

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT
MICHAEL R. NEWHOUSE
VICE-PRESIDENT
MARIA CABILDO
CAROLINE CHOE
MARTINA DIAZ
PHYLLIS KLEIN
KAREN MACK
JACOB SAITMAN
ELIZABETH ZAMORA

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

VINCENT P. BERTONI, AICP
DIRECTOR
SHANA M.M. BONSTIN
DEPUTY DIRECTOR
HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR
ARTHI L. VARMA, AICP
DEPUTY DIRECTOR
LISA M. WEBBER, AICP
DEPUTY DIRECTOR

**DIRECTOR'S DETERMINATION
DENSITY BONUS AFFORDABLE HOUSING PROGRAM AND SITE PLAN REVIEW**

February 10, 2025

Applicant/Owner

Kirby Manor Corporation
198 Kirby Way
Roseville, CA 95678

Representative

Jamie Poster Rosenberg,
Craig Lawson & Co., LLC
3221 Hutchison Avenue, Suite D
Los Angeles, CA 90034

Case No. DIR-2022-9365-DB-SPR-
VHCA-PHP

CEQA: ENV-2022-9366-CE
Location: 5201-5309 West Knowlton
Street; 6865 South La
Cienega Boulevard

Council District: 11 - Park
Community Plan Area: Westchester – Playa del Rey
Land Use Designation: Medium Residential
Zone: R3-1
Legal Description: Lots 1 – 11; Tract 14055

Last Day to File an Appeal: February 25, 2025

DETERMINATION – Density Bonus Affordable Housing Incentive Program and Site Plan Review

Pursuant to Los Angeles Municipal Code (LAMC) Sections 12.22 A.25, and 16.05, I have reviewed the proposed project and as the designee of the Director of City Planning, I hereby:

- 1. Determine**, that based on the whole of the administrative record, the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
- 2. Approve** pursuant to LAMC Section 12.22A.25, a Density Bonus including the additional density bonus pursuant to Government Code Section 65915 (with 15 percent Very Low Income and five [5] percent Very Low Income set aside for affordable units), for a project totaling 174 dwelling units, reserving 23 units for Very Low Income Households

occupancy for a period of 55 years and three (3) On-Menu Incentive as follows:

- a. Side Yard Setback.** The project is permitted a maximum reduction of 20 percent in the northerly side yard;
 - b. Open Space.** The project is permitted a maximum reduction of 20 percent in the required open space; and
 - c. Height.** The project is permitted an increase in height to allow a maximum building height of 56 feet.
- 3. Approve** pursuant to LAMC Section 16.05, Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units; and
- 4. Adopt** the attached Findings.

CONDITIONS OF APPROVAL

Pursuant to Sections 12.22A.25, and 16.05 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials, submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. Changes beyond minor deviations required by other City Departments or the LAMC may not be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval of by the Director of Planning. Each change shall be identified and justified in writing.
2. **Residential Density.** The project shall be limited to 174 units, including Density Bonus Units.
3. **Affordable Units.**
 - a. A minimum of 23 dwelling units, or 15 percent Very Low Income and five (5) percent Very Low Income set aside for affordable units, as defined by Government Code Section 65915 and pursuant to AB 1287.
 - b. A minimum of nine (9) dwelling units shall be reserved for Low Income Households as required by LAHD.
 - c. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A,25.
4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of LAHD to make a minimum of 15 percent and five (5) percent of the site's base density units available to Very Low Income households, and nine (9) units available to Low Income households for sale or rental as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required reserved on-site Restricted Units may be adjusted, consistent with LAMC Section 12.22 A. 25, to the satisfaction of LAHD and in consideration of the project's SB 8 Determination Letter, dated November 16, 2022. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant will present a copy of the recorded covenant to Los Angeles 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 LAHD.
5. **Incentives.**
 - a. **Side Yard Setback.** The project is permitted a 20 percent reduction in the northerly side yard.
 - b. **Open Space.** The project is permitted a 20 percent reduction in the required open space.

- c. **Height.** The project is permitted an increase in height to allow a maximum building height of 56 feet excluding roof structures as defined by Section 12.21.1 of the LAMC.
6. **Automobile Parking for Residential Uses.** The project is permitted to provide a minimum number of automobile parking spaces consistent with LAMC Section 12.22 A.25(d).
7. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e., the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth pursuant to LAMC Section 12.22-A,25.

Site Plan Review Conditions

8. **Solar Ready.** The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of Department of Building and Safety.
9. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.
10. **Graffiti.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
11. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
12. **Tree Replacement.** Street trees and replacement trees shall be provided to the satisfaction of the Urban Forestry Division.
13. **Trash.** All trash collection and storage areas shall be located on-site and not visible from the public right-of-way.
14. **Mechanical Equipment.** All mechanical equipment shall be screened from view. The transformer(s), if located at-grade and facing the public right-of-way, shall be screened with landscaping consistent with LADWP access requirements.
15. **Maintenance.** The subject property (including all trash storage area, associated parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.
16. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way, nor from above.

Administrative Conditions

17. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & Safety for final review and approval by the Department of City Planning. All Plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
18. **Notations on Plans.** Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.
19. **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.
20. **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.
21. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building 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.
22. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, shall require 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.
23. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
24. **Expiration.** In the event that this grant is not utilized within three of 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.

- 25. Expedited Processing Section Fee.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
- 26. Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs, or assigns. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
- 27. Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- i. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- ii. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgements or awards against the City (including an award of attorney 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 decision 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 project site is comprised of 11 lots measuring approximately 77,928 square feet with a frontage of 610 feet along Knowlton Street and the alley to the north, a frontage of 150 feet along La Cienega and a frontage of 110 feet along the alley to the west. The project site is generally bound by Knowlton Street to the south, La Cienega Boulevard to the east and La Tijera Boulevard to the north and west. The site is currently developed with seven (7) two-story residential buildings containing 50 dwelling units, eight (8) one-story vehicle parking buildings, and surface parking.

The site is zoned R3-1 within the Westchester - Playa del Rey Community Plan Area with a General Plan Land Use designation of Medium Residential. The project site is located within the Los Angeles Coastal Transportation Corridor Specific Plan, the Urban Agriculture Incentive Zone, Airport Hazard, Special Grading Area, and a Methane Zone. The site is located within 1.61 kilometers from the Newport - Inglewood Fault Zone (Onshore).

The proposed project involves the demolition of the existing structures and the construction, use, and maintenance of a new a four-story, 85,721-square-foot residential building (East Building), with 72 dwelling units and a building height of 56 feet, a five-story, 116,132-square-foot residential building (West Building), with 102 dwelling units with a building height of 56 feet, and one (1) level of subterranean parking with 193 vehicle parking spaces. Vehicle access to the ground-level parking would be provided from the alley adjacent to the north edge of the project site.

The project proposes the following unit mix, a total of 11 studios, 140 one-bedroom units, 20 two-bedroom units, and three (3) three-bedroom units. The project will provide a total of 193 parking spaces. The project will provide a total of 150 bicycle parking spaces; 18 short-term bicycle spaces will be located in front of the building frontage along Knowlton Street and 132 long-term bicycle spaces will be stored within an enclosed bicycle room on the ground-floor level. The project will provide 14,500 square feet of open space which consists of private open space through residential balconies/terraces and common open space through courtyards, a pool deck on the West Building, and a roof deck on the East Building.

In accordance with the California State Law, the applicant is proposing to utilize LAMC Section 12.22 A.25 (Density Bonus), which permits a density bonus increase of up to 35 percent increase in density. The applicant is requesting three (3) on-menu incentives; a 20 percent decrease in the required northerly side yard, a 20 percent reduction in the required open space, and an 11-foot height increase to permit a maximum overall building height to allow a maximum building height of 56 feet.

The project requests approval of Site Plan Review for a development project resulting in an increase of 50 or more dwelling units.

Surrounding Properties

Surrounding properties are developed with a mix of residential and commercial uses. The properties to the west of the project site across the alley are zoned C2-1VL and are developed with commercial uses and surface parking lot. The property to the north across the alley is zoned C2-1VL and is improved with commercial/retail uses. The properties to the east of the project site across La Cienega Boulevard within the boundaries of the City of Inglewood and are improved with residential uses. The properties to the south across Knowlton Street are zoned R3-1 and are improved with multi-family residential buildings and the Ladera Heights Prep Development Center Pre-school.

Street, Circulation, Public Transit

La Cienega Boulevard – Adjoining the project site to the east, is a designated Boulevard II, with a roadway width of 110 feet and a right-of-way width of 80 feet improved with an asphalt roadway, concrete curb, gutter, and sidewalk.

Knowlton Street – Adjoining the project site to the south, is a designated Local Street – Standard, with a roadway width of 36 feet and a right-of-way width of 60 feet improved with an asphalt roadway, concrete curb, gutter, and sidewalk.

Alley – Adjoining the project site to the west is a 30-foot-wide is improved with asphalt roadway.

