



DEPARTMENT OF CITY PLANNING

APPEAL RECOMMENDATION REPORT

City Planning Commission

Date: Thursday, November 14, 2019
Time: After 8:30 a.m.*
Place: Los Angeles City Council Chambers
200 N. Spring Street, 3rd Floor
Los Angeles, CA 90012

Public Hearing: Required
Appeal Status: On-menu Density is not further
appealable pursuant to LAMC
Section 12.22 A.25 and CDO
Plan Approval is not further
appealable pursuant to LAMC
Section 13.08E
Expiration Date: November 21, 2019
Multiple Approval: Yes

Case No.: DIR-2017-5367-DB-CDO-1A
CEQA No.: ENV-2017-5368-CE
Related Cases: None
Council No.: 13 – O’Farrell
Plan Area: Silver Lake – Echo Park –
Elysian Valley
Specific Plan: None
Certified NC: Echo Park
GPLU: Low Medium II Residential
Zone: RD2-1VL-CDO
Applicant: Daniel Pourbaba
Representative: Todd Elliott
Truman & Elliott LLP
Appellant(s): Cody Briggs, Montrose
Condos Homeowner’s
Association

PROJECT LOCATION: 923-929 Glendale Boulevard, 1810 West Montrose Street

PROPOSED PROJECT: The construction, use, and maintenance of a new 15-unit multi-family apartment building with one level of subterranean parking in the RD2-1VL-CDO Zone. This project provides one (1) on-site restricted affordable dwelling unit for Very Low-Income Household Occupancy.

REQUESTED ACTION: An appeal of the Director of Planning’s Determination to:


1. **Determine** that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is Categorically Exempt (ENV-2017-2438-CE) from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the State CEQA Guidelines, and there is no evidence demonstrating that any exceptions pursuant to Section 15300.2 apply.
2. **Conditionally Approve** a Density Bonus Compliance Review pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC) and an Echo Park CDO Plan Approval to find based on the whole of the administrative record, the project is substantially conforming with the Echo Park Community Design Overlay.


RECOMMENDED ACTIONS:

1. **DETERMINE**, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to California CEQA Guidelines Section 15332 (Urban In-fill), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **DENY** the appeal and sustain the Director of Planning's Approval of a Density Bonus utilizing one (1) on-menu incentive pursuant to LAMC Section 12.22 A.25; and an Echo Park CDO compliance review.
3. **ADOPT** the conditions of approval and the findings, including the revised CEQA justification as the conditions and findings of the Commission.

VINCENT P. BERTONI, AICP
Director of Planning

Reviewed by:



Jane J. Choi, AICP
Senior City Planner

Kevin S. Golden
City Planner

Hakeem R. Parke-Davis
Planning Assistant

ADVICE TO PUBLIC: * The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300)*. While all written communications are given to the Commission for consideration, the initial packets are sent to the Commission's Office a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to the agency at or prior to the public hearing. As a covered entity under Title II of the American Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than seven (7) working days prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

TABLE OF CONTENTS

| | |
|--------------------------------------|---|
| Project Summary..... | 4 |
| Technical Modifications..... | 4 |
| Background..... | 4 |
| Appeal And Appellate Body..... | 5 |
| Appeal Points & Staff Response | 5 |
| Staff Recommendation..... | 8 |

EXHIBITS

| | |
|------------|--|
| Exhibit A: | Approved Project Plans |
| Exhibit B: | Appeal Application, DIR-2017-5367-DB-CDO-1A |
| Exhibit C: | Director's Determination, DIR-2017-5367-DB-CDO (dated July 25, 2019) |
| Exhibit D: | Vicinity Map |
| Exhibit E: | Revised Landscape Plan |
| Exhibit F: | Tree Report Stamped by Urban Forestry |
| Exhibit G: | Boundary map of Echo Park CDO and Hillside View Shed Protection Area |
| Exhibit H: | Revised ENV-2017-5368-CE and Justification |

PROJECT ANALYSIS

PROJECT SUMMARY

On July 25, 2019, the Director of Planning issued a Determination approving a 30% Density Bonus utilizing one (1) on-menu incentive pursuant to LAMC Section 12.22 A.25 to allow the construction, use and maintenance of a 4-story, 22,729 square foot housing development containing 15 dwelling units, consisting of 14 market rate units and one (1) on-site restricted affordable unit for Very Low Income household occupancy for a period of 55 years. By setting aside nine (9) percent of the eleven (11) base dwelling units for Very Low Income Household occupancy, the project qualifies for an On-Menu incentive. The requested incentive is for height, including a 20 percent increase in the height limit pursuant to LAMC and a 30 percent increase in the Echo Park CDO height limit.¹

The project is utilizing the automobile parking reduction pursuant to AB 744 (California Government Code Section 65915(p)(2)) and LAMC 12.21A.16(a)(1)(i) on the project consisting of a mix of incomes within one half mile of a major transit stop to which the project has unobstructed access. As such the project is required to provide a minimum of thirty (30) vehicular parking spaces and two (2) short term and fifteen (15) long term bicycle parking spaces within one partially subterranean podium parking level.

TECHNICAL MODIFICATIONS

The Letter of Determination cited Section 15332 Class 32 for an infill project. The Categorical Exemption Justification for ENV-2017-5368-CE has been revised and submitted as Exhibit F to reflect the removal of and replacement of one (1) Black Walnut Tree with four (4) trees. The removal of the Protected tree will be done by permit with review by the Urban Forestry Division of the Bureau of Street Services.

BACKGROUND

The subject site is in the RD2-1VL-CDO Zone, which allows 11 units on the 20,017 square foot site. The parcel is three lots on south-west corner of Montrose Street and Glendale Boulevard having a slope greater less than 10%. The site is designated as a Hillside Viewshed Protection site in the Echo Park CDO and is adjacent to the Echo Park Lake. The project proposes a 22,729 square foot, 15-unit apartment building with 36 parking spaces in an 8,250 square foot parking garage. The buildable area of the site is 14,680 square feet and the proposed floor area ratio is 1.5:1. The General Plan Land Use Designation is Low Medium II Residential.

The site is within the Echo Park Community Design Overlay boundaries established by Ordinance No. 180,880, which became effective on October 27, 2009. The Echo Park CDO contains design standards, requirements and guidelines, which are applicable to the subject Project scope of work. The guidelines for new construction are evaluated to demonstrate that a proposed project is substantially compliant with the CDO standards and guidelines. The Project location is within a Hillside Viewshed Protection area and the Echo Park CDO, which subjects a Project height not to substantially exceed a height to 30 feet. In addition, the municipal code allows a height of 45 feet. With an application of density bonus' height incentive, the project is able to attain a 30 percent increase from the CDO's building height to allow 39 feet and a 20 percent increase in the height based on the RD2-1VL-CDO Zone, which allows a height up to 54 feet in height in lieu of 45 feet otherwise allowed.

Subsequent to the appeal, the applicant submitted a tree report, as a technical modification. The revised plans include technical changes to address the presence of, number of and size of protected trees on the

¹ LAMC Section 12.22A25(f)(5) allows that a percentage increase in the height requirement in feet equal to the percentage of Density Bonus for which the Housing Development Project is eligible. This percentage increase in height is allowed over the entire parcel regardless of the number of underlying height limits.

site. The trees were not accounted for in the initial environmental scope of work and was previously omitted by the project applicant.

APPEAL AND APPELLATE BODY

On August 7, 2019, an appeal was filed by an aggrieved party challenging the entire Determination of the Director of Planning. The appeal application and justification are provided in Exhibit A. Pursuant to Section 12.36 of the Los Angeles Municipal Code (LAMC), the City Planning Commission is the appellate body for the project requesting multiple approvals including a Density Bonus Affordable housing incentive review, and an Echo Park Community Design Overlay review.

APPEAL POINTS AND STAFF RESPONSE

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

Appeal Point 1: The appellants opposed the height percentage increase citing an improper calculation. Per the table in Section 25.c.1, providing 6 percent of Very Low-Income Units results in a 22.5 percent Density Bonus.

Staff Response: The appellant is incorrectly calculating the set aside based on the total number of units proposed, which is not off base number of units. A project that includes at least nine (9) percent of the base units for Very Low Income Households is granted a minimum density bonus of thirty (30) percent. Thirty (30) percent of the base of eleven (11) units allows four (4) addition units when rounded up for fifteen (15) dwelling units.

A project that includes nine (9) percent of the base units for Very Low Income Households is granted a minimum density bonus of thirty (30) percent. LAMC Section 12.22A25(f)(5) allows that a percentage increase in the height requirement in feet equal to the percentage of density bonus for which the housing development project is eligible. For an on-menu incentive, the height increase is allowed regardless of the number of underlying height limits. In this instance, the project must meet both the LAMC height regulations and the Echo Park CDO height standard.

Therefore, the maximum percentage increase in height is established to be thirty (30) percent, equal to that of the granted density bonus in feet according to the table listed under LAMC Section 12.22A.25(c)(1). The project applies a twenty (20) percent increase in the height limit pursuant to the LAMC and a maximum thirty (30) percent increase in the Echo Park CDO height design standard.

Appeal Point 2: According to LAMC Section 12.22A25(f)(5)(i) no height Increase allowed within 15 feet of an R2 Lot.

Staff Response: The site is not within 15 feet of any lot in the R2 Zone. The subject site substantially surrounded by similar zones. To the south and west, adjacent parcels are in the RD2-1VL-CDO Zone as is the project site. The properties to the North are in the R3-1VL-CDO Zone. The parcel to the East is in the OS-1XL-CDO Zone, which is the Echo Park and Lake. The site is located within Height District 1, which has a 45-foot height limit. As such, the project is aligned with both the current zoning and the Silver Lake – Echo Park – Elysian Valley Community Plan Land Use Designation and does not increase height within 15 feet of an R2 lot.

Appeal Point 3: Setback Pursuant to LAMC 12.25.f(5)(i)(b) : For each foot of additional height the building should be set back one horizontal foot. Density bonus Height / setback requirement is not met.

Staff Response: The appellants indicated that the proposed project height is not compliant with the setback requirements stated in LAMC Section 12.22 A 25 (f)(5)(i)(b). The LAMC Section states, "For each foot of additional height, the building shall be set back one horizontal foot." However, this regulation is applied only with LAMC Section 12.22 A 25 (f)(5)(i)(a) above it. As established in the response to Appeal Point 2, LAMC Section 12.22 A 25 (f)(5)(i)(a) only applies to properties that are abutting an R2-zoned lot, which this site does not. Therefore, the project is subject only to the yard regulations of the RD2 Zone, which it meets.

The RD2-1VL-CDO Zone requires a fifteen (15) foot front and rear yard, which is provided. The zone requires a five (5) foot side yard, plus one foot for each story over the second, not to exceed 16 feet, and the project provides seven (7) feet. The proposed height is authorized under the applicable 1VL Height District and RD2-1VL-CDO Zone. The project is four stories tall over a one story parking podium and provides a 7-foot southerly side yard and a 15-foot front and rear yard setback. Pursuant to the provisions of the RD2-1VL-CDO Zone, the setbacks comply with the Zoning Code.

Echo Park CDO Design Standard 7e stipulates that buildings or structures shall not substantially exceed 30 feet in height from adjacent finished grade when designated Low Medium Residential and Hillside Viewshed Protection Areas fronting the lake.

Appeal Point 4: The appellants are opposed to decision based on the existence of significant protected and endangered Black Walnut Trees

Staff Response: The initial filing did not include information about the existing trees. After an appeal was filed, the applicant provided a tree report, from Mr. Paul Lewis, Landscape Architect, who found one Juglans Californica (Black Walnut) tree is in fact on the site, and three non-protected trees. All trees are proposed to be removed. The removal of the protected tree will require a permit and review by the Urban Forestry Division of the Bureau of Street Services. The removal of the protected tree will require replacement at a four to one ratio. In addition, the Project will be required to provide additional trees per LAMC Section 12.21G at a ratio of one tree for every four dwelling units proposed.

Therefore, a technical modification is included as part of this appeal report and the amended landscape plans were submitted to demonstrate compliance with the replacement requirements for protected trees and LAMC Section 12.21G.

Appeal Point 5: No Condition of Approval Addressing Geology Report

Staff Response: The project will meet Building Code Regulations regarding grading as a matter of regulatory compliance and has already received an approval letter of its geotechnical report from the Department of Building and Safety's Grading Division. The project would not create any substantial and unavoidable impacts in relation to geology and be subject to regulatory controls, which will minimize geological impacts related to moving 14,000 cubic yards of soil. The applicant provided a Geology and Soils Report Approval Letter to the case file, issued by the Department of Building and Safety Grading Division on August 21, 2017 with Log Number 96509-02. The letter states that the reports prepared by Applied Earth Sciences dated July 24, 2017 are

acceptable and provides conditions of approval. Therefore, based on the Soils and Geology Approval Letter issued by the Building and Safety Grading Division, it is found that the applicant has taken the necessary steps and sought approval from the LADBS Grading Division to address any the geological impacts.

Appeal Point 6: Does Not Preserve the Protected Hillside Viewshed

Staff Response: The project is exempt from the Hillside Viewshed Protection standards including setback allocation and façade terracing for the third story and above. The site is designated as Hillside Viewshed and the Silver Lake – Echo Park – Elysian Valley community plan designates the site as Low Medium II Residential. Design Standard 7f states that Low Medium Residential properties designated as Hillside Viewshed Protection are exempt from this requirement.

The Massing and Scale chapter of the Echo Park Community Design Overlay, discussed in Guideline 7 states that “Hillside properties fronting the lake should preserve hillside Viewsheds from the lake by creating a massing that contours the hillside through terracing”. The project sufficiently steps back the footprint of each floor above the second floor in order to terrace the building in relation to the surrounding hillside. The project plans demonstrate, that the project substantially provided this aesthetic terracing feature, as well as additional setback although not required.

Appeal Point 7: Inaccurate conclusion that the proposed development will result in “No Traffic Impacts”

Staff Response: The Project was reviewed based on a level of service threshold, which exempted the Project from a traffic study based on its size. The Department of Transportation maintains the thresholds for level of significance to determine significant impacts to adjacent properties and key intersections. The threshold of significance established by DOT is thirty-six (36) dwelling units, and the subject project only includes 15 dwelling units, which is well below that of the threshold established by the Department of Transportation. As such, it was determined that the project does not reach the thresholds of significance. The haul route approval will separately include conditions of approval relative to hauling operations, which is separate and apart from the Density Bonus requested.

Appeal Point 8: Inaccurate project description in Density Bonus/ Affordable housing in the CEQA Clearance.

Staff Response: The CEQA clearance for the project was inaccurately described as having seven units when in fact the project includes 15 dwelling units. This was a typographical error and shall be corrected to state 15 units. Furthermore, the number of units and the amount of density bonus subject to this approval remains consistent with the findings that the site is currently, and will continue, to be adequately served by all required utilities and public services for the density proposed.

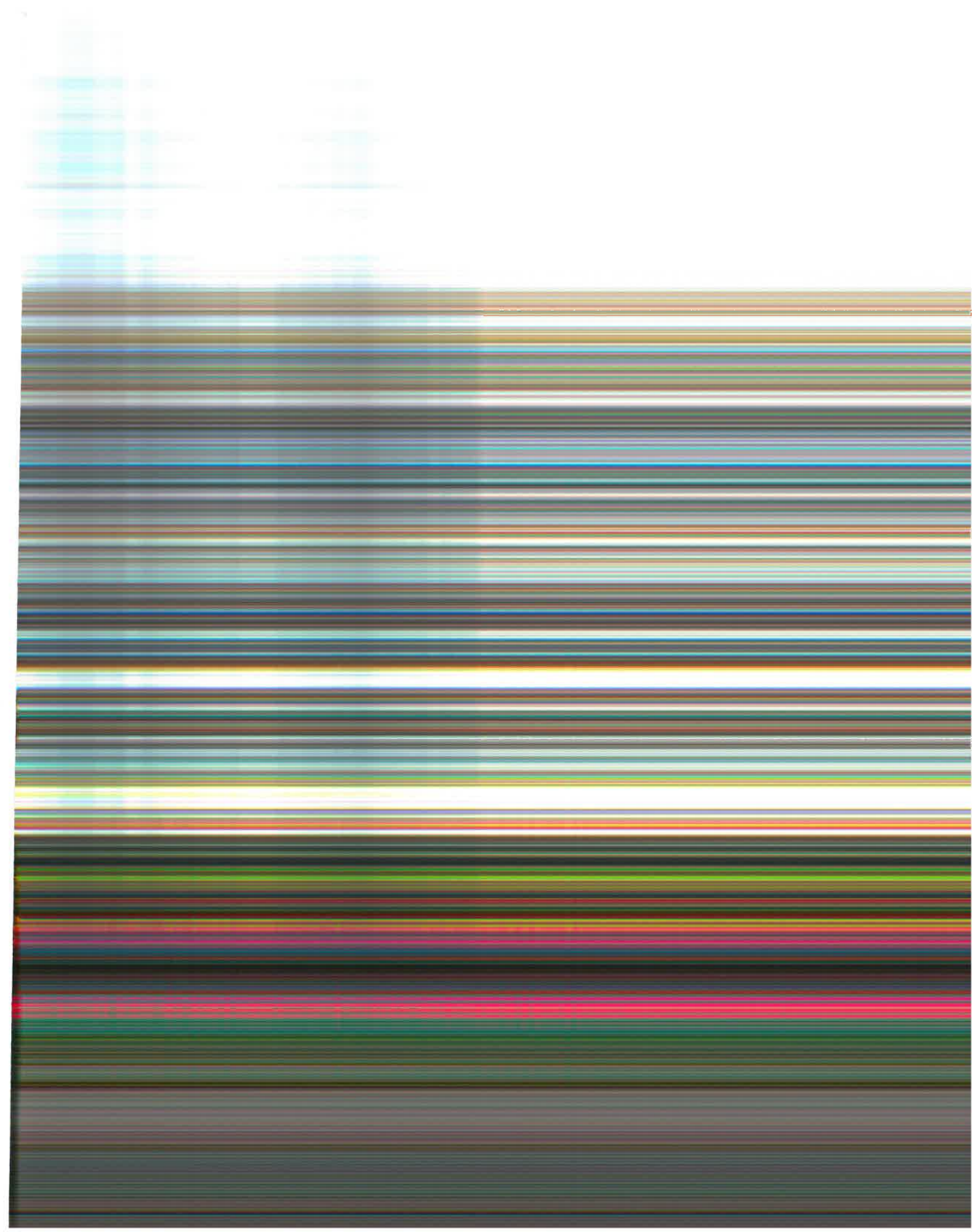
STAFF RECOMMENDATION

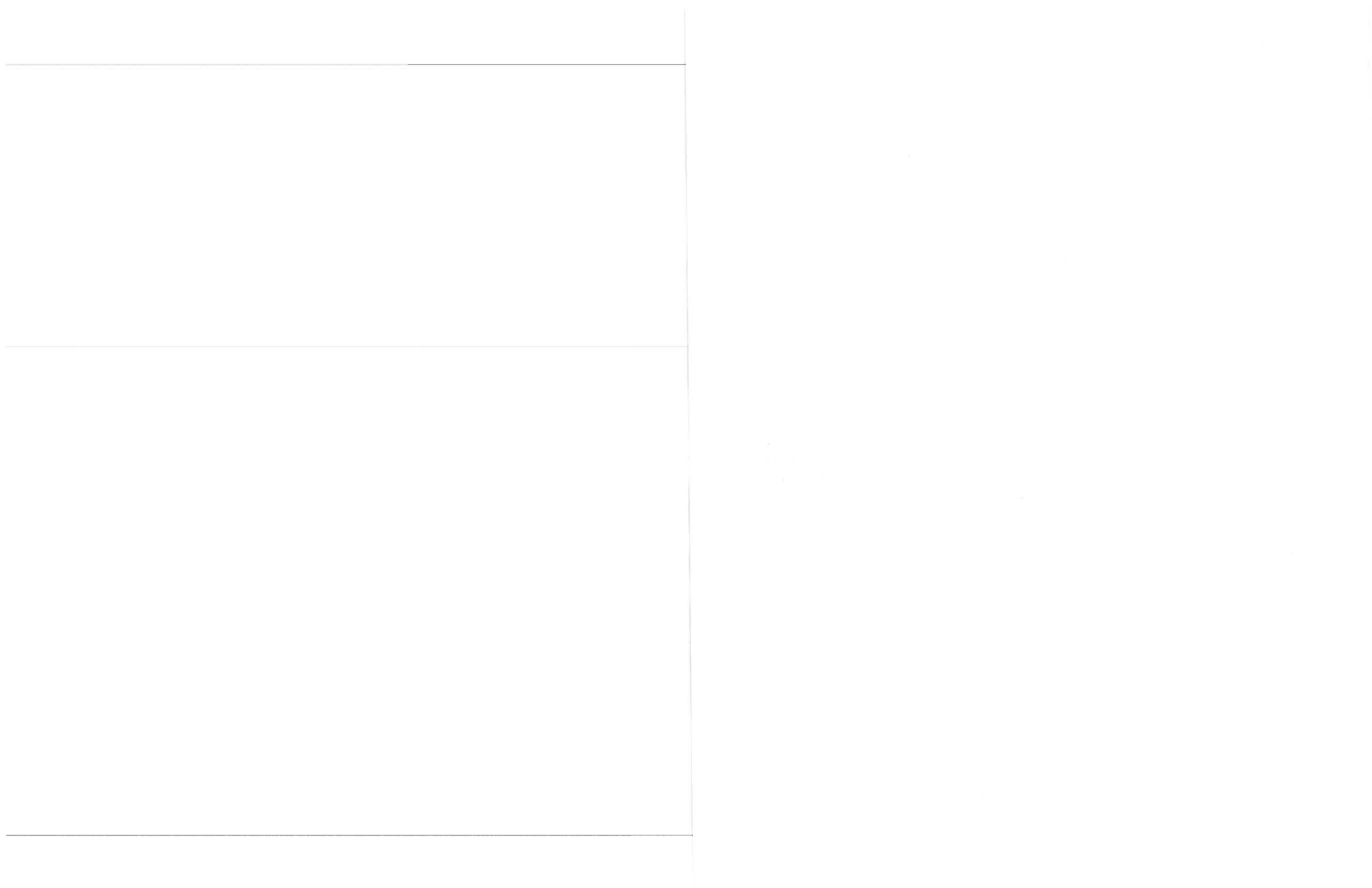
Staff recommends that the City Planning Commission **deny** the appeal and sustain the Director of Planning’s Approval of a Density Bonus utilizing one (1) on-menu incentive pursuant to LAMC Section 12.22 A.25; and an Echo Park CDO compliance review; **determine** that based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to California CEQA Guidelines Section 15332 (Urban In-fill), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and **adopt** the

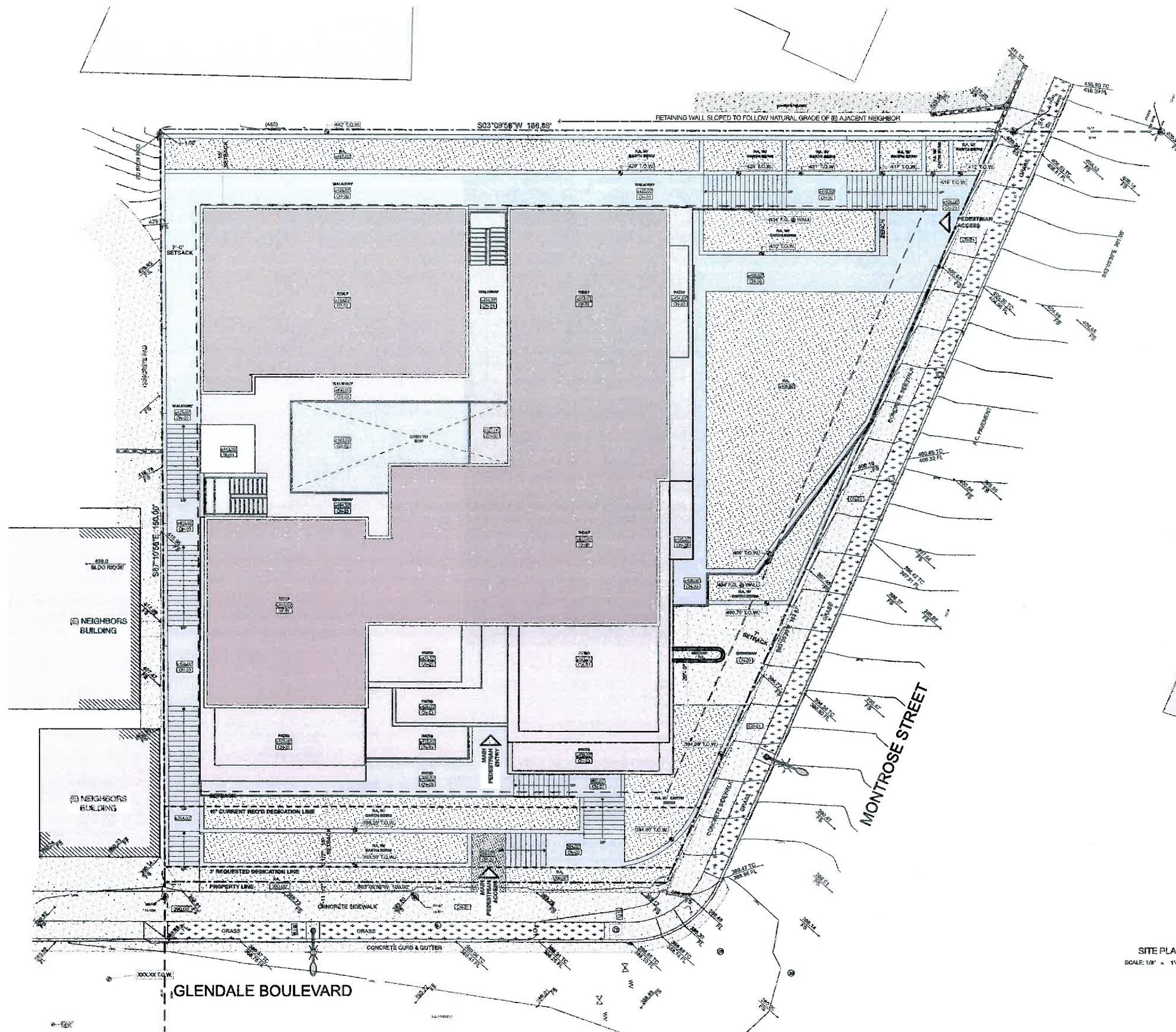
conditions of approval and the findings, including the revised CEQA justification as the conditions and findings of the Commission.

EXHIBIT A

Approved Plans







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

GLENDALE residence
929 Glendale Blvd, Los Angeles
California 90026 USA



bittoni architects
2101 Center Ave.
Los Angeles, CA 90025
tel: 310.461.4107

This drawing is the property of bittoni architects and shall remain confidential. It is not to be used, copied, or reproduced in any form without the written consent of bittoni architects.

Issue sets:
03.10.000 REVISIONS
03.10.001
03.10.002
03.10.003
03.10.004
03.10.005
03.10.006
03.10.007
03.10.008
03.10.009
03.10.010

Project: PPH

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

A1.02

31.01.001

GENERAL NOTES

GENERAL KEYNOTES

- 0101 CONCRETE TO BE 4" MIN. THICK WITH 1/2" MIN. MAX. SPACING. SEE DETAIL 0101 TO MAX.
- 0102 CONCRETE TO BE 4" MIN. THICK WITH 1/2" MIN. MAX. SPACING. SEE DETAIL 0102 TO MAX.
- 0103 CONCRETE TO BE 4" MIN. THICK WITH 1/2" MIN. MAX. SPACING. SEE DETAIL 0103 TO MAX.
- 0104 CONCRETE TO BE 4" MIN. THICK WITH 1/2" MIN. MAX. SPACING. SEE DETAIL 0104 TO MAX.
- 0105 CONCRETE TO BE 4" MIN. THICK WITH 1/2" MIN. MAX. SPACING. SEE DETAIL 0105 TO MAX.

FINISH LEGEND

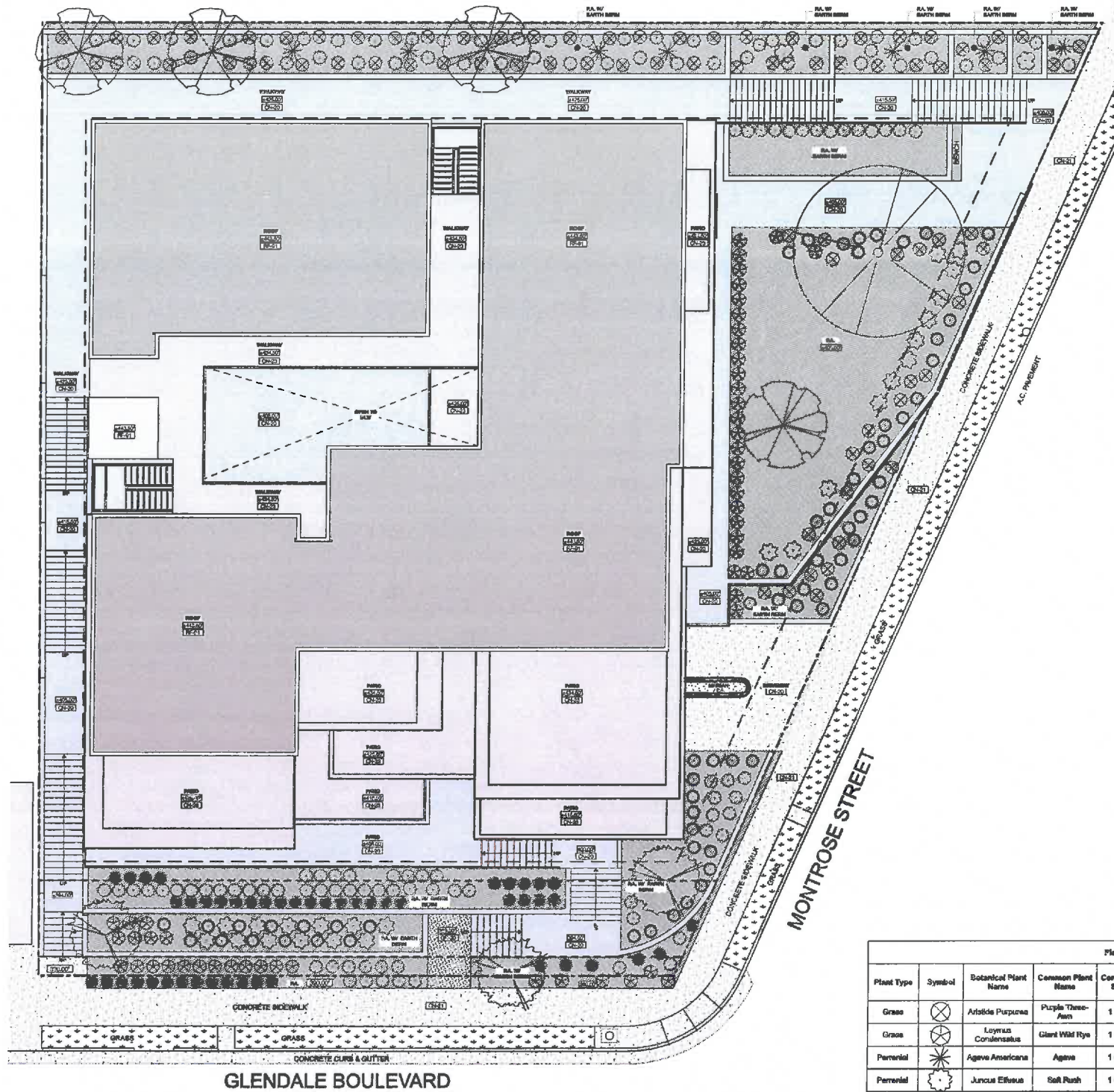
- 0101 CONCRETE TO BE 4" MIN. THICK WITH 1/2" MIN. MAX. SPACING. SEE DETAIL 0101 TO MAX.
- 0102 CONCRETE TO BE 4" MIN. THICK WITH 1/2" MIN. MAX. SPACING. SEE DETAIL 0102 TO MAX.
- 0103 CONCRETE TO BE 4" MIN. THICK WITH 1/2" MIN. MAX. SPACING. SEE DETAIL 0103 TO MAX.
- 0104 CONCRETE TO BE 4" MIN. THICK WITH 1/2" MIN. MAX. SPACING. SEE DETAIL 0104 TO MAX.
- 0105 CONCRETE TO BE 4" MIN. THICK WITH 1/2" MIN. MAX. SPACING. SEE DETAIL 0105 TO MAX.

