



## DEPARTMENT OF CITY PLANNING

### RECOMMENDATION REPORT

#### City Planning Commission

**Date:** November 14, 2019  
**Time:** After 8:30 a.m.\*  
**Place:** City Hall, 3<sup>rd</sup> Floor  
Council Chambers  
200 North Spring Street, Room 340  
Los Angeles, CA 90012

**Public Hearing:** October 15, 2019  
**Appeal Status:** Off-Menu Housing Incentives are  
not further appealable to City  
Council

**Expiration Date:** November 22, 2019

**Multiple Approval:** No

**Case No.:** CPC-2018-1949-DB  
**CEQA No.:** ENV-2018-1950-CE  
**Incidental Cases:** N/A  
**Council No.:** 4 – Ryu  
**Plan Area:** Hollywood  
**Specific Plan:** N/A  
**Certified NC:** Hollywood United  
**GPLU:** Medium Residential  
**Zone:** R3-1XL  
**Applicant:** 2048 to 2100 Cahuenga,  
LLC  
**Representative:** Liz Jun

**PROJECT LOCATION:** 2042, 2044, 2048, and 2100 N. Cahuenga Boulevard

**PROPOSED PROJECT:** Demolition of an existing duplex and four (4) single-family dwellings and the construction, use, and maintenance of a new four (4)-story, 34-unit apartment building, including three (3) units restricted to Very Low Income Households and two (2) units restricted to Low Income Households. The proposed building will be a maximum of 41 feet in height and 43,196 square feet of floor area at a 3:1 floor area ratio (FAR). The project will provide 46 parking spaces, 40 bicycle parking spaces and 4,019 square feet of open space within a rear yard, a courtyard, and a roof deck.

**REQUESTED ACTION:**

1. Pursuant to CEQA Guidelines, Section 15332, Class 32, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g)(3), a review of the Density Bonus/Affordable Housing Incentives Program to permit the following Off-Menu Incentive for a Housing Development Project totaling 34 dwelling units, reserving three (3) units for Very Low Income Household Occupancy and two (2) units for Low Income Household Occupancy for a period of 55 years and

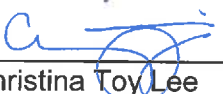
An Off-Menu Incentive to permit an 11-foot increase in the maximum permitted building height to 41 feet in lieu of 30 feet as otherwise permitted in the R3-1XL Zone.

**RECOMMENDED ACTIONS:**

**RECOMMENDED ACTIONS:**

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 exempt from the California Environmental Quality Act (CEQA) and pursuant to CEQA Guidelines, Section 15332 (In-Fill Development Project) Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.
2. **Approve** pursuant Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g)(3), a review of the Density Bonus/Affordable Housing Incentives Program to permit a thirty five percent density bonus for a Housing Development project totaling 34 dwelling units, reserving three (3) units for Very Low Income Household Occupancy and two (2) units restricted for Low Income Household Occupancy for a period of 55 years:
  - a. An **Off-Menu incentive** for an 11-foot increase in the maximum building height to allow 41 feet in lieu of the 30 feet as otherwise permitted in the R3-1XL zone.
3. **Adopt** the attached Conditions of Approval.
4. **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP  
Director of Planning



---

Christina Toy Lee  
Senior City Planner



---

Tina Vacharkulksemsuk  
City Planner

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



# TABLE OF CONTENTS

**Project Analysis .....A-1**

- Project Summary
- Background
- Requested Entitlements
- Professional Volunteer Program
- Public Hearing
- Conclusion

**Conditions of Approval.....C-1**

**Findings.....F-1**

- Density Bonus
- CEQA Findings

**Public Hearing and Communications .....P-1**

**Exhibits:**

- A – Exhibit A (stamp-dated September 26, 2019)
- B – Maps
  - B.1 - Radius Map
  - B.2 - Vicinity Map
  - B.3 - ZIMAS Map
- C – Notice of Exemption
- D – Tree Report
- E – HCIDLA AB 2556 Determination

## **PROJECT ANALYSIS**

### **PROJECT SUMMARY**

The proposed project includes the demolition of an existing duplex and four (4) single-family dwellings for the construction, use, and maintenance of a new four-story, 41-foot high apartment building. The project will provide 34 apartment units, three (3) of which are set aside as restricted affordable units for Very Low Income Households and two (2) of which are restricted for Low Income Households. The apartment building will provide 43,196 square feet of floor area. The project will contain a maximum Floor Area Ratio of 3:1.

The project will provide 46 residential vehicular parking spaces within a one-level subterranean garage. Twenty-percent of the total required parking spaces are required to be equipped with electric vehicle charging stations. The project will provide nine (9) parking spaces equipped with electric vehicle charging stations. The project also includes 36 long-term and four (4) short-term bicycle parking spaces.

A total of 4,019 square feet of usable open space will be provided, including 929 square feet of courtyard, 2,040 square feet in the rear yard, and 1,050 square feet on the roof deck.

### **Building Height**

The proposed project is comprised of a four-story apartment building located on the east side of Cahuenga Boulevard. The structure will have a maximum building height of 41 feet above grade, over one level of subterranean parking garage. It will contain 43,196 square feet of residential floor area. The property is located within the R3-1XL zone, which limits the height to a maximum of 30 feet. Pursuant to an off-menu incentive and LAMC Section 12.22 A.25, the proposed project would increase the height to 41 feet in lieu of the otherwise permitted 30 feet maximum height in the R3-1XL Zone.

### **Open Space and Landscaping**

The proposed project includes 34 residential apartment dwelling units and is subject to open space requirements per LAMC Section 12.21 G. The project proposes 16 studio units, 6 one-bedroom units, and 6 two-bedroom units, and 6 three-bedroom units, which requires a total of 4,000 square feet of open space. The proposed project includes 4,019 square feet of common open space, comprised of a 929 square feet courtyard, a 2,040 square feet rear yard, and a 1,050 square feet roof deck. The project incorporates 1,692 square feet of landscaping within the front and rear yard setbacks. According to the Tree Report prepared by Arsen Margossian and dated April 13, 2017 (Exhibit D), the project proposes a total of 12 trees and eight (8) trees on-site will be removed. None of these trees are protected under the City's Protected Tree Ordinance No. 177,404.

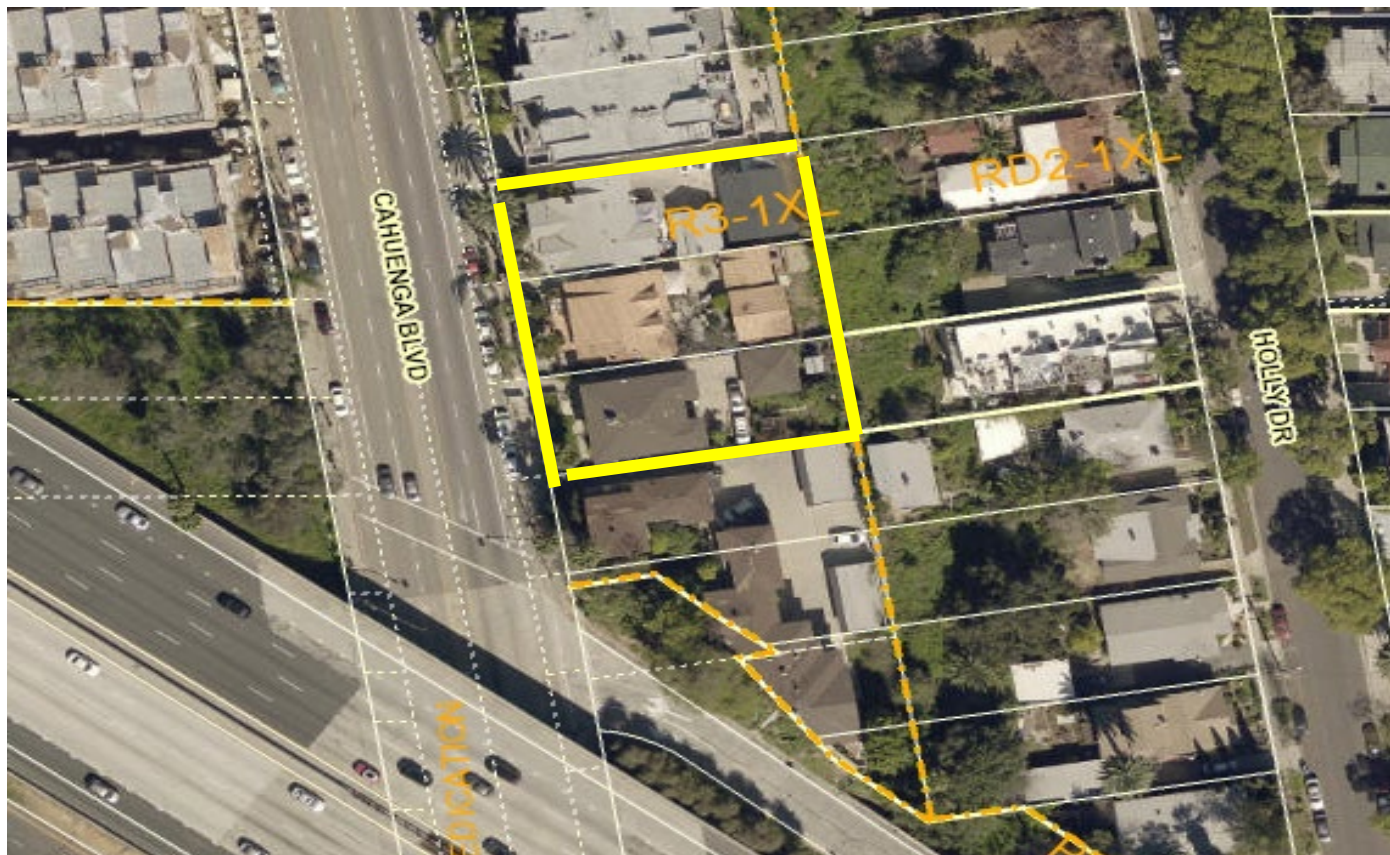
### **BACKGROUND**

#### **Project Site**

The project site includes three (3), rectangular-shaped, contiguous lots totaling approximately 19,920 square feet (0.46 acres) of lot area located along Cahuenga Boulevard. The site has a frontage of approximately 94 feet along the east side of Cahuenga Boulevard. The site is located within the Hollywood Community Plan area. Regionally, the project site is accessible by the Interstate 101 (I-101) Freeway, located across Cahuenga Boulevard, approximately 100-feet west of the project site.

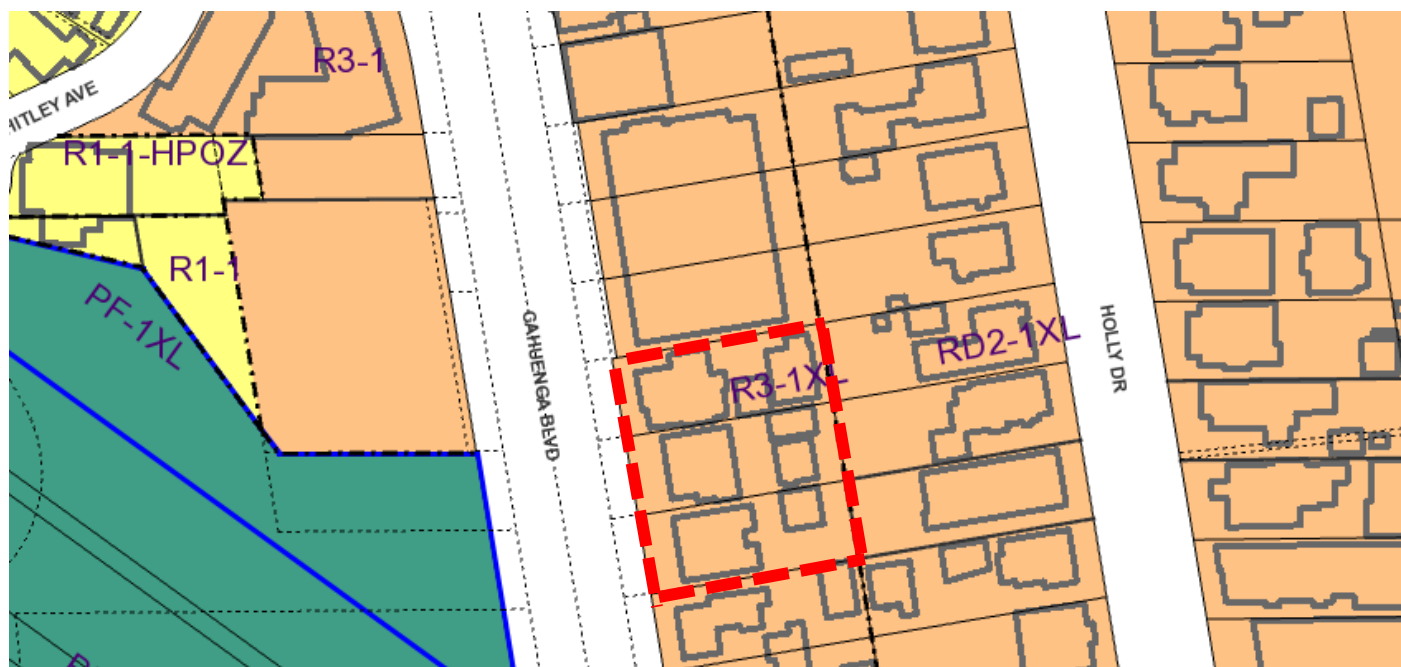
### General Plan Land Use Designation and Zoning

The subject property is located within the Hollywood Community Plan area, which designates the site for Medium Residential land uses that correspond to the R3 zone. The site is zoned R3-1XL and is therefore consistent with the General Plan Land Use Designation (Exhibit B). The site is not located in any specific plan area, a community design overlay or an interim control ordinance area. The site is located in a Hillside Area, a Very High Fire Hazard Severity Zone, a Bureau of Engineering (BOE) Special Grading Area, the Hollywood Fault Zone, a liquefaction area and the Freeway Adjacent Advisory Notice Area based on the distance of approximately 100 feet from the U.S. Route 101 freeway.



### Existing Use and Project Location

The site is currently improved with an existing duplex and four (4) single-family dwellings. None of the existing structures are designated for listing on the National Register of Historic Places, California Register of Historic Places, or the Los Angeles Historic Cultural Monument list. Per the e-mail dated January 28, 2019, the Office of Historic Resources (OHR) concurred with the final draft of the Historic Resources Assessment Report (HRA) prepared by David Kaplan, dated January 16, 2019, which found that the project will not result in any impacts to a historical resource.



### Surrounding Properties

The project site is located within an urbanized area surrounded primarily by multi-family residential buildings. Adjacent properties to the north and the south along Cahuenga Boulevard are also zoned R3-1XL, designated for Medium Residential and are improved with multi-family residential buildings. The adjacent properties to the east are zoned RD2-1XL, designated for Low Medium II Residential and improved with single-family residential dwellings. Properties to the west across Cahuenga Boulevard are zoned R1-1, R1-1-HPOZ, and R3-1, designated for Medium Residential and Low II Residential and are developed with multi-family residential buildings. The 101 Freeway is also located to the west of the site across Cahuenga Boulevard, designated for Public Facilities-Freeways and is zoned PF-1XL.

### Streets and Circulation

Cahuenga Boulevard, adjoining the property to the west, is an Avenue I under the Mobility Plan 2035 with a designated full right-of-way width of 100 feet and roadway width of 70 feet. The street is currently improved with a right-of-way width of 100 feet and roadway width of 70 feet with curb, gutter, sidewalk, and landscaping.

### Public Transit

The project site is located approximately 1 mile from the Hollywood/Vine Subway Station serviced by the Metro Red and Purple Lines. The Metro Red and Purple Lines provide service between the community of Hollywood and Union Station in downtown Los Angeles. Additionally, the Los Angeles County Metropolitan Transportation Authority (Metro) and Los Angeles Department of Transportation (LADOT) operate multiple bus lines with multiple bus stops within walking distance from the project site. In the vicinity of the project site, bus stops are primarily located along Cahuenga Boulevard, with the nearest bus stop for the Metro Local line 222 located at Cahuenga Boulevard and Iris Drive to the north.

### Relevant Cases

#### *Subject Property:*

There are no relevant cases on the subject property.

*Surrounding Properties within a 500-foot radius:*

There are no off-site relevant cases.

**REQUESTED ENTITLEMENTS****Density Bonus/Affordable Housing Incentives Program**

In accordance with the State Density Bonus Law (Government Code Section 65915) and the City's Density Bonus Ordinance codified in LAMC Section 12.22 A.25, the project is eligible for up to three (3) On and/or Off-Menu Incentives in exchange for setting aside the minimum requisite percentage of affordable housing, which is at least 11 percent, that is three (3) units, of the 25 base density units for Very Low Income Households. The applicant proposes to set aside 11 percent of the 25 base units, that is three (3) units for Very Low Income Households in addition to two (2) units for Low Income Households. As such, the project is eligible for three (3) On and/or Off-Menu Incentives. The height incentive is also listed as an On-Menu Incentive, however, since the project site is located within the Very High Fire Hazard Severity Zone, it became an Off-Menu Incentive.

**Incentives**

The project is subject to the 30-foot height limit of the R3-1XL zone. The applicant requests an Off-Menu Incentive for an 11-foot increase in the maximum building height to allow a maximum building height limit of 41 feet.

**PROFESSIONAL VOLUNTEER PROGRAM**

The project was presented to the Urban Design Studio for pre-PVP comments on March 20, 2019 and was provided with the following comments:

- Details of the roof need to be shown.
- Need landscaping buffer from the freeway.
- Remove driveways/curbs so that street trees are visible.
- More landscape needed, specifically more pedestrian friendly landscaping on the ground floor.
- Will there be a fence in the front yard?
- Opportunity to enhance the front yard adjacent to the community room.
- Is the transformer area enclosed?
- Clarify the design of the front yard.
- Glass to ground floor courtyard is recommended.
- Provide sunlight to planters on the ground floor.
- Ground floor has several opportunities to be improved.
- Redesign ground floor façade on the street.
- Be prepared to explain the three (3) design approaches (Lanscaping, Pedestrian, Sustainability).

The project was presented to the Urban Design Studio again for review on April 4, 2019 and was provided with the following comments:

- Design attractive stairwells to encourage use of stairs (example: UCLA and Kaiser).
- Relocate the entrance to stairs #1 closer to lobby.
- Relocate the long-term bike storage to adjacent to the main entrance. It needs to be more accessible. Suggests moving it to the 595-SF storage space and moving the storage to the back.
- Plant trees in the parkway adjacent to the sidewalk and in the front yard.
- Use landscape in the front yard instead of hardscape.
- Consider different landscaping in planters on the ground floor. As proposed, canopy trees in the planters will not be able to grow due to the building overhang.
- Use native plants with less water demand.
- Build a relationship between the lobby and indoor seating area and the courtyard to create an indoor-outdoor open floor plan. Take advantage of shade.
- Add a door to the fitness room closer to the relocated long-term bike storage.
- Consider lining up the door to the outdoor courtyard with the main lobby entrance.
- Put landscaping along the rear yard instead of gravel.
- Explore different options for the small bedrooms in the three-bed units facing the freeway.
- Consider soil depths for planter boxes.
- Use landscaping on the roof to buffer the open space from the freeway.
- Provide solar towards the freeway and relocate open space towards more northeast, away from the freeway.
- A minimum of 5% of total required parking should be EV-built and 20% of total required parking should be EV-ready.
- Provide more landscaping in front of windows of the community room to provide shade from the sun.
- Add awnings to the façade to provide shade and add articulation.
- Add windows between the relocated bike storage and planter box to provide a view of landscaping.
- Add more windows to the north side of the community room.
- Consider opening up the community room to the lobby/courtyard areas to create an open floor plan.
- Where will the mailbox area be?
- Arrange the seating areas in a way that is more people-friendly. Consider how people will use the space.
- Add an architectural element to the roof in order to ground the roofline and massing.
- Emphasize the main entrance.
- Provide material palette. Consider smooth stucco.
- Provide parkways and trees in the renderings, consistent with the landscape plan.
- Update north elevation to add more fenestration and materials.

The proposed project was reviewed by the Department of City Planning's Urban Design Studio's Professional Volunteer Program (PVP) on June 18, 2019. The resulting comments and suggestions focus primarily on exterior design and treatment of the building, pedestrian connectivity, vehicle and bicycle circulation and landscaping. The project has been redesigned subsequent to the PVP meeting in consideration of the PVP panel's comments and suggestions. The following includes a discussion of PVP comments and suggestions and the applicant's response.

- The design is taking away existing buildings with character.
- Provide meaningful renderings.
- No fundamental function to courtyard.
- Provide doors to amenities.



- Lack of art to the project.
- Provide a connection between the public street and common open space through planters or perhaps flip the courtyard with amenities like the Hollywood courtyard building.
- Provide views to corridors and circulation.
- Need urban design context, i.e., where to put access for parking.
- Need more light for the courtyard, create a U or F-shaped building.
- The design is hostile to pedestrians.
- The design does not provide a sense of quality to the open space areas from the street and internal areas.
- The design does not indicate how the roof awning will be used.
- Plug usable open space into the internal circulation.
- Reference a list of other examples.
- Provide light and air circulation.
- Provide shading devices.
- Provide bigger units with the 3:1 FAR.

On August 5, 2019, the applicant submitted revised plans incorporating comments from the Urban Design Studio and the Professional Volunteer Program. The following includes the applicant's response to the comments:

- Revised landscape plans were submitted, which included landscaping on the roof deck to buffer the open space from the freeway. Landscaping was also added to the front yard and the main entrance and patterned grass was added to the rear yard. Overall, more variety was added to the landscaping.
- Provided parkways and trees in renderings consistent with the landscape plan.
- Doors were provided to the amenities.
- Twenty-percent of the required parking is EV-ready.
- The location of the mailbox area has been clarified.
- Provided a material palette and incorporated smooth stucco.
- North elevation was updated to add more fenestration and materials.

## **PUBLIC HEARING**

A public hearing conducted by the Hearing Officer on this matter was held in Room 1050, City Hall on Tuesday, October 15, 2019. In attendance were the applicant's representative, five (5) members of the public, and a representative from Council District 4. (See Public Hearing and Communications, Page P-1)

## **CONCLUSION**

The proposed project will serve the community by providing a new affordable housing development. The project site is located in close proximity to commercial uses along Cahuenga Boulevard, a prominent commercial transit corridor. The project will provide 29 market rate and five (5) restricted affordable apartment units reserved for Very Low and Low Income Households, which would allow for a development that addresses the growing housing needs of the City. As proposed, the project would provide new affordable housing and assist in the transformation of the area into a more vibrant neighborhood.

In consideration of the facts and mandatory findings for the proposed project, the Planning Department recommends that the Los Angeles City Planning Commission approve the requested entitlements, subject to the Conditions of Approval.

## CONDITIONS OF APPROVAL

Pursuant to Sections 12.22 A.25 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

### **Density Bonus Conditions**

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped Exhibit "A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 34 residential units, including Density Bonus units.
3. **Affordable Units.** A minimum of 5 units, that is 20 percent of the 25 base dwelling units, shall be reserved as affordable units, as defined by the State Density Bonus Law 65915 (c)(1) or (c)(2). This shall include the 3 Very Low and 2 Low Income units to be set aside in compliance with the Determination made by the HCIDLA for replacement units. Affordable units required as replacement units, per Assembly Bill 2556, shall be an equivalent type as those units being replaced.
4. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25 (a-d).
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make three (3) units available to Very Low Income Households and two (2) units available for Low Income Households, for rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.
6. **Floor Area Ratio (FAR).** The project shall be limited to a maximum Floor Area Ratio of 3:1.
7. **Open Space.** The project shall provide a minimum of 4,019 square feet of usable open space.
8. **Height.** The maximum building height shall be limited to 41 feet.
9. **Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from the Los Angeles Housing and Community Investment Department (HCIDLA) regarding replacement of affordable units, provision of RSO Units, and qualification for the Exemption from the Rent Stabilization Ordinance with Replacement Affordable Units in compliance with Ordinance No. 184,873. In order for all the new units to be exempt from the Rent Stabilization Ordinance, the applicant will need to either replace all withdrawn RSO units with affordable units on a one-for-one basis or provide at least 20% of the total number of newly constructed rental units as affordable, whichever results in the greater number. The executed and recorded covenant and agreement submitted and approved by HCIDLA shall be provided.

10. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above.
11. **Automobile Parking for Residential Uses.** Based upon the number and/or type of dwelling units proposed, a minimum of 46 automobile parking spaces shall be provided for the residential uses of the project, pursuant to Parking Option 1 of Section 12.22 A.25. The project proposes 16 studio units, which requires 16 parking spaces, six (6) one-bedroom units, which requires six (6) parking spaces, and six (6) two-bedroom units, which require 12 parking spaces and six (6) three- bedroom units, which require 12 parking spaces.
12. **Electric Vehicle Parking.** The project will include at least 20 percent (20%) of the total code-required parking spaces, provided on-site, capable of supporting future electric vehicle supply equipment (EVSE). Plans will indicate the proposed type and location(s) of EVSE and also include raceway method(s), writing schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design will be based upon Level 2 or greater EVSE at its maximum operating ampacity. Five percent (5%) of the total code required parking spaces, provided on-site, will be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the required 20 percent or 5 percent results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" will be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.
13. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21 A.16.
14. **Landscaping.** The landscape plan shall indicate landscape points for the project equivalent to **10% more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.

### **Administrative Conditions**

15. **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.
16. **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.
17. **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.

18. **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.
19. **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.
20. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
21. **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.

## 22. 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. Action 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.

## FINDINGS

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

#### **Density Bonus Legislation Background**

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

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

Government Code Section 65915 was then amended by California State Assembly Bill (AB) 2222 (January 1, 2015) and AB 2556 (effective January 1, 2017). As a result, Density Bonus projects filed as of January 1, 2015 must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control (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 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. Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated March 28, 2018 (Exhibit E), there are six (6) existing units subject to the Rent Stabilization Ordinance (RSO) within five (5) years of the application, five (5) of which need to be replaced with equivalent type, with three (3) units restricted to Very Low Income Households and two (2) units restricted to Low Income Households. The applicant is required to replace the remaining six (6) units in compliance with the City's RSO pursuant to Government Code Section 65915(c)(3)(C)(ii). The applicant proposes to set aside three (3) units for Very Low Income Households and two (2) units for Low Income Households. Additionally, per the Conditions of Approval, the applicant is



required to obtain approval from HCIDLA regarding replacement of affordable units, provision of RSO units, and qualification for the Exemption from the RSO with Replacement Affordable Units in compliance with Ordinance No. 184,873. As such, the applicant will satisfy the AB 2556 replacement requirement with the proposed number of affordable units and compliance with the Condition of Approval.

AB 2556 also increases covenant restrictions from 30 to 55 years for projects approved after January 1, 2015. This Determination reflects these 55 year covenant restrictions.

Under Government Code Sections 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 (LAMC). LAMC 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 Incentive Program supersedes requirements of the LAMC 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 preempted by State or Federal law.

In accordance with Government Code Section 65915, the Department has procedures and timelines in place, including a list of required materials for submittal, and a notification to the applicant by the project planner that the project has been deemed complete. Additionally, density calculations for this project were to be rounded up to the next whole number for base density units, the number of density bonus units, the number of Affordable Units required to be eligible for the density bonus, and the number of required parking spaces. Government Code Section 65915 eliminated special studies, and financial pro-formas and third party reviews are no longer required for density bonus cases and are not used for Findings.

### **AB 744 Legislation Background**

On October 9, 2015, Governor Brown signed Assembly Bill 744 (AB 744), which amended sections of the State Density Bonus Law (Government Code Section 65915) and went into effect on January 1, 2016. Upon request from a developer, Government Code Section 65915 requires local jurisdictions to approve alternative reduced parking ratios for two types of eligible projects: 1) 100 percent affordable developments consisting solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families; and 2) mixed-income developments consisting of the maximum number of very low- or low-income units provided for in the Density Bonus Law, which is 11 percent and 20 percent respectively (calculated prior to any units added through a density bonus). The vehicular parking ratios, inclusive of handicapped and guest parking, that may be requested for different project types are as follows: 1) 0.5 parking spaces per unit for 100 percent affordable rental projects located within one half mile of a major transit stop, as defined in Subdivision (b) of Section 211 of the Public Resources Code; 2) 0.5 parking spaces per unit

for 100 percent affordable rental senior projects having either paratransit service or unobstructed access, within one half mile, to fixed bus route service that operates at least eight times per day; 3) 0.3 parking spaces per unit for 100 percent affordable rental special needs projects having either paratransit service or unobstructed access, within one half mile, to fixed bus route service that operates at least eight times per day; or, 4) 0.5 parking spaces per bedroom for mixed income projects within one half mile of a major transit stop to which the project has unobstructed access. The proposed project will set aside 11 percent, that is three (3) units, of 25 base density units for Very Low Income Households in addition to two (2) units for Low Income Households.

## Findings

The applicant requests a 35 percent density bonus and one (1) Off-Menu Incentive pursuant to the Density Bonus/Affordable Housing Incentives Program, for:

An **Off-Menu Incentive** for an 11-foot increase in the maximum building height limit to allow 41 feet in lieu of 30 feet as otherwise permitted in the R3-1XL Zone.

Following is a delineation of the findings related to the request for the Off-Menu Incentive pursuant to Government Code 65915 and LAMC 12.22.A.25. By law, the Commission shall approve a Density Bonus and requested Incentive unless the Commission makes a finding based on substantial evidence that:

1. **The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units.**

The record does not contain substantial evidence that would allow the City Planning Commission to make a finding that the requested incentives do not result in identifiable and actual cost reduction to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

## Off-Menu Incentive-Building Height

The project site is subject to a maximum building height of 30 feet per the R3-1XL Zone. The applicant requests an Off-Menu Incentive to allow an 11-foot increase in the 30-foot height limit per the R3-1XL zone. The proposed building will have a maximum height of 41 feet, as measured from grade to the top of the roof parapet.

Without the Off-Menu Incentive, the building height will need to be reduced to 30 feet to comply with the R3-1XL height limitation. As such, the Off-Menu Incentive is needed to allow for the construction of a four (4)-story building with a maximum building height of 41 feet to accommodate the proposed project with 34 units and support the applicant's decision to set aside three (3) units for Very Low Income Households and two (2) units for Low Income Households for 55 years.

2. **The incentive(s) will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety (Gov. Code 65915(d)(1)(B) and 65589.5(d)).**

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

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

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

#### 4. **CEQA Findings**

The proposed project is exempt from CEQA pursuant to State CEQA Statute and Guidelines, Article 19, Section 15332 (Class 32 Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Statute and Guidelines, Section 15300.2 applies.

#### Class 32 Criteria

A project qualifies for a Class 32 Categorical Exemption if it meets the following criteria:

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

The subject site is located within the Hollywood Community Plan and designated for Medium Residential land uses corresponding to the R3 Zone. The site is zoned R3-1XL and thus, consistent with the land use designation. As shown in the case file, the project is consistent with the General Plan including the Hollywood Community Plan and all applicable zoning designation and regulations in conjunction with the approval of Density Bonus Affordable Housing Incentive Program. As such, the proposed project meets this criterion.

- (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 site is wholly within the City of Los Angeles. The site is located on a property that is approximately 19,920 square feet, or 0.46 acres, in size. The site is located in an urbanized area surrounded primarily by multi-family residential buildings. Adjacent properties to the north and the south along Cahuenga Boulevard are also zoned R3-1XL and designated for Medium Residential land uses and are developed with multi-family residential buildings. The adjacent properties to the east are zoned RD2-1XL, designated for Low Medium II Residential land uses, and are developed with single-family dwellings. Properties to the west across Cahuenga Boulevard are zoned R3-1, designated for Low II Residential and Medium Residential land uses, and are developed with multi-family residential buildings. Additionally, the 101 Freeway is also located to the west of the site, is designated for Public Facilities-Freeway land uses, and is zoned PF-1XL. As such, the proposed project meets this criterion.

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

The 2042 and 2044 N. Cahuenga Boulevard sites are developed with a duplex since 1920, the 2048 N. Cahuenga Boulevard site is developed with a single-family dwelling since 1917 and the 2100 N. Cahuenga Boulevard site is developed with a single-family dwelling since 1914. As previously mentioned, the site is located in an urbanized area surrounded primarily by multi-family residential buildings. According to the Tree Letter prepared by Bardez Landscape Services, Inc. and dated April 13, 2017 (Exhibit E), there are 12 non-protected trees on the subject property. The project site does not adjoin any open space or wetlands that could support habitat for endangered, rare or threatened species. Therefore, the site does not contain or have value as habitat for endangered, rare or threatened species and is not located adjacent to any habitat for endangered, rare or threatened species. As such, the proposed project meets this criterion.

