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DIRECTOR'S DETERMINATION
TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM
VERMONT/WESTERN SNAP
PROJECT PERMIT COMPLIANCE REVIEW

November 19, 2020

Applicant/Owner
Pirooz Amona
1225 N Vermont LLC
P.O. Box 35633
Los Angeles, CA 90035

Representative
Daniel Ahadian
Nur – Development Consulting
1601 S Genesee Ave
Los Angeles, CA 90019

Case No.	DIR-2019-909-TOC-SPP
CEQA:	ENV-2019-910-CE
Specific Plan Subarea:	C – Community Center
Location:	1225 North Vermont Avenue
Council District:	13 – O'Farrell
Neighborhood Council:	East Hollywood
Community Plan Area:	Hollywood
Land Use Designation:	Highway Oriented Commercial
Zone:	C2-1D
Legal Description:	Lots FR 8, Priester Tract
Last Day to File an Appeal:	December 4, 2020

DETERMINATION

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A.31, as the designee of the Director of Planning, I hereby:

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) 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;

Approve with Conditions a 70 percent increase in density, 45 percent increase in Floor Area Ratio (FAR), 0.5 residential parking spaces per unit and a 30 percent reduction in the total maximum required commercial parking spaces consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 3 project totaling 58 dwelling units, reserving six (6) units for Extremely Low Income Household occupancy for a period of 55 years, with the following two (2) Additional Incentives:

a. Height. A 19-foot increase in height to permit 94 feet of maximum building height in lieu of the maximum 75 feet otherwise permitted.

b. Open Space. A 25 percent reduction to permit a minimum 5,137.5 square feet of overall usable open space in lieu of the minimum 6,850 square feet otherwise required;

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C and the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan Ordinance No. 186,735, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Project Permit Compliance Review for the construction, use and maintenance of an eight-story, with above grade parking levels, mixed-use building with 54,790 square feet of total floor area consisting of 58 dwelling units and 3,245 square feet of commercial floor area, within Subarea C (Commercial Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

TOC Affordable Housing Incentive Program Conditions

1. **Residential Density**. The project shall be limited to a maximum density of 58 residential dwelling units, including On-Site Restricted Affordable Units.

2. **On-Site Restricted Affordable Units.** Six (6) units shall be designated for Extremely Low Income Households, as defined by the Los Angeles Housing and Community Investment Department (HCIDLA) and California Government Code Section 65915(c)(2).

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

4. **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 six (6) units available to Extremely Low Income Households for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22 A.31, to the satisfaction of HCIDLA, and in consideration of the project's AB 2556 Determination. 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 the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA. Refer to the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Background and Housing Replacement (AB 2556 Determination) sections of this determination.

5. **Floor Area Ratio (FAR).** The maximum FAR shall be limited to 4.35:1, or 54,790 square feet. At no point shall the commercial FAR equate to more than 1.5:1 FAR of the overall 3.45:1 FAR allowed.

6. **Automobile Parking.** Automobile parking shall be provided consistent with LAMC Section 12.22 A.31, which permits 0.5 residential parking spaces per unit and a 30 percent reduction in the total maximum commercial spaces for a project located in Tier 3 TOC Affordable Housing Incentive Area and no more than 100 residential parking spaces, 29 guest parking spaces, and six (6) commercial parking spaces, for a total of 135 parking spaces per the SNAP.

    a. Any future guest parking spaces must be shared with designated commercial spaces.

    b. If more guest parking spaces are allowed than commercial parking spaces, the proposed project cannot exceed the maximum six (6) spaces allowed per the SNAP.

7. **Above-Grade Parking.** The project shall incorporate screening as to avoid the projection of vehicle headlights. The east elevation, facing Vermont Avenue, shall be concealed with visually opaque materials or treatments in accordance with the Above-Grade Parking Advisory Notice.

a. **Parking Screening.** Screening shall be required for parking levels above the ground floor and shall be no less than 60% opaque. Openings in screening shall be 4 inches or less in at least one dimension (vertical or horizontal). The above grade parking levels shall include a crash wall (3 foot tall wall) which will screen headlights from being visible from the street to the satisfaction of the Department of City Planning.

8. **Height.** The project shall be limited to a maximum building height of 94 feet, as measured from grade to the highest point of the structure pursuant to the TOC Affordable Housing Incentive Program. Architectural rooftop features as identified in LAMC Section 12.21.1 B.3 may be erected up to 10 feet above the height limit, if the structures and features are set back a minimum of 10 feet from the roof perimeter and screened from view at street level.

9. **Building Stepback**. The project shall be limited to 30 feet in height for the portion of the building located within 15 feet from the front property line along Vermont Avenue. The project shall set the second floor back from the first floor frontage by a minimum 10 feet.

10. **Open Space.** The project shall provide a minimum of 5,137.5 square feet of usable open space pursuant to the TOC Affordable Housing Incentive Program, of which 1,284 square feet must be located at grade level or first habitable room level. The common open space shall be open to the sky, must be at least 600 square feet in size, and have a minimum dimension of 20 feet when measured perpendicular from any point on each of the boundaries of the open space area. Balconies shall have a minimum dimension of six feet. Common open space areas or balconies not meeting the minimum dimension requirements when measured perpendicular from any point on each of the boundaries of the open space area cannot be counted towards the square-footage allocated towards meeting the overall usable open space requirement.

SNAP Conditions

11. **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, the project conditions, or the project permit authorization.

12. **Parks First.** Prior to the issuance of a Certificate of Occupancy, the applicant shall complete the following:

    a. Make a payment to the Department of Recreation and Parks (RAP) for the required Park Fee pursuant to LAMC Section 17.12. Contact RAP staff by email at rap.parkfees@lacity.org, by phone at (213) 202-2682 or in person at the public counter at 221 N. Figueroa St., Suite 400 (4th Floor), Los Angeles, CA 90012 to arrange for payment.

    b. Make a payment of $249,400 to the Parks First Trust Fund for the net increase of 58 residential dwelling units. The calculation of a Parks First Trust Fund Fee to be paid pursuant to the Vermont/Western SNAP shall be off-set by the Park Fee paid pursuant to LAMC Section 17.12 as a result of the project.

    c. The applicant shall provide proof of payment for the Park Fee to the Department of City Planning (DCP), Central Project Planning Division staff to determine the

resulting amount of Parks First Trust Fund Fee to be paid. DCP staff shall sign off on the Certificate of Occupancy in the event there are no resulting Parks First Trust Fund Fee to be paid.

d. In the event there are remaining Parks First Trust Fund Fee to be paid, the applicant shall make a payment to the Office of the City Administrative Officer (CAO), Parks First Trust Fund. Contact Jennifer Shimatsu of the CAO directly at (213) 978-7628 or Jennifer.Shimatsu@lacity.org to arrange for payment. The applicant shall submit proof of payment for the Parks First Trust Fund Fee to DCP staff, who will then sign off on the Certificate of Occupancy.

e. All residential units in a project containing units set aside as affordable for Very Low or Low Income Households that are subsidized with public funds and/or Federal or State Tax Credits with affordability covenants of at least 30 years are exempt from the Parks First Trust Fund.

13. **Use**. The proposed residential use shall be permitted on the subject property. The project is allowed C4 uses on the subject property. Any change of use within the project site is required to obtain a Project Permit Compliance Review approval before any permit clearance is given. Commercial Uses shall be limited to the ground floor, only.

14. **Bicycle Parking.** The project shall provide a minimum of 29 residential bicycle parking spaces and a minimum of four (4) commercial bicycle spaces on site, as shown in Exhibit "A."

15. **Setback.** No front, side or rear yard setbacks shall be required.

16. **Streetscape Elements.**

a. **Street Trees.** Street trees must be installed and maintained prior to issuance of the building permit or suitably guaranteed through a bond and all improvements must be completed prior to the issuance of a Certificate of Occupancy.

i. Two (2), 36-inch box shade trees shall be provided in the public right-of-way along the project site, subject to the Bureau of Street Services, Urban Forestry Division requirements.

ii. A tree well cover shall be provided for each new and existing tree in the public right-of-way adjacent to the subject property to the satisfaction of the Bureau of Street Services.

iii. The applicant shall be responsible for new street tree planting and pay fees for clerical, inspection, and maintenance per the Los Angeles Municipal Code Section 62.176 for each tree.

iv. An automatic irrigation system shall be provided.

Note: Contact the Urban Forestry Division, Subdivision staff, at (213) 847-3088 for site inspection prior to any street tree work.

b. **Bike Racks.** One (1) simple black painted bike racks shall be provided in the public right-of-way along the project site. Bike racks shall be installed three feet from the curb edge or per the City of Los Angeles Department of Transportation requirements.

17. **Curb Cuts.** Only one curb cut that is 20 feet in width for every 150 feet of street frontage is allowed when a project takes its access from a Major or Secondary Highway, unless otherwise required by the Departments of Public Works, Transportation, or Building and Safety. Approval by the Departments of Public Works, Transportation, or Building and Safety for a curb cut exceeding 20 feet in width must be provided to the Department of City Planning once received.

18. **Utilities.** All new utility lines which directly service the lot or lots shall be installed underground. If underground service is not currently available, then provisions shall be made by the applicant for future underground service.

19. **Transparent Elements.** Transparent building elements such as windows and doors shall occupy at least 50% of the exterior surface of the ground floor facades of the front and side elevations.

    a. At least 659 square feet of the ground floor façade shall be constructed with transparent building materials along Vermont Avenue, consistent with Exhibit A, Sheet A3.1.

20. **Surface Mechanical Equipment.** All surface or ground-mounted mechanical equipment, including transformers, terminal boxes, pull boxes, air conditioner condensers, gas meters and electric meter cabinets, shall be screened from public view and treated to match the materials and colors of the building which they serve.

21. **Rooftop Appurtenances.** All rooftop equipment and building appurtenances shall be screened from any street, public right-of-way, or adjacent property with enclosures or parapet walls constructed of materials complimentary to the materials and design of the main structure.

22. **Trash, Service Equipment and Satellite Dishes.** Trash, service equipment and satellite dishes, including transformer areas, shall be located away from streets and enclosed or screened by landscaping, fencing or other architectural means. The trash area shall be enclosed by a minimum six-foot high decorative masonry wall. Each trash enclosure shall have a separate area for recyclables. Any transformer area within the front yard shall be enclosed or screened.

23. **Design of Entrance.** The applicant shall submit detailed elevations of the ground floor illustrating that all pedestrian entrances, including entries to commercial and retail stores, residential lobby area, and the pedestrian throughways, are accented with architectural elements such as columns, overhanging roofs, or awnings. The location of Entrances shall be in the center of the façade or symmetrically spaced if there are more than one.

24. **Landscape Plan.** The applicant shall submit a final landscape plan prepared by a licensed landscape architect showing enhanced paving such as stamped concrete, permeable paved surfaces, tile and/or brick within paved areas in front, side and rear yards.

25. **Irrigation Plan.** A final irrigation plan shall be prepared and included.

26. **On-Site Lighting.** The applicant shall install on-site lighting along all vehicular and pedestrian access ways. Installed lighting shall provide ¾-foot-candle of flood lighting intensity as measured from the ground. Lighting must also be shielded from projecting light higher than 15 feet above ground level and away from adjacent property windows. The maximum height of any installed lighting fixture shall not exceed 14 feet in height.

27. **Security Devices.** If at any time during the life of the project the property owner wishes to install security devices such as window grilles and/or gates, such security devices shall be designed so as to be fully concealed from public view. The applicant shall be required to acquire approval from the Department of City Planning, Central Project Planning Division for the installation of any security devices on the exterior or the structure through a building permit clearance sign off.

28. **Hours of Operation.** All parking lot cleaning activities and other similar maintenance activities shall take place between the hours of 7:00 a.m. to 8:00 p.m., Monday through Friday and 10:00 a.m. to 4:00 p.m. on Saturday and Sunday.

29. **Noise.** Any dwelling unit exterior wall including windows and doors having a line of sight to a public street or alley shall be constructed to provide a Sound Transmission Class of 50 or greater, as defined in the Uniform Building Code Standard No. 35-1, 1979 edition, or latest edition.

30. **Future Signage.** All future signs shall be reviewed by Project Planning staff for compliance with the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan and Design Guidelines. Filing for a Project Permit shall not be necessary unless a Project Permit Adjustment, Exception, or Amendment is required. Any pole, roof or off-site sign, any sign containing flashing, mechanical or strobe lights (Digital Signs) are prohibited. Canned/Cabinet signs should not be used.

Administrative Conditions

31. **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.

32. **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.

33. **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.

34. **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.

35. **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.

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

37. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

38. **Recording Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center at the time of Condition Clearance for attachment to the subject case file.

39. **Indemnification and Reimbursement of Litigation Costs.** The applicant shall do all of the following:

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

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

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

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

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

PROJECT BACKGROUND

The subject property consists of one (1) vacant lot with approximately 70 feet of frontage along the westerly side of Vermont Avenue. The subject lot is 12,596 square feet in size, or 13,296 square feet (12,596 square feet plus 700 square feet with half of the alley). The project site is located within the Hollywood Community Plan and Subarea C (Community Center) of the Vermont/Western SNAP. The site is zoned C2-1D, designated for Highway Oriented Commercial land uses.

The applicant requests a Project Permit Compliance to permit the construction, use and maintenance of an eight-story, with above grade parking levels, mixed-use building with 54,790 square feet of total floor area consisting of 58 dwelling units and 3,245 square feet of commercial floor area, within Subarea C of the SNAP. The building measures 94 feet in overall height. The project consists of 5,179 square feet of open space, with 50 residential parking spaces and five (5) commercial parking spaces within the above-grade parking designated areas.

The applicant is seeking a discretionary approval of the TOC Housing Incentive Program with the following incentives:

Base Incentives:

1. 70 percent increase in density,
2. 45 percent increase in Floor Area Ratio (FAR); and
3. 0.5 vehicle parking spaces per unit and 30 percent commercial parking reduction.

Additional Incentives:

1. Height increase to the maximum building height;
2. 25 percent reduction in the overall usable open space requirement.

The surrounding area is characterized by improved streets and commercial and multi-residential buildings. Properties to the north, south, and east are zoned C2-1D, located within Subarea C of the SNAP, and developed with one to four-story mixed-use and commercial buildings. Properties to the west are zoned R3-1XL, located within Subarea C of the SNAP, and currently developed with up to three-story multi-family buildings.

Urban Design Review

On September 11, 2019, the proposed project was taken to Urban Design Studio's (UDS) Office Hours for review. UDS' Office Hours function is to provide input directly to the project planner at meetings. The Studio's feedback focuses on ways a project can be improved to comply more fully with the Studio's three (3) design approaches which are: 1) Pedestrian First Design, 2) 360 Degree Design, and 3) Climate Adaptive Design. At this meeting, UDS had comments relating to the design of the building and the above-grade parking. Due to the concerns UDS had with the design and parking the project was proposing, it was suggested that the project be taken to UDS' Project Review.

On September 19, 2019, the proposed project was taken to UDS Project Review meeting. Project Review's function is to provide input directly to the design/development team at meetings. At this meeting, UDS had comments relating to the blending of the residential areas and commercial areas with the above-grade parking, the material list and color scheme of the building, the usage of façade and roof line breaks, quality of the main residential entrance and lobby, and the open space areas provided. On June 26, 2020, the project team submitted revised plans that addressed the numerous comments from UDS. The project design changed from modern to art deco, the colors and materials were simplified, the above-grade parking was better integrated to the design, and open space areas were revised and re-arranged throughout the building.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND

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

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

The project site is located approximately 1,245 feet from the Vermont/Santa Monica Red Line Station, which qualifies the site as Tier 3 of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Guidelines) according to the TOC Referral Form dated December 29, 2018.

Pursuant to the TOC Guidelines, the project is eligible for Base Incentives and up to two (2) Additional Incentives for setting aside 10 percent of the total 58 units and seven (7) percent of the base 34 units for Extremely Low Income Households. Base Incentives include: (1) an increase of the maximum allowable number of dwelling units permitted by 70 percent, (2) an increase of the maximum allowable FAR by 45 percent; and (3) a reduced automobile parking requirement at a ratio of 0.5 spaces per unit and 30 percent reduction to the maximum allowed commercial parking requirement. The applicant requests two (2) Additional Incentives as follows: (1) a 19-foot increase in height to permit 94 feet of maximum building height in lieu of the maximum 75 feet otherwise permitted; and (2) a 25 percent reduction to permit a minimum 5,137.5 square feet of overall usable open space in lieu of the minimum 6,850 square feet otherwise required.

The project site is zoned C2-1D, which allows R4 density. This complies with Subarea C Section 9.A of the SNAP which states that only R4 density is allowed regardless of the underlying zone, and thus, limits residential density of the subject property to a maximum of one dwelling unit for each 400 square feet of lot area. The R4 density allows a maximum base density of 34 units on a 13,296 square-foot (12,596 square feet plus 700 square feet with half of the alley) lot. The project is permitted a 70 percent increase in density, which allows a maximum of 58 units. The project proposes a total of 58 units, which is within the maximum density permitted.

The TOC Guidelines allow a 45 percent increase in the maximum 3:1 FAR permitted for a mixed-use development per the SNAP Subarea C, thereby allowing a maximum 4.35:1 FAR. The project will consist of 54,790 square feet of floor area, which results in a maximum 4.35:1 FAR.

Per the TOC Guidelines, a project containing 58 dwelling units within Tier 3 units is required to provide a minimum of 29 residential automobile parking spaces based on a ratio of 0.5 spaces per unit. The project proposes 50 residential parking spaces which is within the TOC minimum requirement and SNAP maximum requirement, thereby satisfying this requirement.

HOUSING REPLACEMENT (AB 2556 DETERMINATION)

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

Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated March 20, 2019, no units are subject to replacement under AB 2556. Refer to the TOC Affordable Housing Incentive Program Background section of this determination for additional information.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS

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

1. ***On-Site Restricted Affordable Units.*** *In each Tier, a Housing Development shall provide On-Site Restricted Affordable Units at a rate of at least the minimum percentages described below. The minimum number of On-Site Restricted Affordable Units shall be calculated based upon the total number of units in the final project.*
    a. *Tier 1 - 8% of the total number of dwelling units shall be affordable to Extremely Low Income (ELI) Households, 11% of the total number of dwelling units shall be affordable to Very Low (VL) Income Households, or 20% of the total number of dwelling units shall be affordable to Lower Income Households.*
    b. *Tier 2 - 9% ELI, 12% VL or 21% Lower.*
    c. *Tier 3 - 10% ELI, 14% VL or 23% Lower.*
    d. *Tier 4 - 11% ELI, 15% VL or 25% Lower.*

    The project site is located within a Tier 3 TOC Affordable Housing Incentive Area according to the TOC Referral Form dated December 29, 2018. As part of the proposed development, the project is required to reserve at least 10 percent, or six (6) units, of the total 58 units for Extremely Low Income Households. The project proposes six (6) units restricted to Extremely Low Income Households. As such, the project meets the eligibility requirement for On-Site Restricted Affordable Units.

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

    A Major Transit Stop is a site containing a retail station or the intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. The project site is located approximately 1,245 feet from the

Vermont/Santa Monica Metro Red Line Station. As such, the project meets the eligibility requirement for proximity to a Major Transit Stop.

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

   Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated March 20, 2019, no units are subject to replacement under AB 2556. As such, the project meets the eligibility requirement for providing replacement housing consistent with California Government Code Section 65915(c)(3).

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

   The project is not seeking any additional density or development bonuses under the provisions of the State Density Bonus Law or any other State or local program that provides development bonuses, including, but not limited to a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, CPIO, Specific Plan, or overlay district. As such, the project meets this eligibility requirement.