LEGEND

- 0101 CONCRETE TO BE 4" MIN. THICK WITH 1/2" MIN. MAX. SPACING. SEE DETAIL 0101 TO MAX.
- 0102 CONCRETE TO BE 4" MIN. THICK WITH 1/2" MIN. MAX. SPACING. SEE DETAIL 0102 TO MAX.
- 0103 CONCRETE TO BE 4" MIN. THICK WITH 1/2" MIN. MAX. SPACING. SEE DETAIL 0103 TO MAX.
- 0104 CONCRETE TO BE 4" MIN. THICK WITH 1/2" MIN. MAX. SPACING. SEE DETAIL 0104 TO MAX.
- 0105 CONCRETE TO BE 4" MIN. THICK WITH 1/2" MIN. MAX. SPACING. SEE DETAIL 0105 TO MAX.

LEGEND

- 0101 CONCRETE TO BE 4" MIN. THICK WITH 1/2" MIN. MAX. SPACING. SEE DETAIL 0101 TO MAX.
- 0102 CONCRETE TO BE 4" MIN. THICK WITH 1/2" MIN. MAX. SPACING. SEE DETAIL 0102 TO MAX.
- 0103 CONCRETE TO BE 4" MIN. THICK WITH 1/2" MIN. MAX. SPACING. SEE DETAIL 0103 TO MAX.
- 0104 CONCRETE TO BE 4" MIN. THICK WITH 1/2" MIN. MAX. SPACING. SEE DETAIL 0104 TO MAX.
- 0105 CONCRETE TO BE 4" MIN. THICK WITH 1/2" MIN. MAX. SPACING. SEE DETAIL 0105 TO MAX.



LANDSCAPE NOTES

1. A MINIMUM OF 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS, WHERE MULCH IS CONTRAINDICATED.
2. TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS.
3. NO TURF PERMITTED IN NON-RESIDENTIAL AREAS.
4. AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM. THE IRRIGATION CONTROLLER SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY SOURCE IS INTERRUPTED.
5. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
6. MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
7. AREAS LESS THAN 10-FOOT IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.
8. FOR NON-RESIDENTIAL PROJECTS WITH LANDSCAPE AREAS OF 1,000 SF OR MORE, PRIVATE SUBMETERS TO MEASURE LANDSCAPE WATER USE SHALL BE INSTALLED.
9. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICATION MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
10. UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SF OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

TREE PROTECTION ZONE GUIDELINES

1. EXISTING TREE IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION WITH CONSTRUCTION FENCING OR OTHER APPROVED MEASURES. THE TREE PROTECTION ZONE SHALL BE MAINTAINED AND IRRIGATED THROUGHOUT THE PROJECT.
2. NO DEBRIS, SOIL, OR OTHER MATERIALS SHALL BE PLACED OR DEPOSITED WITHIN THE TREE PROTECTION ZONE OR AROUND OR ON TREES LOCATED WITHIN THE PUBLIC RIGHT OF WAY.
3. TREES GROWING IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED AT ALL TIMES FROM CONSTRUCTION TRAFFIC AND VEHICULAR INGRESS / EGRESS TO THE PROPERTY BY PLACING TRENCH PLATES OF PLYWOOD TO PREVENT SOIL COMPACTION.
4. NO TRIMMING OF TREES LOCATED IN THE PUBLIC RIGHT OF WAY SHALL BE PERMITTED. NO TRIMMING OF TREE ROOTS SHALL BE PERMITTED. IF ANY CONFLICT EXISTS BETWEEN CONSTRUCTION AND EXISTING CITY TREE, THE CONTRACTOR WILL CONTACT CITY'S FACILITY AND FILES SERVICES DIVISION AT 323.548.5539.

IRRIGATION NOTES

1. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1.

| Plant Legend | | | | | | | | | | |
|--------------|--------|------------------------|--------------------|----------------|---------------------------|----------------------------|-------------------------------------|------------------|--------------|--|
| Plant Type | Symbol | Botanical Plant Name | Common Plant Name | Container Size | Height and Width (Mature) | Height and Width (Planted) | Water Use Classification of Species | Drought Tolerant | Native Plant | |
| Grass | | Aristida Purpurea | Purple Three-Pan | 1 Gal. | 2' x 2' | 1' x 1' | Very Low | Yes | Yes | |
| Grass | | Leymus Condensatus | Giant Wild Ry | 1 Gal. | 2' x 2' | 2' x 2' | Low | Yes | Yes | |
| Perennial | | Agave Americana | Agave | 1 Gal. | 3' x 3' | 2' x 2' | Very Low | Yes | No | |
| Perennial | | Juncus Effusus | Soft Rush | 1 Gal. | 4' x 4' | 2' x 2' | Moderate | Yes | Yes | |
| Perennial | | Lomandra Confertifolia | Mat Rush | 1 Gal. | 2' x 2' | 1' x 1' | Low | Yes | No | |
| Shrub | | Ceanothus | Dark Star | 1 Gal. | 6' x 6' | 4' x 4' | Low | Yes | Yes | |
| Shrub/Tree | | Acacia Cognata | Narrow Leaf Wattle | 1 Gal. | 3' x 6' | 2' x 4' | Moderate | Yes | No | |
| Shrub/Tree | | Bauhinia Racemosa | Ponytail Palm | 1 Gal. | 8' x 5' | 6' x 3' | Low | Yes | No | |
| Shrub/Tree | | Silene Sandegali | Brandywine Sage | 1 Gal. | 2' x 2' | 1' x 1' | Very Low | Yes | Yes | |
| Succulent | | Dasylium Borlandii | Desert Spiran | 1 Gal. | 6' x 4' | 4' x 3' | Very Low | Yes | No | |
| Tree | | Cercis Occidentalis | Western Redbud | 24" Box | 15' x 15' | 15' x 15' | Low | Yes | Yes | |
| Tree | | Quercus Lobata | Valley Oak | 5 Gal. | 20' x 18' | 15' x 15' | Moderate | Yes | Yes | |
| none | | Cercis Occidentalis | Western Redbud | 24" Box | 15' x 15' | 15' x 15' | Low | Yes | Yes | |



AGAVE AMERICANA



JUNCUS EFFUSUS



CERCIS OCCIDENTALIS



ARISTIDA PURPUREA



LEYMUS CONDENSATUS



LOMANDRA CONFERTIFOLIA



CEANOTHUS



BAUHINIA RACEMOSA



ACACIA COGNATA



SILENE SANDEGALI

GLENDALE residence
929 Glendale Blvd. Los Angeles California 90026 USA



bittoni architects

2129 Corso Ave.
Los Angeles, CA 90025
Tel: (310) 641-0857

This document has been prepared by Bittoni Architects, which is not responsible for the design. It is not to be used for any other purpose without the written consent of Bittoni Architects.

ISSUE DATE:

08.10.00 REVISED

01
02
03
04
05
06
07
08
09
10
11
12

project: 4P11

scale:

L-1

Revised Oct. 01/01

GENERAL NOTES

1

GENERAL KEYNOTES

- 0101 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 0101.10
- 0102 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 0101.10
- 0103 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 0101.10
- 0104 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 0101.10
- 0105 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 0101.10

FINISH LEGEND

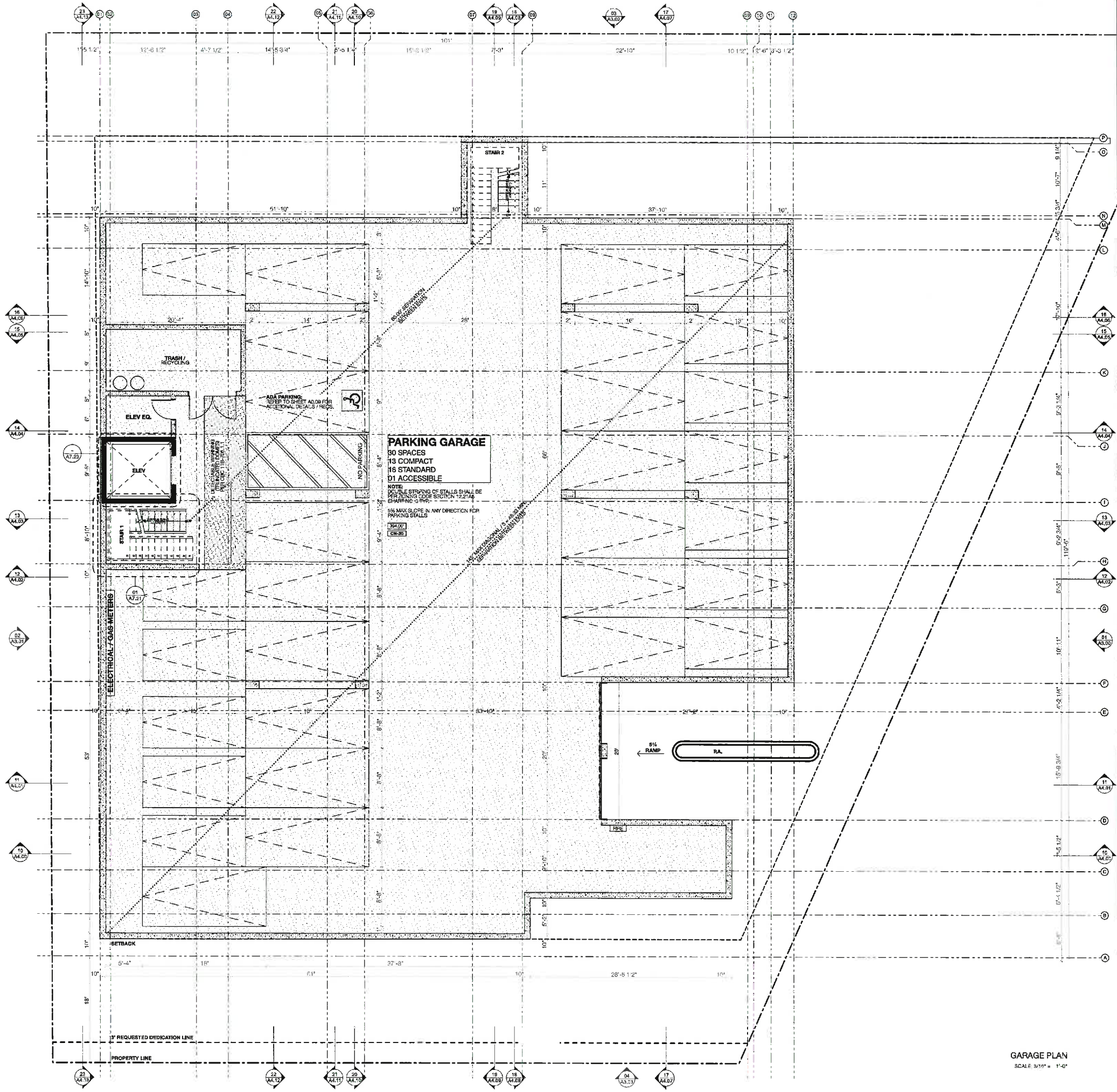
- 0101 CONCRETE MASONRY UNIT
- 0102 UNCOLORED CONCRETE W/ SMOOTH FIN
- 0103 UNCOLORED CONCRETE W/ SMOOTH FIN
- 0104 CONCRETE BRICKWORK
- 0105 LIGHTWEIGHT CONCRETE TOPPING & SLOPED INTO CURB
- 0106 ASPHALT
- 0107 TEMPERED GLASS WINDOW ENCLOSURE
- 0108 METAL W/ POLYMER COATED FINISH
- 0109 METAL SCREEN FOR GREEN WALL
- 0110 CORRUGATED METAL VERTICAL CLUTTER
- 0111 SAND FILL/PLASTER W/ INTERIOR COLOR/TEXTURE
- 0112 P-200 GLASS WHITE
- 0113 COLORED GRASS. OVER COLORED RAIL
- 0114 ELECTRIC QUARTZ COUNTERTOP
- 0115 10000 GREEN VERTICAL GLASS/WHITE PANELING
- 0116 10000 GREEN VERTICAL GLASS/WHITE PANELING
- 0117 10000 GREEN VERTICAL GLASS/WHITE PANELING
- 0118 10000 GREEN VERTICAL GLASS/WHITE PANELING
- 0119 10000 GREEN VERTICAL GLASS/WHITE PANELING
- 0120 10000 GREEN VERTICAL GLASS/WHITE PANELING

LEGEND

- 0101 GENERAL KEYNOTE (1-16 SHEET)
- 0102 GREEN BUILDING KEYNOTE (1-16 SHEET)
- 0103 PROPERTY LINE
- 0104 SETBACK LINE
- 0105 GRIDLINE
- 0106 WALL TYPE PER 47.20
- 0107 SLOPE
- 0108 FLOOR ELEVATIONS
- 0109 MAX. ELEVATION TRANSITION
- 0110 AREA DRAIN
- 0111 TOP OF WALL ELEVATION

- 0101 PLANTED AREA W/ DECOMPOSED GRANITE
- 0102 SOLAR INVERTER & METER LOCATION
- 0103 WATER HEATER LOCATION
- 0104 MAIN SERVICE DISC. PANEL
- 0105 W/ MAIN BUSBAR RATING OF 200 AMPS
- 0106 IRRIGATION CONTROLLER
- 0107 RAIN SENSOR DEVICE SEE
- 0108 FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
- 0109 ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 710
- 0110 TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 710 AND 711
- 0111 DIMENSION TO FINISH FACE OF WALLS / SURFACES
- 0112 DIMENSION TO FRAMING FACE OF STUD

GENERAL NOTES



FINISH LEGEND

- CS-10 CONCRETE MASONRY UNIT
- CS-11 UNCOLORED CONCRETE W/ SMOOTH FIN.
- CS-12 UNCOLORED CONCRETE W/ SMOOTH FIN.
- CS-13 CONCRETE SIDEWALK
- CS-14 LIGHTWEIGHT CONCRETE TOPPING @ ELEVATED AUTO
- CS-15 GYPSUM BOARD
- CS-16 TEMPERED GLASS SHOWER ENCLOSURE
- CS-17 METAL W/ FORMER CONTOUR FINISH
- CS-18 METAL SCREEN FOR GREEN WALL
- CS-19 CORRUGATED METAL SCREEN VERTICAL CLIP BED
- CS-20 BRUSH FINISH PLASTER W/ INTERNAL COLOR "MELB" OR
- CS-21 P-100 GLAZER WHITE
- CS-22 ORANGE GRAY OVER COMPACTED FILL
- CS-23 SILICONE QUARTZ COUNTERTOP
- CS-24 WOOD GRAY VERTICAL COMPOSITE PANELING
- CS-25 6" WIDE PLANK FRENCH WHITE OAK WOOD FLOORING
- CS-26 WHITE OAK VERTICAL GRAY WOOD KENNEY
- CS-27 SARNAPL ROOF MEMBRANE WHITE, SEE A7.00

GENERAL KEYNOTES

- GN-01 GUARANTEE TO BE 4" MAX HEIGHT WITH 3" 18" 6" MAX.
- GN-02 GUARANTEE TO BE 4" MAX HEIGHT WITH 3" 18" 6" MAX.
- GN-03 GUARANTEE TO BE 4" MAX HEIGHT WITH 3" 18" 6" MAX.
- GN-04 GUARANTEE TO BE 4" MAX HEIGHT WITH 3" 18" 6" MAX.
- GN-05 GUARANTEE TO BE 4" MAX HEIGHT WITH 3" 18" 6" MAX.

LEGEND

- GN-01 GENERAL KEYNOTE (THIS SHEET)
- GN-02 GREEN BUILDING KEYNOTE (THIS SHEET)
- GN-03 PROPERTY LINE
- GN-04 SETBACK LINE
- GN-05 GROUNDLINE
- GN-06 WALL TYPE PER A7.00
- GN-07 SLOPE TO DRAIN
- GN-08 FLOOR ELEVATIONS
- GN-09 MAX ELEVATION TRANSITION
- GN-10 AREA DRAIN
- GN-11 CEILING MOUNTED SMOKE DETECTOR
- GN-12 CEILING MOUNTED CARBON MONOXIDE DET.
- GN-13 EXHAUST FAN ENERGY STAR & QUALITY
- GN-14 EXHAUST FAN ENERGY STAR & QUALITY
- GN-15 WATER HEATER LOCATION
- GN-16 PLANTED AREA W/ DECOMPOSED GRANITE
- GN-17 ONE-HOUR FIRE-RESISTANCE PARTITION IN ACCORDANCE WITH
- GN-18 TWO-HOUR FIRE-RESISTANCE PARTITION IN ACCORDANCE WITH
- GN-19 DIMENSION TO FINISH FACE OF WALLS / PARTITIONS
- GN-20 DIMENSION TO FINISH FACE OF WALLS / PARTITIONS

GLENDALE residence
325 Glendale Blvd. Los
Angeles California 90028 USA



bittori architects
2200 Center Ave.
Los Angeles, CA 90005
tel: 213.461.4667

This document has been created by Bittori Architects, and it is the property of Bittori Architects. It may not be reproduced, modified, or used for any other project without the written consent of Bittori Architects.

ISSUE SETS:
01.10 CDD REVISIONS

project: #Pin scale: as noted

A2.00

18 Printed On: 8/10/18



- | | |
|--------|-----------------------------------|
| CS-10 | CONCRETE MASONRY UNIT |
| CS-11 | UNCOLORED CONCRETE W/ SMOOTH FIN. |
| CS-12 | UNCOLORED CONCRETE W/ SMOOTH FIN. |
| CS-13 | CONCRETE SIDEWALK |
| CS-14 | CONCRETE SIDEWALK |
| CS-15 | CONCRETE SIDEWALK |
| CS-16 | CONCRETE SIDEWALK |
| CS-17 | CONCRETE SIDEWALK |
| CS-18 | CONCRETE SIDEWALK |
| CS-19 | CONCRETE SIDEWALK |
| CS-20 | CONCRETE SIDEWALK |
| CS-21 | CONCRETE SIDEWALK |
| CS-22 | CONCRETE SIDEWALK |
| CS-23 | CONCRETE SIDEWALK |
| CS-24 | CONCRETE SIDEWALK |
| CS-25 | CONCRETE SIDEWALK |
| CS-26 | CONCRETE SIDEWALK |
| CS-27 | CONCRETE SIDEWALK |
| CS-28 | CONCRETE SIDEWALK |
| CS-29 | CONCRETE SIDEWALK |
| CS-30 | CONCRETE SIDEWALK |
| CS-31 | CONCRETE SIDEWALK |
| CS-32 | CONCRETE SIDEWALK |
| CS-33 | CONCRETE SIDEWALK |
| CS-34 | CONCRETE SIDEWALK |
| CS-35 | CONCRETE SIDEWALK |
| CS-36 | CONCRETE SIDEWALK |
| CS-37 | CONCRETE SIDEWALK |
| CS-38 | CONCRETE SIDEWALK |
| CS-39 | CONCRETE SIDEWALK |
| CS-40 | CONCRETE SIDEWALK |
| CS-41 | CONCRETE SIDEWALK |
| CS-42 | CONCRETE SIDEWALK |
| CS-43 | CONCRETE SIDEWALK |
| CS-44 | CONCRETE SIDEWALK |
| CS-45 | CONCRETE SIDEWALK |
| CS-46 | CONCRETE SIDEWALK |
| CS-47 | CONCRETE SIDEWALK |
| CS-48 | CONCRETE SIDEWALK |
| CS-49 | CONCRETE SIDEWALK |
| CS-50 | CONCRETE SIDEWALK |
| CS-51 | CONCRETE SIDEWALK |
| CS-52 | CONCRETE SIDEWALK |
| CS-53 | CONCRETE SIDEWALK |
| CS-54 | CONCRETE SIDEWALK |
| CS-55 | CONCRETE SIDEWALK |
| CS-56 | CONCRETE SIDEWALK |
| CS-57 | CONCRETE SIDEWALK |
| CS-58 | CONCRETE SIDEWALK |
| CS-59 | CONCRETE SIDEWALK |
| CS-60 | CONCRETE SIDEWALK |
| CS-61 | CONCRETE SIDEWALK |
| CS-62 | CONCRETE SIDEWALK |
| CS-63 | CONCRETE SIDEWALK |
| CS-64 | CONCRETE SIDEWALK |
| CS-65 | CONCRETE SIDEWALK |
| CS-66 | CONCRETE SIDEWALK |
| CS-67 | CONCRETE SIDEWALK |
| CS-68 | CONCRETE SIDEWALK |
| CS-69 | CONCRETE SIDEWALK |
| CS-70 | CONCRETE SIDEWALK |
| CS-71 | CONCRETE SIDEWALK |
| CS-72 | CONCRETE SIDEWALK |
| CS-73 | CONCRETE SIDEWALK |
| CS-74 | CONCRETE SIDEWALK |
| CS-75 | CONCRETE SIDEWALK |
| CS-76 | CONCRETE SIDEWALK |
| CS-77 | CONCRETE SIDEWALK |
| CS-78 | CONCRETE SIDEWALK |
| CS-79 | CONCRETE SIDEWALK |
| CS-80 | CONCRETE SIDEWALK |
| CS-81 | CONCRETE SIDEWALK |
| CS-82 | CONCRETE SIDEWALK |
| CS-83 | CONCRETE SIDEWALK |
| CS-84 | CONCRETE SIDEWALK |
| CS-85 | CONCRETE SIDEWALK |
| CS-86 | CONCRETE SIDEWALK |
| CS-87 | CONCRETE SIDEWALK |
| CS-88 | CONCRETE SIDEWALK |
| CS-89 | CONCRETE SIDEWALK |
| CS-90 | CONCRETE SIDEWALK |
| CS-91 | CONCRETE SIDEWALK |
| CS-92 | CONCRETE SIDEWALK |
| CS-93 | CONCRETE SIDEWALK |
| CS-94 | CONCRETE SIDEWALK |
| CS-95 | CONCRETE SIDEWALK |
| CS-96 | CONCRETE SIDEWALK |
| CS-97 | CONCRETE SIDEWALK |
| CS-98 | CONCRETE SIDEWALK |
| CS-99 | CONCRETE SIDEWALK |
| CS-100 | CONCRETE SIDEWALK |

GENERAL KEYNOTES

- GND1 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 8 15/16" MAX.
 OPENING SIZE. SEE DETAIL 01A7.10
 GND2 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 8 15/16" MAX.
 OPENING SIZE. SEE DETAIL 01A7.10
 GND3 •
 GND4 •
 GND5 •

LEGEND

-
- Architectural drawing of a wall section. The drawing shows a cross-section of a wall with various components labeled with callouts. The components include:
- CEILING KEYSTONE (11x5 5/8" SET)**: A rectangular block at the top of the wall.
 - CEILING BUILDING KEYSTONE (11x5 SHEET)**: A rectangular block below the ceiling keystone.
 - PROPERTY LINE**: A horizontal line below the keystone.
 - SETBACK LINE**: A horizontal line below the property line.
 - GRIDLINE**: A horizontal line below the setback line.
 - WALL TYPE PER AT.03**: A vertical line segment.
 - SLOPE TO DRAIN**: A horizontal line segment.
 - FLOOR ELEVATIONS**: A horizontal line segment.
 - MAX. ELEVATION TRANSITION**: A horizontal line segment.
 - AREA DRAIN**: A horizontal line segment.
 - CEILING MOUNTED SMOKE DETECTOR**: A circular symbol with a crosshair.
 - CEILING MOUNTED CARBON MONOXIDE DET.**: A circular symbol with a crosshair.
 - EMERGENCY EXIT ENERGY STAR & DUCTED TO TERMINATE TO OUTSIDE OF BLDG.**: A horizontal line segment.
 - WATER HEATER LOCATION**: A horizontal line segment.
 - PLANTED AREA W/ DECOMPOSED GRANITE**: A horizontal line segment.
 - ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 701.2**: A horizontal line segment.
 - TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 701.2 AND 711.1**: A horizontal line segment.
 - DIMENSION TO FINISH FACE OF WALLS & SURFACES**: A horizontal line segment.
 - DIMENSION TO FINISH FACE OF B.L.D.**: A horizontal line segment.

GLENDALE residence
928 Glendale Blvd, Los
Angeles California 90028 USA



bittoni architects
2120 Colton Ave.
Los Angeles, CA 90025
t: 310.462.0887

This document has been classified **Unclassified**, which means it is copyright to this document. It may not be reproduced and must be destroyed, reclassified or used by any person for any purpose without the express written consent of British Antarctic Survey.

issue sets:
☐ 08.10 CDO REVISIONS

○
○
○

○
○

○
○

○
○
○

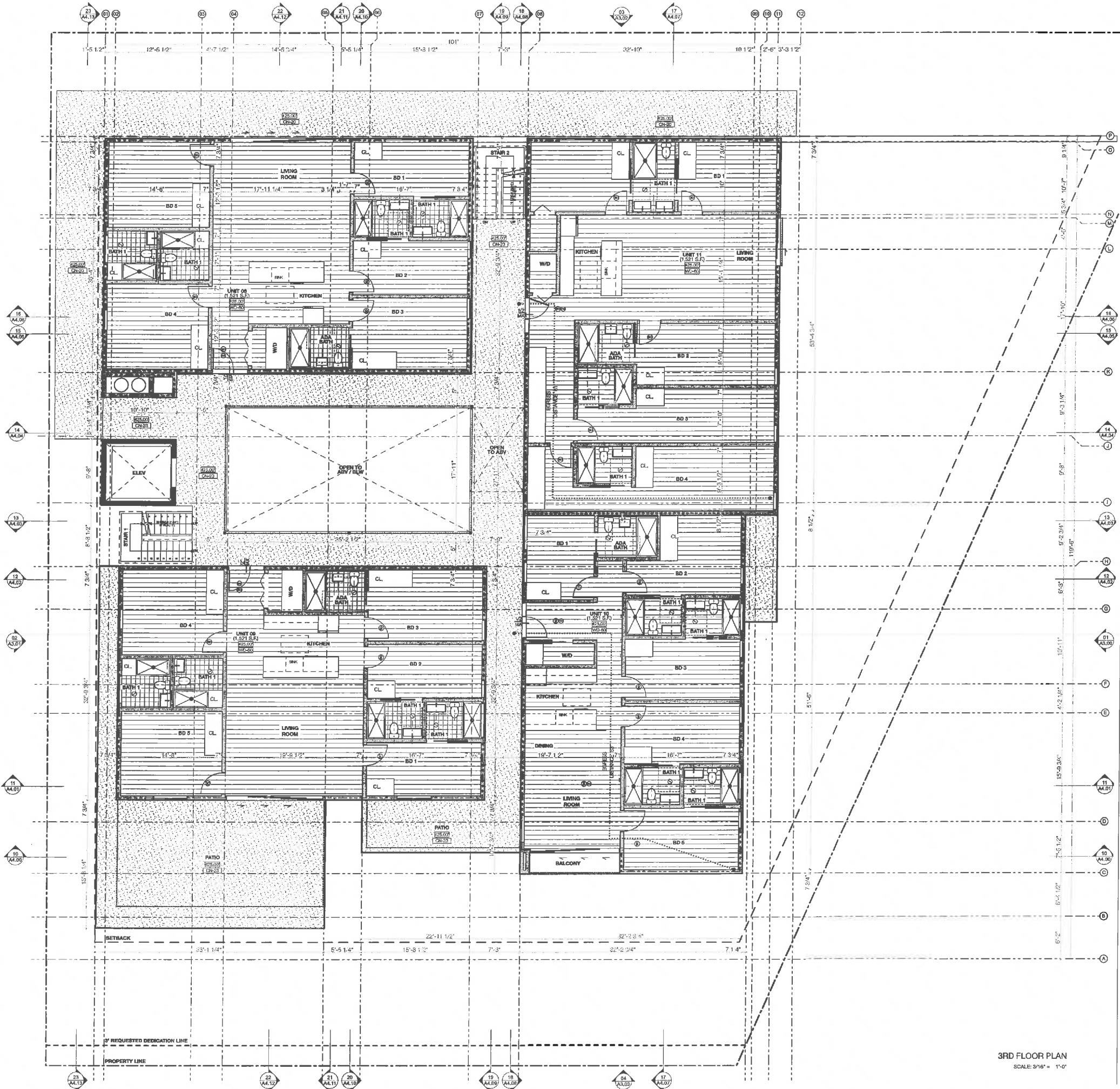
00

project: 4Pin

A2.01

3 Plotted On: 8/10/18

GENERAL NOTES



FINISH LEGEND

- CONCRETE MASONRY UNIT
- UNCOLORED CONCRETE W/ SMOOTH FIN.
- UNCOLORED CONCRETE W/ SMOOTH FIN.
- CONCRETE SRAWALK
- LIGHTWEIGHT CONCRETE TOPPING @ ELEVATED FLOOR
- CORUSUM BOARD
- TEMPERED GLASS SHOWER ENCLOSURE
- METAL W/ POWDER COATED FINISH
- METAL SCREEN FOR GREEN WALL
- CORRUGATED METAL SIDING, VERTICAL, CLIP TED
- SPRINK FINISH PLASTER W/ INTEGRAL COLOR, "MEXLEY"
- PATCO GLAZER WHITE
- GLAZED CERAMIC OVER COMPACTED FILL
- SILESTONE QUARTZ COUNTERTOP
- WOOD GRAY VERTICAL COMPOSITE PANELING
- 6" WIDE PLANK FRENCH WHITE OAK WOOD FLOORING
- WHITE OAK VERTICAL GRAY WOOD VENEER
- SUPPLY ROOF MEMBRANE, WHITE, SEE (A7.30)

GENERAL KEYNOTES

- GNK1 GUARDRAIL TO BE 42" MIN HEIGHT WITH 3 1/2" MAX. OPENING SIZE, SEE DETAIL 01A7.10
- GNK2 GUARDRAIL TO BE 42" MIN HEIGHT WITH 3 1/2" MAX. OPENING SIZE, SEE DETAIL 01A7.10
- GNK3
- GNK4
- GNK5

LEGEND

- GENERAL KEYNOTE (THIS SHEET)
- GREEN BUILDING KEYNOTE (THIS SHEET)
- PROPERTY LINE
- SETBACK LINE
- GRADELINE
- WALL TYPE PER A7.00
- SLOPE TO DRAIN
- FLOOR ELEVATIONS
- MAX. ELEVATION TRANSITION
- AREA DRAIN
- CEILING MOUNTED SMOKE DETECTOR
- CEILING MOUNTED CARBON MONOXIDE DET.
- EXHAUST FAN, ENERGY STAR & DUCTED TO TERMINATE TO OUTSIDE OF BLDG.
- WATER HEATER LOCATION
- PLANTED AREA W/ DECOMPOSED GRANITE
- ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 706.3
- TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711. DIMENSION TO FINISH FACE OF WALLS / SURFACES
- UNION TO FINISH FACE OF STUD

GLENDALE residence
929 Glendale Blvd., Los Angeles California 90028 USA



bittoni architects
2125 Corner Ave.
Los Angeles, CA 90005
tel: 310 941-8857

ISSUED NOTES:
○ 01.10 COO REVISIONS

project: #Pin scale: as noted

A2.03

Printed On: 8/10/18

3RD FLOOR PLAN
SCALE: 3/16" = 1'-0"



GENERAL NOTES

FINISH LEGEND

- CONCRETE MASONRY UNIT
- UNCOLORED CONCRETE W/ SMOOTH FIN.
- UNCOLORED CONCRETE W/ SMOOTH FIN.
- CONCRETE SIDEWALK
- LIGHTWEIGHT CONCRETE TOPPING @ 4" FINISHED PAVED
- GYPSUM BOARD
- TEMPERED GLASS SHOWER ENCLOSURE
- METAL W/ POWDER COATED FINISH
- METAL SIDING ON GREEN WALL
- CORRUGATED METAL SIDING, VERTICAL, CLR TRD
- SAND FINISH PLASTER W/ INTEGRAL COLOR "MARBLE"
- PH-100 GLAZER WHITE
- GRANITE GRAY OVER COMPACTED FILL
- SLABSTONE QUARTZ COUNTERTOP
- WOOD GRAY HORIZONTAL COMPOSITE PANELING
- 8" WIDE PLANK FRENCH WHITE OAK WOOD FLOORING
- WHITE OAK VERTICAL GRAY WOOD VENEER
- SPRINKLER ROOF MEMBRANE, WHITE, SEE A7-2-13

GENERAL KEYNOTES

- GW01 GUARDRAIL TO BE 42" MIN HEIGHT WITH 3 1/2" MAX OPENING SIZE, SEE DETAIL DWG. 10
- GW02 GUARDRAIL TO BE 42" MIN HEIGHT WITH 3 1/2" MAX OPENING SIZE, SEE DETAIL DWG. 10
- GW03
- GW04
- GW05

LEGEND

- GENERAL KEYNOTE (THIS SHEET)
- GREEN BUILDING KEYNOTE (THIS SHEET)
- PROPERTY LINE
- SETBACK LINE
- CHORDLINE
- WALL TYPE PER A1-20
- SLOPE TO DRAIN
- FLOOR ELEVATIONS
- MAX. ELEVATION TRANSITION
- AREA DRAIN
- CEILING MOUNTED SMOKE DETECTOR
- CEILING MOUNTED CARBON MONOXIDE DET.
- EXHAUST FAN, ENERGY STAR & DUCTED TO TERMINATE TO OUTSIDE OF BLDG.
- WATER HEATER LOCATION
- P.A. PLANTED AREA W/ DECOMPOSED GRANITE ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 706.3
- TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711
- DIMENSION TO FINISH FACE OF WALLS / SURFACES
- DIMENSION TO FINISH FACE OF STUDY

GLENDALE residence
929 Glendale Blvd, Los Angeles California 90026 USA



bittoni architects
2125 Corner Ave
Los Angeles, CA 90005
tel. 310.841.8887

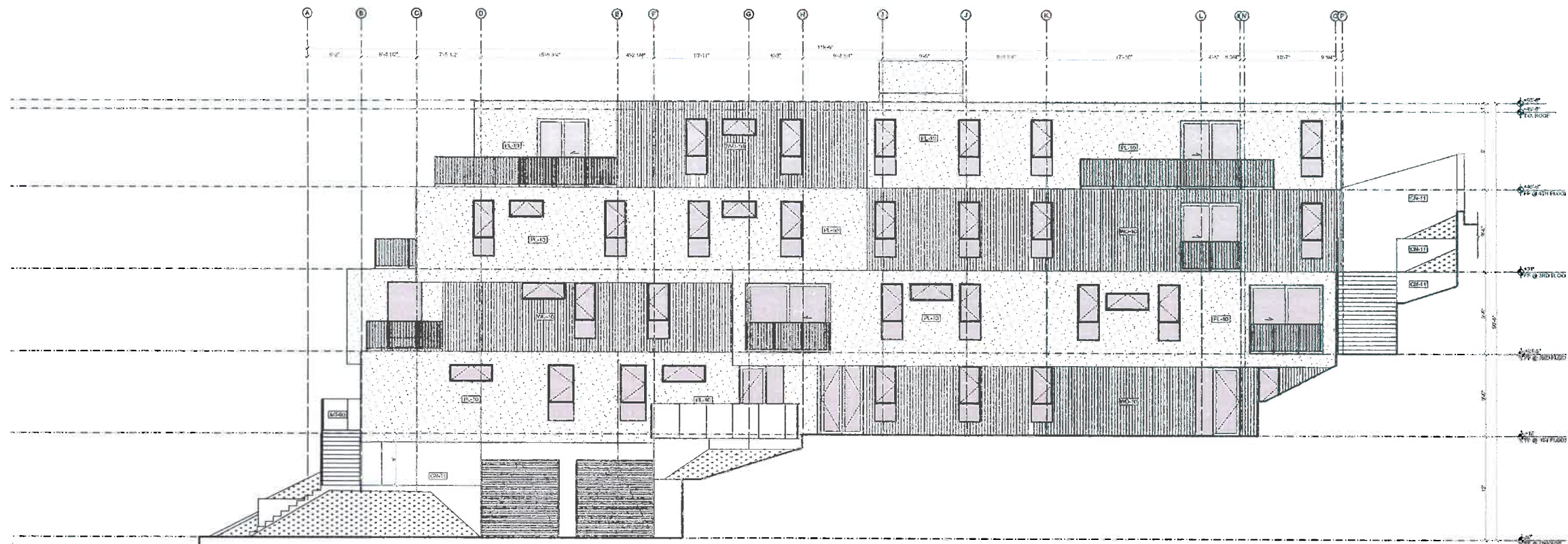
ISSUED DATE:
08.10 CDD REVISIONS

project: #Phn
scale: as noted

A2.05

Printed On: 9/10/18

ROOF DECK PLAN
SCALE: 3/16" = 1'-0"



01 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

GLENDAL residence
929 Glendale Blvd. Los
Angeles California 90028 USA



bittoni architects
2126 Corner Ave.
Los Angeles, CA 90005
tel: (310) 549-6297

This document has been created by Bittoni Architects, which is not a law firm and does not provide legal advice. It is intended for informational purposes only. It is not a contract and should not be relied upon for legal advice. For legal advice, please consult your attorney.