Alley – Adjoining the project site to the north is a 20-foot-wide is improved with asphalt roadway.

The project site is not located within 1/2 mile of a transit stop and is not eligible to utilize Assembly Bill AB 2097.

Housing Replacement (Senate Bill 330 Determination) Background

On October 9, 2019, Governor Gavin Newsom signed into law the Housing Crisis Act of 2019 (SB 330). SB330 requires projects that meet the criteria per California Government Code Section 65589.5(h)(2)(B) filed as of January 1, 2020, to demonstrate compliance with the housing replacement provisions which require replacement of dwelling units that either exist at the time of application of a project or have been vacated or demolished in the ten-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. On September 16, 2021, the Governor signed SB 8, which updated several provisions of the Housing Crisis Act of 2019, into law.

The subject property is currently developed with seven (7) two-story residential buildings containing 50 dwelling units, eight (8) one-story vehicle parking buildings, and surface parking. The Los Angeles Housing Department (LAHD) has determined, per the Housing Crisis Act of 2019 (SB 8) Replacement Unit Determination, dated November 16, 2022, that 33 units are subject to replacement pursuant to the requirements of SB 8. The Determination made by LAHD requires 33 units be replaced with equivalent type; 24 units restricted to Very Low Income Households, and nine (9) units restricted to Low Income Households. For the 17 remaining units presumed to have been occupied by an above-lower income person or household, as permitted by California Government Code §65915(c)(3)(C)(ii), the City has opted to require that those unit(s) be replaced in compliance with the City's Rent Stabilization Ordinance (RSO).

Assembly Bill 1287 (AB 1287)

Assembly Bill 1287 became effective on January 1, 2024. The law made amendments and clarifications to the State Density Bonus Law and Government Code Section 65915, which are applicable to density bonus projects in the City. AB 1287 allows projects to potentially obtain a total 100% density bonus by providing the initial percentage of affordable units to secure an initial 50% density bonus, and then a secondary percentage of affordable units in order to obtain a "stackable" or additional density bonus of up to 50%. Once the set-aside

requirements are met to receive the maximum 50% “primary” density bonus, an applicant may request the additional density bonus available through AB 1287 for either Very Low Income or Moderate Income households as set forth in Government Code Section 65915(v).

In accordance with AB 1287, the applicant is seeking an initial 50% density bonus allowed under State Density Bonus Law by providing 15% of the base density for Very Low Income households. The applicant is then seeking an additional 20% density bonus, for a total density bonus of 70%, by providing an additional 5% of the base density units for Very Low Income households. The resulting increase in density allows for a 183-unit project. As proposed, the project will provide 174 dwelling units with 23 units reserved for Very Low Income households and nine (9) units reserved for Low Income Households.

LAMC Criteria for Density Bonus Projects

As permitted by the LAMC Section 12.22 A.25, the applicant is requesting three (3) on-menu incentives that will facilitate the provision of affordable housing at the site: a 20 percent decrease in the required northerly side yard, a 20 percent reduction in the required open space, and an 11-foot height increase to permit a maximum overall building height to allow a maximum building height of 56 feet.

Pursuant to LAMC Section 12.22 A.25(e)(2), in order to be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria, which it does:

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

The project site is comprised of 11 parcels. As shown in the Exhibit “A”, the project utilizes a variety of design elements to create a well-articulated exterior façade. The proposed residential development will incorporate painted plaster finish, vinyl windows, metal panel siding, and tone veneer finish to create rhythm and express a clear architectural idea. The frontage of the building has been designed to provide continuous landscaping, and a building massing which is articulated with multiple landscaped courtyards and segmented building components which step down towards the street. The building façade will also feature distinct signage identifying the building. By using various building materials and architectural elements, the project creates sufficient breaks in the plane and articulation of the building’s façade.

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

The proposed residential development is generally bound by Knowlton Street to the south, La Cienega Boulevard to the east and La Tijera Boulevard to the north and west. The project is also located adjacent to an alley to the west and north. As shown in Exhibit “A”, the project promotes walkability and safe access to the building through distinct pedestrian entrances, which are placed at grade level clear of obstruction. The project entails two buildings designed facing Knowlton Street. The frontage has been designed to enhance the pedestrian experience by providing continuous landscaping, and building massing which is articulated with multiple landscaped courtyards and segmented building components which step down towards the street. There is one pedestrian access to the project from Knowlton, which is via a secured pedestrian gate, and one primary automobile entrance. A second secure access is from the Alley which parallels Knowlton on the north side of the project. The buildings have been articulated with window detailing and changes of material finishes to break down the building massing into appropriately scaled elements. Building segments are vertically

articulated with material changes and window articulations. Window sizes facing public areas, are moderate to insure a sense of privacy for both the neighborhood and the occupants. As such, the building will be oriented to the abutting streets with entrances, windows, architectural features, and balconies located along all street facing elevations.

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

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

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

The Project is not located in a Hillside Area, nor is it located in a Very High Fire Hazard Severity Zone.

FINDINGS

DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS

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

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

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

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

Side Yard (Northerly). The subject property is zoned R3-1. Pursuant to LAMC 12.10.C.(2), the underlying zones requires the project to provide an eight-foot northerly side yard setback. The side yard incentive permits a twenty percent side yard setback reduction for the project to allow for a six-foot four-inch setback which would allow for a larger building footprint to provide the affordable units.

Open Space. Pursuant to the LAMC, the proposed project is required a minimum of 18,125 square feet for open space, however, the project will utilize the open space incentive to reduce the minimum open space requirement to 14,500 square feet. The requested open space incentive, allowing for a maximum 20 percent reduction of the open space requirement will result in a building design and construction efficiencies that facilitate affordable housing costs. The project is providing 14,500 square feet of open space.

Height. The subject property is zoned R3-1. Pursuant to LAMC Section 12.22-A.25(g), the project is requesting an On-Menu Incentive for an increase in the height of the proposed project. Height District 1 for the project site limits the building height to 45 feet. In this case, the project has requested an On-Menu Incentive to allow an increase in the height to allow for a height of 56 feet which would allow for a larger construction envelope to provide the affordable units.

The project provides 15% of the base units for Very Low Income Households to qualify for the requested Incentives. The requests will allow the developer to expand the building envelope so the affordable units can be constructed, and the overall space dedicated to residential uses is increased. The increase in height and allowing a reduction in the northerly side yard will allow for the construction of additional market rate floor area whose rents will subsidize the construction and operational costs of the affordable units.

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

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)). The finding that there is no evidence in the record that the proposed incentives will have a specific adverse impact is further supported by the CEQA findings. The findings to deny an incentive under Density Bonus Law are not equivalent to the findings for determining the existence of a significant unavoidable impact under CEQA. However, under a number of CEQA impact thresholds, the City is required to analyze whether any environmental changes caused by the project have the possibility to result in health and safety impacts. As required by Section 12.22-A,25(e)(2), the project meets the eligibility criterion that is required for density bonus projects. The record does not identify a public health and safety standard in relation to this finding. Therefore, there is no substantial evidence that the proposed incentives or waivers will have a specific adverse impact on public health and safety.

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

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

SITE PLAN REVIEW FINDINGS

2. **That the project is in substantial conformance with the purposes, intent, and provisions of the General Plan, applicable community plan and any applicable specific plan.**

The Los Angeles General Plan sets forth goals, objectives, and policies that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, but not limited to, Land Use, Housing, Transportation/Mobility, Noise, and Safety. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City. While the General Plan sets out a long-range vision and guide to future development, the 35 Community Plans provide the specific, neighborhood-level detail, relevant policies, and implementation strategies necessary to achieve the General Plan objectives. The project site is located in the Westchester – Playa del Rey Community Plan area and the Los Angeles Coastal Transportation Corridor specific plan.

Westchester – Playa del Rey Community Plan

The subject property is located within the Westchester – Playa del Rey Community Plan which was updated by the City Council on April 13, 2004. The Westchester – Playa del Rey Community Plan designates the subject property for Medium Residential land use with the corresponding zones of R3 and R3(PV) and Height District No. 1. The subject property is zoned R3-1. The proposed project advances the following objectives of the Community Plan:

Goal 1 Provide a safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the Westchester-Playa del Rey Community.

Objective 1-1: Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new residents in the Westchester-Playa del Rey Community Plan Area to the year 2025.

Policies 1-1.3: Provide for adequate Multiple Family residential development.

Objective 1-3: Preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.

Policies 1-3.1: Promote architectural compatibility and landscaping for new Multiple Family residential development to protect the character and scale of existing residential neighborhoods.

Objective 1-4: Provide affordable housing and increased accessibility to more population segments, especially students, the disabled and senior citizens.

Policies 1-4.1: Promote greater individual choice in type, quality, price and location of housing.

Policies 1-4.2: Promote the development of housing for persons of low to moderate income within the community.