5. ***Base Incentives and Additional Incentives.*** *All Eligible Housing Developments are eligible to receive the Base Incentives listed in Section VI of the TOC Guidelines. Up to three Additional Incentives listed in Section VII of the TOC Guidelines may be granted based upon the affordability requirements described below. For the purposes of this section below, "base units" refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through these Guidelines. The affordable housing units required per this section may also count towards the On-Site Restricted Affordable Units requirement in the Eligibility Requirement No. 1 above (except Moderate Income units).*

   a. *One Additional Incentive may be granted for projects that include at least 4% of the base units for Extremely Low Income Households, at least 5% of the base units for Very Low Income Households, at least 10% of the base units for Lower Income Households, or at least 10% of the base units for persons and families of Moderate Income in a common interest development.*

   b. *Two Additional Incentives may be granted for projects that include at least 7% of the base units for Extremely Low Income Households, at least 10% of the base units for Very Low Income Households, at least 20% of the base units for Lower Income Households, or at least 20% of the base units for persons and families of Moderate Income in a common interest development.*

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

The project is seeking two (2) Additional Incentives as follows: (1) a 19-foot increase in height to permit 94 feet of maximum building height in lieu of the maximum 75 feet otherwise permitted; and (2) a 25 percent reduction to permit a minimum 5,137.5 square feet of overall usable open space in lieu of the minimum 6,850 square feet otherwise required. The project is required to set aside seven (7) percent, or three (3) units, of the base 34 units for Extremely Low Income Households to qualify for the incentives. The applicant is proposing to set aside an overall of six (6) units for Extremely Low Income households. As such, the project meets the eligibility requirement for Base and Additional Incentives.

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

   The project is not seeking two (2) Additional Incentives beyond the two (2) permitted in exchange for reserving at least seven (7) percent, or three (3) units, of the base 34 units for Extremely Low Income Households. As such, the project need not adhere to the labor standards required in LAMC Section 11.5.11 and this eligibility requirement does not apply.

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

   The project site consists of one lot, which is located within a Tier 3 TOC Affordable Housing Incentive Area. As such, this eligibility requirement does not apply.

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

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

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

   The project does not consist of 100% On-Site Restricted Affordable units. As such, this eligibility requirement does not apply.

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

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

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

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

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

The list of incentives in the TOC Guidelines were pre-evaluated at the time the TOC Affordable Housing Incentive Program Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the base incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project. The following incentives allow the developer to increase the building height and reduce open space requirements per the SNAP so that affordable housing units reserved for Extremely Low Income Households can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to reserve six (6) units for Extremely Low Income Households.

Height: The applicant requests a 19-foot increase in height to permit 94 feet of maximum building height in lieu of the maximum 75 feet otherwise permitted. The requested increase in height is expressed in the Menu of Incentives in the TOC Guidelines, which permit exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs.

Open Space: The applicant requests a 25 percent reduction in the minimum overall open space required to allow 5,137.5 square feet of overall usable open space in lieu of the minimum 6,850 square feet otherwise required. The requested open space incentive is expressed in the Menu of Incentives in the TOC Guidelines, which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs. The requested incentive allows the inclusion of affordable housing, while still providing usable open space as intended by the Code.

b. The Incentive will not 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.

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 incentives will have a specific adverse impact on public health and safety.

VERMONT/WESTERN SNAP FINDINGS

2. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.

A. Parks First. Section 6.F of the Vermont/Western Specific Plan requires the applicant to pay a Parks First Trust Fund of $4,300 for each new residential unit, prior to the issuance of a Certificate of Occupancy. The project proposes the construction, use and maintenance of a 58-unit mixed-use building on a vacant lot, resulting in a net increase of 58 residential units. The project is therefore required to pay a total of $249,400 into the Parks First Trust Fund. The calculation of a Parks First Trust Fund fee to be paid or actual park space to be provided pursuant to the Parks First Ordinance shall be off-set by the amount of any fee pursuant to LAMC Section 17.12 or dwelling unit construction tax pursuant to LAMC Section 21.10.1, et seq. This requirement is reflected in the Condition of Approval. As conditioned, the project complies with Section 6.F of the Specific Plan.

B. Use. Section 9.A of the Vermont/Western Specific Plan states that residential uses permitted in the R4 Zone by LAMC Section 12.11 and commercial uses permitted in the C4 Commercial Zone by LAMC Section 12.16 shall be permitted by-right on any lot located within Subarea C of the Specific Plan area. The subject site is 12,596 square feet in size, or 13,296 square feet (12,596 square feet plus 700 square feet with half of the alley), allowing a maximum of 34 base dwelling units per the underlying zone. However, the applicant is seeking a 70 percent increase in the maximum allowable density permitted in the SNAP to allow 58 dwelling units in lieu of the otherwise permitted 34 dwelling units, in exchange for setting aside 10 percent, or six (6) units, of the total 58 units for Extremely Low Income households per the TOC Affordable Housing Incentive Program. The project has been conditioned to record a covenant with the Los Angeles Housing and Community Investment Department (HCIDLA) to make six (6) units available to Extremely Low Income Households to ensure the applicant sets aside the required number of units for affordable housing to be eligible for a 70 percent increase from the total density permitted by the SNAP. The project site is allowed C4 uses on the subject property and is proposing 3,245 square feet of commercial uses. Any change of use within the project site, for a use allowed under the C4 designation, is required to obtain a Project Permit Compliance Review approval before any permit clearance is given. Therefore, as conditioned and in conjunction with the TOC Affordable Housing Incentive Program, the project complies with Section 9.A of the Specific Plan.

C. Height and Floor Area. Section 9.B of the Vermont/Western Specific Plan requires that mixed-use projects shall not exceed a maximum building height of 75 feet and 100 percent commercial projects shall not exceed a maximum building height of 35 feet; except that roofs and roof structures for the purposes specified in Section 12.21.1 B.3 of the Code, may be erected up to 10 feet above the height limit established in this section, if those structures and features are setback a minimum of 10 feet from the roof perimeter and are screened from view at street level by a parapet or a sloping roof. The project proposes an eight-story, 58-unit mixed-use building with a maximum height of 94 feet.

The applicant is proposing an increase of 19 feet to the overall height limit of 75 feet, resulting in a total height of 94 feet to the top of the parapet for mixed-use buildings within Subarea C of the SNAP in exchange for setting aside seven (7) percent, or three (3) units, of the base 34 units for Extremely Low Income Households. The applicant is proposing to set aside an overall of six (6) units for Extremely Low Income households.

Height Increase			
	Limit	**With TOC**	**Proposed**
SNAP Overall Height	75’	75’ + 22’ = **97’**	75’ + 19” = **94’**

Moreover, a mixed-use project shall not exceed a 3:1 FAR. However, the applicant is seeking an FAR increase to 4.35:1 in exchange for setting aside 10 percent, or six (6) units, of the total 58 units for Extremely Low Income households per the TOC Affordable Housing Incentive Program.

FAR Increase			
	Limit	**With TOC**	**Proposed**
SNAP FAR Mixed Use Project	3:1	3:1 + 45% = **4.35:1**	3:1 + 45% = **4.35:1**

The project site contains 12,596 square feet, or 13,296 square feet (12,596 sf + 700 square feet with half of the alley) of lot area and the proposed building contains a combined floor area of 54,790 square feet, resulting in a FAR of 4.35:1 FAR which is within the maximum allowable 4.35:1 FAR per the TOC incentive. Therefore, as conditioned and in conjunction with the TOC Affordable Housing Incentive Program, the project complies with Section 9.B of the Specific Plan.

D. Transitional Height. Section 9.C of the Vermont/Western Specific Plan states that portions of buildings on a lot located within Subarea C adjoining or abutting a lot within Subarea A shall not exceed 25 feet in height, 33 feet in height, and 61 feet in height when located within 0-49 feet, 50-99 feet, and 100-200 feet respectively. The project site does not abut any properties located within Subarea A. Therefore, Section 9.C. of the Specific Plan does not apply.

E. Usable Open Space. Section 9.D of the Vermont/Western Specific Plan states that residential projects with two or more dwelling units must provide specified amounts of common and private open space pursuant to the standards set forth in LAMC 12.21 G.2 of the Code. The Specific Plan further stipulates that up to 75 percent of the total open space may be located above the grade level or first habitable room level of the project, and that roof decks may be used in their entirety as common or private open space, excluding that portion of the roof within 20 feet of the roof perimeter. Units containing less than three (3) habitable rooms require 100 square feet of open space

per unit. Units containing three (3) habitable rooms require 125 square feet of open space per unit. Units containing more than three (3) habitable rooms require 175 square feet of open space per unit. The Vermont/Western SNAP sets forth the minimum usable open space requirement, as shown in the table below:

SNAP Minimum Usable Open Space			
	Units	**Sq. Ft. Required**	**Usable Open Space (sq. ft.)**
Dwelling Units with Less than 3 Habitable Rooms	16	100	1,600
Dwelling Units with 3 Habitable Rooms	42	125	5,250
Dwelling Units with More than 3 Habitable Rooms	0	175	0
Total Minimum Usable Open Space			**6,850**
25% located at grade or first habitable room level			**1,712.5**

However, the applicant is seeking a 25 percent decrease in the minimum open space requirement in the SNAP in exchange for setting aside seven (7) percent, or three (3) units, of the base 34 units for Extremely Low Income Households. The applicant is proposing to set aside an overall of six (6) units for Extremely Low Income households.

Open Space reduction			
	Required	**With TOC Tier 3**	**Proposed**
Total	6,850	6,850 – 25% = **5,137.5**	**5,179**
25% located at grade or first habitable room level			**1,284**

The project is therefore required to provide a total of 5,137.5 square feet of open space of which 1,284 square feet must be located at grade level or first habitable room level. The project proposes a total of 5,179 square feet of usable open space with 2,646 square feet of open space located at grade or first habitable room level. Therefore, as conditioned and in conjunction with the TOC Affordable Housing Incentive Program, the project complies with Section 9.D of the Specific Plan.

F. Project Parking Requirements. Section 9.E of the Vermont/Western Specific Plan sets forth a minimum and maximum parking standard for residential projects, as shown in the tables below:

SNAP Minimum Parking Spaces			
	Parking Space Per Square Feet / Unit	**Units**	**Parking Spaces**
Dwelling Units with Less than 3 Habitable Rooms	1	16	16
Dwelling Units with 3 Habitable Rooms	1	0	0
Dwelling Units with More than 3 Habitable Rooms	1.5	42	63
Total <u>Residential</u> Required Spaces			**79**
Guest	.25	58	14
Total Minimum Required Spaces (inclusive of guest parking)			**93**

SNAP Maximum Parking Spaces			
	Parking Space Per Square Feet / Unit	**Units**	**Parking Spaces**
Dwelling Units with Less than 3 Habitable Rooms	1	16	16
Dwelling Units with 3 Habitable Rooms	1.5	0	0
Dwelling Units with More than 3 Habitable Rooms	2	42	84
Total Residential Allowed Spaces			**100**
Guest	.50	58	29
Total Maximum Allowed Spaces (inclusive of guest parking)			**129**

However, the applicant proposes to utilize the Automobile Parking Incentive under the TOC Housing Incentive Program, which allows 0.5 spaces per unit in Tier 3 of TOC, inclusive of guest parking spaces, in exchange for setting aside the required percentage of affordable units. The TOC Automobile Parking Incentive replaces the minimum parking requirement in the SNAP; however, the project is still subject to the maximum parking requirement per the SNAP. The SNAP limits the maximum number of residential automobile parking spaces to 100, with an additional 29 spaces allowed for guest parking, for a total of 129 parking spaces. The project will provide 55 residential parking spaces without any guest parking spaces (as permitted by TOC), which is within the minimum and maximum requirements. Therefore, as conditioned and in conjunction with the reduced residential parking spaces per TOC, the project complies with Section 9.E of the Specific Plan.

Bicycles. Section 9.E.2 of the Vermont/Western Specific Plan requires any residential project with two (2) or more dwelling units to provide one-half (0.5) bicycle parking space per residential unit. The proposed development consists of 58 residential units, thus, requiring 29 bicycle parking spaces. Furthermore, the SNAP requires one (1) parking space for every 1,000 square feet of commercial floor area for the first 10,000 square feet, and one (1) parking space for every additional 10,000 square feet of floor area thereafter. The project proposes 3,245 square feet of commercial floor area, thereby requiring four (4) commercial parking spaces. The applicant proposes 29 residential bicycle parking spaces and four (4) commercial bicycle parking spaces within a bicycle parking room located in first through third floor levels.

Commercial Vehicle Parking. Section 8.E.3 of the Vermont/Western Specific Plan requires two (2) parking spaces per 1,000 square feet of commercial floor area, which must be shared with any guest parking spaces being proposed. The project proposes 3,245 square feet of commercial floor area, thereby allowing a maximum of three (3) commercial parking spaces. The project is utilizing the 30 percent reduction in commercial parking requirement per TOC in exchange for setting aside 10 percent of the total 58 units and seven (7) percent of the base 34 units for Extremely Low Income Households. As such, the new maximum commercial parking requirement with the TOC reduction is five (5) commercial spaces. The project proposes five (5) commercial parking spaces which does not exceed the original maximum SNAP requirement of six (6) commercial spaces allowed. If guest parking spaces are designated at a later time, they must be shared with commercial spaces and the commercial parking spaces cannot be in addition to guest parking spaces. Moreover, if more guest parking spaces are allowed than commercial parking spaces, the proposed project cannot exceed the maximum six (6) spaces allowed per the SNAP.

Therefore, as proposed and conditioned, the project complies with Sections 9.E.1, 9.E.2, and 9.E.3 of the Specific Plan.

G. Conversion Requirements. Section 9.F of the Vermont/Western Specific Plan sets forth requirements pertaining to the conversion of existing structures to residential condominium uses. The project proposes the construction, use and maintenance of an eight-story mixed-use building on a vacant lot. Therefore, Section 9.F of the Specific Plan does not apply.

H. Yards. Section 9.H of the Vermont/Western Specific Plan specifies that no front, side or rear yard setbacks shall be required for the development of any project within Subarea C. The project proposes no yard setbacks. Therefore, the project complies with Section 9.H of the Specific Plan.

I. Pedestrian Throughways. Section 9.G states that applicants shall provide one public pedestrian walkway, throughway, or path for every 250 feet of street frontage for the project. The pedestrian throughway shall be accessible to the public and have a minimum vertical clearance of 12 feet and a minimum horizontal clearance of 10 feet. The proposed building occupies approximately 70 feet of frontage along the westerly side of Vermont Avenue. As such, a pedestrian throughway is not required as part of the design of the project site. Therefore, Section 9.G of the Specific Plan does not apply.

J. Development Standards. Section 9.I of the Vermont/Western Specific Plan requires that all projects with new development and extensive remodeling be in substantial conformance with the following Development Standards and Design Guidelines. The proposed project conforms to Development Standards and Design Guidelines as discussed in the Findings below.

Development Standards

(1). Landscape Plan. The Development Standard for Subarea C requires that all open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities shall be landscaped by lawns and other ground coverings, allowing for convenient outdoor activity. All landscaped areas shall be landscaped in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or licensed landscape contractor. The landscape plan in Exhibit "A" shows that adequate landscaping will be provided throughout the project site. The project will provide two (2) street trees and Fortnight Lily within the public right-of-way. The 2nd and 8th Floor will be landscaped with shrubbery and trees. The applicant has been conditioned to submit a final landscape plan prepared by a licensed landscape architect and a final irrigation plan. Therefore, as conditioned, the project complies with this Development Standard.

(2). Usable Open Space. This Development Standard requires that common usable open space must have a dimension of 20 feet when measured perpendicular from any point on each of the boundaries of the open space area and a minimum common open space area of 400 square feet for projects with less than 10 dwelling units and 600 square feet for projects with 10 dwelling units or more. Balconies shall have a minimum dimension of six feet. Common open space areas or balconies not meeting the minimum dimension requirements when measured perpendicular from any point on each of the boundaries of the open space area cannot be counted towards the square-footage allocated towards meeting the overall usable open space requirement. The

applicant is asking for a 25 percent reduction to permit a minimum 5,137.5 square feet of overall usable open space in lieu of the minimum 6,850 square feet otherwise required, in exchange for setting aside seven (7) percent, or three (3) units, of the base 34 units for Extremely Low Income Households. The applicant is proposing to set aside an overall of six (6) units for Extremely Low Income households. The Development Standard further stipulates that private usable open space, such as balconies with a minimum dimension of six feet, may reduce the required usable open space directly commensurating with the amount of private open space provided. The applicant proposes multiple common open space areas throughout the building in forms of recreational rooms, terraces, and balconies for a total area of 3,789 square feet common open space and 1,390 square feet of private open space. Therefore, the project complies with this Development Standard.

(3). Streetscape Elements. The Development Standards require that any project along Vermont Avenue, Virgil Avenue, Hollywood Boulevard between the Hollywood Freeway and Western, or referred to in the Barnsdall Park Master Plan, or projects along another major and secondary highways, to conform to the standards and design intentions for improvement of the public right-of-way.

a) **Street Trees.** The Development Standards require that one 36-inch box shade tree be planted and maintained in the sidewalk for every 30 feet of street frontage. The project site has approximately 70 feet of frontage along the westerly side of Vermont Avenue, thus, requiring two (2) street trees along the public right-of-way of the project site. The project proposes two (2) shade street trees within the 70 feet of street frontage along Vermont Avenue. Therefore, as conditioned, the project complies with this Development Standard.

b) **Tree Well Covers.** The Development Standards require that a tree well cover be provided for each new and existing street tree in the project area. The project proposes two (2) street trees along the public right-of-way which includes a tree well cover. Therefore, as conditioned, the project complies with this Development Standard.

c) **Bike Racks**. The Development Standards require one bike rack for every 50 feet of street frontage. The project site has approximately 70 feet of frontage along the westerly side of Vermont Avenue, thus, requiring one (1) bike rack along the public right-of-way. The project has been conditioned to provide one (1) bike rack along the public right-of-way of the project site. Therefore, as conditioned, the project complies with this Development Standard.

a) **Trash Receptacles.** The Development Standards require one trash receptacle be provided in the public right of way for every 100 feet of lot frontage along a Major or Secondary Highway. The project site has approximately 70 feet of frontage along the westerly side of Vermont Avenue, which is considered a Secondary Highway. Therefore, this Development Standard does not apply.

d) **Public Benches.** The Development Standards require that one public bench be provided in the public right of way for every 250 feet of lot frontage on a Major or Secondary Highway. The project site has approximately 70 feet of frontage along the westerly side of Vermont Avenue. Therefore, this Development Standard does not apply.

(4). Pedestrian/Vehicular Circulation. The Development Standards require that projects fronting on a main commercial street shall avoid pedestrian/vehicular conflicts by adhering to standards related to parking lot location, curb cuts, pedestrian entrances, pedestrian walkways and speed bumps. The subject property fronts along Vermont Avenue. Therefore, the following Development Standards apply.

a) **Parking Lot Location.** The Development Standards require that surface parking lots be placed at the rear of structures. The project does not propose a surface parking lot, but rather vehicle parking within the three levels of above-grade parking area which is enclosed. Therefore, this Development Standard does not apply.

a) **Waiver.** The Director of Planning may authorize a waiver from the requirement to provide parking in the rear of the lot for mid-block lots that do not have through access to an alley or public street at the rear. The project lot does have access to an alley at the rear and is used as the parking ingress and egress. Therefore, this Development Standard does not apply.

b) **Curb Cuts.** The Development Standards allow one curb cut that is 20 feet in width for every 150 feet of street frontage when a project takes its access from a Major or Secondary Highway, unless otherwise required by the Departments of Public Works, Transportation or Building and Safety. The project proposes its vehicle ingress and egress along the rear alley. Therefore, this Development Standard does not apply

b) **Pedestrian Entrance.** The Development Standards require that all buildings that front on a public street shall provide a pedestrian entrance at the front of the building. As shown on “Exhibit A” the project proposes a main pedestrian lobby entrance along Vermont Avenue. Moreover, the retail entrances have been spaced out for consistency along Vermont Avenue. Therefore, the project complies with this Development Standard.

c) **Design of Entrances.** The Development Standards require that entrances be located in the center of the façade or symmetrically spaced if there are more than one and be accented by architectural elements such as columns, overhanging roofs or awnings. The residential entrance for the project is located approximately at the northeast corner of the façade along Vermont Avenue and will primarily lead residents from the street to the lobby area, mailboxes, and stair and elevator access points. Moreover, the multiple retail entrances available along Vermont Avenue for the ground floor retail space have been evenly spaced and are located on both sides of the residential lobby. Therefore, as proposed, the project complies with this Development Standard.

d) **Inner Block Pedestrian Walkway.** The Development Standards require that applicants provide a pedestrian walkway, throughway or path for every 250 feet of street frontage for a project. The pedestrian path or throughway shall be provided from the rear property line or from the parking lot or public alley or street if located to the rear of the project, to the front property line. The pedestrian walkway shall be accessible to the public and have a minimum vertical clearance of twelve feet, and a minimum horizontal clearance of ten feet. The project site has approximately 70 feet of frontage along the westerly side of Vermont Avenue. Therefore, this Development Standard does not apply.

e) **Speed Bumps.** The Development Standards require speed bumps be provided at a distance of no more than 20 feet apart when a pedestrian walkway and driveway share the same path for more than 50 lineal feet. The proposed project does not contain a pedestrian walkway and driveway that share the same path for more than 50 lineal feet. Therefore, this Development Standard does not apply.

