sets forth a schedule of actions during the planning period, each with a timeline for implementation, that may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, the utilization of appropriate federal and state financing and subsidy programs when available, and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code). In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:
- (1) Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.
- (A) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, rezoning of those sites, including adoption of minimum density and development standards, for jurisdictions with an eight-year housing element planning period pursuant to Section 65588, shall be completed no later than three years after either the date the housing element is adopted pursuant to subdivision (f) of Section 65585 or the date that is 90 days after receipt of comments from the department pursuant to subdivision (b) of Section 65585, whichever is earlier, unless the deadline is extended pursuant to subdivision (f). Notwithstanding the foregoing, for a local government that fails to adopt a housing element within 120 days of the statutory deadline in Section 65588 for adoption of the housing element, rezoning of those sites, including adoption of minimum density and development standards, shall be completed no later than three years and 120 days from the statutory deadline in Section 65588 for adoption of the housing element.

- (B) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall identify sites that can be developed for housing within the planning period pursuant to subdivision (h) of Section 65583.2. The identification of sites shall include all components specified in Section 65583.2.
- (C) Where the inventory of sites pursuant to paragraph (3) of subdivision (a) does not identify adequate sites to accommodate the need for farmworker housing, the program shall provide for sufficient sites to meet the need with zoning that permits farmworker housing use by right, including density and development standards that could accommodate and facilitate the feasibility of the development of farmworker housing for low- and very low income households.
- (2) Assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households.
- (3) Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Supportive housing, as defined in Section 65650, shall be a use by right in all zones where multifamily and mixed uses are permitted, as provided in Article 11 (commencing with Section 65650).
- (4) Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.
- (5) Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.
- (6) Preserve for lower income households the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance.
- (7) Include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals.
- (8) Include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.
- (9) (A) Affirmatively further fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2. The program shall include an assessment of fair housing in the jurisdiction that shall include all of the following components:
- (i) A summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction's fair housing enforcement and fair housing outreach capacity.
- (ii) An analysis of available federal, state, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk.
- (iii) An assessment of the contributing factors for the fair housing issues identified under clause (ii).
- (iv) An identification of the jurisdiction's fair housing priorities and goals, giving highest priority to those factors identified in clause (iii) that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance, and identifying the metrics and milestones for determining what fair housing results will be achieved.

- (v) Strategies and actions to implement those priorities and goals, which may include, but are not limited to, enhancing mobility strategies and encouraging development of new affordable housing in areas of opportunity, as well as place-based strategies to encourage community revitalization, including preservation of existing affordable housing, and protecting existing residents from displacement.
- (B) A jurisdiction that completes or revises an assessment of fair housing pursuant to Subpart A (commencing with Section 5.150) of Part 5 of Subtitle A of Title 24 of the Code of Federal Regulations, as published in Volume 80 of the Federal Register, Number 136, page 42272, dated July 16, 2015, or an analysis of impediments to fair housing choice in accordance with the requirements of Section 91.225 of Title 24 of the Code of Federal Regulations in effect prior to August 17, 2015, may incorporate relevant portions of that assessment or revised assessment of fair housing or analysis or revised analysis of impediments to fair housing into its housing element.
- (C) The requirements of this paragraph shall apply to housing elements due to be revised pursuant to Section 65588 on or after January 1, 2021.
- (d) (1) A local government may satisfy all or part of its requirement to identify a zone or zones suitable for the development of emergency shelters pursuant to paragraph (4) of subdivision (a) by adopting and implementing a multijurisdictional agreement, with a maximum of two other adjacent communities, that requires the participating jurisdictions to develop at least one year-round emergency shelter within two years of the beginning of the planning period.
- (2) The agreement shall allocate a portion of the new shelter capacity to each jurisdiction as credit toward its emergency shelter need, and each jurisdiction shall describe how the capacity was allocated as part of its housing element.
- (3) Each member jurisdiction of a multijurisdictional agreement shall describe in its housing element all of the following:
- (A) How the joint facility will meet the jurisdiction's emergency shelter need.
- (B) The jurisdiction's contribution to the facility for both the development and ongoing operation and management of the facility.
- (C) The amount and source of the funding that the jurisdiction contributes to the facility.
- (4) The aggregate capacity claimed by the participating jurisdictions in their housing elements shall not exceed the actual capacity of the shelter.
- (e) Except as otherwise provided in this article, amendments to this article that alter the required content of a housing element shall apply to both of the following:
- (1) A housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when a city, county, or city and county submits a draft to the department for review pursuant to Section 65585 more than 90 days after the effective date of the amendment to this section.
- (2) Any housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when the city, county, or city and county fails to submit the first draft to the department before the due date specified in Section 65588 or 65584.02.
- (f) The deadline for completing required rezoning pursuant to subparagraph (A) of paragraph (1) of subdivision (c) shall be extended by one year if the local government has completed the rezoning at densities sufficient to accommodate at least 75 percent of the units for low- and very low income households and if the legislative body at the conclusion of a public hearing determines, based upon substantial evidence, that any of the following circumstances exist:
- (1) The local government has been unable to complete the rezoning because of the action or inaction beyond the control of the local government of any other state, federal, or local agency.
- (2) The local government is unable to complete the rezoning because of infrastructure deficiencies due to fiscal or regulatory constraints.
- (3) The local government must undertake a major revision to its general plan in order to accommodate the housing-related policies of a sustainable communities strategy or an alternative planning strategy adopted pursuant to Section 65080.