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

#### Traffic

The proposed project is not required to prepare a traffic study as any traffic impacts related to the project are expected to be less than significant. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study.

#### Noise

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.

#### Air Quality

An Air Quality Technical Report was not required for the project as any impacts in air quality related to construction and operation would be less than significant. 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.

#### Water Quality

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 project site will continue to be adequately served by all public utilities and services, including the Department of Water and Power, Bureau of Sanitation, Police Department, Fire Department, Los Angeles Unified School District, and the Los Angeles Public Library. As such, the proposed project meets this criterion.

#### Exceptions to Exemptions

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

As presented in this CEQA analysis, the proposed project would not result in any significant traffic, noise, air quality or water quality impacts. When viewed in conjunction with other proposed, approved or reasonably anticipated projects, the proposed project would not generate impacts that are cumulatively considerable, as the proposed project is consistent with the land use and zoning designations of the property as well as the General Plan, LAMC and Specific Plan provisions in conjunction with the Density Bonus Affordable Housing Incentive Program.

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

As found in the Entitlement Findings above, the proposed project would be consistent with the zoning regulations in conjunction with the approval of the Density Bonus Affordable Housing Incentive Program. The project proposes a multi-family residential building on a property designated and zoned for such development. All adjacent lots are developed with multi-family residential buildings. As such, there are no unusual circumstances that exist in connection with the proposed project or surrounding environmental conditions that have the potential to result in a significant impact upon the environment.

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

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. State Route 27 is located approximately 15 miles west of the subject property. Therefore, the subject site will not create any impacts within a designated as a state scenic highway.

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

Based on the Department of Toxic Substances Control's Envirostor Database, the project site is not listed for cleanup, permitting or investigation of any hazardous waste contamination. The proposed project would not handle, dispose, or store any hazardous materials during the project's construction activities nor use hazardous materials other than modest amounts of typical cleaning supplies and solvents used for purposes that are typically associated with the operation of a multi-family residential development.

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

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. A historic impact report prepared by David Kaplan, dated January 16, 2019, and accepted by OHR has found the project will not result in any impacts to a historical 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. 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.



## **PUBLIC HEARING AND COMMUNICATIONS**

### **Public Hearing**

A joint public hearing conducted by the Hearing Officer on this matter was held in Room 1050, City Hall on Tuesday, October 15, 2019 at 10:00AM. The public hearing was attended by the applicant's representative, project architect, four members of the public, and a representative of Council District 4.

### **Communications Received**

Two (2) phone calls were received from tenants with questions regarding the project.

### **Summary of Initial Public Hearing and Communications**

The applicant's representative described the project design and entitlement requests. Four members of the public spoke and expressed opposition for the affordable housing project due to concerns of tenant relocation and gentrification. A representative from Council District 4 also spoke in support of the tenants' opposition and was in support of the project's revised design that incorporated input from the Urban Design Studio and the Hollywood United Neighborhood Council. The council office representative also requested the applicant to conduct further outreach to adjacent residential neighbors.

At the preparation of this staff report, the applicant has not submitted recommendation letters from the Hollywood United Neighborhood Council.



34-UNIT APARTMENT

2042, 2044, 2048, 2048 1/2, 2100 MN CAHUENGA BLVD, LOS ANGELES, CA 90068

EXHIBIT A  
CPC-2018-1949-DB  
Plans and Renderings

INCENTIVE 1 : HEIGHT INCREASE FROM 30' TO 41'

RENDERED IMAGE



OWNER/ APPLICANT INFO

COMPANY NAME : 2048 TO 2100 CAHUENGA LLC.  
OWNER NAME : SARA LEE  
ADDRESS : 3435 WILSHIRE BLVD., SUITE 1190, LOS ANGELES, CA 90010  
TEL : saralee@us-attorneys.com  
EMAIL :

REPRESENTATIVE INFO

COMPANY NAME : THE CODE SOLUTION  
ADDRESS : 800 W 6TH ST SUITE 1250, LOS ANGELES, CA 90017  
TEL : 213-531-6531  
PROJECT MANAGER :  
DESIGNER :

EXECUTIVE EXPEDITOR :

PROJECT INFORMATION

PROJECT ADDRESS :

2042, 2044, 2048, 2048 1/2, 2100 N CAHUENGA BLVD, LOS ANGELES, CA 90068

PROJECT DESCRIPTION :

34 UNIT NEW APARTMENT WITH 3 STORIES OF RESIDENTIAL  
(DEMOLITION OF THREE DUPLEX  
ONE(1) OFF MENU INCENTIVES USED:  
(1)HEIGHT INCREASE FROM 30' TO 41'-0"

LEGAL DESCRIPTION

ASSESSOR PARCEL NUMBER : 5576004042, 5576004043, 5576004044  
LOT : FR 9, FR 10, FR 11  
TRACT : HOLLYWOOD PARK PLACE  
ZONING : R3-1XL  
PROPOSED AREA (ZONING) : 43,255.0 SF

TOTAL AREA : 19,919.8 SF  
TYPES OF CONSTRUCTION : V-A ON I-A BASEMENT  
OCCUPANCY GROUP : R-2, S-2 (PARKING)  
ALLOWABLE AREA TYPE I-A (GROUP S-2) : UNLIMITED  
ALLOWABLE AREA TYPE V-A (GROUP R-2) : 12,000 SF / FLOOR  
ALLOWABLE HEIGHT TYPE I-A (GROUP S-2) : UNLIMITED  
ALLOWABLE HEIGHT TYPE V-A (GROUP R-2) : 50'-0"  
ALLOWABLE STORIES TYPE V-A (GROUP R-2) : 3  
PROPOSED STORIES TYPE V-A (GROUP R-2) : 3

CONSTRUCTION TYPE : V-A & I-A BASEMENT  
# OF STORY : 4 STORY  
(3 STORY RESIDENTIAL  
OVER GROUND AND BASEMENT PARKING)

FIRE SPRINKLER SYSTEM :  
-FULL AUTOMATIC SPRINKLERS THROUGHOUT TO COMPLY WITH NFPA-13R

ZONING ANALYSIS

TOTAL LOT AREA : 19,919.8 SF  
BUILDABLE AREA : 14,420.0 SF  
BASE ZONE ALLOWABLE AREA : 3 : 1  
FLOOR AREA RATIO (TOC) : 43,260.0 SF  
PROPOSED FLOOR AREA : 43,196.2 SF  
BASE ZONING ALLOWABLE HEIGHT : 30' - 0"  
ALLOWABLE HEIGHT AFTER INCENTIVE - INCENTIVE 1: 41 - 0"  
PROPOSED HEIGHT : 41 - 0"

RESIDENTIAL SETBACK

HIGHWAY DEDICATION : 3' - 0" (REQ'D 3' - 0")  
FRONT (SOUTH) : 15' - 0" (REQ'D 15' - 0")  
SIDE (EAST) : 7' - 0" (REQ'D 7' - 0")  
SIDE (WEST) : 7' - 0" (REQ'D 7' - 0")  
REAR (NORTH) : 15' - 0" (REQ'D 15' - 0")

UNIT DENSITY

AREA / UNIT (R5) : 800 SF / UNIT  
BASE ZONE ALLOWABLE UNIT : 25 - UNIT  
UNIT : 34 - UNIT  
PROPOSED UNIT : 34 - UNIT  
MARKET RATE : 29 - UNIT  
AFFORDABLE UNIT : 5 - UNIT  
RSO : 6 - UNIT

SHEET INDEX

10.00 TITLE SHEET  
10.01 TOPOGRAPHIC SURVEY  
10.02 SHADOW STUDY  
11.00 OPEN SPACE / BUILDABLE AREA  
11.01 ZONING AREA DIAGRAM  
  
A0.01 SITE PLAN  
A0.02 BASEMENT FLOOR PLAN  
A0.03 1ST FLOOR PLAN  
A0.04 2ND FLOOR PLAN  
A0.05 3RD, 4TH FLOOR PLAN  
A0.06 ROOF FLOOR PLAN  
A1.01 EAST ELEVATION  
A1.02 WEST ELEVATION  
A1.03 NORTH ELEVATION  
A1.04 SOUTH ELEVATION  
A2.01 SECTION 1  
A2.02 SECTION 2  
L0.01 LANDSCAPE 1  
L0.02 LANDSCAPE 2  
L0.03 LANDSCAPE 3

FLOOR DESIGNATION

LEVEL	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
2ND FL	4	2	2	2	10
3RD FL	4	2	2	2	10
4TH FL	6	2	2	2	10
TOTAL	16	6	6	6	34

UNIT TABULATION

TYPE	AREA	#	TOTAL AREA
STUDIO	499.0 SF	16	7,984.0 SF
1BED	746.2 SF	3	2,238.6 SF
1BED	752.8 SF	3	2,258.4 SF
2BED	1,120.3 SF	3	3,360.9 SF
2BED	1,138.8 SF	3	3,416.4 SF
3BED	1,644.3 SF	3	4,932.9 SF
3BED	1,680.3 SF	3	5,040.9 SF
TOTAL	-	34	29,232.1 SF

ZONING FLOOR TABULATION

TYPE	UNIT	COMMON	TOTAL AREA
BASEMENT FL	-	-	-
1ST FL	-	8,555.2 SF	8,555.2 SF
2ND FL	9,078.7 SF	2,468.3 SF	11,547.0 SF
3RD FL	10,076.7 SF	1,470.3 SF	11,547.0 SF
4TH FL	10,076.7 SF	1,470.3 SF	11,547.0 SF
ROOF FL	-	-	-
TOTAL	29,232.1 SF	13,964.1 SF	43,196.2 SF

PARKING (OPTION 1)

TYPE	STUDIO/ 1BED	2BED	3BED	TOTAL
REQUIRED	22	12	12	46
PROVIDED	46			

\* REQUIRED: 1 FOR STUDIO & 1 BED, 2 FOR 2 BEDS & 3 BEDS  
\* 2 ACCESSIBLE SPACES INCLUDING 1 VAN ACCESSIBLE COUNTED TOWARDS  
NUMBER OF REQUIRED SPACES  
\*20% OF THE TOTAL REQUIRED PARKING TO BE EV-READY.

BICYCLE PARKING

TYPE	REQUIRED		PROVIDED	
	SHORT	LONG	SHORT	LONG
RESIDENTIAL	4	34	4	36
TOTAL	4	34	4	36

\* LONG-TERM REQUIREMENT : 1 / UNIT  
\* SHORT-TERM REQUIREMENT : 1 / 10 UNITS

OPEN SPACE

TYPE	LESS THAN 3 HABITABLE ROOM (100/UNIT)	3 HABITABLE ROOM (125/UNIT)	MORE THAN 3 HABITABLE ROOM (175/UNIT)
REQUIRED	2,200 SF	750 SF	1,050 SF
TOTAL	4,000 SF		
TYPE	REAR YARD	COURT YARD	ROOF DECK
PROVIDED	2,040 SF	928.9 SF	1,050 SF
TOTAL	4,018.9 SF		

\* RECYCLING AREA: 60 SF PROVIDED (60 SF REQUIRED)

LANDSCAPE

REQUIRED	4,018.9 SF X 0.25 = 1,004.8 SF
PROVIDED	1,692.0 SF

TREE

REQUIRED	34 X 0.25 = 8.5 SF
PROVIDED	9

VICINITY MAP



800 West 6th Street Ste 1250,  
Los Angeles, California 90017  
t 213. 537. 0158  
admin@thecodesolution.com

THE CODE SOLUTION

34-UNIT APARTMENT  
2042, 2044, 2048, 2048 1/2, 2100 N CAHUENGA BLVE, LOS ANGELES, CA 90068

License Stamp

Revisions:

Description	Date

Date

09/26/2019

Scale

Sheet Name

TITLE SHEET

Sheet Number

10.00



\* ALL EXISTING WALL AND FENCE TO BE DEMOLISHED

800 West 6th Street Ste 1250,  
Los Angeles, California 90017  
t 213. 537. 0158  
admin@thecodesolution.com



34-UNIT APARTMENT

2042, 2044, 2048, 2100 N CAHUENGA BLVD, LOS ANGELES, CA 90068

License Stamp

Revisions:

Description	Date

Date

09/26/2019

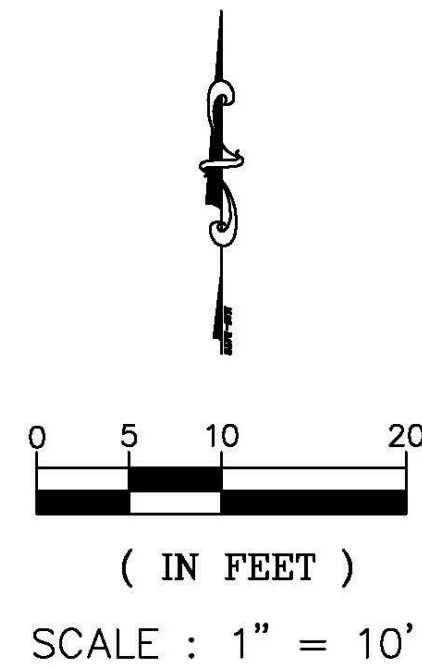
Scale

Sheet Name

TOPOGRAPHIC  
SURVEY

Sheet Number

10.01



LEGEND

CL	CENTER LINE
FL	FLOW LINE
FG	FINISH GRADE
FS	FINISH SURFACE
TC	TOP OF CURB
TW	TOP OF WALL
WM	WATER METER
SLHV	SIGNAL LIGHT HIGH VOLTAGE
PP	POWER POLE
XX	COLUMN
XX	TREE & DIA.
[Hatched Box]	HOUSE
[Dotted Box]	CONCRETE PAD
[Stippled Box]	LANDSCAPE AREA
[Horizontal Lines Box]	DIRT AREA
[Dashed Line]	IRON FENCE LINE
[Double Line]	BLOCK WALL
[Thick Line]	RETAINING WALL
[Thin Dashed Line]	PROPERTY LINE
[Thick Dashed Line]	CENTER LINE

BENCH MARK: 12-20740

WIRE SPK IN N CURB FRANKLIN AVE  
2.3FTE OF BC RET E OF CAHUENGA  
BLVD W END CB

QUAD YEAR: 2000 ELEVATION: 419.444'

BASIS OF BEARING

CENTER LINE  
CAHUENGA BLVD. N 08°58'25" W

PROPERTY INFORMATION

APN: 5576-004-042, 043, 044.  
TRACT: HOLLYWOOD PARK PLACE  
MAP REF.: MB7-62, MAP  
SHEET: 151-5A187  
LOT NUMBER: FR 9, FR 10, FR 11

PLANS PREPARED BY:

JCE

JOY CIVIL ENGINEERING

2122 S. GRAND AVE, SUITE B  
SANTA ANA, CA 92705  
TEL: 714-323-5795

TOPOGRAPHIC MAP

2042, 2048, 2100 N. CAHUENGA BLVD.  
LOS ANGELES, CA 90068



APARTMENT

2100 N CAHUENGA BLVD  
1-STORY SINGLE FAMILY DWELLING  
TO BE DEMOLISHED

LOT AREA : 6650 SF

HOUSE  
FF=491.91'

GARAGE

2100 N CAHUENGA BLVD  
1-STORY SINGLE FAMILY DWELLING  
TO BE DEMOLISHED

2048 N CAHUENGA BLVD  
1-STORY SINGLE FAMILY DWELLING  
TO BE DEMOLISHED

HOUSE  
FF=490.83'

2044 1/2 N CAHUENGA BLVD  
1-STORY SINGLE FAMILY DWELLING  
TO BE DEMOLISHED

LOT AREA : 6650 SF

HOUSE  
FF=491.14'

2042 N CAHUENGA BLVD  
2044 N CAHUENGA BLVD  
2-STORY DUPLEX  
TO BE DEMOLISHED

2042 N CAHUENGA BLVD  
2044 N CAHUENGA BLVD  
2-STORY DUPLEX  
TO BE DEMOLISHED

HOUSE  
FF=488.89'

HOUSE  
FF=488.89'