(5). Utilities. The Development Standards require that when new utility service is installed in conjunction with new development or extensive remodeling, all proposed utilities on the project site shall be placed underground. The project does not propose any installation of new utility service at this time. However, in the event new utility lines are to be installed on the site, the Conditions of Approval require all new utility lines which directly service the lot or lots shall be installed underground. If underground service is not currently available, then provisions shall be made for future underground service. Therefore, as conditioned, the project complies with this Development Standard.

(6). Building Design. The purpose of the following provisions is to ensure that a project avoids large blank expenses of building walls, is designed in harmony with the surrounding neighborhood, and contributes to a lively pedestrian friendly atmosphere. Accordingly, the following standards shall be met:

a) **Stepbacks.** The Development Standards require that 1) no portion of any structure exceed more than 30 feet in height within 15 feet of the front property line, and 2) that all buildings with a property line fronting on a Major Highway, including Hollywood Boulevard, Sunset Boulevard, Santa Monica Boulevard, and Vermont Avenue, shall set the second floor back from the first floor frontage at least ten feet. The proposed building has a front property line along Vermont Avenue, which is classified as an Avenue I, previously classified as a Secondary Highway. Therefore, the proposed project is subject to the first and second stepback requirements along Vermont Avenue. As seen on Sheet A3.2 – A3.3 and A4.1 – A4.2 of "Exhibit A", the project satisfies Stepback No. 1 and Stepback No. 2. Therefore, the project complies with this Development Standard.

b) **Transparent Building Elements.** The Development Standards require that transparent building elements such as windows and doors occupy at least 50 percent of the ground floor facades on the front and side elevations and 20 percent of the surface area of the rear elevation of the ground floor portion which has surface parking in the rear of the structure. Moreover, a "side elevation ground floor façade" has been interpreted by Staff to only mean those facades which face a street or alley and not facades along interior lot lines that face other buildings. The subject site currently has an east elevation that faces Vermont Avenue. The north, south, and western façades are along an interior lot line that face existing buildings, not a street or surface parking area. Per Exhibit A, Sheet A3.1, the project has a ground floor elevation area of 1,216 square feet along Vermont Avenue and is providing 659 square feet of transparency. Therefore, as conditioned, the project complies with this Development Standard.

c) **Façade Relief.** The Development Standards require that exterior walls provide a break in plane for every 20 feet horizontally and every 30 feet vertically. As seen in "Exhibit A" the project proposes horizontal and vertical plane breaks through the use of the façade incrementally stepped away from

the street, change in material, recessed windows, transparency, and lineal orientation of the façade construction. Therefore, the project complies with this Development Standard.

d) **Building Materials.** The Development Standards require that building facades be comprised of at least two types of complimentary building materials. The project proposes the use of plaster, wrought iron, metal, and ceramic on all elevations of the structure. Therefore, the project complies with this Development Standard.

e) **Surface Mechanical Equipment.** The Development Standards require that all surface or ground mounted mechanical equipment be screened from public view and treated to match the materials and colors of the building which they serve. The plans do not indicate the location of surface mechanical equipment. However, in the event surface mechanical equipment is constructed, the Conditions of Approval require surface mechanical equipment to match the colors and materials of the building which they serve. Therefore, as conditioned, the project complies with this Development Standard.

f) **Roof Lines.** The Development Standards require that all rooflines in excess of 40 feet are broken up through the use of gables, dormers, plant-ons, cutouts, or other appropriate means. As seen in Exhibit A, Sheet A3.1 – A3.3, all roof lines are continuously broken up to not exceed a horizontal roof line of 40 feet or greater. Therefore, the project complies with this Development Standard.

(7). Rooftop Appurtenances. The Development Standards require that all rooftop equipment and building appurtenances shall be screened from public view or architecturally integrated into the design of the building. The proposed project will have no mechanical equipment placed on the roof. In the event that rooftop mechanical equipment is constructed, a Condition of Approval has been included requiring said equipment and ducts be screened from view from any street, public right-of-way or adjacent property and the screening shall be solid and match the exterior materials, design and color of the building. Therefore, as conditioned, the project complies with this Development Standard.

(8). Trash and Recycling Areas. The Development Standards require that trash storage bins be located within a gated, covered enclosure constructed of identical building materials, be a minimum of six feet high, and have a separate area for recyclables. The proposed project provides a minimum six-foot trash and recycle enclosure located within the first-floor level. Therefore, the project complies with this Development Standard.

(9). Pavement. The Development Standards require that paved areas not used as parking and driveway areas consist of enhanced paving materials such as stamped concrete, permeable paved surfaces, tile, and/or brick pavers. The project site does not currently contain areas not being used as parking and driveway access that would require enhance paving at the ground level. Therefore, as conditioned, the project complies with this Development Standard.

(10). Freestanding Walls. The Development Standards require that all freestanding walls contain an architectural element at intervals of no more than 20 feet and be set back

from the property line adjacent to a public street. This project does not propose any freestanding walls. Therefore, this Development Standard does not apply.

(11). Parking Structures – Required Commercial Frontage. The Development Standards require that all of the building frontage along major or secondary highways, for a parking structure shall be for commercial, community facilities, or other non-residential uses to a minimum depth of 25 feet. This Development Standard applies to standalone parking structures, which the project does not propose. Therefore, this Development Standard does not apply.

(12). Parking Structures – Façade Treatments. The Development Standards require parking structures be designed to match the style, materials and colors of the main building. This Development Standard applies to standalone parking structures, which the project does not propose. Therefore, this Development Standard does not apply

(13). Parking Structures Across from Residential Uses. The Development Standards require parking structures abutting or directly across an alley or public street from any residential use or zone conform to standards regarding the façade facing the residential use or zone. This Development Standard applies to standalone parking structures, which the project does not propose. Therefore, this Development Standard does not apply

(14). Surface Parking Lots. The Development Standards require at least 10 percent of the surface parking lot to be landscaped with: one (1) 24-inch box shade tree for every four parking spaces, spaced evenly to create an orchard-like effect; a landscaped buffer around the property line; and a three and a half foot solid decorative masonry wall behind a three-foot landscaped buffer. The trees shall be located so that an overhead canopy effect is anticipated to cover at least 50 percent of the parking area after 10 years of growth. The project does not propose a surface parking lot. The parking for the project is located within three levels of above-grade parking areas which are enclosed. Therefore, this Development Standard does not apply.

(15). Surface Parking Abutting Residential. The Development Standards require surface parking abutting or directly across an alley or public street from any residential use or zone conform to standards regarding a decorative wall and landscaping buffer. The project does not propose a surface parking lot. The parking for the project is located within an above-grade parking area which is enclosed. Therefore, this Development Standard does not apply.

(16). On-Site Lighting. The Development Standards require that the project include on-site lighting along all vehicular and pedestrian access ways. The Development Standards specify that the acceptable level of lighting intensity is ¾ foot-candle of flood lighting measured from the ground, a maximum mounting height of light sources shall be 14 feet, and “white” color corrected lamp color shall be used for ground level illumination. A Condition of Approval has been included to ensure that any lighting shall meet the on-site lighting standards mentioned above. Therefore, as conditioned, the project complies with this Development Standard.

(17). Security Devices. The Development Standards require security devices to be screened from public view. The proposed project does not contain any type of security devices at this time. In the event that additional security devices are installed in the future, a Condition of Approval has been included requiring all proposed devices to be integrated into the design of the building, concealed and retractable. Therefore, the project complies with this Development Standard.

(18). Privacy. The Development Standards require that buildings be arranged to avoid windows facing windows across property lines, or the private open space of other residential units. The applicant has provided an elevation, Sheet A3.2 – A3.3, which depicts the windows of the existing adjacent structures to the south superimposed onto the proposed project. The elevation shows that none of the windows of adjacent property will be marginally affected by the new construction. Therefore, the project complies with this Development Standard.

(19). Hours of Operation. The Development Standards require that parking lot cleaning and sweeping, trash collection and deliveries be limited between 7:00 a.m. - 8:00 p.m. Monday through Friday, and 10:00 a.m. - 4:00 p.m. on Saturdays and Sundays. The applicant has been required in the Conditions of Approval to comply with this Development Standard. Therefore, as conditioned, the project complies with this Development Standard.

(20). Noise Control. The Development Standards require that any dwelling unit exterior wall including windows and doors having a line of sight to a public street or alley be constructed to provide a Sound Transmission Class of 50 or greater, as defined in the Uniform Building Code Standard No. 35-1, 1979 edition, or latest edition. The developer, as an alternative, may retain an acoustical engineer to submit evidence, specifying any alternative means of sound insulation sufficient to reduce interior noise levels below 45dBA in any habitable room. The proposed building has multiple windows along the front façade with a line of sight directly to Vermont Avenue. The project team has not submitted any evidence by an acoustical engineer specifying any alternative means of sound insulation sufficient to reduce interior noise levels below 45dBA in any habitable room during the case processing. Therefore, the alternative method of noise control cannot be taken into account for this project. As such, a Condition of Approval has been included requiring any dwelling unit exterior wall including windows and doors having a line of sight to a public street or alley to be constructed to provide a Sound Transmission Class of 50 or greater, as defined in the Uniform Building Code Standard No. 35-1, 1979 edition, or latest edition. Therefore, as conditioned, the project complies with this Development Standard.

(21). Required Ground Floor Uses. The Development Standards states that 100 percent of street level uses within Subarea C must be commercial uses up to a depth of 25 feet. The applicant proposes 3,245 square feet of retail space and lobby space along Vermont Avenue with a depth of up to 25 feet. Therefore, the project complies with this Development Standard.

Design Guidelines

(22). Urban Form. The Design Guidelines encourage transforming commercial streets away from a highway oriented, suburban format into a distinctly urban, pedestrian oriented and enlivened atmosphere by providing outdoor seating areas, informal gathering of chairs, and mid-block pedestrian walkways. The Guidelines also indicate that streets should begin to function for the surrounding community like an outdoor public living room and that transparency should exist between what is happening on the street and on the ground floor level of the buildings. The project is designed to enhance the pedestrian experience along Vermont Avenue by providing over 50 percent transparency increasing visibility into the ground floor from the street. The project has also been conditioned to include bike racks and shade trees along the public right-of-way. Therefore, as proposed, the project complies with this Design Guideline.

(23). Building Form. The Design Guidelines encourage every building to have a clearly defined ground plane, roof expression and middle or shaft that relates the two. The ground plane of the project is defined by facades that consist of glass and ceramic tile. The upper floors are defined by various planes that consist of different material, windows, and projections. The roof plane varies in height and material, which adds articulation to the building. Therefore, as proposed, the project complies with this Design Guideline.

(24). Architectural Features. The Design Guidelines encourage courtyards, balconies, arbors, roof gardens, water features, and trellises. Appropriate visual references to historic building forms – especially Mediterranean traditions – are encouraged in new construction. The proposed project provides multiple private balconies from the fourth to the eight floor. Furthermore, all street-facing elevations employ a variety of building materials and articulation by way of changes in building plane, and transparency. Therefore, the project complies with this Design Guideline.

(25). Building Color. The Design Guidelines encourage buildings be painted three colors: a dominant color, a subordinate color and a "grace note" color. The proposed project includes colors such as grey, mother earth, and brass. Therefore, the project complies with this Design Guideline.

(26). Signs. The Design Guidelines provide extensive guidance related to the placement, type, and style of signage to be used for projects. The Guidelines identify appropriate signs for the Specific Plan area to include: wall signs, small projecting hanging signs, awnings or canopy signs, small directory signs, and window signs. Any pole, roof or off-site sign, any sign containing flashing, mechanical or strobe lights (digital signs) are prohibited. The applicant does not propose signs as part of this application. However, all future signs shall be reviewed by Project Planning staff for compliance with the Vermont/Western SNAP and Design Guidelines. Filing for a Project Permit shall not be necessary unless a Project Permit Adjustment, Exception, or Amendment is required. Therefore, as conditioned, the project complies with this Development Standard.

(27). Plant Materials on Facades. The Design Guidelines encourage facade plant materials in addition to permanent landscaping. Plants can be arranged in planters, containers, hanging baskets, flower boxes, etc. The applicant does not propose any plant materials on facades. Therefore, this Design Guideline does not apply.

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

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 Section 15332 (Class 32), Case No. ENV-2019-910-CE.

The proposed project is for the construction, use and maintenance of an eight-story, with above grade parking levels, mixed-use building with 54,790 square feet of total floor area consisting of 58 dwelling units and 3,245 square feet of commercial floor area on a vacant lot. The building measures 94 feet in overall height. The project is setting aside 10 percent of the total 58 units and seven (7) percent of the base 34 units for Extremely Low Income Households. The project proposes six (6) units restricted to Extremely Low Income

Households. The building will contain 54,790 square feet of floor area with a 4.35:1 FAR. The unit mix will be comprised of 16 studios and 42 two-bedroom units. There will be 50 residential automobile parking spaces and a maximum of five (5) commercial parking spaces, 29 residential bicycle parking spaces, four (4) commercial bicycle parking spaces, and 5,179 square feet of usable open space.

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

The project site is located at 1225 North Vermont Avenue within the Hollywood Community Plan. There are currently two (2) projects dating back to July 15, 2017, which received a Letter of Determination from the Department of City Planning, but have yet to receive a Certificate of Occupancy from the Los Angeles Department of Building and Safety (LADBS). As such, there are projects within 1,320 feet of the same type and in the same place as the subject project at the time of filing, February 13, 2019, which is the CEQA baseline.

PROJECTS WITHIN A QUARTER-MILE FROM THE SUBJECT SITE (filed or filed and approved prior to the CEQA baseline, February 13, 2019)			
Address	**Case Number**	**Date Filed**	**Scope of Work**
1223 N Edgemont St	DIR-2017-2402-DB-SPP	6/15/2017	New 13-unit residential project
4632 W Santa Monica Blvd	DIR-2019-337-SPP-SPPA-TOC-SPR	1/16/219	New 177-unit mixed-use project

According to SCAQMD, individual construction projects that do not exceed the SCAQMD's recommended daily thresholds for project-specific impacts would not cause a cumulatively considerable increase in emissions for those pollutants for which the Air Basin is in non-attainment. As previously mentioned, 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. Construction-related daily emissions at the project site would not exceed SCAQMD's regional or localized significance thresholds. Furthermore, an Air Quality Study prepared by Douglas Kim of DKA Planning on May, 2019, concluded that any cumulative impacts would be less than significant. Therefore, the project's contribution to cumulative construction-related regional emissions would not be cumulatively considerable and therefore would be less than significant. Construction of the project also would have a less-than-significant impact with regard to localized emissions.

As noise is a localized phenomenon and decreases in magnitude as distance from the source increases, only projects and ambient growth in the nearby area could combine with the proposed project to result in cumulatively considerable noise impacts. These above noted projects will begin construction and end construction at different time lines, with minor overlap between projects. Furthermore, a Noise Study prepared by Douglas Kim of DKA Planning on May, 2019, concluded that any cumulative impacts would be less than significant. Thus, the construction of these known projects will be staggered and therefore

do not have the potential to cumulatively contribute to air quality, construction traffic, and noise levels.

As mentioned, the project proposes a mixed-use building containing 58 dwelling units in an area zoned and designated for such development, through the use of a 70% density increase through the TOC Affordable Housing Incentive Program in exchange for affordable housing. All surrounding lots are developed with multi-family buildings, mixed-use, and commercial buildings. The project proposes a FAR of 4.35:1 which is the maximum 4.35:1 FAR otherwise permitted by Subarea C of the SNAP in conjunction with a 45 percent increase permitted per the TOC Affordable Housing Incentive Program in exchange for affordable housing. The proposed building will be eight-stories, with three levels of above-grade parking level, in an area that is currently developed with buildings that range in height from one- to four-stories. In conjunction with the TOC Affordable Housing Incentive Program, the proposed building will not be unusual for the vicinity of the subject site, and will be similar in scope to future mixed use or residential buildings in the area that use the TOC Affordable Housing Incentive Program in exchange for affordable housing. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

As it relates to development along a 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 17.6 miles to the west of the subject property. Therefore, the subject site will not create any impacts within a designated state scenic highway. In regards to Hazardous Waste sites, 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 as of October 9, 2020. As such, the project would not be developed on a site identified as a hazardous site pursuant to Section 65962.5 of the Government Code. Moreover, due to a neighboring dry cleaning, the project provided a Subsurface Investigation prepared by Ocean Blue Engineers dated June 19, 2015. The report found through analytical laboratory results that the subject property has not been impacted by the dry cleaning operations at the neighboring sites and no further subsurface investigations were recommended.

The project site has been vacant since 1973 and 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. 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.

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 a habitat for endangered, rare or threatened species;
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
(e) The site can be adequately served by all required utilities and public services.

The site is zoned C2-1D and has a General Plan Land Use Designation of Highway Oriented Commercial. As shown in the case file (DIR-2019-909-TOC-SPP), the project is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations in conjunction with the TOC Affordable Housing Incentive Program. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.29 acres. The surrounding area is characterized by improved streets and commercial and multi-residential buildings. Properties to the north, south, and east are zoned C2-1D, located within Subarea C of the SNAP, and developed with one to four-story mixed-use and commercial buildings. Properties to the west are zoned R3-1XL, located within Subarea C of the SNAP, and currently developed with up to three-story multi-family buildings.

The site is currently vacant, but previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. Moreover, there are no protected trees on-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 City of Los Angeles Vehicle Miles Traveled (VMT) Calculator resulted in the proposed project having a net increase of 327 daily vehicle trips and a net increase of 2,059 daily VMT. Based on the VMT Calculator, the project is required to perform VMT analysis under the VMT standards. The project provided a Traffic Study prepared by Gibson Transportation Consulting Inc, dated October 22, 2020. On November 9, 2020, the City of Los Angeles Department of Transportation (LADOT) provided a Traffic Study Approval for the proposed project. Therefore, no foreseeable cumulative impacts are expected. 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 mixed-use 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. As the project has been found to be categorically exempt from CEQA, the project is not anticipated to have a negative effect on the environment and no mitigation measures are required.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

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

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

APPEAL PERIOD - EFFECTIVE DATE

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

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

Planning Department public offices are located at:

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

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

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

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles, the Marvin Braude Building in the Valley, or West LA office. In order to assure that you receive service with a minimum amount of waiting, Applicants are encouraged to schedule an appointment with the Development Services Center either through the Department of City Planning website at http://planning.lacity.org, or by calling (213) 482-7077, (818) 374-5050, or

(310) 231-2901. The applicant is further advised to notify any consultant representing you of this requirement as well.