Objective 1-5: Protect established residential neighborhoods from incompatible uses, including multiple family residential uses of substantially higher density, to preserve the residential character of these neighborhoods and protect residents from adverse environmental impacts caused by such uses.

The proposed project furthers the development of Westchester providing a safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the Westchester-Playa del Rey Community by allowing for the development of a residential building with 174 dwelling units, including 23 units reserved for Very Low-Income Households and nine (9) dwelling units reserved for Low Income Households on lots zoned for residential uses. The project increases the housing stock and satisfies the needs and desires of all economic segments of the community by maximizing the opportunity for individual housing choice. Therefore, the project is consistent with the Westchester-Playa del Rey Community Plan.

The **Framework Element** for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los

Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

Policy 3.2.2: Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations.

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

The proposed project will result in the development of a residential building that will provide 174 new dwelling units, including 23 units reserved for Very Low-Income Households, and nine (9) dwelling units reserved for Low Income Households thereby contributing toward and facilitating the City's long-term economic viability and vision for a more liveable city.

The property is currently improved with seven (7) two-story residential buildings containing 50 dwelling units, eight (8) one-story vehicle parking buildings, and surface

parking. The existing structures will be demolished to accommodate the proposed development. The development of the site will enable the City to conserve nearby existing stable residential neighborhoods by allowing controlled growth away from such neighborhoods and districts. Therefore, the proposed 174-unit residential building is consistent with the Distribution of Land Use goals, objectives and policies of the General Plan Framework Element.

The **Housing Element** (The Plan to House LA) was adopted by City Council on November 2021. The Housing Element is one of the eight State mandated elements of the General Plan; it is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, establishes goals, objectives, and policies to guide future housing decisions, and provides an array of programs to meet Citywide Housing Priorities, including addressing the housing shortage, advancing racial equity and access to opportunity, preventing displacement and promoting sustainability and resilience. The Housing Element includes the following objectives and policies relevant to the instant request:

Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

Objective 1.1: Forecast and plan for existing and projected housing needs over time with the intention of furthering Citywide Housing Priorities.

Policy 1.1.2: Plan for appropriate land use designations and density to accommodate an ample supply of housing units by type, cost, and size within the City to meet housing needs, according to Citywide Housing Priorities and the City's General Plan.

Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.

Policy 1.2.1: Expand rental and for-sale housing for people of all income levels. Prioritize housing developments that result in a net gain of Affordable Housing and serve those with the greatest needs.

Policy 1.2.2: Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.

Objective 1.3: Promote a more equitable distribution of affordable housing opportunities throughout the city, with a focus on increasing Affordable Housing in Higher Opportunity Areas and in ways that further Citywide Housing Priorities.

Policy 1.3.1: Prioritize housing capacity, resources, policies and incentives to include Affordable Housing in residential development, particularly near transit, jobs, and in Higher Opportunity Areas.

Policy 1.3.2: Prioritize the development of new Affordable Housing in all communities, particularly those that currently have fewer Affordable units.

Goal 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

Policy 3.1.7: Promote complete neighborhoods by planning for housing that includes open space, and other amenities.

Objective 3.2: Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options.

Policy 3.2.2: Promote new multi-family housing, particularly Affordable and mixed-income housing, in areas near transit, jobs and Higher Opportunity Areas, in order to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.

The proposed project implements the Housing Element by increasing the housing supply consistent with the Medium Residential land use designation. The property is currently improved with seven (7) two-story residential buildings containing 50 dwelling units, eight (8) one-story vehicle parking buildings, and surface parking that will be demolished to accommodate the proposed development. The approval of the request would permit 174 new dwelling units with 23 units set aside for Very Low-Income Households and nine (9) units set aside for Low Income Households. The project would achieve the production of new housing opportunities, meeting the needs of the city, while facilitating the construction of a range of different housing types (studios, one, two, and three-bedroom units) that address the needs of the city's diverse households. Therefore, the project is consistent with the Housing Element goals, objectives and policies of the General Plan.

The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. La Cienega Boulevard adjoining the project site to the east, is a designated Boulevard II, with a roadway width of 110 feet and a right-of-way width of 80 feet improved with an asphalt roadway, concrete curb, gutter, and sidewalk. Knowlton Street adjoining the project site to the south, is a designated Local Street – Standard, with a roadway width of 36 feet and a right-of-way width of 60 feet improved with an asphalt roadway, concrete curb, gutter, and sidewalk. The Alley adjoining the project site to the west is a 30-foot-wide is improved with asphalt roadway. The Alley adjoining the project site to the north is a 20-foot-wide is improved with asphalt roadway.

The project as designed will support the development of these Networks and meets the following goals and objectives of Mobility Plan 2035:

Policy 2.3: Recognize walking as a component of every trip and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Vehicular access to the project site will be provided via a two-way driveway off the alley to the west. A total of 193 off-street automobile parking spaces will be provided within the parking garage. Pedestrian access will be via Knowlton Street, and La Cienega Boulevard.

Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City's transportation system.

Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Policy 3.7: Improve transit access and service to major regional destinations, job centers, and inter-modal facilities.

Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The project will provide a total of 150 bicycle parking spaces. 132 long-term bicycle parking spaces in bicycle storage rooms within the subterranean and ground floor parking levels. Short-term bicycle racks will be provided within the building and along the street frontages of the project site.

Policy 5.4 Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

As conditioned, all electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.

Therefore, the project is consistent with Mobility Plan 2035 goals, objectives, and policies of the General Plan.

Therefore, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the applicable Community Plan.

3. **The project consists of an arrangement of buildings and structures (including height, bulk and setbacks) off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.**

The project site is comprised of 11 lots measuring approximately 77,928 square feet with a frontage of 610 feet along Knowlton Street and the alley to the north, a frontage of 150 feet along La Cienega and a frontage of 110 feet along the alley to the west. The site is currently developed with seven (7) two-story residential buildings containing 50 dwelling units, eight (8) one-story vehicle parking buildings, and surface parking. The site is zoned R3-1 within the Westchester - Playa del Rey Community Plan Area with a General Plan Land Use designation of Medium Residential.

Surrounding properties are developed with a mix of residential and commercial uses. The properties to the west of the project site across the alley are zoned C2-1VL and are developed with commercial uses and surface parking lot. The property to the north across the alley is zoned C2-1VL and is improved with commercial/retail uses. The properties to the east of the project site across La Cienega Boulevard within the boundaries of the City of Inglewood and are improved with residential uses. The properties to the south across Knowlton Street are zoned R3-1 and are improved with multi-family residential buildings and the Ladera Heights Prep Development Center Pre-school.

The proposed project involves the demolition of the existing structures and the construction, use, and maintenance of a new a four-story, 85,721-square-foot residential building (East

Building), with 72 dwelling units and a building height of 56 feet, a five-story, 116,132-square-foot residential building (West Building), with 102 dwelling units with a building height of 56 feet, and one (1) level of subterranean parking with 193 vehicle parking spaces. Vehicle access to the ground-level parking would be provided from the alley adjacent to the north edge of the project site. The project provides 14,500 square feet of open space, including indoor and outdoor common spaces and private balconies.

The project includes 11 studio units, 140 one-bedroom units, 20 two-bedroom units, and three (3) three-bedroom units and a total of 14,500 square feet of open space for residents. Pursuant to LAMC Section 12.21-G, as proposed, is required to provide 18,125 square feet of open space. The project request includes an On-Menu Incentive to allow a twenty percent reduction in the required open space. The project provides approximately 14,500 square feet total of open space, which includes but not limited to 4,520 square-feet of outdoor common open space and 1,860 square feet of indoor open space in the West Building; and 1,200 square feet of indoor open space and 4,170 square feet of outdoor common open space in the East Building. The project also includes a total of 2,750 square feet of private balconies. As conditioned, the project will provide open space as required by LAMC Section 12.21-G.

Vehicular access to the project site will be provided via a two-way driveway off the alley to the west. A total of 193 off-street automobile parking spaces will be provided within the parking garage. Pedestrian access will be via Knowlton Street, and La Cienega Boulevard.

Height, Bulk, and Setbacks

The project is zoned R3-1 and proposes a maximum height of 56 feet. Generally, Height District 1 for the R3 zone has a maximum height of 45 feet and does not restrict the number of stories. In this case, the applicant has requested an On-Menu Incentive for an increase in height to allow a maximum height of 56 feet.

The project has a maximum FAR of 3:1. The subject property is zoned R3-1. The R3 zone in Height District 1 generally permits a 3 to 1 FAR. In this case, the project as proposed has an FAR of 2.92 to 1.

The height, bulk, and setbacks of the subject project are consistent with the existing development in the immediate surrounding area and with the underlying R3-1 Zone. The properties are developed with a mix of residential and commercial uses. The properties to the west of the project site across the alley are zoned C2-1VL and are developed with commercial uses and surface parking lot. The property to the north across the alley is zoned C2-1VL and is improved with commercial/retail uses. The properties to the east of the project site across La Cienega Boulevard within the boundaries of the City of Inglewood and are improved with residential uses. The properties to the south across Knowlton Street are zoned R3-1 and are improved with multi-family residential buildings and the Ladera Heights Prep Development Center Pre-school. Therefore, in consideration of other development in the area, the project is consistent with the surrounding.