GARAGE

HOUSE

2nd floor building line

EXISTING  
DRIVEWAY  
TO BE REMOVED

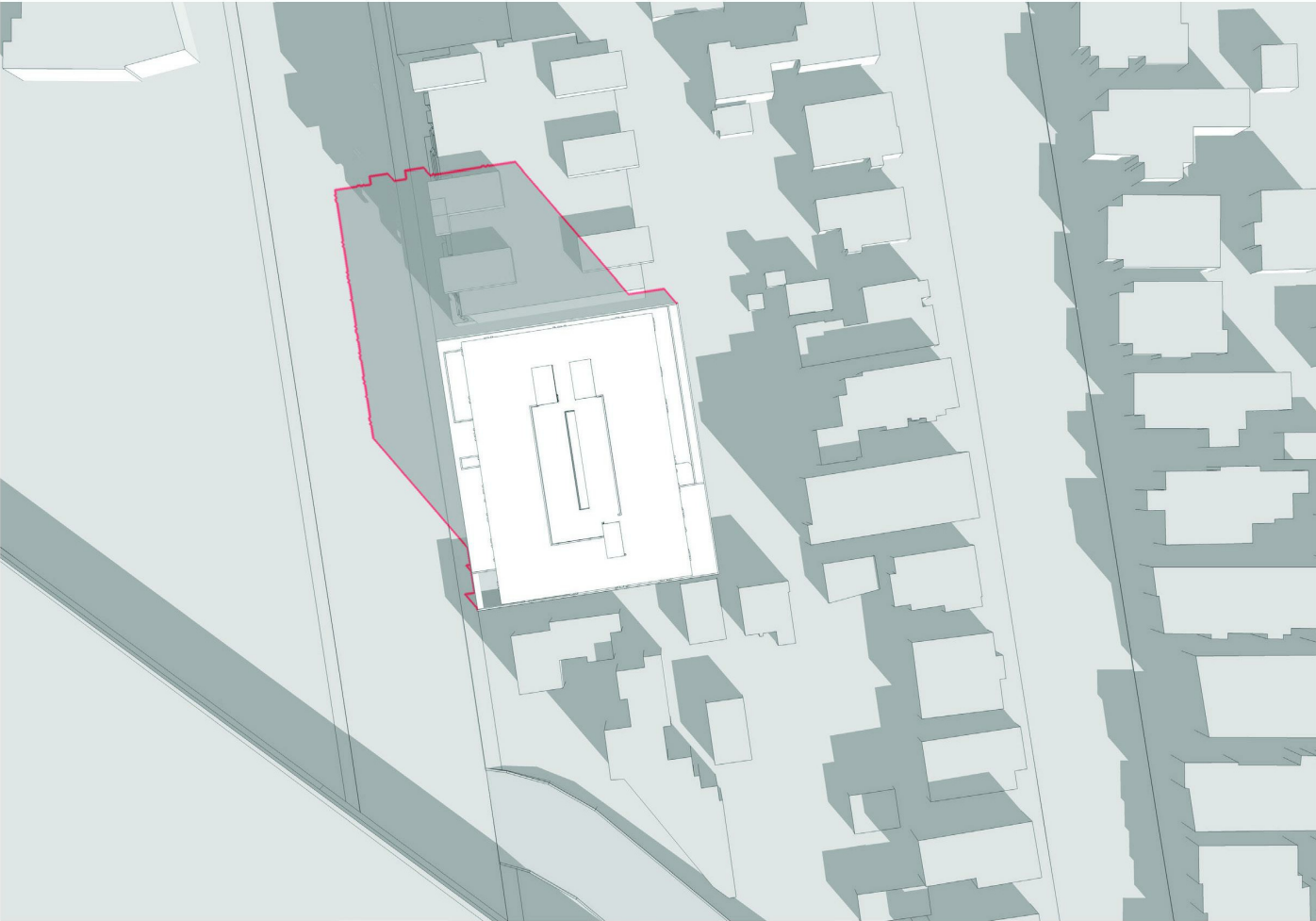
EXISTING  
DRIVEWAY  
TO BE REMOVED

EXISTING  
DRIVEWAY  
TO BE REMOVED

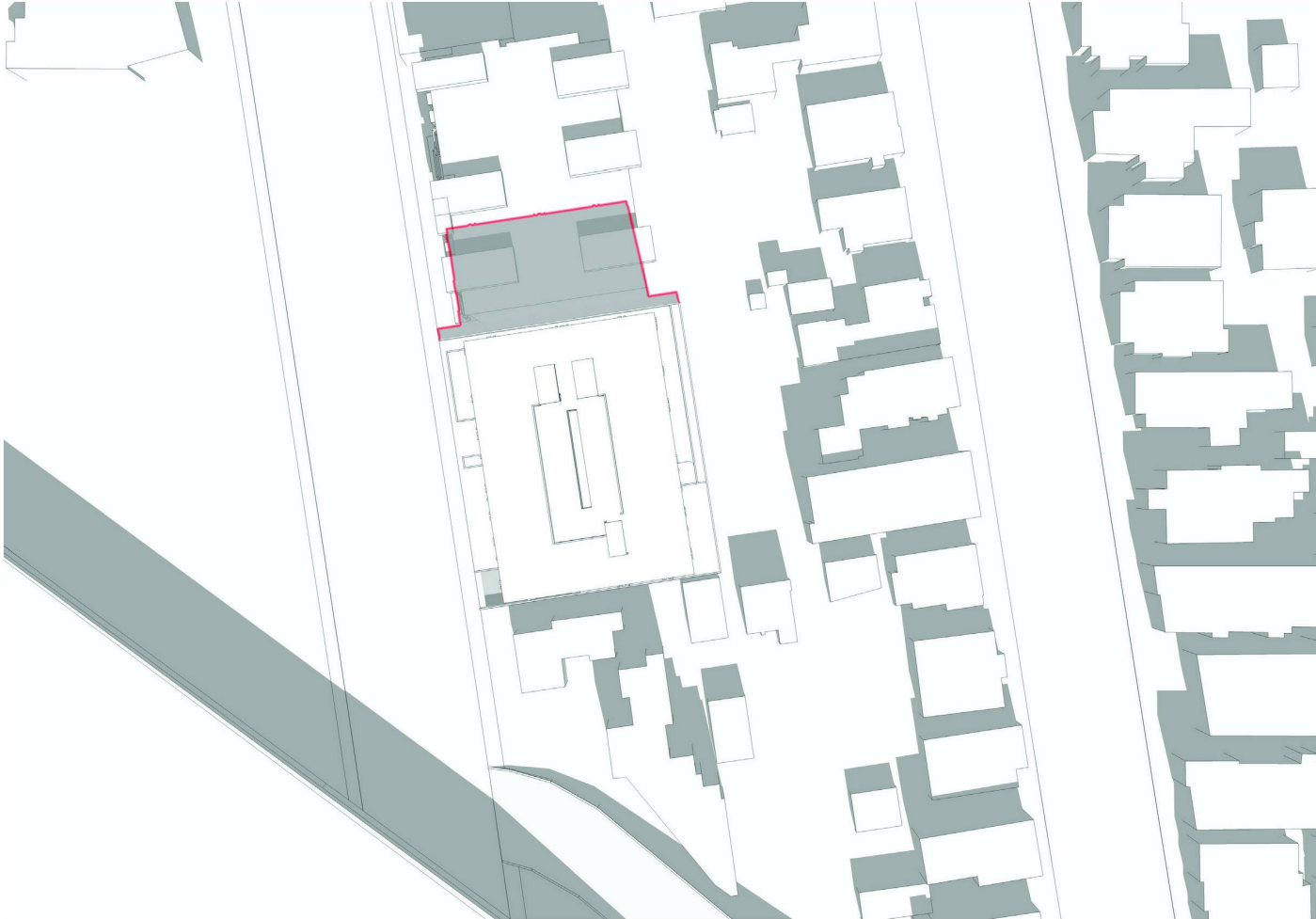
EXISTING  
DRIVEWAY  
TO BE REMOVED



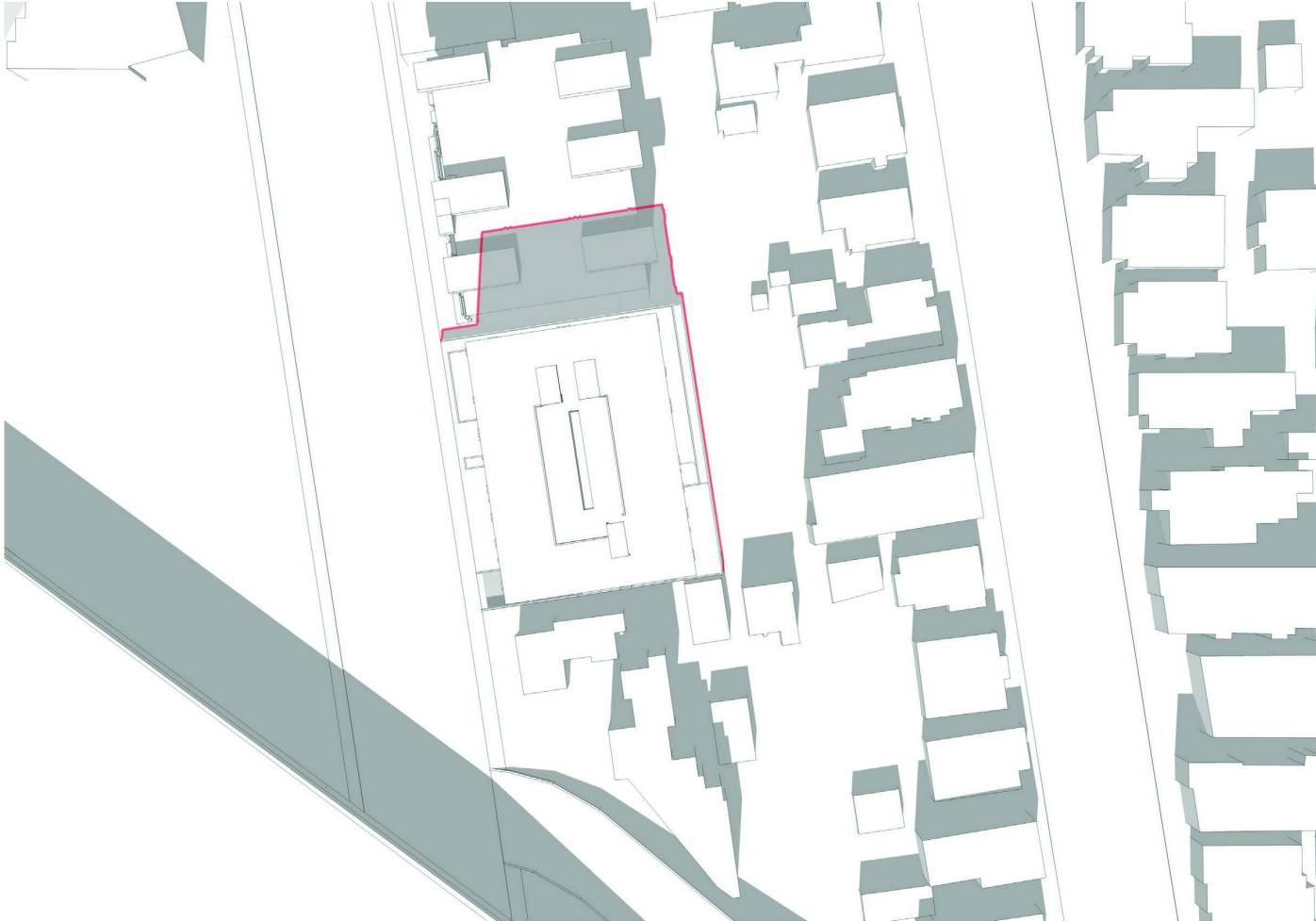
WINTER SHADOWS



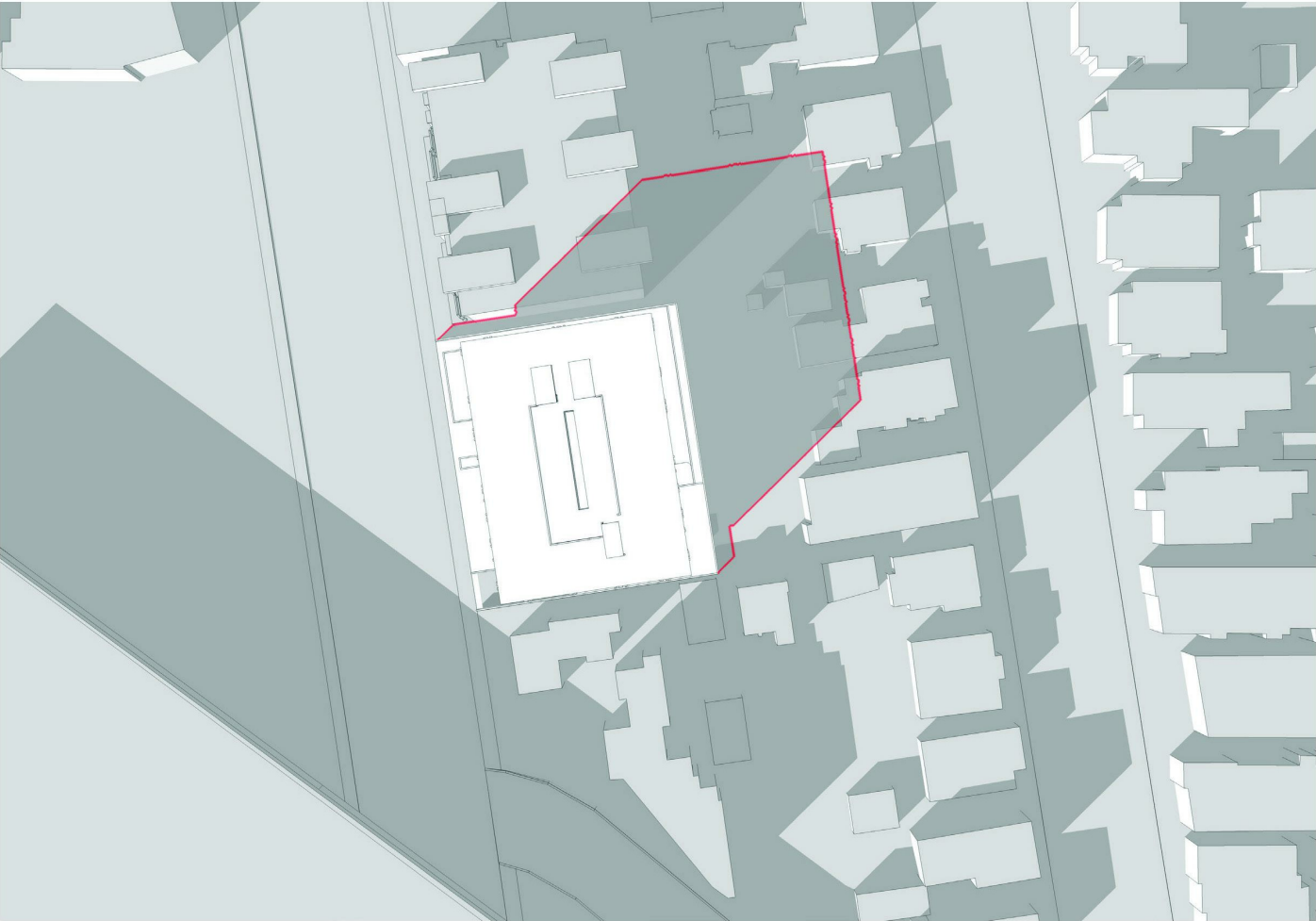
December 21, 9:00am



December 21, 11:00am



December 21, 12:00pm

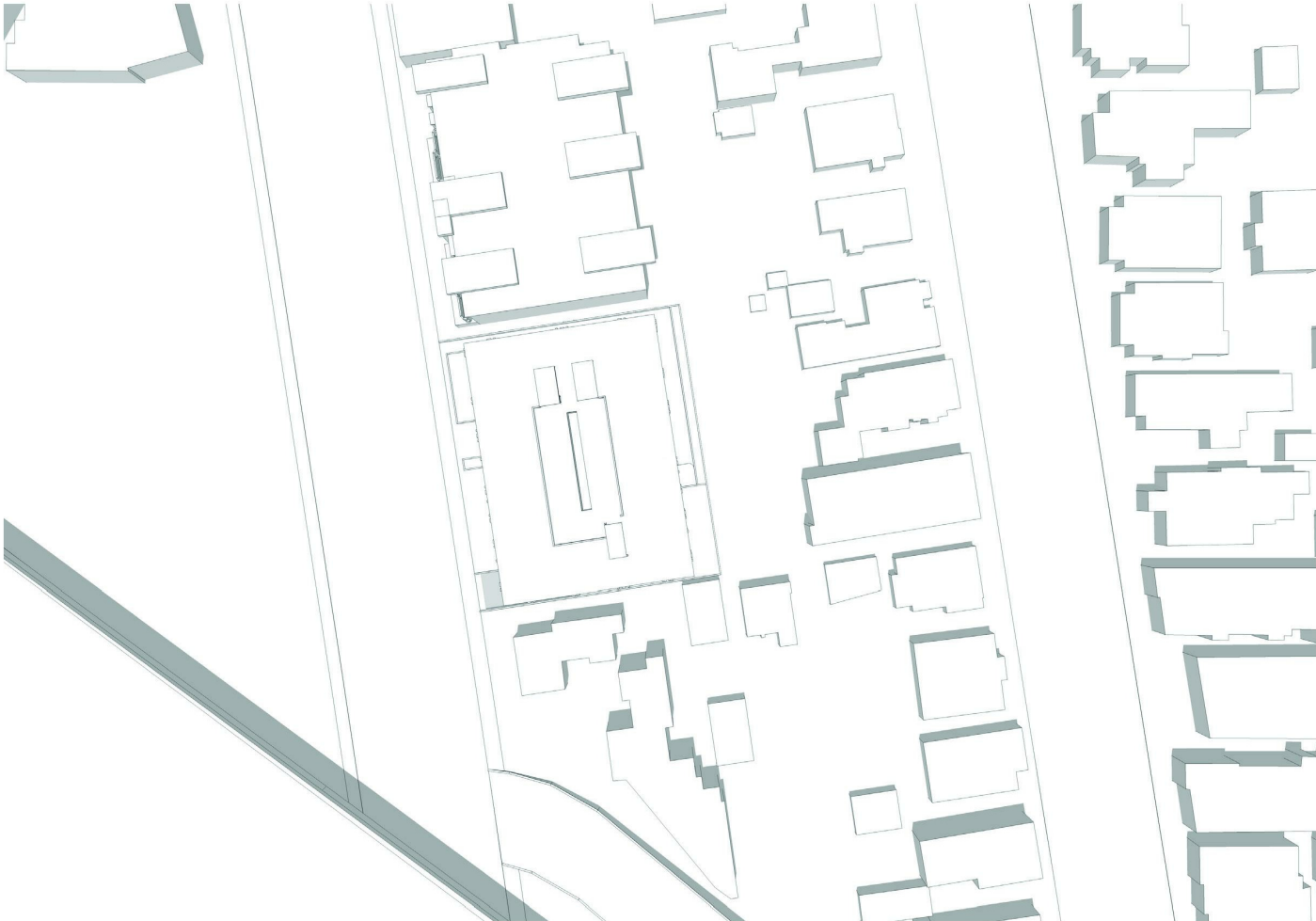


December 21, 3:00pm

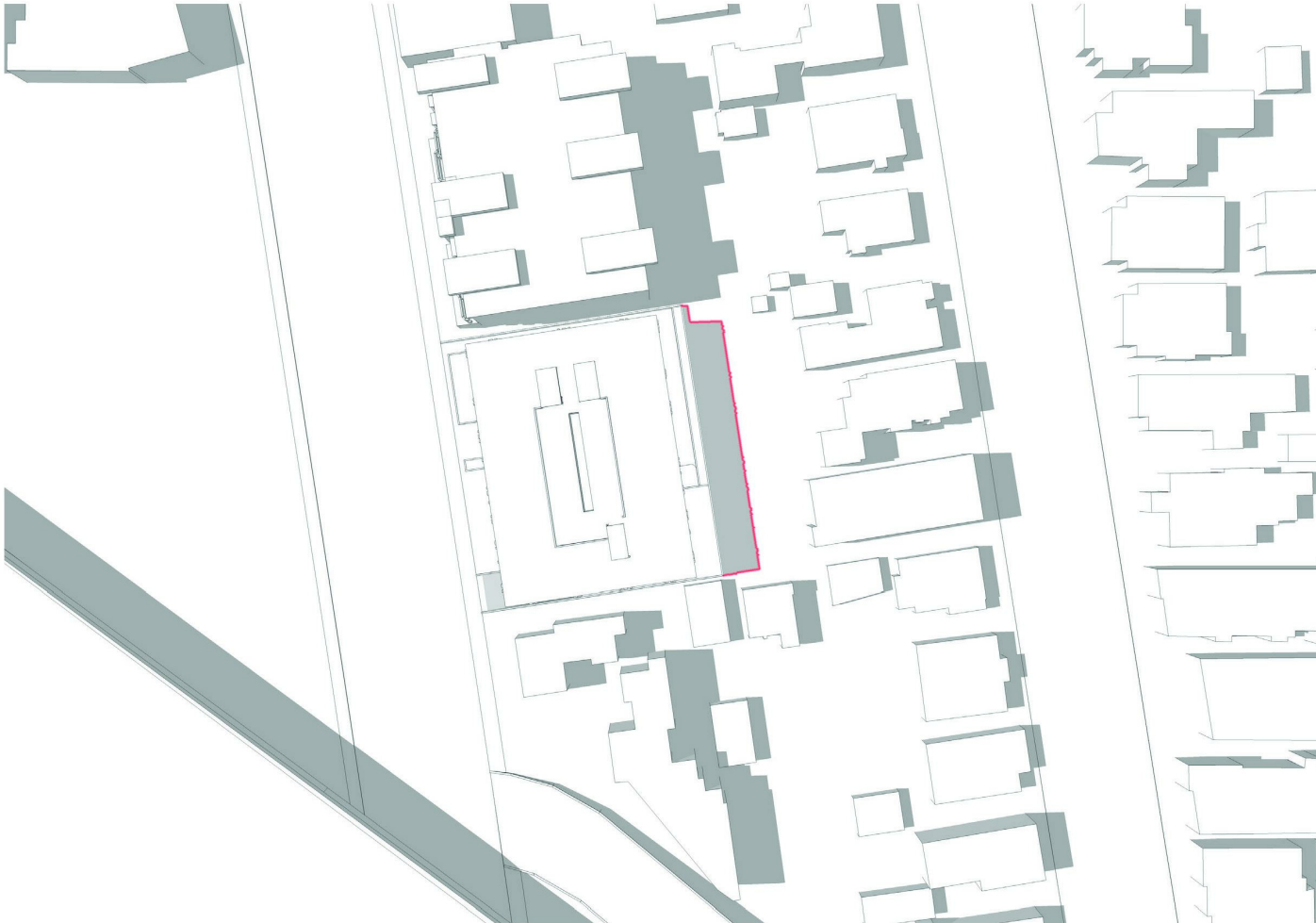
SUMMER SHADOWS



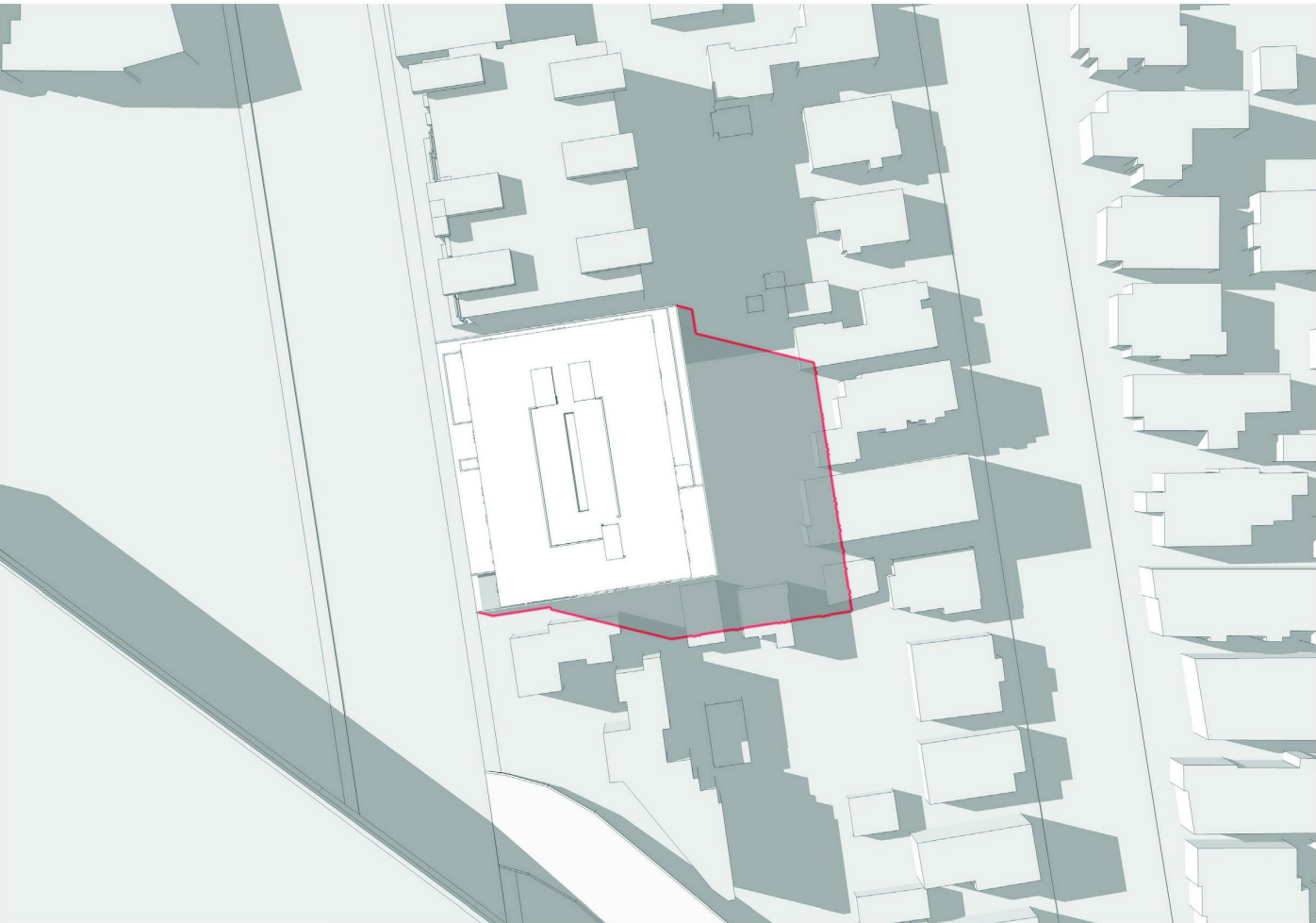
June 21, 9:00am



June 21, 12:00pm



June 21, 3:00pm

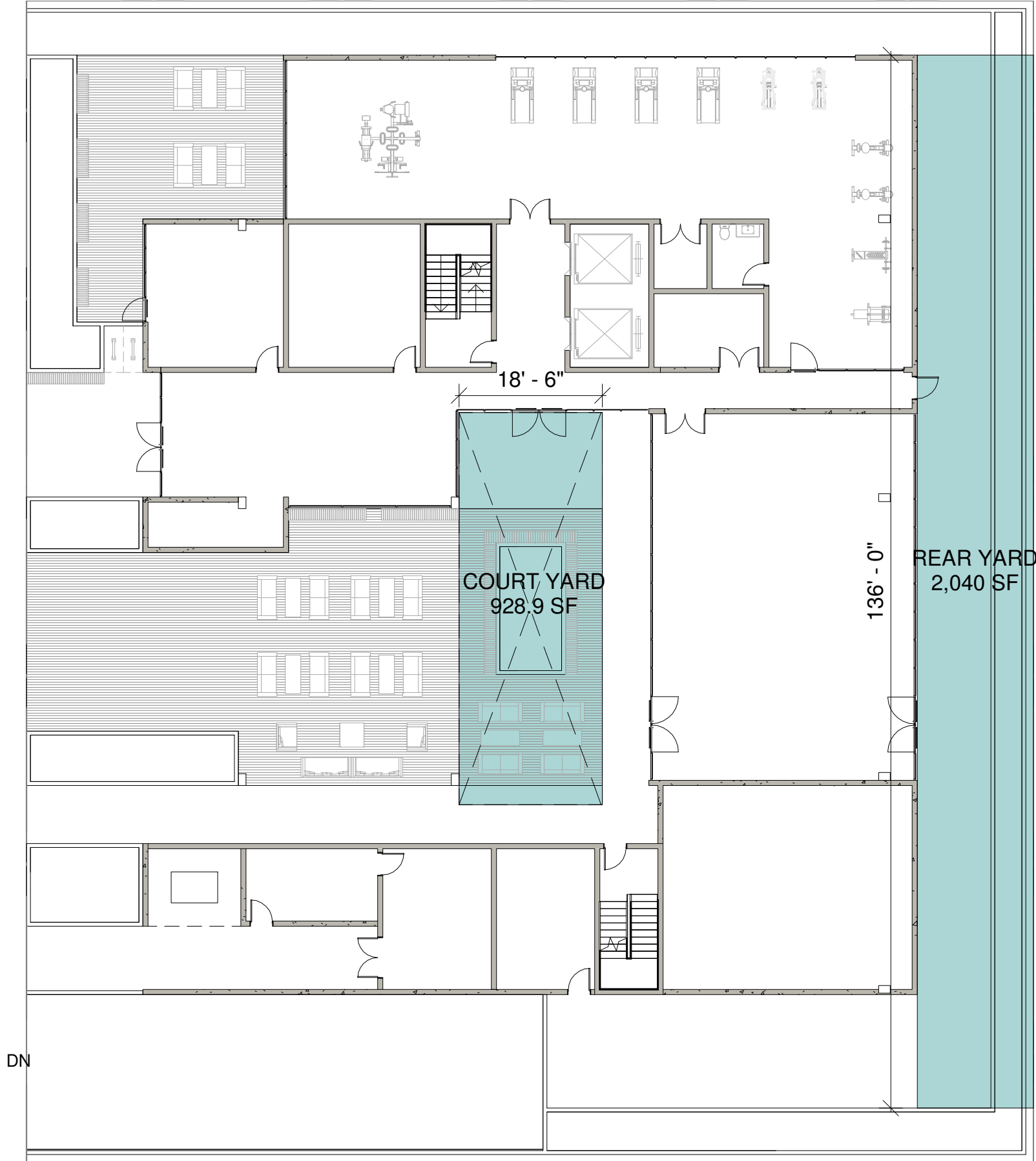


June 21, 5:00pm

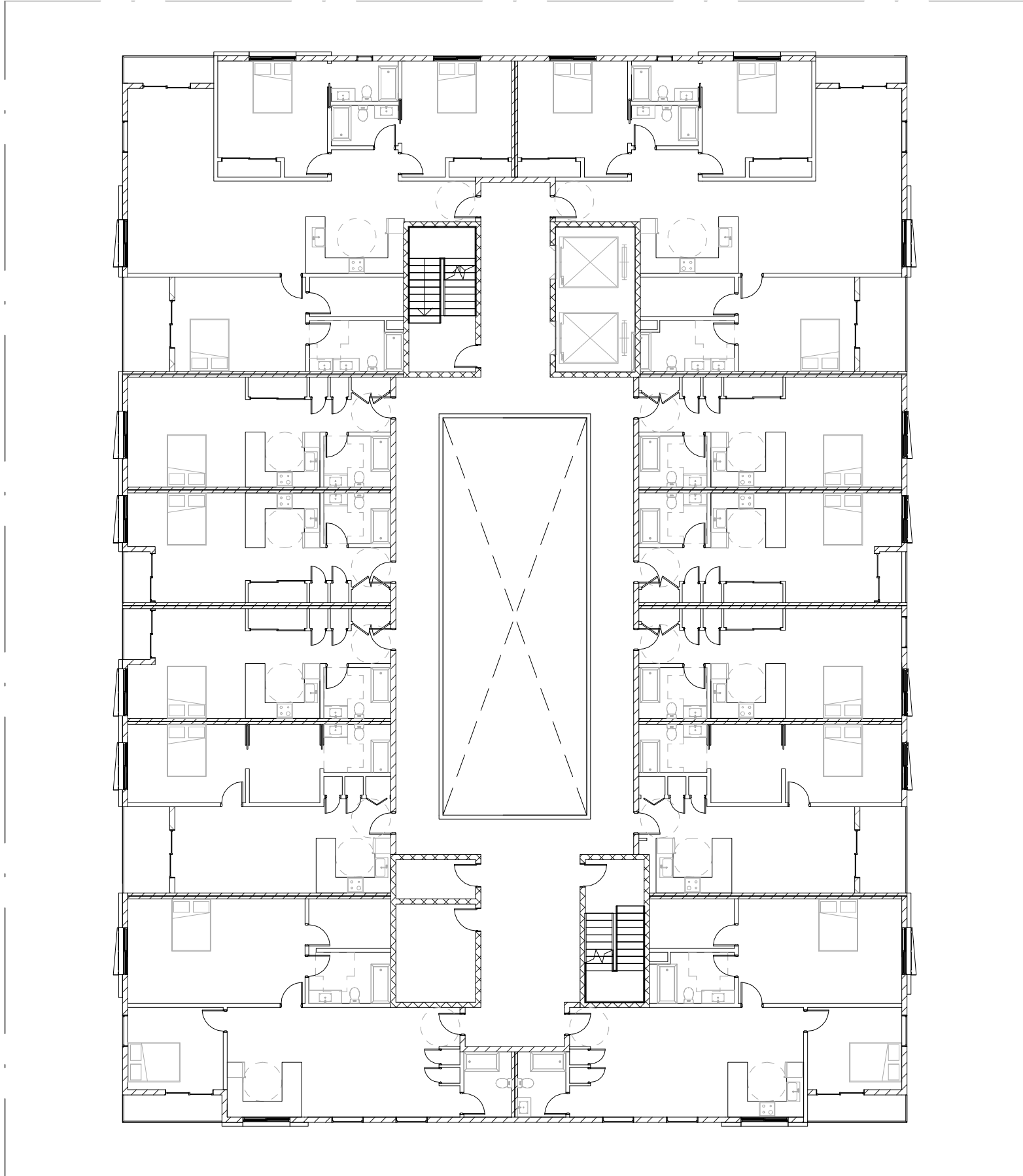
Revisions:

Description	Date

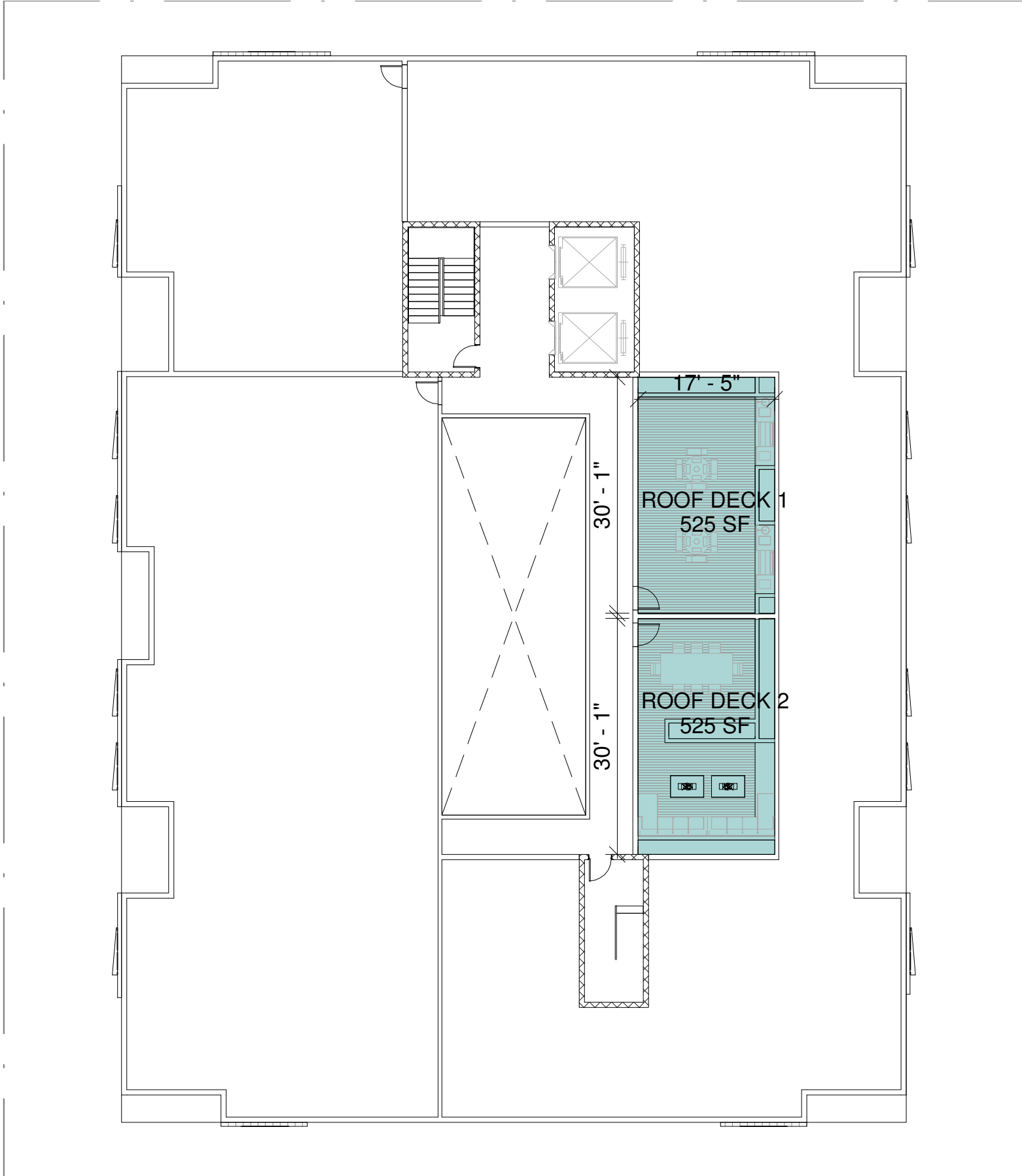




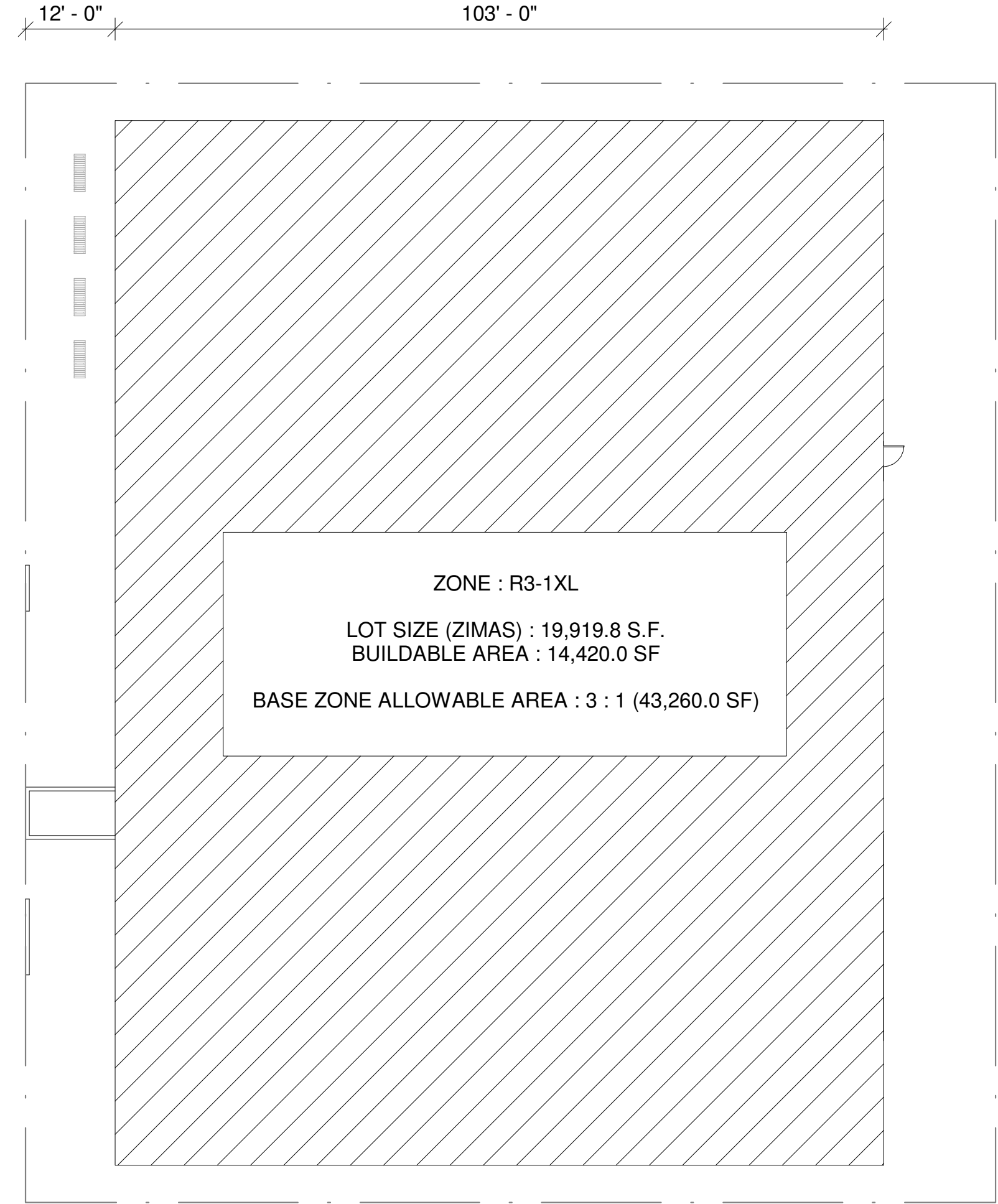
1ST FLOOR PLAN



3RD, 4TH FLOOR PLAN



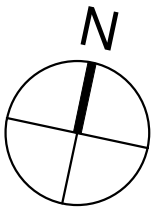
ROOF PLAN

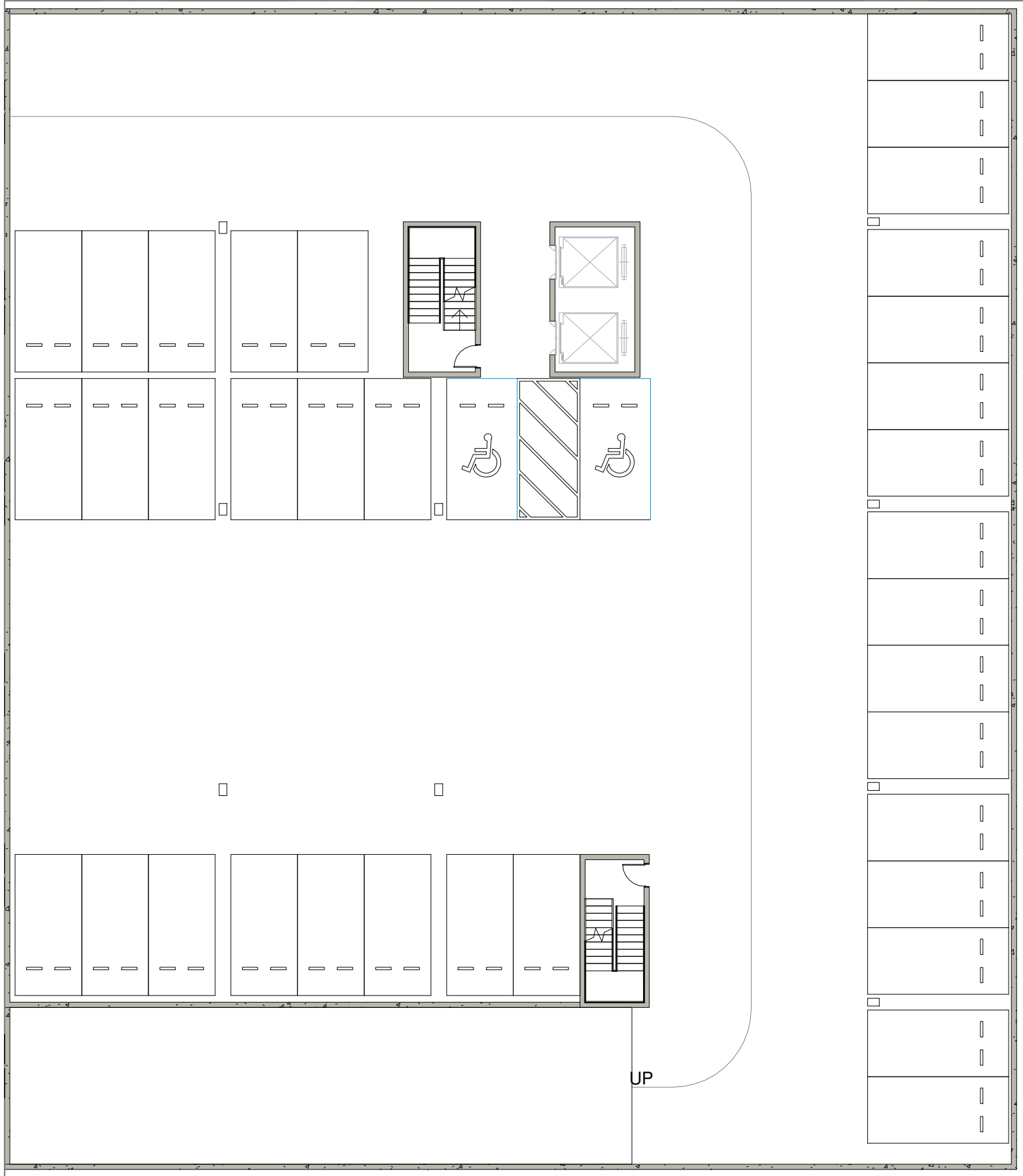


BUILDABLE AREA

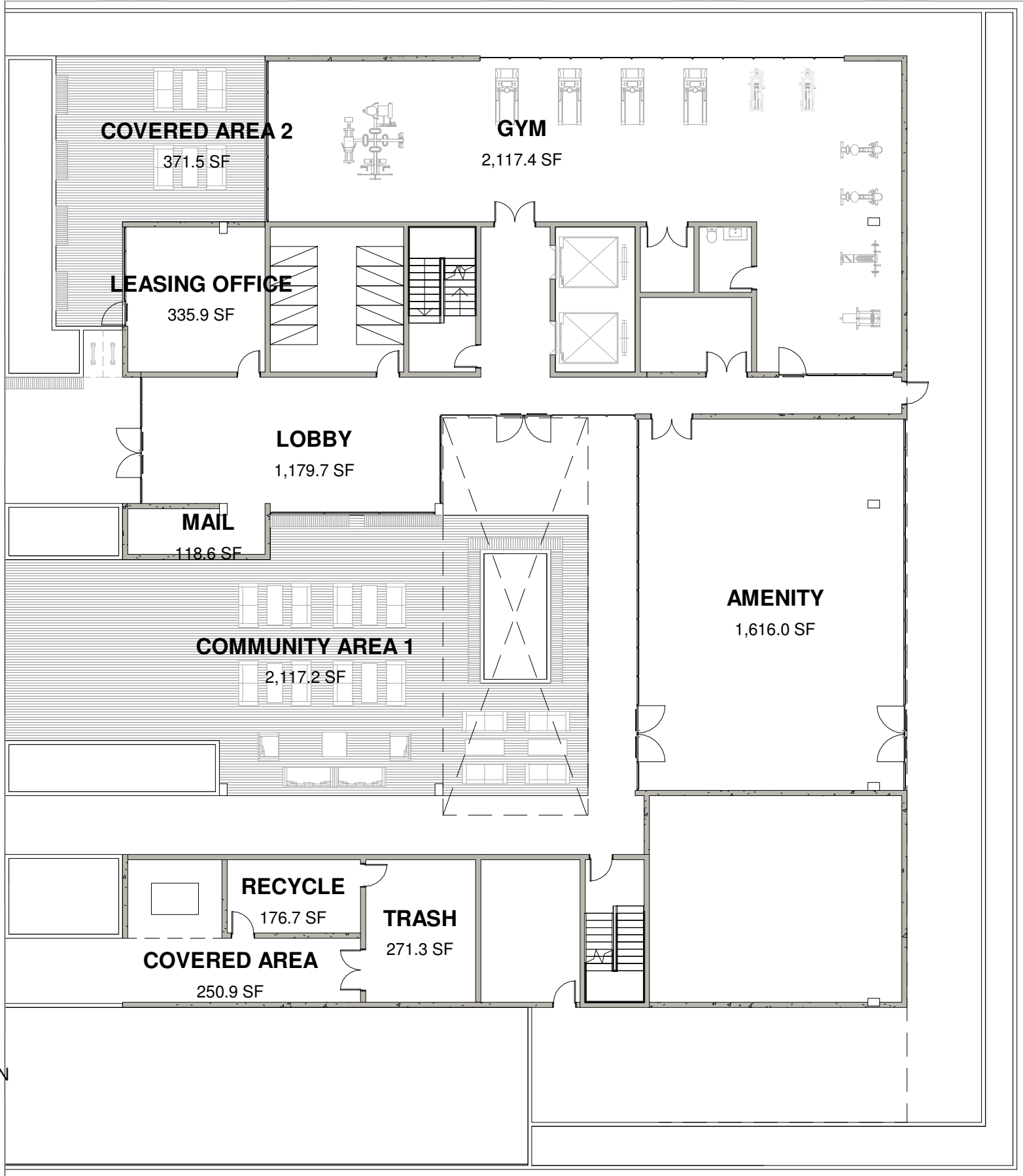
OPEN SPACE

TYPE	LESS THAN 3 HABITABLE ROOM (100/UNIT)	3 HABITABLE ROOM (125/UNIT)	MORE THAN 3 HABITABLE ROOM (175/UNIT)
REQUIRED	2,200 SF	750 SF	1,050 SF
TOTAL	4,000 SF		
TYPE	REAR YARD	COURT YARD	ROOF DECK
PROVIDED	2,040 SF	928.9 SF	1,050 SF
TOTAL	4,018.9 SF		