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

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:

Jane Choi

Jane Choi, AICP, Principal City Planner

Reviewed by:

Deborah Kahen

Deborah Kahen, AICP, Senior City Planner

Prepared by:

Jason Hernández, City Planning Associate
jason.hernandez@lacity.org

NEW 8-STORY MIXED USE MEDICAL OFFICE AND APARTMENT BUILDING INCLUDING 5-STORY 58-UNIT APARTMENT BUILDING(TYPE II-A) OVER 2-LEVEL PARKING STRUCTURE (TYPE I-A) OVER 1-LEVEL MIXED PARKING STRUCTURE AND MEDICAL OFFICE (TYPE I-A)

(PROPOSED DEVELOPMENT DESIGNED TO COMPLY WITH CITY OF LOS ANGELES T.O.C. ORDINANCE AND VERMONT/WESTERN SPECIFIC PLAN GUIDELINE)

PROJECT ADDRESS: 1225 N. VERMONT AVE., LOS ANGELES, CA 90029

DEVELOPER: 1225 N. VERMONT LLC
P.O. BOX 35833, LOS ANGELES, CA 90035

ARCHITECT: BABAK BARDI CHAHARMAHALI, AIA
11040 SANTA MONICA BLVD, SUITE 430, LOS ANGELES, CA 90025 TEL:310.430.5565 FAX:310.427.7446

These documents have been
REVISED
Date 7/28/2020









PROJECT SUMMARY BY nūr DEVELOPMENT | CONSULTING

VERMONT-WESTERN SNAP SUB-AREA
SUBAREA C – COMMUNITY CENTER

REQUESTED ENTITLEMENTS
TOC INCENTIVE FOR HEIGHT INCREASE OF 22'
TOC INCENTIVE FOR 25% REDUCTION IN TOTAL OPEN SPACE
SPECIFIC PLAN PROJECT PERMIT COMPLIANCE REVIEW

LOT AREA	
GROSS	12,596.2
DEDICATION	0
NET	12,596.2
ZONING	C2-1D
RESIDENTIAL DENSITY	
DENSITY RATIO	1 DU/400 SF
ALLOWABLE: 12,596.2 + 700 (1/2 ALLEY) = 13,296.2 / 400 = 33.2	34
TOC DENSITY INCREASE: 34 X 70% = 57.8	58
AFFORDABLE PER TOC: 58 X 10% = 5.8	6 ELI
TOTAL PROVIDED UNITS	58
MARKET-RATE UNITS	52
ELI UNITS	6
RESIDENTIAL UNIT MIX	
STUDIO	16
1-BR	0
2-BR	42
TOTAL	58

FLOOR AREA & FAR (ZONING)	
MAX FLOOR AREA / FAR PER SUBAREA C: 12,596.2 X 3 =	37,788.6 / 3.0:1
MAX FLOOR AREA / FAR PER TOC TIER 3: 37,788 + 45% =	54,793.5 / 4.35:1
COMMERCIAL FLOOR AREA	3,245
RESIDENTIAL FLOOR AREA	51,545
FLOOR AREA / FAR PROVIDED	54,790 / 4.35:1
HEIGHT & STORIES	
MAX HEIGHT / STORIES PER R3-1	75' / UNLIMITED
MAX HEIGHT / STORIES PER TOC TIER 3 (22' INCREASE)	97' / UNLIMITED
HEIGHT / STORIES PROVIDED	94' / 8-STORIES
AUTO PARKING	
RESIDENTIAL MINIMUM PER TOC TIER 3: 58 x 0.5 =	29
RESIDENTIAL MAXIMUM PER SNAP	
<3 HABITABLE ROOMS (STUDIO): 1 X 16 =	16
>3 HABITABLE ROOMS (2-BR): 2 X 42 =	84
GUEST: 0.5 X 58 =	29
TOTAL RESIDENTIAL MAXIMUM PER SNAP	129
RESIDENTIAL PROVIDED	50
COMMERCIAL MINIMUM PER ENTERPRISE ZONE: 3,245 / 500 = 6.5	6
COMMERCIAL MINIMUM W/ TOC 30% REDUCTION: 6 – 30% = 4.2	5
COMMERCIAL MAXIMUM PER SNAP: 3,245 / 500 = 6.5	6
COMMERCIAL PROVIDED	5
TOTAL PARKING PROVIDED	55
BIKE PARKING	
RES BIKE PARKING REQUIRED PER SNAP: 58 X 50% = 29	29
COMM BIKE PARKING REQUIRED PER SNAP: 3,245 / 1,000 = 3.2	4
TOTAL BIKE PARKING REQUIRED	33
TOTAL BIKE PARKING PROVIDED	34

OPEN SPACE	
STUDIO: 16 X 100	1,600
2-BR: 42 X 125	5,250
TOTAL REQUIRED SQUARE FOOTAGE	6,850
TOC TIER 3 INCENTIVE 25% REDUCTION: 6,850 X 25% =	1,712.5
FINAL REQUIRED SQUARE FOOTAGE	5,137.5
1ST FLOOR RECREATION ROOM	1,256
8TH FLOOR TERRACE	2,533
4TH FLOOR BALCONIES: 60+70+(50x12)	730
FLOORS 5-7 BALCONIES: 70+50+50+50 = 220 (EACH FLOOR)	660
TOTAL PROVIDED SQUARE FOOTAGE	5,179
25% OF OPEN SPACE: 25% X 5,179=	1,294
REC ROOM < 25% OF OPEN SPACE? (1,256 < 1,294)	YES
MAX ALLOWABLE OPEN SPACE ABOVE GRADE: 5,179 X 75% =	3,884
PROVIDED OPEN SPACE ABOVE GRADE:	2,533
50% OF REQUIRED OPEN SPACE (5,137.5 X 50%)	2,568.8
TOTAL COMMON OPEN SPACE PROVIDED (1,256 + 2,533)	3,574
COMMON OPEN SPACE > 50% OF REQUIRED? (3,574 > 2,568.8)	YES
LANDSCAPING/TREES	
REQUIRED # OF TREES: 58 DU / 4 TREES = 14.5	14
TREES PROVIDED	14
REQUIRED LANDSCAPE: 25% X 2,280 (COMMON OPEN SPACE)	570
PROVIDED LANDSCAPE	831

EXHIBIT "A"
Page No. 1 of 20
Case No. DIR-2019-101-TOC-SPP

NEW 8-STORY MIXED USE MEDICAL OFFICE AND APARTMENT BUILDING
PROJECT ADDRESS: 1225 N. VERMONT AVE., LOS ANGELES, CA 90029
DEVELOPER: 1225 N. VERMONT LLC

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	--	--	1./.2./19
2			
3			
4			
5	--		--/--/--

CONFIDENTIALITY STATEMENT:
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION WHICH THERE IF IS EXPRESSLY LIMITED TO SUCH PROJECT. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED.

LICENSED ARCHITECT — BABAK BARDI CHAHARMAHALI — C-34450 — RENEWAL 08/31/2019 — STATE OF CALIFORNIA

CALIFORNIA DEVELOPMENT AND DESIGN INC.
11040 SANTA MONICA BLVD, SUITE 430
LOS ANGELES, CA 90025
TEL:310.430.5565 FAX:310.427.7446
EMAIL: CALDDI@GMAIL.COM
WWW.DESIGNBUILDER.US

CDD INC

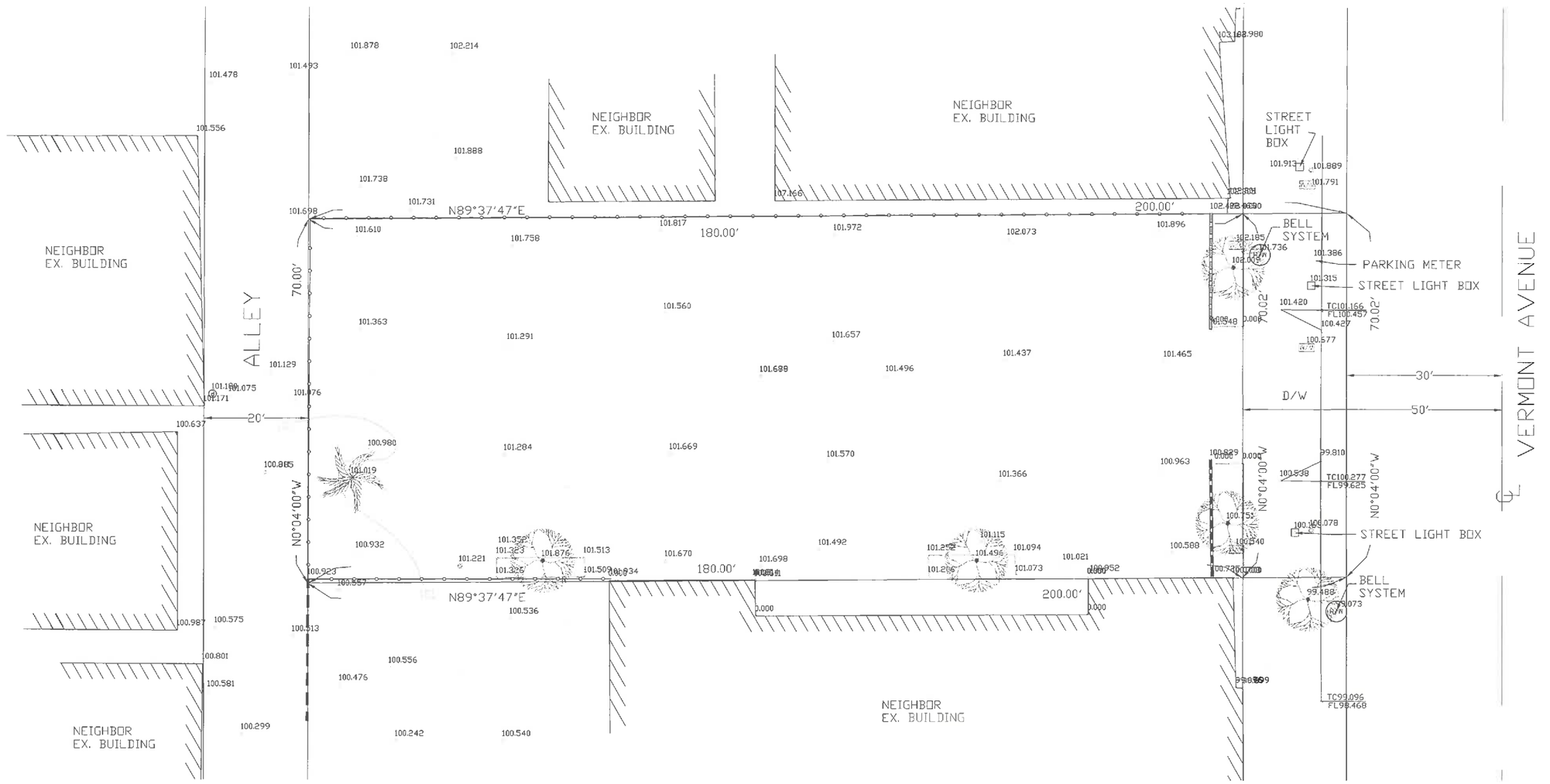
DESIGNED BY:	B.BARDI
CHECKED BY:	
DRAWN BY:	E.SANAJOU
DATE DRAWN:	
JOB NUMBER:	CDD-1413
SCALE:	

SHEET TITLE: COVER PAGE

SHEET NO. A0.0

TOPOGRAPHIC MAP

EXHIBIT "A"
Page No. 2 of 28
Case No. DIR-2019-409-TOC-SPR



SURVEYOR'S NOTES:

1. ALL INFORMATION SHOWN ON THE DRAWINGS IS GIVEN AS THE BEST PRESENT KNOWLEDGE AND PERFORMED WITHIN GENERALLY ACCEPTED ENGINEERING PRACTICE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE.

2. ESTABLISHMENT OF CONTOUR: CONTOURING IS THE GRAPHICAL REPRESENTATION OF CONSTANT ELEVATION LINES THAT ARE INTERPOLATED OR EXTRAPOLATED BETWEEN ACTUAL FIELD MEASURED ELEVATIONS OR MAP ELEVATIONS, AND SHOULD NOT BE INTERPRETED AS PRECISE GROUND CONDITIONS, ONLY AN INFINITE NUMBER OF FIELD MEASUREMENTS WOULD REPRESENT SUCH PRECISE CONDITIONS, WHICH OBVIOUSLY ARE NOT POSSIBLE. THE NUMBER OF SUCH FIELD MEASUREMENTS ARE THEREFORE LIMITED TO THE SCOPE AND INTENT OF THE RESULTING MAP.

3. THE BOUNDARY SHOWN HEREON HAS BEEN ESTABLISHED BASED ON THE RECORD DATA.

LEGAL DESCRIPTION:

LOT 8, PRIESTER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:
FD S&W, TAGGED L.A. CO., VERMONT AVENUE AND FOUNTAIN AVENUE
ASSUMED ELEVATION = 112.016

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

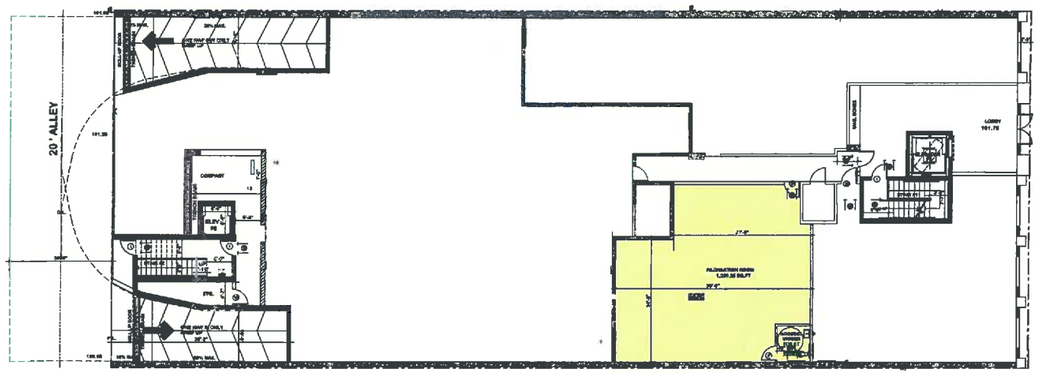
REVISIONS

PROJECT LOCATION:
1225 N. Vermont Avenue
Los Angeles, CA

DRAWN:	PN
CHECKED:	
DATE:	11/26/2007
JOB NO.:	07-105-007
SCALE:	1" = 10'
FILE NAME:	1225vermont.dwg

C-1

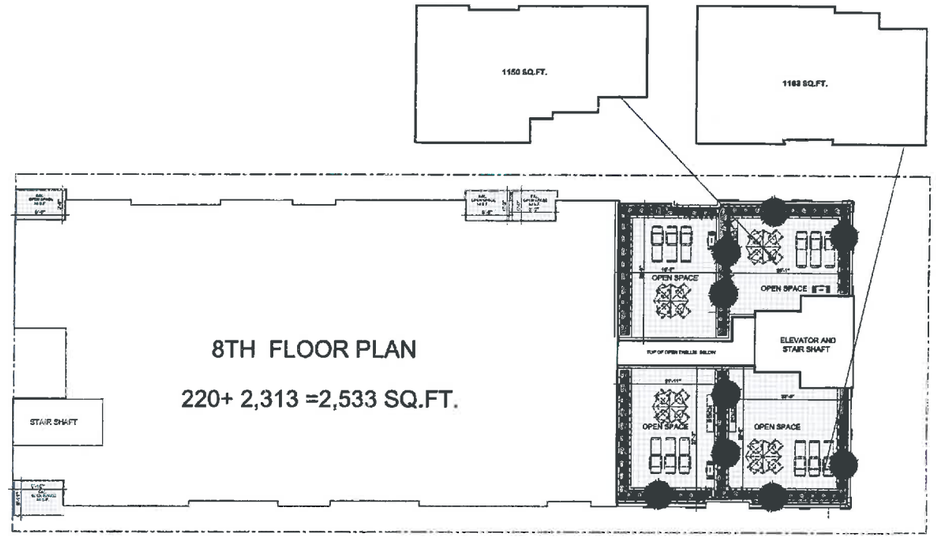
SHEET 1 OF 1 SHT.

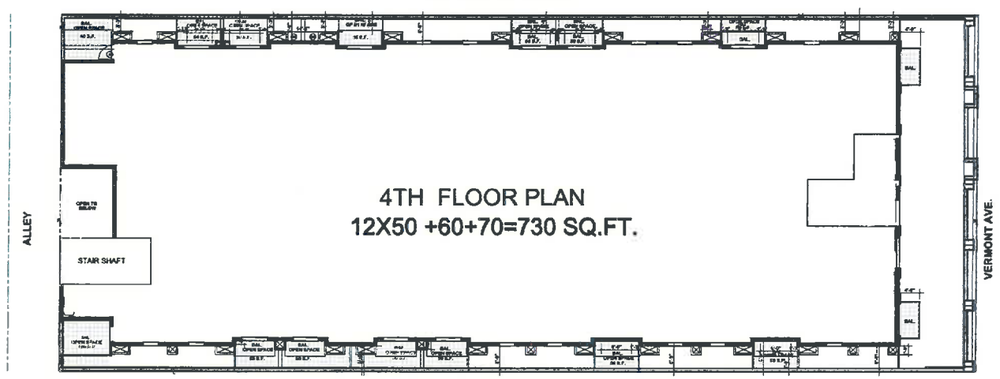


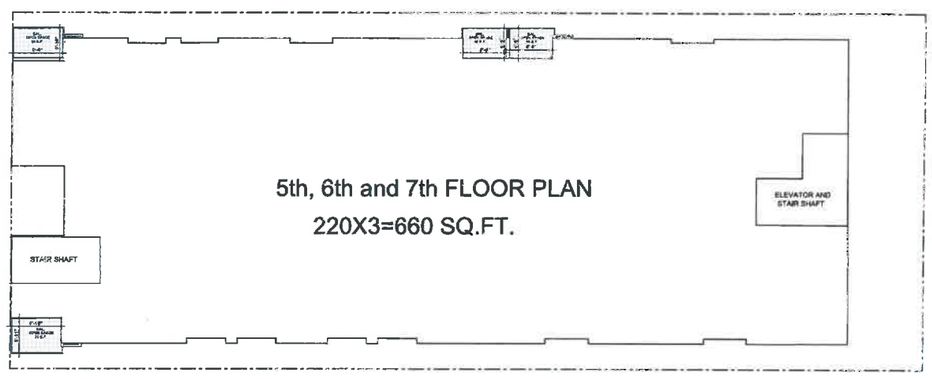
1ST FLOOR PLAN

RECREATIONS ROOM 1,256.25 SQ.FT

OPEN SPACE







TOTAL PROVIDED OPEN SPACE: 5,179.25 SQ.FT.

EXHIBIT "A"
Page No. 3 of 20
Case No. ZA-2019-909-TOC-SPR

NEW 8-STORY MIXED USE MEDICAL OFFICE AND APARTMENT BUILDING
PROJECT ADDRESS: 1225 N. VERMONT AVE., LOS ANGELES, CA 90029
DEVELOPER: 1225 N. VERMONT LLC

REVISIONS

NO.	DESCRIPTION	BY	DATE
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6	---	---	--/--/--

CONFIDENTIALITY STATEMENT:
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION WHICH THERE IF IS EXPRESSLY LIMITED TO SUCH PROJECT. REUSE, REPRODUCTION OR PRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED.