Parking

The project will provide a total of 193 parking spaces and 132 long-term bicycle parking spaces. Short-term bicycle racks will be provided within the building and along the street frontages of the project site.

The proposed parking is located within the building and therefore will not be visible from the public right-of-way. Pedestrian access will be via Knowlton Street a Local Street - Standard, and La Cienega Boulevard a Boulevard II. All ingress and egress for the parking will be located on the alley to the west and the alley to the north.

Vehicular access to the project site will be provided via a two-way driveway off the alley to the west. Pedestrian access will be via Knowlton Street, and La Cienega Boulevard. Therefore, the parking facilities will be compatible with the existing and future developments in the neighborhoods.

Lighting

Lighting is required to be provided per LAMC requirements. The project proposes security lighting will be provided to illuminate building, entrances, walkways and parking areas. The project is required to provide outdoor lighting with shielding, so that the light source cannot be seen from adjacent residential properties. Therefore, the lighting will be compatible with the existing and future developments in the neighborhood.

On-Site Landscaping

The project proposes approximately 14,500 square feet total of open space, which includes but not limited to 4,520 square-feet of outdoor common open space and 1,860 square feet of indoor open space in the West Building; and 1,200 square feet of indoor open space and 4,170 square feet of outdoor common open space in the East Building and a total of 2,750 square feet of private balconies. Additionally, the project includes landscaped area distributed throughout the project. The project has been conditioned to provide open space as required by LAMC section 12.21-G. Furthermore, the project is conditioned so that all open areas not used for buildings, driveways, parking areas, recreational facilities or walks will be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect. The planting of any required trees and street trees will be selected and installed per the Bureau of Street Services, Urban Forestry Divisions' requirements. Therefore, the on-site landscaping will be compatible with the existing and future developments in the neighborhood.

Loading/Trash Area

The development is not required to provide a loading area pursuant to LAMC Section 12.21-C.6. Waiting areas and drop areas will be on the ground level. Tenants moving in or out of the building will be able to park moving trucks on the street level adjacent to the parking entrance and the residential lobby in compliance with the LAMC.

The project will include on-site trash collection for both refuse and recyclable materials, in conformance with the LAMC. Compliance with these regulations will allow the project to be compatible with existing and future development. The service area for trash and recycling collection will be accessible from the parking area. Therefore, as proposed, and conditioned, the project is compatible with existing and future development on neighboring properties.

As described above and as depicted within the plans and elevations submitted with the instant application, the project consists of a five-story, residential building, with parking on-site for residents, lighting, landscaping, trash collection, and other pertinent improvements, that is compatible with existing and future development in the surrounding area.

4. Any residential project provides recreation and service amenities to improve habitability for its residents and minimizes the impacts on neighborhood properties.

The project proposes provide a variety of unit types which includes 11 studio units, 140 one-bedroom units, 20 two-bedroom units, and three (3) three-bedroom units. Pursuant to LAMC Section 12.21-G, as proposed, is required to provide 18,125 square feet of open space. The project request includes an On-Menu Incentive to allow a twenty percent reduction in the required open space. The project provides approximately 14,500 square feet total of open space, which includes but not limited to 4,520 square-feet of outdoor common open space and 1,860 square feet of indoor open space in the West Building; and 1,200 square feet of indoor open space and 4,170 square feet of outdoor common open space in the East Building. The project also includes a total of 2,750 square feet of private balconies.

Therefore, the project provides recreation and service amenities which will improve habitability for residents and will minimize impacts on neighboring properties.

ADDITIONAL MANDATORY FINDINGS

- 5.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside of a flood zone.

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 conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

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

Section 11.00 of the LAMC states in part (m): “It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory

requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

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

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning’s DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.gov/development-services/forms>. Public offices are located at:

Metro DSC	Van Nuys DSC
201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050
South LA DSC	West LA DSC
(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 planning.southla@lacity.org	(CURRENTLY CLOSED) 1828 Sawtelle Boulevard West Los Angeles, CA 90025 planning.westla@lacity.org (310) 231-2901

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.



QR Code to Online Appeal Filing



QR Code to Forms for In-Person Appeal Filing



QR Code to BuildLA Appointment Portal for Condition Clearance

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](https://www.lacity.gov/buildla) portal (appointments.lacity.gov). The applicant is further advised to notify any consultant representing you of this requirement as well.

Only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property can appeal the Transit Oriented Communities/Density Bonus Compliance Review Determination.

Per the Density Bonus Provision of State Law (Government Code Section 65915), the Density Bonus increase in units above the base density limits per the underlying zone(s) and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per LAMC Sections 12.22 A.25 and 12.22 A.31, appeals of Density Bonus Compliance Review and Transit

Oriented Communities cases with the Director of Planning or Zoning Administrator as the initial decision maker are heard by the City Planning Commission.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:



Heather Bleemers, Senior City Planner

Prepared by:



Michelle Carter, City Planner

Attachments:

Exhibit A: Architectural Plans

THE LEGACY

MULTI-FAMILY

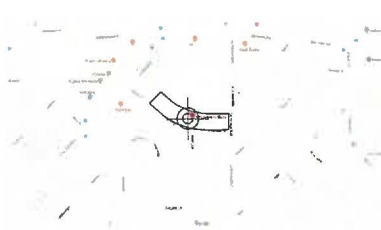
SHEET INDEX



ZONING MAP:



ASSESSOR'S PARCEL MAP:



VICINITY MAP:

SHEET INDEX - Planning Set	
Sheet Number	Sheet Name
00.00	COVER & SHEET INDEX
00.10	PROJECT INFORMATION
00.31	RENDERINGS
00.32	RENDERINGS
00.39	AREA PLANS - ZONING
00.39	AREA PLANS - OPEN SPACE
04.21	BUILDING AREA DIAGRAM AND TABLE (CALIFORNIA GOVERNMENT CODE)
07.00	MATERIAL & EQUIPMENT SPECS
09.00	SURVEY
L0.1	FULL SITE ENTRY HARDSCAPE PLAN
L0.2	WEST BLDG 1ST FLOOR LANDSCAPE PLAN
L1.1	WEST BLDG ROOF LANDSCAPE PLAN
L3.0	EAST BLDG 1ST FLOOR LANDSCAPE PLAN
L3.1	EAST BLDG ROOF LANDSCAPE PLAN
L3.2	PLANT PALETTE
A1.0	SITE PLAN
A1.0.1	DEMO PLAN
A1.0.2	FENCING PLAN - OVERALL
A1.1.0	WEST BUILDING - SITE PLAN
A1.1.0B	WEST BUILDING - BASEMENT
A1.1.1	WEST BUILDING - 1ST FLOOR
A1.1.2	WEST BUILDING - SECOND FLOOR
A1.1.3	WEST BUILDING - THIRD FLOOR
A1.1.4	WEST BUILDING - FOURTH FLOOR
A1.1.5	WEST BUILDING - FIFTH FLOOR
A1.1.6	WEST BUILDING - ROOF
A1.1.8	WEST BUILDING - COLOR ELEVATIONS
A1.1.9	WEST BUILDING - SECTIONS
A1.2.0	EAST BUILDING - SITE PLAN
A1.2.0B	EAST BUILDING - BASEMENT
A1.2.1	EAST BUILDING - FIRST FLOOR
A1.2.2	EAST BUILDING - SECOND FLOOR
A1.2.3	EAST BUILDING - THIRD FLOOR
A1.2.4	EAST BUILDING - FOURTH FLOOR
A1.2.5	EAST BUILDING - ROOF
A1.2.5	EAST BUILDING - STAIR FLOOR
A1.2.7	EAST BUILDING - COLOR ELEVATIONS
A1.2.8	EAST BUILDING - SECTIONS
A4.5	WINDOW SCHEDULE
A4.1	WINDOW SCHEDULE - STOREFRONT
A4.2	DOOR SCHEDULE - WEST BUILDING
A4.2.1	DOOR SCHEDULE - WEST BUILDING
A4.3	DOOR SCHEDULE - EAST BUILDING
A4.3.1	DOOR SCHEDULE - EAST BUILDING
A4.4	DOOR SCHEDULE - UNIT TYPE
A4.4.1	DOOR SCHEDULE - UNIT TYPE
A4.5	UNIT TYPE A & B
A4.5.1	UNIT TYPE C & D
A4.5.2	UNIT TYPE E & F
A4.5.3	UNIT TYPE G & H
A4.5.4	UNIT TYPE J & K
A4.5.5	UNIT TYPE L & M
A4.5.6	UNIT TYPE N & P
A4.5.7	UNIT TYPE Q & R
A4.5.8	UNIT TYPE S & T
A4.5.9	UNIT TYPE U & V

EXHIBIT "A"
 Page No. 1 of 37
 Case No. DIR-2022-9365-DB-SPR-
 VNSA-RHP

VANOS ARCHITECTS INC.