The resolution and the findings shall be transmitted to the department together with a detailed budget and schedule for preparation and adoption of the required rezonings, including plans for citizen participation and expected interim action. The schedule shall provide for adoption of the required rezoning within one year of the adoption of the resolution.

- (g) (1) If a local government fails to complete the rezoning by the deadline provided in subparagraph (A) of paragraph (1) of subdivision (c), as it may be extended pursuant to subdivision (f), except as provided in paragraph (2), a local government may not disapprove a housing development project, nor require a conditional use permit, planned unit development permit, or other locally imposed discretionary permit, or impose a condition that would render the project infeasible, if the housing development project (A) is proposed to be located on a site required to be rezoned pursuant to the program action required by that subparagraph and (B) complies with applicable, objective general plan and zoning standards and criteria, including design review standards, described in the program action required by that subparagraph. Any subdivision of sites shall be subject to the Subdivision Map Act (Division 2 (commencing with Section 66410)). Design review shall not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.
- (2) A local government may disapprove a housing development described in paragraph (1) if it makes written findings supported by substantial evidence on the record that both of the following conditions exist:
- (A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means 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.
- (B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.
- (3) The applicant or any interested person may bring an action to enforce this subdivision. If a court finds that the local agency disapproved a project or conditioned its approval in violation of this subdivision, the court shall issue an order or judgment compelling compliance within 60 days. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment has not been carried out within 60 days, the court may issue further orders to ensure that the purposes and policies of this subdivision are fulfilled. In any such action, the city, county, or city and county shall bear the burden of proof.
- (4) For purposes of this subdivision, "housing development project" means a project to construct residential units for which the project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of at least 49 percent of the housing units for very low, low-, and moderate-income households with an affordable housing cost or affordable rent, as defined in Section 50052.5 or 50053 of the Health and Safety Code, respectively, for the period required by the applicable financing.
- (h) An action to enforce the program actions of the housing element shall be brought pursuant to Section 1085 of the Code of Civil Procedure.
- **SEC. 3.** Article 11 (commencing with Section 65650) is added to Chapter 3 of Division 1 of Title 7 of the Government Code, to read:

#### Article 11. Supportive Housing

**65650.** For purposes of this article, the following definitions shall apply:

- (a) "Supportive housing" shall have the same meaning as defined in Section 50675.14 of the Health and Safety Code.
- (b) "Supportive services" shall have the same meaning as defined in Section 65582.
- (c) "Target population" shall have the same meaning as defined in Section 50675.14 of the Health and Safety Code.
- (d) "Use by right" shall have the same meaning as defined in subdivision (i) of Section 65583.2.