LICENSED ARCHITECT
BABAK BARDI CHAHARMAHALI
C-34450
RENEWAL 8/31/2019
STATE OF CALIFORNIA

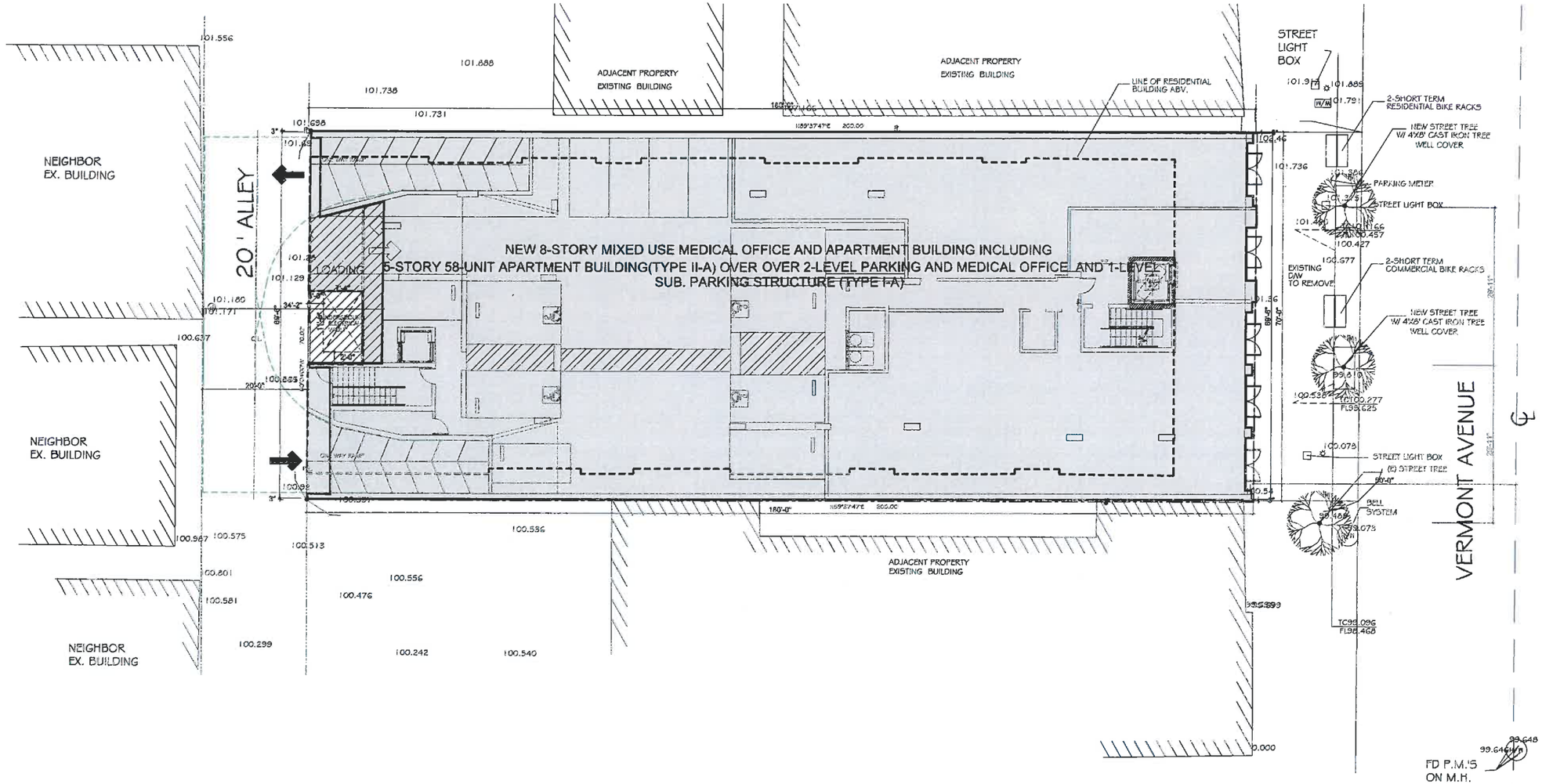
CALIFORNIA DEVELOPMENT AND DESIGN INC.
11040 SANTA MONICA BLVD. SUITE 430
LOS ANGELES, CA 90025
TEL:310.430.5565 FAX:310.427.7446
EMAIL: CALDDINC@AOL.COM
WWW.DESIGNBUILDER.US

CDD INC

DESIGNED BY:	B.BARDI
CHECKED BY:	
DRAWN BY:	E.SANAJOU
DATE DRAWN:	
JOB NUMBER:	CDD-1413
SCALE:	

SHEET TITLE: OPEN SPACE DIAGRAM

SHEET NO. A0.01



N

SITE PLAN

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

LEGEND:

4-SHORT TERM PARKING SPACE PROVIDED AT THIS LEVEL

STREET TREE

EXHIBIT "A"
Page No. 4 of 20
Case No. DIR-2018-909-TOC-SPR

NEW 8-STORY MIXED USE MEDICAL OFFICE AND APARTMENT BUILDING
PROJECT ADDRESS: 1225 N. VERMONT AVE., LOS ANGELES, CA 90029
DEVELOPER: 1225 N. VERMONT LLC

REVISIONS		
NO.	DESCRIPTION	BY DATE
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LICENSED ARCHITECT
BABAK BARDI CHAHARMAHALI
C-34450
RENEWAL 8/31/2019
STATE OF CALIFORNIA

CALIFORNIA
DEVELOPMENT AND
DESIGN INC.
11040 SANTA MONICA BLVD, SUITE 430
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TEL:310.450.5565 FAX:310.427.7448
EMAIL: CALDDINC@AOL.COM
WWW.DESIGNBUILDER.US

CDD INC

DESIGNED BY:	B.BARDI
CHECKED BY:	
DRAWN BY:	E.SANAJOU
DATE DRAWN:	
JOB NUMBER:	CDD-1413
SCALE:	

SHEET TITLE: SITE PLAN

SHEET NO. A1.0

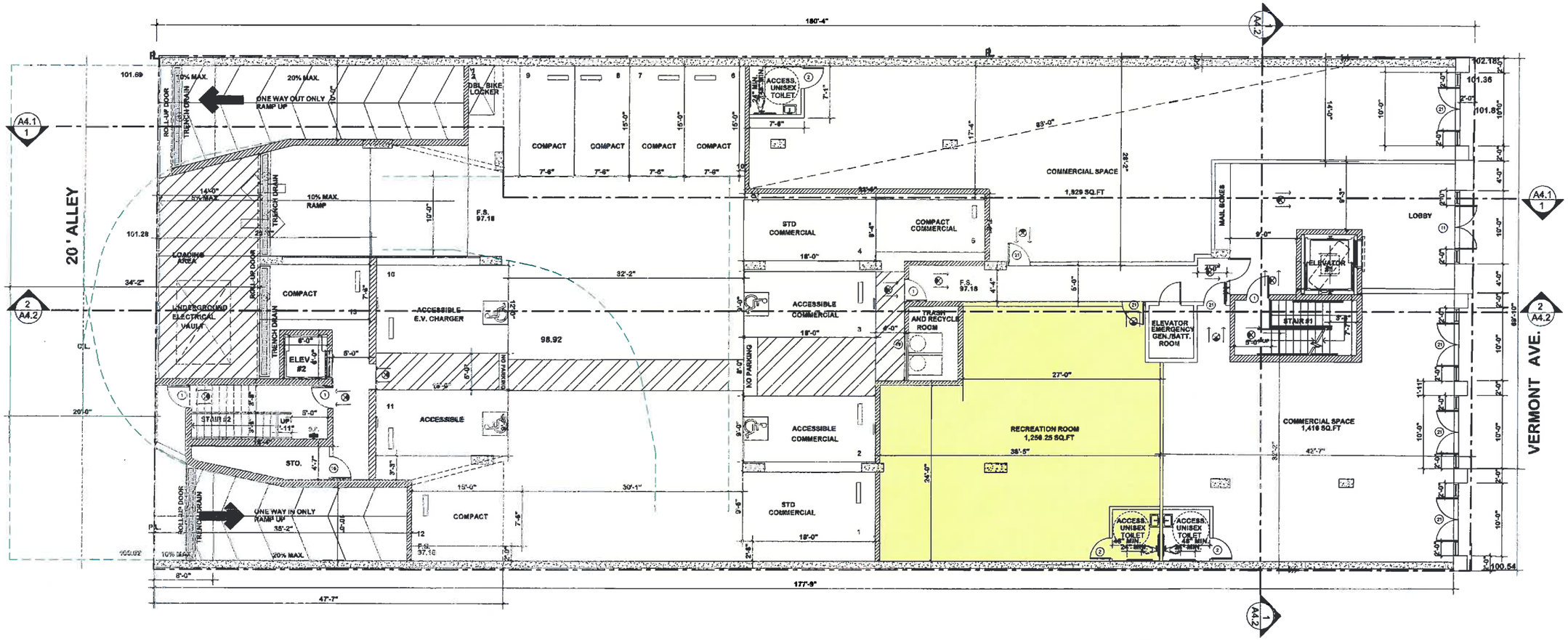


EXHIBIT "A"
Page No. 5 of 10
Case No. DIR-2019-6908-TOC-SPP

N

1ST FLOOR PLAN

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

TOTAL PARKING SPACE AT THIS LEVEL: 13-SPACES
INCLUDING 4-ACCESSIBLE, 2-STANDARD AND 7- COMPACT

400 SQ.FT. LOADING SPACE PROVIDED WITH MINIMUM HEIGHT OF 14 FEET AT THIS LEVEL

5- PARKING SPACE ASSIGNED TO THE COMMERCIAL USE AT THIS LEVEL
8- PARKING SPACE ASSIGNED TO THE RESIDENTIAL USE AT THIS LEVEL

INDICATES AREA OF RECREATION ROOM

S.P. FIRE DEPARTMENT STAND PIPE

2X METAL STD W/1-LAYER 5/8" TYPE 'X' GYPSUM BD EACH SIDE

C.M.U. WALL (PER STRUCTURAL)

CONCRETE WALL (PER STRUCTURAL)

EXIT EXIT SIGN W/ EMERGENCY LIGHT

ACC. PATH OF TRAVEL

R PARKING SPACE DESIGNATED

FIRE EXTINGUISHER MIN. OF 2-A OR 2-A10BC

EXHAUST VENT FAN ENERGY STAR WITH HUMIDISTAT DUCTED TO EXTERIOR

3'-6" 20 BIKE LOCKER 6'-8"

10-LONG TERM RESIDENTIAL BICYCLE SPACE PROVIDED AT THIS LEVEL

NEW 8-STORY MIXED USE MEDICAL OFFICE AND APARTMENT BUILDING
PROJECT ADDRESS: 1225 N. VERMONT AVE., LOS ANGELES, CA 90029
DEVELOPER: 1225 N. VERMONT LLC

REVISIONS		
NO. DESCRIPTION	BY	DATE
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LICENSED ARCHITECT BABAK BARDI CHAHARMAHALI C-34450 RENEWAL 8/31/2019 STATE OF CALIFORNIA

CALIFORNIA DEVELOPMENT AND DESIGN INC.
11040 SANTA MONICA BLVD. SUITE 430
LOS ANGELES, CA 90025
TEL:310.430.5565 FAX:310.427.7468
EMAIL: CALDDINC@AOL.COM
WWW.DESIGNBUILDER.US

CDD INC

DESIGNED BY:	B.BARDI
CHECKED BY:	
DRAWN BY:	E.SANAJOU
DATE DRAWN:	
JOB NUMBER:	CDD-1413
SCALE:	

SHEET TITLE: 1ST FLOOR PLAN

SHEET NO. A2.1

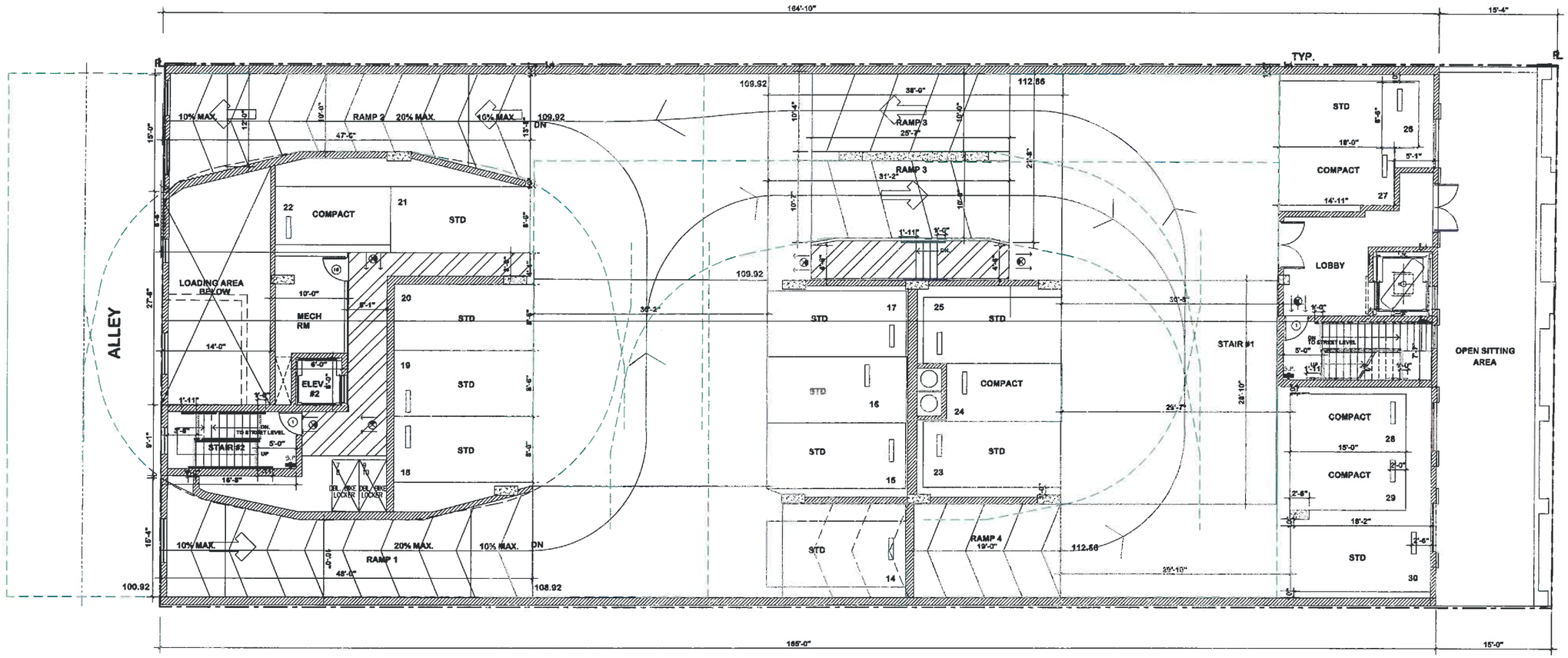


EXHIBIT "A"
Page No. 6 of 20
Case No. DIR-2018-908-TOC-SPR

2ND FLOOR PLAN

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

TOTAL PARKING SPACE AT THIS LEVEL: 16-SPACES
INCLUDING 9-STANDARD AND 7- COMPACT
ALL PARKING SPACES ASSIGNED TO THE
RESIDENTIAL USE AT THIS LEVEL

S.P. FIRE DEPARTMENT STAND PIPE

2X METAL STD W/1-LAYER 5/8" TYPE 'X' GYPSUM BD EACH SIDE

C.M.U. WALL (PER STRUCTURAL)

CONCRETE WALL (PER STRUCTURAL)

EXIT EXIT SIGN W/ EMERGENCY LIGHT

ACC. PATH OF TRAVEL

R PARKING SPACE DESIGNATED

FIRE EXTINGUISHER MIN. OF 2-A OR 2-A10BC

EXHAUST VENT FAN ENERGY STAR WITH HUMIDISTAT DUCTED TO EXTERIOR

3'-6" DBL. BIKE LOCKER 6'-9"

10-LONG TERM RESIDENTIAL BICYCLE SPACE PROVIDED AT THIS LEVEL

NEW 8-STORY MIXED USE MEDICAL OFFICE AND APARTMENT BUILDING
PROJECT ADDRESS: 1225 N. VERMONT AVE., LOS ANGELES, CA 90029
DEVELOPER: 1225 N. VERMONT LLC

REVISIONS

NO.	DESCRIPTION	BY	DATE
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LICENSED ARCHITECT BABAK BARDI GHAHARMANALI C-34450 RENEWAL 4/31/2019 STATE OF CALIFORNIA

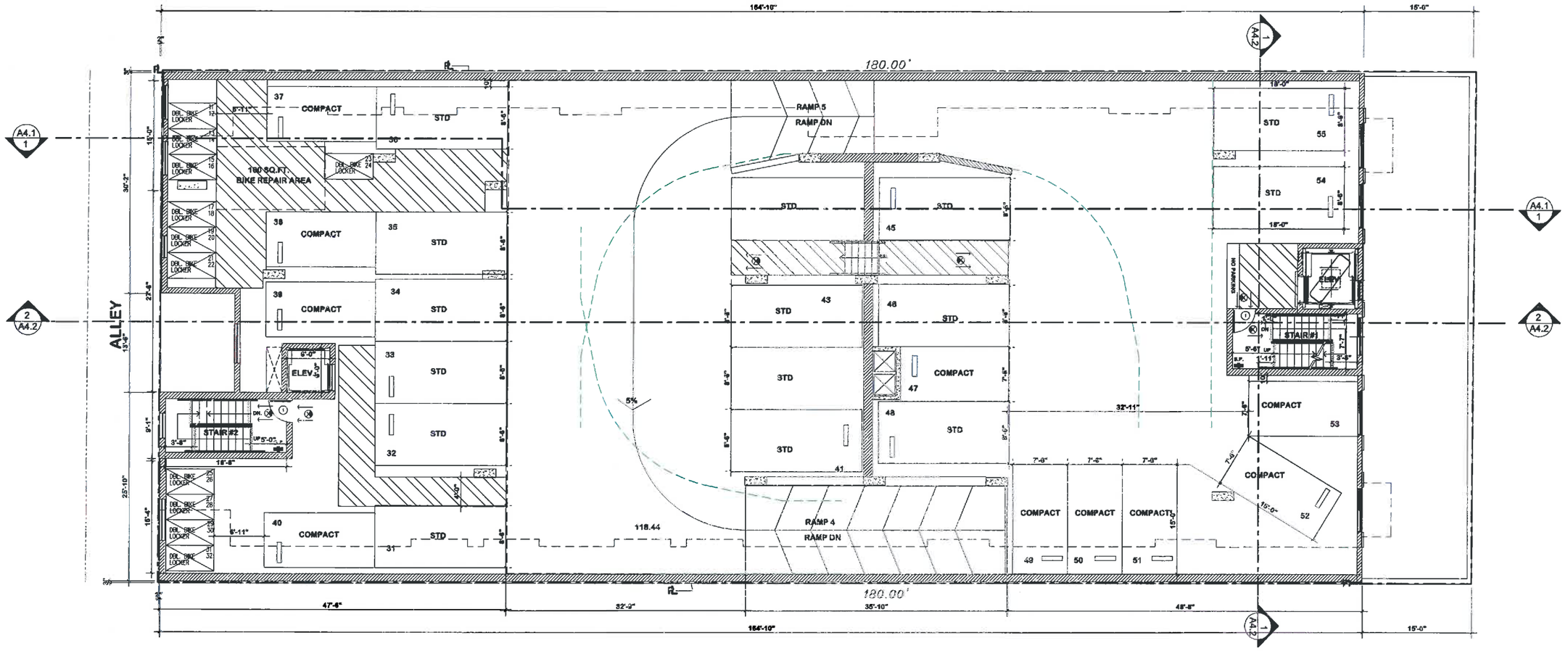
CALIFORNIA DEVELOPMENT AND DESIGN INC.
1040 SANTA MONICA BLVD, SUITE 400
LOS ANGELES, CA 90025
TEL:310.450.0266 FAX:310.427.7440
EMAIL:CALDEVINC@AOL.COM
WWW.DESIGNBUILDER.US

CDD INC

DESIGNED BY:	B.BARDI
CHECKED BY:	
DRAWN BY:	E.SANAJOU
DATE DRAWN:	
JOB NUMBER:	CDD-1413
SCALE:	

2ND FLOOR PLAN
SHEET TITLE

A2.2
SHEET NO.