[illegible]

| | |
|---------------|-----------|
| project: #Pin | scale: |
| | estimated |

A3.00

Printed On: 9/10/18

NOTES

**NOT
CENTRAL**

IN COMPARISON TO BE AT MINIMUM 1200 HOURS WITH A
15 MINUTE OFFSHORE TIME

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

88 ADD SELF-ADHERING MOONBIT BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 2" EACH SIDE AT ALL WALLS, CRACKS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.

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

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

FINISH LEGEND

[illegible]

GENERAL KEYNOTES

| | |
|------|---|
| Q001 | GRAPHICAL TO BE 42" MAX. HEIGHT WITH 15/16" MAX. OPENING SIZE, SEE DETAIL (A) 07.10 |
| Q002 | GRAPHICAL TO BE 42" MAX. HEIGHT WITH 15/16" MAX. OPENING SIZE, SEE DETAIL (A) 07.10 |
| Q003 | |
| Q004 | |
| Q005 | |
| Q006 | |
| Q007 | |
| Q008 | |
| Q009 | |
| Q010 | |
| Q011 | |
| Q012 | |
| Q013 | |
| Q014 | |
| Q015 | |
| Q016 | |
| Q017 | |
| Q018 | |
| Q019 | |
| Q020 | |
| Q021 | |
| Q022 | |
| Q023 | |
| Q024 | |
| Q025 | |
| Q026 | |
| Q027 | |
| Q028 | |
| Q029 | |
| Q030 | |
| Q031 | |
| Q032 | |
| Q033 | |
| Q034 | |
| Q035 | |
| Q036 | |
| Q037 | |
| Q038 | |
| Q039 | |
| Q040 | |
| Q041 | |
| Q042 | |
| Q043 | |
| Q044 | |
| Q045 | |
| Q046 | |
| Q047 | |
| Q048 | |
| Q049 | |
| Q050 | |
| Q051 | |
| Q052 | |
| Q053 | |
| Q054 | |
| Q055 | |
| Q056 | |
| Q057 | |
| Q058 | |
| Q059 | |
| Q060 | |
| Q061 | |
| Q062 | |
| Q063 | |
| Q064 | |
| Q065 | |
| Q066 | |
| Q067 | |
| Q068 | |
| Q069 | |
| Q070 | |
| Q071 | |
| Q072 | |
| Q073 | |
| Q074 | |
| Q075 | |
| Q076 | |
| Q077 | |
| Q078 | |
| Q079 | |
| Q080 | |
| Q081 | |
| Q082 | |
| Q083 | |
| Q084 | |
| Q085 | |
| Q086 | |
| Q087 | |
| Q088 | |
| Q089 | |
| Q090 | |
| Q091 | |
| Q092 | |
| Q093 | |
| Q094 | |
| Q095 | |
| Q096 | |
| Q097 | |
| Q098 | |
| Q099 | |
| Q100 | |

LEGEND

LEGEND

| | |
|------------|--|
| ---> DRAIN | GENERAL NOTE (P. 03-055) |
| <--- DRAIN | GREEN BUILDING MOVING (7/18/2007) |
| ----- | PROPERTY LINE |
| ----- | SETBACK LINE |
| ----- | CEMENT WALK |
| ----- | PROPOSED DRIVE |
| ----- | NO DRIVE |
| ----- | GREEN AND/OR REDUCED BUILDING SETBACK LINE |
| ----- | BACKLASH LINE WITH SETBACK 7 FT. |
| ----- | USING THE RATED GREEN BUILDING - LL 0311, 070, 02. |
| ----- | TRANSITION REDUCED BUILDING SETBACK LINE |
| ----- | BACKLASH LINE WITH SETBACK 7 FT. |

2

FLOOR TYPICAL 2

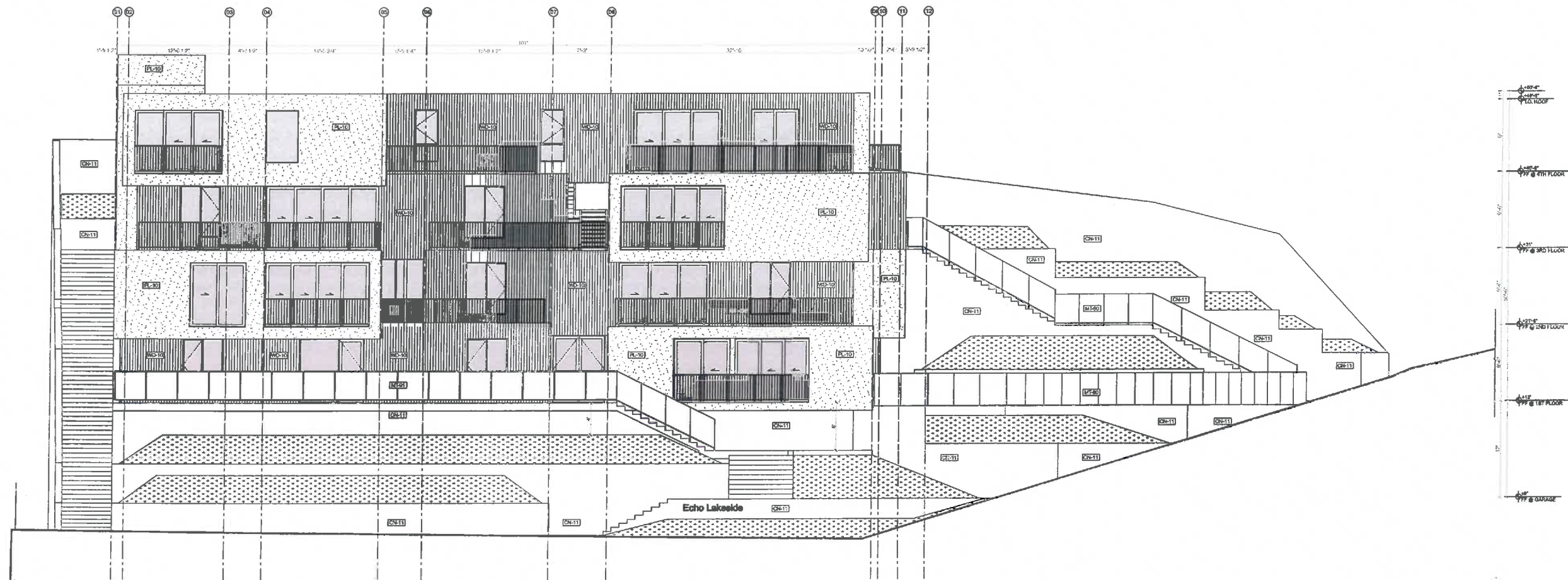
3

ELEVATION 200' 0" 0311

— **ELIZABETH C. GILBERT**, *Author*

TOTAL ROCK P - TOP OF WALL ELEVATION

5' DIMENSION TO FINISH FACE OF WALLS / SUBWAYS
5' DIMENSION TO FRAMING FACE OF STUDY



01 EAST ELEVATION
SCALE: 3/16" = 1'-0"

GLENDALE residences
929 Glendale Blvd. Los Angeles, California 90028 USA



bittoni architects
1100 Camp Ave.
Los Angeles, CA 90028
No. 019464007
We do not warrant the accuracy of the information contained herein, which is provided for informational purposes only. It is not intended to be used for any other purpose without the express written consent of bittoni architects.

ISSUE SHEET:
01.00 GDO REVISIONS
02.00
03.00
04.00
05.00
06.00
07.00
08.00
09.00
10.00
11.00
12.00
13.00
14.00
15.00
16.00
17.00
18.00
19.00
20.00
21.00
22.00
23.00
24.00
25.00
26.00
27.00
28.00
29.00
30.00
31.00
32.00
33.00
34.00
35.00
36.00
37.00
38.00
39.00
40.00
41.00
42.00
43.00
44.00
45.00
46.00
47.00
48.00
49.00
50.00
51.00
52.00
53.00
54.00
55.00
56.00
57.00
58.00
59.00
60.00
61.00
62.00
63.00
64.00
65.00
66.00
67.00
68.00
69.00
70.00
71.00
72.00
73.00
74.00
75.00
76.00
77.00
78.00
79.00
80.00
81.00
82.00
83.00
84.00
85.00
86.00
87.00
88.00
89.00
90.00
91.00
92.00
93.00
94.00
95.00
96.00
97.00
98.00
99.00
100.00

project: #Pin scale: as noted

A3.03
15.000 01.01.01

NOTES

- GENERAL
01. GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 1/2" MINIMUM OPENING SIZE.
02. CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.
03. ADD SELF-ADHERING MODIFIED BITUMEN (ASTM D618) SEAL OR EQUAL EXTENDING 3" EACH SIDE AT ALL WALLS, CORNERS, TOPS OF WALLS, COMPOUND RAFTERS, AND TRANSITION AREAS. ADD WATER DIVERTER IS COMPOUND RAFTERS.
04. GLAZING WITHIN 12" OF THE ADJACENT FLOOR FINISHING SURFACE SHALL BE FULLY TEMPERED.
05. PARAPETS, SATELLITE ANTENNAE, RAILS, SIGNAGE, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.
06. EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.

FINISH LEGEND

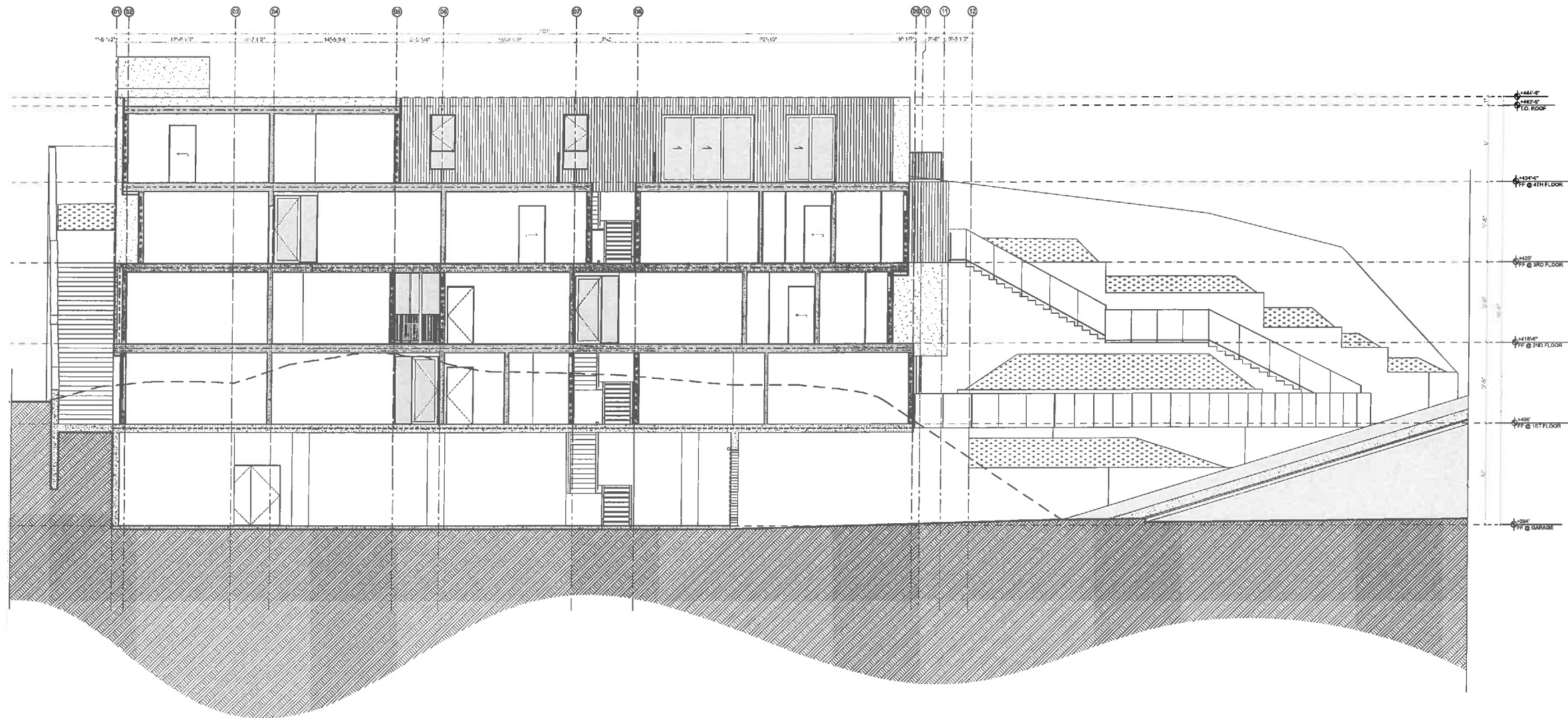
- 01.00 CONCRETE MASONRY UNIT
02.00 UNCOLORED CONCRETE W/ SMOOTH FIN.
03.00 UNCOLORED CONCRETE W/ SMOOTH FIN.
04.00 UNCOLORED CONCRETE TYPING & ELEVATED PHOTO
05.00 GYPSUM BOARD
06.00 TEMPERED GLASS SHOWER ENCLOSURE
07.00 METAL W/ POWDER COATED FINISH
08.00 METAL SCREEN FOR GREEN WALL
09.00 CORRUGATED METAL SIDING, VERTICAL, CLUTED
10.00 SAND FINISH PLASTER W/ INTERNAL COLOR: NEUTRAL
11.00 PAINT: GLAZED WHITE
12.00 CRUSHED GRAVEL OVER COMPACTED FILL
13.00 BLANCHED QUARTZ COUNTERTOP
14.00 WOOD GRAIN VERTICAL COMPOSITE PANELING
15.00 6" WIDE PLANK FRENCH WHITE OAK WOOD FLOORING
16.00 WHITE OAK VERTICAL GRAY WOOD VENEER
17.00 BARNWARE ROOF MEMBRANE, WHITE, SEE 17.02

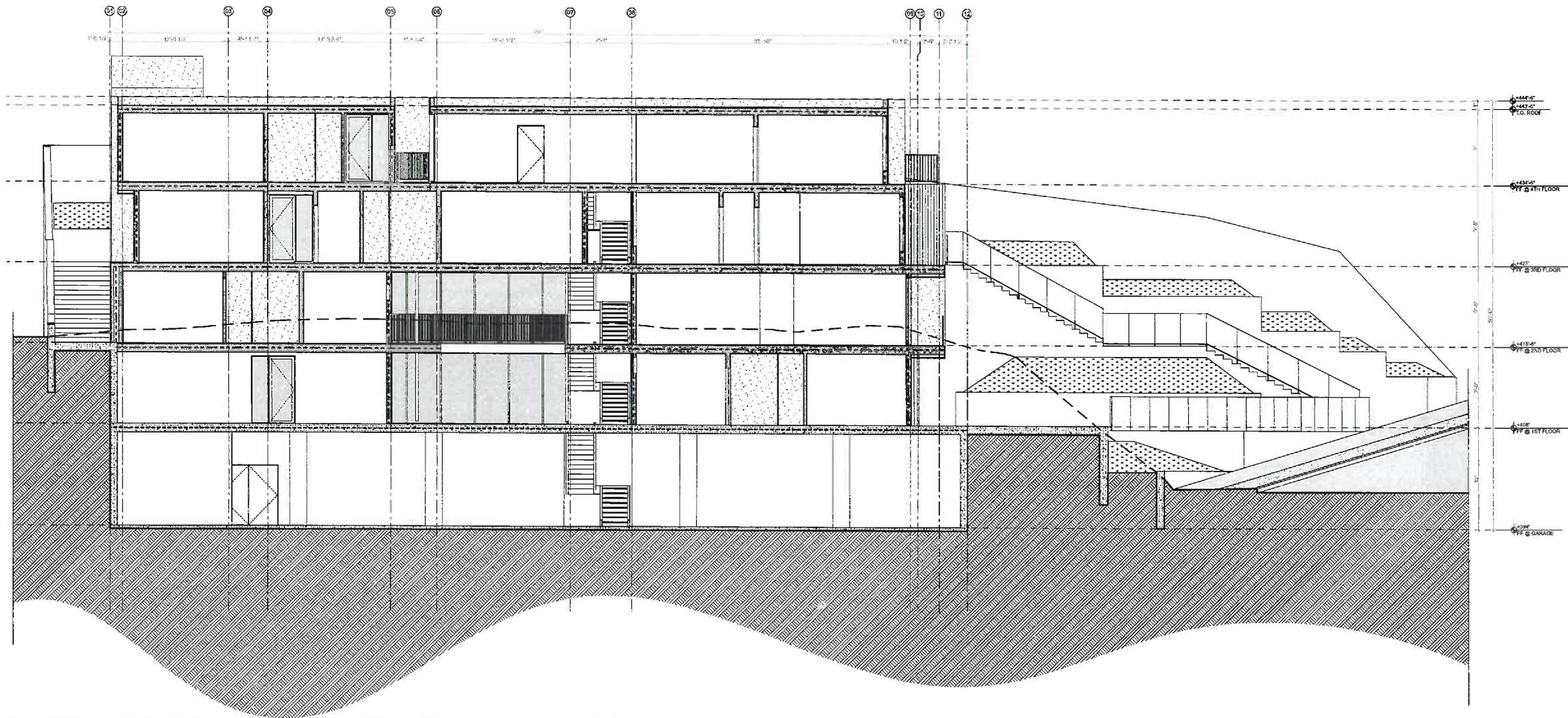
LEGEND

- 01.00 GENERAL KEYNOTE (THIS SHEET)
02.00 GREEN BUILDING KEYNOTE (THIS SHEET)
03.00 PROPERTY LINE
04.00 SETBACK LINE
05.00 CENTERLINE
06.00 PROPOSED GRADE
07.00 (B) GRADE
08.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
09.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
10.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
11.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
12.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
13.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
14.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
15.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
16.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
17.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
18.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
19.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
20.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
21.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
22.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
23.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
24.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
25.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
26.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
27.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
28.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
29.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
30.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
31.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
32.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
33.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
34.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
35.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
36.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
37.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
38.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
39.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
40.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
41.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
42.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
43.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
44.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
45.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
46.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
47.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
48.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
49.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
50.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
51.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
52.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
53.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
54.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
55.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
56.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
57.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
58.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
59.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
60.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
61.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
62.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
63.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
64.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
65.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
66.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
67.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
68.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
69.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
70.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
71.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
72.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
73.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
74.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
75.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
76.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
77.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
78.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
79.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
80.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
81.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
82.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
83.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
84.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
85.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
86.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
87.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
88.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
89.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
90.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
91.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
92.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
93.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
94.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
95.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
96.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
97.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
98.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
99.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION
100.00 DIMENSIONAL HORIZONTAL BUILDING SEPARATION

GENERAL KEYNOTES

- 01.00 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 1/2" MAX. OPENING SIZE. SEE DETAIL 01.01.10.
- 02.00 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 1/2" MAX. OPENING SIZE. SEE DETAIL 01.01.10.
- 03.00
- 04.00
- 05.00





12 BUILDING SECTION
SCALE: 3/16" = 1'-0"

GLENDALE residence
928 Glendale Blvd. Los Angeles, California 90028 USA



bittoni architects
2121 Central Ave. Los Angeles, CA 90005
Tel: 310.641.6887

Not a seal, not a trademark, intended for informational purposes only. This is not a seal, not a trademark, intended for informational purposes only. This is not a seal, not a trademark, intended for informational purposes only.

ISSUED 0013:
08.10.000 REVISIONS

project: #Pn scale: as noted

A4.02

18 Plotted On: 8/10/18

NOTES

GENERAL

- 01 GUARDRAILS TO BE 42" MAXIMUM HEIGHT WITH 3 1/2" MINIMUM OPENING SIZE.
- 02 CONFORM TO ALL CITY ORDINANCES TO REQUIRE BUILDING RESIDENTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED BLANKET OF SECURED BUILDING MASONRY. INFORM ARCHITECT OF ANY DISCREPANCIES.
- 03 ADD BUILDING RESIDENTS TO ALL CITY ORDINANCES TO REQUIRE BUILDING RESIDENTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED BLANKET OF SECURED BUILDING MASONRY. INFORM ARCHITECT OF ANY DISCREPANCIES.
- 04 GUARDRAILS WITHIN 18" OF THE ADJACENT FLOOR. GUARDRAILS SHALL BE FULLY TETHERED.
- 05 PARAPETS, SATELLITE ANTENNAE RULES. EXISTING ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.
- 06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.

FINISH LEGEND

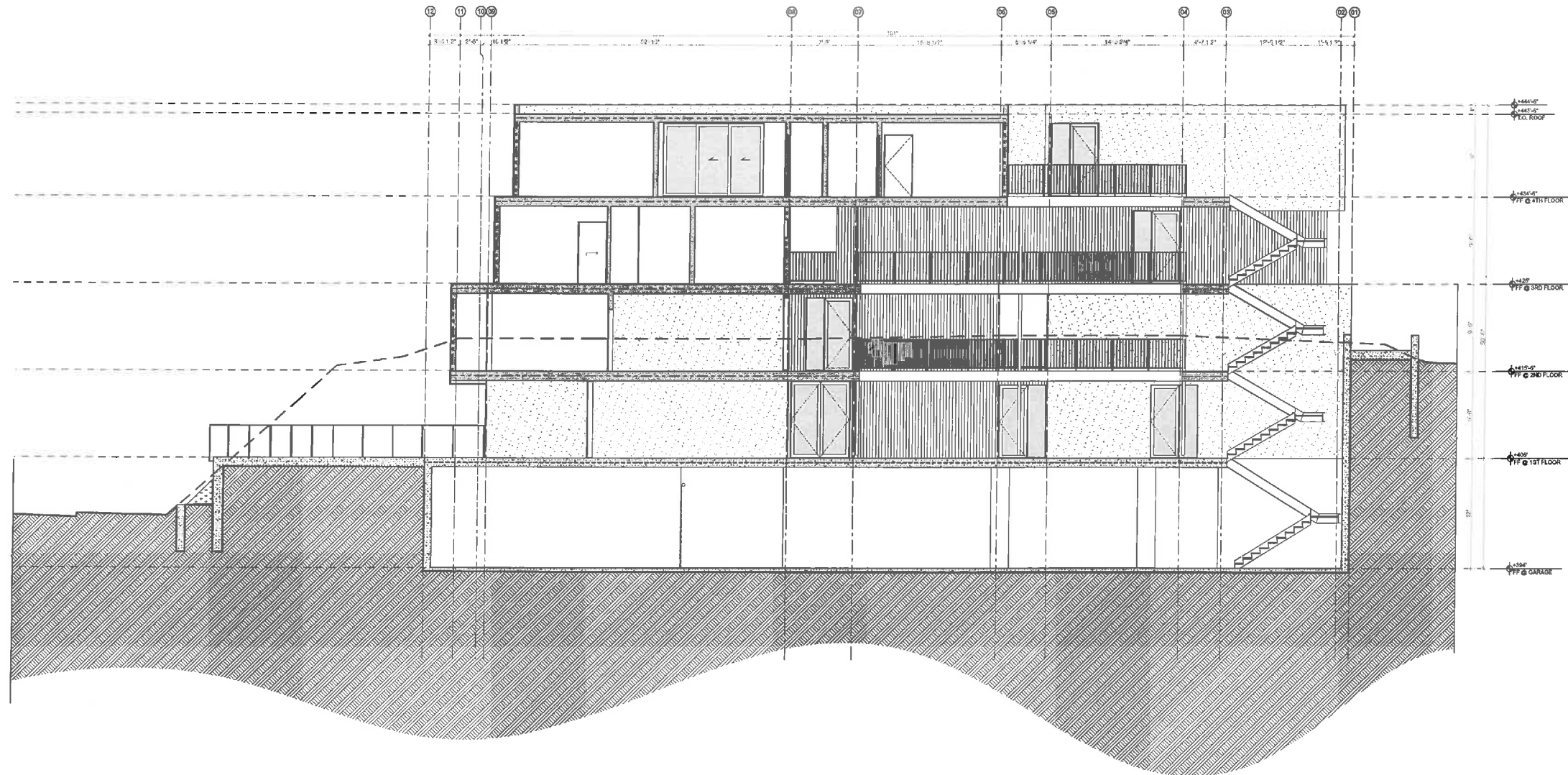
- 01-10 CONCRETE MASONRY UNIT
01-11 UNCOLORED CONCRETE W/ SMOOTH FIN.
01-12 UNCOLORED CONCRETE W/ SMOOTH FIN.
01-13 CONCRETE BRICKWORK
01-14 LIGHTWEIGHT CONCRETE TOPPING @ ELEVATED PARTS
01-15 DRYLUM BOARD
01-16 TEMPERED GLASS SHOWER ENCLOSURE
01-17 METAL W/ POWDER COATED FINISH
01-18 NEUTRAL GREEN FOR GREEN WALL
01-19 CORRUGATED METAL ROOFING, VERTICAL CURTID
01-20 SAND FINISH PLASTER W/ INTERNAL COLOR MIXTURE
01-21 PAINT (BLACK/WHITE)
01-22 CRUSHED GRAVEL OVER COMPACTED FILL
01-23 BRUSHED QUARTZ COUNTER TOP
01-24 WOOD BRUSH VERTICAL CONCRETE PANELING
01-25 8" WIDE PLANK FRENCH WHITE OAK WOOD FLOORING
01-26 WHITE OAK VERTICAL GRAY WOOD VENEER
01-27 SHINGLE ROOF MEMBRANE, WHITE, SFR (AT 25)

GENERAL KEYNOTES

- 01-1 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 1/2" MAX. OPENING SIZE. SEE DETAIL 01A/7.10
- 01-2 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 1/2" MAX. OPENING SIZE. SEE DETAIL 01A/7.10
- 01-3
01-4
01-5

LEGEND

- 01-10 CONCRETE MASONRY UNIT
01-11 UNCOLORED CONCRETE W/ SMOOTH FIN.
01-12 UNCOLORED CONCRETE W/ SMOOTH FIN.
01-13 CONCRETE BRICKWORK
01-14 LIGHTWEIGHT CONCRETE TOPPING @ ELEVATED PARTS
01-15 DRYLUM BOARD
01-16 TEMPERED GLASS SHOWER ENCLOSURE
01-17 METAL W/ POWDER COATED FINISH
01-18 NEUTRAL GREEN FOR GREEN WALL
01-19 CORRUGATED METAL ROOFING, VERTICAL CURTID
01-20 SAND FINISH PLASTER W/ INTERNAL COLOR MIXTURE
01-21 PAINT (BLACK/WHITE)
01-22 CRUSHED GRAVEL OVER COMPACTED FILL
01-23 BRUSHED QUARTZ COUNTER TOP
01-24 WOOD BRUSH VERTICAL CONCRETE PANELING
01-25 8" WIDE PLANK FRENCH WHITE OAK WOOD FLOORING
01-26 WHITE OAK VERTICAL GRAY WOOD VENEER
01-27 SHINGLE ROOF MEMBRANE, WHITE, SFR (AT 25)
- 01-10 CONCRETE MASONRY UNIT
01-11 UNCOLORED CONCRETE W/ SMOOTH FIN.
01-12 UNCOLORED CONCRETE W/ SMOOTH FIN.
01-13 CONCRETE BRICKWORK
01-14 LIGHTWEIGHT CONCRETE TOPPING @ ELEVATED PARTS
01-15 DRYLUM BOARD
01-16 TEMPERED GLASS SHOWER ENCLOSURE
01-17 METAL W/ POWDER COATED FINISH
01-18 NEUTRAL GREEN FOR GREEN WALL
01-19 CORRUGATED METAL ROOFING, VERTICAL CURTID
01-20 SAND FINISH PLASTER W/ INTERNAL COLOR MIXTURE
01-21 PAINT (BLACK/WHITE)
01-22 CRUSHED GRAVEL OVER COMPACTED FILL
01-23 BRUSHED QUARTZ COUNTER TOP
01-24 WOOD BRUSH VERTICAL CONCRETE PANELING
01-25 8" WIDE PLANK FRENCH WHITE OAK WOOD FLOORING
01-26 WHITE OAK VERTICAL GRAY WOOD VENEER
01-27 SHINGLE ROOF MEMBRANE, WHITE, SFR (AT 25)
- 01-10 CONCRETE MASONRY UNIT
01-11 UNCOLORED CONCRETE W/ SMOOTH FIN.
01-12 UNCOLORED CONCRETE W/ SMOOTH FIN.
01-13 CONCRETE BRICKWORK
01-14 LIGHTWEIGHT CONCRETE TOPPING @ ELEVATED PARTS
01-15 DRYLUM BOARD
01-16 TEMPERED GLASS SHOWER ENCLOSURE
01-17 METAL W/ POWDER COATED FINISH
01-18 NEUTRAL GREEN FOR GREEN WALL
01-19 CORRUGATED METAL ROOFING, VERTICAL CURTID
01-20 SAND FINISH PLASTER W/ INTERNAL COLOR MIXTURE
01-21 PAINT (BLACK/WHITE)
01-22 CRUSHED GRAVEL OVER COMPACTED FILL
01-23 BRUSHED QUARTZ COUNTER TOP
01-24 WOOD BRUSH VERTICAL CONCRETE PANELING
01-25 8" WIDE PLANK FRENCH WHITE OAK WOOD FLOORING
01-26 WHITE OAK VERTICAL GRAY WOOD VENEER
01-27 SHINGLE ROOF MEMBRANE, WHITE, SFR (AT 25)



13 BUILDING SECTION
SCALE: 3/16" = 1'-0"

GLENDALE residence
929 Glendale Blvd. Los Angeles, California 90026 USA



bitton architects
7028 Colton Ave.
Los Angeles, CA 90028
Tel: (213) 844-6827

This document has been prepared by Bitton Architects, under the supervision of the architect, Mark Christopher Bitton, No. C-01138, State of California. It is not to be used for any other project without the written consent of Bitton Architects.