THE LEGACY

1733 S. La Cienega Blvd. LA, CA 90045
 (310) 206-3111 (310) 360-1814
 www.vanosarchitects.com

PROJECT INFORMATION:
 Type: Multi-Family
PROPERTY INFORMATION:
 227 W. Knollman St.
 Los Angeles, CA 90045
 A301 410200260
 Zone: R-31

PROJECT TEAM:
SURVEY:
 Henry Goodman Engineering
 634 17th St.
 Santa Monica, CA 90403
 Contact: Henry Goodman
 hgoodm@henrygoodman.com
 (310) 425-1637

OWNER:
 Kiley Major, Cop.
 198 Clay Way, 7105
 Beverly Hills, CA 90276
 Contact: Matt Len
 mlen@kileyandlen.com
 (310) 427-0997

GEOTECHNICAL:
 AJO Geotechnical
 1865 Sherman Way, Ste. A
 Van Nuys, CA 91406
 Contact: Juan Carlos Vidal
 jvidal@ajogeotech.com
 (818) 783-5244

ARCHITECT:
 The Tree Resource
 P.O. Box 95714
 Los Angeles, CA 90049
 Contact: Paul Smith
 paul@thetreesource.com
 (310) 963-2299

LANDSCAPE:
 Courtland Shuler
 605 E Colorado Blvd, Suite C
 Pasadena, CA 91101
 Contact: Paul Smith
 paul@courtlandshuler.com
 (626) 798-9362

No.	Description	Date

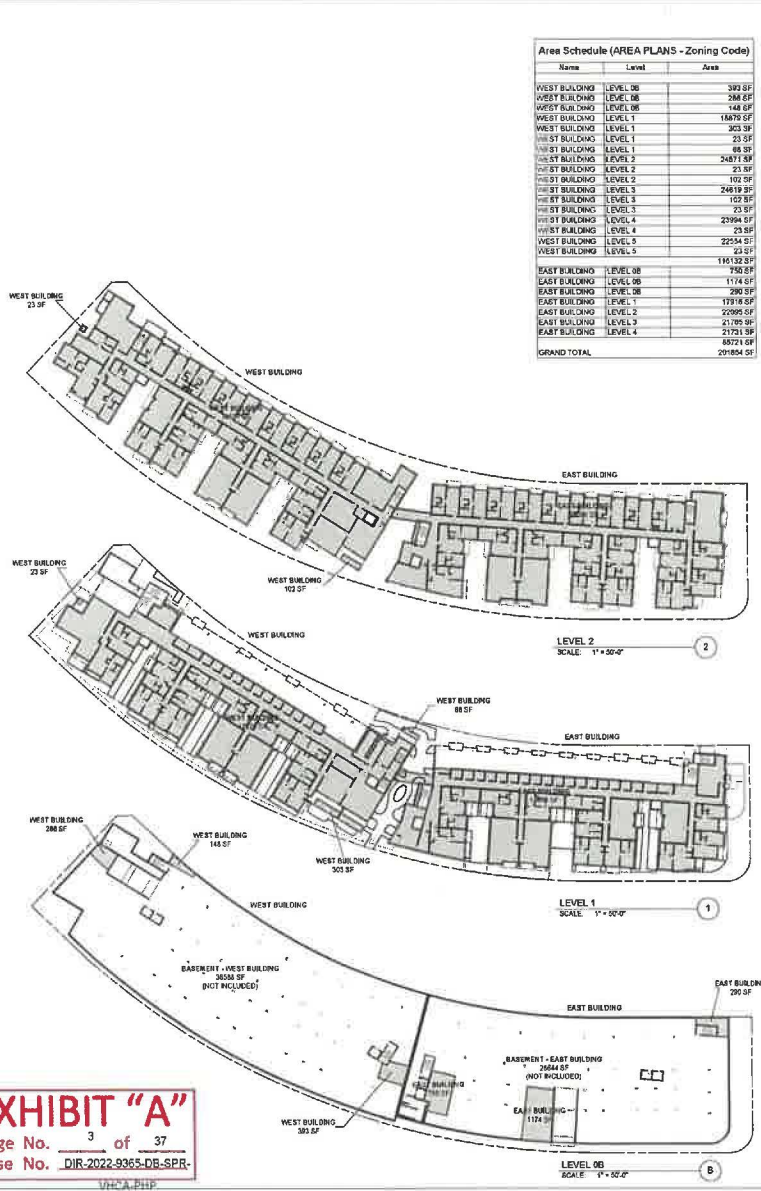
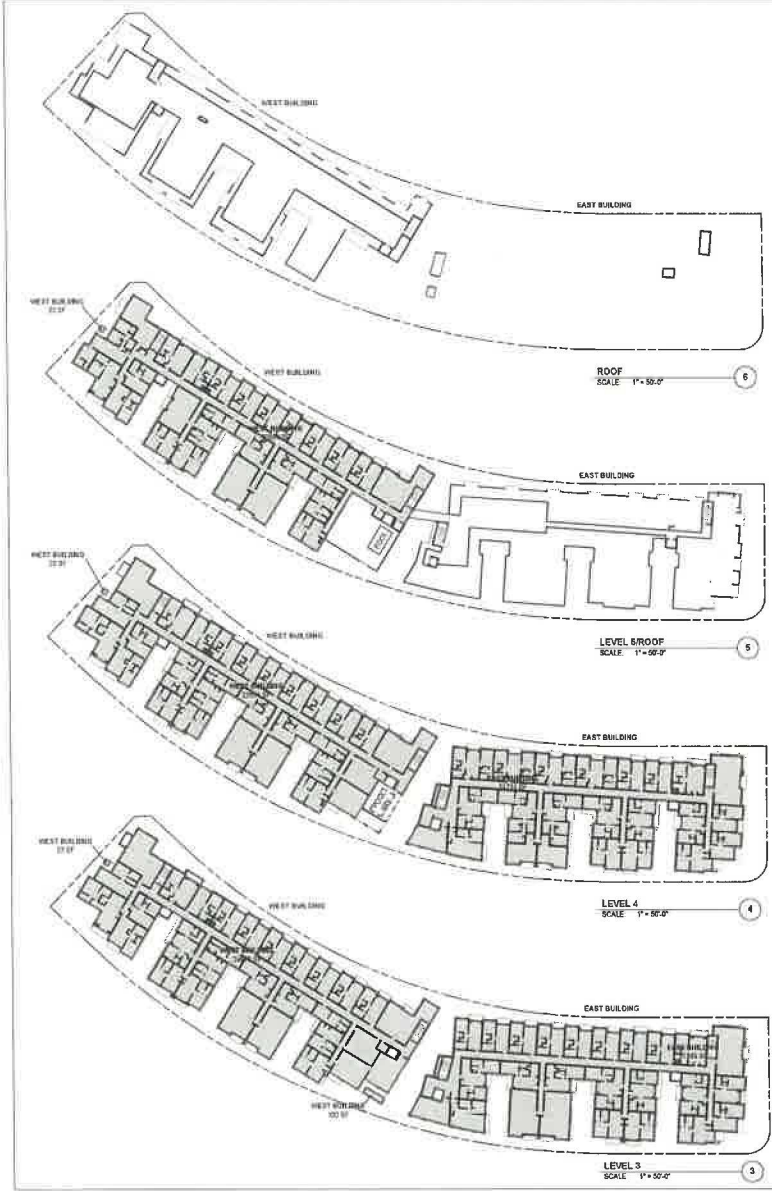
COVER & SHEET INDEX

12/17/2024 1:50:24 PM

Project number: _____
 Date: _____
 Drawn by: _____ Author: _____
 Checked by: _____ Checker: _____

G0.00

Scale: 12" = 1'-0"



Area Schedule (AREA PLANS - Zoning Code)		
Name	Level	Area
WEST BUILDING	LEVEL 0B	392 SF
WEST BUILDING	LEVEL 0B	344 SF
WEST BUILDING	LEVEL 0B	144 SF
WEST BUILDING	LEVEL 1	18879 SF
WEST BUILDING	LEVEL 1	303 SF
WEST BUILDING	LEVEL 1	23 SF
WEST BUILDING	LEVEL 1	68 SF
WEST BUILDING	LEVEL 2	24811 SF
WEST BUILDING	LEVEL 2	23 SF
WEST BUILDING	LEVEL 2	102 SF
WEST BUILDING	LEVEL 3	24619 SF
WEST BUILDING	LEVEL 3	102 SF
WEST BUILDING	LEVEL 3	23 SF
WEST BUILDING	LEVEL 4	23994 SF
WEST BUILDING	LEVEL 4	23 SF
WEST BUILDING	LEVEL 5	22554 SF
WEST BUILDING	LEVEL 5	23 SF
WEST BUILDING	LEVEL 5	192132 SF
EAST BUILDING	LEVEL 0B	752 SF
EAST BUILDING	LEVEL 0B	1174 SF
EAST BUILDING	LEVEL 0B	396 SF
EAST BUILDING	LEVEL 1	17914 SF
EAST BUILDING	LEVEL 2	22095 SF
EAST BUILDING	LEVEL 3	21795 SF
EAST BUILDING	LEVEL 4	21751 SF
EAST BUILDING	LEVEL 4	65721 SF
EAST BUILDING	LEVEL 4	20866 SF
GRAND TOTAL		20866 SF