3RD FLOOR PLAN

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

EXHIBIT "A"
Page No. 7 of 20
Case No. DIR-2018-909-TOC-SPP

TOTAL PARKING SPACE AT THIS LEVEL: 25-SPACES
INCLUDING 13-STANDARD AND 12- COMPACT
ALL PARKING SPACES ASSIGNED TO THE
RESIDENTIAL USE AT THIS LEVEL

S.P. FIRE DEPARTMENT STAND PIPE

2X METAL STD W/1-LAYER 5/8" TYPE 'X' GYPSUM BD EACH SIDE

C.M.U. WALL (PER STRUCTURAL)

CONCRETE WALL (PER STRUCTURAL)

EXIT EXIT SIGN W/ EMERGENCY LIGHT

ACC. PATH OF TRAVEL

R PARKING SPACE DESIGNATED

FIRE EXTINGUISHER
MIN. OF 2-A OR 2-A10BC

EXHAUST VENT FAN ENERGY STAR
WITH HUMIDISTAT DUCTED TO EXTERIOR

3'-6" DBL. BIKE LOCKER 6'-6"

10-LONG TERM RESIDENTIAL BICYCLE SPACE
PROVIDED AT THIS LEVEL

NEW 8-STORY MIXED USE MEDICAL OFFICE AND APARTMENT BUILDING
PROJECT ADDRESS: 1225 N. VERMONT AVE., LOS ANGELES, CA 90029
DEVELOPER: 1225 N. VERMONT LLC

REVISIONS		
NO.	DESCRIPTION	BY DATE
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LICENSED ARCHITECT
BABAK BARDI CHAHARMAHALI
C-34450
RENEWAL 8/31/2019
STATE OF CALIFORNIA

CALIFORNIA DEVELOPMENT AND DESIGN INC.
11040 SANTA MONICA BLVD, SUITE 450
LOS ANGELES, CA 90025
TEL:310.450.5545 FAX:310.427.7448
EMAIL: CALDDINC@AOL.COM
WWW.DESIGNBUILDER.US

CDD INC

DESIGNED BY:	B.BARDI
CHECKED BY:	
DRAWN BY:	E.SANAJOU
DATE DRAWN:	
JOB NUMBER:	CDD-1413
SCALE:	

SHEET TITLE: 3RD FLOOR PLAN

SHEET NO. A2.3

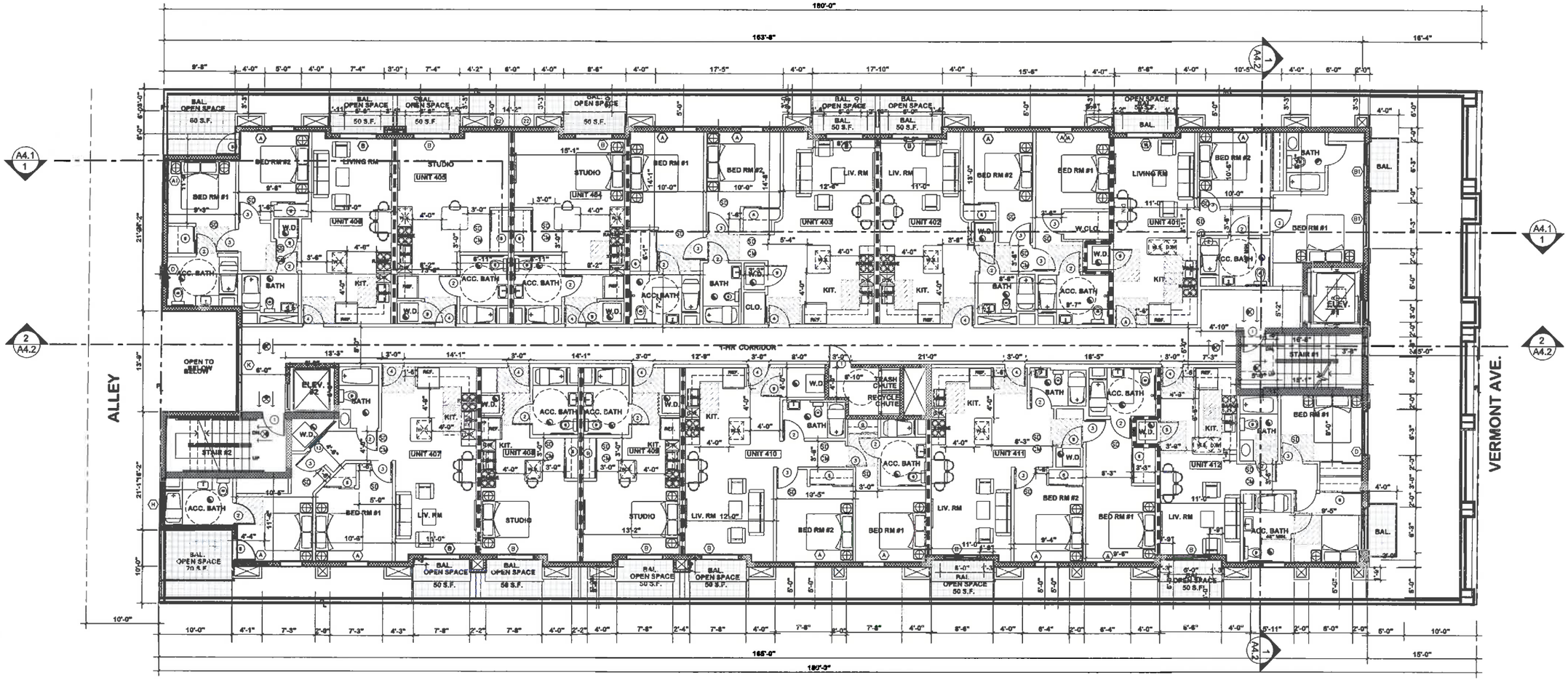


EXHIBIT "A"
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Case No. ZA-2019-908-TOC-SPR

N

4TH FLOOR PLAN

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

12-RESIDENTIAL UNITS AT THIS LEVEL
INCLUDING: 8-2 BEDROOMS AND 4-STUDIO AT THIS LEVEL
OPEN SPACE PROVIDED AT THIS LEVEL: 880 SQ.FT.

LEGEND :

- 2 X STUDS INERIOR WALL SEE 17/A7.1
- FULL HEIGHT ONE HR WALL SEE 2/A7.1
- TWO-HR WALL SEE 16/A7.1 FOR EXTERIOR AND
- BACKING READY FOR FUTURE ACCESSIBILITY GRAB BARS
- EXIT SIGN W/ EMERGENCY LIGHT
- ACC. PATH OF TRAVEL
- R PARKING SPACE DESIGNATED
- D.D. DECK DRAIN
- FIRE EXTINGUISHER MIN. OF 2-A OR 2-A10BC
- EXHAUST VENT FAN ENERGY STAR WITH HUMIDISTAT DUCTED TO EXTERIOR
- SMOKE DETECTOR W/BATTERY BACKUP INTERCONNECTED
- CO CARBON MONOXIDE DETECTOR

NEW 4-STORY MIXED USE MEDICAL OFFICE AND APARTMENT BUILDING
PROJECT ADDRESS: 1225 N. VERMONT AVE., LOS ANGELES, CA 90029
DEVELOPER: 1225 N. VERMONT LLC

REVISIONS		
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CONFIDENTIALITY STATEMENT:
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LICENSED ARCHITECT
BABAK BARDI CHAHARMAHALI
C-34450
RENEWAL 8/31/2019
STATE OF CALIFORNIA

CALIFORNIA DEVELOPMENT AND DESIGN INC.
11040 SANTA MONICA BLVD, SUITE 430
LOS ANGELES, CA 90025
TEL:310.450.5565 FAX:310.427.7446
EMAIL: CALDESIGN@AOL.COM
WWW.DESIGNBUILDER.US

CDD INC

DESIGNED BY:	B.BARDI
CHECKED BY:	
DRAWN BY:	E.SANAJOU
DATE DRAWN:	
JOB NUMBER:	CDD-1413
SCALE:	

SHEET TITLE: 4TH FLOOR PLAN

SHEET NO. A2.4

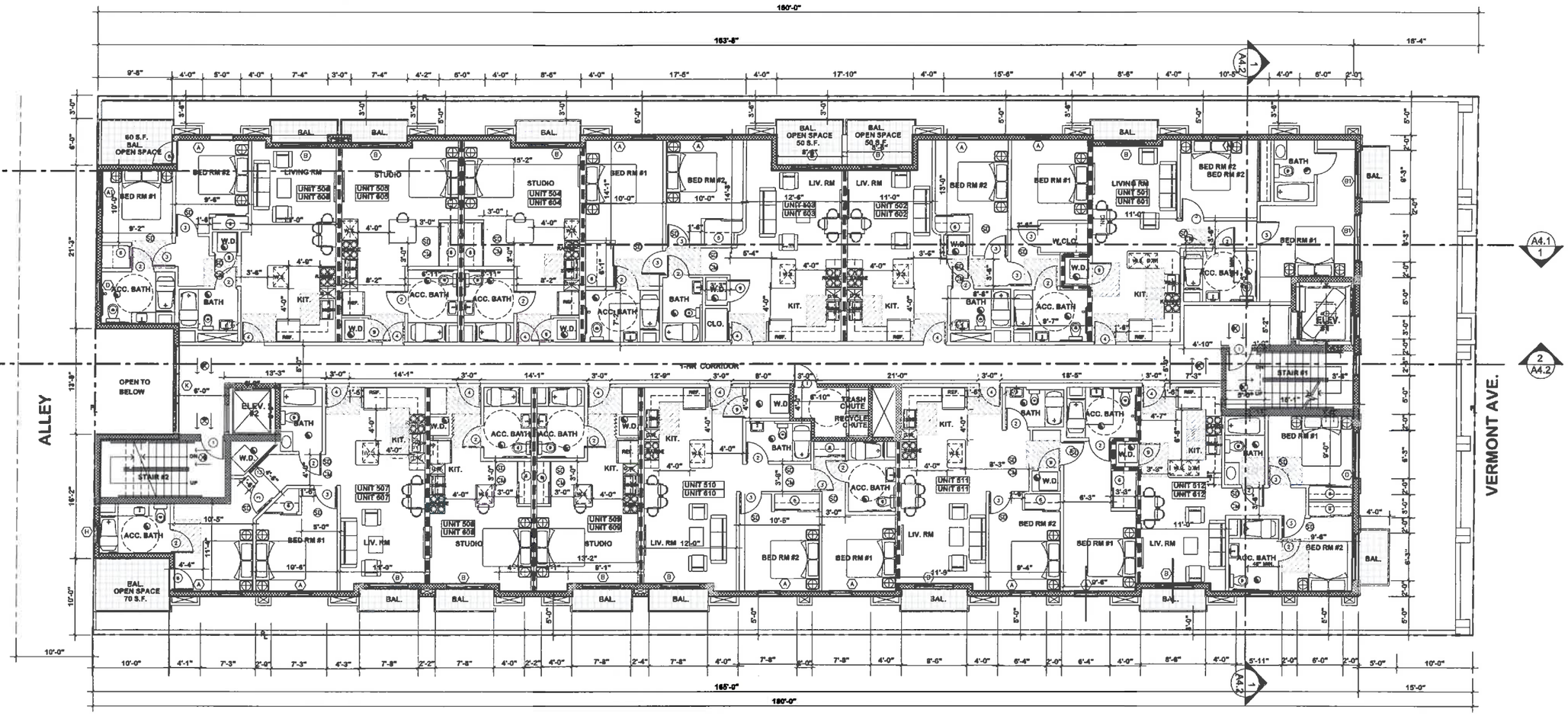


EXHIBIT "A"
Page No. 9 of 20
Case No. DIR-2018-909-TOC-SPR

N

5TH FLOOR PLAN

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

12-RESIDENTIAL UNITS AT EACH LEVEL

OPEN SPACE PROVIDED AT EACH LEVEL:	280 SQ.FT.	TOTAL: 840 SQ.FT.

LEGEND :

- 2 X 4 STUDS INERIOR WALL SEE 17/A7.1
- FULL HEIGHT ONE HR WALL SEE 2/A7.1
- TWO-HR WALL SEE 10/A7.1 FOR EXTERIOR AND
- BACKING READY FOR FUTURE ACCESSIBILITY GRAB BARS
- EXIT EXIT SIGN W/ EMERGENCY LIGHT
- ACC. PATH OF TRAVEL
- R PARKING SPACE DESIGHATED
- D.D. DECK DRAIN
- FE FIRE EXTINGUISHER MIN. OF 2-A OR 2-A10BC INCLUDING: 8-2 BEDROOMS AND 4-STUDIO PROVIDED AT EACH LEVEL
- EXHAUST VENT FAN ENERGY STAR WITH HUMIDISTAT DUCTED TO EXTERIOR
- SD SMOKE DETECTOR W/BATTERY BACKUP INTERCONNECTED
- CM CARBON MONOXIDE DETECTOR

NEW 4-STORY MIXED USE MEDICAL OFFICE AND APARTMENT BUILDING
PROJECT ADDRESS: 1225 N. VERMONT AVE., LOS ANGELES, CA 90029
DEVELOPER: 1225 N. VERMONT LLC

REVISIONS		
NO.	DESCRIPTION	BY DATE
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LICENSED ARCHITECT
BABAK BARDI CHAHARMAHALI
C-34450
RENEWAL 6/31/2019
STATE OF CALIFORNIA

CALIFORNIA DEVELOPMENT AND DESIGN INC.
11040 SANTA MONICA BLVD, SUITE 430
LOS ANGELES, CA 90025
TEL:310.430.5565 FAX:310.427.7446
EMAIL: CALDOINC@AOL.COM
WWW.DESIGNBUILDER.US

CDD INC

DESIGNED BY:	B.BARDI
CHECKED BY:	
DRAWN BY:	E.SANAJOU
DATE DRAWN:	
JOB NUMBER:	CDD-1413
SCALE:	

SHEET TITLE: 5TH FLOOR PLAN

SHEET NO. A2.5

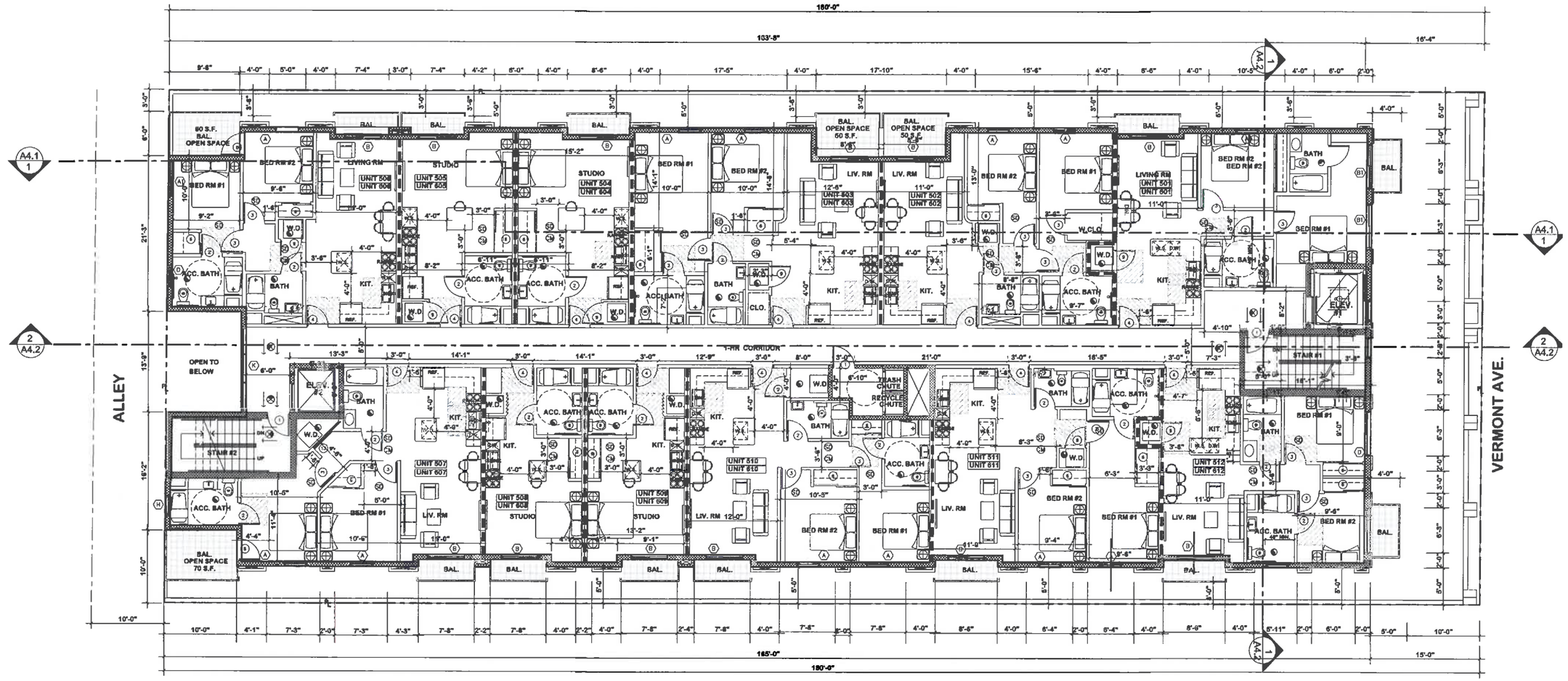


EXHIBIT "A"
Page No. 10 of 20
Case No. DIR-2018-908-TOC-SIP

N

6TH FLOOR PLAN

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

12-RESIDENTIAL UNITS AT EACH LEVEL

OPEN SPACE PROVIDED AT EACH LEVEL:	280 SQ.FT.	TOTAL: 840 SQ.FT.

LEGEND :

- 2 X STUDS INERIOR WALL SEE 17/A7.1
- FULL HEIGHT ONE HR WALL SEE 2/A7.1
- TWO-HR WALL SEE 10/A7.1 FOR EXTERIOR AND
- BACKING READY FOR FUTURE ACCESSIBILITY GRAB BARS
- EXIT EXIT SIGN W/ EMERGENCY LIGHT
- ACC. PATH OF TRAVEL
- R PARKING SPACE DESIGNATED
- D.D. DECK DRAIN
- FE FIRE EXTINGUISHER MIN. OF 2-A OR 2-A10BC INCLUDING: 8-2 BEDROOMS AND 4-STUDIO PROVIDED AT EACH LEVEL
- EXHAUST VENT FAN ENERGY STAR WITH HUMIDISTAT DUCTED TO EXTERIOR
- SD SMOKE DETECTOR W/BATTERY BACKUP INTERCONNECTED
- CM CARBON MONOXIDE DETECTOR

NEW 4-STORY MIXED USE MEDICAL OFFICE AND APARTMENT BUILDING
PROJECT ADDRESS: 1225 N. VERMONT AVE., LOS ANGELES, CA 90029
DEVELOPER: 1225 N. VERMONT LLC

REVISIONS		
NO. DESCRIPTION	BY	DATE
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LICENSED ARCHITECT
BABAK BARDI GHAHARMAHALI
C-34450
RENEWAL 8/31/2019
STATE OF CALIFORNIA

CALIFORNIA DEVELOPMENT AND DESIGN INC.
11040 SANTA MONICA BLVD. SUITE 430
LOS ANGELES, CA 90025
TEL:310.430.5565 FAX:310.427.7446
EMAIL: CALDDINC@ADL.COM
WWW.DESIGNBUILDER.US

CDD INC

DESIGNED BY:	B.BARDI
CHECKED BY:	
DRAWN BY:	E.SANAJOU
DATE DRAWN:	
JOB NUMBER:	CDD-1413
SCALE:	

SHEET TITLE: 6TH FLOOR PLAN

SHEET NO. A2.6

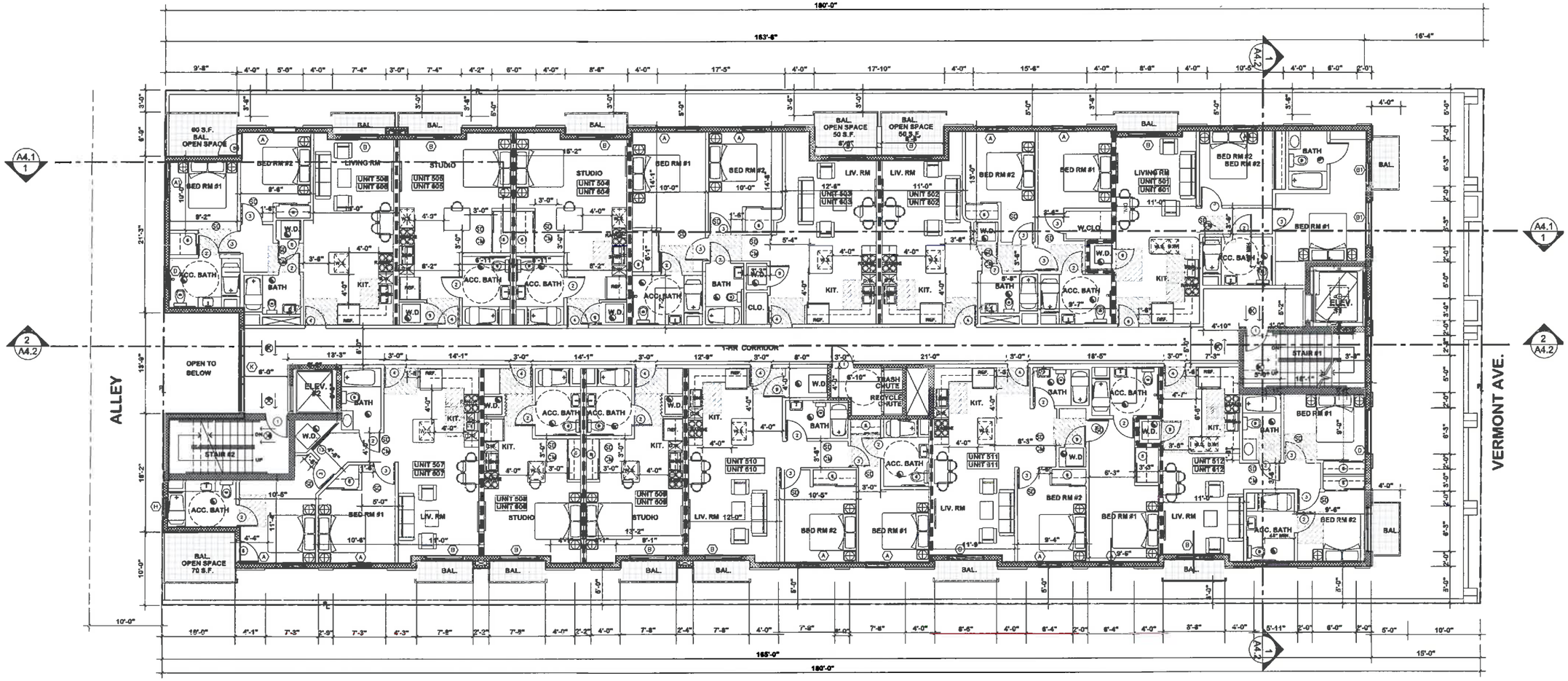


EXHIBIT "A"
Page No. 11 of 20
Case No. DIR-2018-909-TOC-SPR

N

7TH FLOOR PLAN

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

12-RESIDENTIAL UNITS AT EACH LEVEL

OPEN SPACE PROVIDED AT EACH LEVEL:	280 SQ.FT.	TOTAL: 840 SQ.FT.