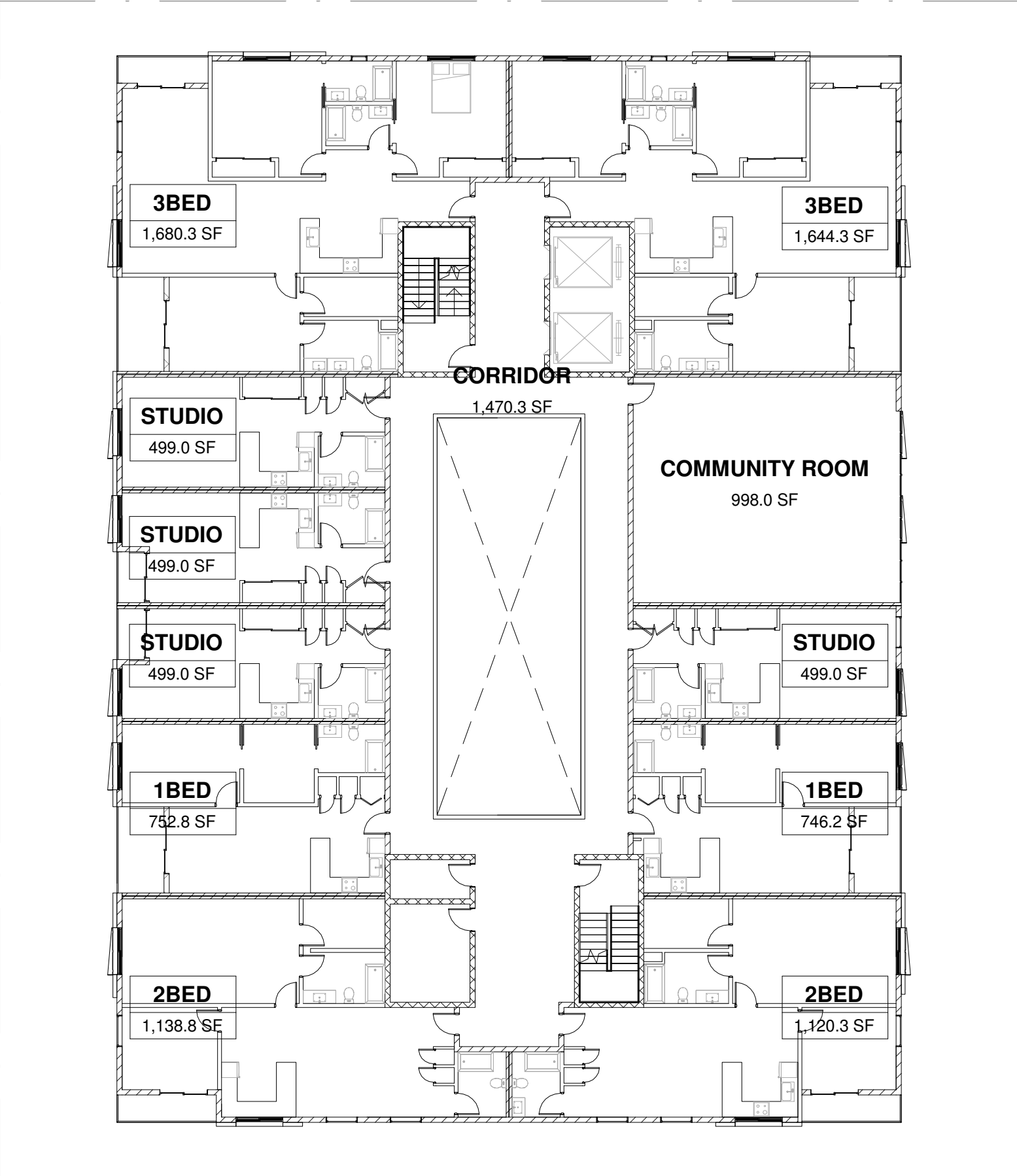




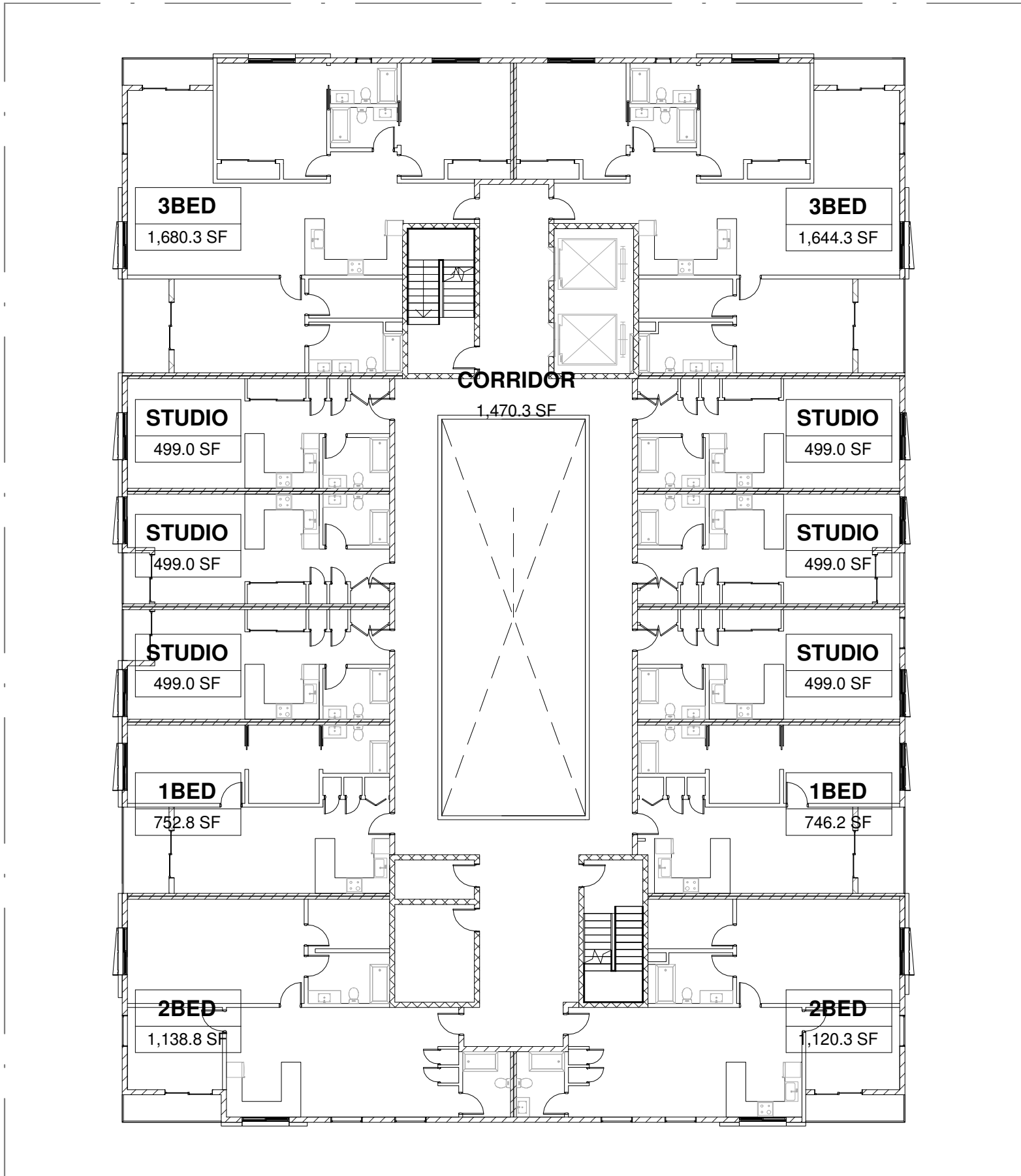
BASEMENT FLOOR PLAN



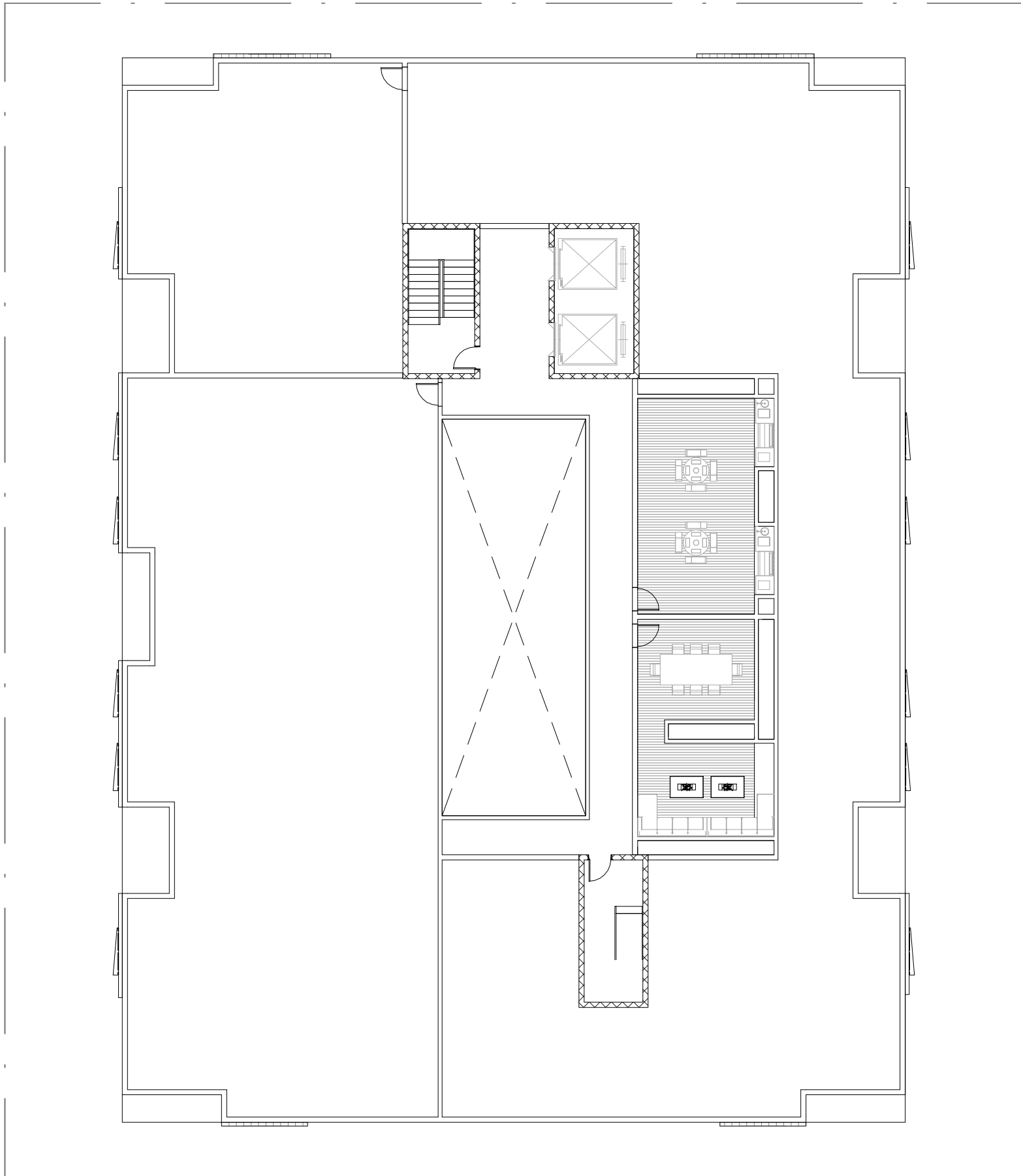
1ST FLOOR PLAN



2ND FLOOR PLAN



3RD, 4TH FLOOR PLAN

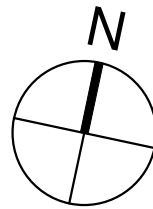


ROOF PLAN

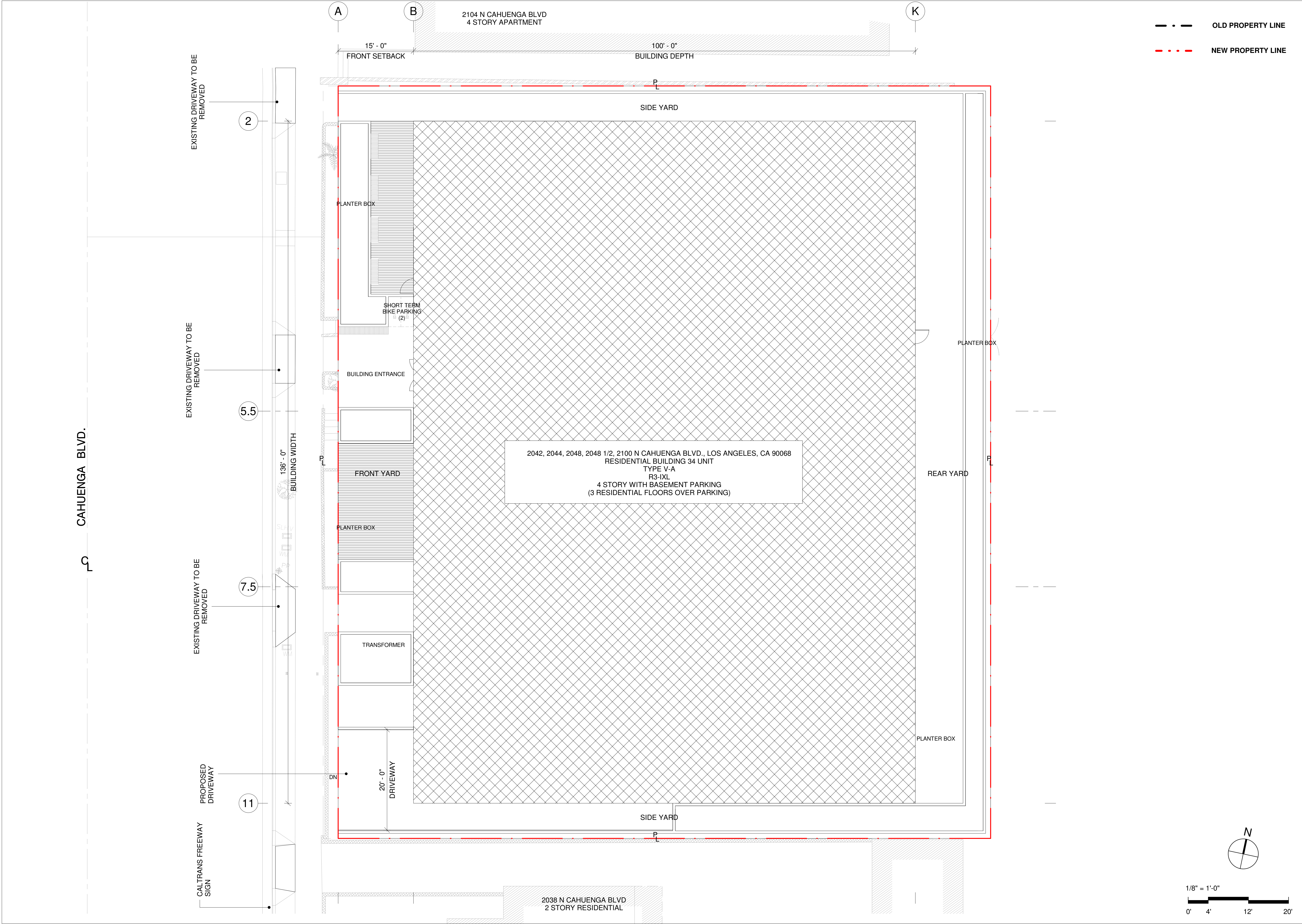
ZONING FLOOR TABULATION

TYPE	UNIT	COMMON	TOTAL AREA
BASEMENT FL	-	-	-
1ST FL	-	8,555.2 SF	8,555.2 SF
2ND FL	9,078.7 SF	2,468.3 SF	11,547.0 SF
3RD FL	10,076.7 SF	1,470.3 SF	11,547.0 SF
4TH FL	10,076.7 SF	1,470.3 SF	11,547.0 SF
ROOF FL	-	-	-
TOTAL	29,232.1 SF	13,964.1 SF	43,196.2 SF

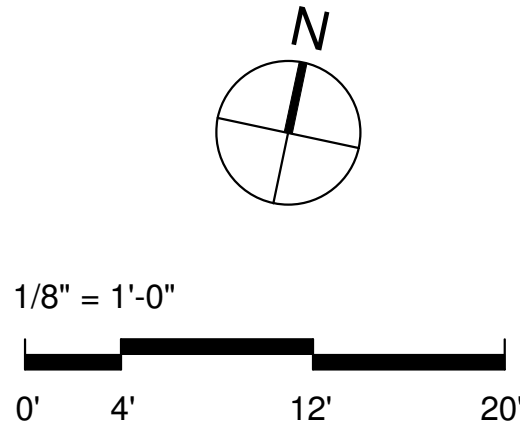
Description	Date



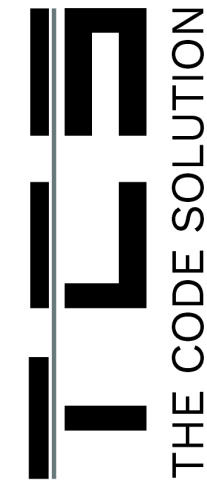




OLD PROPERTY LINE  
NEW PROPERTY LINE



800 West 6th Street Ste 1250,  
Los Angeles, California 90017  
t 213. 537. 0158  
admin@thecodesolution.com



34-UNIT APARTMENT  
2042, 2044, 2048, 2048 1/2, 2100 N CAHUENGA BLVE, LOS ANGELES, CA 90068

License Stamp

Revisions:

Description	Date

Date

09/26/2019

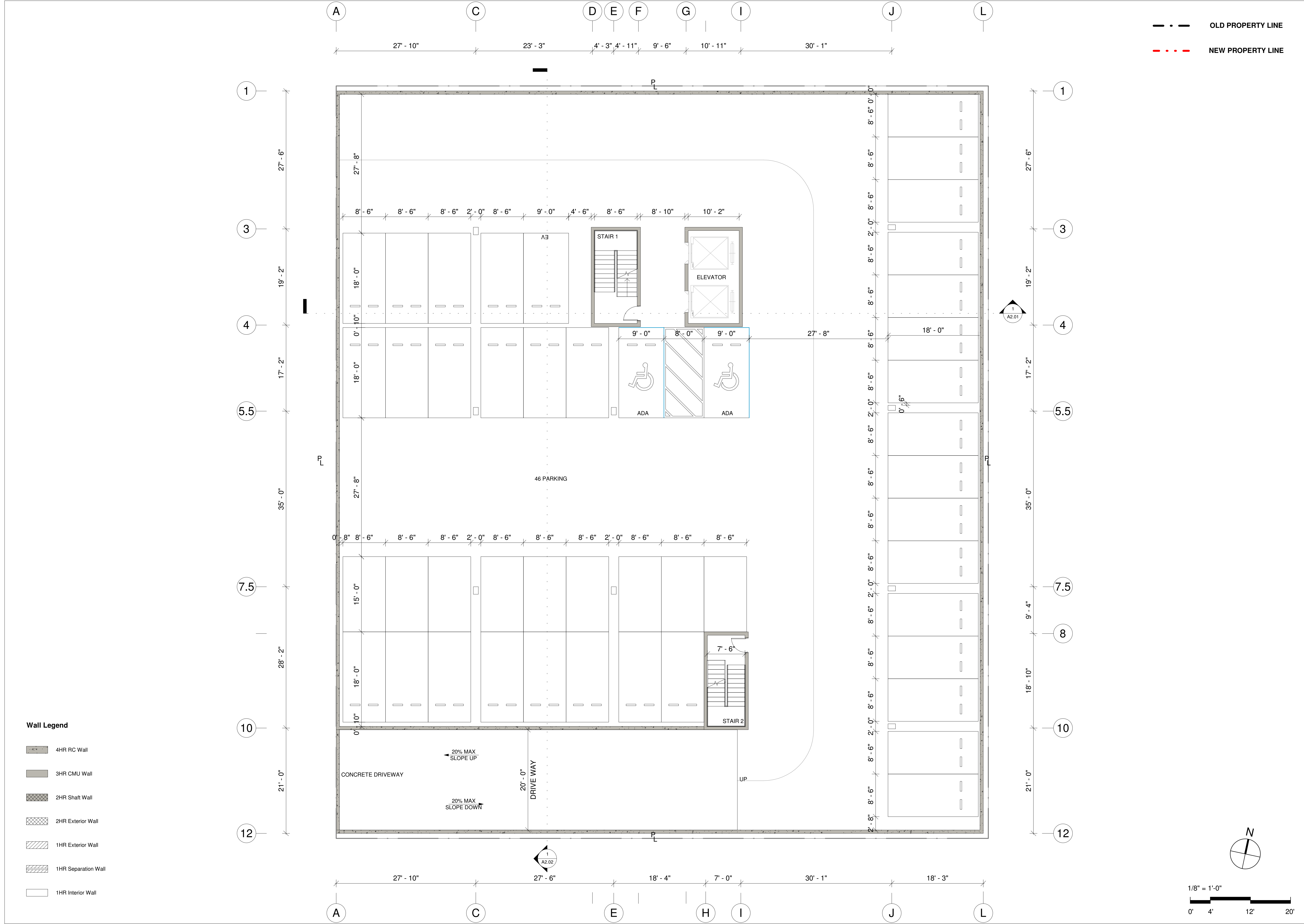
Scale

Sheet Name

SITE PLAN

Sheet Number

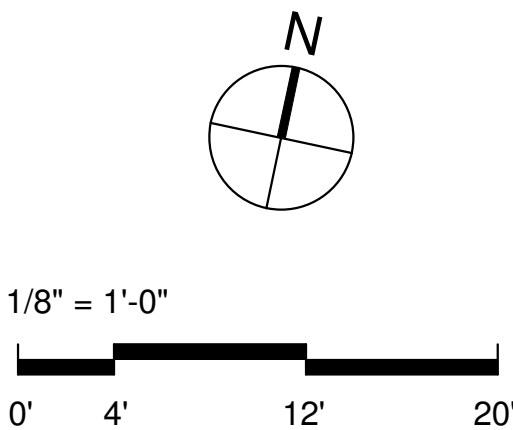
A0.01





Wall Legend

- 4HR RC Wall
- 3HR CMU Wall
- 2HR Shaft Wall
- 2HR Exterior Wall
- 1HR Exterior Wall
- 1HR Separation Wall
- 1HR Interior Wall



- OLD PROPERTY LINE
- NEW PROPERTY LINE

Revisions:

Description	Date

Date

09/26/2019

Scale

Sheet Name

1ST FLOOR PLAN

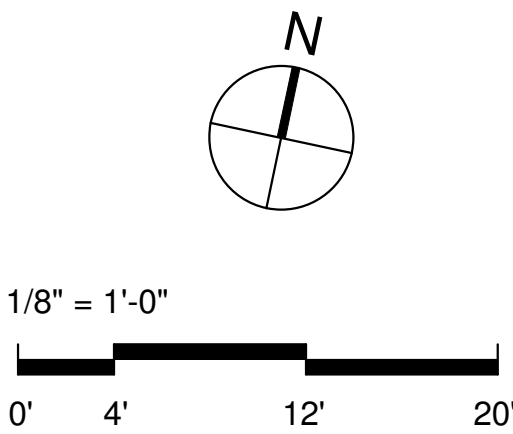
Sheet Number

A0.03

Wall Legend

- 4HR RC Wall
- 3HR CMU Wall
- 2HR Shaft Wall
- 2HR Exterior Wall
- 1HR Exterior Wall
- 1HR Separation Wall
- 1HR Interior Wall

- OLD PROPERTY LINE
- NEW PROPERTY LINE



A0.04

2ND FLOOR PLAN

Sheet Number

Scale

09/26/2019

Date

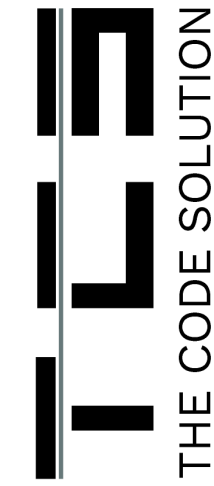
Revisions:

Description	Date

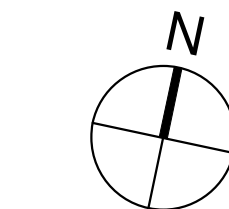
License Stamp

34-UNIT APARTMENT

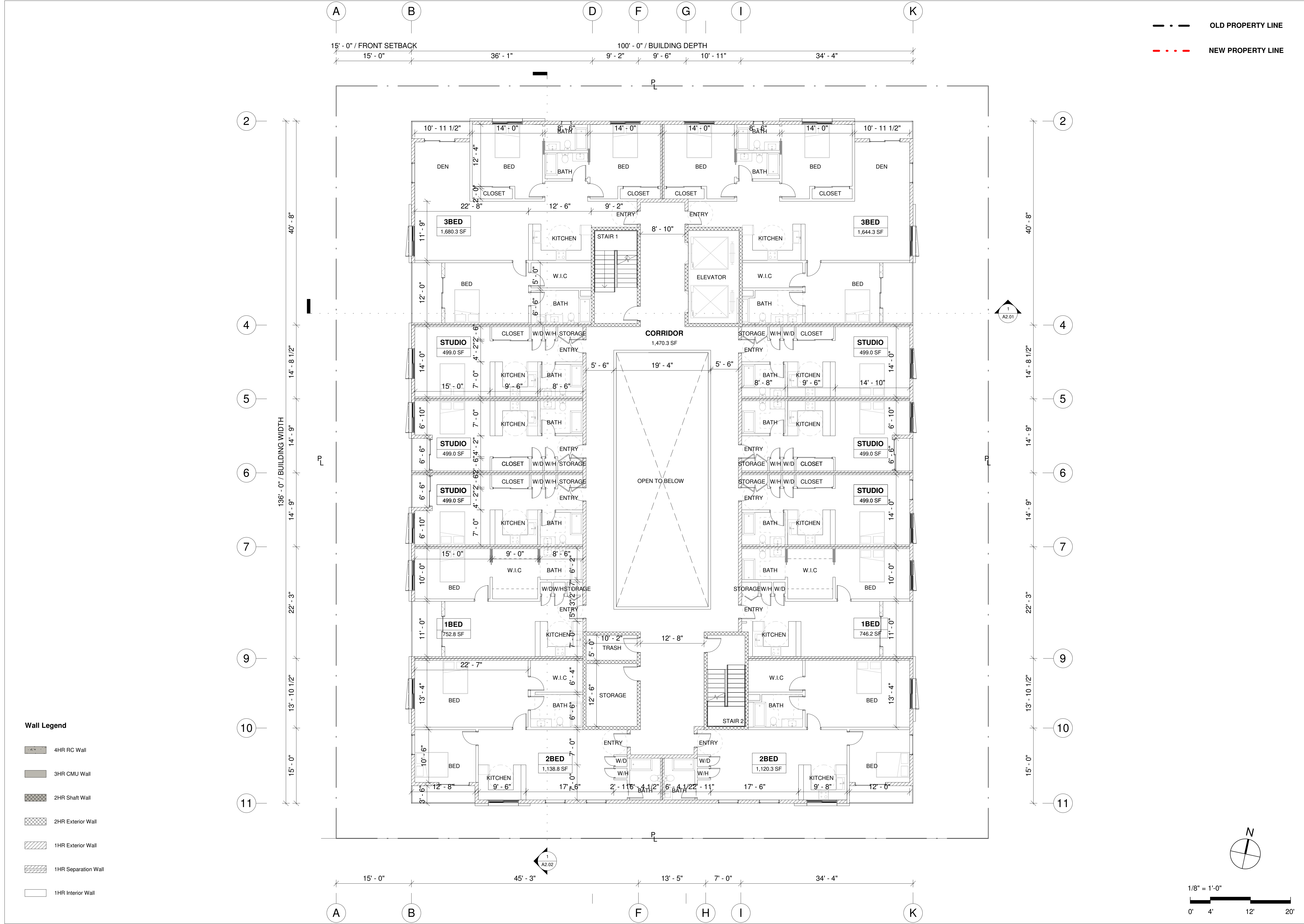
2042, 2044, 2048, 2048 1/2, 2100 N CAHUENGA BLVE, LOS ANGELES, CA 90068



800 West 6th Street Ste 1250,  
Los Angeles, California 90017  
t 213. 537. 0158  
admin@thecodesolution.com







800 West 6th Street Ste 1250,  
Los Angeles, California 90017  
t 213. 537. 0158  
admin@thecodesolution.com

**THE CODE SOLUTION**  
THE CODE SOLUTION

**34-UNIT APARTMENT**

2042, 2044, 2048, 2048 1/2, 2100 N CAHUENGA BLVE, LOS ANGELES, CA 90068

License Stamp

Revisions:

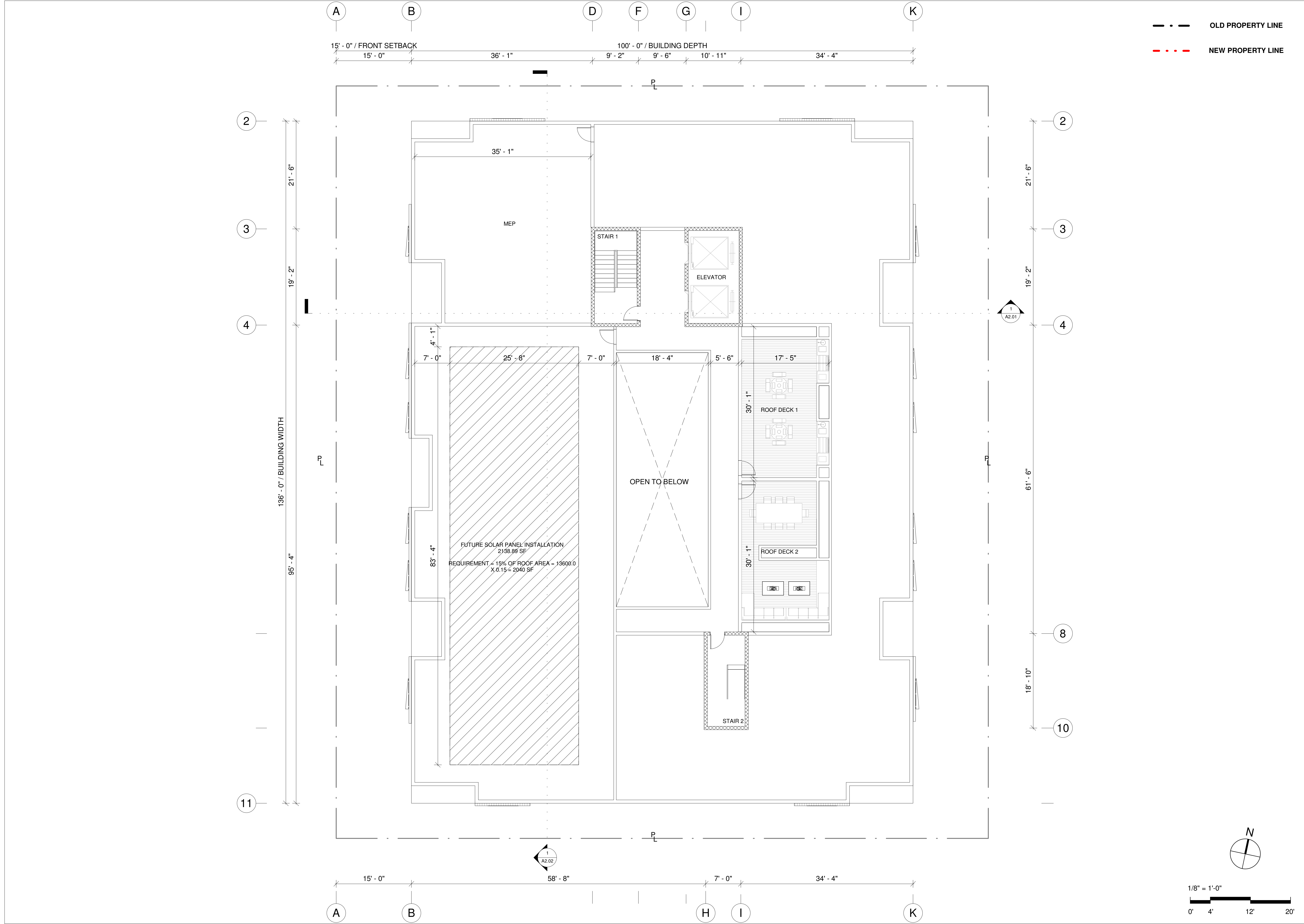
Description	Date

Date  
**09/26/2019**

Scale

Sheet Name  
**3RD, 4TH FLOOR PLAN**

Sheet Number  
**A0.05**



800 West 6th Street Ste 1250,  
Los Angeles, California 90017  
t 213. 537. 0158  
admin@thecodesolution.com

TCS

THE CODE SOLUTION

34-UNIT APARTMENT

2042, 2044, 2048, 2048 1/2, 2100 N CAHUENGA BLVE, LOS ANGELES, CA 90068

License Stamp

Revisions:

Description	Date

Date  
09/26/2019

Scale

Sheet Name  
ROOF FLOOR PLAN

Sheet Number  
A0.06

Copyright© 2019 THE CODE SOLUTION.