- ISSUE DATE:
- 08.10 CDD REVISIONS

project: #P'n scale: as noted

A4.03
Fixed Doc: 9/10/05

NOTES

GENERAL

- GLAZING SHALL BE 4" MINIMUM HEIGHT WITH 3" MINIMUM MAXIMUM OPENING SIZE.
- CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.
- ADD SELF-ADHERING ADHESIVE BUTYLUM TAPE SEAL OR EQUAL EXTENDING 3" EACH SIDE AT ALL WALLS, CORNERS, TOP OF WALLS, CORNERED RAISED, AND TRANSITION AREAS. ADD WATER DIVERTER & CORNERED RAISED.
- GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.
- PARAPETS, SATELLITE ANTENNAE, RAILS, SATELLITE ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.
- EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 9' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)

FINISH LEGEND

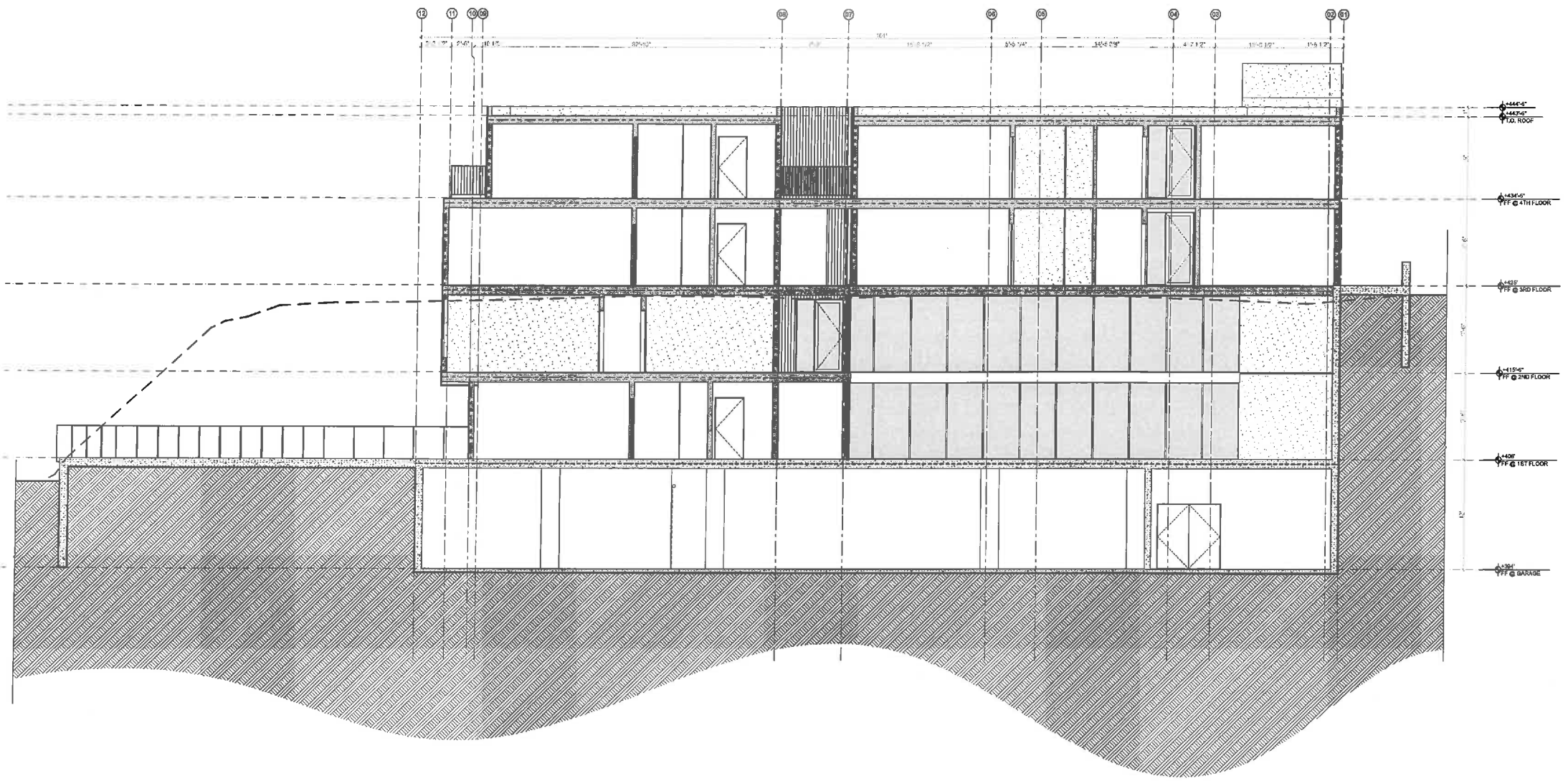
- CONCRETE MASONRY UNIT
- UNCOLORED CONCRETE W/ SMOOTH FIN
- UNCOLORED CONCRETE W/ SMOOTH FIN
- CONCRETE SMOOTH
- LIGHTWEIGHT CONCRETE TOPPING @ ELEVATED PATH
- GYPSUM BOARD
- TEMPORARY GLASS SHOWER ENCLOSURE
- METAL W/ POWDER COATED FINISH
- METAL SCREEN FOR GREEN WALL
- CORRUGATED METAL BEING VERTICAL CLUTED
- SAND FINISH PLASTER W/ INTEGRAL COLOR "MERLEY"
- P-100 GLAZIER WHITE
- CRUSHED GRAVEL OVER COMPACTED FILL
- BLUESTONE QUARTZ COUNTERTOP
- WOOD GRAIN VERTICAL COMPOSITE PANELING
- 18" MISC. PLANK FRENCH WHITE OAK WOOD FLOORING
- WHITE OAK VERTICAL GRAY WOOD VENEER
- SARAFEL ROOF MEMBRANE WHITE, SEE (A7.2)

GENERAL KEYNOTES

- GR01 GLAZIERAL TO BE 42" MIN. HEIGHT WITH 3 1/2" MIN. MAX. OPENING SIZE. SEE DETAIL (A7.10)
- GR02 GLAZIERAL TO BE 42" MIN. HEIGHT WITH 3 1/2" MIN. MAX. OPENING SIZE. SEE DETAIL (A7.10)
- GR03
- GR04
- GR05

LEGEND

- GENERAL KEYNOTE (THIS SHEET)
- GREEN BUILDING KEYNOTE (THIS SHEET)
- PROPERTY LINE
- SETBACK LINE
- CENTERLINE
- PROPOSED GRADE
- (B) GRADE
- ONE-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711.1
- LEAD FIRE RATED SYSTEM DESIGN - U.L. 0011, STC 60
- TWO-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711.1
- FLOOR TYPE PER A7.00
- ELEVATION DIM. / DATUM
- TOP OF WALL ELEVATION
- DIMENSION TO FINISH FACE OF WALLS / SURFACES
- DIMENSION TO FINISH FACE OF STUD



15 BUILDING SECTION
SCALE: 3/16" = 1'-0"

GLENDALE residence
929 Glendale Blvd. Los Angeles, CA 90028 USA



bitton architects
2104 Corner Ave.
Los Angeles, CA 90028
tel: (310) 344-0887

This document was prepared by Bitton Architects, which is a registered professional firm. It is not to be used for any other project without the express written consent of Bitton Architects.

- Issue sets:
- 01.10.00 PERMITS
 - 02.10.00 PERMITS
 - 03.10.00 PERMITS
 - 04.10.00 PERMITS
 - 05.10.00 PERMITS
 - 06.10.00 PERMITS
 - 07.10.00 PERMITS
 - 08.10.00 PERMITS
 - 09.10.00 PERMITS
 - 10.10.00 PERMITS
 - 11.10.00 PERMITS
 - 12.10.00 PERMITS
 - 13.10.00 PERMITS
 - 14.10.00 PERMITS
 - 15.10.00 PERMITS
 - 16.10.00 PERMITS
 - 17.10.00 PERMITS
 - 18.10.00 PERMITS
 - 19.10.00 PERMITS
 - 20.10.00 PERMITS
 - 21.10.00 PERMITS
 - 22.10.00 PERMITS
 - 23.10.00 PERMITS
 - 24.10.00 PERMITS
 - 25.10.00 PERMITS
 - 26.10.00 PERMITS
 - 27.10.00 PERMITS
 - 28.10.00 PERMITS
 - 29.10.00 PERMITS
 - 30.10.00 PERMITS
 - 31.10.00 PERMITS
 - 32.10.00 PERMITS
 - 33.10.00 PERMITS
 - 34.10.00 PERMITS
 - 35.10.00 PERMITS
 - 36.10.00 PERMITS
 - 37.10.00 PERMITS
 - 38.10.00 PERMITS
 - 39.10.00 PERMITS
 - 40.10.00 PERMITS
 - 41.10.00 PERMITS
 - 42.10.00 PERMITS
 - 43.10.00 PERMITS
 - 44.10.00 PERMITS
 - 45.10.00 PERMITS
 - 46.10.00 PERMITS
 - 47.10.00 PERMITS
 - 48.10.00 PERMITS
 - 49.10.00 PERMITS
 - 50.10.00 PERMITS
 - 51.10.00 PERMITS
 - 52.10.00 PERMITS
 - 53.10.00 PERMITS
 - 54.10.00 PERMITS
 - 55.10.00 PERMITS
 - 56.10.00 PERMITS
 - 57.10.00 PERMITS
 - 58.10.00 PERMITS
 - 59.10.00 PERMITS
 - 60.10.00 PERMITS
 - 61.10.00 PERMITS
 - 62.10.00 PERMITS
 - 63.10.00 PERMITS
 - 64.10.00 PERMITS
 - 65.10.00 PERMITS
 - 66.10.00 PERMITS
 - 67.10.00 PERMITS
 - 68.10.00 PERMITS
 - 69.10.00 PERMITS
 - 70.10.00 PERMITS
 - 71.10.00 PERMITS
 - 72.10.00 PERMITS
 - 73.10.00 PERMITS
 - 74.10.00 PERMITS
 - 75.10.00 PERMITS
 - 76.10.00 PERMITS
 - 77.10.00 PERMITS
 - 78.10.00 PERMITS
 - 79.10.00 PERMITS
 - 80.10.00 PERMITS
 - 81.10.00 PERMITS
 - 82.10.00 PERMITS
 - 83.10.00 PERMITS
 - 84.10.00 PERMITS
 - 85.10.00 PERMITS
 - 86.10.00 PERMITS
 - 87.10.00 PERMITS
 - 88.10.00 PERMITS
 - 89.10.00 PERMITS
 - 90.10.00 PERMITS
 - 91.10.00 PERMITS
 - 92.10.00 PERMITS
 - 93.10.00 PERMITS
 - 94.10.00 PERMITS
 - 95.10.00 PERMITS
 - 96.10.00 PERMITS
 - 97.10.00 PERMITS
 - 98.10.00 PERMITS
 - 99.10.00 PERMITS
 - 100.10.00 PERMITS

project: #P11 scale: as noted

A4.05

Printed On: 01/10/19

NOTES

- GENERAL**
- 01. GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15"16" MAXIMUM OPENING SIZE.
 - 02. CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ELEVATIONS. PROVIDE CERTIFIED EVIDENCE OF REQUIRED BUILDING HEIGHT, INFORM ARCHITECT OF ANY DISCREPANCIES.
 - 03. ADD SELF-ADHERING MODIFIED BITUMEN (LUFFY SEAL OR EQUAL) EXTENDING 2" EACH SIDE AT ALL WALLS, CORNERS, TOPS OF WALLS, CORNER RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER & CORNER DRAINS.
 - 04. GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.
 - 05. PARAPETS, SATELLITE ANTENNAS, RAILS, BRACKETS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.
 - 06. EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 0" OR LESS SHALL BE LAB-TESTED RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)

FINISH LEGEND

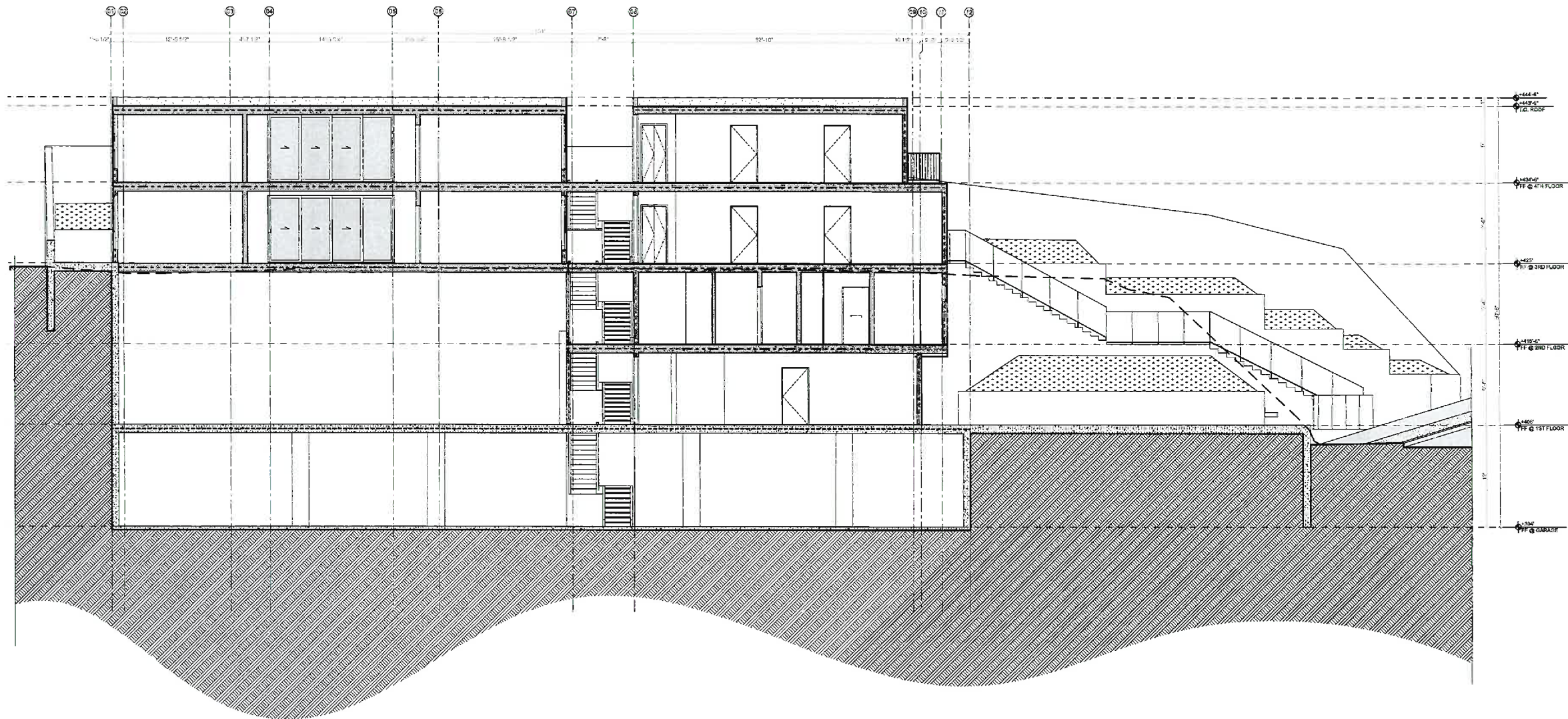
- 04-10 CONCRETE MASONRY UNIT
- 04-11 UNCOLORED CONCRETE W/ SMOOTH FIN
- 04-12 UNCOLORED CONCRETE W/ SMOOTH FIN
- 04-13 CONCRETE SERRAVAL
- 04-14 LIGHTWEIGHT CONCRETE TOPPING & ELEVATED PATIO
- 04-15 GYPSUM BOARD
- 04-16 TEMPERED GLASS SHOWER ENCLOSURE
- 04-17 METAL W/ POWDER COATED FINISH
- 04-18 METAL SCREEN FOR GREEN WALL
- 04-19 CORRUGATED METAL SERRAVAL VERTICAL CLUTTER
- 04-20 SAND FINISH PLASTER W/ INTEGRAL COLOR "MEPLER"
- 04-21 FINE GLAZIER WHITE
- 04-22 CRUSHED GRAVEL OVER COMPACTED FILL
- 04-23 BLUESTONE QUARTZ COUNTERTOP
- 04-24 1" WIDE PLANK FINISH WHITE OAK WOOD FLOORING
- 04-25 WHITE OAK VERTICAL GRAIN WOOD VENEER
- 04-26 BARNUM ROOF MEMBRANE WHITE, SEE (A7.30)

GENERAL KEYNOTES

- GN1 GUARDRAIL TO BE 42" MIN HEIGHT WITH 3 15"16" MAX OPENING SIZE. SEE DETAIL 01.A7.10
- GN2 GUARDRAIL TO BE 42" MIN HEIGHT WITH 3 15"16" MAX OPENING SIZE. SEE DETAIL 01.A7.10
- GN3
- GN4
- GN5

LEGEND

- GENERAL KEYNOTE (THIS SHEET)
- GREEN BUILDING KEYNOTE (THIS SHEET)
- PROPERTY LINE
- SETBACK LINE
- CENTERLINE
- PROPOSED GRADE
- (S) GRADE
- ONE-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711
- LESS FIRE RATED SYSTEM DESIGN - UL 2011, 81C 8C
- TWO-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711
- FLOOR TYPE PER A7.20
- ELEVATION DIM. / DATUM
- TOP OF WALL ELEVATION
- DIMENSION TO FINISH FACE OF WALLS / SURFACES
- DIMENSION TO FINISH FACE OF STUD



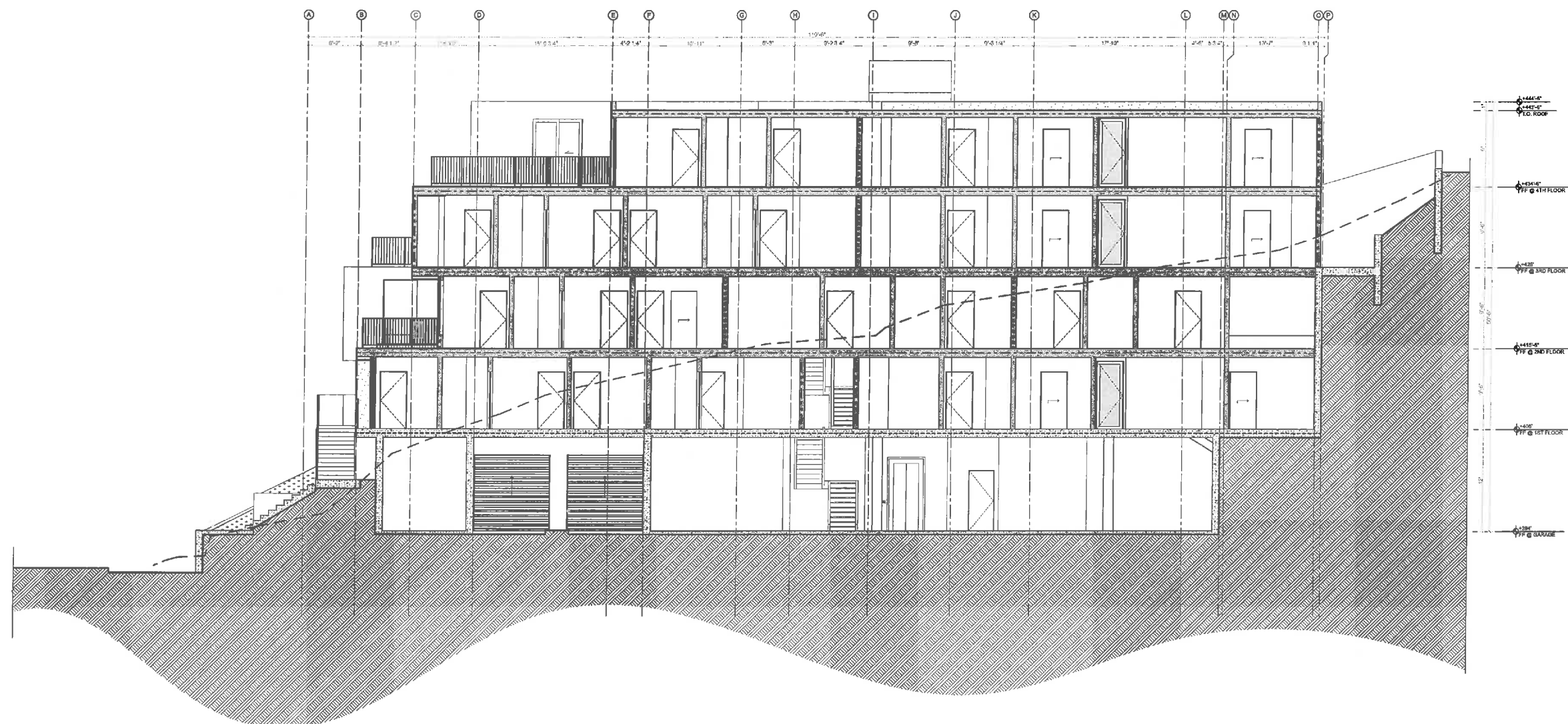
16 BUILDING SECTION
SCALE: 3/16" = 1'-0"

GLENDALE residence
1926 Glendale Blvd., Los Angeles, California 90028 USA



d'itoni architects
3737 Central Ave.
Los Angeles, CA 90018
tel: 310.461.1000
www.ditoni.com

ISSUE SHEET:
05.10 CDO/REVISIONS
01
02
03
04
05
06
07
08
09
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000
1001
1002
1003
1004
1005
1006
1007
1008
1009
1010
1011
1012
1013
1014
1015
1016
1017
1018
1019
1020
1021
1022
1023
1024
1025
1026
1027
1028
1029
1030
1031
1032
1033
1034
1035
1036
1037
1038
1039
1040
1041
1042
1043
1044
1045
1046
1047
1048
1049
1050
1051
1052
1053
1054
1055
1056
1057
1058
1059
1060
1061
1062
1063
1064
1065
1066
1067
1068
1069
1070
1071
1072
1073
1074
1075
1076
1077
1078
1079
1080
1081
1082
1083
1084
1085
1086
1087
1088
1089
1090
1091
1092
1093
1094
1095
1096
1097
1098
1099
1100
1101
1102
1103
1104
1105
1106
1107
1108
1109
1110
1111
1112
1113
1114
1115
1116
1117
1118
1119
1120
1121
1122
1123
1124
1125
1126
1127
1128
1129
1130
1131
1132
1133
1134
1135
1136
1137
1138
1139
1140
1141
1142
1143
1144
1145
1146
1147
1148
1149
1150
1151
1152
1153
1154
1155
1156
1157
1158
1159
1160
1161
1162
1163
1164
1165
1166
1167
1168
1169
1170
1171
1172
1173
1174
1175
1176
1177
1178
1179
1180
1181
1182
1183
1184
1185
1186
1187
1188
1189
1190
1191
1192
1193
1194
1195
1196
1197
1198
1199
1200
1201
1202
1203
1204
1205
1206
1207
1208
1209
1210
1211
1212
1213
1214
1215
1216
1217
1218
1219
1220
1221
1222
1223
1224
1225
1226
1227
1228
1229
1230
1231
1232
1233
1234
1235
1236
1237
1238
1239
1240
1241
1242
1243
1244
1245
1246
1247
1248
1249
1250
1251
1252
1253
1254
1255
1256
1257
1258
1259
1260
1261
1262
1263
1264
1265
1266
1267
1268
1269
1270
1271
1272
1273
1274
1275
1276
1277
1278
1279
1280
1281
1282
1283
1284
1285
1286
1287
1288
1289
1290
1291
1292
1293
1294
1295
1296
1297
1298
1299
1300
1301
1302
1303
1304
1305
1306
1307
1308
1309
1310
1311
1312
1313
1314
1315
1316
1317
1318
1319
1320
1321
1322
1323
1324
1325
1326
1327
1328
1329
1330
1331
1332
1333
1334
1335
1336
1337
1338
1339
1340
1341
1342
1343
1344
1345
1346
1347
1348
1349
1350
1351
1352
1353
1354
1355
1356
1357
1358
1359
1360
1361
1362
1363
1364
1365
1366
1367
1368
1369
1370
1371
1372
1373
1374
1375
1376
1377
1378
1379
1380
1381
1382
1383
1384
1385
1386
1387
1388
1389
1390
1391
1392
1393
1394
1395
1396
1397
1398
1399
1400
1401
1402
1403
1404
1405
1406
1407
1408
1409
1410
1411
1412
1413
1414
1415
1416
1417
1418
1419
1420
1421
1422
1423
1424
1425
1426
1427
1428
1429
1430
1431
1432
1433
1434
1435
1436
1437
1438
1439
1440
1441
1442
1443
1444
1445
1446
1447
1448
1449
1450
1451
1452
1453
1454
1455
1456
1457
1458
1459
1460
1461
1462
1463
1464
1465
1466
1467
1468
1469
1470
1471
1472
1473
1474
1475
1476
1477
1478
1479
1480
1481
1482
1483
1484
1485
1486
1487
1488
1489
1490
1491
1492
1493
1494
1495
1496
1497
1498
1499
1500
1501
1502
1503
1504
1505
1506
1507
1508
1509
1510
1511
1512
1513
1514
1515
1516
1517
1518
1519
1520
1521
1522
1523
1524
1525
1526
1527
1528
1529
1530
1531
1532
1533
1534
1535
1536
1537
1538
1539
1540
1541
1542
1543
1544
1545
1546
1547
1548
1549
1550
1551
1552
1553
1554
1555
1556
1557
1558
1559
1560
1561
1562
1563
1564
1565
1566
1567
1568
1569
1570
1571
1572
1573
1574
1575
1576
1577
1578
1579
1580
1581
1582
1583
1584
1585
1586
1587
1588
1589
1590
1591
1592
1593
1594
1595
1596
1597
1598
1599
1600
1601
1602
1603
1604
1605
1606
1607
1608
1609
1610
1611
1612
1613
1614
1615
1616
1617
1618
1619
1620
1621
1622
1623
1624
1625
1626
1627
1628
1629
1630
1631
1632
1633
1634
1635
1636
1637
1638
1639
1640
1641
1642
1643
1644
1645
1646
1647
1648
1649
1650
1651
1652
1653
1654
1655
1656
1657
1658
1659
1660
1661
1662
1663
1664
1665
1666
1667
1668
1669
1670
1671
1672
1673
1674
1675
1676
1677
1678
1679
1680
1681
1682
1683
1684
1685
1686
1687
1688
1689
1690
1691
1692
1693
1694
1695
1696
1697
1698
1699
1700
1701
1702
1703
1704
1705
1706
1707
1708
1709
1710
1711
1712
1713
1714
1715
1716
1717
1718
1719
1720
1721
1722
1723
1724
1725
1726
1727
1728
1729
1730
1731
1732
1733
1734
1735
1736
1737
1738
1739
1740
1741
1742
1743
1744
1745
1746
1747
1748
1749
1750
1751
1752
1753
1754
1755
1756
1757
1758
1759
1760
1761
1762
1763
1764
1765
1766
1767
1768
1769
1770
1771
1772
1773
1774
1775
1776
1777
1778
1779
1780
1781
1782
1783
1784
1785
1786
1787
1788
1789
1790
1791
1792
1793
1794
1795
1796
1797
1798
1799
1800
1801
1802
1803
1804
1805
1806
1807
1808
1809
1810
1811
1812
1813
1814
1815
1816
1817
1818
1819
1820
1821
1822
1823
1824
1825
1826
1827
1828
1829
1830
1831
1832
1833
1834
1835
1836
1837
1838
1839
1840
1841
1842
1843
1844
1845
1846
1847
1848
1849
1850
1851
1852
1853
1854
1855
1856
1857
1858
1859
1860
1861
1862
1863
1864
1865
1866
1867
1868
1869
1870
1871
1872
1873
1874
1875
1876
1877
1878
1879
1880
1881
1882
1883
1884
1885
1886
1887
1888
1889
1890
1891
1892
1893
1894
1895
1896
1897
1898
1899
1900
1901
1902
1903
1904
1905
1906
1907
1908
1909
1910
1911
1912
1913
1914
1915
1916
1917
1918
1919
1920
1921
1922
1923
1924
1925
1926
1927
1928
1929
1930
1931
1932
1933
1934
1935
1936
1937
1938
1939
1940
1941
1942
1943
1944
1945
1946
1947
1948
1949
1950
1951
1952
1953
1954
1955
1956
1957
1958
1959
1960
1961
1962
1963
1964
1965
1966
1967
1968
1969
1970
1971
1972
1973
1974
1975
1976
1977
1978
1979
1980
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035
2036
2037
2038
2039
2040
2041
2042
2043
2044
2045
2046
2047
2048
2049
2050
2051
2052
2053
2054
2055
2056
2057
2058
2059
2060
2061
2062
2063
2064
2065
2066
2067
2068
2069
2070
2071
2072
2073
2074
2075
2076
2077
2078
2079
2080
2081
2082
2083
2084
2085
2086
2087
2088
2089
2090
2091
2092
2093
2094
2095
2096
2097
2098
2099
2100
2101
2102
2103
2104
2105
2106
2107
2108
2109
2110
2111
2112
2113
2114
2115
2116
2117
2118
2119
2120
2121
2122
2123
2124
2125
2126
2127
2128
2129
2130
2131
2132
2133
2134
2135
2136
2137
2138
2139
2140
2141
2142
2143
2144
2145
2146
2147
2148
2149
2150
2151
2152
2153
2154
2155
2156
2157
2158
2159
2160
2161
2162
2



17 BUILDING SECTION
SCALE: 3/16" = 1'-0"

GLENDAL residence
929 Glendale Blvd., Los
Angeles California 90028 USA



bittoni architects
2128 Corner Ave.
Los Angeles, CA 90025
tel: (310) 841-6857

This document has been created by Etilos Architects, which retains all copyright in the document. It may not be reproduced, distributed, displayed, modified or used by any person for any purpose without the written consent of Etilos Architects.

issue sets:

☐ DB.10 CDO REVISIONS

00

○
○

00

000

○

○

project: #Pin scale:
as noted

A4.07

Plotted On: 9/10/18

NOTES

GENERAL

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

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

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

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

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

BOTH SIDES.)