LEGEND :

- 2 X STUDS INERIOR WALL SEE 17/A7.1
- FULL HEIGHT ONE HR WALL SEE 2/A7.1
- TWO-HR WALL SEE 10/A7.1 FOR EXTERIOR AND
- BACKING READY FOR FUTURE ACCESSIBILITY GRAB BARS
- EXIT SIGN W/ EMERGENCY LIGHT
- ACC. PATH OF TRAVEL
- R PARKING SPACE DESIGNATED
- D.D. DECK DRAIN
- FIRE EXTINGUISHER MIN. OF 2-A OR 2-A10BC — INCLUDING: 8-2 BEDROOMS AND 4-STUDIO — PROVIDED AT EACH LEVEL
- EXHAUST VENT FAN ENERGY STAR WITH HUMIDISTAT DUCTED TO EXTERIOR
- SMOKE DETECTOR W/BATTERY BACKUP INTERCONNECTED
- CARBON MONOXIDE DETECTOR

NEW 4-STORY MIXED USE MEDICAL OFFICE AND APARTMENT BUILDING
PROJECT ADDRESS: 1225 N. VERMONT AVE., LOS ANGELES, CA 90029
DEVELOPER: 1225 N. VERMONT LLC

REVISIONS		
NO. DESCRIPTION	BY	DATE
1 --	--	--/--/--
2 --	--	--/--/--
3 --	--	--/--/--
4 --	--	--/--/--
5 --	--	--/--/--

CONFIDENTIALITY STATEMENT:
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL ONLY BE FOR THE PURPOSE FOR WHICH THEY WERE PREPARED AND PUBLICATION WHICH THERE IF IS EXPRESSLY LIMITED TO SUCH PROJECT. REUSE, REPRODUCTION OR PRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED.

LICENSED ARCHITECT
BABAK BARDI CHAUHARMAHALI
C-34450
RENEWAL 8/31/2019
STATE OF CALIFORNIA

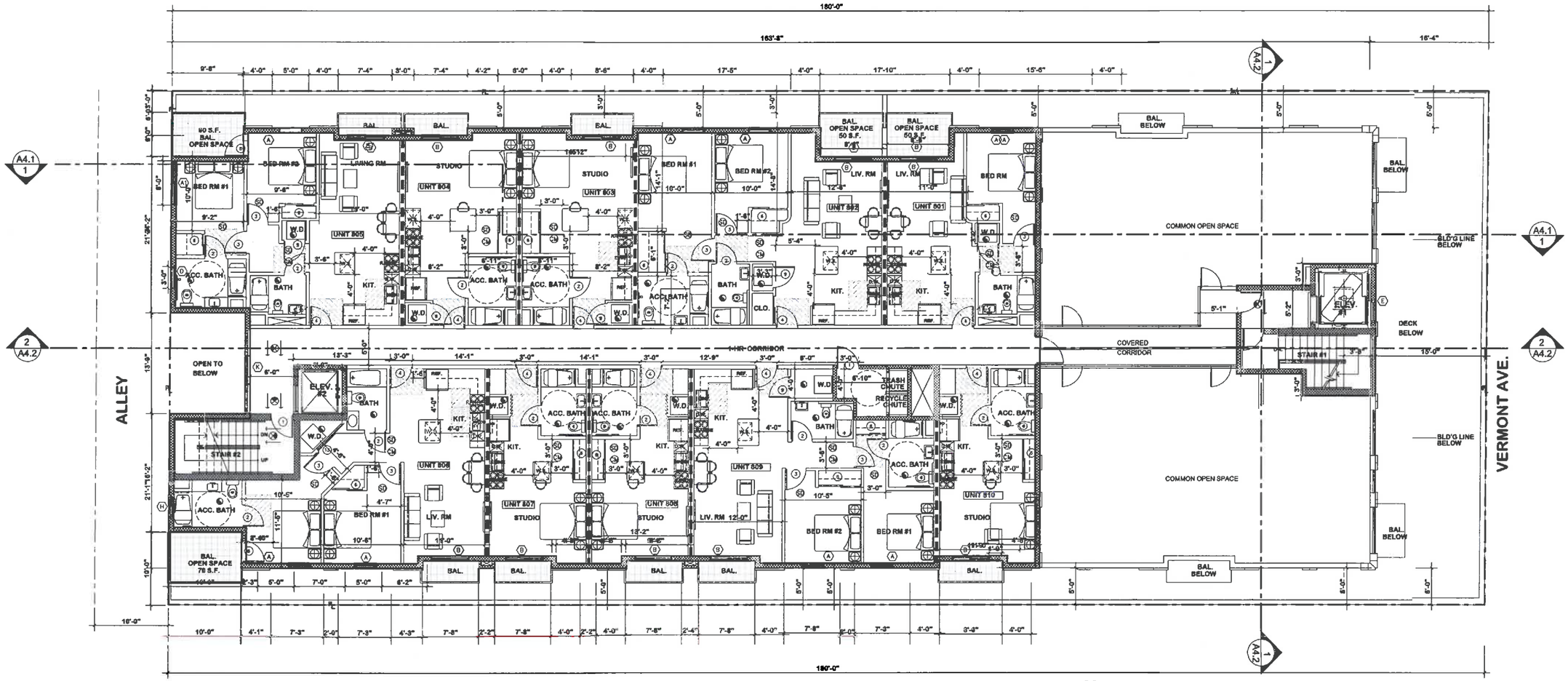
CALIFORNIA DEVELOPMENT AND DESIGN INC.
11040 SANTA MONICA BLVD, SUITE 450
LOS ANGELES, CA 90025
TEL:310.450.5565 FAX:310.427.7446
EMAIL: CALDDINC@AOL.COM
WWW.DESIGNBUILDER.US

CDD INC

DESIGNED BY:	B.BARDI
CHECKED BY:	
DRAWN BY:	E.SANAJOU
DATE DRAWN:	
JOB NUMBER:	CDD-1413
SCALE:	

SHEET TITLE: 7TH FLOOR PLAN

SHEET NO. A2.7



8TH FLOOR PLAN

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

12-RESIDENTIAL UNITS AT EACH LEVEL

OPEN SPACE PROVIDED AT EACH LEVEL:	280 SQ.FT.	TOTAL: 840 SQ.FT.

LEGEND :

- 2 X STUDS INERIOR WALL SEE 17/A7.1
- FULL HEIGHT ONE HR WALL SEE 2/A7.1
- TWO-HR WALL SEE 10/A7.1 FOR EXTERIOR AND
- BACKING READY FOR FUTURE ACCESSIBILITY GRAB BARS
- EXIT SIGN W/ EMERGENCY LIGHT
- ACC. PATH OF TRAVEL
- R PARKING SPACE DESIGNATED
- D.D. DECK DRAIN
- FIRE EXTINGUISHER MIN. OF 2-A OR 2-A10BC — INCLUDING: 8-2 BEDROOMS AND 4-STUDIO — PROVIDED AT EACH LEVEL
- EXHAUST VENT FAN ENERGY STAR WITH HUMIDISTAT DUCTED TO EXTERIOR
- SMOKE DETECTOR W/BATTERY BACKUP INTERCONNECTED
- CARBON MONOXIDE DETECTOR

EXHIBIT "A"
Page No. 12 of 20
Case No. DIR-2018-[illegible]-TOC-SPP

NEW 4-STORY MIXED USE MEDICAL OFFICE AND APARTMENT BUILDING
PROJECT ADDRESS: 1225 N. VERMONT AVE., LOS ANGELES, CA 90029
DEVELOPER: 1225 N. VERMONT LLC

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	--	--	--/--/--
2	--	--	--/--/--
3	--	--	--/--/--
4	--	--	--/--/--
5	--	--	--/--/--

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THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION OF WHICH THERE IS EXPRESSLY LIMITED TO SUCH PROJECT. REUSE, REPRODUCTION OR PRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED.

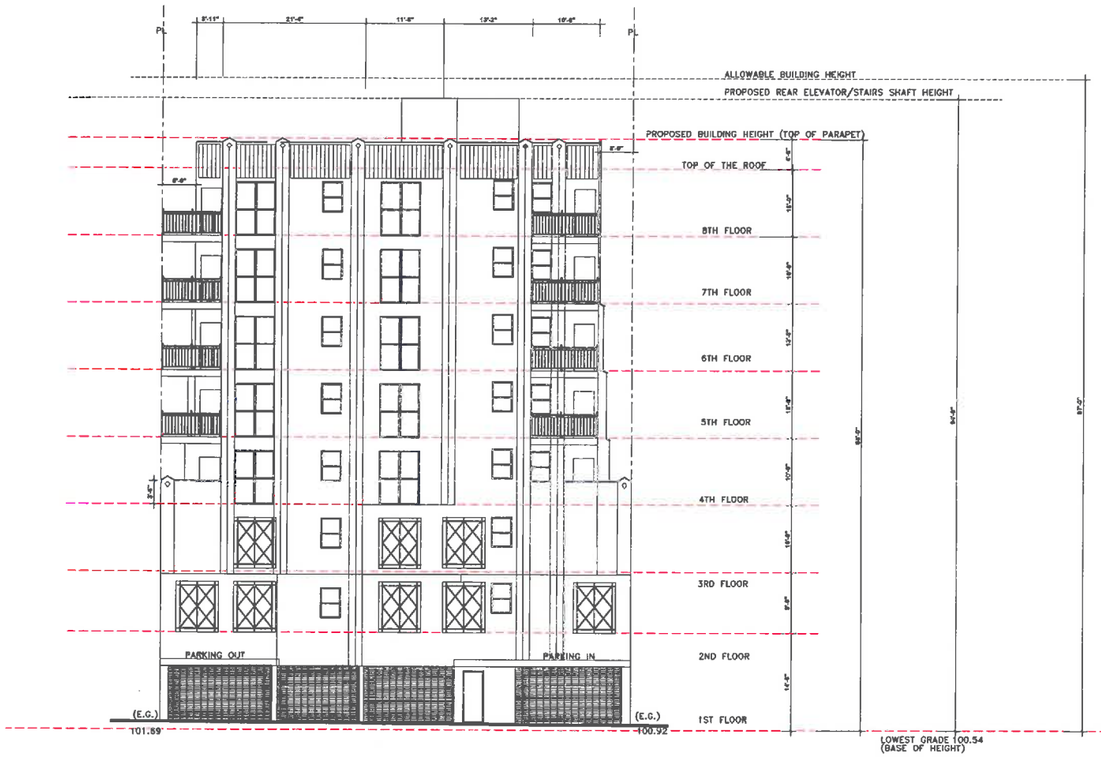
LICENSED ARCHITECT — BABAK BARDI CHAHARMAHALI — C-34450 — RENEWAL 8/31/2019 — STATE OF CALIFORNIA

CALIFORNIA DEVELOPMENT AND DESIGN INC.
11040 SANTA MONICA BLVD. SUITE 430
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DESIGNED BY:	B.BARDI
CHECKED BY:	
DRAWN BY:	E.SANAJOU
DATE DRAWN:	
JOB NUMBER:	CDD-1413
SCALE:	

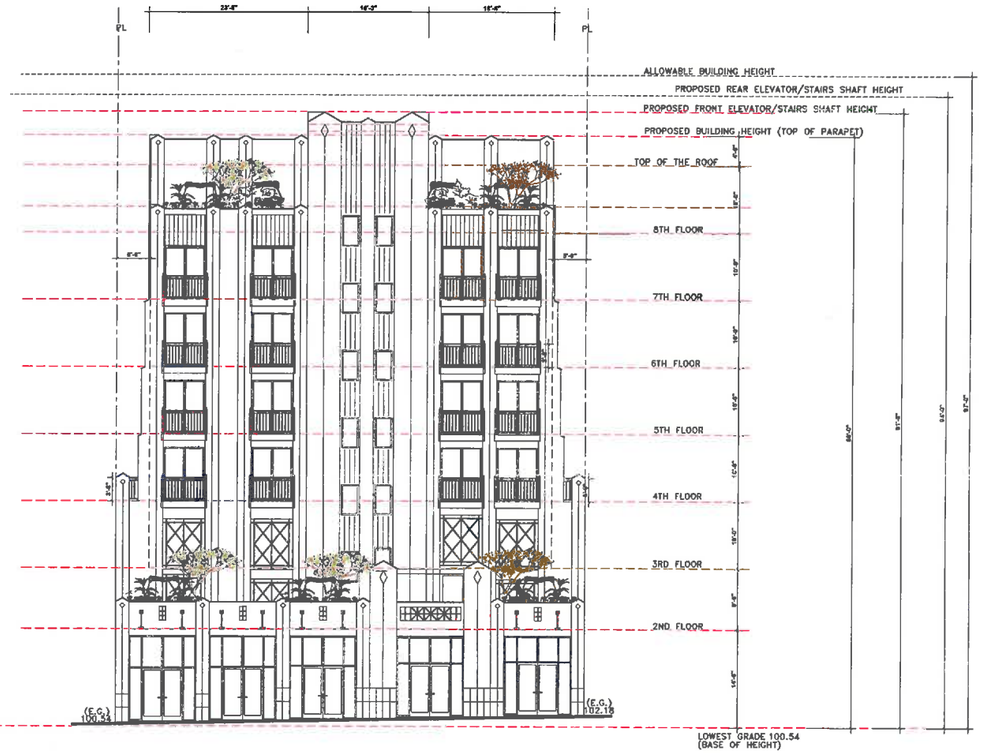
SHEET TITLE: 8TH FLOOR PLAN

SHEET NO. A2.8



2 REAR ALLEY ELEVATION

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



1 VERMONT AVE ELEVATION

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

TOTAL TRANSPARENT AREA AT STREET LEVEL ADJACENT TO VERMONT:
118+123+128+129+131+32 SQ.FT.=659 SQ.FT.

TOTAL STREET LEVEL TIER FACADE AREA:1,216 SQ.FT.

1,236 SQ.FT.X50%= 618 SQ.FT. (REQUIRED TRANSPARENCY) < 659 (TOTAL PROVIDED TRANSPARENT AREA)

EXHIBIT "A"
Page No. 13 of 20
Case No. DIR-2019-909-TOC-SPR

NEW 8-STORY MIXED USE MEDICAL OFFICE AND APARTMENT BUILDING
PROJECT ADDRESS: 1225 N. VERMONT AVE., LOS ANGELES, CA 90029
DEVELOPER: 1225 N. VERMONT LLC

REVISIONS		
NO.	DESCRIPTION	BY DATE
1	--	--/--/--
2	--	--/--/--
3	--	--/--/--
4	--	--/--/--
5	--	--/--/--

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LICENSED ARCHITECT
BABAK BARDI CHAHARMAHALI
C-34450
RENEWAL 8/31/2019
STATE OF CALIFORNIA

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CDD INC

DESIGNED BY:	B.BARDI
CHECKED BY:	
DRAWN BY:	E.SANAJOU
DATE DRAWN:	
JOB NUMBER:	CDD-1413
SCALE:	

SHEET TITLE: ELEVATIONS

SHEET NO. A3.1



1 NORTH ELEVATION

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

EXHIBIT "A"
Page No. 14 of 20
Case No. DIR-2014-909-TOC-SPP

NEW 8-STORY MIXED USE MEDICAL OFFICE AND APARTMENT BUILDING
PROJECT ADDRESS: 1225 N. VERMONT AVE., LOS ANGELES, CA 90029
DEVELOPER: 1225 N. VERMONT LLC

REVISIONS		
NO.	DESCRIPTION	BY DATE
1	--	--/--/--
2	--	--/--/--
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4	--	--/--/--
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LICENSED ARCHITECT
BABAK BARDI CHAHARMAHALI
C-34450
RENEWAL 8/31/2015
STATE OF CALIFORNIA

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CHECKED BY:	
DRAWN BY:	E.SANAJOU
DATE DRAWN:	
JOB NUMBER:	CDD-1413
SCALE:	

SHEET TITLE: ELEVATIONS

SHEET NO. A3.2



1 SOUTH ELEVATION

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

INDICATES ADJACENT PROPERTY OPENING

EXHIBIT "A"
Page No. 15 of 20
Case No. DIR-2018-907-TOC-SPP

NEW 8-STORY MIXED USE MEDICAL OFFICE AND APARTMENT BUILDING
PROJECT ADDRESS: 1225 N. VERMONT AVE., LOS ANGELES, CA 90029
DEVELOPER: 1225 N. VERMONT LLC

REVISIONS		
NO. DESCRIPTION	BY	DATE
1 --	--	--/--/--
2 --	--	--/--/--
3 --	--	--/--/--
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LICENSED ARCHITECT
BABAK BARDI GHAHARMAHALI
C-34450
RENEWAL 8/31/2019
STATE OF CALIFORNIA

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CDD INC

DESIGNED BY:	B.BARDI
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DRAWN BY:	E.SANAJOU
DATE DRAWN:	
JOB NUMBER:	CDD-1413
SCALE:	

SHEET TITLE: ELEVATIONS

SHEET NO. A3.3



CERAMIC ACCENT TILE
DALTILE IC14 RUSTED BRONZE

EXTERIOR PLASTER;
DOVE GREY X-40 (66) BASE 200.

1" WIDE REVEAL CHANNEL - PAINT BLACK

FLUTED METAL PANEL
PAINT: DE5718 RL#418 MOTHER EARTH

EXTERIOR PLASTER - SMOOTH
PAINT: DE5718 RL#418 MOTHER EARTH
WITH 3/4" REVEAL CHANNELS PAINTED
BLACK;

BLACK ALUMINUM FRAME WINDOWS

WROGHT IRON BALCONY RAILS;
PAINT MAT BLACK

PLASTER BALCONY PROJECTIONS;
PAINT: DET617 RL#914 WINTER MORN

WROUGHT IRON ACCEN GRATES;
PAINT MAT BLACK

ALUMINUM PERGOLA FRAME AND BRASS
PATTERNED LASER CUT COVER;*

BRASS TILE ACCENT

WROUGHT IRON ACCENT GRILLS;
MAT BLACK.

ALUMINUM STORFRONT;
BLACK COLOR

METAL CANOPIES;
BRASS METAL COLOR

CERAMIC TILE BASE TILE;
DALTILE J105 BARBICAN 12 X 12.