- **65651.** (a) Supportive housing shall be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development satisfies all of the following requirements:
- (1) Units within the development are subject to a recorded affordability restriction for 55 years.
- (2) One hundred percent of the units, excluding managers' units, within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph, "lower income households" has the same meaning as defined in Section 50079.5 of the Health and Safety Code.
- (3) At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.
- (4) The developer provides the planning agency with the information required by Section 65652.
- (5) Nonresidential floor area shall be used for onsite supportive services in the following amounts:
- (A) For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services.
- (B) For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.
- (6) The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915.
- (7) Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.
- (b) The local government may require a supportive housing development subject to this article to comply with objective, written development standards and policies; provided, however, that the development shall only be subject to the objective standards and policies that apply to other multifamily development within the same zone
- (c) Notwithstanding any other provision of this section to the contrary, the local government shall, at the request of the project owner, reduce the number of residents required to live in supportive housing if the project-based rental assistance or operating subsidy for a supportive housing project is terminated through no fault of the project owner, but only if all of the following conditions have been met:
- (1) The owner demonstrates that it has made good faith efforts to find other sources of financial support.
- (2) Any change in the number of supportive service units is restricted to the minimum necessary to maintain project's financial feasibility.
- (3) Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.
- (d) If the proposed housing development is located within a city with a population of fewer than 200,000 or the unincorporated area of a county with a population of fewer than 200,000, and the city or the unincorporated area of the county has a population of persons experiencing homelessness of 1,500 or fewer, according to the most recently published homeless point-in-time-count, the development, in addition to the requirements of subdivision (a), shall consist of 50 units or fewer to be a use by right pursuant to this article. A city or county described in this subdivision may develop a policy to approve as a use by right proposed housing developments with a limit higher than 50 units.
- **65652.** A developer of supportive housing subject to this article shall provide the planning agency with a plan for providing supportive services, with documentation demonstrating that supportive services will be provided onsite to residents in the project, as required by Section 65651, and describing those services, which shall include all of the following:
- (a) The name of the proposed entity or entities that will provide supportive services.

- (b) The proposed funding source or sources for the provided onsite supportive services.
- (c) Proposed staffing levels.
- **65653.** (a) The local government shall approve a supportive housing development that complies with the applicable requirements of this article.
- (b) The local government shall notify the developer whether the application is complete within 30 days of receipt of an application to develop supportive housing in accordance with this article. The local government shall complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units.
- **65654.** If the supportive housing development is located within one-half mile of a public transit stop, the local government shall not impose any minimum parking requirements for the units occupied by supportive housing residents.
- **65655.** This article shall not be construed to do either of the following:
- (a) Preclude or limit the ability of a developer to seek a density bonus from the local government pursuant to Section 65915.
- (b) Expand or contract the authority of a local government to adopt or amend an ordinance, charter, general plan, specific plan, resolution, or other land use policy or regulation that promotes the development of supportive housing.
- **65656.** The Legislature finds and declares that the provision of adequate supportive housing to help alleviate the severe shortage of housing opportunities for people experiencing homelessness in this state and of necessary services to the target population described in Section 50675.14 of the Health and Safety Code is a matter of statewide concern and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this article applies to all cities, including charter cities.
- **SEC. 4.** Section 2.5 of this bill incorporates amendments to Section 65583 of the Government Code proposed by both this bill and Assembly Bill 686. That section of this bill shall only become operative if (1) both bills are enacted and become effective on or before January 1, 2019, (2) each bill amends Section 65583 of the Government Code, and (3) this bill is enacted after Assembly Bill 686, in which case Section 2 of this bill shall not become operative.
- **SEC. 5.** No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.

## **EXHIBIT D**

CPC-2019-4568-DB-SPP-PSH-SIP
NOTICE OF EXEMPTION

COUNTY CLERK'S USE

#### CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK 200 NORTH SPRING STREET, ROOM 395 LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

### NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days. PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS CPC-2019-4568-DB-CU-SPP-PSH-SIP / Density Bonus On and Off-Menu Incentives, Conditional Use, Specific Plan Project Permit Compliance, Permanent Supportive Housing Project Review CASE NUMBER LEAD CITY AGENCY City of Los Angeles (Department of City Planning) N/A PROJECT TITLE COUNCIL DISTRICT 1316 Linwood PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached. 1316 - 1328 W. Linwood Ave.