FINISH LEGEND

| | |
|--------|---|
| CN-16 | CONCRETE MASSARY UNIT |
| CN-111 | UNCOLORED CONCRETE W/ SMOOTH FIN. |
| CN-20 | UNCOLORED CONCRETE W/ SMOOTH FIN. |
| CN-21 | CONCRETE SIDEWALK |
| CN-22 | UNCOLORED CONCRETE TOPPING @ ELEVATED PARK DECK |
| CN-10 | TEMPERED GLASS SHOWN ENCLASURE |
| MF-10 | METAL POWDER COATED FINISH |
| MF-11 | METAL COATED GREEN GLASS |
| MF-10 | CORRUGATED METAL GLASSING, VERTICAL |
| MF-20 | BAND FINISH PLASTER W/ INTERIOR COLOR- MERLE |
| MF-20 | PLAIN GLAZER WHITE |
| MF-20 | COLORFUL GLASS OVER COMPACTED FILL |
| MF-20 | SILSTONE QUARTZ COUNTERTOP |
| MF-10 | WOOD GRAIN VERTICAL COMPOSITE PANELING |
| MF-10 | BY WIDE PLANK FINISH WHITE DASH WOOD FLOORING |
| MF-10 | WHITE OAK PLANK, GRAY WOOD KNEE |
| MF-21 | BARNARD, ROOF MEMBRANE, WHITE, SEE A33 |

GENERAL KEYNOTES

| | |
|------|--|
| GW01 | GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10 |
| GW02 | GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10 |

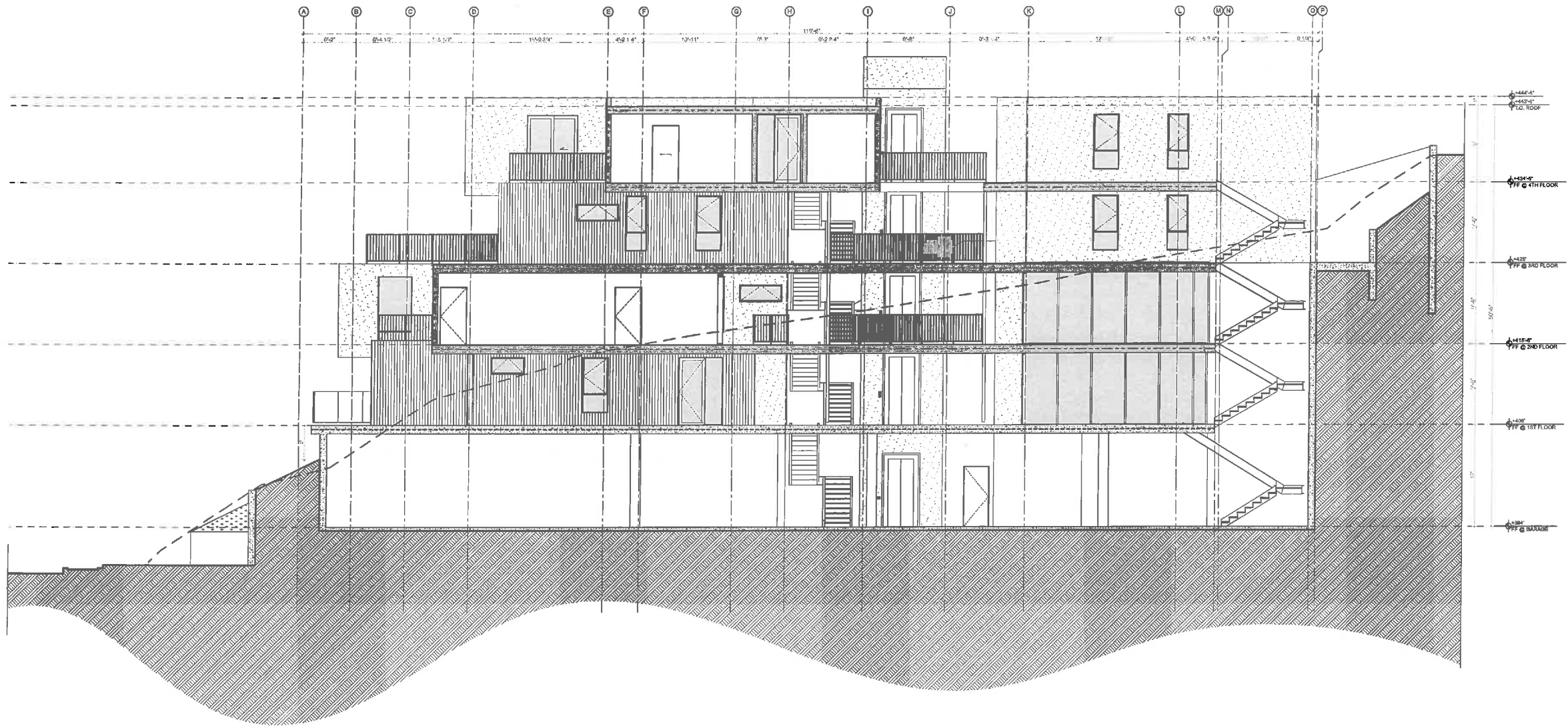
| | |
|-------|---|
| GA003 | - |
| GA004 | + |
| GA005 | + |

LEGEND

Figure 1: Elevation drawing of a building facade showing various line types and dimensions. The drawing includes a general keynote (THIS SHEET), green building keynote (THIS SHEET), property line, setback line, daylight line, proposed grade, and existing grade. It also shows one-hour horizontal building separation in accordance with Section 711.150 (FIRE RATED SYSTEM DESIGN - L1, 0311, 670 02) and two-hour horizontal building separation in accordance with Section 711.1. The drawing includes a floor type per A7.0.0, elevation data, datum, top of wall elevation, dimension to finish face of walls/surfaces, and dimension to framing (face of stud).

A4.07

Plotted On: 04/10/18



19 BUILDING SECTION
SCALE: 3/16" = 1'-0"

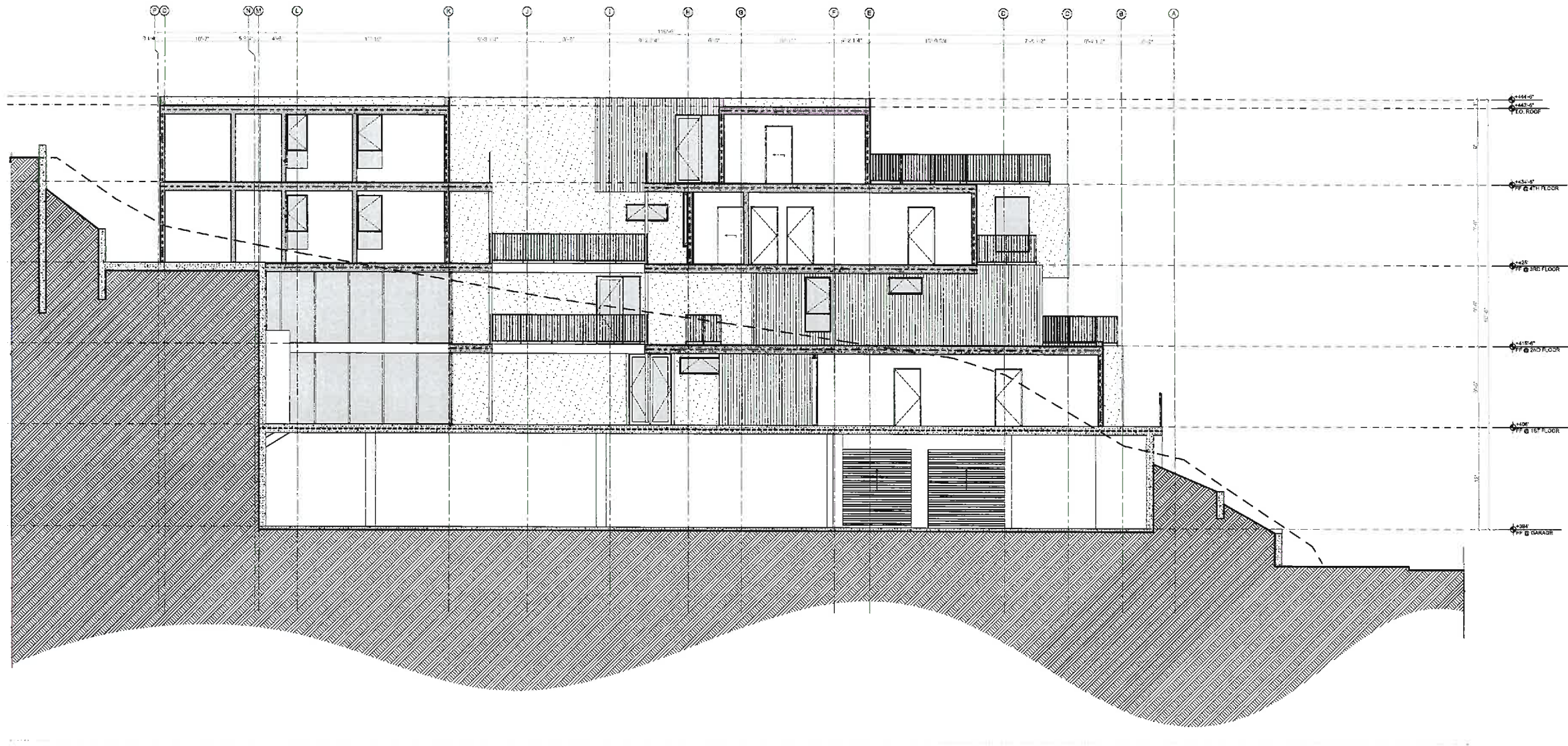
GLENDALE residence
828 Glendale Blvd, Los
Angeles California 90026 USA



bittoni architects
2128 Central Ave.
Los Angeles, CA 90005
tel: 213 641-4857

This set of plans has been modified by bittoni architects, which shall be responsible for the accuracy of the drawings. It is the responsibility of the architect to ensure that the drawings are accurate and complete.

ISSUE SHEET:
06.10 CDD REVISIONS
01
02
03
04
05
06
07
08
09
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000
1001
1002
1003
1004
1005
1006
1007
1008
1009
1010
1011
1012
1013
1014
1015
1016
1017
1018
1019
1020
1021
1022
1023
1024
1025
1026
1027
1028
1029
1030
1031
1032
1033
1034
1035
1036
1037
1038
1039
1040
1041
1042
1043
1044
1045
1046
1047
1048
1049
1050
1051
1052
1053
1054
1055
1056
1057
1058
1059
1060
1061
1062
1063
1064
1065
1066
1067
1068
1069
1070
1071
1072
1073
1074
1075
1076
1077
1078
1079
1080
1081
1082
1083
1084
1085
1086
1087
1088
1089
1090
1091
1092
1093
1094
1095
1096
1097
1098
1099
1100
1101
1102
1103
1104
1105
1106
1107
1108
1109
1110
1111
1112
1113
1114
1115
1116
1117
1118
1119
1120
1121
1122
1123
1124
1125
1126
1127
1128
1129
1130
1131
1132
1133
1134
1135
1136
1137
1138
1139
1140
1141
1142
1143
1144
1145
1146
1147
1148
1149
1150
1151
1152
1153
1154
1155
1156
1157
1158
1159
1160
1161
1162
1163
1164
1165
1166
1167
1168
1169
1170
1171
1172
1173
1174
1175
1176
1177
1178
1179
1180
1181
1182
1183
1184
1185
1186
1187
1188
1189
1190
1191
1192
1193
1194
1195
1196
1197
1198
1199
1200
1201
1202
1203
1204
1205
1206
1207
1208
1209
1210
1211
1212
1213
1214
1215
1216
1217
1218
1219
1220
1221
1222
1223
1224
1225
1226
1227
1228
1229
1230
1231
1232
1233
1234
1235
1236
1237
1238
1239
1240
1241
1242
1243
1244
1245
1246
1247
1248
1249
1250
1251
1252
1253
1254
1255
1256
1257
1258
1259
1260
1261
1262
1263
1264
1265
1266
1267
1268
1269
1270
1271
1272
1273
1274
1275
1276
1277
1278
1279
1280
1281
1282
1283
1284
1285
1286
1287
1288
1289
1290
1291
1292
1293
1294
1295
1296
1297
1298
1299
1300
1301
1302
1303
1304
1305
1306
1307
1308
1309
1310
1311
1312
1313
1314
1315
1316
1317
1318
1319
1320
1321
1322
1323
1324
1325
1326
1327
1328
1329
1330
1331
1332
1333
1334
1335
1336
1337
1338
1339
1340
1341
1342
1343
1344
1345
1346
1347
1348
1349
1350
1351
1352
1353
1354
1355
1356
1357
1358
1359
1360
1361
1362
1363
1364
1365
1366
1367
1368
1369
1370
1371
1372
1373
1374
1375
1376
1377
1378
1379
1380
1381
1382
1383
1384
1385
1386
1387
1388
1389
1390
1391
1392
1393
1394
1395
1396
1397
1398
1399
1400
1401
1402
1403
1404
1405
1406
1407
1408
1409
1410
1411
1412
1413
1414
1415
1416
1417
1418
1419
1420
1421
1422
1423
1424
1425
1426
1427
1428
1429
1430
1431
1432
1433
1434
1435
1436
1437
1438
1439
1440
1441
1442
1443
1444
1445
1446
1447
1448
1449
1450
1451
1452
1453
1454
1455
1456
1457
1458
1459
1460
1461
1462
1463
1464
1465
1466
1467
1468
1469
1470
1471
1472
1473
1474
1475
1476
1477
1478
1479
1480
1481
1482
1483
1484
1485
1486
1487
1488
1489
1490
1491
1492
1493
1494
1495
1496
1497
1498
1499
1500
1501
1502
1503
1504
1505
1506
1507
1508
1509
1510
1511
1512
1513
1514
1515
1516
1517
1518
1519
1520
1521
1522
1523
1524
1525
1526
1527
1528
1529
1530
1531
1532
1533
1534
1535
1536
1537
1538
1539
1540
1541
1542
1543
1544
1545
1546
1547
1548
1549
1550
1551
1552
1553
1554
1555
1556
1557
1558
1559
1560
1561
1562
1563
1564
1565
1566
1567
1568
1569
1570
1571
1572
1573
1574
1575
1576
1577
1578
1579
1580
1581
1582
1583
1584
1585
1586
1587
1588
1589
1590
1591
1592
1593
1594
1595
1596
1597
1598
1599
1600
1601
1602
1603
1604
1605
1606
1607
1608
1609
1610
1611
1612
1613
1614
1615
1616
1617
1618
1619
1620
1621
1622
1623
1624
1625
1626
1627
1628
1629
1630
1631
1632
1633
1634
1635
1636
1637
1638
1639
1640
1641
1642
1643
1644
1645
1646
1647
1648
1649
1650
1651
1652
1653
1654
1655
1656
1657
1658
1659
1660
1661
1662
1663
1664
1665
1666
1667
1668
1669
1670
1671
1672
1673
1674
1675
1676
1677
1678
1679
1680
1681
1682
1683
1684
1685
1686
1687
1688
1689
1690
1691
1692
1693
1694
1695
1696
1697
1698
1699
1700
1701
1702
1703
1704
1705
1706
1707
1708
1709
1710
1711
1712
1713
1714
1715
1716
1717
1718
1719
1720
1721
1722
1723
1724
1725
1726
1727
1728
1729
1730
1731
1732
1733
1734
1735
1736
1737
1738
1739
1740
1741
1742
1743
1744
1745
1746
1747
1748
1749
1750
1751
1752
1753
1754
1755
1756
1757
1758
1759
1760
1761
1762
1763
1764
1765
1766
1767
1768
1769
1770
1771
1772
1773
1774
1775
1776
1777
1778
1779
1780
1781
1782
1783
1784
1785
1786
1787
1788
1789
1790
1791
1792
1793
1794
1795
1796
1797
1798
1799
1800
1801
1802
1803
1804
1805
1806
1807
1808
1809
1810
1811
1812
1813
1814
1815
1816
1817
1818
1819
1820
1821
1822
1823
1824
1825
1826
1827
1828
1829
1830
1831
1832
1833
1834
1835
1836
1837
1838
1839
1840
1841
1842
1843
1844
1845
1846
1847
1848
1849
1850
1851
1852
1853
1854
1855
1856
1857
1858
1859
1860
1861
1862
1863
1864
1865
1866
1867
1868
1869
1870
1871
1872
1873
1874
1875
1876
1877
1878
1879
1880
1881
1882
1883
1884
1885
1886
1887
1888
1889
1890
1891
1892
1893
1894
1895
1896
1897
1898
1899
1900
1901
1902
1903
1904
1905
1906
1907
1908
1909
1910
1911
1912
1913
1914
1915
1916
1917
1918
1919
1920
1921
1922
1923
1924
1925
1926
1927
1928
1929
1930
1931
1932
1933
1934
1935
1936
1937
1938
1939
1940
1941
1942
1943
1944
1945
1946
1947
1948
1949
1950
1951
1952
1953
1954
1955
1956
1957
1958
1959
1960
1961
1962
1963
1964
1965
1966
1967
1968
1969
1970
1971
1972
1973
1974
1975
1976
1977
1978
1979
1980
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035
2036
2037
2038
2039
2040
2041
2042
2043
2044
2045
2046
2047
2048
2049
2050
2051
2052
2053
2054
2055
2056
2057
2058
2059
2060
2061
2062
2063
2064
2065
2066
2067
2068
2069
2070
2071
2072
2073
2074
2075
2076
2077
2078
2079
2080
2081
2082
2083
2084
2085
2086
2087
2088
2089
2090
2091
2092
2093
2094
2095
2096
2097
2098
2099
2100
2101
2102
2103
2104
2105
2106
2107
2108
2109
2110
2111
2112
2113
2114
2115
2116
2117
2118
2119
2120
2121
2122
2123
2124
2125
2126
2127
2128
2129
2130
2131
2132
2133
2134
2135
2136
2137
2138
2139
2140
2141
2142
2143
2144
2145
2146
2147
2148



20 BUILDING SECTION
SCALE: 3/16" = 1'-0"

GLENDALE residence
629 Glendale Blvd, Los Angeles California 90029 USA



bitoni architects

2028 Corner Ave
Los Angeles, CA 90029
Tel: (310) 461-1000

This document is the property of bitoni architects. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of bitoni architects.

Issue 01

03.10.2019 REVISIONS

01

02

03

04

05

06

07

08

09

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

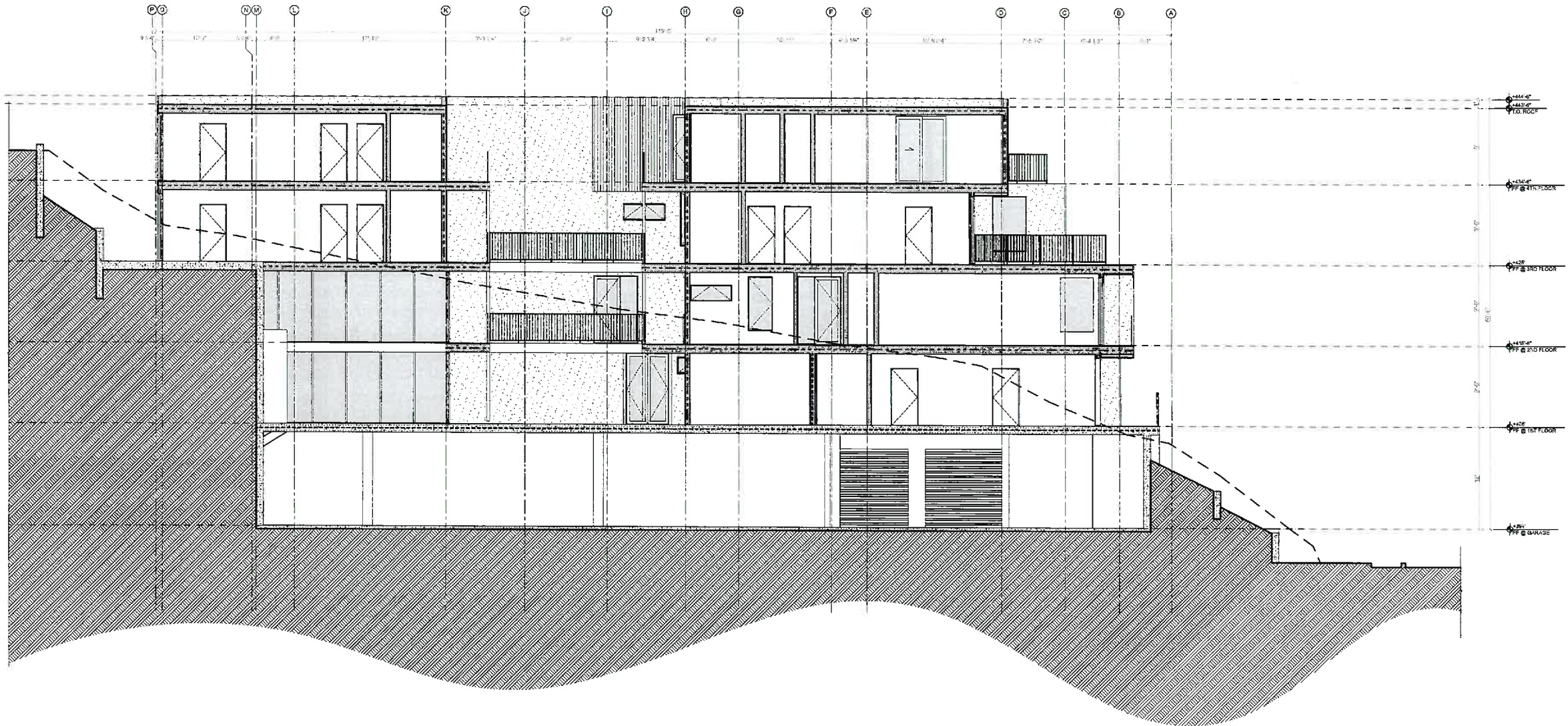
313

314

315

316

317



22 BUILDING SECTION
SCALE: 3/16" = 1'-0"

GLENDALE residence
929 Glendale Blvd., Los Angeles California 90028 USA



bliton architects
2728 Colorado Ave.
Los Angeles, CA 90025
Tel: 310.581.4857

This document has been prepared by Bliton Architects, which is not a registered architect in the State of California. It is not to be used for any purpose without the express written consent of Bliton Architects.

- Issues:
- 08 TO 000 REVISIONS
 - 001
 - 002
 - 003
 - 004
 - 005
 - 006
 - 007
 - 008
 - 009
 - 010

project: #P01 scale: as noted

A4.12
Floor 00: 01/19

NOTES

- GENERAL**
- 01. GROUNDWALLS TO BE 42" MINIMUM HEIGHT WITH 3 1/2" MIN VERTICAL OPENING SIZE.
 - 02. CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING CODES. PROVIDE DETAIL 01/07.10 IF REQUIRED BUILDING HEIGHT INCREASED BY MORE THAN 10%.
 - 03. NO SELF-ANCHERING MODIFIED STEEL JOINTS (SEAL OR EQUAL) EXTENDING 30" EACH SIDE AT ALL WALLS, CHIMNEYS, TOPS OF WALLS, CORNERED WALLS AND TRANSITION WALLS. ADD WATER DRAINAGE TO CORNERED WALLS.
 - 04. SLABS WITHIN 18" OF THE ADJACENT FLOOR JOINTS SHALL BE FULLY TEMPERED.
 - 05. PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.
 - 06. EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 6" OR LESS SHALL BE TYP. FIRE RESISTANCE RATING FOR 2-HOUR FIRE FROM BOTH SIDES.

FINISH LEGEND

- 01-01 CONCRETE MASONRY UNIT
- 01-02 UNCOLORED CONCRETE W/ SMOOTH FIN.
- 01-03 UNCOLORED CONCRETE W/ SMOOTH FIN.
- 01-04 CONCRETE SPOKES
- 01-05 LIGHTWEIGHT CONCRETE TOPPING @ ELEVATED FLOOR
- 01-06 GYPSUM BOARD
- 01-07 TEMPERED GLASS SHOWER ENCLOSURE
- 01-08 WHITE WOODGRAIN COATED FINISH
- 01-09 WHITE SCREEN FOR SPEED WALL
- 01-10 CORRUGATED METAL, SLOPE, VERTICAL, CL. 100
- 01-11 SAND FINISH PLASTER W/ INTERIOR COLOR: "WETLIFT"
- 01-12 2-100 GLASS WHITE
- 01-13 CRUSHED GRAVEL OVER COMPACTED FILL
- 01-14 6" FIBERGLASS QUARTZ CONCRETE TOP
- 01-15 WOOD GRAIN VERTICAL COMPOSITE PANELING
- 01-16 2" WIDE PLANK FRENCH WHITE OAK WOOD FLOORING
- 01-17 WHITE OAK VERTICAL GRAY WOOD TRIMMER
- 01-18 GARNET FLOOR MEMBRANE, WHITE, 3/32" X 1/2"

GENERAL KEYNOTES

- 001 GROUNDWALL TO BE 42" MIN HEIGHT WITH 3 1/2" MIN VERTICAL OPENING SIZE. SEE DETAIL 01/07.10
- 002 GROUNDWALL TO BE 42" MIN HEIGHT WITH 3 1/2" MIN VERTICAL OPENING SIZE. SEE DETAIL 01/07.10
- 003 GROUNDWALL TO BE 42" MIN HEIGHT WITH 3 1/2" MIN VERTICAL OPENING SIZE. SEE DETAIL 01/07.10
- 004 GROUNDWALL TO BE 42" MIN HEIGHT WITH 3 1/2" MIN VERTICAL OPENING SIZE. SEE DETAIL 01/07.10
- 005 GROUNDWALL TO BE 42" MIN HEIGHT WITH 3 1/2" MIN VERTICAL OPENING SIZE. SEE DETAIL 01/07.10

LEGEND

- 01-01 CONCRETE MASONRY UNIT
- 01-02 UNCOLORED CONCRETE W/ SMOOTH FIN.
- 01-03 UNCOLORED CONCRETE W/ SMOOTH FIN.
- 01-04 CONCRETE SPOKES
- 01-05 LIGHTWEIGHT CONCRETE TOPPING @ ELEVATED FLOOR
- 01-06 GYPSUM BOARD
- 01-07 TEMPERED GLASS SHOWER ENCLOSURE
- 01-08 WHITE WOODGRAIN COATED FINISH
- 01-09 WHITE SCREEN FOR SPEED WALL
- 01-10 CORRUGATED METAL, SLOPE, VERTICAL, CL. 100
- 01-11 SAND FINISH PLASTER W/ INTERIOR COLOR: "WETLIFT"
- 01-12 2-100 GLASS WHITE
- 01-13 CRUSHED GRAVEL OVER COMPACTED FILL
- 01-14 6" FIBERGLASS QUARTZ CONCRETE TOP
- 01-15 WOOD GRAIN VERTICAL COMPOSITE PANELING
- 01-16 2" WIDE PLANK FRENCH WHITE OAK WOOD FLOORING
- 01-17 WHITE OAK VERTICAL GRAY WOOD TRIMMER
- 01-18 GARNET FLOOR MEMBRANE, WHITE, 3/32" X 1/2"

EXHIBIT B

Appeal Application, DIR-2017-5367-DB-CDO-1A



APPLICATIONS:

APPEAL APPLICATION

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

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

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

Regarding Case Number: DIR-2017-5367-DB-CDO

Project Address: 923 - 929 Glendale Blvd and 1810 W. Montrose St

Final Date to Appeal: 08/03/2019

Type of Appeal:

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

2. APPELLANT INFORMATION

Appellant's name (print): Cody Briggs

Company: Montrose Lakeside Condos Homeowners' Association

Mailing Address: 1814 Montrose St. Unit #3

City: Los Angeles

State: CA

Zip: 90026

Telephone: (310) 341-5858

E-mail: codybriggs@yahoo.com

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

☒ Self ☒ Other: See Appeal Reason p. 11 for contact info and signatures of all appellants

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

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

E-mail: _____

4. **JUSTIFICATION/REASON FOR APPEAL**

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

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

If Yes, list the condition number(s) here: 2 (Height), 20 (Landscape)

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

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

5. **APPLICANT'S AFFIDAVIT**

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

Appellant Signature: 

Date: 8/6/19

6. **FILING REQUIREMENTS/ADDITIONAL INFORMATION**

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

| This Section for City Planning Staff Use Only | | |
|--|---|---|
| Base Fee: <u>89</u> | Reviewed & Accepted by (DSC Planner): <u>Diana Jimenez</u> | Date: <u>8.7.19</u> |
| Receipt No: <u>0104075610</u> | Deemed Complete by (Project Planner): | Date: |
| <input checked="" type="checkbox"/> Determination authority notified | | <input type="checkbox"/> Original receipt and BTC receipt (if original applicant) |

BASIS OF APPEAL

THE REASON OF THE APPEAL

The Montrose Lakeside Condos Homeowners' Association and all appellants listed on page 11 appeal the entire decision to approve the Density Bonus On-Menu Incentive of Increasing the Height Limit and the Conditions of Approval, specifically Conditions 2 (Height) and 20 (Landscape).

The reasons for the appeal of the determination are as follows: multiple items are not in compliance with the applicable adopted codes, the omission and incompleteness of the Conditions of Approval that are necessary to ensure public safety, and inaccuracies in the Density Bonus/Affordable Housing Incentives Compliance Findings.

The approval of a height increase will contribute to the degradation of the existing Echo Park Lake and downtown skyline viewshed which is not in alignment with current City policy for a property that is located within the Hillside Viewshed Protection Area. Furthermore, the approval of the height increase will have a negative impact on the uphill westerly property values that will have a reduction in their view of Echo Park Lake and downtown skyline as a result of the increased height limit.

SPECIFICALLY, THE POINTS AT ISSUE

The determination gives an approval for a height increase to both the Echo Park Community Design Overlay (1a) and Los Angeles Municipal Code Section 12.21.1 (1b). The Echo Park Community Design Overlay is more stringent regarding height limit and is therefore assumed to be the applicable code when determining the allowable height limit.

1. Error in Calculation of Height Percentage Increase

Ordinance 179681 Section 25.f.5 states: *Height. A percentage increase in the height requirement in feet equal to the percentage of Density Bonus for which the Housing Development Project is Eligible.*

The proposed development is providing one Very-Low Income out of fifteen units (6.7%). Per the table in Section 25.c.1, providing 6% of Very Low-Income Units results in a 22.5% Density Bonus. Per the abovementioned code, the proposed project would only be entitled to a 22.5% increase in the allowable thirty-foot height limit, resulting in an allowed maximum height of thirty-six feet (36.75'). The approval of the height variance and Condition of Approval 2a, which allows a 30% increase (up to 39') in the height limit, pursuant to the Echo Park Community Design Overlay, does not comply with the abovementioned code.

The Determination to Approve Height Increase Limit should be reversed because it is not in compliance with applicable code.

Condition of Approval 2a (Height) should be modified to state a 22.5% increase in the height limit pursuant to the Echo Park Community Design Overlay, allowing thirty-six feet in height from the adjacent finished grade in lieu of the thirty feet allowed.

2. No Height Increase allowed within 15' of an R2 Lot

Ordinance 179681 Section 25.f.5.i.a. states: *No additional height shall be given for that portion of a building in a Housing Development Project that is located within fifteen feet of a lot classified in the R2 Zone.*

The proposed development borders R2 on both the southerly (side yard) and westerly boundaries (back yard). The proposed side yard setback is only seven feet. While we do not have a current set of the proposed plans, it is assumed the height variance will extend to the edge of the setback, which is not fifteen feet away from an R2 lot, as required by the code.

Condition of Approval 2 (Height) should be modified to specify that no height increase is allowed within fifteen feet of an R2 lot.

3. Density Bonus Height Incentive setback requirement is not met

Ordinance 179681 Section 25.f.5.i.a. states: *For each foot of additional height the building shall be setback one horizontal foot*

The proposed development has been approved to construct a building thirty-nine feet above finish grade, which is nine feet above what it is permitted in the Echo Park Community Design Overlay. Per the abovementioned code, there should then be a minimum of a nine-foot setback, if nine additional feet are added to the allowable height. The proposed development side yard setback is only seven feet, which complies with LAMC 12.09.1B2(a), however the Density Bonus Height Setback Requirement of nine feet is more stringent and therefore the applicable code.

Condition of Approval 2 (Height) should be modified to include the Density Bonus Height Incentive requires a minimum of a nine-foot setback.

Echo Park Design Overlay Compliance Findings Setbacks Design Standard 1a should be modified to state a minimum sideyard setback of nine feet is required per Ordinance 179681 Section 25.f.5.i.a.

4. Protected and Endangered Black Walnut Trees

Page 11, Section c: *No evidence has been submitted to the record indicating that the project site has value as a habitat for endangered, rare, or threatened species.*

The proposed development project parcels has two *Juglans californica*, commonly known as Californian Black Walnut Trees. One is located in the north-westerly corner and approximately has a diameter of 8" and is 12' tall (See Figure 1 and 2) and the other tree is near the westerly property line and approximately has a diameter of 7', a height of 40', and a canopy of 60' (See Figures 3 and 4). Both trees meet the requirements to be considered a Protected Tree. The Los Angeles County Significant Ecological Areas Program says the Californian Black Walnut "is an endangered tree species due to the loss of habitat from development, overgrazing, and increased recreational use of walnut woodlands"

(<http://planning.lacounty.gov/site/sea/2018/01/25/donec-sclerisque/>). Additionally, the City of Los Angeles Ordinance 177404 includes the Californian Black Walnut as a Protected Tree.

The plan checker assigned to the variance request, Hakeem Parke-Davis, was emailed on 4/17/18 about several concerns we had regarding the proposed development, including mentioning the existence of the protected Californian Black Walnuts (see attached email for reference). Additionally, our HOA left several voicemails explaining our concerns and requesting a response and discussion, however Hakeem Parke-Davis never responded.

Page 12, Section d: Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project does not involve the removal of healthy, mature, scenic or protected trees.

The proposed development will take place on a parcel with two California Black Walnut which are identified as a protected tree by City of Los Angeles Ordinance 177404. The protection of these trees should be included as a condition of approval for the proposed development and was not included in the Director's Determination.

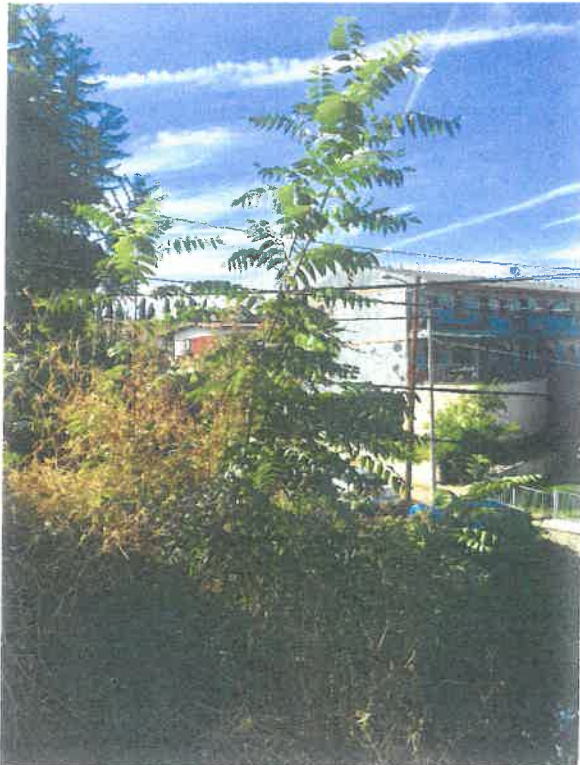


Figure 1: Protected Smaller California Black Walnut



Figure 2: Diameter of Smaller California Black Walnut



Figure 3: Protected Mature California Black Walnut



Figure 4: Diameter of Mature California Black Walnut

Condition of Approval 20.a (Landscape – trees) should include the existence of protected and endangered trees and the corresponding requirements of City of Los Angeles Ordinance 177404.