* LASER CUT PATTERN AND MATERIAL SAMPLE
FOR PERGOLA AND SIDE WALL

EXHIBIT "A"
Page No. 16 of 20
Case No. DIR-2019-904-TOC-SPP

NEW 8-STORY MIXED USE MEDICAL OFFICE AND APARTMENT BUILDING
PROJECT ADDRESS: 1225 N. VERMONT AVE., LOS ANGELES, CA 90029
DEVELOPER: 1225 N. VERMONT LLC

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	---	---	--/--/--
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3	---	---	--/--/--
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LICENSED ARCHITECT
BABAK BARDI
CHAR-ARMAHA J.
C-34450
RENEWAL 07/31/19
STATE OF CALIFORNIA

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CDD INC

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CHECKED BY:	
DRAWN BY:	E.SANAJOU
DATE DRAWN:	
JOB NUMBER:	CDD-1413
SCALE:	

SHEET TITLE: COLORS & MATERIALS

SHEET NO. A3.5

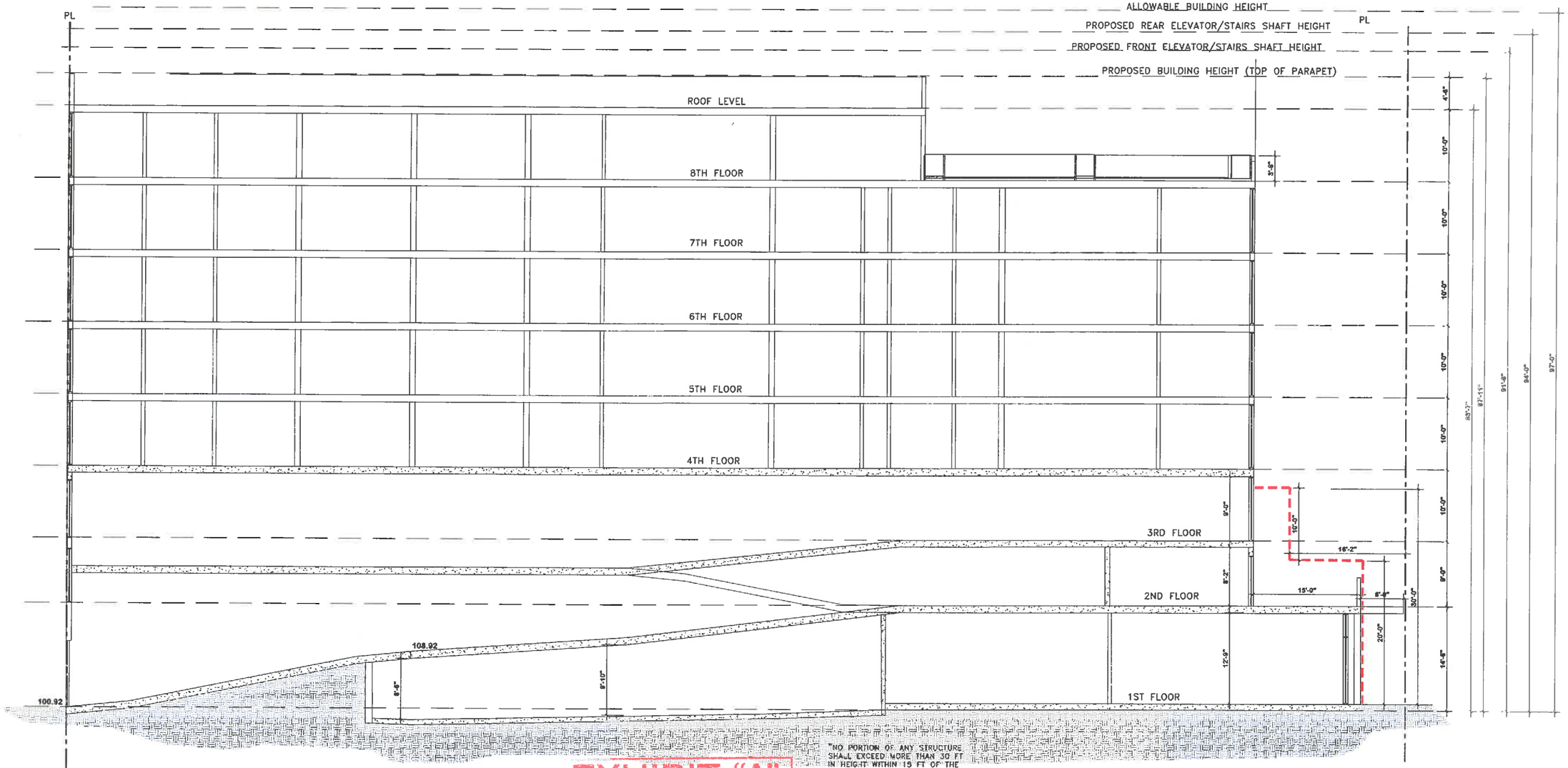


EXHIBIT "A"
Page No. 17 of 20
Case No. ZA-2019-909-TOC-SPR

"NO PORTION OF ANY STRUCTURE SHALL EXCEED MORE THAN 30 FT IN HEIGHT WITHIN 15 FT OF THE PROPERTY LINE. PER WESTERN VERMONT DESIGN GUIDELINES."

"ALL BUILDINGS WITH A PROPERTY LINE FRONTING ON A MAJOR HIGHWAY SHALL SET THE SECOND FLOOR BACK FROM THE FIRST FLOOR FRONTAGE AT LEAST 10 FT. PER VERMONT WESTERN DESIGN GUIDELINES."

1 SECTION A-A

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

NEW 8-STORY MIXED USE MEDICAL OFFICE AND APARTMENT BUILDING
PROJECT ADDRESS: 1225 N. VERMONT AVE., LOS ANGELES, CA 90029
DEVELOPER: 1225 N. VERMONT LLC

REVISIONS		
NO.	DESCRIPTION	BY DATE
1	--	-- --/--/--
2	--	-- --/--/--
3	--	-- --/--/--
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LICENSED ARCHITECT
BABAK BARDI CHAHARMAHALI
C-34450
RENEWAL 8/31/2019
STATE OF CALIFORNIA

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CDD INC

DESIGNED BY:	B.BARDI
CHECKED BY:	
DRAWN BY:	E.SANAJOU
DATE DRAWN:	
JOB NUMBER:	CDD-1413
SCALE:	

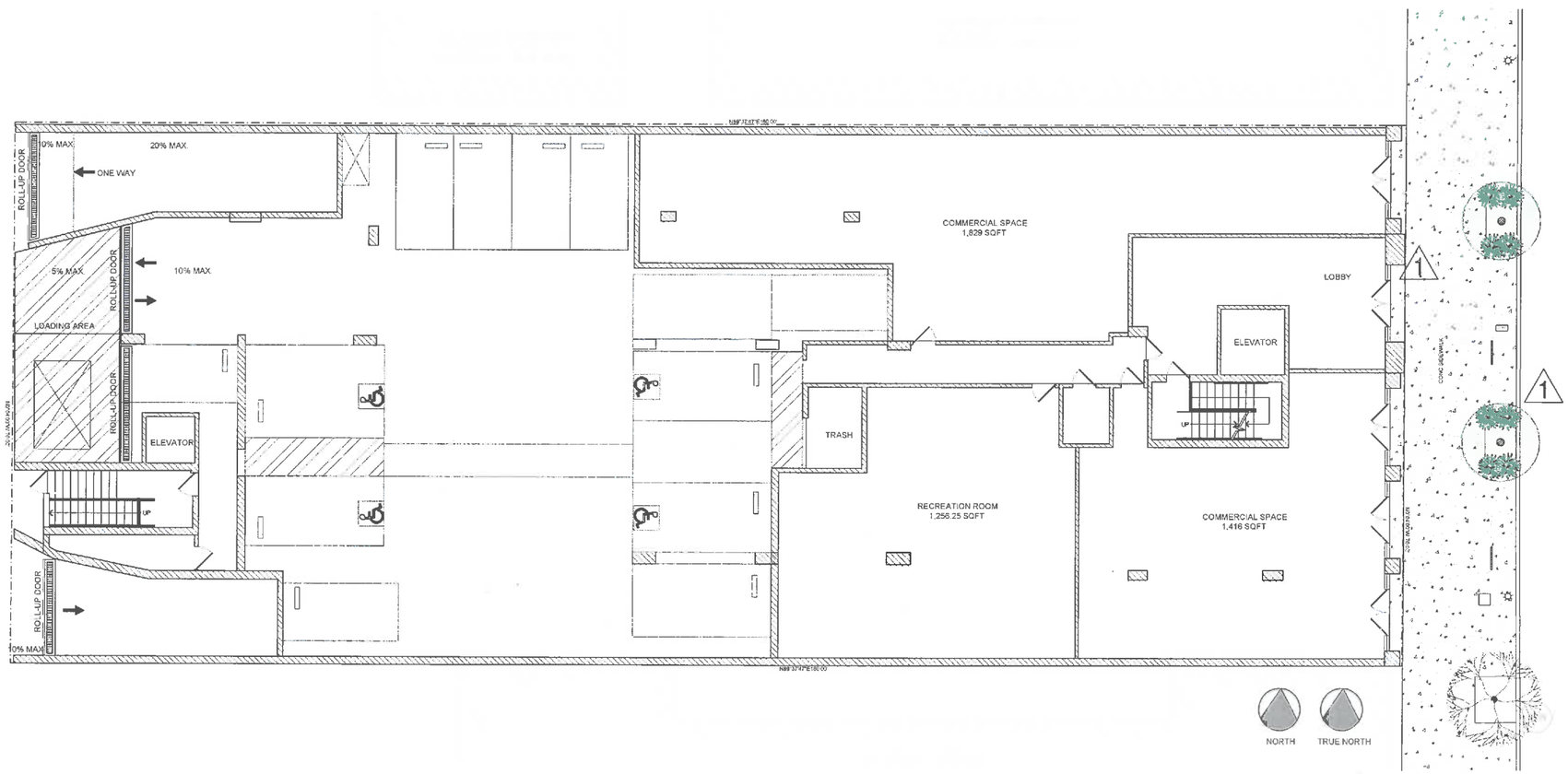
SHEET TITLE: SECTIONS

SHEET NO. A4.1

PLANT LEGEND - GROUND FLOOR

	BOTANICAL NAME	COMMON NAME	SIZE AT 5 YRS.	PLANT TYPE
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	15' X 12'	TREE
	DIETES GRANDIFLORA	FORTNIGHT LILY	3' X 2'	PERENNIAL

EXHIBIT "A"
Page No. 18 of 20
Case No. DIR-2018-909-TOC-SPR



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

2. STREET TREE

KEY NOTES

1. BIKE RACK



GEIJERA PARVIFLORA
AUSTRALIAN WILLOW



NEW 8-STORY, 58 UNIT, MIXED USE MEDICAL OFFICE AND MULTI-FAMILY RESIDENTIAL BUILDING
1225 N. VERMONT AVE.
LOS ANGELES CA 90029

VIRIDITAS DESIGN
Landscape Architecture
Anne Jones
RLA CA 5999
viriditasdesigngroup@gmail.com
2735 W. Avenue 33
Los Angeles, CA
323.377.1018



A.P.N. 5540-017-013

REVISIONS
1 JULY 19, 2020

ARCHITECT:
BABAK BARDI GHAHARMAHALI
1149 SANTA MONICA BLVD
SUITE 430
LOS ANGELES, CA 90025
310.430.5565

DEVELOPER:
1225 N. VERMONT, LLC
P.O. BOX 35633
LOS ANGELES, CA 90035

DATE:
JULY 02, 2020

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

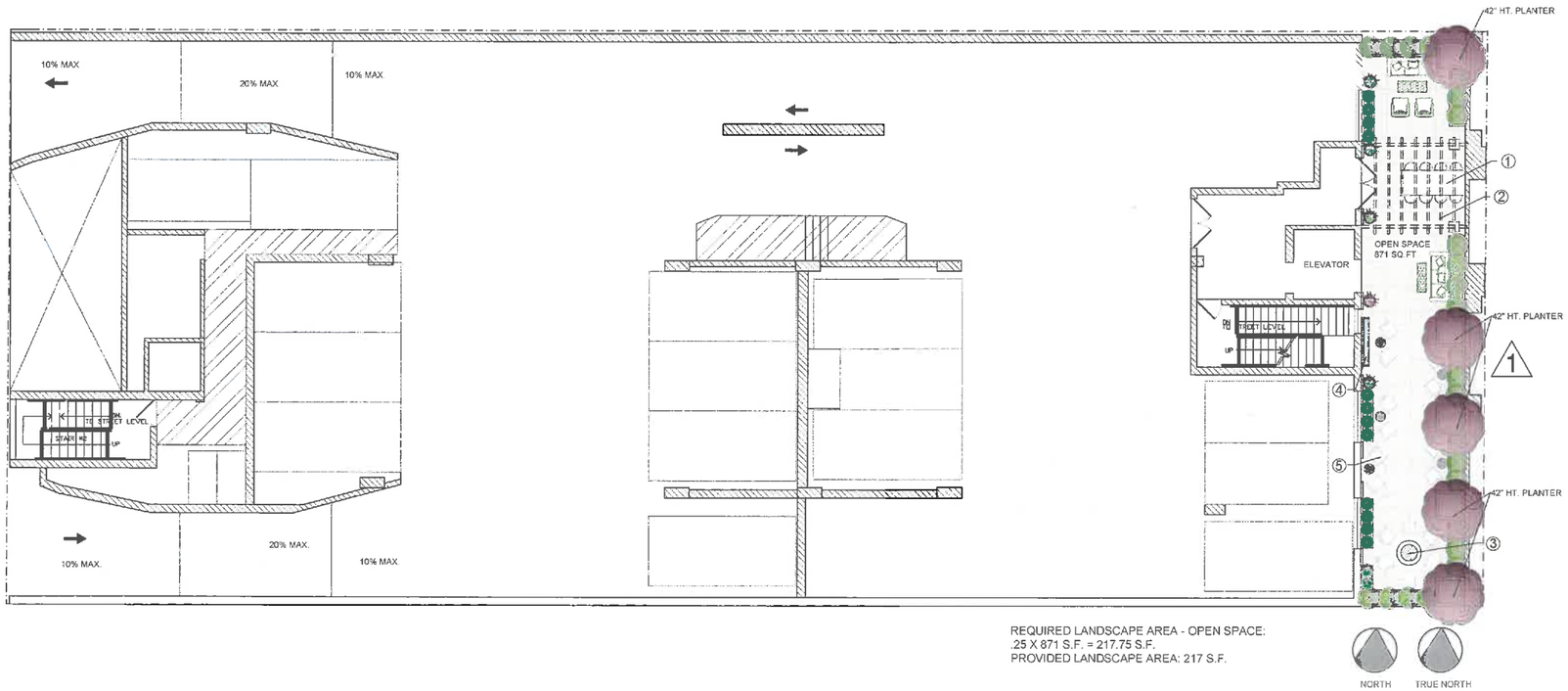
CONCEPTUAL LANDSCAPE PLAN GROUND FLOOR

L-1

PLANT LEGEND - SECOND FLOOR

BOTANICAL NAME	COMMON NAME	SIZE AT 5 YRS.	PLANT TYPE
AGONIS FLEXUOSA 'JERVIS BAY AFTER DARK"	PEPPERMINT WILLOW	15' X 12'	TREE
PHORMIUM TENAX 'AMAZING RED'	NEW ZEALAND FLAX	2' X 2'	PERENNIAL
PORTULACARIA AFRA MINIMA	ELEPHANT'S FOOD	2' X 3'	SUCCULENT
WESTRINGIA FRUTICOSA 'GREY BOX'	COAST ROSEMARY	3' X 3'	SHRUB

EXHIBIT "A"
Page No. 19 of 20
Case No. DIR-2019-909-TOC-SPR



REQUIRED LANDSCAPE AREA - OPEN SPACE:
.25 X 871 S.F. = 217.75 S.F.
PROVIDED LANDSCAPE AREA: 217 S.F.

VERMONT AVENUE

KEY NOTES

1.COMMUNAL TABLE



2. METAL PERGOLA



3. FIRE PIT



4. WATER WALL



5. FURNITURE



6. PLANTERS



CONCEPTUAL LANDSCAPE PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"

NEW 8-STORY, 58 UNIT, MIXED USE MEDICAL OFFICE AND MULTI-FAMILY RESIDENTIAL BUILDING
1225 N. VERMONT AVE.
LOS ANGELES CA 90029

VIRIDITAS DESIGN
Landscape Architecture
Anne Jones
RLA CA 5999
viriditasdesigngroup@gmail.com
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Los Angeles, CA
323.377.1018

A.P.N. 5540-017-013

REVISIONS
1 JULY 19, 2020

ARCHITECT:
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LOS ANGELES, CA 90025
310.430.5565

DEVELOPER:
1225 N. VERMONT, LLC
P.O. BOX 35653
LOS ANGELES, CA 90035

DATE:
JULY 02, 2020

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

CONCEPTUAL LANDSCAPE PLAN SECOND FLOOR

L-2

PLANT LEGEND - EIGHTH FLOOR

BOTANICAL NAME	COMMON NAME	SIZE AT 5 YRS.	PLANT TYPE
OLEA EUROPAEA 'WILSON'S FRUITLESS'	FRUITLESS OLIVE	12' X 10'	TREE
ALOE STRIATA	CORAL ALOE	2' X 3'	SUCCULENT
CUPRESSUS SEMPERVIRENS 'TINY TOWER'	TINY TOWER ITALIAN CYPRESS	10' X 3'	TREE
HARDENBERGIA VIOLACEA	PURPLE VINE LILAC	6' X 3'	VINE
LOMANDRA LONGIFOLIA 'NYALLA'	NYALLA MAT RUSH	3' X 3'	GRASS LIKE
MASCAGNIA MACROPTERA	BUTTERFLY VINE	10' X 10'	VINE
PORTULACARIA AFRA MINIMA	ELEPHANT'S FOOD	2' X 3'	SUCCULENT

7.PING PONG TABLE



8. PICNIC TABLE



EXHIBIT "A"
Page No. 20 of 20
Case No. DIR-2019-909-TOC-SPR

KEY NOTES

1.VEGETABLE GARDEN



2. ROOF DECK



3. BBQ COUNTER



4. FIRE PIT



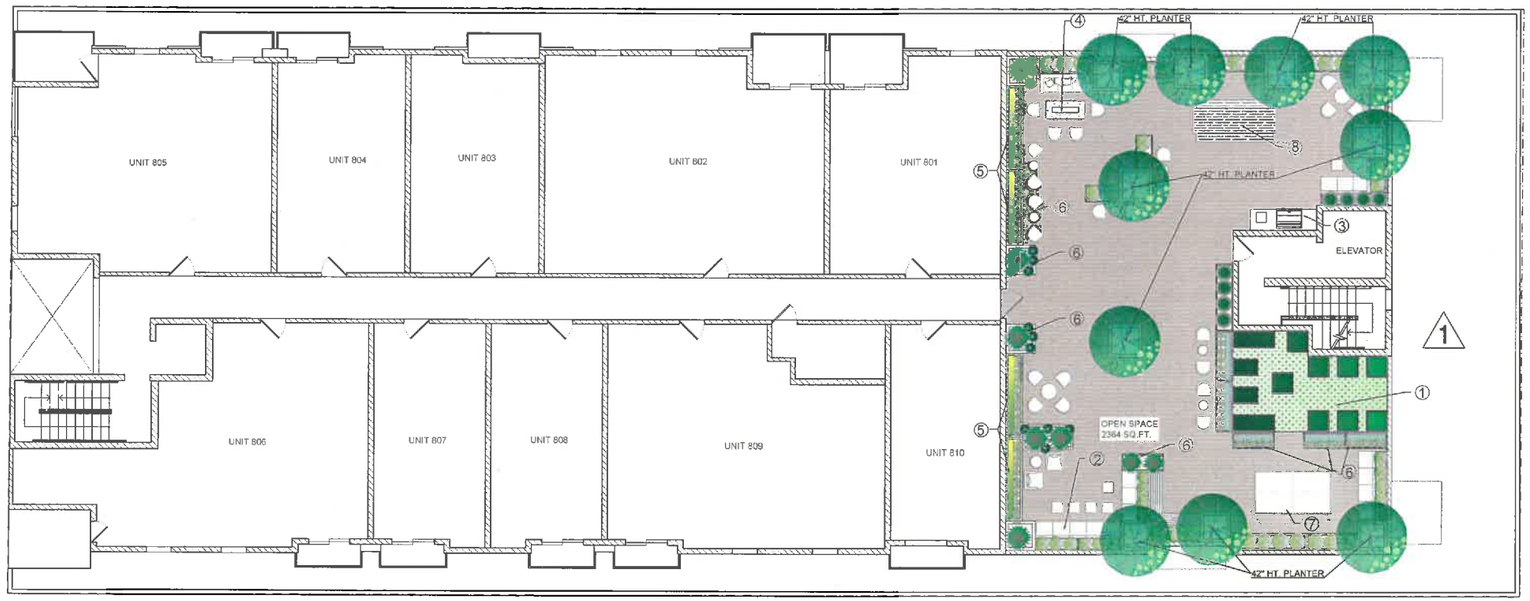
5. TRELLIS



6. PLANTERS







REQUIRED LANDSCAPE AREA - OPEN SPACE:
.25 X 2364 S.F. = 591 S.F.
PROVIDED LANDSCAPE AREA: 614 S.F.

NORTH TRUE NORTH

CONCEPTUAL LANDSCAPE PLAN - ROOF DECKS
SCALE: 1/8" = 1'-0"

NEW 8-STORY, 58 UNIT, MIXED USE MEDICAL OFFICE AND MULTI-FAMILY RESIDENTIAL BUILDING
1225 N. VERMONT AVE.
LOS ANGELES CA 90029

VIRIDITAS DESIGN
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A.P.N. 5540-017-013

REVISIONS
1 JULY 19, 2020

ARCHITECT:
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310.430.5565

DEVELOPER:
1225 N. VERMONT, LLC
P.O. BOX 35693
LOS ANGELES, CA 90035

DATE:
JULY 02, 2020

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

CONCEPTUAL LANDSCAPE PLAN 8TH FLOOR

L-3