1	WHITE SMOOTH STUCCO	2	GRAY BRICK	3	WOOD VENEER	4	GRAY SMOOTH STUCCO (BALCONY)
---	---------------------	---	------------	---	-------------	---	------------------------------

**34-UNIT APARTMENT**

2042, 2044, 2048, 2048 1/2, 2100 N CAHUENGA BLVE, LOS ANGELES, CA 90068

License Stamp

Revisions:	
Description	Date

Date  
**09/26/2019**

Scale

Sheet Name  
**EAST  
ELEVATION**

Sheet Number

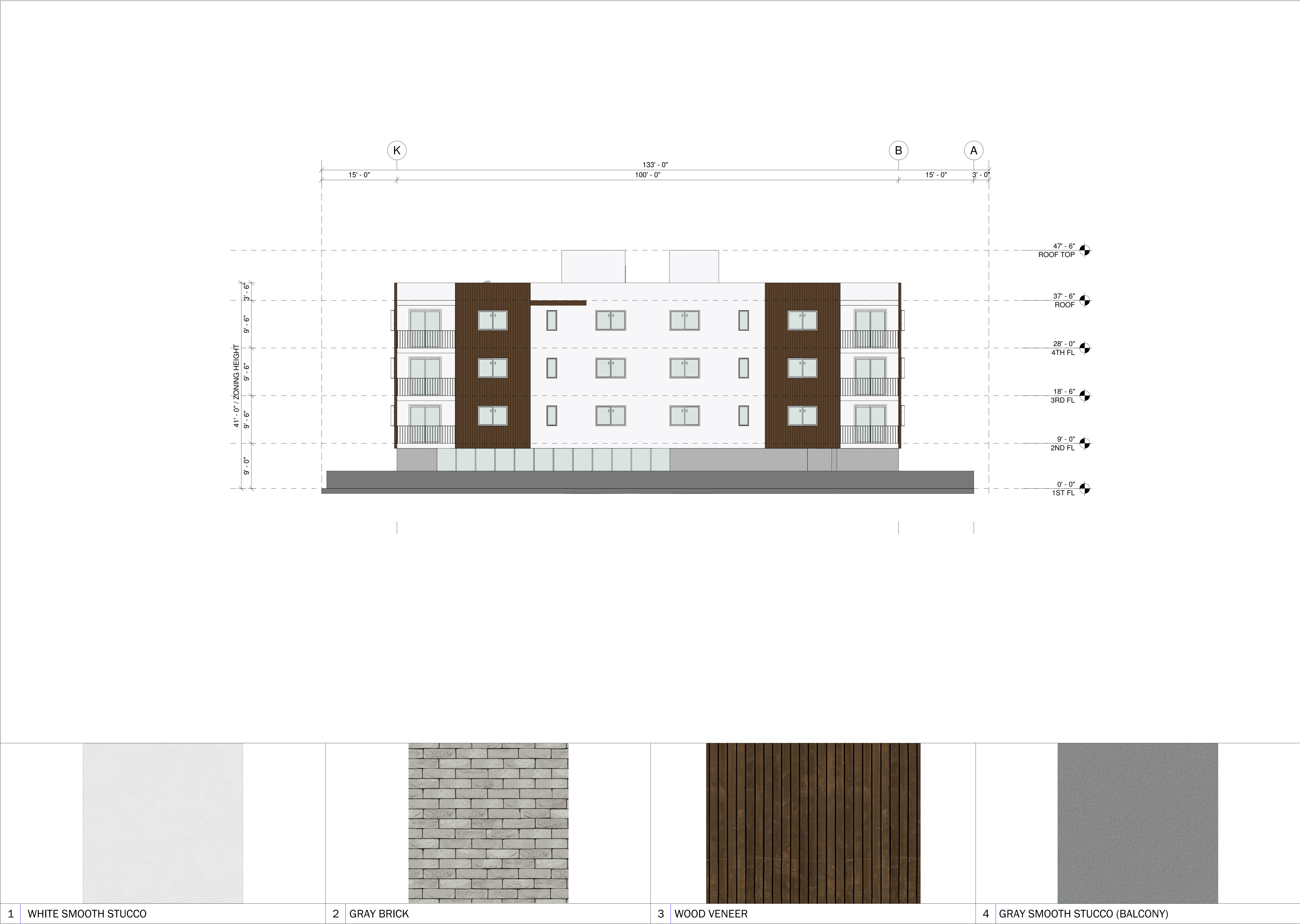
**A1.01**





1	WHITE SMOOTH STUCCO	
2	GRAY BRICK	
3	WOOD VENEER	
4	GRAY SMOOTH STUCCO (BALCONY)	





800 West 6th Street Ste 1250,  
Los Angeles, California 90017  
t 213. 537. 0158  
admin@thecodesolution.com

TCS

THE CODE SOLUTION

34-UNIT APARTMENT

2042, 2044, 2048, 2048 1/2, 2100 N CAHUENGA BLVE, LOS ANGELES, CA 90068

License Stamp

Revisions:

Description	Date

Date  
09/26/2019

Scale

Sheet Name

NORTH  
ELEVATION

Sheet Number

A1.03

Copyright© 2019 THE CODE SOLUTION.





1	WHITE SMOOTH STUCCO	2	GRAY BRICK	3	WOOD VENEER	4	GRAY SMOOTH STUCCO (BALCONY)
---	---------------------	---	------------	---	-------------	---	------------------------------

800 West 6th Street Ste 1250,  
Los Angeles, California 90017  
t 213. 537. 0158  
admin@thecodesolution.com

TCS

THE CODE SOLUTION

34-UNIT APARTMENT

2042, 2044, 2048, 2048 1/2, 2100 N CAHUENGA BLVE, LOS ANGELES, CA 90068

License Stamp

Revisions:

Description	Date

Date  
09/26/2019

Scale

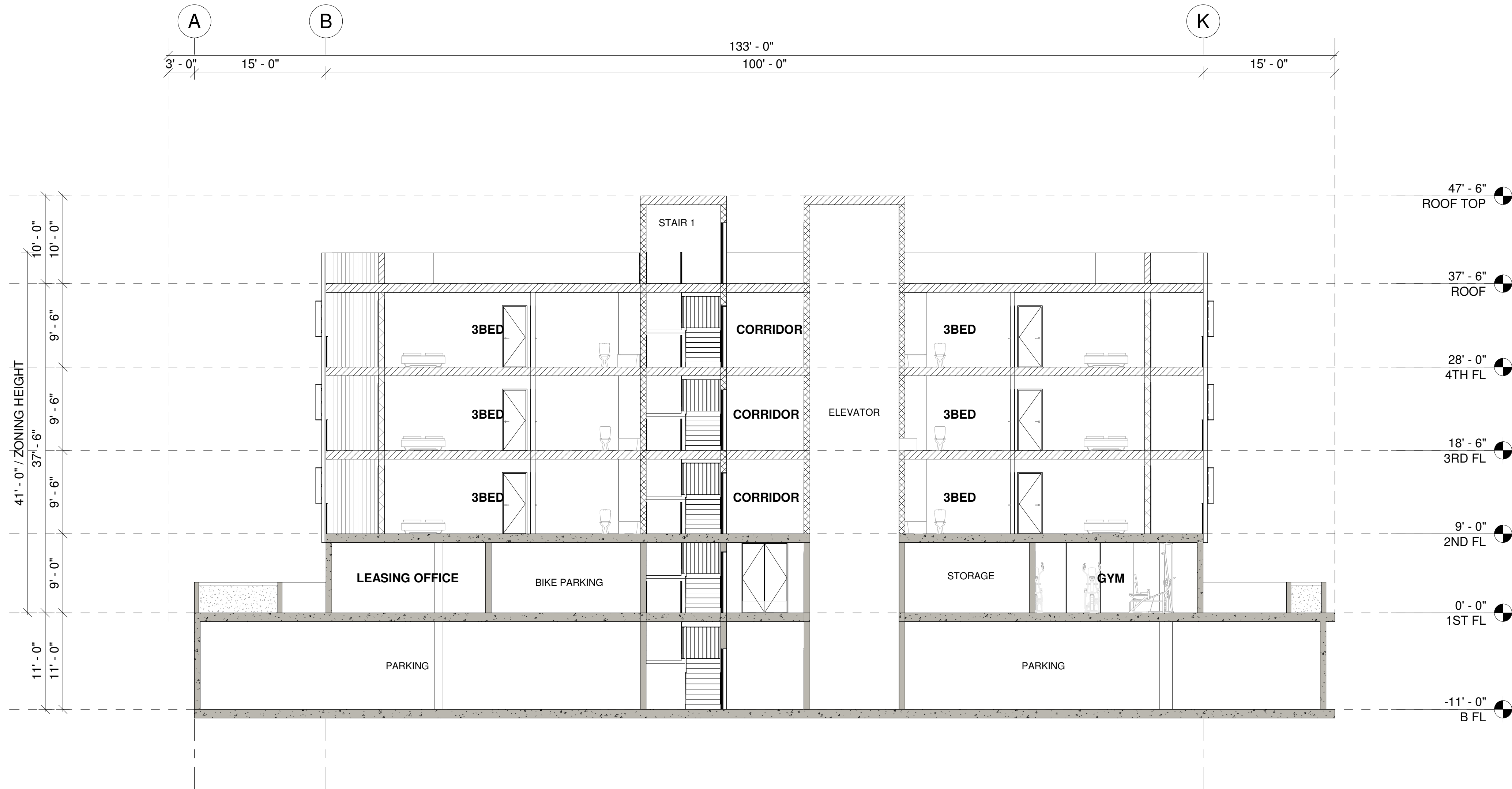
Sheet Name

SOUTH  
ELEVATION

Sheet Number

A1.04

Copyright© 2019 THE CODE SOLUTION.



**34-UNIT APARTMENT**

2042, 2044, 2048, 2048 1/2, 2100 N CAHUENGA BLVE, LOS ANGELES, CA 90068

License Stamp

Revisions:

Description	Date

Date

09/26/2019

Scale

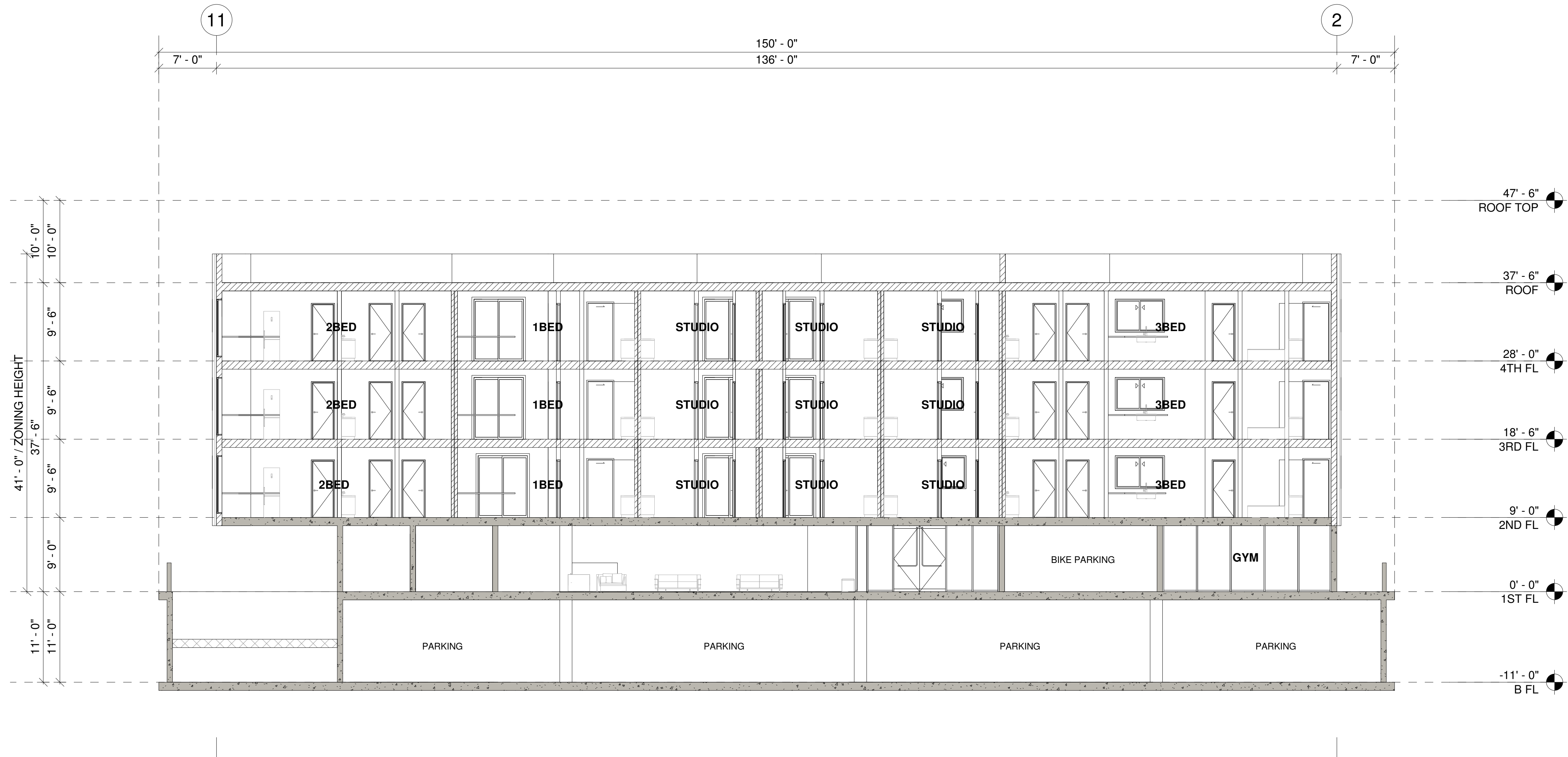
Sheet Name

SECTION 1

Sheet Number

A2.01





## 34-UNIT APARTMENT

2042, 2044, 2048, 2048 1/2, 2100 N CAHUENGA BLVE, LOS ANGELES, CA 90068

License Stamp

Revisions:

Description	Date

Date

09/26/2019

Scale

Sheet Name

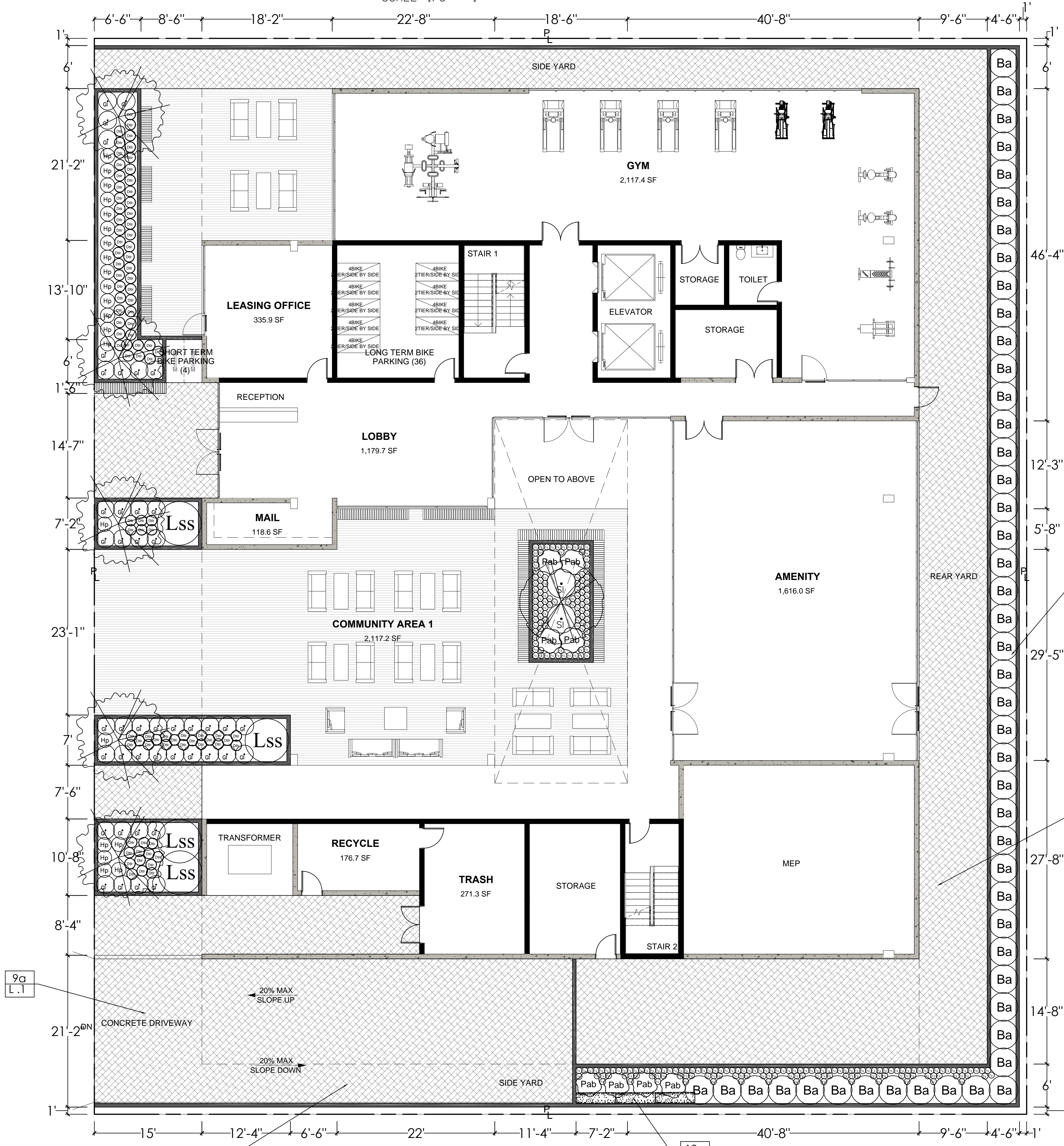
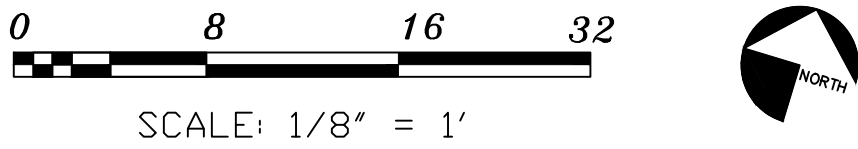
SECTION 2

Sheet Number

A2.02



GROUND LEVEL LANDSCAPE PLAN:



PERMEABLE INTERLOCKING PAVED DRIVEWAY, AQUALINA PEWTER



TOTAL % LANDSCAPE 21.2%	TOTAL LANDSCAPE 1551 SQ. FT.	TOTAL BACK LANDSCAPE 932 SQ. FT.	TOTAL % FRONT LANDSCAPE 15.9%	TOTAL FRONT LANDSCAPE 619 SQ. FT.
TOTAL % HARDSCAPE 78.8%	TOTAL HARDSCAPE 5772 SQ. FT.	TOTAL BACK HARDSCAPE 2496 SQ. FT.	TOTAL % FRONT HARDSCAPE 84.1%	TOTAL FRONT HARDSCAPE 3276 SQ. FT.

CITY OF LOS ANGELES  
LANDSCAPE POINTS

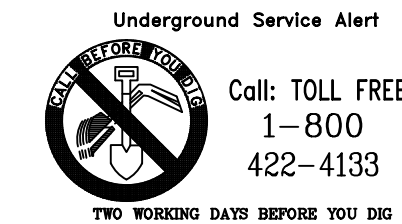
Total s.f. or Project Site:	19,950	
Total number of points required for site:	20	
Total number of points claimed:	23	
Detail of Points	Points Claimed	Callout

9. Site Design		9a
A. Provision of permeable driveway	5	L.I.
9. Site Design		9f
F. Use of Class I or Class II compost as a soil amendment in all landscaped areas	3	L.I.
12. Bonus Points		12a
A. Free-flowering street trees or free-flowering vines or espaliered plants on walls/fences	5	L.I.
12. Bonus Points		12b
B. Planting of any tree, of a tree taxon that does not exist within a 1000-foot radius of the project boundaries (5 points per tree, up to 50% of required landscape points, for Los Angeles area native plants)	10	L.I.
TOTAL NUMBER POINTS CLAIMED:	23	

Legend:

Item No. per LA City Guidelines Sheet No.

9f



12b

GROUND FLOOR PLANT LEGEND:

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	PLANT SPECIES
	5	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36" BOX	LW, 0.3	LA RIVER
	1	ACER PALMATUM 'SANGO KAKU'	CORAL BARK JAPANESE MAPLE	36" BOX	MW, 0.5	LA RIVER
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	PLANT SPECIES
	49	BAMBUSA SPP. OLDHAMII	GIANT TIMBER BAMBOO	15 GAL	MW, 0.5	SEMI-TROPICAL
	87	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	FLATS	LW, 0.3	WATERSHED WISE
	10	FESTUCA GLAUCA	BLUE FESCUE	FLATS	LW,0.3	WATERSHED WISE
	43	GAURA LINDHEIMERI	GAURA	5 GAL	LW,0.3	WATERSHED WISE
	21	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VLW, 0.2	WATERSHED WISE
	4	LEUCADENDRON 'SAFARI SUNSET'	RED CONEBUSH	15 GAL	LW,0.3	WATERSHED WISE
	8	PHORMIUM TENAX 'ALISON BLACKMAN'	NEW ZEALAND FLAX	5 GAL	LW,0.3	WATERSHED WISE
	2	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	LW,0.3	CALIF. NATIVE
	3	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE ESP.	15 GAL	MW, 0.5	SEMI-TROPICAL

LANDSCAPE NOTES:

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans".

"A minimum 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".

"A Certificate of Completion shall be filled out and certified by either the signer of the landscape plans, the signer of the irrigation plans, or the licensed landscape contractor for the project".

"For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil".

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package" OWNER

SIGNATURE \_\_\_\_\_

GROUND FLOOR PLANT IMAGES:



Green Republic Landscapes

P.O Box 5477  
Sherman Oaks, Ca 91413

T : 818 288 8060

License#: 1014404



C L I E N T

Sarah H. Lee Esq  
2048-2100 Cahuenga Blvd  
Los Angeles, 90068

P R O J E C T

2048-2100 Cahuenga Blvd

DATE

7-03-2019

R E V I S I O N S

1	8.26.2019
2	-
3	-
4	-
5	-
6	-
7	-
8	-
9	-
10	-
11	-
12	-
13	-
14	-

DRAWING BY: Alisa Summerford

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

S H E E T T I T L E

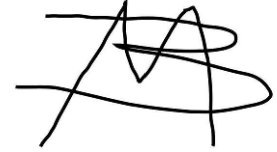
GROUND LEVEL LANDSCAPE PLAN

S H E E T N U M B E R

L-1

SHEET 1 OF 3





C L I E N T

Sarah H. Lee Esq  
2048-2100 Cahuenga Blvd  
Los Angeles, 90068

P R O J E C T

2048-2100 Cahuenga Blvd

D A T E

7-03-2019

R E V I S I O N S

1	8.26.2019
2	-
3	-
4	-
5	-
6	-
7	-
8	-
9	-
10	-
11	-
12	-
13	-
14	-

DRAWING BY: Alisa Summerford  
SCALE: 1/8" = 1'-0"

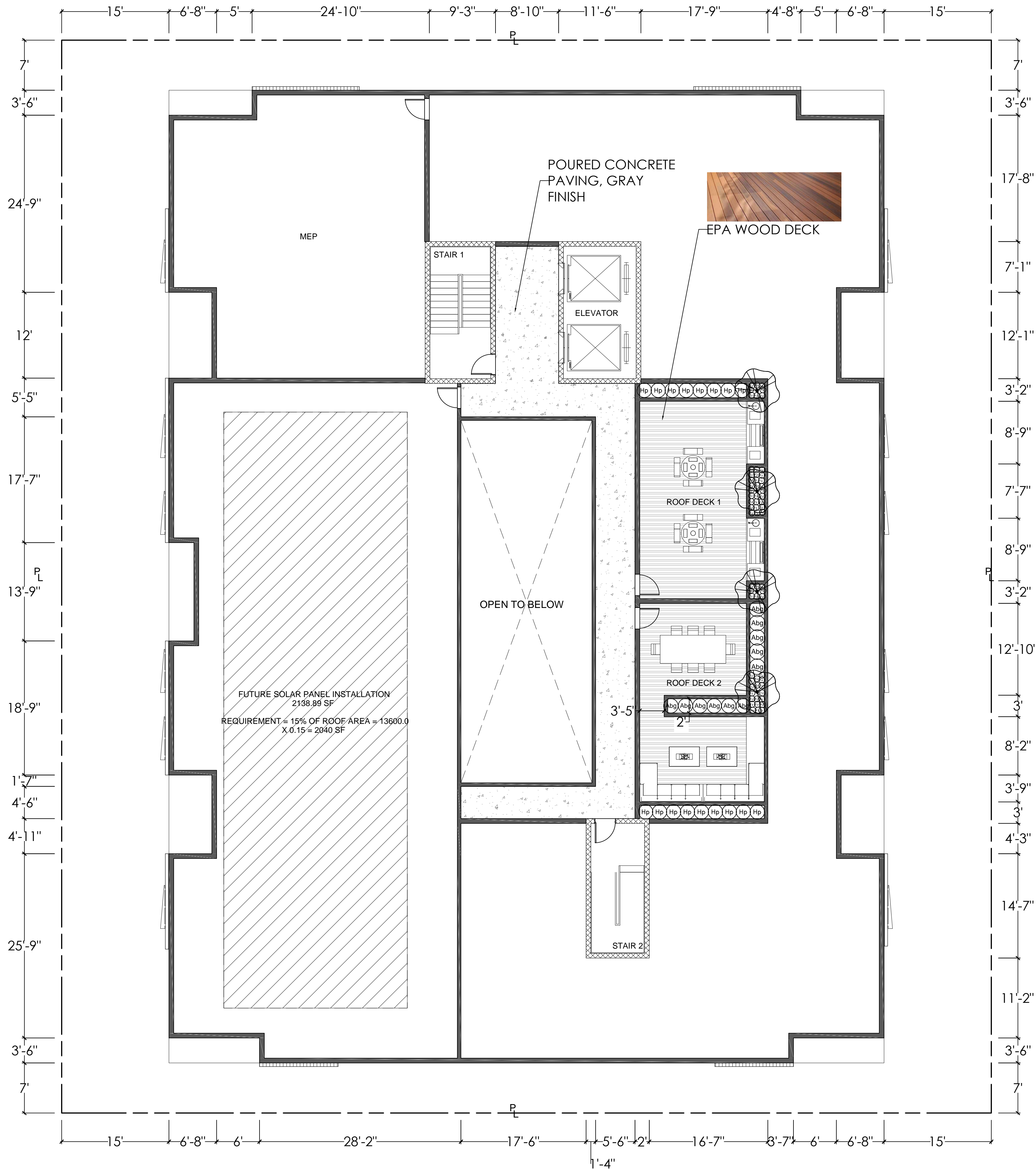
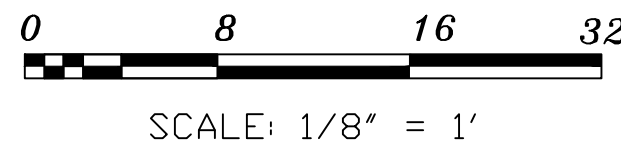
S H E E T   T I T L E

ROOF FLOOR  
LANDSCAPE PLAN

S H E E T   N U M B E R

L-2  
SHEET 2 OF 3

ROOF FLOOR LANDSCAPE PLAN:

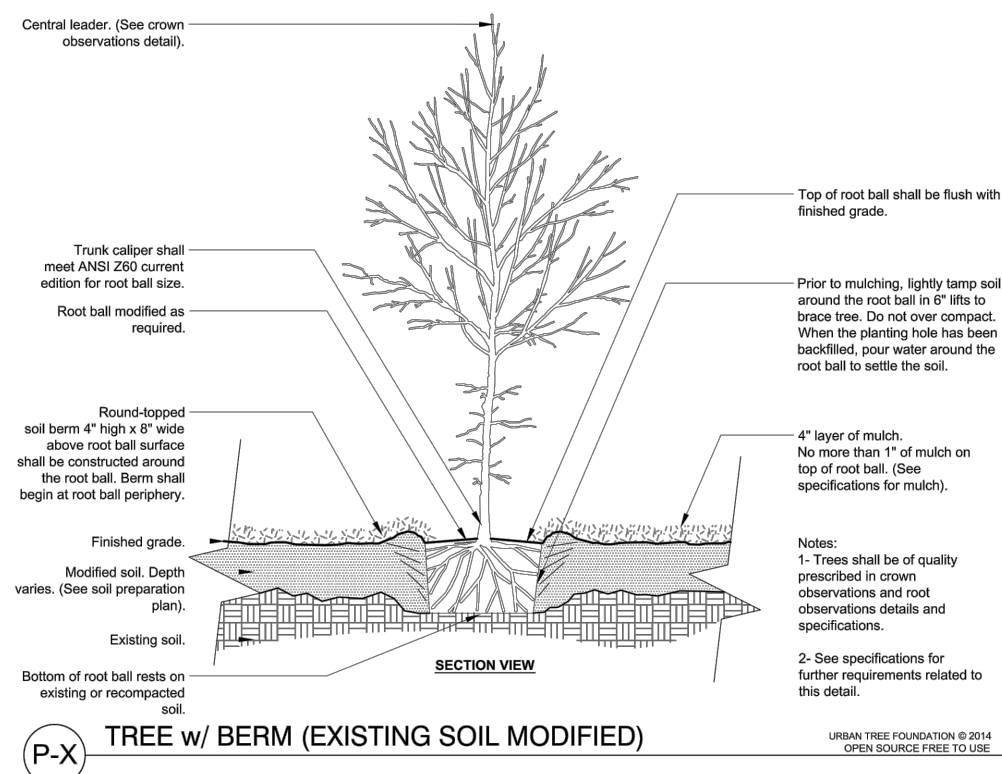


ROOF FLOOR PLANT LEGEND:

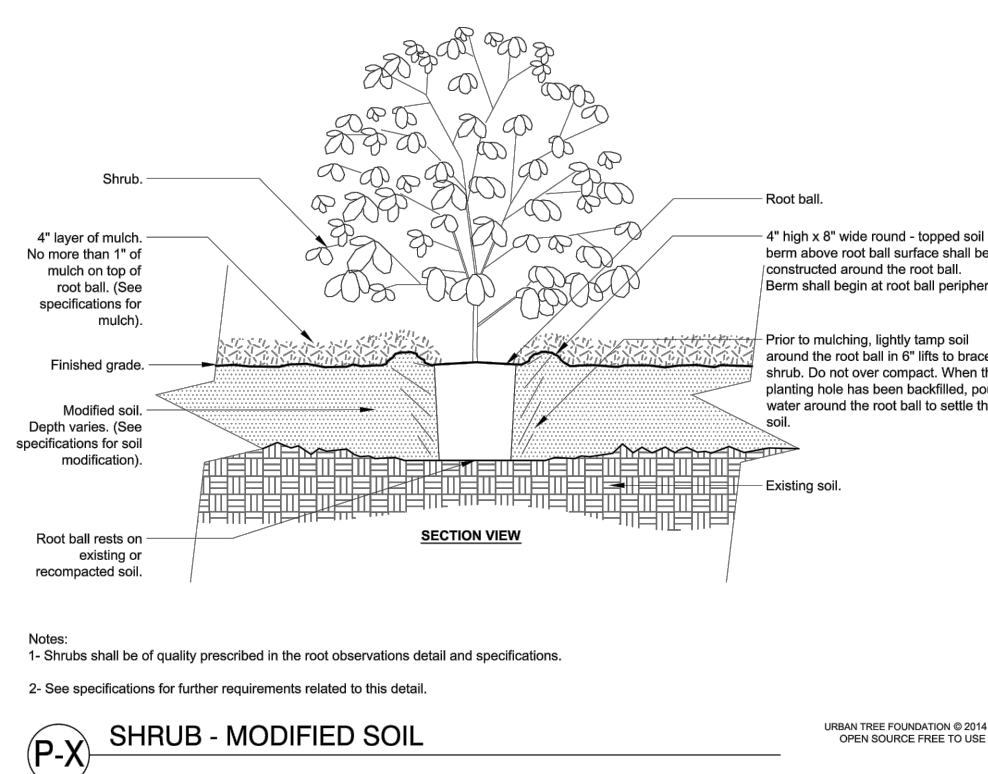
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	PLANT SPECIES
	4	ARBUTUS UNEDO 'COMPACTA'	STRAWBERRY TREE	24" BOX	LW, 0.3	WATERSHED WISE

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	PLANT SPECIES
	11	AGAVE ATTENUATA 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL	LW, 0.3	WATERSHED WISE
	4	FESTUCA GLAUCA	BLUE FESCUE	FLATS	LW, 0.3	WATERSHED WISE
	17	HESPERALOE PARVIFLORA	RED/ YELLOW YUCCA	5 GAL	VLW, 0.2	WATERSHED WISE

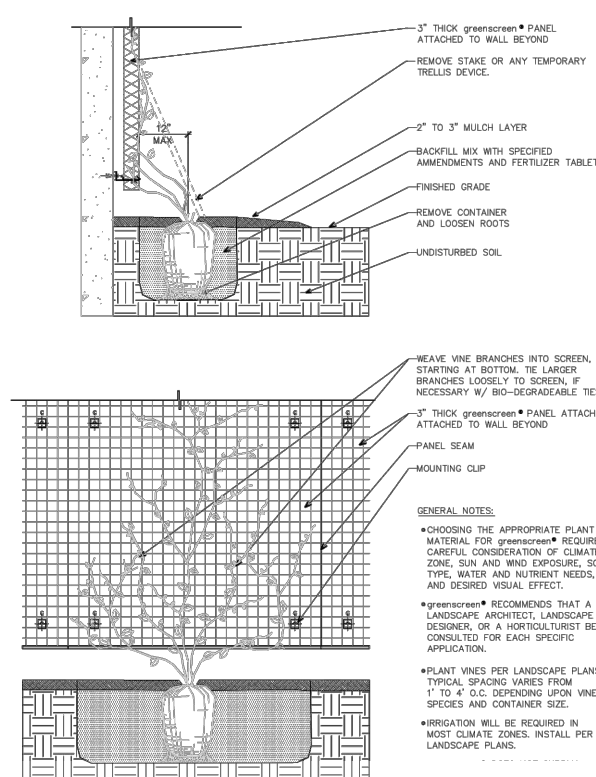
TREE PLANTING DETAIL:



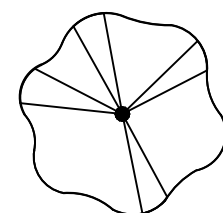
SHRUB PLANTING DETAIL:



VINE PLANTING DETAIL:



ROOF FLOOR PLANT IMAGES:



Abg

ROOF FLOOR SQ. FT:

TOTAL LANDSCAPE  
141 SQ. FT

TOTAL HARDSCAPE  
1836 SQ. FT.