Density Bonus/Affordable Housing Incentives Compliance Findings of Categorical Exemption c (*The project site has no value as habitat for endangered, rare, or threatened species*) should be modified now that evidence has been submitted (and was previously submitted view email to the planchecker on 4/17/18) of the existence of endangered and protected Californian Black Walnut Trees.

Density Bonus/Affordable Housing Incentives Compliance Findings of Categorical Exemption d (*Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality*) should be modified to state there are existing endangered Californian Walnut Trees that are not allowed to be removed without complying with City of Los Angeles Ordinance 177404.

5. No Condition of Approval addressing Geology Report

Page 12, Section d: *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject property has a slope of less than 10 percent . . .*

The subject property slope greatly exceeds 10% along the northerly portion abutting Montrose Street and along the easterly portion abutting Glendale Blvd. An approximate survey near the north-westerly corner determined the slope to be roughly 69% (429' finished grade at top – 418' finished surface at

bottom / 16'). While the survey was not performed by a Professional Land Surveyor, it clearly exceeds 10% which is also visible in Figures 5 and 6 below.

Additionally, there are concerns that removing the existing bedrock that is holding back the uphill properties at the westerly property line will create instability in the hillside and increase the potential for the land to subside, having detrimental effects to the safety and value of the adjacent properties. Figure 6 below, was submitted to Councilman Mitch O'Farrell on 8/19/13 showing the erosion and hill subsiding and resulting in the City requiring the previous owners to install a three-foot wooden fence to allow for a free path-of-travel and to minimize loss of earth on the hillside.



Figure 5: Northerly Property Line Depicting Slope Greater than 60% and Failing Hillside



Figure 6: Northerly Property Line Depicting Slope Instability and Erosion

Density Bonus/Affordable Housing Incentives Compliance Findings of Categorical Exemption d (*Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality*) should be modified to state accurate slopes of the proposed parcels, specifically noting the slopes of the northerly and easterly boundaries that exceed 60%.

An additional Condition of Approval should include the requirement of a Geologic Survey and Report ensuring that proposed project which includes the removal of 14,000 cubic yards, significant excavation for subterranean parking, and multiple retaining walls will have no adverse impact on the stability the uphill westerly properties. Furthermore, the Geologic Survey and report should establish the preconstruction finished grade at the westerly property line in order to benchmark any potentially subsiding and elevation loss post-construction.

6. Does not preserve the Protected Hillside Viewshed

The Residential Section of the Silverlake – Echo Park – Elysian Valley Community Plan includes the following language emphasizing the importance of protecting the Hillside Viewshed:

Silverlake – Echo Park – Elysian Valley Community Plan Policy 1-3.1: *Program: The Plan recommends that Echo Park Lake and all park facilities be afforded special attention in the context of the above-proposed Supplemental Use District to identify and institute measures that ensure development around the park preserves park facilities and viewsheds of the lake and from the lake to downtown and conserves this defining neighborhood amenity.*

Silverlake – Echo Park – Elysian Valley Community Plan Policy 1-3.2: *Preserve existing views in hillside areas. Program: Strictly interpret and implement the adopted Citywide Hillside Ordinance to limit heights of buildings, residential both new construction and additions. Program: Require decision-makers to condition new development adjacent to or in the viewshed of Elysian Park, the Los Angeles River, Echo Park Lake and the Silver Lake Reservoir to protect views from public lands and roadways, when discretionary actions are required.*

Silverlake – Echo Park – Elysian Valley Community Plan Policy 1-5.1: *Program: Include Echo Park Lake in future neighborhood conservation and preservation efforts with the goal of protecting park facilities and significant viewsheds to and from the lake.*

The Echo Park Community Design Overlap includes the following language emphasizing the importance of protecting the Hillside Viewshed:

Section 5 New Construction Residential Infill Guidelines & Standards – (7) Massing And Scale – Guideline 7: . . . *Hillside properties fronting the lake should preserve hillside viewsheds from the lake by creating a massing that contours the hillside through terracing. Design Standard 7e. For Low Medium Residential hillside properties designated as Hillside Viewshed Protection Areas Fronting the Lake (see Appendix B), buildings or structures shall not substantially exceed 30 feet in height from adjacent finished grade, measured as the vertical distance from the adjacent finished grade of the site to an imaginary plane located above and parallel to the finished grade*

The proposed development's three parcels are located in the Hillside Viewshed Protection Area. According to Figure 7, Map of Hillside Viewshed Protection Area, there are fifteen parcels within the area. A determination to approve an increase in the height limit for the proposed development would result in 20% of the parcels within the Hillside Viewshed Protection Area to be not in compliance with a policy established specifically to protect the views of Echo Park Lake and the downtown skyline.

On page 8 of the determination the project background describes the proposed development location as "highly visible" and at a "prominent corner in the Echo Park Lake adjacent neighborhood. Knowing the cultural and aesthetic value of these parcels, it does not seem the appropriate location to approve an increase in height limit.

The Determination to Approve Height Increase Limit should be reversed because it does not uphold the City's core value and policies to protect existing viewsheds.



Figure 7: Map of Hillside Viewshed Protection Areas Fronting the Lake



Figure 8: Existing Viewshed of Echo Park Lake from Uphill Westerly Property



Figure 9: Existing Viewshed of Echo Park Lake from Uphill Westerly Property

7. Inaccurate conclusion that the proposed development will result in "No Traffic Impacts"

Page 12, Section d: *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Based upon the existing mobility and circulation networks in direct proximity to the proposed project, the introduction of fifteen additional units to the community will result in no traffic impacts.*

Currently, during morning and evening rush-hour times, cars entering Glendale Boulevard from Montrose Street are commonly queued up all the way to Bonnie Brae Street. The additional thirty parking spaces will certainly increase the wait time to enter Glendale Boulevard and also hinder ingress and egress for adjacent properties along Montrose Street.

Density Bonus/Affordable Housing Incentives Compliance Findings of Categorical Exemption d
(Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality) should be modified to state there will be traffic impacts as a result of the proposed development and these impacts should be identified and mitigated.

8. Inaccurate project description in Density Bonus/Affordable Housing

Section e: . . . *net addition of seven dwelling units*

Proposed development contains fifteen additional dwelling units, not seven.

Section e should be revised to reflect fifteen additional units and the intent of the section should be reconsidered with the correct number of units.

HOW YOU ARE AGGRIEVED BY THE DECISION

The Echo Park Community and any visitors of the Echo Park Lake will be aggrieved by the decision to approve an increase in the height limit because of the reduction of the viewshed in a Hillside Viewshed Protection Area. Additionally, because of its location next to the Senior Housing Development which was granted a variance for an increase in the height limit, it will create a high-rise corridor effect along Glendale Boulevard that does not promote the cultural and architecturally unique features of Echo Park and will discourage walkability at one of the City's most utilized parks. Moreover, parking and local traffic will be negatively impacted by the addition of fifteen units.

The adjacent westerly properties that are uphill of the proposed development are aggrieved due to the direct impact the proposed development will have on the existing properties. The proposed project includes the removal of 14,000 cubic yards, significant excavation for subterranean parking, and multiple retaining walls which have not addressed the potential for the settling of the existing finished surfaces that are being held up by the bedrock that will be disturbed by the proposed development. If any settling occurs this can result in significant impacts to the existing housing units and their improvements, such as loss of the parking lot and cracks in the foundations and structures.

Furthermore, the approval of the increase of height limit will impact the uphill adjacent properties by significantly reducing their view of Echo Park Lake and the downtown skyline. See Figures 8 and 9 for an example of the existing properties' viewshed that will be lost as a result of approving the height increase. The reduction in view will limit the existing property's connectivity with Open Space and reduce their overall enjoyment of their properties. Furthermore, the reduction in view will have detrimental impacts on the property values who will have their views reduced. The views of Echo Park Lake and the downtown skyline are the main selling points of these existing homes and their property value is directly associated with these views.

The proposed development is requesting the height limit increase for providing one Very-Low Income Housing Unit. **The benefit of adding one Very Low-Income Housing Unit does not outweigh the degradation of the Designated Hillside Viewshed Protection Sites nor the corresponding reduction in property values to the westerly residences and therefore an increase to the height limit is not an appropriate Density Bonus On-Menu Incentive.**

WHY YOU BELIEVE THE DECISION-MAKER ERRED OR ABUSED THEIR DISCRETION

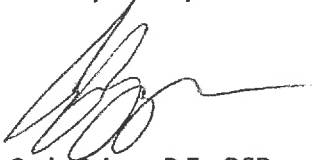
We believe the Decision-Maker erred in their decision for the following reasons:

- Errors in calculating the allowable percent increase of height limit
- Errors in applying the applicable code based on the most stringent requirement
- Incomplete Conditions of Approval to ensure compliance with municipal code and the protection of public safety

August 6, 2019

- Incomplete and inaccurate information regarding the existing site, including but not limited to the existence of Endangered and Protected Californian Black Walnut Trees and site topography that has slopes which significantly exceed 10% on two sides of the proposed development
- Failing to preserve the hillside viewshed that is protected by the various codes and policies mentioned above
- Failing to consider the impact on the uphill properties at the westerly property line, including geologic instability and loss of the viewshed resulting in a reduction of property values
- Failing to acknowledge or incorporate information provided to the planchecker, Hakeem Parke-Davis, about several concerns regarding the proposed development, including the existence of protected trees and slope instability, both of which were not included in the City's findings. Several voicemails were left in addition to the attached email sent on 4/17/18.
- Using the adjacent Senior Housing Development (Parkview Living – 1902 Park Avenue) as an equivalent comparison for supporting the approval of a percentage increase of the allowable height limit. The Senior Housing Development provides 75 Senior Housing Units which is a far greater benefit to the community than the Proposed Development's one Very Low-Income Housing Unit.

Thank you for your consideration and attention to this matter.



Cody Briggs, P.E., QSD

Co-President Montrose Lakeside Condos Homeowners' Association

(310) 341-5858

Encl: Appeal Application, Correspondence with Planchecker

August 6, 2019

DENSITY BONUS AND AFFORDABLE HOUSING INCENTIVES APPELLANTS

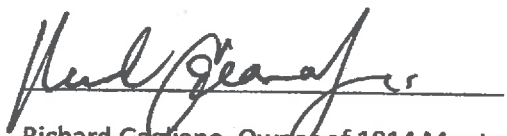
The following individuals are joint applicants appealing the Director's Determination of approving the requested height variance for the proposed Housing Development located at 923 – 929 Glendale Blvd and 1810 Montrose Street (Case DIR-2017-5367-DB-CDO). All signees are an owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property.



Jake Thomas, Owner of 1814 Montrose St Unit 1



Amelia Sims, Owner of 1814 Montrose St Unit 1



Richard Gagliano, Owner of 1814 Montrose St Unit 2



Rafa Cassata, Owner of 1814 Montrose St Unit 2



Kate Briggs, Owner of 1814 Montrose St Unit 3



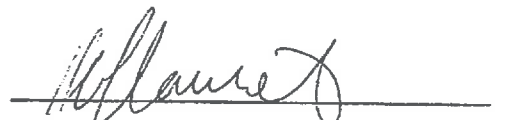
Cody Briggs, Owner of 1814 Montrose St Unit 3



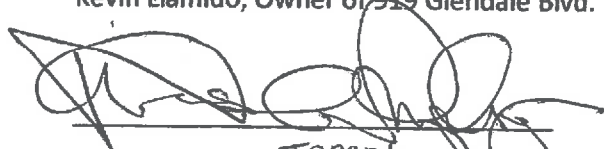
Greg Iserson, Owner of 1814 Montrose St Unit 4



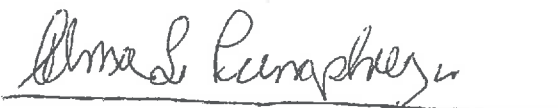
Jordan Riggs, Tenant of 1814 Montrose St Unit 4



Kevin Mamido, Owner of 919 Glendale Blvd.



Francis Pumphrey, ^{Tenant} Owner of 916 N. Bonnie Brae St



Alma Pumphrey, Owner of 916 N. Bonnie Brae



Patrick Lake, Owner of 1831 Santa Ynez St

Objection to Variance Requests (ENV-2017-5368-EAF & DIR-2017-5367-DB-CDO)

From: Cody Briggs (codybriggs@yahoo.com)

To: hakeem.parke-davis@lacity.org

Date: Tuesday, April 17, 2018, 10:31 PM PDT

Good Evening Mr. Parke-Davis

I am an owner of a condo at 1814 Montrose St. #3, Los Angeles, CA 90026 which is directly adjacent to the proposed development (see below for details) at 1810 Montrose St – 923-929 N Glendale Blvd. The developers are seeking a variance for height and density (ENV-2017-5368-EAF and DIR-2017-5367-DB-CDO).

As a whole, our association and all residents are completely opposed to this development. We met the designers/owners at a Echo Park Neighborhood Council meeting on 2-8-17. Their Council's website currently does not have their minutes posted but I will be requesting them to demonstrate the community outrage over this proposed project. The meeting was filled with local residents who objected to the proposed design. It is not in alignment with the local character and was completely void of any consideration on its impact to the surrounding properties and view from Echo Park Lake. We strongly urged the Council and the Mitch O'Farrel's representative to require the developers to conduct a traffic study to determine how the driveway entrance will impact the flow of traffic on Glendale and turning onto Glendale from Montrose. Without the development, during rush hour cars back up two blocks long and this will only exacerbate the problem.

Additionally, there are major geological concerns about how the development will impact the stability of the hill behind it where our 4 condos exist. When we purchased our home a geologist did a survey to determine the stability and determined the bedrock from our home goes into the lots of the proposed development of which they are proposed cutting in a 20' plus retaining wall.

Please note there are several native black walnuts on the property which are protected by the City of Los Angeles.

With respect to their request for variances, our HOA greatly urges the City of Los Angeles to deny their requests. Street parking has become near impossible as we are directly across the street from the lake and to add additional units beyond what the code permits would make things more challenging. To allow the complex to exceed the 30 foot height limit would have numerous negative effects. It would not fit into the aesthetic of the community and be an eye sore when viewing from the lake. Moreover, it will greatly affect our property value as it will take away our view which is one of the main points of why the Echo Park Community Design Overlay was implemented.

It is my understanding the developers of the Park View Living (Senior Apartments directly adjacent to the proposed development) were granted the height variance with the condition that they provided senior housing. However, that lot is set back farther from Glendale and the lake and the new proposed development does not provide any community benefit. Please help maintain the balance in our unique neighborhood and do not allow the variance for additional density and height.

Thank you for your time.

Cody Briggs, P.E.

310-341-5858

DETAILS

1810 Montrose St - APN 5404005001

929 N. Glendale - APN 5404005002

923 N Glendale - APN 5404005003

ENV-2017-5368-EAF <http://planning.lacity.org/pdiscaseinfo/Caseld/MjE3ODcw0>

DIR-2017-5367-DB-CDO <http://planning.lacity.org/pdiscaseinfo/Caseld/MjE3ODY50>

Project Description:

A MAJOR PROJECT PERMIT FOR THE ECHO PARK COMMUNITY DESIGN OVERLAY AND A 30% DENSITY BONUS WITH 1 ON-MENU INCENTIVE FOR HEIGHT.

Requested Entitlement:

THE CONSTRUCTION, USE, AND MAINTENANCE OF A NEW 15-UNIT MULTI-FAMILY APARTMENT BUILDING WITH ONE LEVEL OF SUBTERRANEAN PARKING. A MAJOR PROJECT PERMIT FOR THE ECHO PARK COMMUNITY DESIGN OVERLAY AND A 30% DENSITY BONUS WITH 1 ON-MENU INCENTIVE FOR HEIGHT. PURSUANT TO: 13.08, A COMMUNITY DESIGN OVERLAY APPROVAL, MAJOR PROJECT, TO ALLOW THE CONSTRUCTION, USE, AND MAINTENANCE OF A NEW 15 UNIT MULTIFAMILY APARTMENT BUILDING IN THE RD2-1VL-CDO. PURSUANT TO: 12.22.A.25: A DENSITY BONUS OF 30% WITH ONE HEIGHT INCENTIVE TO PERMIT THE HEIGHT TO A MAXIMUM OF 39 FEET. HOUSING DATA: 14 MARKET RATE, 1 VERY LOW INCOME UNITS

Applicant:

MR. DANIEL POURBABA [Company:ECHO LAKESIDE, LLC]

Representative:

ERIKA DIAZ [Company:WOODS, DIAZ GROUP, LLC]

EXHIBIT C

Director's Determination, DIR-2017-5367-DB-CDO
(dated July 25, 2019)

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE
HELEN LEUNG
KAREN MACK

MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMÀ, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

**DIRECTOR'S DETERMINATION
DENSITY BONUS & AFFORDABLE HOUSING INCENTIVES
AND COMMUNITY DESIGN OVERLAY**

July 25, 2019

Applicant / Property Owner

Daniel Pourbaba
Echo Lakeside, LLC
8271 Melrose Avenue
Los Angeles, CA 90046

Case No.: DIR-2017-5367-DB-CDO

CEQA: ENV-2017-5368-CE

Location: 923 - 929 North Glendale
Boulevard & 1810 W.
Montrose Street

Representative

Erika Diaz
Woods, Diaz Group, LLC
1142 S. Diamond Bar Boulevard
Diamond Bar, Ca 91765

Council District: 13 - O'Farrell

Neighborhood Council: Greater Echo Park Elysian

Community Plan Area: Silver Lake - Echo Park -
Elysian Valley

Land Use Designation: Low Medium Residential

Zone: RD2-1VL-CDO

Legal Description: Echo Park Tract, Lots 19, 20,
21

Last Day to File an Appeal: August 9, 2019

DETERMINATION

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

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

Approve the following incentive requested by the applicant for a project totaling 15 dwelling units, reserving 1 unit for Very Low Income household occupancy for a period of 55 years, with the following requested incentives:

1. Height.

- a. A thirty percent increase in the height limit pursuant to the Echo Park Community Design Overlay, allowing thirty-nine feet in height from the lowest adjacent grade in lieu of the thirty feet allowed.

- b. A twenty percent increase in the height limit pursuant to Los Angeles Municipal Code Section 12.21.1, allowing fifty-four feet in height in lieu of the forty-five feet allowed.

Pursuant to Los Angeles Municipal Code (LAMC) Section 13.08, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve an Echo Park Community Design Overlay Plan Approval for the construction, use and maintenance of a 22,739 square foot residential building, with 36 subterranean parking spaces on a designated Hillside Viewshed Protection site.

Adopt the attached Findings.

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject Case File No DIR-2017-5367-DB-CDO. 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. **Height.** The building shall not exceed the following height limitations:
 - a. A thirty percent increase in the height limit pursuant to the Echo Park Community Design Overlay, allowing thirty-nine feet in height from the adjacent finished grade in lieu of the thirty feet allowed.
 - b. A twenty percent increase in the height limit pursuant to Los Angeles Municipal Code Section 12.21.1, allowing fifty-four feet in height in lieu of the forty-five feet allowed.
3. The Applicant shall submit a revised Exhibit A demonstrating compliance with both the Echo Park CDO and LAMC height requirements.
4. **Open Space** provided shall be no less than 3,428 square feet as shown in Exhibit A.
5. **Residential Density.** The project shall be limited to a maximum density of 15 residential dwelling units including 1 On-site Very Low Income restricted dwelling unit.
6. **Affordable Units.** A minimum of 1 On-site Very Low Income restricted dwelling unit, or 9% of the base dwelling units, shall be reserved as affordable units, as defined by the State Density Bonus Law 65915 (c)(1) or (c)(2).
7. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25 (9a-d).
8. **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 1 dwelling unit available to Very Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.
9. **Interior Room Doors.** Each interior room shall not have any door that includes knobs or deadbolts which lock from the inside manually, and or that requires a key or code to open from the outside of the bedroom. Electronic door locking devices and smart locks are also prohibited on any interior door.
10. **Off-Street Automobile Parking Requirements.** The project shall provide automobile parking spaces pursuant to LAMC Section 12.21A.16(a)(1)(i). The project proposes three (3) three-bedroom units, which, which requires six (6) parking spaces, and twelve (12) units with four or more bedrooms units, which requires 30 parking spaces

11. **Alternative Paving Materials.** An alternative paving material shall be utilized, as defined as one of the following: porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock, gravel, and restrained systems (a plastic or concrete grid system confined on all sides to restrict lateral movement, and filled with gravel or grass in the voids.)
- a. Permeable interlocking concrete pavers and permeable pavers shall have a minimum thickness of 80 mm (3.14 inches).
 - b. If plantings are an element of the alternative paving material, the irrigation system shall not utilize potable water except for plant establishment.
 - c. Products and underlying drainage material shall be installed per manufacturers' specifications. Sub-grade soils shall be compacted as required per the product installation specifications.
12. **Tandem Parking.** Each required parking stall within a parking garage shall be accessible. Automobiles may be parked in tandem in a private garage serving an apartment house or multiple or group dwelling, where the tandem parking is not more than two cars in depth.
13. **Driveway Width.** Every access driveway shall be at least 9 feet in width in RD except that, every access driveway serving a parking garage having a capacity of more than 25 automobiles shall be at least 19 feet in width, or in lieu thereof, there shall be two access driveways, each of which is at least 10 feet in width.
14. **Driveway Lighting & Pedestrian Safety.** The driveway shall provide adequate lighting and pedestrian warning systems where the driveway aisle meets the adjacent public right of way.
15. **Garage Door.** Garage doors shall be inset from the property line at least 20 feet for buffer vehicle queue space and be panelized as to provide the appearance of a residential garage door where no more than 10% of the door is transparent.
16. **Bike Parking** shall include two (2) short term and fifteen (15) long term spaces pursuant to LAMC 12.21 A.16.(a)(1)(i) for a total of seventeen (17) required bike parking spaces on site.
17. **Wall Coverings.** Exposed Concrete block walls included in the project for terraced L.I.D. planter walls along Montrose Avenue and the garage encasement along Glendale Boulevard shall be textured with a coating that is also featured in the main building such as stucco, sandstone or another textured coating.
18. **Ground Floor Entrances.**
- a. Unit One shall have a main entry located on the facade wall adjacent to Glendale Boulevard that is independent and separate of any main building entrance as shown on Exhibit A.
 - b. Unit Two and Three shall have a main entrance and porch facing Montrose Street. Entrance orientation shall include emphasized paths that provide direct and individual access leading to and from each unit door to the public right of way on Montrose Street.
19. **Decks.** No partition or fence may be constructed along the esplanade deck which parallels Glendale Boulevard in a way such that would prevent or discourage direct access to or conceal the location of the front door of Unit One.

20. Landscape

- a. **Trees.** At least one 24-inch box tree shall be planted for every four dwelling units or 4 trees shall be provided on site or in the parkway for a minimum of 4 trees.
- b. **Plants.** The project shall only use drought tolerant, non-invasive plant species within the required open spaces.
- c. **Hardscapes.** As reference by Design Standard 3c and as shown in Exhibit A, at least 50% of front yard open space shall be landscaped, excluding driveways.
- d. **Invasive Species.** The Project shall not include any plants classified as moderate or above by the California Invasive Plant Council.
- e. **Walls/Fences.** The project shall not include concrete block walls, concrete block pilasters, masonry walls, and chain link fences shall not be used for front yard fences or any fences along a public street, unless the fence is a retaining wall.
- f. **Low Impact Development Planters** shall be used to provide terraced landscaped, and all walls of L.I.D. containers shall be coated with a texture material used to coat the outside of the main building to resonate with the building itself.
- g. **Exposed Portion of Garage** which exceeds finished grade, shall be screened from the view of the public right-of-way by landscape features including trees, shrubbery, planter boxes at least three (3) feet in height as shown in Exhibit A.
- h. **Driveway Aisle.** The driveway aisle shall be decoratively paved and include a 6 inch landscape strip dividing the ingress and egress lanes of the driveway aisle.

Administrative Conditions

- 21. **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.
- 22. **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.
- 23. **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.
- 24. **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.
- 25. **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.

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

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

28. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

PROJECT BACKGROUND

The subject site is in the RD2-1VL-CDO Zone which allows 11 units on the 20,017 square foot site. The site is made up of three lots south-west corner of Montrose Street and Glendale Boulevard. The site is a highly visible and is adjacent to the Echo Park Lake. The project proposes a 22,729 square foot, 15-unit apartment with 36 parking spaces in an 8,250 square foot parking garage. The buildable area of the site is 14,680 square feet and the propose floor area ratio of 1.5:1.

The site is within the Echo Park Community Design Overlay District, Ordinance No. 180,880 which became effective on October 27, 2009. The Echo Park CDO contains design standards, requirements and guidelines. The CDO designates the property as a Hillside Viewshed Protection Site, which limits the height to substantially 30 feet. With the advent of a density bonus incentive, the project is able to attain a 30 percent increase from the CDO's building height or 39 feet.

The RD2-1VL-CDO Zone allows a height of 45 feet. As such, the application of the density bonus height incentive allows a 20 percent increase in the height prescribed by the zone or a total of 54 feet in height.

As previously stated, the project is on the south-west corner of Montrose Street and Glendale Boulevard, a prominent corner in the Echo Park Lake adjacent neighborhood.

Montrose Street is a Local Street Standard, with a right-of-way width of 60 feet and a roadway width of 36 feet and is improved with a sewer, street, curb, gutter, parkway and sidewalk.

Glendale Boulevard is a Boulevard II with a right-of-way width of 108 feet and a roadway width of 80 feet and is improved with a sewer, street curb, gutter, parkway, street trees and sidewalk.

In accordance with California State Law (including Senate Bill 1818, and Assembly Bills 2280 and 2222), the applicant is proposing to utilize Section 12.22 A.25 (Density Bonus) of the Los Angeles Municipal Code (LAMC), which permits a density bonus of 30 percent. This allows for 15 total dwelling units in lieu of the otherwise maximum density limit of 11 dwelling units on the property. A density bonus is automatically granted in exchange for the applicant setting aside a portion of dwelling units, in this case 1 for habitation by Very Low Income Households for a period of 55 years. Consistent with the Density Bonus Ordinance, the Applicant is also automatically granted a reduction in required parking based on two Parking Options, and a reduction based on the Bicycle Parking Ordinance.

Housing Replacement

There are no housing replacement requirements for the development of this project will take place on a site that has been vacant for at least 5 years.

With Assembly Bill 2556 applicants must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households. Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated January 24, 2018, the proposed project will be required to provide 0 units affordable to Very Low Income

Households. This is reflected in the Conditions of Approval. Refer to the Density Bonus Legislation Background section of this determination for additional information.

LAMC Criteria

As permitted by LAMC Section 12.22 A.25 the applicant is requesting one (1) incentives that will facilitate the provision of affordable housing at the site: for height to allow a 39 feet in height in lieu of 30 feet otherwise permitted. Pursuant to LAMC Section 12.22 A.25(e)(2), in order to be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria, which it does:

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

The building opens up to the lake and the massing is broken down to provide the appearance of modulated units along the façade to reduce the visual impact from the lake. The building planes are vertically terraced providing variation in the building envelop, balconies and window articulation. The scale of the project is with a series of terraces, each individual unit is expressed as its own unique residence. Terracing responds to the height restriction keeping the entire building profile under 39 feet above adjacent finished grade.

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

The project contains two street fronting elevation which include North Glendale Boulevard and Montrose Street. The project contains a variety of features that orient the building to the street including a prominent stair case and landscape along Glendale that emphasize the walk up to an esplanade 6 feet above grade. Terracing and openings between units are proposed as shown in Exhibit A that provide articulated relief from continue planes in a vertical and horizontal context. The terracing is complimented with, windows, balconies, stair cases and paths leading to unit main entrances along the Glendale and Montrose oriented facades. The project offers landscaping that covers approximately 75 percent of open space. The windows and balconies along the front of Glendale are oriented towards the street facing elevation and furthermore the Echo Park lake, adjacent to the project site.

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

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

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

The project is located not located on a substandard street in a Hillside Area or a Very High Fire Hazard Severity Zone. The project site is located at the corner of North Glendale Boulevard – designated as Boulevard II, and Montrose - a Local Street

Standard street. Neither street is a substandard street in a hillside area. Therefore, the Housing Development Project is consistent with the finding d.

DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS

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

- a. *The incentives are not required to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.*

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for Very Low, Low, and Moderate Income Households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The list of on-menu incentives in 12.22 A.25 was pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the density bonus on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project.

The requested incentive, an increase in height, is expressed in the Menu of Incentives per LAMC 12.22 A.25(f) and, as such, permit exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested incentives allow the developer to expand the building envelope so the additional units can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to set aside 1 Very Low Income dwelling unit for 55 years.

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

The proposed incentives will not have a specific adverse impact. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). The proposed Project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines which establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed Project reach or exceed those thresholds. Analysis of the proposed Project determined that it is Categorically Exempt from environmental review pursuant to Article III, Section I, and Class 32 of the CEQA

Guidelines. The Class 32 Exemption is intended to promote infill development within urbanized areas.

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

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

The subject site is located in the Silver Lake – Echo Park – Elysian Valley community plan area and in the R2-1VL-CDO Zone. By right envelope allows 11 units on the 20,017 square foot site, with a maximum 3:1 Floor Area Ratio (FAR) and a maximum height of 30 feet per the Echo Park CDO and 45 feet per LAMC Section 12.21.1.

As demonstrated in Exhibit A, the project is consistent with the zoning code and provides the code required yard setbacks, open space, landscape treatments and parking. The proposed height of 39 feet is consistent with the grant of a density bonus incentive for the provision of the affordable unit.

The proposed development is consistent with the Community Plan, the proposed 15-unit apartment development, which includes one Very Low Income unit, adds multi-family housing to Los Angeles' housing supply.

b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses:

The Project is located in a highly urbanized area within the City of Los Angeles limits. The subject Property is comprised of three legal lots totaling approximately 20,017 square feet, or 0.46 acres, which is well under five-acres. The Subject site is substantially surrounded by urban uses. The site is surrounded by RD2-1VL Zoned properties that are improved with multi-family and single-family residential land uses. The subject site is located adjacent to North Glendale Boulevard and West Montrose Street. Properties north of Montrose on North Glendale Boulevard are in the R3-1VL-CDO Zone and are improved with a senior living facility in form of a medium density residential building to the north, and medium to low scale multi-family building to the South West. The subject site is in a highly urbanized area where, the majority of the surrounding properties are built out with residential uses. The proposed development is located in the City of Los Angeles, on a site that is .46 acre and is substantially surrounded by urban uses. Therefore, the proposed development occurs in the City of Los Angeles on a site less than five acres and is surrounded by urban uses.

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

The project is located within an established, fully developed, medium-density residential neighborhood adjacent to several commercial corridors, large boulevards and other large employment centers. No evidence has been submitted to the record indicating that the project site has value as a habitat for endangered, rare or threatened species.

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

The proposed project will be constructed on a vacant lot, adding a net total of fifteen dwelling units. Based upon the existing mobility and circulation networks in direct proximity to the proposed project, the introduction of fifteen additional units to the community will result in no traffic impacts. The project will generate well under 500 daily trips, which is the established CEQA threshold.

The Department of Building and Safety will require a haul route for the export of 14,000 cubic yards of soil. The project does not involve the removal of healthy, mature, scenic or protected trees. The subject property has a slope of less than 10 percent and is not in a waterway, wetland, officially designated scenic area, an officially mapped area of severe geologic hazard, or within an official Seismic Hazard Zone. Therefore, there is no substantial evidence that the proposed project will have a specific adverse impact on the physical environment, on public health and safety, and/or on property listed in the California Register of Historic Resources.

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

The building construction phase includes the construction of the proposed building on the Subject Property, which grading and a haul-route for the exporting of approximately 14,000 cubic yards of earth, connection of utilities, laying irrigation for landscaping, architectural coatings, paving, and landscaping the Subject Property. These construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction activities involving grading and foundation preparation would primarily generate PM_{2.5} and PM₁₀ emissions. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the Project Site) would primarily generate NO_x emissions. The application of architectural coatings would result primarily in the release of ROG emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time.

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

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

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

The project is a 22,739 square foot multi-family infill project and the export of more than 10,000 cubic yards of earth. Possible project-related air quality concerns will derive from the mobile source emissions generated from the proposed residential uses for the project site. Operational emissions for project-related traffic will be less than significant. In addition to mobile sources from vehicles, general development causes smaller amounts of "area source" air pollution to be generated from on-site energy consumption (natural gas combustion) and from off-site electrical generation. These sources represent a small percentage of the total pollutants. The inclusion of such emissions adds negligibly to the total significant project-related emissions burden generated by the proposed project. The proposed project will not cause the SCAQMD's recommended threshold levels to be exceeded. Operational emission impacts will be at a less-than-significant level.