PROJECT DESCRIPTION:

Additional page(s) attached.

Demolition of 3 existing residential buildings; and the construction, use and maintenance of an eight-story building with, consisting of 150 Permanent Supportive Housing units all of which are restricted to Low Income Households.

NAME OF APPLICANT / OWNER: 1316 Linwood, LLC

CONTACT PERSON (If different from Applicant/Owner above)

(AREA CODE) TELEPHONE NUMBER (323) 466-1400 EXT.

May Phutikanit

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

STATE CEQA STATUTE & GUIDELINES

☑ STATUTORY EXEMPTION(S)

Public Resources Code Section 21080(b)(1) and Government Code Section 65651

☐ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) \_\_

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

JUSTIFICATION	FOR PRO	JECT	EXEMPTION	1:
---------------	---------	------	-----------	----

☐ Additional page(s) attached

The proposed project is a Supportive Housing Project that satisfies all of the objective planning standards of Gov. Section 65651(a) and (b) is subject to the streamlined, ministerial approval process provided by Gov. Section 65653(a) and (b). Therefore, pursuant to Gov. Code Section 65651 and Public Resources Code Section 21080(b)(1), the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project).

☐ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

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

#### CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Hagu Solomon-Cary

STAFF TITLE City Planner

ENTITLEMENTS APPROVED

Density Bonus, Conditional Use, Specific Plan Project Permit Compliance, Supportive Housing Project

FEE:

RECEIPT NO.

REC'D. BY (DCP DSC STAFF NAME)

N/A

N/A

N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

### **EXHIBIT E**

CPC-2019-4568-DB-SPP-PSH-SIP
AB 2556 LETTER





Eric Garcetti, Mayor Rushmore D. Cervantes, General Manager

DATE:

May 22, 2019

TO:

1316 Linwood LLC, a California limited liability company, Owner

Linwood Holding Company LLC, a California limited liability company, Owner

FROM:

Marites Cunanan, Senior Management Analyst I Carlos and Company

Los Angeles Housing and Community Investment Department

SUBJECT:

AB 2556 (DB) Determination for

1316-1328 W. Linwood Ave., Los Angeles, CA 90017

Based on the Application for an Affordable Unit Determination (Application) submitted by May Phutikanit on behalf of 1316 Linwood LLC, a California limited liability company (Owner) and Linwood Holding Company LLC, a California limited liability company (Owner), the Los Angeles Housing + Community Investment Department (HCIDLA) has determined that fifteen (15) units (as detailed below) are subject to replacement under AB 2556 (formerly AB 2222).

Information about the existing property for the five (5) years prior to the date of the Application is required in order to make a determination. HCIDLA received the Application on or about April 19, 2019, so HCIDLA must collect data from April 2014 to April 2019.

Owner acquired the property commonly known as:

1316-1318 Linwood Ave. under APN 5143-011-004, Lot 19 on June 14, 2018 per Grant Deed.
1322-1328 Linwood Ave. under APN 5143-011-002 and 5143-011-003, Lot 17 and 18 on June 13, 2018 per Grant Deed.

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance and Rent Information System (CRIS) database, indicates a use code of "0200 – Residential – Two Units – 2 Stories or Less" for the property commonly known as 1328 Linwood Ave. Google Earth images, Internet Search and the Rent Stabilization Ordinance (RSO) Unit confirms that the property contains a multifamily structure.

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance and Rent Information System (CRIS) database, indicates a use code of "0300 – Residential – Three Units – 4 Stories or Less" for the property commonly known as 1322 Linwood Ave. Google Earth images, Internet Search and the Rent Stabilization Ordinance (RSO) Unit confirms that the property contains a multifamily structure.

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance and Rent Information System (CRIS) database, indicates a use code of "0400 – Residential – Four Units (Any Combination) – 4 Stories or Less" for the property commonly known as 1316 Linwood Ave. Google Earth images, Internet Search and the Rent Stabilization Ordinance (RSO) Unit confirms that the property contains a multifamily structure.