Fg

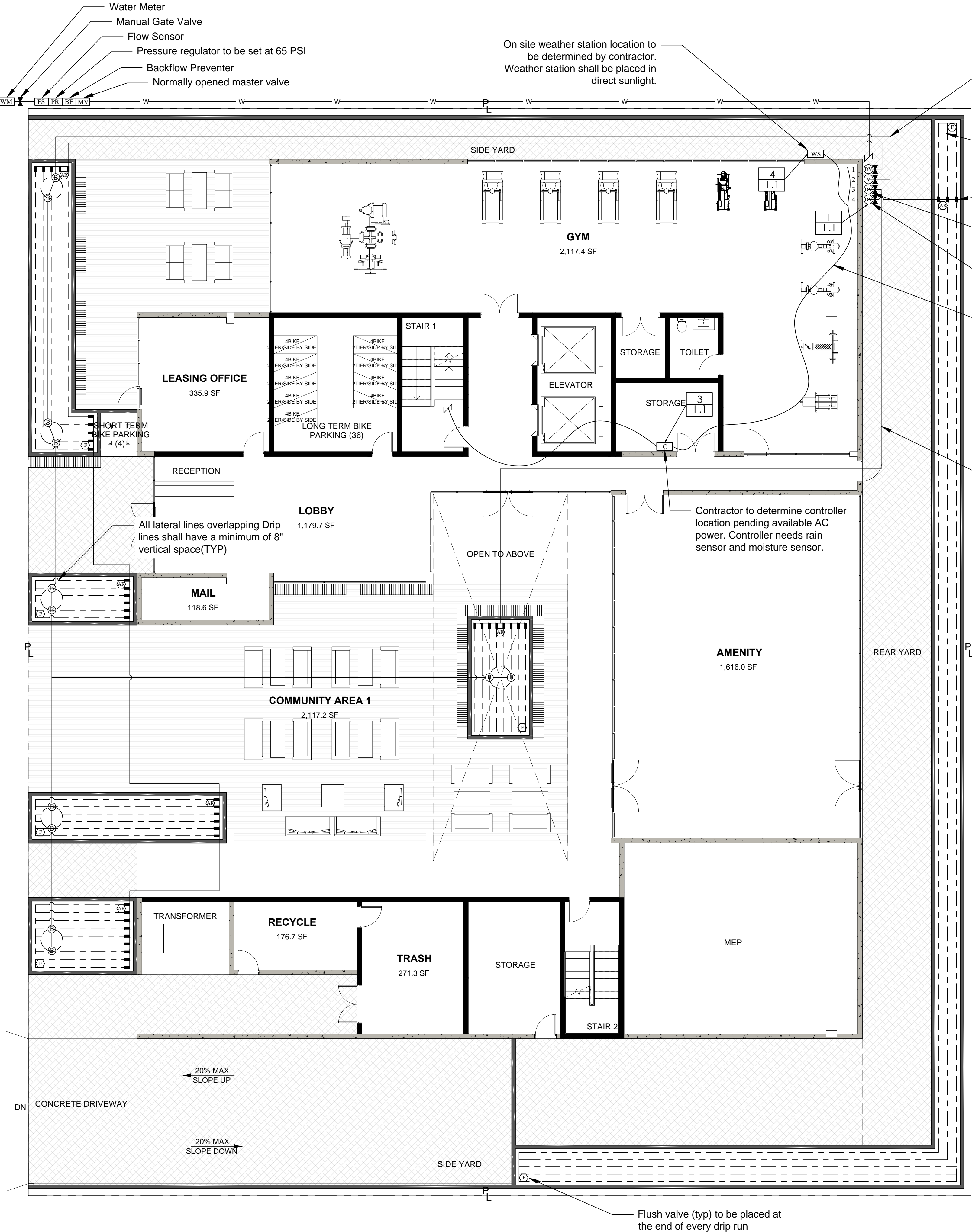
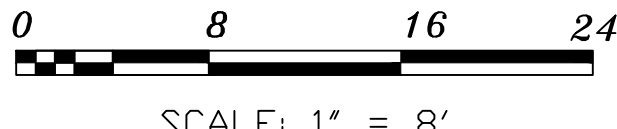
Hp







IRRIGATION PLAN



LEGEND

POC

- WM EXISTING WATER METER: 3/4" WITH 100PSI MIN 80 PSI
- PR Inline Pressure Regulator : Output to be 65 PSI  
Enclosure: Valve box: PVBSTD 12"
- MV Normally Opened master valve : Rainbird - 100 - PESB  
Enclosure: Valve box: PVBSTD 12"
- FS Flow Sensor: WeatherMatic: SLFSI-T10  
Enclosure: Valve box: PVBSTD 12"
- BF Reduced Pressure Double Check Valve Backflow Prevention Device:  
Febco: 825-Y  
Enclosure: Valve box: PVBSTD 12"
- Isolation valve: Manual Gate valve - 1"  
Enclosure: Valve box: PVB6RNDGL:6" round green lid

VALVES

- Isolation valve: PVC Ball valve - 1"  
Enclosure: Valve box: PVB6RNDGL:6" round green lid
- DV Single station drip valve with PRS:Rainbird-XACZ-075-PRF(size called out on plan)  
Pressure regulator: PRS -D (Pressure set to 50 PSI  
Valve box: PVBSTD 12"
- V Single station valve with PRS:Rainbird- 100 - ASVF  
Pressure regulator: PRS -D (Pressure set to 30 PSI) (TYP)  
Valve box: PVBSTD 12"

CONTROLLER

- C Controller: Weathermatic :E-SL4800 (12 station controller)  
With rain sensor and moisture sensors  
Enclosure: Wall Mount
- WS Controller: Weathermatic weather station: SLM5 (wireless)
- Controller: Wire Conduit ( read general notes)

DISTRIBUTION

- AR Air relief valve for drip:Rainbird - ARV050 - 1/2"  
Valve box: Rainbird - SEB 7xb
- F Flush valve for drip:Rainbird - MDCFCAP - 1/2"  
Valve box: Rainbird - SEB 7xb
- B Bubbler: Trees - Rainbird root watering RWS-B-C-1401
- Drip line:  
NETAFIM TLCV4-12 Techline dripline (specified on map)  
NETAFIM TLCV6-12 Techline dripline (specified on map)  
\*\* CHECK VALVES PRE INSTALLED INSIDE NETAFIM DRIP TUBING

PIPING

- Sleeve: All pipe crossing hardscape, including permeable shall be sleeved
- ML 1" Mainline: Class 200 PVC - All mainline 1"
- L 3/4" Lateral: Schedule 40 PVC - ALL Lateras to bel 3/4"
- PVC to Dripline coupling

REMOTE CONTROL VALVE

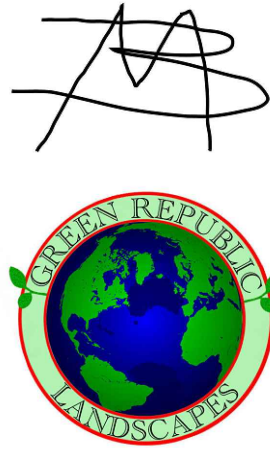
Hydrozone number	#	# gpm	Flow rate
Valve size	#"	# in/hr	Precipitation rate

VALVE SPECS

NETAFIM: TUBE SPACING 12" O.C. EMITTER SPACING 12" O.C. .4 GPH	1 3/4"	3 gpm .64 in/hr	NETAFIM: TUBE SPACING 12" O.C. EMITTER SPACING 12" O.C. .4 GPH	3 3/4"	3 gpm .64 in/hr
RAINBIRD: BUBBLER ON 1806-SAM-PRS PC-07	2 3/4"	7 gpm .67 in/hr	NETAFIM: TUBE SPACING 12" O.C. EMITTER SPACING 12" O.C. .4 GPH	4 3/4"	3 gpm .64 in/hr

Green Republic Landscapes Inc.

P.O Box 5477  
Sherman Oaks, Ca 91413  
T : 818 616 1860  
License#: 1014404



CLIENT

Sarah H. Lee Esq  
2048-2100 Cahuenga Blvd.  
Los Angeles, 90068

PROJECT

2048-2100 Cahuenga Blvd.

DATE

7-3-2019

REVISIONS

8.26.2019	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-

DRAWING BY: Ryan Lawson

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

SHEET TITLE

GROUND FLOOR IRRIGATION PLAN

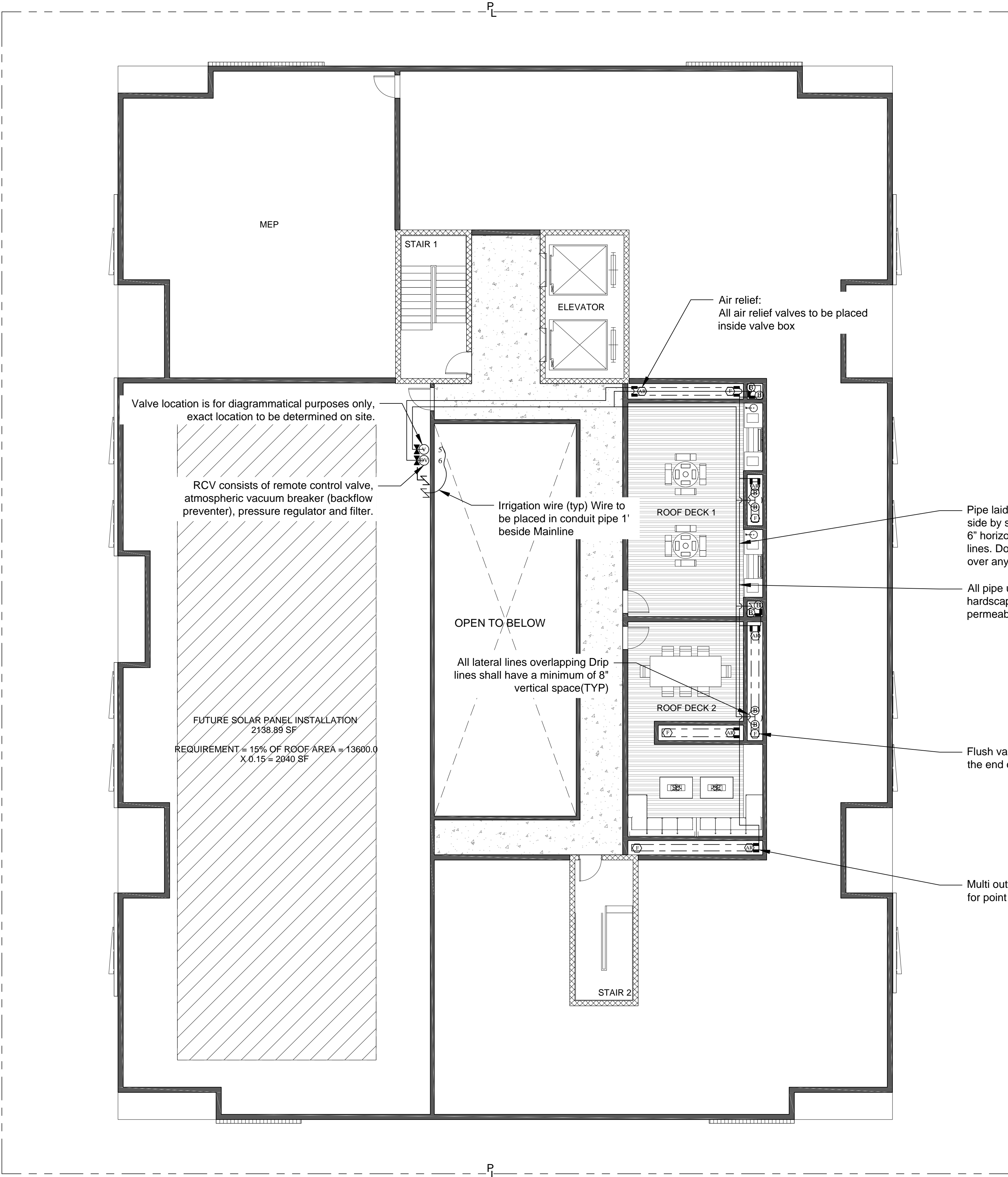
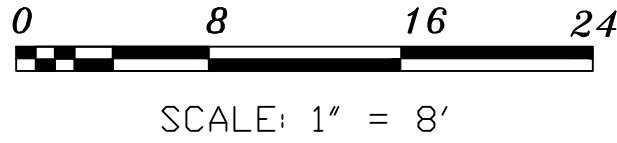
SHEET NUMBER

1-1

SHEET 1 OF 5



IRRIGATION PLAN



LEGEND

VALVES

- Isolation valve: PVC Ball valve - 1" Enclosure: Valve box: PVB6RNDGL:6" round green lid
- DV: Single station drip valve with PRS:Rainbird-XACZ-075-PRF(size called out on plan) Pressure regulator: PRS -D (Pressure set to 50 PSI) Valve box: PVBSTD 12"
- V: Single station valve with PRS:Rainbird- 100 - ASVF Pressure regulator: PRS -D (Pressure set to 30 PSI) (TYP) Valve box: PVBSTD 12"

CONTROLLER

Controller: Wire Conduit ( read general notes)

DISTRIBUTION

- AR: Air relief valve for drip:Rainbird - ARV050 - 1/2" Valve box: Rainbird - SEB 7xb
- F: Flush valve for drip:Rainbird - MDCFCAP - 1/2" Valve box: Rainbird - SEB 7xb
- B: Bubbler: Trees - Rainbird root watering RWS-B-C-1401
- Drip line: NETAFIM TLCV4-12 Techline dripline (specified on map) NETAFIM TLCV6-12 Techline dripline (specified on map) \*\* CHECK VALVES PRE INSTALLED INSIDE NETAFIM DRIP TUBING

PIPING

- Sleeve: All pipe crossing hardscape, including permeable shall be sleeved
- ML 1": Mainline: Class 200 PVC - All mainline 1"
- L 3/4": Lateral: Schedule 40 PVC - ALL Lateras to bel 3/4"
- PVC to Dripline coupling

REMOTE CONTROL VALVE

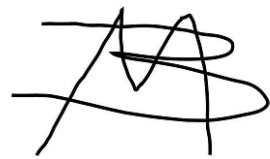
Hydrozone number # # gpm Flow rate  
Valve size # # in/hr Precipitation rate

VALVE SPECS

RAINBIRD: BUBBLER ON 1806-SAM-PRS PC-07	5	4 gpm
	3/4"	.67 in/hr
NETAFIM: TUBE SPACING 12" O.C. EMITTER SPACING 12" O.C. .4 GPH	6	3 gpm
	3/4"	.64 in/hr

Green Republic Landscapes Inc.

P.O Box 5477  
Sherman Oaks, Ca 91413  
T : 818 616 1860  
License#: 1014404



CLIENT

Sarah H. Lee Esq  
2048-2100 Cahuenga Blvd.  
Los Angeles, 90068

PROJECT

2048-2100 Cahuenga Blvd.

DATE

7-3-2019

REVISIONS

8.26.2019	

DRAWING BY: Ryan Lawson

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

SHEET TITLE

ROOF IRRIGATION PLAN

SHEET NUMBER

1-2

SHEET 2 OF 5



HYDROZONE MAP

IRRIGATION NOTES per MWELO

- "A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes".
- "An irrigation audit report shall be completed at the time of final inspection".
- "Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specific irrigation devices".
- "Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur".
- "Recirculating water systems shall be used for water features".
- "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans".
- "A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project".

GENERAL NOTES

- ALL CONTROL AND COMMON WIRE TO BE AWG #14UF-600 VOLT SOLID COPPER
- PROVIDE P.V.C. SCHED. 40 SLEEVES FOR ALL LATERAL AND PRESSURE LINE AND CONTROL WIRING UNDER PAVING INSTALL WITH 30" OF COVER AND RECOMPACT TO 95%. USE SEPARATE SLEEVES FOR MAINLINE, LATERAL AND WIRE.
- ACTUAL LOCATION OF AUTOMATIC CONTROLLER TO BE VERIFIED WITH OWNER OR HIS REPRESENTATIVE.
- IF MAINLINE AND CONTROL VALVES SHOWN IN WALK AREAS, IT IS FOR CLARITY ONLY. ROUTE IN PLANTED AREAS.
- STOP ALL BACK DRAINAGE OF HEADS.
- USE TEFLON TAPE OR DOPE ON ALL MALE PIPE THREADS OF CONTROL ASSEMBLY, SWING JOINT AND BACKFLOW ASSEMBLY.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS, AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, INCLUDING NEW PLANT MATERIALS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT ARE IN CONFLICT WITH THE PLANS. SUCH CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING. IN THE EVENT OF THE NOTIFICATION IS NOT PERFORMED, THE IRRIGATION INSTALLER SHALL ASSUME FULL RESPONSIBILITY FOR ANY ON-SITE ADJUSTMENTS NECESSARY TO MAKE SURE THE SYSTEM PERFORMS AT NO ADDITIONAL COST TO THE OWNER.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALKS, RETAINING WALLS ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING STRUCTURES, ETC.
- INSTALL VALVES IN SHRUB OR GROUND COVER AREAS 12" FROM EXISTING SIDEWALK AS SPACE PERMITS.
- ALL PVC LATERAL TO BE SCHEDULE 40- 3/4". ALL MAINLINE TO BE SCHEDULE 40: 1-1/4".
- THE IRRIGATION CONTRACTOR SHALL KEEP AN ACCURATE RECORD OF ALL FIELD REVISIONS AND SHALL PRESENT THE OWNER AND SHALL PRESENT THE OWNER WITH AN "AS-BUILT" SET OF SEPIAS AT THE CONCLUSION
- THE IRRIGATION SYSTEM SHALL BE TESTED IN THE FIELD BEFORE FINAL APPROVAL.  
  
TEST ALL SPRINKLER MAINS AFTER PIPE IS LAID AND JOINTS ARE COMPLETED BY SUBMITTING TO A PRESSURE TEST OF ONE AND ONE HALF TIMES EXISTING STATIC PRESSURE IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. DO NOT BACKFILL ANY TRENCH UNTIL THE OWNER'S REPRESENTATIVE HAS APPROVED THE TEST. REPAIR ANY LEAKS UNTIL LINES MEET TEST REQUIREMENTS AND THE OWNER'S REPRESENTATIVE'S APPROVAL. ALL LATERALS SHALL BE TESTED UNDER MAIN PRESSURE FOR LEAKS; ANY LEAKS SHALL BE REPAIRED. ALL TESTS WITH THE EXCEPTION OF THE LATERALS SHALL BE FOR A DURATION OF 4 HOURS WITH A MAXIMUM DROP
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
- UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT TIME OF FINAL INSPECTION.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

CALCULATIONS

HYDROZONE	PLANT TYPE	PLANT WATER USE TYPE	PLANT FACTOR (PF)	AREA (HA) (SQ.F.)	PF X HA (SQ.F.)	PERCENT OF LANDSCAPE AREA (LA)	IRRIGATION EFFICIENCY (IE)	HYDROZONE ETWU	IRRIGATION METHOD
1	Dianella, Gaura, Hesperaloe, Leucadendron	LW	0.3	612	183.6	36%	0.81	7041	D
2	Plantanus, Acer	MW	0.5	42	21	2%	0.81	805	B
3	Festuca, Phormium, Slavia	LW	0.3	121	36.3	7%	0.81	1392	D
4	Bambusa, Festuca, Phormium, Trachelospermum	MW	0.5	804	402	47%	0.81	15416	D
5	Arbutus	LW	0.3	11	3.3	1%	0.81	127	B
6	Agave, Festuca, Hesperaloe	LW	0.3	133	39.9	8%	0.81	1530	D
TOTAL				1723		100%		26311	

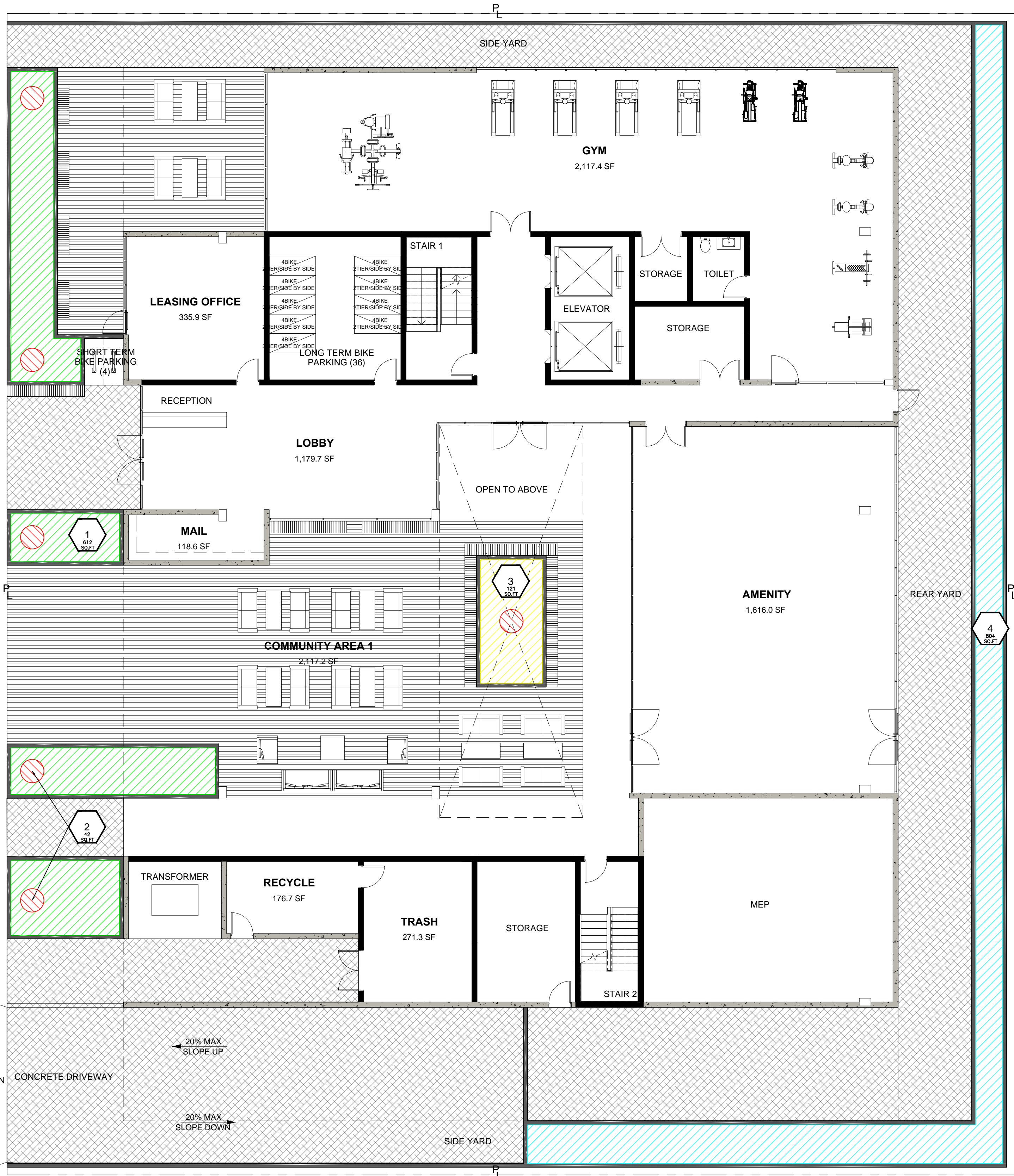
NOTE: Turf shall not be overseeded in winter months. Therefore plant factor used is warm season turf: .06

MAWA = (Eto)(0.62)/[(0.55 x LA ) 0 (0.45 x SLA)]						
Eto	Conversion factor	Et adjustment factor	LA	Et adjustment factor	SLA	Allocated Gallons
50.1	0.62	0.55	1723	0.45	0	29436

ETWU = (50.1 IN)(.62)/[(PF X HA/IE)] = GALLONS PER YEAR  
Calculated above

MAWA > ETWU	
MAWA	29436
ETWU	26311
Difference:	3125

PER MWELO:			
VLW	Very Low water (0.1)	Overhead spray (S)	0.75
LW	Low water (0.2-0.3)	Sub surface drip (D)	0.81
MW	Moderate water (0.4-0.6)	Emitters (E)	0.81
HW	High water (0.7-1.0)	Bubbler (B)	0.81



Green Republic Landscapes Inc.

P.O Box 5477  
Sherman Oaks, Ca 91413  
T : 818 616 1860  
License#: 1014404



CLIENT

Sarah H. Lee Esq  
2048-2100 Cahuenga Blvd.  
Los Angeles, 90068

PROJECT

2048-2100 Cahuenga Blvd.

DATE

7-3-2019

REVISIONS

1	8.26.2019	
2	-	
3	-	
4	-	
5	-	
6	-	
7	-	
8	-	
9	-	
10	-	
11	-	
12	-	
13	-	
14	-	

DRAWING BY: Ryan Lawson

SCALE: NTS

SHEET TITLE

GROUND FLOOR  
HYDROZONE MAP

SHEET NUMBER

1-3  
SHEET 3 OF 5



HYDROZONE MAP

IRRIGATION NOTES per MWELO

"A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes".  
"An irrigation audit report shall be completed at the time of final inspection".  
"Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specific irrigation devices".  
"Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur".  
"Recirculating water systems shall be used for water features".  
"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans".  
"A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project".

GENERAL NOTES

1.

ALL CONTROL AND COMMON WIRE TO BE AWG #14UF-600 VOLT SOLID COPPER
2.

PROVIDE P.V.C. SCHED. 40 SLEEVES FOR ALL LATERAL AND PRESSURE LINE AND CONTROL WIRING UNDER PAVING INSTALL WITH 30" OF COVER AND RECOMPACT TO 95%. USE SEPARATE SLEEVES FOR MAINLINE, LATERAL AND WIRE.
3.

ACTUAL LOCATION OF AUTOMATIC CONTROLLER TO BE VERIFIED WITH OWNER OR HIS REPRESENTATIVE.
4.

IF MAINLINE AND CONTROL VALVES SHOWN IN WALK AREAS, IT IS FOR CLARITY ONLY. ROUTE IN PLANTED AREAS.
5.

STOP ALL BACK DRAINAGE OF HEADS.
6.

USE TEFLON TAPE OR DOPE ON ALL MALE PIPE THREADS OF CONTROL ASSEMBLY, SWING JOINT AND BACKFLOW ASSEMBLY.
7.

THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS, AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH.
8.

DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, INCLUDING NEW PLANT MATERIALS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT ARE IN CONFLICT WITH THE PLANS. SUCH CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING. IN THE EVENT OF THE NOTIFICATION IS NOT PERFORMED, THE IRRIGATION INSTALLER SHALL ASSUME FULL RESPONSIBILITY FOR ANY ON-SITE ADJUSTMENTS NECESSARY TO MAKE SURE THE SYSTEM PERFORMS AT NO ADDITIONAL COST TO THE OWNER.
9.

IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALKS, RETAINING WALLS ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING STRUCTURES, ETC.
10.

INSTALL VALVES IN SHRUB OR GROUND COVER AREAS 12" FROM EXISTING SIDEWALK AS SPACE PERMITS.
11.

ALL PVC LATERAL TO BE SCHEDULE 40- 3/4". ALL MAINLINE TO BE SCHEDULE 40: 1-1/4".
12.

THE IRRIGATION CONTRACTOR SHALL KEEP AN ACCURATE RECORD OF ALL FIELD REVISIONS AND SHALL PRESENT THE OWNER AND SHALL PRESENT THE OWNER WITH AN "AS-BUILT" SET OF SEPIAS AT THE CONCLUSION
13.

THE IRRIGATION SYSTEM SHALL BE TESTED IN THE FIELD BEFORE FINAL APPROVAL.  
  
TEST ALL SPRINKLER MAINS AFTER PIPE IS LAID AND JOINTS ARE COMPLETED BY SUBMITTING TO A PRESSURE TEST OF ONE AND ONE HALF TIMES EXISTING STATIC PRESSURE IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. DO NOT BACKFILL ANY TRENCH UNTIL THE OWNER'S REPRESENTATIVE HAS APPROVED THE TEST. REPAIR ANY LEAKS UNTIL LINES MEET TEST REQUIREMENTS AND THE OWNER'S REPRESENTATIVE'S APPROVAL. ALL LATERALS SHALL BE TESTED UNDER MAIN PRESSURE FOR LEAKS; ANY LEAKS SHALL BE REPAIRED. ALL TESTS WITH THE EXCEPTION OF THE LATERALS SHALL BE FOR A DURATION OF 4 HOURS WITH A MAXIMUM DROP
14.

AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
15.

UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL
16.

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
17.