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

e. The site can be adequately served by all required utilities and public services:

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

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

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

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

DENSITY BONUS LEGISLATION BACKGROUND

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

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

California State Assembly Bill 2222 went into effect January 1, 2015, and with that Density Bonus projects filed as of that date must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control (including Rent Stabilization Ordinance); or is occupied by Low or Very Low Income Households (i.e., income levels less than 80 percent of the area median income [AMI]). The replacement units must be equivalent in size, type, or both and be made available at affordable rent/cost to, and occupied by, households of the same or lower income category as those meeting the occupancy criteria. Prior to the issuance of any Director's Determination for Density Bonus and Affordable Housing Incentives, the Housing and Community Investment Department (HCIDLA) is responsible for providing the Department of City Planning, along with the applicant, a determination letter addressing replacement unit requirements for individual projects. The City also requires a Land Use Covenant recognizing the conditions be filed with the County of Los Angeles prior to granting a building permit on the project.

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

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

In exchange for setting aside a defined number of affordable dwelling units within a development, applicants may request up to three incentives in addition to the density bonus and parking relief which are permitted by right. The incentives are deviations from the City's development standards, thus providing greater relief from regulatory constraints. Utilization of the Density

Bonus/Affordable Housing Incentives Program supersedes requirements of the Los Angeles Municipal Code and underlying ordinances relative to density, number of units, parking, and other requirements relative to incentives, if requested.

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

FINANCIAL ANALYSIS/PRO-FORMA

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

ECHO PARK DESIGN OVERLAY COMPLIANCE FINDINGS

The Project involves the construction of a new, 22,739 square foot, 15 unit apartment building. The project is located in the Echo Park Community Design Overlay District. The project has been reviewed by staff and has been found to be in substantial performance with the applicable design guidelines and standards.

The Project substantially complies with the adopted Community Design Overlay Guidelines and Standards.

Setbacks

Guideline 1: Encourage an inviting pedestrian environment and provide for street wall continuity by locating buildings with a consistent setback, orienting buildings to the street and providing pedestrian amenities along the front of buildings.

Design Standard 1a: - New construction shall match existing setbacks on adjacent properties to the greatest extent possible allowed by zoning code.

The subject site is located in the RD2-1VL Zone, which permits a front yard of not less than 15 feet. The Echo Park Community Design Overlay requires that new construction match setbacks on adjacent properties to the greatest extent possible.

As shown in Exhibit A, the front yard adjacent to Glendale Boulevard shall be no less than 15 feet. The building itself adheres to the setback requirements of the Echo Park CDO with respect to the westerly and southerly adjacencies. The project is proposed to be setback complying with Zoning Code and is scaled in context of neighboring property to the south and west. The project's northerly neighbor is unusually setback from the street due to full compliance with a 15 foot dedication requirement at the time of construction.

The LAMC allows a five foot side yard for buildings no more than two stories. Buildings more than two stories in height in the RD2-1VL Zone, one foot shall be added to the width of such yard for each additional story above the second story, but in no event shall a side yard be more than 16 feet in width be required. As shown on Exhibit A, The proposed project will be 4 stories above a partially subterranean podium parking garage and will provide a 7 foot side yard as required by LAMC 12.09.1B2(a). The rear yard as required by the LAMC 12.09.1 B3 requires a rear yard of not less than 15 feet in depth. The Project at hand proposes a rear yard setback of 15 feet. Therefore, the project complies with Standard 1 A.

Design Standard 1b: - If adjacent properties have different setbacks, new setback should be an average of the two, to the greatest extent possible allowed by zoning code.

As exempted by Design Standard 1c, Properties designated as Hillside Viewshed Protection sits as shown in the Appendix B of the Echo Park Community Design Overlay are not required to average setbacks, Therefore, Design Standard 1b does not apply.

Design Standard 1c: - Low Medium Residential properties designated as Hillside Viewshed Protection Areas (see Appendix B) are exempt from matching existing setbacks and/or averaging of setbacks.

The neighboring property to the south of the project site is setback on the hillside with a front yard of approximately 25 feet from the public right of way along Glendale Boulevard. The frontage on Montrose will be adjacent to a residential condominium complex with the main

buildings set back approximately 30 feet. In the case of both frontages along Montrose and Glendale the subject project provides landscaped setbacks of at least 15 feet, pursuant to LAMC 12.09.1B1. The subject case is designated as a Hillside Viewshed Protection Area as shown in Appendix B of the Echo Park Communitality Design Overlay guidelines, and is therefore exempt from providing an average of setbacks along street frontages.

Guideline 2: - Front yards should encourage an inviting pedestrian environment and provide for transition between the public right of way and the residential building. Front yard areas should remain open and used for landscaping and passive recreation space.

Design Standard 2a: - A pedestrian entrance shall be provided on the façade of structures fronting the street.

As shown in Exhibit A the three first floor units have individual entrances respectively fronting Glendale Boulevard and Montrose Street. Unit 1 has an entry directly facing Glendale Boulevard and the Echo Park Lake leading to an esplanade of approximately 50 feet long. Unit 2 and Unit 3 also offer doors that open to and face Montrose Street. Exhibit A shows doors that lead to an esplanade along the Montrose facing façade to the high point of the lot to where a staircase transects the esplanade providing access to Montrose Street. In addition the project offers two additional building entries to provide access to the common open space, interior courtyard, bike parking and a mail room. The entries labeled Pedestrian Entry in Exhibit A are recessed and shall be accentuated to provide for a prominent entryway including the use of landscaping, potted plants, light, porches and awnings. As conditioned, the project shall provide accentuated Pedestrian Entrances, and therefore will be compliant as conditioned.

Design Standard 2b: - The entrance shall be emphasized by employing one of the following paving treatments: Brick or tile; Precast pavers; Stamped concrete.

As shown in Exhibit A, the landing to the stairs which lead to the Main Pedestrian entrance on Glendale Boulevard as shown on Exhibit A is proposed to be Crushed Gravel over compacted fill, which leads to the uncolored concrete with smooth finish staircase. No material finish or articulation is proposed with the stairway. The paving leading from the adjacent public right of way is an alternative paving material that emphasizes the point of main entry. Therefore, the project is in compliance with Standard 2b for providing emphasized main entrances.

Design Standard 2c: - Where projects have multiple residential units at ground level, individual entrances are encouraged.

The proposed project contains three units to be located at ground level. All three units have doors that face the respective street frontage along Glendale Boulevard or Montrose Street. Unit one shall have an entrance located on the façade wall along Glendale Boulevard. The door shall be decorated with features such to highlight the point of entry. Unit two and three are to have main entrances that are accessible from Montrose Street. The doors shall be emphasized by the arrangement of porches, awnings and features that highlight the unit entrances. The building frontage along Glendale Boulevard also contains a main entrance to an interior courtyard, which provides secondary entrances to each of the units. Therefore, because all ground floor units have their own entrances, the project is therefore compliant with Standard 2c.

Open Space & Landscaping

Guideline 3: Encourage the use of open space, landscaping and recreation areas. In addition to aesthetic benefits, landscaping provides shade, reduces glare and minimizes surface runoff during rainy periods. Projects should provide landscaping that complements existing architecture, provides shade to pedestrian areas and that provides a high level of surface permeability. Front yard and outdoor spaces such as common and private open space should be developed to an extent that encourages use and enhances the livability of residential structures.

Design Standard 3a: - All multi-family residential developments with six units or more are encouraged to be designed around a landscaped focal point or courtyard open to the street, when appropriate.

The planter and landscape configuration shown on Exhibit A demonstrates that a variety of plants and trees will be used to provide for a tapestry of flora filling in the berms and low impact development containing planters surrounding the building. The project proposes to use a landscaped berm as a focal point along the sidewalk along Glendale Boulevard. The landscape along Montrose Street is open and shall be terraced from the street up the building using a series of L.I.D. planters and concrete paths leading to the entrances of the units on the ground floor. The landscape will provide a grassy elevated plateau in the front yard along Montrose Street as part of the project's open space component. Therefore, the project is compliant with Standard 3a.

Design Standard 3b: - Landscaping which includes grouping of plant materials, consisting of small trees, shrubs, planter boxes or tubs of flowers shall be placed at entrances to courtyards and along walkways.

As shown in Exhibit A, the project proposes trees, shrubs, perennials, succulents and plants along the front yard berms, and the side yard open space areas. The project proposes 13 different species of plants to be planted adjacent to the sidewalk. The landscape will be composed of retaining devices and L.I.D. planters and berms around the perimeter of the property adjacent to the public right of way. Therefore, the project complies with S3b.

Design Standard 3c: - At least 50% of front yard open space should be landscaped, excluding driveways.

As a condition of approval, 50% of the front yard open spaces shall be landscaped. The front yard area is shown on Exhibit A titled "Landscape", demonstrates that 786 square feet of the 1,569 square foot front yard is to be landscaped with a variety of plants and landscape features. Therefore the project is compliance with standard 3d, for providing at least .5 percent of the front yard as landscaped area.

Design Standard 3d: - Drought tolerant plant species shall be utilized within required open space areas to the greatest extent possible.

As stated in Condition 15b of this CDO grant, the project is required to provide drought tolerant and low water-intensity plants. The project proposes to use a variety of landscape choices that will be drought tolerant and low water intensity plants. Therefore, the project substantially complies with Standard 3d.

Design Standard 3e: - Concrete block walls, concrete block pilasters, masonry walls, and chain link fences shall not be used for front yard fences or any fences along a public street, unless the fence is a retaining wall.

Although concrete block walls, pilasters, masonry walls, and chain link fences are prohibited, they are allowed for retaining purposes. The project proposes several concrete block walls for the retention of the hillside west of the project site and for the retention of back fill in the exposed and raised L.I.D. planters along Montrose Street. Concrete masonry blocks are proposed to be used to enclose the parking garage wall along Glendale Boulevard. As conditioned, all exposed portions of retaining wall, along Glendale Boulevard and Montrose Street shall be texturized with Stucco, Sandstone or other texture coat to provide a relationship of retaining devices and the structure itself. As conditioned the project is consistent with Design Standard 3e.

Design Standard 3f: - *Design projects to conform to the natural topography to the extent feasible.*

The subject site is a downward sloping lot which will require extensive grading, up to 10,000 cubic yards of earth. As part of the excavation plan, a retaining wall will be used to provide a largely subterranean parking garage upon which the building will sit. The design of the building terraces up the hillside in a step back fashion that mimics the natural grade of adjacent properties to the south and west. Therefore the Project conforms to the natural topography while complies with Standard 3f.

Design Standard 3g: - *California Invasive plants classified as moderate or above are discouraged in projects facing the lake (California Invasive Plant Council).*

As stated in condition 15c, the Project shall not include any plants classified as moderate or above by the California Invasive Plant Council.

Parking Areas

Guideline 4: *Parking areas and the driveways that accompany them can contribute to a cluttered appearance and can diminish the pedestrian livelihood of a street. Such areas should be kept out of view from the public street to the greatest extent possible.*

Design Standard 4a: - *Parking areas shall be located underground, at the rear of properties or at other suitable locations that are not visible from the public street, unless topography makes it infeasible.*

As shown in Exhibit A, the project contains an underfloor covered parking garage that is accessed from Montrose Street. The garage entrance aisle shall be bisected with an at least six inch landscape strip and partially subterranean as conditioned and shown in Exhibit A, to minimize the visual impact of the driveway. The garage doors shall be made to resemble single car garage doors, where by no more than 10 percent of the garage door be transparent. The driveway will have an ingress and egress lane that will be emphasized with decorative paving and shall provide direct access to the bicycle parking through the parking garage. The parking area includes thirty spaces contained under the building with internal pedestrian and bicycle circulation to provide access to bike parking and to the dwelling units from within the garage. Therefore, the project complies with Standard 4a as the parking area is provided in a subterranean garage.

Design Standard 4b: - *Driveways within the front yard area shall be no wider than 12 feet unless required by Building and Safety and/or the Department of Transportation.*

As shown Exhibit A, the driveway aisle is not contained in the front yard. Instead a twenty foot driveway aisle is proposed along Montrose Street and shall be bisected by a six inch

landscaped strip as conditioned. The two way driveway aisle will provide two 10 foot wide aisle. Therefore the project is in compliance with Design Standard 4b.

Design Standard 4c: - Multiple garage bays for buildings with subterranean parking along the front of a building should be avoided. Surface parking areas and driveway "back-up" space between a structure and the public street (regardless of setback requirements) are prohibited.

As shown in Exhibit A, the project provides for underfloor area with a driveway aisle with an ingress and egress lane so that no vehicle will have to back out onto any street. The parking is out of street view and accessed by a driveway in the side yard on Montrose Street. Therefore, the project complies with Standard 4c.

Design Standard 4d: - Garage Bays into subterranean parking shall be no wider than 12 feet, unless required by Building & Safety or the Department of Transportation.

The driveway is 20 feet wide as proposed and shown on Exhibit A. LAMC Section 12.21 A5(f) requires a driveway no less than 10 feet in the RD Zones. The project includes a 20 foot wide driveway aisle which will be separated by a no less than 6 inch landscaped divider providing an ingress and egress aisle. The configuration of the driveway will allow for the passage of two opposing vehicles at the same time. Therefore, the project is in compliance with Standard 4d.

Design Standard 4e: - Garage bay / driveway entryway into subterranean parking along the front of the building shall be partially submerged below ground floor level, if feasible.

As shown on Exhibit A, a driveway aisle slope is 5% demonstrating a partially submerged driveway aisle and garage entrance. The driveway is not located along the front of the building. Therefore the slope of the driveway for a length of 37 feet will provide the appearance of a submerged driveway.

Design Standard 4f: - Single car garage doors are preferred. When a double car garage door is necessary, the door shall be designed so as to give the appearance of a single-car garage door. A landscaped strip of at least 6 inches should divide the driveway into two halves.

The parking facility as proposed in Exhibit A includes an underfloor style parking garage that is concealed from street view by berms and landscape features. The proposed driveway arrangement provides for a ingress and egress lanes in a 20 foot driveway aisle that is proposed to be bisected with a no less than 6 inch landscaped feature. As proposed in Exhibit A, the project is compliant with standard 4f.

Design Standard 4g: - Any portion of a parking level, which exceeds finished grade, shall be screened from the view of the public right-of-way by landscape features including trees, shrubbery, planter boxes or berms at least three (3) feet in height. The exterior design of the structure should include variations in color, materials and/or texture to create pedestrian interest and scale.

- i. Parking Structure Openings exceeding finished grade should be occupied by decorative wrought-iron, horizontal louvers, intricate latticework or the appearance of windows or other decorative architectural feature. It is preferred that openings be covered with vines.*

Parking Structure Openings should be minimized.

The project includes portions of the parking structure that will be above the grade up to 12 feet along Glendale Boulevard. The project proposes to use a vegetated berm to conceal a portion of the enclosed podium parking structure. The use of landscape features such as berms and terraces of L.I.D. planters as shown in Exhibit A screen the exposed portions of the parking structure, and therefore the project is compliance with Standard 4g. As conditioned, the opening of the parking garage shall be decorative or covered in vines.

Buildings Fronting the Lake

Guideline 5: Buildings fronting the lake should include walkways, paseos or other features relating it to the lake. Properties fronting the lake act as a gateway to the community, providing scenic views of the hillsides and displaying the architectural history of the area. Properties fronting the lake should provide a seamless transition between the public and private realm, with lush landscaping that transition into Echo Park and architecture that does not detract from the area's character. The following standards apply only to properties fronting the lake.

Design Standard 5a: - Orient primary entrances toward the street nearest the lake. Emphasize entrances through architectural features such as front porches, awnings, columns and/or prominent walkways.

In this case, the street nearest the lake is Glendale Boulevard, and the primary building entrance is oriented as a breezeway that connects with an esplanade along the front of the building. The project proposes individual entrances to units on the ground floors, where only unit 1 will have a direct entry point from the street. Unit 2 and 3 are directly accessible from the public right of way. The main entrances are recessed and are not articulated using architectural features, but distinguished paths lead to the entrances. As conditioned the paths will be composed of decorative pavers to emphasize the location of the main entrances. Therefore, based on providing direct access to streets fronting the lake, the project is compliant with standard 5a.

Design Standard 5b: - Paving surfaces shall be provided for driveways.

As conditioned and as shown on Exhibit A, the project shall use decorative pavers or stamped concrete for driveway surfaces and compliance with Design Standard 5b

Design Standard 5c: - For buildings with 6 units or more on properties fronting the lake and occupying a parcel at least 100 feet in width, as part of the open space requirement, a courtyard and/or paseo is preferred and encouraged to be visible to the street and to the lake. Paseos shall be paved.

At least 50% of the required open space shall be landscaped.

The subject case involves a 15 unit building fronting the Echo Park Lake and including at least 100 feet of frontage along Glendale Boulevard. The project proposes at least half of the front yard to be landscaped with a berm and an assortment of drought tolerant plant species in the spaced between the building and the adjacent public right of way along Glendale Boulevard. Furthermore, the project proposes a landscaped side yard along Montrose Street that is to include a series of terraced L.I.D. planters to provide vertical plane breaks in 3 foot intervals.

Design Standard 5d: - Walkways on private property leading from the structure's primary entrance to the lake are encouraged and should be paved.

As shown in Exhibit A, the project proposes walkways on private property leading from the structure's primary entrance to the lake by using alternative paving material to indicate the

location of the main path of entry from the public right of way. The paving materials shall be made to emphasize the main entrance. Additional paths are featured parallel to Montrose Street to the additional entrances for each ground floor dwelling unit.

Design Standard 5e: - Multi-family buildings with 6 units or more shall contract with a licensed landscape architect, a landscape or garden designer to design and install a landscape of native plants arranged into naturalized patterns.

As shown in Exhibit A landscape plan, the project proposes to install a landscape of native plants arranged into naturalized patterns. The landscape plan was produced by Mark Bittoni, A licensed Architect number C34136. Therefore, the project is compliance with Design Standard 5e as shown in Exhibit A and as conditioned.

Design Standard 5f: - Use hardscape materials (pervious encouraged) on no more than 50% of the site area of any street-facing yard. The balance of the area shall be planted with native and/or drought tolerant species.

- The front yard area of the project includes 50% of the area for hard scape treatment, where the rest of the yard space is planted. The variety of species of plants shall be native and/or with drought tolerant species as conditioned as shown in Exhibit A.

Articulation

Guideline 6: Buildings should have fenestration that establishes a clear pattern on the façade (with special attention paid to facades that are visible from the street) and that provides depth and additional articulation. The design of all buildings should be of a quality and character that improves community appearance and should be representative of an overall architectural theme. Buildings should be composed of a variety of forms, contrasting shapes and should employ attractive and complimentary building materials and architectural features.

Design Standard 6a: - All exterior building walls shall provide a break in the plane, or a change in material, at least every 10 feet in horizontal length and every 15 feet in vertical length, created by an articulation or architectural detail, such as:

- A change in plane of at least 18 inches.
- Windows that are recessed at least six inches, when appropriate to architectural style.
- Incorporation of varied window treatments such as multiplane, octagonal, circular, or bay windows.
- Perforations on the surface of the building plane.
- Building overhangs, porticoes, or projections.
- Terraces, balconies, porches or cantilevered designs.
- Wood accents and wood trim for windows and doors.
- Varying roof forms and heights.
- Other architectural features or building materials that create a visual break.

The proposed project is a 15 Unit apartment building with four-stories with the top two floors stepped back to produce a terraced appearance of the structure. The building rests on a podium parking structure that is partially above grade and is proposed to be screened by berms and earth fill. Each story features a varied façade design which provides vertical articulation facing the street, as well as varied fenestration that provides horizontal articulation that suggests a relationship to the neighboring properties. The first floor features a primary entryway, an esplanade 6 feet above the adjacent grade and a private entrance to unit 1. The

second floor and beyond includes features such as decks, railing, and window insets to provide vertical and horizontal articulation.

The façade of the project along North Glendale Boulevard and West Montrose Avenue is very much articulated with windows and change in materials along the length of the approximately 100 long façade along Glendale. Much of the façade is composed of primarily floor to ceiling glass windows and sliding doors and stucco walls in a minimal modern style of architecture. As shown on Exhibit A, each facade offers maximum visibility opportunities to the lake as the project includes a lookout deck and windows facing the Echo Park Lake on each floor. The proposed project shown on Exhibit A demonstrates distinct breaks in plane along the front facade and side facade of the building where abutting a street. The facades have been further articulated by the use of varying terraces along the depth of the property. The project is broken down into smaller modules that osculate the step up in height and back in depth producing a terracing effect. Therefore, the project complies with Standard 6a.

Massing and Scale

Guideline 7: The overall scale, massing, roof form, materials and architectural style of new structures shall be consistent with the surrounding neighborhood context and provide a variety of forms, depth and texture. Encourage a cohesive neighborhood character by building new structures and additions at a scale that is appropriate to the street and the surrounding neighborhood context. The visual impact of large structures may be fashioned by creating a cluster of smaller buildings or the appearance of a series of smaller buildings. Building massing should include a variation in wall planes and height as well as roof forms to reduce the perceived scale of the building. Hillside properties fronting the lake should preserve hillside viewsheds from the lake by creating a massing that contours the hillside through terracing.

Design Standard 7a: - All building fixtures shall complement and be architecturally integrated to the design of the building and should be compatible and complimentary with the immediate area's architecture.

The Project's fixtures, including, window frames, railing, accents landscape and lighting include a repeating pattern that evokes the contemporary architectural style. The immediate area's architecture consists primarily of multifamily structures and single family houses built between 1890's and the 1920's, often in the Craftsman and Spanish Revival style, as well as other styles popular in the period. Therefore, the projects height and setbacks are congruent with neighboring project, and are both integrated with the design of the building and complimentary to the surroundings thus complying with Standard 7a.

Design Standard 7c: - For Medium Residential properties there shall be a building modulation at least every 100 feet of horizontal building plane, with a building indentation of approximately 15 feet in depth and 20 feet in width. Indentation may occur in a stepwise fashion.

The project is approximately 92 feet in horizontal distance along Glendale Boulevard on a site composed of three lots that have frontage of 100 feet. The project is in compliance and conforms to Standard 7c as the project proposes two modules on the first level of the project. Along Montrose Street the project extends in excess of 100 feet of frontage. In any case, varied articulation is incorporated into the design.

This project site has a General Plan land use designation of Low Medium II Residential, which is a lower threshold than what is required by Standard 7c. None the less, the project is therefore consistent with Standard 7c.

Design Standard 7d: - For Medium Residential properties a new separate massing shall occur after approximately 190 linear feet of horizontal building plane facing the public right-of-way.

Exhibit A demonstrates a modulation in the massing that repeats as the project increases in height and depth at intervals well under well under 100 in vertical or horizontal distance. The project substantially conforms to design Standard 7d as demonstrated in the Exhibit A massing model.

Design Standard 7e - For Low Medium Residential hillside properties designated as Hillside Viewshed Protection Areas Fronting the Lake (see Appendix B), buildings or structures shall not substantially exceed 30 feet in height from adjacent finished grade, measured as the vertical distance from the adjacent finished grade of the site to an imaginary plane located above and parallel to the finished grade.

The finished floor elevation directly above an exposed underfloor area shall be limited to 6 feet above finished grade.

Attached decks shall be limited such that no portion of the walking surface of a deck with visible underpinnings shall exceed a height of 6' above grade and decks shall be integrated into the architecture of the house, and not appear as an add-on to the primary building mass.

The project proposes to use a 30 percent on-menu density bonus incentive to allow 39 feet height limit in lieu of a height limit of 30 feet as restricted by the Echo Park CDO. The project site is a Low Medium Residential hillside property, which is designated as Hillside Viewshed Protection. As such, the Echo Park CDO allows a project to not substantially exceed 30 feet in height from the adjacent finished grade. The project's height incentive increases the allowable height to be 39 feet in height pursuant to the Echo Park Community Design Overlay. With a density bonus height incentive, the project adds an additional 9 feet in height. Therefore, the project is consistent with Design Standard 7e.

Design Standard 7f - For Low Medium Residential properties the third floor of a building shall occupy approximately 75% of the 2nd floor footprint.

The project is located on a Hillside Viewshed Protection Area site fronting the Echo Park Lake. Properties that share this designation are exempt from Standard 7f. Therefore this standard does not apply to the project.

Design Standard 7g - For Medium Residential properties, an 8 foot step back is required after approximately 30 feet of building height on the front façade in a manner that diminishes massing and provides for varied articulation.

The project demonstrates a setback over the height and massing of the building after approximately 21 feet 6 inches the front façade is articulated and setback. The project demonstrates modulation at least 30 feet throughout the height of the building, then the project is in conformance with design Standard 7g.

TIME LIMIT – OBSERVANCE OF CONDITIONS

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

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

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

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

APPEAL PERIOD - EFFECTIVE DATE

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

Planning Department public offices are located at:

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

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

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

Only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property can appeal this Density Bonus Compliance Review Determination. Per the Density Bonus Provision of State Law (Government Code Section §65915) the Density Bonus increase in units above the base density

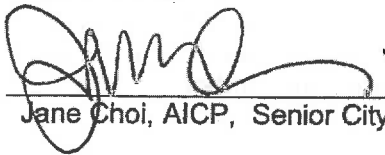
zone limits and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per Section 12.22 A.25 of the LAMC, appeals of Density Bonus Compliance Review cases are heard by the City Planning Commission.

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

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

Vincent P. Bertoni, AICP
Director of Planning

Approved by:



Jane Choi, AICP, Senior City Planner

Reviewed by:



Kevin Golden, City Planner

Prepared by:



Hakeem Parke-Davis, Project Planner
hakeem.parke-davis@lacity.org

EXHIBIT D

Vicinity Map

VICINITY MAP

LEGEND

- Alleys**
- Streets**
 - Multiple Symbols
- Easements**
 - Private Street
 - Original Lot & Deed in Street
 - Governmental (Except L.A. City)
 - City of Los Angeles
 - Former City Blvd/County/Other City
 - Tract Line in Street & Freeway
- Landbase Lines / Parcel Outline**
 - All Others
 - Right-of-way Sideline
 - Tract Line
 - Lot Line
 - Lot Cut
 - Freeway Road Way
- Parcels**



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on the map may or may not be accurate, current, or otherwise reliable.



1 : 2,053



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, MPA, NRCAN, GEBCO, IGN, Kartus, NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox India, ©

EXHIBIT E

Revised Landscape Plan



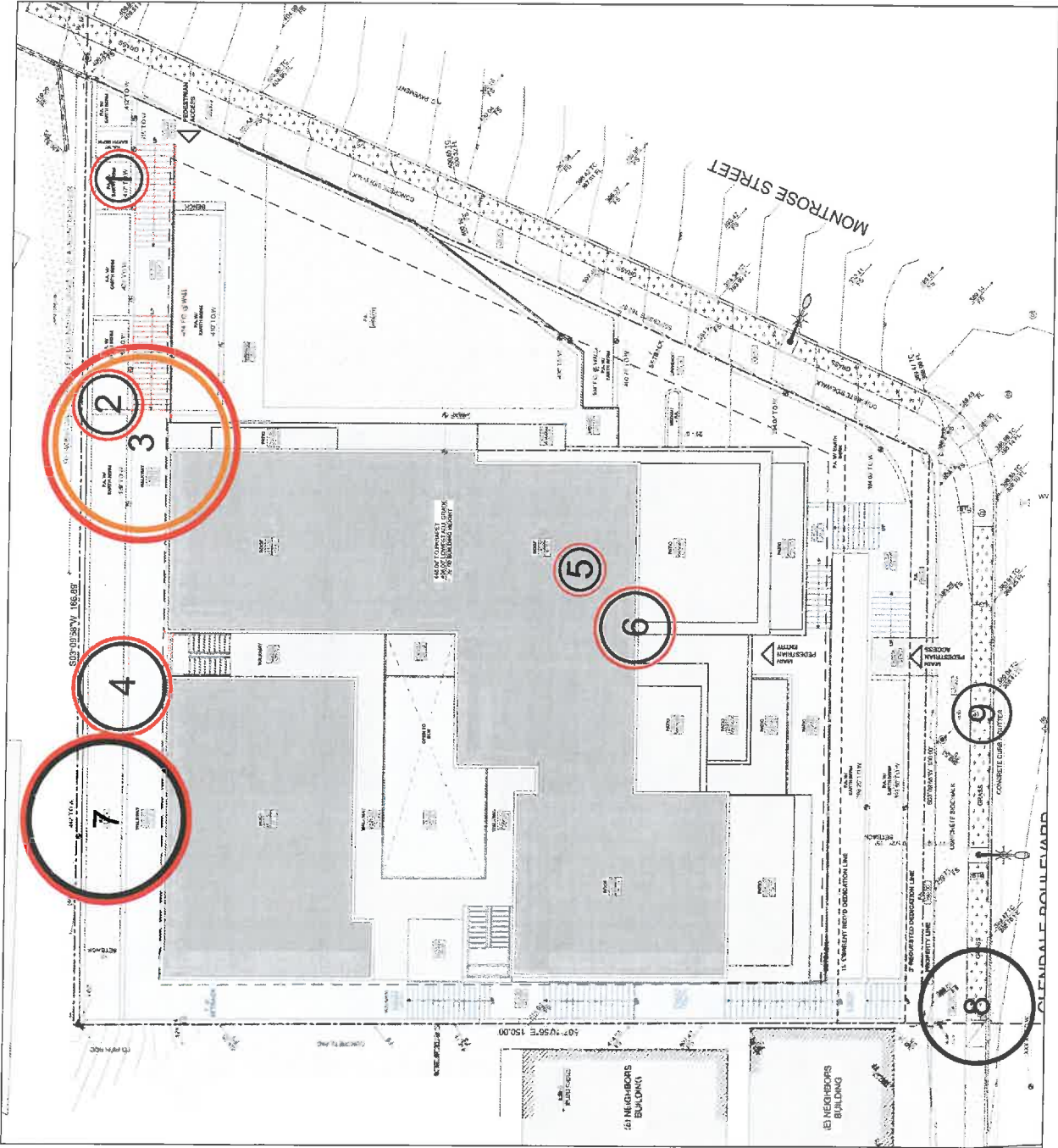
Architect:
Biron architects
2128 Center Ave.
Los Angeles, CA 90025
310-841-6857

Client:
Proper development

Project location:
923 Glendale Blvd.
929 Glendale Blvd.
1810 Montrose St.
Los Angeles, CA 90026

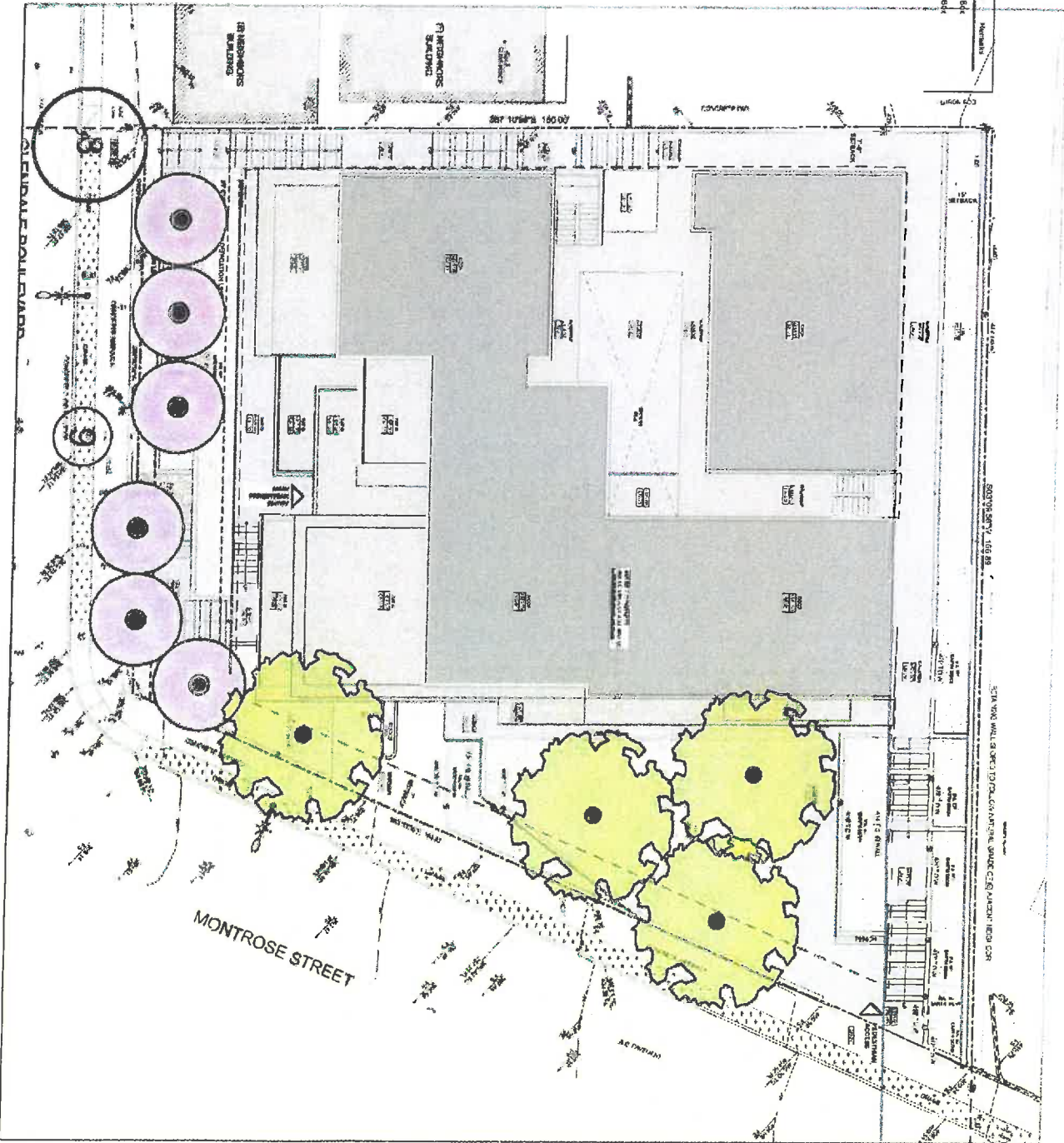
TREE LOCATION PLAN

Scale: 1/8" = 1'
Date: 06/23/2019



REPLACEMENT TREE LEGEND

| Symbol | Notes | Quantity | Size | Material |
|---|------------------------|----------|---------|----------|
|  | REPLACE EXISTING TREES | 6 | 24" DIA | REPLACE |
|  | NEW TREES | 4 | 24" DIA | NEW |