EXHIBIT "A"
 Page No. 3 of 37
 Case No. DIR-2022-9365-DB-SPR

VANOS ARCHITECTS
THE LEGACY
 1720 S. La Cienega Blvd. L.A. CA. 90035
 (310) 290-0197 (310) 290-0194
 www.vanosarch.com

PROJECT INFORMATION:
 Type: Multi-Family
 PROJECT INFORMATION:
 6227 W. Normandie St.
 Los Angeles, CA 90045
 APN: 4400001001
 Zone: RS-1

OWNER:
 Legacy Asset Corp
 188 Clay Way, 1170
 Rosemead, CA 90069
 Contact: Mark Lan
 marklan@legacyassets.com
 (916) 501-0997

PROJECT TEAM:
 SURVEY: Harry Goodman Engineering
 634 17th St.
 Santa Monica, CA 90403
 Contact: Harry Goodman
 hgoodman@hge.com
 (310) 828-1037

GEOTECHNICAL:
 JGI Geotechnical
 18505 Sherman Way, Ste. A
 Van Nuys, CA 91410
 Contact: Juan Carlos Vidal
 jcarvidal@jgi.com
 (818) 565-0544

CIVIL: **STRUCTURAL:**

LANDSCAPE:
 Coutland Studio
 588 E. Colorado Street, Suite C
 Pasadena, CA 91101
 Contact: Paul Lewis
 paul@coutlandstudio.com
 (626) 788-5352

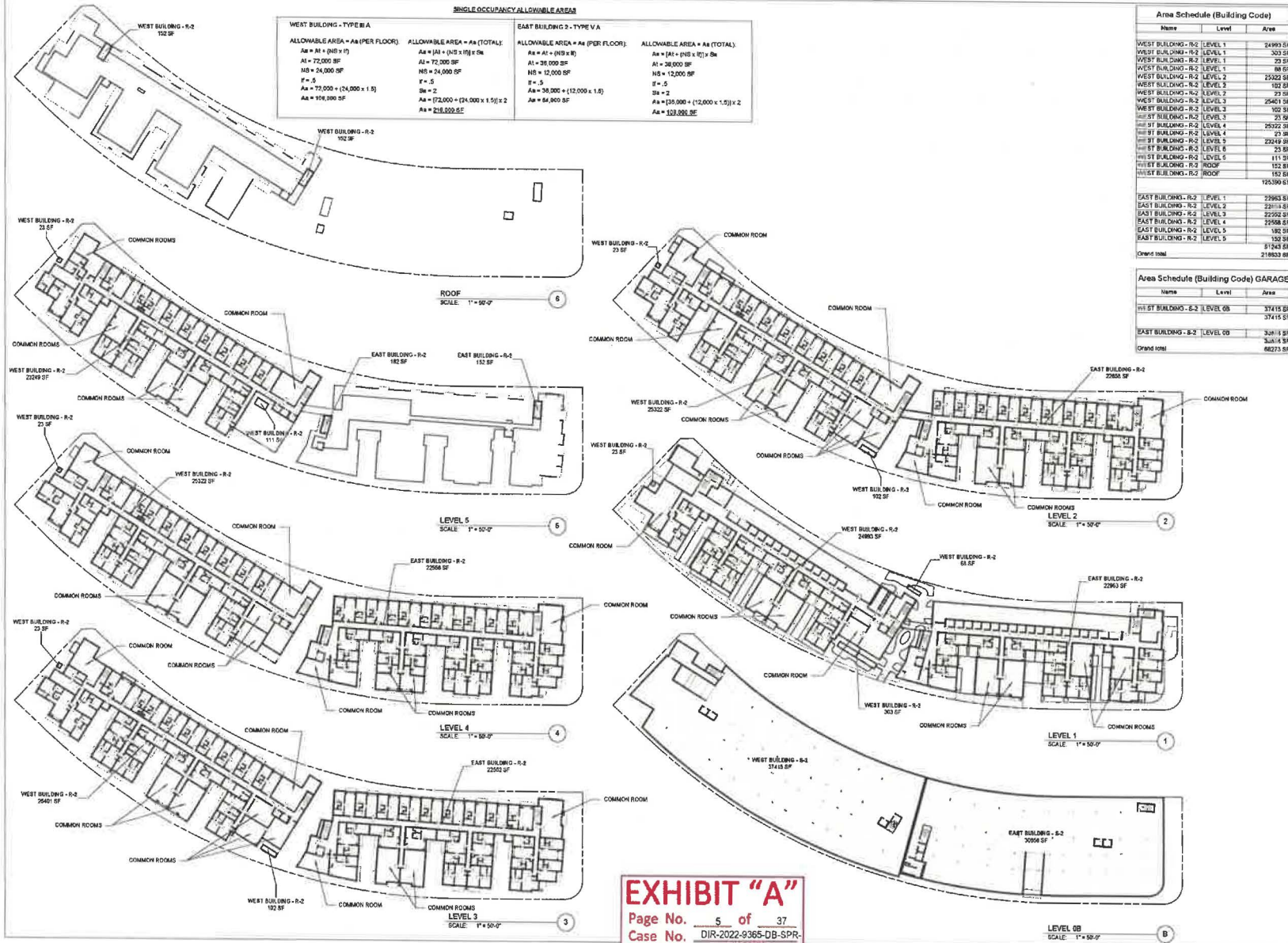
ARCHITECT:
 The Fine Resource
 P.O. Box 10314
 Los Angeles, CA 90046
 Contact: Lisa Smith
 lsmith@thefinresource.com
 (310) 843-2290

No.	Description	Date

AREA PLANS - ZONING
 12/17/2024 1:34:50 PM
 Project number
 Date
 Drawn by: _____ Author
 Checked by: _____ Checker
G3.20
 Scale: 1" = 50'-0"

SINGLE OCCUPANCY ALLOWABLE AREAS

WEST BUILDING - TYPE B1A		EAST BUILDING 2 - TYPE V A	
ALLOWABLE AREA = Aa (PER FLOOR)	ALLOWABLE AREA = Aa (TOTAL)	ALLOWABLE AREA = Aa (PER FLOOR)	ALLOWABLE AREA = Aa (TOTAL)
Aa = A1 + (2N1 x 17)	Aa = [A1 + (2N1 x 17)] x 2n	Aa = A1 + (2N1 x 17)	Aa = [A1 + (2N1 x 17)] x 2n
A1 = 72,000 SF	A1 = 72,000 SF	A1 = 38,000 SF	A1 = 38,000 SF
N1 = 24,000 SF	N1 = 24,000 SF	N1 = 12,000 SF	N1 = 12,000 SF
F = 5	F = 5	F = 5	F = 5
Aa = 72,000 + (24,000 x 1.5)	Aa = [72,000 + (24,000 x 1.5)] x 2	Aa = 38,000 + (12,000 x 1.5)	Aa = [38,000 + (12,000 x 1.5)] x 2
Aa = 108,000 SF	Aa = 216,000 SF	Aa = 54,500 SF	Aa = 109,000 SF



Area Schedule (Building Code)

Name	Level	Area
WEST BUILDING - R-2	LEVEL 1	24,993 SF
WEST BUILDING - R-2	LEVEL 2	23,222 SF
WEST BUILDING - R-2	LEVEL 3	23,222 SF
WEST BUILDING - R-2	LEVEL 4	23,222 SF
WEST BUILDING - R-2	LEVEL 5	23,222 SF
WEST BUILDING - R-2	ROOF	152 SF
WEST BUILDING - R-2	LEVEL 0B	37418 SF
EAST BUILDING - R-2	LEVEL 1	29,983 SF
EAST BUILDING - R-2	LEVEL 2	29,983 SF
EAST BUILDING - R-2	LEVEL 3	29,983 SF
EAST BUILDING - R-2	LEVEL 4	29,983 SF
EAST BUILDING - R-2	LEVEL 5	29,983 SF
EAST BUILDING - R-2	ROOF	152 SF
EAST BUILDING - R-2	LEVEL 0B	37418 SF
Garage		218633 SF

Area Schedule (Building Code) GARAGE

Name	Level	Area
WEST BUILDING - R-2	LEVEL 0B	37418 SF
EAST BUILDING - R-2	LEVEL 0B	37418 SF
Grand total		62273 SF