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
18.

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT TIME OF FINAL INSPECTION.
19.

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

CALCULATIONS

HYDROZONE	PLANT TYPE	PLANT WATER USE TYPE	PLANT FACTOR (PF)	AREA (HA) (SQ.F.)	PF X HA (SQ.F.)	PERCENT OF LANDSCAPE AREA (LA)	IRRIGATION EFFICIENCY (IE)	HYDROZONE ETWU	IRRIGATION METHOD
1	Dianella, Gaura, Hesperaloe, Leucadendron	LW	0.3	612	183.6	36%	0.81	7041	D
2	Plantanus, Acer	MW	0.5	42	21	2%	0.81	805	B
3	Festuca, Phormium, Slavia	LW	0.3	121	36.3	7%	0.81	1392	D
4	Bambusa, Festuca, Phormium, Trachelospermum	MW	0.5	804	402	47%	0.81	15416	D
5	Arbutus	LW	0.3	11	3.3	1%	0.81	127	B
6	Agave, Festuca, Hesperaloe	LW	0.3	133	39.9	8%	0.81	1530	D
TOTAL				1723		100%		26311	

NOTE: Turf shall not be overseeded in winter months. Therefore plant factor used is warm season turf: .06

MAWA = (Eto)[(0.62)/[(0.55 x LA ) ] 0 (0.45 x SLA)]						
Eto	Conversion factor	Et adjustment factor	LA	Et adjustment factor	SLA	Allocated Gallons
50.1	0.62	0.55	1723	0.45	0	29436

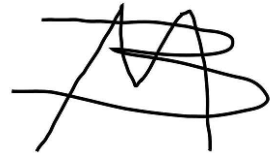
ETWU = [(50.1 IN)[(.62)]/[(PF X HA/IE)] = GALLONS PER YEAR  
Calculated above

MAWA > ETWU	
MAWA	29436
ETWU	26311
Difference:	3125

PER MWELO:			
VLW	Very Low water (0.1)	Overhead spray (S)	0.75
LW	Low water (0.2-0.3)	Sub surface drip (D)	0.81
MW	Moderate water (0.4-0.6)	Emitters (E)	0.81
HW	High water (0.7-1.0)	Bubbler (B)	0.81

Green Republic Landscapes Inc.

P.O Box 5477  
Sherman Oaks, Ca 91413  
T : 818 616 1860  
License#: 1014404



C L I E N T

Sarah H. Lee Esq  
2048-2100 Cahuenga Blvd.  
Los Angeles, 90068

P R O J E C T

2048-2100 Cahuenga Blvd.

DATE

7-3-2019

R E V I S I O N S

1	8.26.2019
2	-
3	-
4	-
5	-
6	-
7	-
8	-
9	-
10	-
11	-
12	-
13	-
14	-

DRAWING BY: Ryan Lawson

SCALE: NTS

S H E E T   T I T L E

ROOF  
HYDROZONE MAP

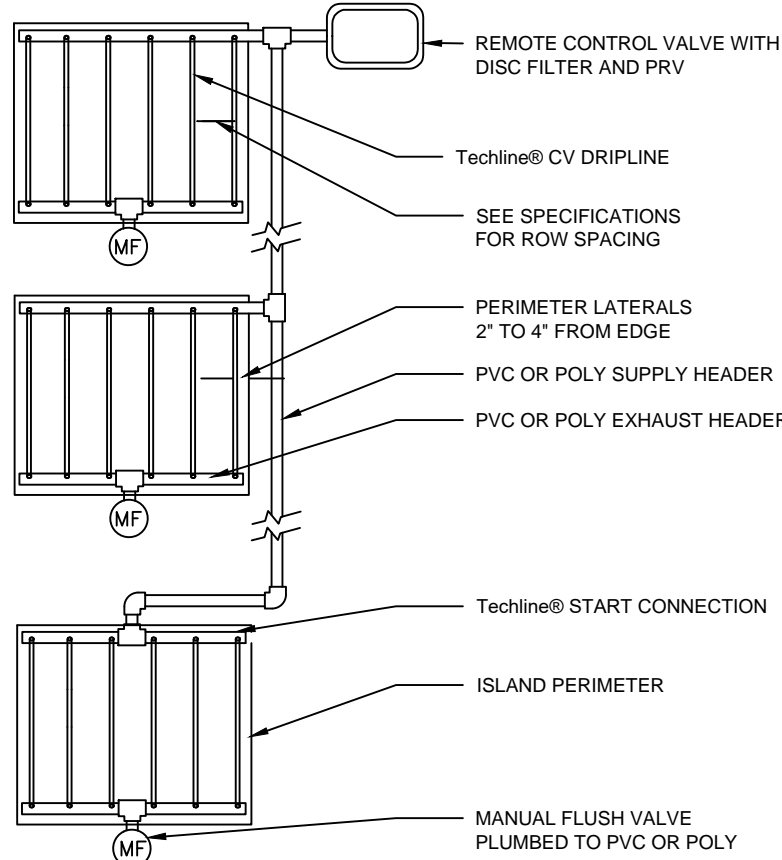
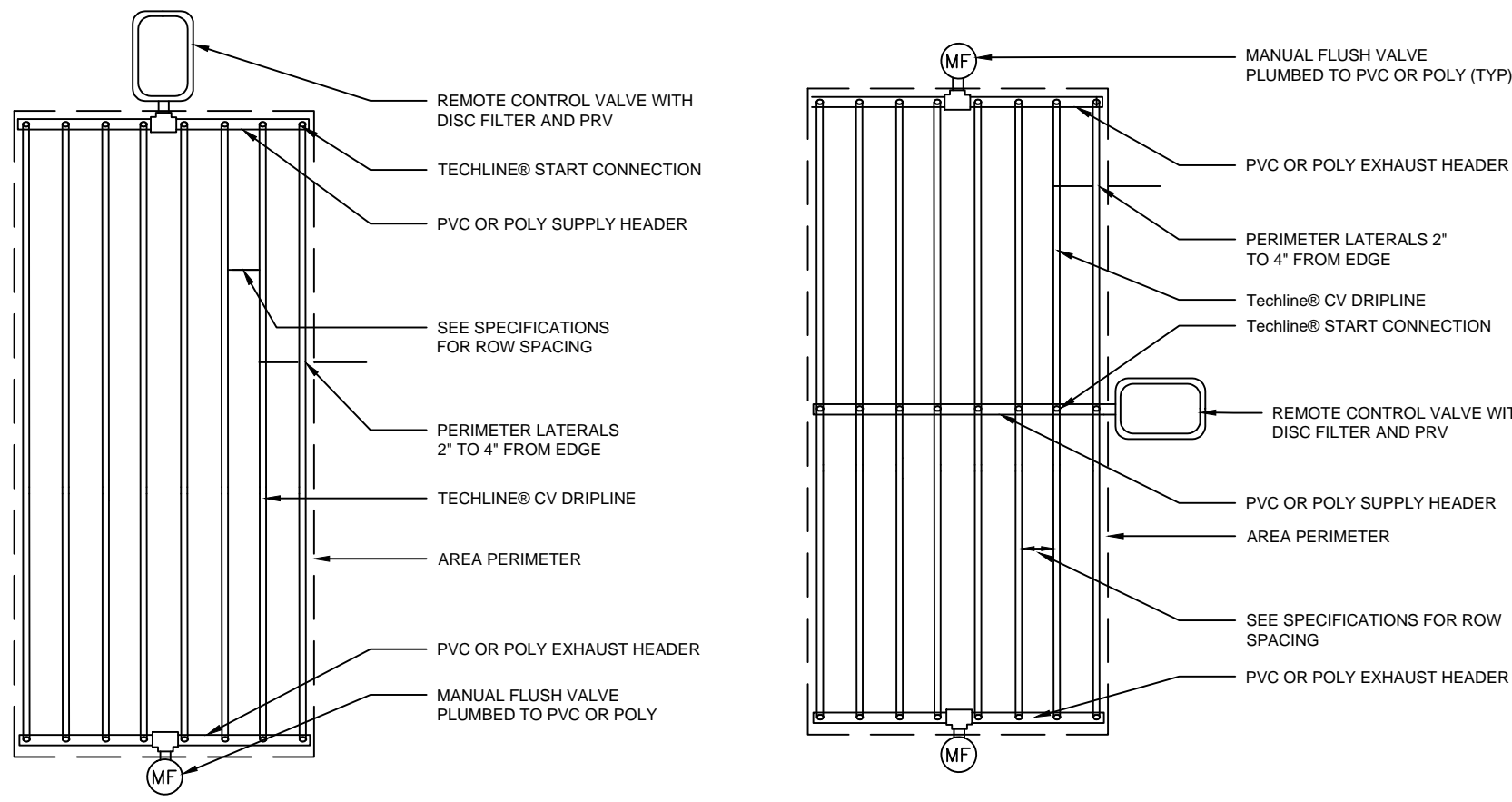
S H E E T   N U M B E R

1-4

SHEET 4 OF 5



THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE HERETO REMAINS IN THE LANDSCAPE DESIGNER. USE WITHOUT WRITTEN CONSENT OF GREEN REPUBLIC LANDSCAPES IS PROHIBITED. VISUAL CONTACT CANNOT BE ACCEPTANCE OF THESE RESTRICTIONS.



NOTE:  
1. RECOMMENDED MINIMUM FILTRATION:  
120 MESH  
2. PRESSURE AT FLUSH VALVE SHALL BE  
MIN 14.5 PSI  
3. 2 PSI CHECK VALVE (MAX 4.6 OF  
WATER ELEVATION CHANGE)  
4. REFER TO MAXIMUM LENGTH OF A  
SINGLE LATERAL CHART

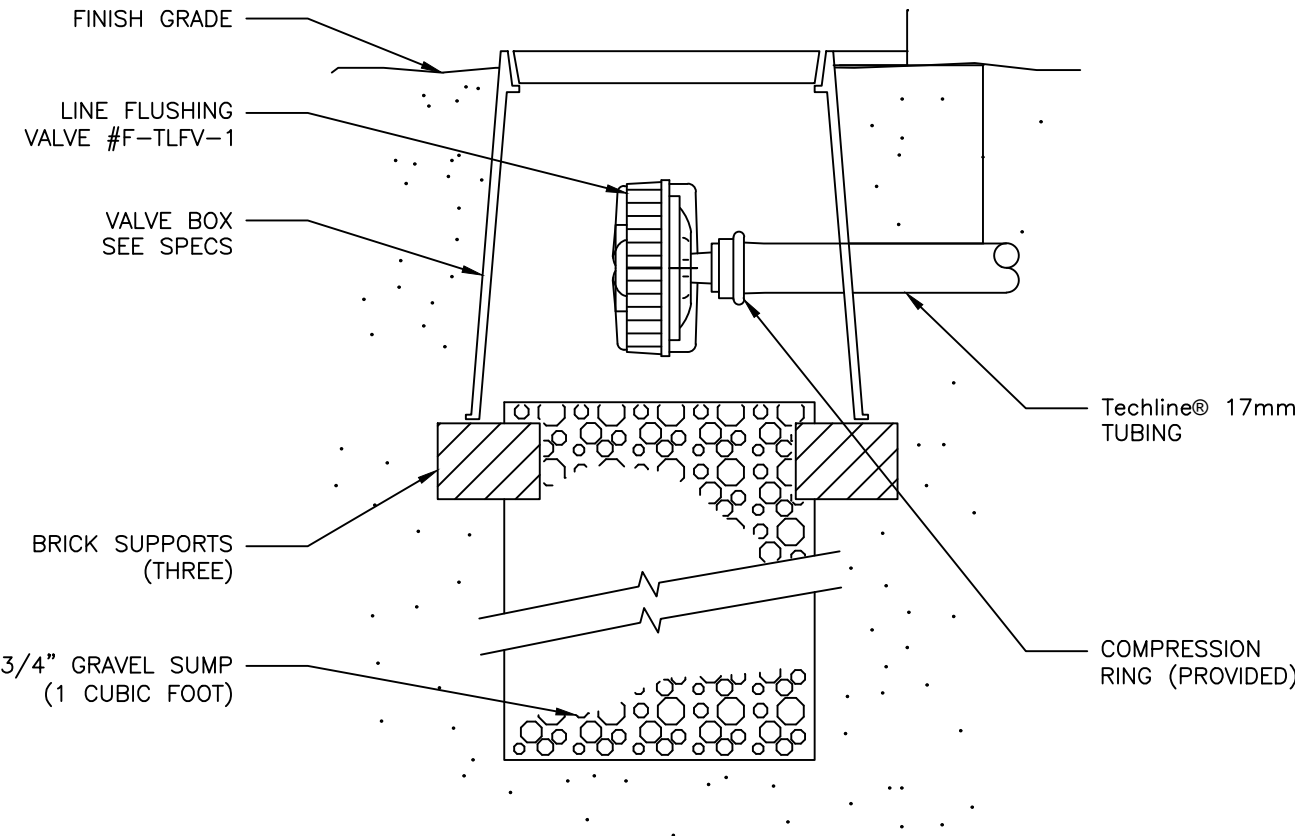
Techline® CV END FEED LAYOUT

CENTER FEED LAYOUT

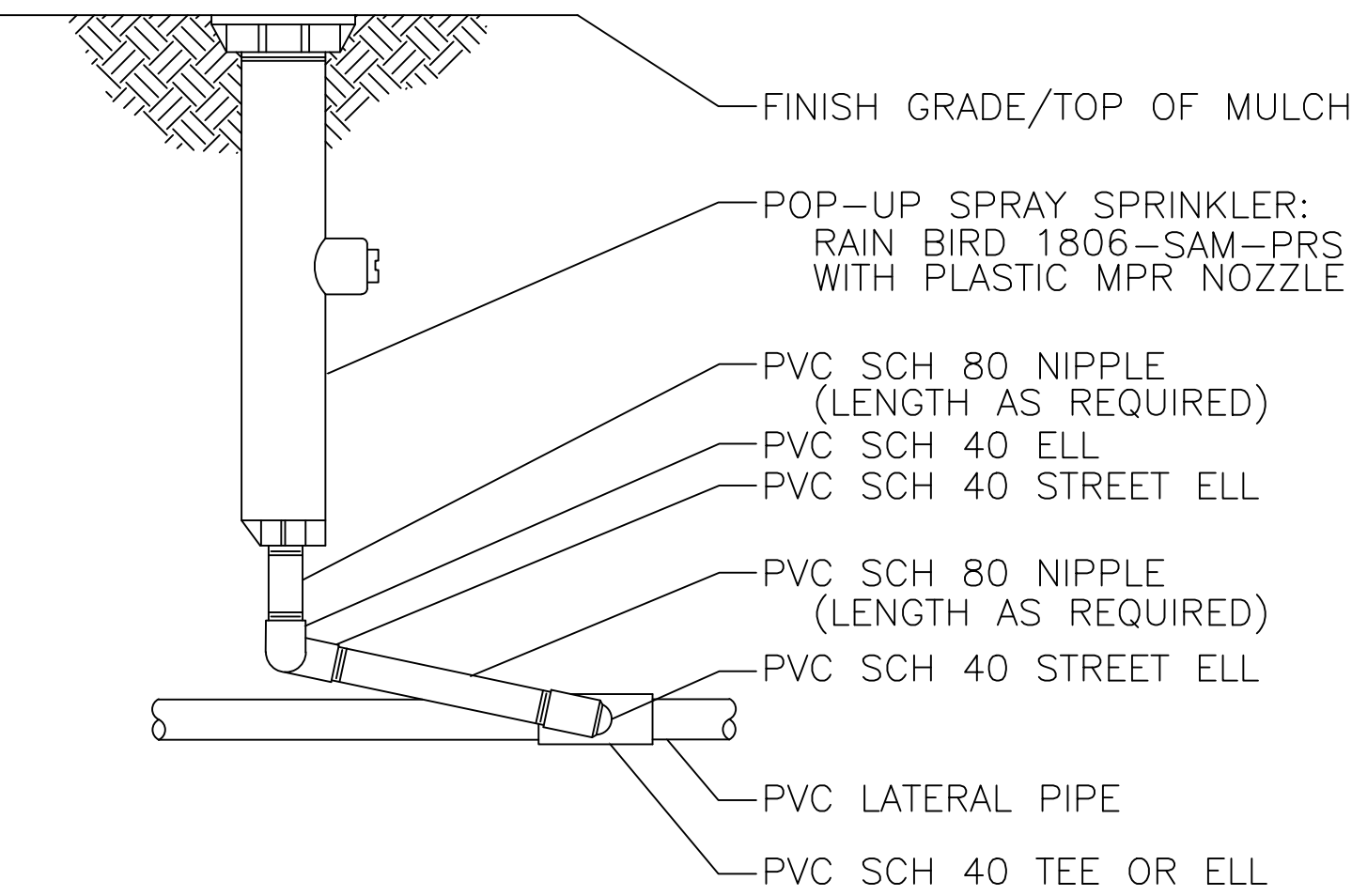
MULTI PLANTER LAYOUT



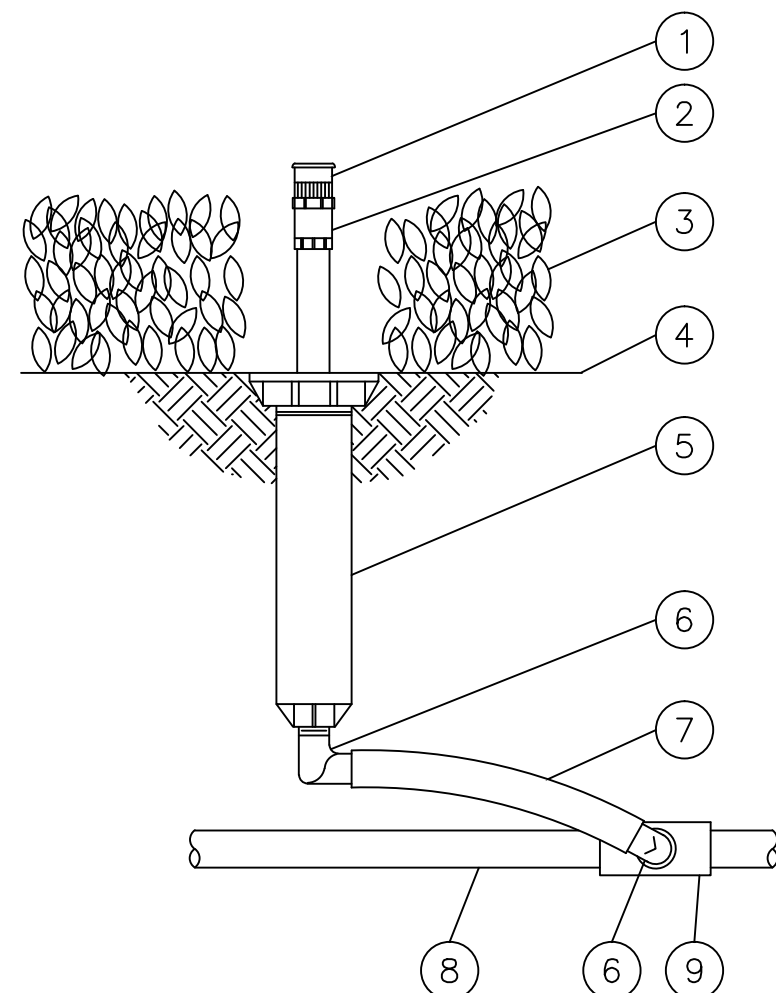
.4 OR .6 GPH



Techline® LINE FLUSHING VALVE (PLUMBED TO Techline)



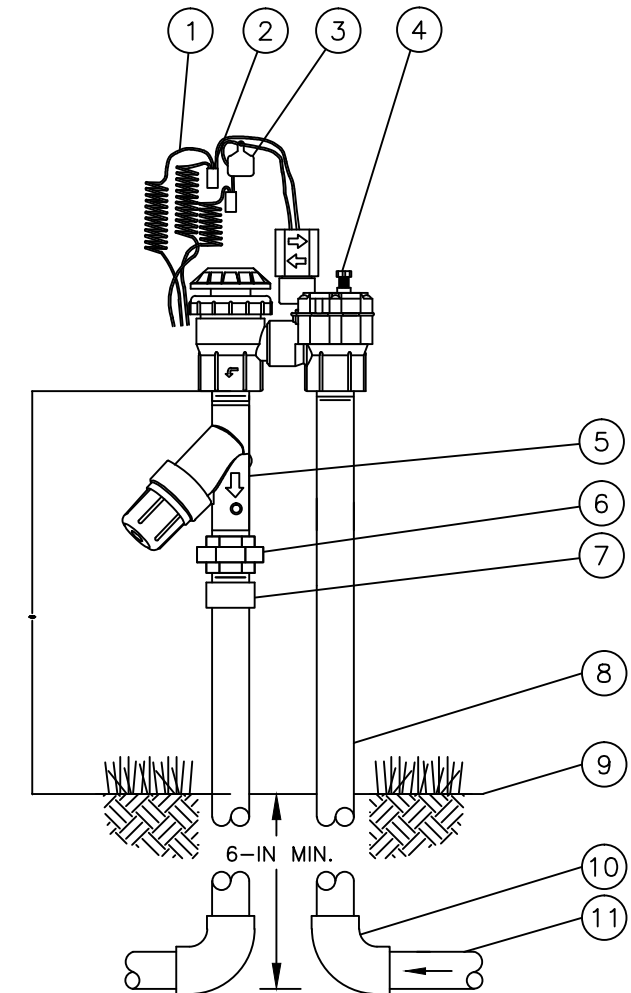
POP-UP SPRAY SPRINKLER - 1806 WITH SWING JOINT



POP-UP BUBBLER SPRINKLER - 1806 WITH SWING JOINT



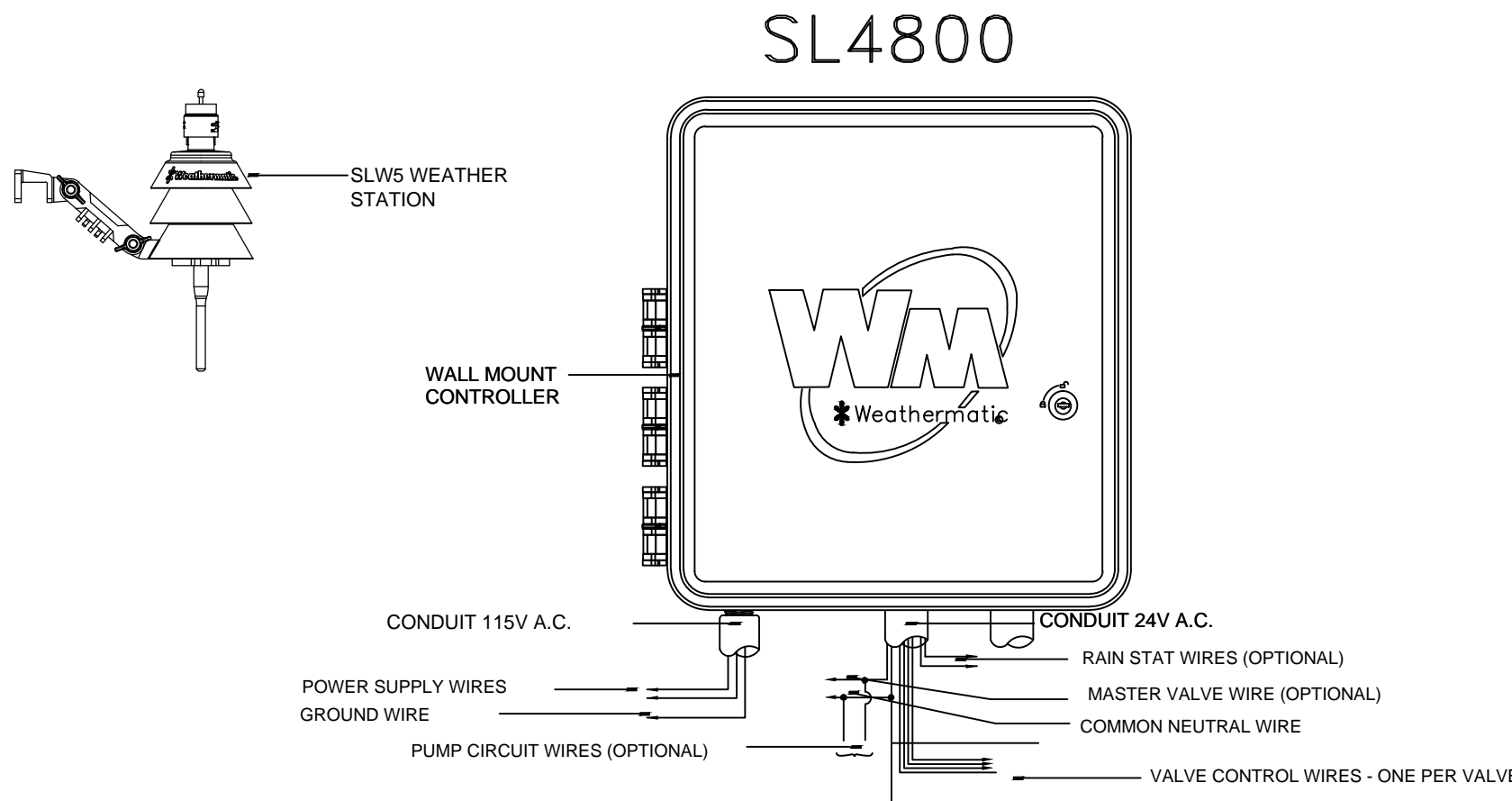
PRESSURE COMPENSATING FULL-CIRCLE BUBBLER



XACZ-075-PRF 3/4" LOW FLOW - CONTROL ZONE KIT



- 1 30-INCH LINEAR LENGTH OF WIRE, COILED
- 2 WATERPROOF CONNECTION: RAIN BIRD DB SERIES (1 OF 2)
- 3 ID TAG
- 4 LOW FLOW ANTI-SIPHON VALVE: RAIN BIRD ASV-LF-075 VALVE (INCLUDED IN XACZ-075-PRF KIT)
- 5 PRESSURE REGULATING FILTER: RAIN BIRD PRF-075-RBY (INCLUDED IN XACZ-075-PRF KIT)
- 6 PVC SCH 80 UNION
- 7 PVC SCH 40 MALE ADAPTER
- 8 UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
- 9 FINISH GRADE/TOP OF MULCH
- 10 PVC SCH 40 ELL (1 OF 2)
- 11 PVC LATERAL PIPE (1 OF 2)

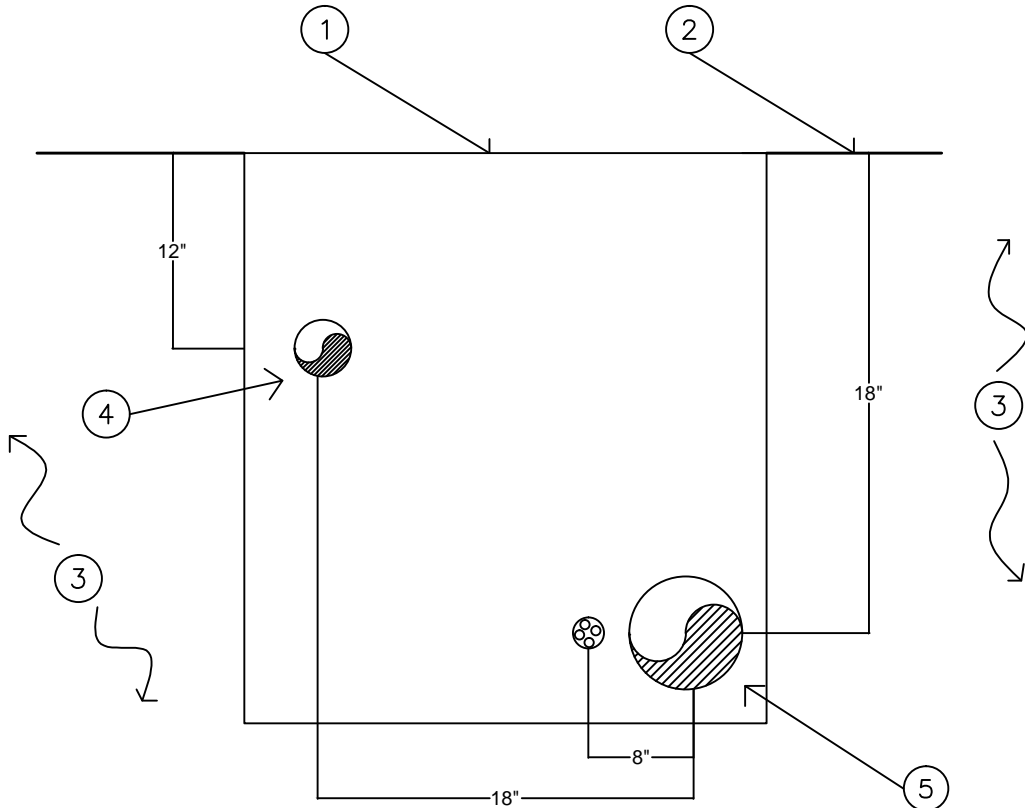


SL4800 SERIES CONTROLLER W/SLW5



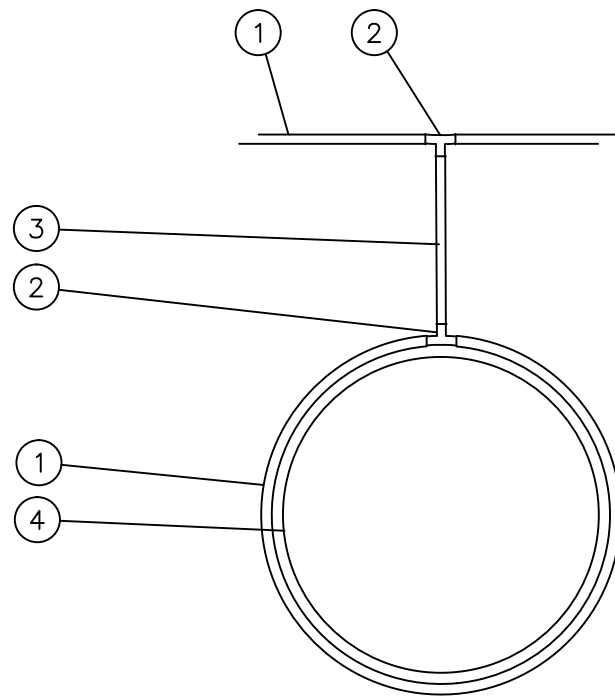
1806 WITH SWING JOINT

- 1 CLEAN COMPACTED BACKFILL
- 2 FINISHED GRADE
- 3 UNDISTURBED SOIL
- 4 LATERAL LINES
- 5 MAINLINE AND CONTROL WIRES



NOTES:  
1. CONTROL WIRES SHALL BE IN CONDUIT.  
2. PIPE SHALL REST IN SAND BED.

PIPE INSTALLATION



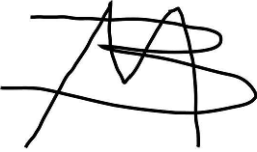
NOTES:  
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.  
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

XFCV ON-SURFACE DRIPLINE AROUND TREE



# Green Republic Landscapes Inc.

P.O Box 5477  
Sherman Oaks, Ca 91413  
T : 818 616 1860  
License#: 1014404



C L I E N T

Sarah H. Lee Esq  
2048-2100 Cahuenga Blvd.  
Los Angeles, 90068

P R O J E C T

2048-2100 Cahuenga Blvd.