Architect:
Bilotti Architects
2128 Corner Ave.
Los Angeles, CA 90025
310-841-6857

Client:
Proper development

Project location:
929 Glendale Blvd.
Los Angeles, CA 90026

REPLACEMENT PLAN

Scale: 1/8" = 1'
Date: 06/12/09



Architect:
Blumich Architects
2128 Corner Ave.
Los Angeles, CA 90025
310-841-6857

Client:
Proper development

Project location:
929 Glendale Blvd.
Los Angeles, CA 90026

TREE LOCATION PLAN

Scale: 1/8" = 1'
Date: 08/23/2019

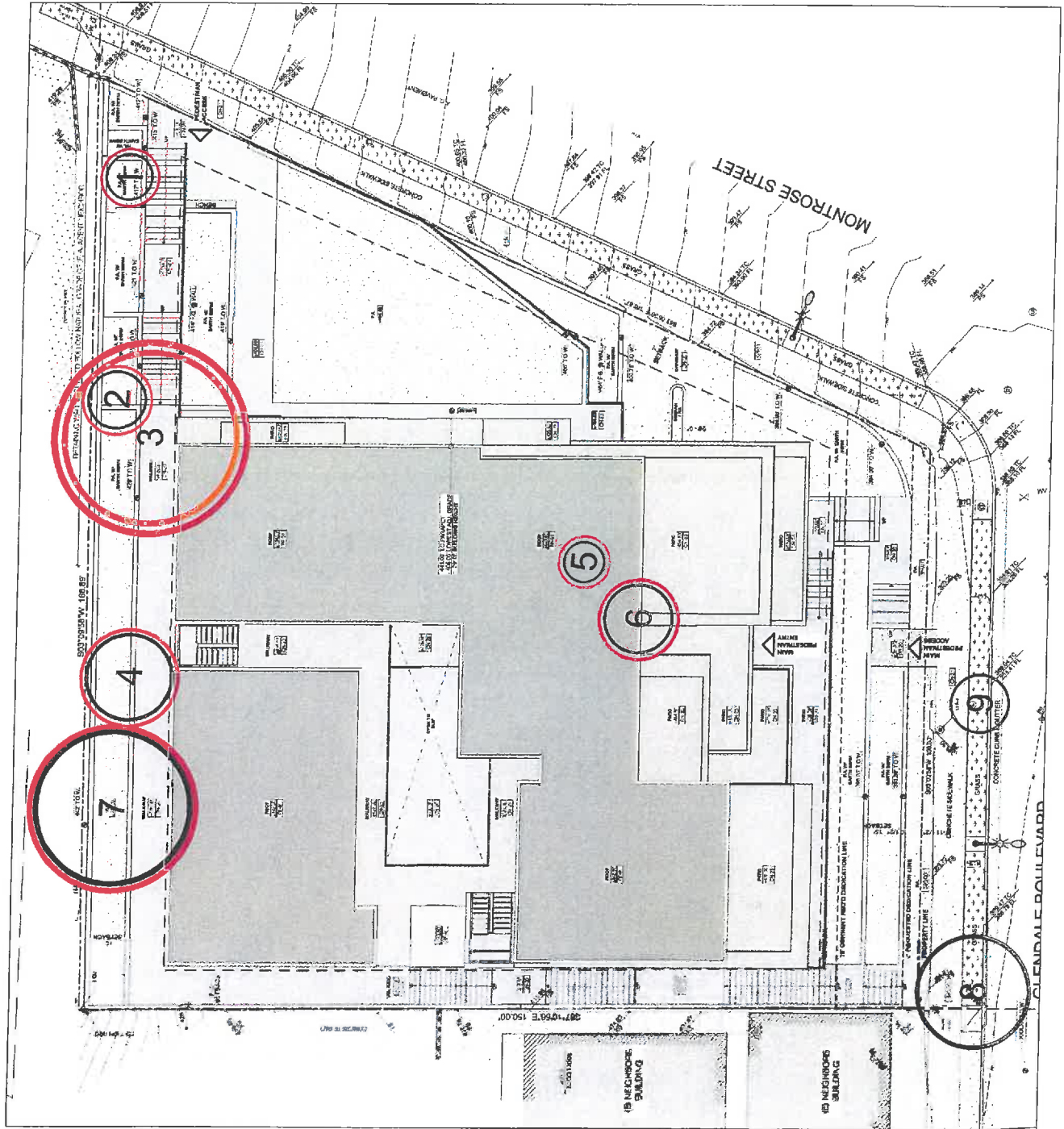


Exhibit F

Tree Report Stamped by Urban Forestry.

Paul Lewis Landscape Architect

13351-D Riverside Drive #445
Sherman Oaks, CA 91423

August 23, 2019

Dustin Pourbaba
Proper Development
8271 Melrose Ave Ste 207
Los Angeles, CA 90046
T: 310 404 4878

Re: 923 Glendale Blvd. , 929 Glendale Blvd. , and 1810 W Montrose St. Los Angeles, CA 90026

Dear Dustin,

This letter is in regards to the property at 923 Glendale Blvd. , 929 Glendale Blvd. , and 1810 W Montrose St. Los Angeles, CA 90026. On August 21, 2018, we visited the site to evaluate the trees on the property.

SITE HISTORY

On the property there are currently no structures. The site is raised approximately 7' above sidewalk level. There is currently dry brush and a chain link fence dividing one lot from the rest.

There is 1 native *Juglans californica* tree with a trunk diameter greater than 4" protected by the Protected Tree Ordinance, and there are 6 non-native trees with a trunk diameter greater than 8" on the site. There are 2 street trees along Glendale Blvd.

ADJACENT PROPERTIES

No protected trees on adjacent properties will be impacted by construction on this site.

Should you have any questions, please feel free to contact me at 818-788-9382.


Sincerely yours,



Paul Lewis

Enclosures:
Protected Tree Report

**APPROVED
BY**



Tim Tyson, Chief Forester
Urban Forestry Division
Approving Tree Report Only



APPLICATION FOR A TREE REMOVAL PERMIT

For on site native trees protected by Ordinance
177404 and parkway trees

City of Los Angeles

BUREAU OF STREET SERVICES

URBAN FORESTRY DIVISION

1149 S. BROADWAY, SUITE 400, LOS ANGELES, CA 90015 TEL:
213.847.3077

Rev. 05/2019

STEP 1: Call (800) 996-2489 or visit 'myla311.lacity.org' to obtain a Service Request Number (Application #): _____

Application Number

STEP 2: Bring this application, along with all supporting documents, to the Urban Forestry Division public counter for review (see above for address, hours of operation are 7:00am – 3:30pm, Mon-Fri). Applications will not be accepted via e-mail, U.S. Postal Service, or fax.

Property Address: 919 & 929 Gledale Ave Los Angeles CA 90026
(Print Clearly) Number Street Name City State Zip Code

Property Owner's Name: Daniel Pourbaba
First Last

Property Owner's Contact Information: 310-404-4878 Daniel@properdevelopment.com
Tel. No. Including Area Code E-mail Address

Total number of tree(s): _____ and specific reason for tree removal _____
(Damaged sidewalk, driveway installation, street widening, City Planning condition, staging,

tree in proposed foot print of the structure or dead tree. If it is a sewer line replacement issue, a sewer connection permit from the Bureau of Engineering is required.)

Property Owner's Representative/Agent: _____
First Last

Company Name: _____

Address: _____
Number Street Name City State Zip Code

Contact Information: _____
Tel. No. Including Area Code E-mail Address

If the tree removal is approved and any fees due have been paid, the permit should be made out to (if this area is left blank, the permit will be made out to property owner):

Name: _____

E-mail or Mailing Address: _____

☐ This is a standard application for STREET TREES. Please complete the attached checklist at the top of the next page.

☐ This is a standard application for PROTECTED TREES. Please complete the second section of the attached checklist. **Must include CEQA.**

☐ This application pertains to a LAND DEVELOPMENT case. Complete the appropriate section of the attached checklist (standard or protected) and include the following:

1. B-permit drawings in 11" x 17", plot plans, current photos of tree(s), planting plan 2:1, conditions of approval and final version of CEQA Documents (EIR, ND, NOE, MND, CE). Tree removals must be addressed or an addendum will be required. All documents MUST be attached to this application.
2. Project title and case number: _____

(ZA, TR, CPC, DIR, VAC, PM, DOT, APC)

I am submitting this application along with the attached checklist and required documents to the above address. I understand that submission of this application does not guarantee an approval for a tree removal permit. If the tree removal permit is granted, I understand I will be required to replace the removed tree(s) at a ratio determined by the Urban Forestry Division and pay any outstanding planting, removal, and/or permit fees in accordance with City policy. I understand that average processing time for tree removal permits is 90 to 120 days from the time a complete application is received. This time frame is an average only and subject to fluctuate depending upon project complexity and further review.

9/3/19

Date

Property Owner's Signature

Daniel Pourbaba

Print Name

UFD Staff Only

Initials: _____

Date: _____

STANDARD TREE REMOVAL APPLICATION CHECKLIST

(The following items are **REQUIRED** and must be attached to the application. Incomplete applications will not be processed.)

FOR STREET TREES

| | | |
|--------------------------|----|--|
| <input type="checkbox"/> | 1. | Bureau of Engineering A-permit for any sidewalk/curb repairs or driveway relocations/widening. (The A-Permit is a separate permit which must be obtained from BOE. All driveway A-permits must include the notation "Driveway cannot be relocated." There is a \$349.86 fee for driveway relocation/widening that must be paid AFTER your permit is approved). |
| <input type="checkbox"/> | 2. | Plot Plans – Tree(s) proposed to be removed MUST be highlighted. |
| <input type="checkbox"/> | 3. | Current color photos of entire tree and damage caused by tree, if applicable. Print-outs from Google Maps are not acceptable. |
| <input type="checkbox"/> | 4. | Any further information that preparer of the City opines is pertinent to the project. |
| <input type="checkbox"/> | 5. | Final version of CEQA document (Tree removals must be addressed or an addendum will be required). |

FOR PROTECTED PRIVATE PROPERTY TREES (Fee is \$1084.00 per 5 trees)

Three (3) hard copies of the Protected Tree Report (PTR) written within one calendar year of application date shall be submitted and reviewed at the counter containing the following required information.

(Los Angeles Municipal Code (LAMC) Section 17.02)

| | | | | |
|--------------------------|-----|--|--------------------------|--|
| <input type="checkbox"/> | 1. | "Tree Expert" A person with at least four (4) years of experience in the business of transplanting, moving, caring for and maintaining trees and who is (a) a certified Arborist with the International Society of Arboriculture and who holds a valid California license as an Agricultural Pest Control Advisor or (b) a Landscape Architect or (c) a registered consulting Arborist with the American Society of Consulting Arborists. (Amended by Ord. No. 177, 404 Effective 04/23/06) | | |
| <input type="checkbox"/> | 2. | By whom the PTR is prepared. | <input type="checkbox"/> | 3. For whom the PTR is prepared. |
| <input type="checkbox"/> | 4. | PTR location address with short geographic description. | <input type="checkbox"/> | 5. Date PTR is prepared. |
| <input type="checkbox"/> | 6. | Date of PTR field inspection. | <input type="checkbox"/> | 7. PTR purpose. |
| <input type="checkbox"/> | 8. | Table of Contents. Pages must be numbered. | <input type="checkbox"/> | 9. Project description and background. |
| <input type="checkbox"/> | 10. | Square footage of the entire property, and footprint square footage of the existing and proposed new structures. | | |
| <input type="checkbox"/> | 11. | Field observations including precise reason for removal and explanation of why the trees cannot be preserved or saved. | | |
| <input type="checkbox"/> | 12. | Findings. | | |
| <input type="checkbox"/> | 13. | Recommendations. | | |
| <input type="checkbox"/> | 14. | Trees tagged and numbered. | | |
| <input type="checkbox"/> | 15. | Mitigation (optional, <u>City of Los Angeles proscribes mitigation for any protected tree removal approval</u>). The ordinance states the mitigation shall "approximate the value" of the removed trees. The current Board of Public Works policy has increased the minimum requirements for protected tree replacement to 4:1. The Bureau determines value of tree or group of trees in context with their environment. | | |
| <input type="checkbox"/> | 16. | Protected tree construction impact guidelines. | | |
| <input type="checkbox"/> | 17. | Matrix (spreadsheet) summarizing field observations of all protected tree(s) on subject property and any offsite protected trees that may be impacted by project number (trees to be field tagged, provide code for offsite trees, i.e. OS#1), tree species, tree height, diameter, spread, physical condition, (i.e. declining, drought stressed, twig dieback, etc.), suggested treatment, tree rating, any other related information. | | |
| <input type="checkbox"/> | 18. | Matrix of proposed protected tree removals. | | |
| <input type="checkbox"/> | 19. | Matrix of proposed protected trees to remain. | | |
| <input type="checkbox"/> | 20. | Color photographs of all protected tree(s) (multiple trees may be shown on a photo if there is some method to differentiate between individual trees). Photos should be large, at least 5" x 7". | | |
| <input type="checkbox"/> | 21. | 24-inches by 36-inches Topographical map (Construction drawing) with all protected trees plotted (as close to real positions as possible, survey not required). Trees shall be color-coded, either highlighted or CAD, as follows: Quercus spp (yellow), Platanus racemosa (blue), Umbellularia californica (green), Juglans californica (orange). All proposed protected tree removals shall be circled in red. Approximate canopy spread should also be included. Included on the plan shall be the footprint of any proposed buildings, walls, patios, pools, etc. Also to be included on plan are lot and proposed building(s) square footage. | | |
| <input type="checkbox"/> | 22. | Landscape plan showing locations of all replacement trees on a 4:1 basis with the tree stock size to be determined by the City. This plan shall be species color coded as per item 21. | | |
| <input type="checkbox"/> | 23. | Verification of current licenses and certifications. | | |
| <input type="checkbox"/> | 24. | Any further information that preparer or the City opines is pertinent to the project. | | |
| <input type="checkbox"/> | 25. | Arborist's opinion whether naturally occurring or planted.(Need proof). | | |
| <input type="checkbox"/> | 26. | Pictures showing protective fencing around the trees to be protected is in place. | | |
| <input type="checkbox"/> | 27. | Reason for removal, including pictures of damaged parts of tree if applicable. | | |
| <input type="checkbox"/> | 28. | Must be in a 3-ring binder if large amount of pages. | | |
| <input type="checkbox"/> | 29. | Geosoils report and approval letter from DBS (If grading is reason for removal). | | |
| <input type="checkbox"/> | 30. | Digital copy of all submissions if large amount. | | |

Protected Tree Report [PTR] for Re: 923 Glendale Blvd. / 929 Glendale Blvd. / 1810 W Montrose St. Los Angeles, CA 90026

1-“Tree Expert” as per Los Angeles Municipal Code (LAMC) Section 17.02

Tree Expert – A person with at least four years of experience in the business of transplanting, moving, caring for and maintaining trees and who is (a) a certified arborist with the International Society of Arboriculture and who holds a valid California license as an agricultural pest control advisor or **(b) a landscape architect** or (c) a registered consulting arborist with the American Society of Consulting Arborists. **(Amended by Ord. No. 177,404, Eff. 4/23/06.)**

Paul A. Lewis, Landscape Architect, #3620 exp. 2/28/21

2-By whom the PTR is prepared: Paul Lewis

3-For whom the PTR is prepared: Proper Development

4-PTR location address with short geographic description:

923 Glendale Blvd. , 929 Glendale Blvd. , and 1810 W Montrose St. Los Angeles, CA 90026 is a 19,502 sq. ft. site made up of three lots. The site is undeveloped and covered with mostly dead grass. The site plateaus approximately 7-8 feet above sidewalk level. Currently there is approximately a 30% slope going down from west to east.

5- Date PTR is prepared: August 23, 2019

6- Date of PTR field inspection: August 21, 2019

7- PTR purpose: To review tree inventory for proposed development.

8 - Table of Contents

| | | |
|---|-------|------|
| Standard Tree Removal Application Checklist information | pages | 1-3 |
| Matrix summarizing observations | page | 4-5 |
| Color photographs | pages | 6-10 |
| Site map locating trees | page | 11 |
| Landscape plan | page | 12 |

9 - Project description and background: There are currently plans to excavate and regrade the site to develop a residential multi-family building.

10 – Square footages:

| | |
|-------------------------------------|-------------------|
| Entire Property: | 19,052 SF approx. |
| Existing Structure: | none |
| Proposed New Structure (total area) | 8,085 SF approx. |

11 – Field observations: Noted on Matrix. The trees on site all have poor or no pruning due to inaccessibility and lack of maintenance. Some power lines run through the property and actually go through the existing Juglans. All the trees seem to have volunteered on. All of the trees are within the development and occur on the site where a major retaining wall will be constructed and therefore are at risk and must be removed. (See #27 of this report for individual reasons for removal).

12 – Findings: None of the site trees (#1,2,3,4,5,6,7) will be preserved for the future development, with an exception of the street trees, due to the extensive excavation and regrading of the site to accommodate a new building.

These trees would need to be removed for new retaining walls to be installed to mitigate slope failure or they are directly in the building footprint of the new building. (See #27 of this report for individual reasons for removal). A total of 7 trees must be removed and replaced. A total of 1 native tree and 6 non-native trees will be removed and replaced. The street trees (#8,9) will remain in place.

13 – Recommendations: Replace the existing non-native trees (#1,2,4,5,6,7) on a 1:1 basis and the native *Juglans californica* #3 on a 4:1 basis.

14 – Trees tagged and numbered: Protected tree #3 is tagged with Tree tag #27.

15 – Replacement: Replace the 6 existing non-native trees (#1,2,4,5,6,7) on a 1:1 basis and the native tree on a 4:1 basis. 6 new trees and 4 new protected replacement trees will be added to the project. See page 12 for replacement plan.

16 – Protected tree construction impact guidelines: N/A (Protected tree to be removed)

17– Matrix: see page 4

18– Matrix of proposed protected removals: see page 5

19– Protected tree to remain matrix: N/A. No protected trees to remain.

20 – Color photographs: see page 6-10

21 – Topographical map: see page 11

22 – Landscape plan: see page 12

23 – Verification of current license: Active and in good standing. See page 13
http://www.latc.ca.gov/consumers/licensee_name.pdf

24 – Misc. opines: none.

25 – All of these trees with the exception of the street tree seem to be naturally occurring on this site

26 – Photos of protective fencing: N/A (All trees are being removed)

27 – Reason for removal:

| | |
|---------|--|
| Tree #1 | Required removal for new staircase access to building and retaining wall |
| Tree #2 | Required removal for new staircase access to building and retaining wall |
| Tree #3 | Required removal for new staircase access to building and retaining wall |

| | |
|-----------------|---|
| Tree #4 | Required removal for new retaining wall |
| Tree #5 | In the building footprint of new building |
| Tree #6 | In the building footprint of new building |
| Tree #7 | Required removal for new retaining wall |
| S.T. Tree #8 | Remaining in place |
| S.T Tree #9 | Remaining in place |

28 – 3 ring binder provided

29 – CEQA documents- N/A

30 – Electronic copy

[illegible]

1- *Washingtonia filifera*



3- *Juglans californica*



3 – *Juglans californica* (photo 2)



3 – *Juglans californica* (tree tag photo/ tagged as #27)



4- Yucca elephantipes



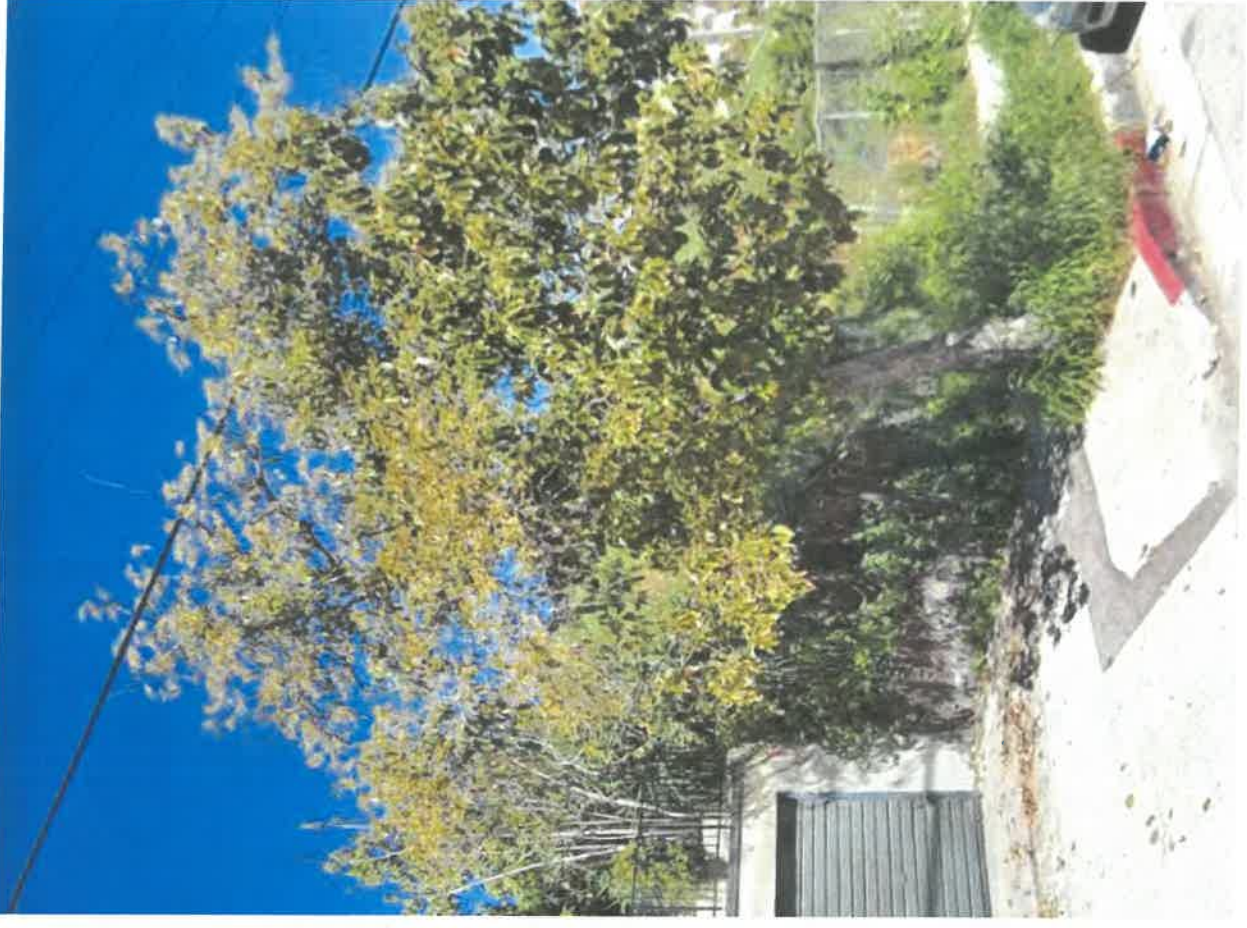
5/6- Yucca elephantipes



7 – Ficus elastica



8 - Street Tree – Persea americana



9 - Street Tree – *Washingtonia filifera*



Exhibit G

Boundaries of Echo Park CDO

Boundaries of Hillside View Shed Protection Area

SECTION 2 BOUNDARIES

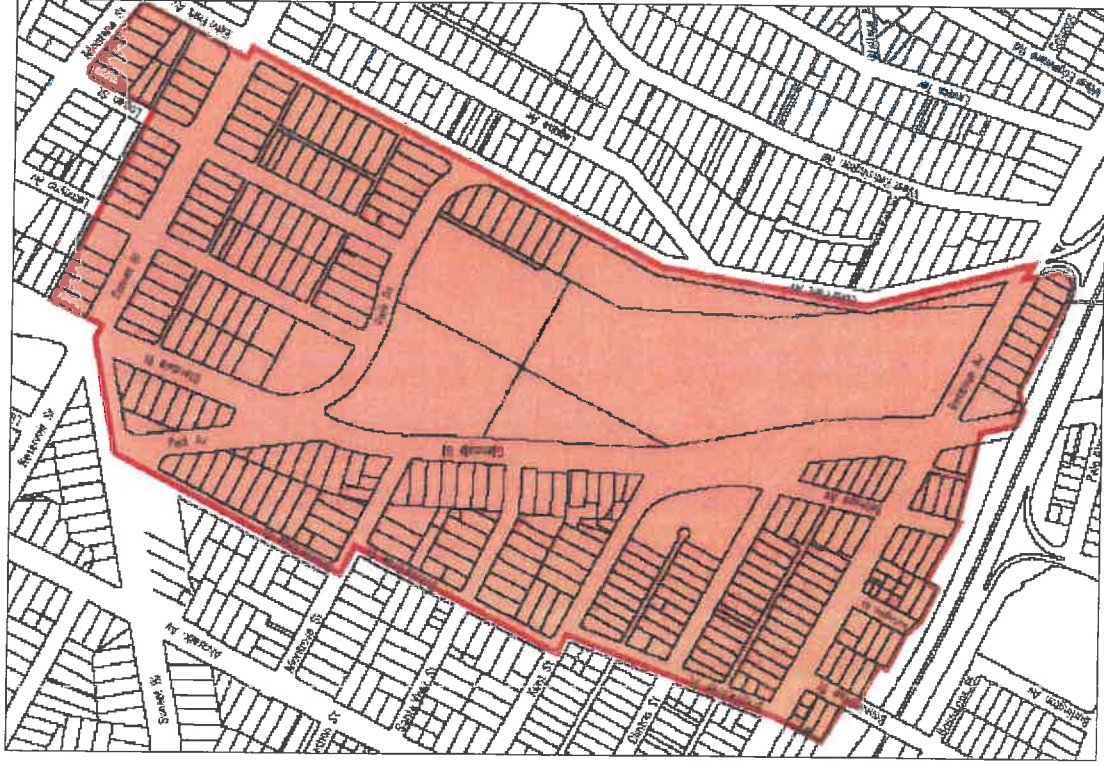


Figure 1 Echo Park CDO District Boundary

The Echo Park CDO District Encompasses the area generally bounded by Sunset Boulevard to the north, Bonnie Brae Street to the West, Echo Park Avenue to the East and the Hollywood (101) Freeway to the South. The CDO provides Design Guidelines and Development Standards for the residential land uses in the area for rehabilitation, infill and additions, and interim regulations for the commercial land uses in the area.

Map of Hillside Viewshed Protection Areas Fronting the Lake

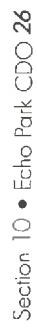


Exhibit H

Revised Environmental Justification &
Revised CE

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
DIR-2017-5357-DB-CDO

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2017-5368-CE

PROJECT TITLE

Echo Lakeside

COUNCIL DISTRICT
13 – O'Farrell

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
923, 929 N. Glendale Blvd & 1810 W. Montrose Street

☐ Map attached.

PROJECT DESCRIPTION: Excavation of 14,000 cubic yards of soil export preceding, removal of one (1) protected tree, and construction, use and maintenance of a 15 unit apartment building with 64 bedrooms and 30 parking spaces, utilizing State Density Bonus to allow 39 feet in height building, restricting one (1) on-site Very Low Income dwelling unit.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Echo Lakeside, LLC

CONTACT PERSON (If different from Applicant/Owner above)
Erika Diaz, Diaz Woods Group, LLC

(AREA CODE) TELEPHONE NUMBER | EXT.
(909) 895-7300

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(s) _____

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

CEQA Guideline Section(s) / Class(es) 15332, Class 32

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

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

In-fill development meeting the conditions described in CEQA Guidelines 15332: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

☐ 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

Hakeem Parke-Davis



STAFF TITLE
Planning Assistant

ENTITLEMENTS APPROVED

Density Bonus DIR-2017-5367-DB-CDO

FEE:
\$2,280

RECEIPT NO.
0106828926

REC'D. BY (DCP DSC STAFF NAME)
Gonzalez, U

DISTRIBUTION: County Clerk, Agency Record

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ

CAROLINE CHOE

HELEN LEUNG

KAREN MACK

MARC MITCHELL

VERONICA PADILLA-CAMPOS

DANA M. PERLMAN

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525

LOS ANGELES, CA 90012-4801

(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

REVISED JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2017-5368-CE

CLASS 32 CE JUSTIFICATION & EXCEPTIONS NARRATIVE

On December 27, 2018, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15332, Class 32 and Section 15332, Class 32.

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

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

The project is for the excavation and removal of approximately 14,000 cubic yards of earth, a haul route and the construction use and maintenance of a 22,729 square foot, 15 unit apartment building with 36 parking spaces in an 8,250 square foot partially exposed podium parking garage. The buildable area of the site is 14,680 square feet and a floor area ratio of 1.5:1. The project as demonstrated in Exhibit A contains a configuration of a 15 unit apartment building with sixty-four (64) bedrooms.

As an apartment building, and a density bonus project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The site is zoned RD2-1VL-CDO and has a General Plan Land Use Designation of Low Medium II Residential. As shown in the case file, the project is consistent with the applicable Silver Lake –Echo Park – Elysian Valley Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site

that is approximately .45 acres. Lots adjacent to the subject site are developed with the following urban uses: Multi-family apartments to the North, West and South. Parcels to the east across Glendale Boulevard include the Echo Park and Lake. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There is one protected tree on the site that is proposed to be removed. The removal of the protected tree will require replacement at a four to one ratio. The removal of the protected tree will require a permit and review by the Urban Forestry Division of the Bureau of Street Services. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of a 15 unit apartment building will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

While the subject site is located inside the Hillside Ordinance Area, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant.

- **Regulatory Compliance Measure RC-AE-1 (Hillside): Compliance with Baseline Hillside Ordinance.** To ensure consistency with the Baseline Hillside Ordinance, the project shall comply with the City's Hillside Development Guidelines, including but not limited to setback requirements, residential floor area maximums, height limits, lot coverage and grading restrictions.
- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
- **Regulatory Compliance Measure RC-CR-2 (Archaeological):** If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the proposed Modified Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.
 - Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved.
 - Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual

- qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 - Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- **Regulatory Compliance Measure RC-CR-3 (Paleontological):** If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.
- **Regulatory Compliance Measure CR-4 (Human Remains):** If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
 - Stop immediately and contact the County Coroner:
 1104 N. Mission Road
 Los Angeles, CA 90033
 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or
 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.

 - The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
 - If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.
- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

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

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

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes a 15 unit, 39 feet in height apartment building with a partially exposed podium parking structure in an area zoned and designated for such development. All adjacent lots are developed with low to medium density housing developments ranging in scale from single family dwellings to large apartment blocks. The subject site is in the RD2-1VL-CDO Zone which allows 11 units on the 20,017 square foot site. The project proposes a 22,729 square foot, 15 unit apartment with 36 parking spaces in an 8,250 square foot parking garage. The buildable area of the site is 14,680 square feet and the propose floor area ratio of 1.5:1 on a site that is permitted to have a maximum FAR of 3:1.

The established surrounding height for the area is generally 30 feet on similar sites fronting the lake which is not unusual for the vicinity of the subject site, and is similar in scope to other existing RD-1VL-CDO residential uses in the area. However, this application includes a density bonus incentive to extend the building envelope to a height of 39 feet. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. Therefore the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.