Page 2

The Los Angeles Department of Building and Safety database indicates that the Owner has applied for Demolition Permit 18019-10000-02536 for the project. The Los Angeles Department of Building and Safety database indicates that the Owner has not applied for a Building Permit for the project.

Per the Application received by HCIDLA on or about April 19, 2019, the Owner plans to demolish the three existing structures to construct a new one hundred and sixty (160)-unit apartment building, pursuant to Density Bonus (DB) guidelines.

ADDRESS	BEDROOM TYPE	
1328 Linwood Unit #1	3 Bedroom	
1328 Linwood Unit #2	3 Bedroom	
1328 Linwood Unit #3	Stradio	
1328 Linwood Unit #4	Studio	
1328 Linwood Unit #5	Studio	
1328 Linwood Unit#6	Shidio	
1328 Linwood Unit #7	Studio	
1328 Linwood Unit#8	Studio	
1322-1324 Linwood Unit #1	1 Bedroom	
1322-1324 Linwood Unit #2	1 Bedroom	
1322-1324 Linwood Unit #3	2 Bedroom	
1316-1318 Linwood Unit #1	1 Bedroom	
1316-1318 Linwood Unit #2	1 Bedroom	
1316-1318 Linwood Unit #3	1 Bedroom	
1316-1318 Linwood Unit #4	1 Bedroom	

No income documents were provided for these unit(s). Pursuant to AB 2556, where incomes of existing or former tenants are unknown, the required percentage of affordability is determined by the percentage of extremely low, very low, and low income cents in the jurisdiction as shown in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. At present, the CHAS database shows 50% Very Low (Below 51% Area Median facome [AMI]) and 18% Low ([51% to 80% AMI]) renter households for Los Angeles. The balance of these unit(s) (i.e. 32%) are presumed to have been occupied by persons and families above-lower income.

#### Number of Existing RSO Units within five (5) years of Owner's application = 15 Number of Affordable Replacement Units required per CHAS: 11 (see table)

15 Units x 68%	11 Units
50% Very Low	8 Units
18% Low	3 Unit
Market Rate RSO units	4 Units

Number of Unit(s) presumed to be above-lower income subject to replacement = 4

#### For Rental:

Present to CHAS, fifteen (15) unit(s) need to be replaced with equivalent type, with eight (8) units restricted to Yery Low Income Households, and three (3) units to Low Income Households. For the four (4) remaining unit presumed to have been occupied by an above-lower income person or household, as permitted by California Government Code §65915(c)(3)(C)(ii), the City has opted to require that those unit(s) be replaced in compliance with the City's Rent Stabilization Ordinance (RSO). Please note that all the <u>new</u> units may be subject to RSO requirements unless an RSO Exemption is filed and approved by the RSO Section. This determination is provisional and subject to verification by the RSO Section.

This AB 2556 determination only applies if the proposed project is a rental Density Bonus project and NOT condominiums. In the event the project changes to condominiums, the owner needs to request an AB 2556 amendment to reflect 100% replacement of the units. In addition, if the project is changed from Density Bonus to TOC or vice-versa, an AB 2556 amendment will also be required.

111

### \*\*WARNING\*\* LOT TIES AND EXISTING PRE-1978 SINGLE FAMILY DWELLING ON ONE LOT

ISSUE:	Is a LOT TIE required for the NEW project?
IF NO:	Owner's existing Rent Stabilization (RSO) replacement obligation, if any, remains the SAME as
	above.
IF YES:	Owner's existing RSO replacement obligation, if any, will INCREASE by one and the new project will also be subject to the RSO, unless the existing single family dwelling is demolished before the lots are tied.

NOTE: This determination is provisional and is subject to verification by HCIDLA's Rent Division.

If you have any questions regarding this determination, please contact Jacob Comer at Jacob.comer@lacity.org.

ce: Los Angeles Housing and Community Investment Department File
1316 Linwood LLC, a California limited liability company, Owner
Linwood Holding Company LLC, a California limited liability company, Owner
Ulises Gonzalez, Case Management Section, City Planning Department

MAC:jc