VANOS ARCHITECTS^{INC}

THE LEGACY

1773 S. La Cienega Blvd. LA, CA 90025
 (310) 262-3151 | (310) 350-0794
 www.vanosarchitects.com

<p>PROJECT INFORMATION: Type: Multi-Family</p> <p>PROPERTY INFORMATION: 5277 W. Woodson St. Los Angeles, CA 90045 APN: 410001001 Zone: R5.1</p>	<p>OWNER: Kirby Meier, Corp. 196 Galey Hwy, 1700 Rosemead, CA 91078 Contact: Brent Lee mail@kirbycorp-structure.com (714) 919-0297</p> <p>PROJECT TEAM: SURVEYOR: Harvey Goodman Engineering 8111 17th St. Santa Monica, CA 90403 Contact: Harvey Goodman harvey@harveygoodman.com (310) 372-2700</p> <p>GEOTECHNICAL: AGI Geotechnical 18500 Sherman Way, Ste. A Van Nuys, CA 91410 Contact: Juan Carlos Vial juan.vial@agigeo.com (818) 785-5244</p>
--	---

<p>CIVIL:</p>	<p>STRUCTURAL:</p>
----------------------	---------------------------

<p>LANDSCAPE: Creative Studio 505 E. Colorado Blvd. #1422 Pasadena, CA 91101 Contact: Paul Lurie paul@creativestudio.com (626) 812-7890</p>	<p>ARBORIST: The Tree Resource P.O. Box 49214 Los Angeles, CA 90049 Contact: Paul Lurie paul@thetreesource.com (310) 800-2200</p>
--	--

No.	Description	Date

AREA PLANS - BUILDING CODE

12/17/2024 1:35:05 PM

Project number: _____
 Date: _____
 Drawn by: _____ Author: _____
 Checked by: _____ Checker: _____

G4.21

Scale: As indicated

EXHIBIT "A"

Page No. 5 of 37
 Case No. DIR-2022-9365-DB-SPR
 VHC-A-PHR

THE LEGACY

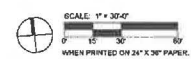
1700 S. GARDEN STREET, SUITE 200
LOS ANGELES, CA 90007

PROJECT INFORMATION:
Type: Mixed-Use
OWNER: City of Los Angeles, 1700 S. Garden Street, Los Angeles, CA 90007
PROJECT INFORMATION: 1700 S. Garden Street, Los Angeles, CA 90007
ARCH: 6100000001
Zone: R3-1

PROJECT TEAM:
SURVEY: Harvey Goodman Engineering, 834 17th St, Santa Monica, CA 90405
CONTACT: Harvey Goodman, harvey@harveygoodman.com
CIVIL: 310.828.1037
GEOTECHNICAL: H&J Geotechnical, 1000 Sherman Way, Ste. A, Van Nuys, CA 91410
CONTACT: Juan Carlos Vidal, jcarval@hjj.com
P: 818.366.0244

CIVIL:
STRUCTURAL:

LANDSCAPE: Courtyard Studio, 355 E Colorado Blvd, Suite C, Pasadena, CA 91101
CONTACT: Paul Lewis, paul@courtyardstudio.com
P: 618.746.9362
ARBORIST: The Tree Resource, P.O. Box 80714, Los Angeles, CA 90049
CONTACT: Sam Smith, thetreeresource.com
P: 310.863.2290



PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
TREES					
	Cercodum 'Desert Museum' / Thornless Palo Verde	11	24" Box	VL	multi-trunk
	Chilalpa tshkentensis / Chilalpa Or AR	21	24" Box	L	Replacement
	Malealeuca quinquenervis / Paperbark tree	24	24" Box	L	multi-trunk
	Street trees per City of Los Angeles	6	24" Box	nta	

SD PLANS - COLOR LANDSCAPING

- PARKWAY
- LANDSCAPE AREAS
- LID PLANTERS
- GREEN ROOF TRAYS

AREA SUMMARY

TOTAL LOT AREA = APPROX. 77,917 SF		WEST BUILDING		EAST BUILDING	
POTENTIAL LANDSCAPE AREA = 77,917 SF (TOTAL LOT) - 48,582 (BUILDING FOOTPRINT) = 29,335 SF		3 TREES / 4 UNITS REQUIRED = 102 UNITS / 4 = 26 TREES		3 TREES / 4 UNITS REQUIRED = 72 UNITS / 4 = 18 TREES	
TOTAL LANDSCAPE AREA OF PROJECT NOT INCLUDING PARKWAY = 9,970 SF (SITE) + 1,266 SF (WEST BLDG OPEN SPACE) = 1,042 SF		TREES PROVIDED = 31 (119%)		TREES PROVIDED = 31 (172%)	
PARK BLDG OPEN SPACE = 12,022 SF		COMMON OPEN SPACE AREA (PER ARCHITECT'S DRAWING)		COMMON OPEN SPACE AREA (PER ARCHITECT'S DRAWING)	
REQUIRED TREES REPLACEMENT:		LEVEL 1 - COURTYARD A		LEVEL 1 - COURTYARD D	
17 TREES ON SITE > 8" DIA TRUNK		758 SF		815 SF	
PROVIDE TREES REPLACEMENT = 17 TREES (100% OF REQUIRED)		878 SF		803 SF	
		LEVEL 1 - COURTYARD B		LEVEL 1 - COURTYARD E	
		829 SF		774 SF	
		LEVEL 1 - ENTRY COURT		LEVEL 5 - ROOF DECK	
		607 SF		2,781 SF	
		LEVEL 5 - POOL DECK		TOTAL	
		1,450 SF		4,170 SF	
		TOTAL		1,042 SF (25% OF REQ'D)	
		4,520 SF		1,355 SF (30% OF REQ'D)	
		REQUIRED LANDSCAPE AREA OF COMMON OPEN SPACE = 4,520 SF x 25% = 1,130 SF		REQUIRED LANDSCAPE AREA OF COMMON OPEN SPACE = 4,170 SF x 25% = 1,042 SF (25% OF OPEN SPACE)	

STREET TREES:
5 EXISTING SOUTHERN MAGNOLIA TREES TO REMAIN IN PLACE.
PROPOSING 2 IN-ROW STREET TREES TO MATCH EXISTING.

EXHIBIT "A"
Page No. 7 of 37
Case No. DIR-2022-9365-DB-
SPR-VNCA-PHS

No.	Description	Date

FULL SITE

Project number: _____
Date: _____ Author: _____
Drawn by: _____ Checker: _____
Checked by: _____
Scale: _____ As Indicated

VANDS ARCHITECTS

THE LEGACY

PROJECT INFORMATION Type: Multi-Family	OWNER The Legacy, Corp. 185 City Way, 1108 Beverly Hills, CA 90210
PROPERTY INFORMATION 227 W. Broadway St Los Angeles, CA 90045 APN: 410007001 Zone: R3-1	CONTACT Mark Len mlen@vands.com 915-827-2097
PROJECT TEAM SURVEY Henry Goodman Engineering 534 17th St Beverly Hills, CA 90210 Contact: Harvey Goodman hgoodman@hge.com 915-828-1027	GEOTECHNICAL AGI Geotechnical 18055 Sherman Way, Ste A Van Nuys, CA 91410 Contact: Juan Carlos Vidal jvidal@agi.com 818-766-2044
CIVIL	STRUCTURAL
LANDSCAPE Courtland Skille 90 E. Colorado Blvd, Suite C Pasadena, CA 91101 Contact: Fred Lewis fl@courtlandskille.com 618.766.0562	ARCHITECT The Tree Resource 717 San 421A Los Angeles, CA 90048 Contact: Lisa Smith lsmith@tree-resource.com 310-663-2280



BUILT IN BENCH SEATING



PORCELAIN PAVER - PEPPER

HARDSCAPE LEGEND

Symbol	Type	Quantity
	Concrete - Topcoat #5, Color Outback	1,638 sf
	Landmark Ceramic porcelain paver Frontier 20 Pepper	1,143 sf



Outback
677

CONCRETE - OUTBACK

EXHIBIT "A"
Page No. 8 of 37
Case No. DIR-2022-8365-DB



No.	Description	Date

ENTRY
HARDSCAPE
PLAN

Project Number	
Date	
Drawn by	Author
Checked by	Checker
Scale	As indicated

L0.2

THE LEGACY

PROJECT INFORMATION: Type: Multi-Family	OWNER: Adry Meco, Corp. 135 City Way, 1105 Rowland, CA 92268
PROPERTY INFORMATION: 227 W Knowlton St Los Angeles, CA 90045 APN: 100097001 Zone: RS-1	CONTRACTOR: Manuel Llanos manuel@legacysd.com P: 915-907-2887
PROJECT TEAM: SURVEY: Harvey Goodman Engineering 454 17th St Brea, CA 92623 Contact: Harvey Goodman hgoodman@hge.com P: 915-825-1827	GEOTECHNICAL: ASD Geotechnical 18550 Sherman Way, Ste. A Van Nuys, CA 91418 Contact: Juan Carlos Vidal jvidal@asdgeotech.com P: 818-785-5214
CIVIL:	STRUCTURAL:
LANDSCAPE: Courtland Studio 505 E Colorado Blvd, Mktz. C Pasadena, CA 91101 Contact: Paul Lewis paul@thelewisoffice.com P: 818-783-8562	ARBORIST: The Tree Resource 710 Box 19114 Los Angeles, CA 90049 Contact: Lee Smith lee@thetreeresource.com P: 310-933-2288