D A T E

7-3-2019

R E V I S I O N S

1	8.26.2019
2	-
3	-
4	-
5	-
6	-
7	-
8	-
9	-
10	-
11	-
12	-
13	-
14	-

DRAWING BY: Ryan Lawson

SCALE: NTS

S H E E T T I T L E

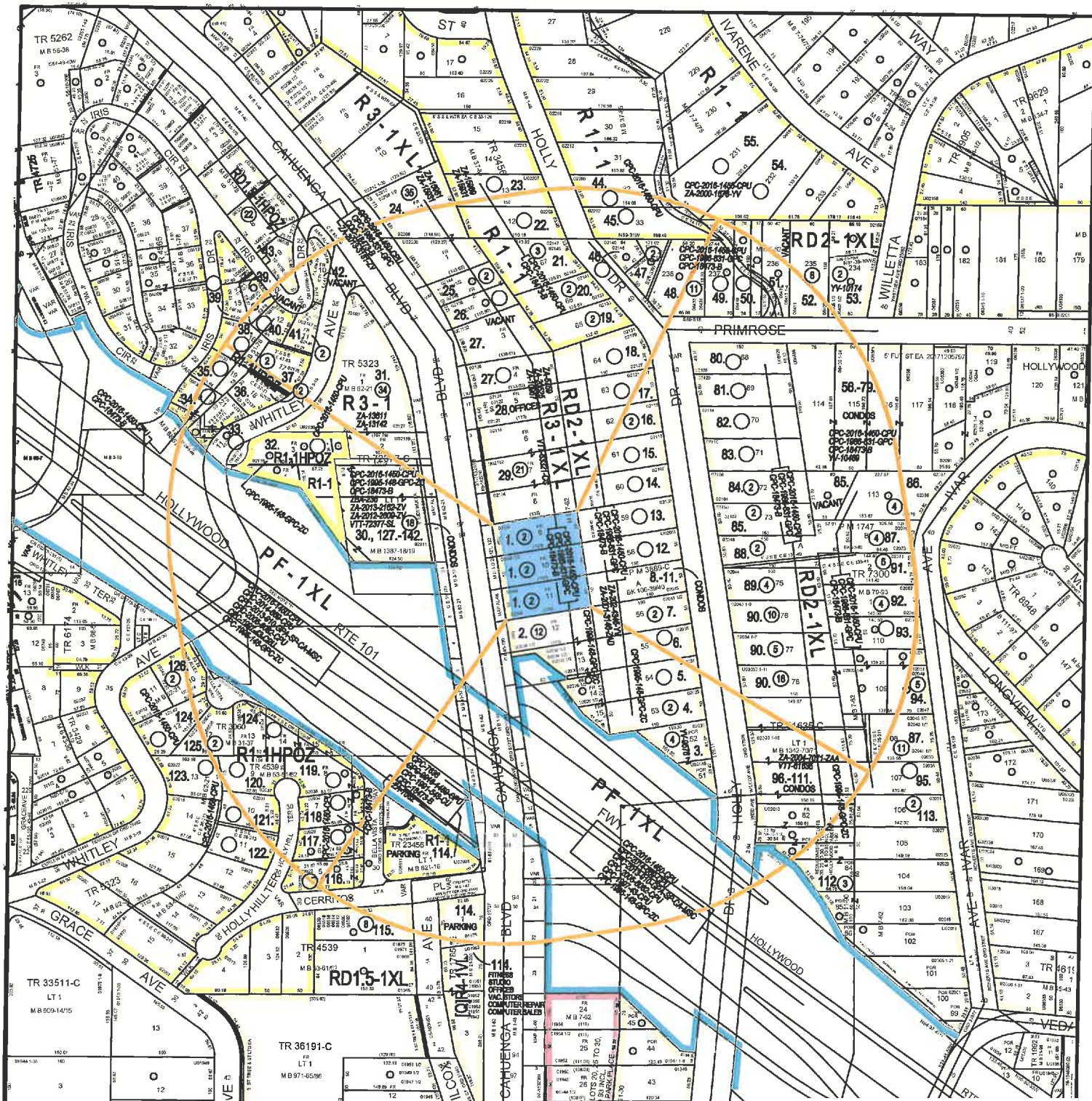
IRRIGATION DETAILS

S H E E T N U M B E R

1-5

SHEET 5 OF 5





#### LEGAL DESCRIPTION:

LOT: FR 9  
TRACT: HOLLYWOOD PARK PL  
SITE ADDRESS:  
2100 N. CAHUENGA BLVD.  
APN:  
5576-004-042

#### LEGAL DESCRIPTION:

LOT: FR 10  
TRACT: HOLLYWOOD PARK PL  
SITE ADDRESS:  
2048 N. CAHUENGA BLVD.  
APN:  
5576-004-043

#### LEGAL DESCRIPTION:

LOT: FR 11  
TRACT: HOLLYWOOD PARK PL  
SITE ADDRESS:  
2042 N. CAHUENGA BLVD.  
APN:  
5576-004-044

## EXHIBIT B.1

### CPC-2018-1949-DB

### Radius Map

### DENSITY BONUS W/ OFF MENU INCENTIVE

T.B. PAGE: 593  
GRID : E3/F3  
C.D.: 4 - DAVID RYU  
C.T.: 1896.00  
P.A.: HOLLYWOOD

DRAWN BY: MORESERVICES  
12108 LAMBERT AVE.  
EL MONTE, CA. 91732 19-400  
(626) 350-5944 moreservices@sbcglobal.net

(OWNER)  
2048 to 2100 CAHUENGA LLC  
2042 N CAHUENGA BLVD  
LOS ANGELES CA 90068

(APPLICANT)  
2048 to 2100 CAHUENGA, LLC  
3435 WILSHIRE BLVD  
LOS ANGELES CA 90010

CASE :  
D.M. : 151-5A 187  
SCALE : 1" = 100'  
USES : FIELD  
ACRES : .459

DATE :  
~~4/04/2018~~  
updated :  
9/04/2019



# More Services

## VICININTY MAP

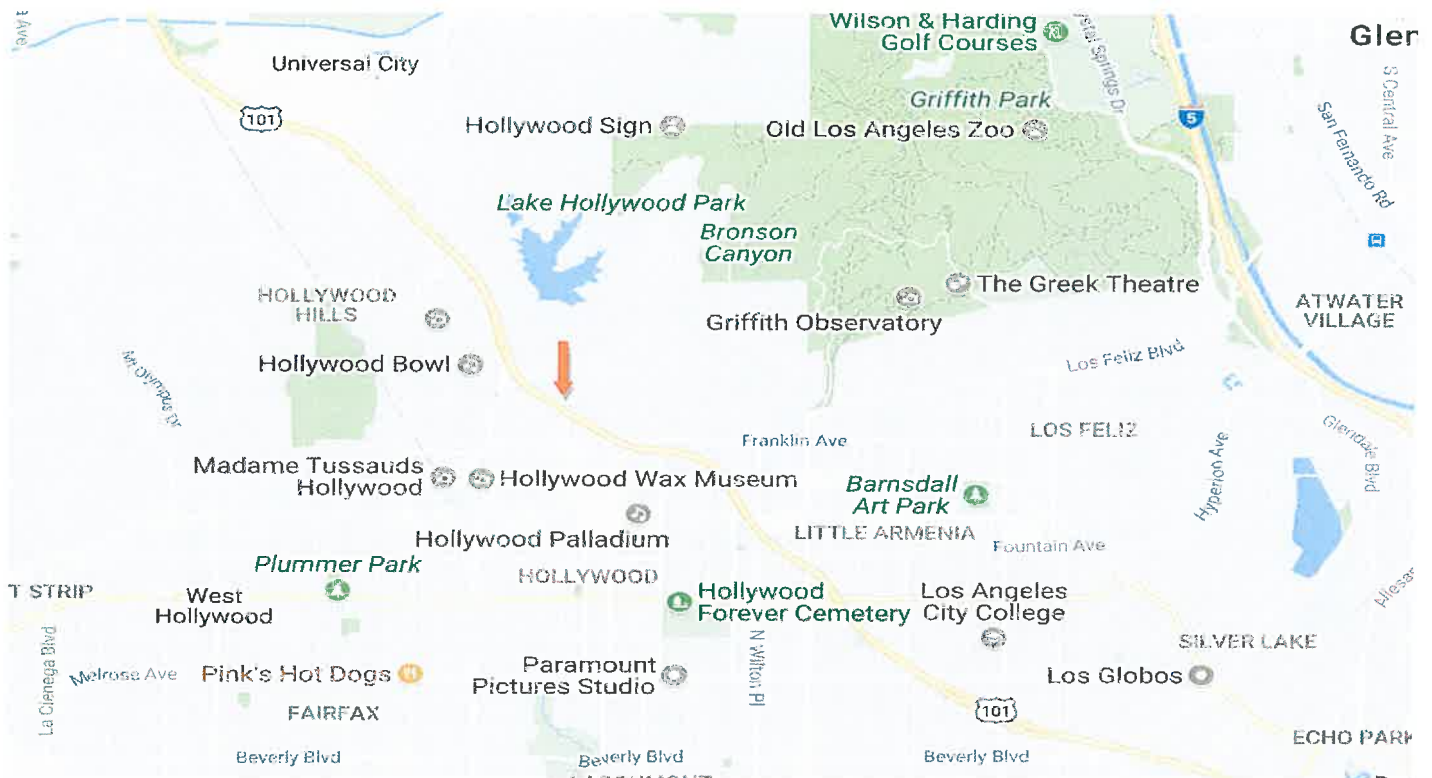
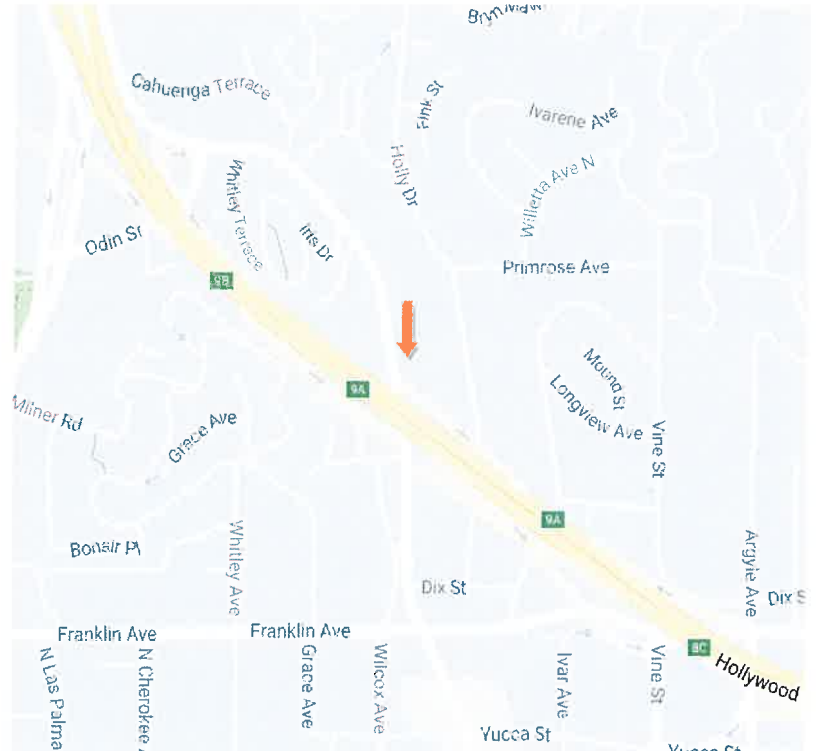
### PROJECT INFORMATION:

**2042-2100 CAHUENGA BLVD**

**APN: 5576-004-042**

**5576-004-043**

**5576-004-044**



**12106 Lambert Ave., El Monte, CA 91732 Tel (626) 350-5944, Fax (626) 350-1532**  
**[moreservices@sbcglobal.net](mailto:moreservices@sbcglobal.net)**



**EXHIBIT B.3**

CPC-2018-1949-DB

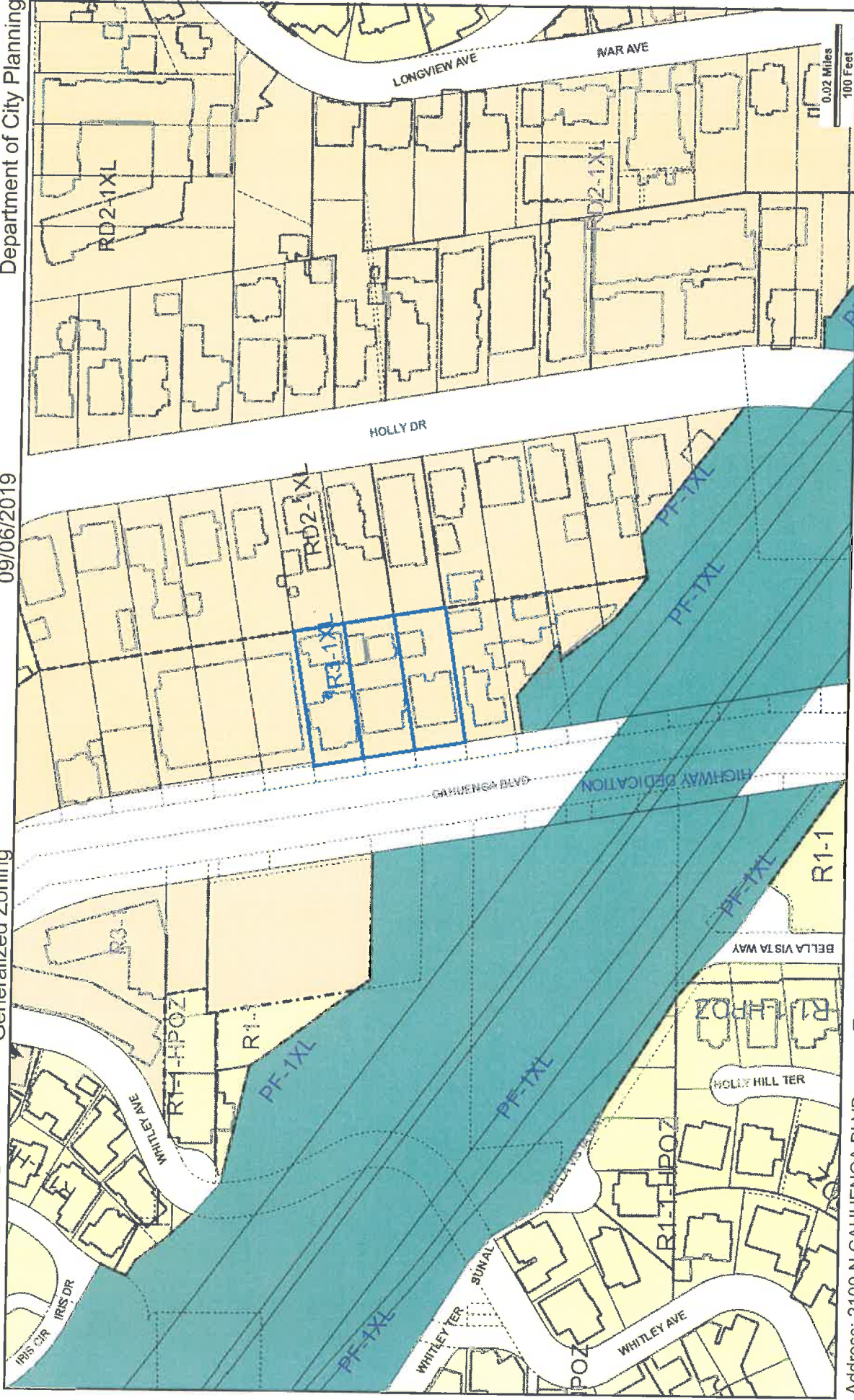
ZIMAS Map

**ZIMAS PUBLIC**

Generalized Zoning

City of Los Angeles  
Department of City Planning

09/06/2019



Zoning: R3-1XL

General Plan: Medium Residential

Tract: HOLLYWOOD PARK PLACE

Block: None

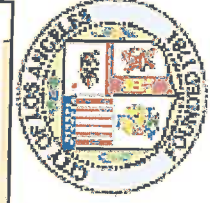
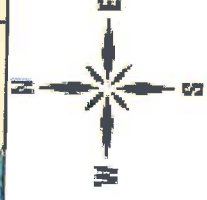
Lot: FR 9

Arb: None

Address: 2100 N CAHUENGA BLVD

APN: 5576004042

PIN #: 151-5A187 293



## 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

LEAD CITY AGENCY <b>City of Los Angeles (Department of City Planning)</b>		CASE NUMBER ENV-2019-1950-CE
PROJECT TITLE 2042, 2044, 2048 and 2100 N. Cahuenga Blvd.		COUNCIL DISTRICT 4
PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) <b>2042, 2044, 2048 and 2100 N. Cahuenga Blvd., Los Angeles, CA 90068</b>		<input type="checkbox"/> Map attached.
PROJECT DESCRIPTION: Demolition of an existing duplex and four (4) single-family dwellings and the construction, use, and maintenance of a new four (4) story, 34-unit apartment building, including three (3) units restricted to Very Low Income Households and two (2) units restricted to Low Income Households. The proposed building will be a maximum of 41 feet in height and 43,196 square feet of floor area at a 3:1 floor area ratio (FAR). The project will provide 46 parking spaces, 40 bicycle parking spaces and 4,019 square feet of open space within a rear yard, a courtyard, and a roof deck.		<input type="checkbox"/> Additional page(s) attached.
NAME OF APPLICANT / OWNER: <b>2048 to 2100 Cahuenga, LLC</b>		
CONTACT PERSON (If different from Applicant/Owner above) <b>Liz Jun</b>	(AREA CODE) TELEPHONE NUMBER <b>(213) 537-0158</b>	EXT.

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

## STATE CEQA STATUTE &amp; 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) **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

- ☐ 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 Tina Vacharkulksemsuk		STAFF TITLE City Planner
ENTITLEMENTS APPROVED		

FEE:	RECEIPT NO.	REC'D. BY (DCP DSC STAFF NAME)
------	-------------	--------------------------------

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019



**DEPARTMENT OF  
CITY PLANNING**

**CITY PLANNING COMMISSION**

DAVID H. J. AMBROZ  
PRESIDENT

RENEE DAKE WILSON  
VICE-PRESIDENT

CAROLINE CHOE

RICHARD KATZ

JOHN W. MACK

SAMANTHA MILLMAN

MARC MITCHELL

VERONICA PADILLA-CAMPOS

DANA M. PERLMAN

ROCKY WILES  
COMMISSION OFFICE MANAGER  
(213) 978-1300

**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

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

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

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

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

JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

<http://planning.lacity.org>

## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2018-1950-CE

On August 5, 2019, 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 demolition of an existing duplex and four (4) single-family dwellings and the construction, use, and maintenance of a new four (4)-story, 34-unit apartment building, including three (3) units restricted to Very Low Income Households and two (2) units restricted to Low Income Households. The proposed building will be a maximum of 41 feet in height and contain 43,196 square feet of floor area at a 3:1 floor area ratio (FAR). The project will provide 46 parking spaces, 40 bicycle parking spaces and 4,018.9 square feet of open space within a rear yard, a courtyard, and a roof deck. As construction of a 34-unit apartment building within an urbanized area and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption(s).

The site is zoned R3-1XL and has a General Plan Land Use Designation of Medium Residential. As shown in the case file, the project is consistent with the applicable Hollywood 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 0.1 acres. Lots adjacent to the subject site are developed with the following urban uses: single-family buildings, multi-family buildings, and the 101 Freeway. 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 are no protected trees on the site, as identified in the Tree Report prepared by Arsen Margossian on April 13, 2017. The project proposes a total of 12 trees and eight (8) trees on-site are proposed to be removed from the subject site. 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. Therefore, the project will not have any significant impacts to traffic. 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 34-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.

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 34-unit apartment building in an area zoned and designated for such development. All adjacent lots are developed with multi-family residential buildings, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 3:1. A 34-unit apartment building is not unusual for the vicinity of the subject site, and is similar in scope to other existing multi-family buildings in the area. 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. The project is approximately 16 miles from State Route 27. 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. A historic impact report prepared by David Kaplan, dated January 16, 2019, and accepted by OHR has found the project will not result in any impacts to a historical 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.



**Arsen Margossian, M.S.**, Certified Consulting Arborist (#WE-7233A)  
Member, American Society of Consulting Arborists (ASCA)  
Member, International Society of Arboriculture (ISA) &  
Tree Care Industry Association (TCIA)  
ISA Tree Risk Assessment Qualified (TRAQ)  
California Licensed Pest Control Adviser (#71429)  
California Licensed Contractor (#874409)  
3512 Rosemary Ave., Glendale, CA 91208  
818 957 7175, 818 957 1490 fax, 818 669 6469 mobile, [arsenm@pacbell.net](mailto:arsenm@pacbell.net)

**EXHIBIT D**  
**CPC-2018-1949-DB**  
**Tree Report**



April 13, 2017



**Ms. Sara Lee**  
3435 Wilshire Blvd., Suite 1190  
Los Angeles, CA 90010



Re: City of Los Angeles Protected Trees.  
2042-2100 N. Cahuenga Blvd., Los Angeles, CA 90068

This letter is to certify that I, Arsen Margossian, Certified Arborist and Pest Control Adviser, visited the above referenced property on April 11, 2017.

I confirm that there are no protected trees on the property as specified by Section 17.02 of City of Los Angeles Ordinance No. 177404. Protected trees are "Any of the following Southern California native tree species, which measures four inches or more cumulative diameter, four and one-half feet above the ground level at the base of the tree(DBH): a) Oak tree, b) Southern California Black Walnut, c) Western Sycamore and d) California Bay".

The existing trees on site are the following, as numbered on the accompanying site plan:

Tree No.	Species	DBH (Diameter @ Breast Height)	Condition	Status
01	Mexican Fan Palm	15' Clear Trunk (CT)	3	Remove
02	Deciduous Unknown	6"	4	Remove
03	Dead Tree	12"	0	Remove
04	Loquat	11.5" (5,1.5,1.5,1.5,1&1)	3	Remove
05	Queen Palm	35' CT	3	Preserve
06	Mexican Fan Palm	40' CT	4	Remove
07	Sycamore	3"	4	Remove
08	Loquat	6" (4 & 2)	3	Remove
09	Canary Island Palm	20' CT	3	Remove
10	Italian Cypress	7"	3	Remove
11	Italian Cypress	8"	3	Remove
12	Italian Cypress	10"	3	Remove

Tree Condition: 0=Dead, 1=Poor, 2=Fair, 3=Average, 4=Good, 5=Excellent

Continued...

**ENV-2018-1950**

Page 2 of 2

If I can be of further assistance, do not hesitate to contact me.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Arsen Margossian', with a stylized flourish at the end.

Arsen Margossian



APARTMENT

TREE SURVEY

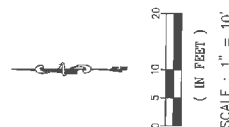
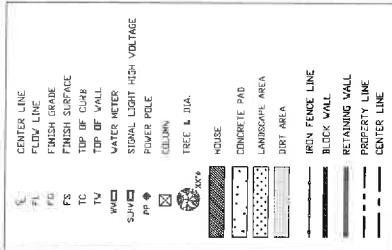
By  
Arson Mangosian, Consulting Arborist (WE-7233A)  
818 669 6469 arsonm@pacbell.net April 13, 2017

Tree #	Species	DBH (Diameter @ Breast Height)	Condition	Status
01	Mexican Fan Palm	15" Clear Trunk (CT)	3	Remove
02	Deciduous (?)	6"	4	Remove
03	Loam	11.5" (5' 1.5" x 1.5" T&B)	0	Remove
04	Queen Palm	39" CT	3	Preserve
05	Mexican Fan Palm	49" CT	4	Remove
06	Loam	6"	4	Remove
07	Loam	6" (CT & 2")	3	Remove
08	Casahuate Palm	20" CT	3	Remove
09	Loam	6"	3	Remove
10	Italian Cypress	17"	3	Remove
11	Italian Cypress	17"	3	Remove
12	Italian Cypress	17"	3	Remove

Tree Condition: 0-Good, 1-Fair, 2-Fair, 3-Average, 4-Good, 5-Excellent

There are no City of Los Angeles protected trees on site.

LEGEND



BENCH MARK: 12-20740  
WIRE SPIKE IN N. CURB FRANKLIN AVE  
SITE OF BURET E OF CAHUENGA  
BLVD W END CS  
QUAD YEAR: 2000 ELEVATION: 419

BASIS OF BEARING  
CENTER LINE  
CAHUENGA BLVD. N 08°56'25" W

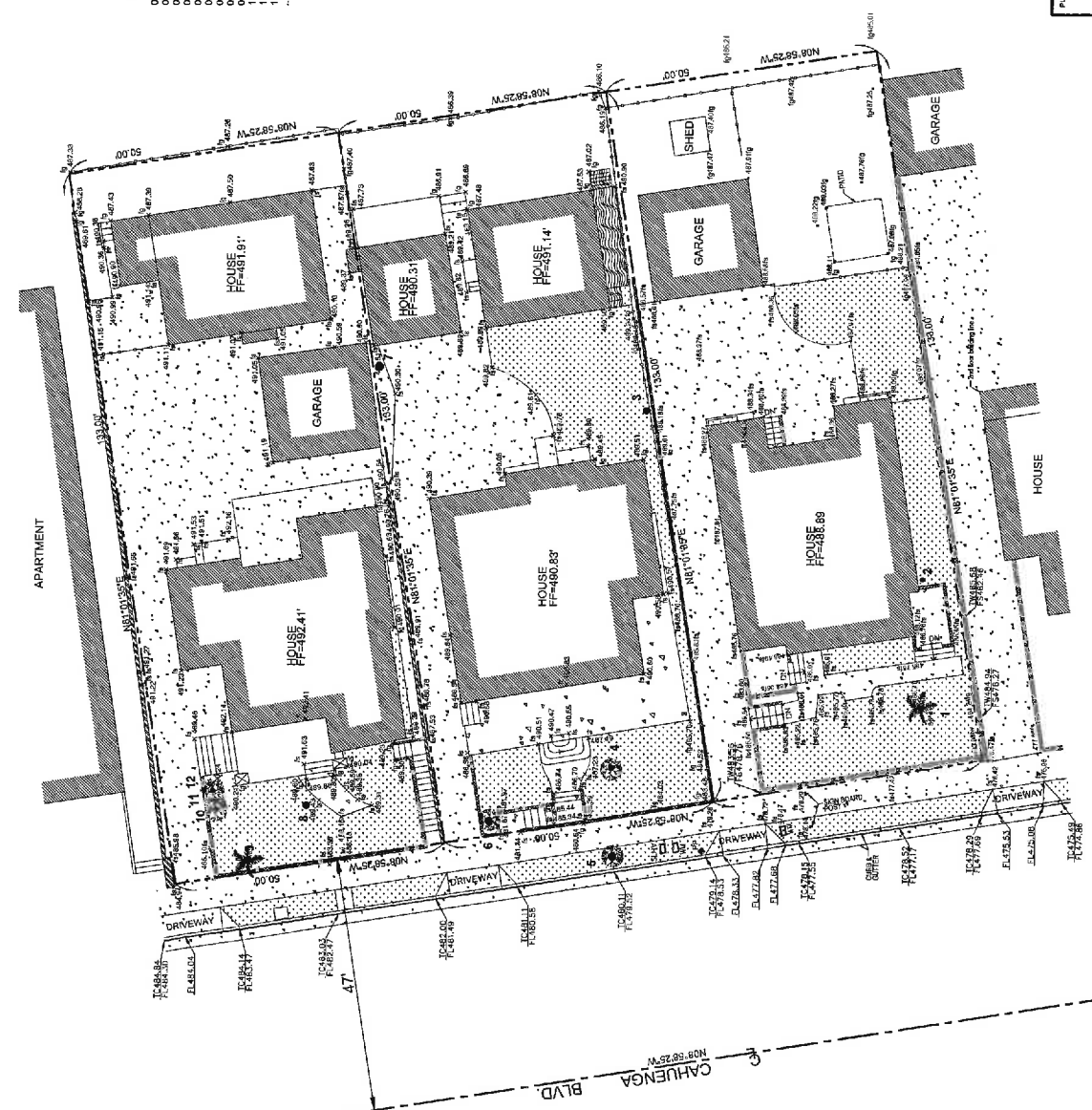
PROPERTY INFORMATION  
APN: 5578-004-002, 003, 004  
TRACT: HOLLYWOOD PARK PLACE  
MAP REF: MB7-82, MAP  
SHEET: 155-54187  
LOT NUMBER: FR 9, FR 10, FR 11



JOY CIVIL ENGINEERING  
3125 GARDEN AVE, SUITE B  
LOS ANGELES, CA 90008  
TEL: 424-200-095



TOPOGRAPHIC MAP  
2042, 2048, 2100 N. CAHUENGA BLVD.  
LOS ANGELES, CA 90068





CPC-2018-1949

**EXHIBIT E**

**CPC-2018-1949-DB**

**HCIDLA AB 2556 Determination**



Eric Garcetti, Mayor  
Rushmore D. Cervantes, General Manager

**DATE:** March 28, 2018

**TO:** 2048 to 2100 Cahuenga, LLC, a California limited liability company, Owner

**FROM:** Robert Manford, Environmental Affairs Officer  
Los Angeles Housing and Community Investment Department

**SUBJECT:** **AB 2556 (DB) Determination for**  
2042 North Cahuenga Boulevard, Los Angeles, CA 90068  
2044 North Cahuenga Boulevard, Los Angeles, CA 90068  
2048 North Cahuenga Boulevard, Los Angeles, CA 90068  
2048 ½ North Cahuenga Boulevard, Los Angeles, CA 90068  
2100 North Cahuenga Boulevard, Los Angeles, CA 90068  
2102 North Cahuenga Boulevard, Los Angeles, CA 90068

Based on the Affordable Unit Determination Application submitted by 2048 to 2100 Cahuenga, LLC, a California limited liability company (Owner), the Los Angeles Housing and Community Investment Department (HCIDLA) has determined that six (6) units are subject to replacement under AB 2556 (formerly AB 2222).

Information about the property for the five years prior to the date of the application is required in order to make a determination. HCIDLA received the Affordable Unit Determination Application on February 22, 2018, so HCIDLA must collect data from February 2013 through February 2018.

2048 to 2100 Cahuenga, LLC, a California limited liability company, (Owner), acquired the properties:

2042 North Cahuenga Boulevard, Los Angeles, CA 90068 and 2044 North Cahuenga Boulevard, Los Angeles, CA 90068 under APN # 5576-004-044 on February 2, 2017 per Grant Deed, 2048 North Cahuenga Boulevard, Los Angeles, CA 90068 and 2048 ½ North Cahuenga Boulevard, Los Angeles, CA 90068 under APN # 5576-004-043, and 2100 North Cahuenga Boulevard, Los Angeles, CA 90068 and 2102 North Cahuenga Boulevard, Los Angeles, CA 90068 under APN # 5576-004-042 on November 13, 2015 per Grant Deed.

Per Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), Real Quest database, Billing Information System (BIMS) database, Code, Compliance, and Rent Information (CRIS) database, Internet Search, Rent Stabilization Ordinance Unit (RSO), the properties 2042 North Cahuenga Boulevard and 2044 North Cahuenga Boulevard under APN # 5576-004-044 have a use code of "0200 – Residential/Two Units".

Per Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), Real Quest database, Billing Information System (BIMS) database, Code, Compliance, and Rent Information (CRIS) database, Internet Search, Rent Stabilization Ordinance Unit (RSO), the properties 2048 North Cahuenga Boulevard and 2048 ½ North Cahuenga Boulevard under APN # 5576-004-043 have a use code of "0200 – Residential/Two Units".

Per Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), Real Quest database, Billing Information System (BIMS) database, Code, Compliance, and Rent Information (CRIS) database, Internet Search, Rent Stabilization Ordinance Unit (RSO), the properties 2100 North Cahuenga Boulevard and 2102 North Cahuenga Boulevard under APN # 5576-004-042 have a use code of "0200 – Residential/Two Units".

AB 2556 Determination HIMS #18-124730

The Los Angeles Department of Building and Safety database indicates that the owner has not applied for a New Building Permit nor a Demolition Permit for the project.

Per the statement provided by the Owner and received by HCIDLA on February 22, 2018, the Owner proposes to demolish the existing duplex and four (4) single family dwellings to construct a thirty-four (34) unit apartment pursuant to Density Bonus guidelines.

Address	Bedroom Type
2042 N. Cahuenga Blvd. Unit# 2042	2 Bedroom
2042 N. Cahuenga Blvd. Unit# 2044	2 Bedroom
2048 N. Cahuenga Blvd. Unit# 2048	2 Bedroom
2048 N. Cahuenga Blvd. Unit# 12A	Single Bedroom
2100 N. Cahuenga Blvd. Unit# 2100	2 Bedroom
2100 N. Cahuenga Blvd. Unit# 2102	1 Bedroom

Per AB2556, the number of RSO replacement units must match the percent of renter households currently living at Very Low and Low Income levels in the Los Angeles Department of Housing and Urban Development's (HUD) Comprehensive Housing Affordability Strategy (CHAS) database. At present, the CHAS database shows 50% Very Low (below 51% Area Median Income [AMI]) and 18% Low (51% to 80% AMI) renter households for Los Angeles.

Replacements Units = 5

6 Units x 68%	5 Units
50% Very Low	3
18% Low	2

As shown above, there existed six (6) RSO units within the past five (5) years with no income documents provided. Consistent with AB 2556, HCIDLA has determined that five (5) units need to be replaced with equivalent type, with three (3) units restricted to Very Low Income households and two (2) units restricted to Low Income households.

cc: Los Angeles Housing and Community Investment Department File  
2048 to 2100 Cahuenga, LLC, a California limited liability company, Owner  
Ulises Gonzalez, Case Management Section, City Planning Department

RM:MAC:jm