WEST BLDG - 1ST FLOOR LANDSCAPE
SCALE: 1/8" = 1'-0"

PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
	TREES				
	Cardium 'Desert Museum' / Thornless Palo Verde	11	24" Box	VL	multi-trunk
	Chitalpa tashkentensis / Chitalpa Or. Ar.	21	24" Box	L	Replacement
	Melaleuca quinquenervia / Paperbark tree	24	24" Box	L	multi-trunk
	Street trees per City of Los Angeles	6	24" Box	n/a	
SD PLANS - COLOR LANDSCAPING					
	PARKWAY				
	LANDSCAPE AREAS				
	LAND PLANTERS				
	GREEN ROOF TRAYS				

AREA SUMMARY

TOTAL LOT AREA = APPROX. 77,917 SF	WEST BUILDING (1 TREE / 4 UNITS) REQUIRED = 102 UNITS / 4 = 26 TREES TREES PROVIDED = 31 (119%)	EAST BUILDING (1 TREE / 4 UNITS) REQUIRED = 72 UNITS / 4 = 18 TREES TREES PROVIDED = 31 (172%)
POTENTIAL LANDSCAPE AREA = 77,917 SF (TOTAL LOT) - 43,582 (BUILDING FOOTPRINT) = 26,335 SF	COMMON OPEN SPACE AREA (PER ARCHITECT'S DRAWING): LEVEL 1 - COURTYARD A: 758 SF LEVEL 1 - COURTYARD B: 878 SF LEVEL 1 - COURTYARD C: 829 SF LEVEL 1 - ENTRY COURT: 807 SF LEVEL 5 - POOL DECK: 1,450 SF TOTAL: 4,832 SF	COMMON OPEN SPACE AREA (PER ARCHITECT'S DRAWING): LEVEL 1 - COURTYARD D: 615 SF LEVEL 1 - COURTYARD E: 774 SF LEVEL 5 - ROOF DECK: 2,701 SF TOTAL: 4,170 SF
TOTAL LANDSCAPE AREA OF PROJECT NOT INCLUDING PARKWAY = 9,975 SF (SITE) + 1,336 SF (WEST BLDG OPEN SPACE) + 1,042 SF (EAST BLDG OPEN SPACE) = 12,072 SF	REQUIRED TREE REPLACEMENT: 17 TREES ON SITE = # OIA TRUNK PROVIDE TREE REPLACEMENT = 47 TREES (100% OF REQUIRED)	REQUIRED LANDSCAPE AREA OF COMMON OPEN SPACE = 4,170 SF x 25% = 1,042 SF (25% OF OPEN SPACE)
STREET TREES: 5 EXISTING SOUTHERN MAGNOLIA TREES TO REMAIN IN PLACE. PROPOSING 8 NEW STREET TREES TO MATCH EXISTING.	REQUIRED LANDSCAPE AREA OF COMMON OPEN SPACE = 4,832 SF x 26% = 1,130 SF	

EXHIBIT "A"
Page No. 9 of 37
Case No. DIR-2022-9365-DB
SPR-VHCA-DRP

No.	Description	Date

**WEST BLDG
1ST FLOOR
LANDSCAPE PLAN**

Project number	
Date	
Drawn by	Author
Checked by	Checker
L1.0	
Scale	As Indicated

VANOS ARCHITECTS

THE LEGACY

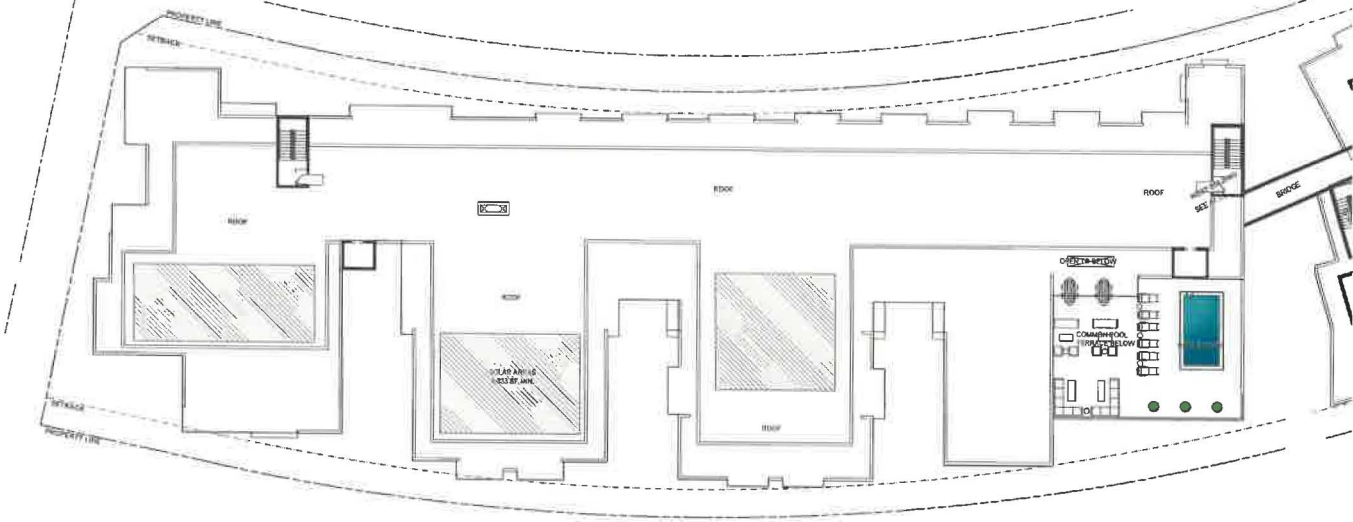
310 S. GARDEN STREET, SUITE 200
LOS ANGELES, CA 90014
TEL: 213.483.3200

PROJECT INFORMATION
Type: Multi-Family
OWNER
Ogby Manor Corp.
100 City View, 1103
Rowena, CA 90278
Contact: Jane Lin
mls@ogbymanor.com
916.557.2007

PROPERTY INFORMATION
3227 W. Knowlton St.
Los Angeles, CA 90005
APN: 4102001001
Zone: M1.5
PROJECT TEAM
SURVEY:
Harvey Goodman Engineering
834 17th St.
Santa Monica, CA 90403
Contact: Harvey Goodman
hgoodman@hge.com
310.859.1037
GEOTECHNICAL:
AGI Geotechnical
1555 Sherman Way, Box A
Van Nuys, CA 91406
Contact: Juan Carlos Hodel
jhodel@agigc.com
818.780.3244

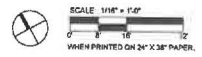
CIVIL:
STRUCTURAL:

LANDSCAPE:
Contact: Paolo
800 E Colton Blvd, Mezz. C
Pasadena, CA 91107
Contact: Paul Lohle
plohle@paullohle.com
818.788.0582
ARBORIST:
The Tree Doctors
P.O. Box 49314
Los Angeles, CA 90049
Contact: Lisa Smith
lsmith@thetreedoctors.com
310.463.3200



WEST BLDG - 5TH FLOOR LANDSCAPE 1

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



No.	Description	Date

**WEST BLDG
ROOF
LANDSCAPE PLAN**

Project number: _____
Date: _____
Drawn by: _____ Author:
Checked by: _____ Checker:
L1.1
Scale: As indicated

EXHIBIT "A"
Page No. 10 of 37
Case No. DIR-2022-9365-DB-
SPR.VHCA.PHP

VANOS ARCHITECTS

THE LEGACY

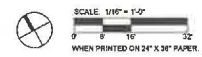
PROJECT INFORMATION	OWNER: City of Los Angeles, 158 City Way, 1708 Rosemead, CA 90618
TYPE: Multi-Family	CONTACT: Niran Kanani, nkanani@cityoflosangeles.com
PROJECT INFORMATION	PROJECT: 6227 W. Knowlton St, Los Angeles, CA 90045
APN: 410007001	Zone: RS-1
PROJECT TEAM	GEOTECHNICAL: JSD Geotechnical, 1955 Sherman Way, Ste A, Van Nuys, CA 91406
SURVEY: Henry Goodman Engineering, 434 17th St, San Mateo, CA 94403	CONTACT: Juan Carlos Vidal, jcarlos@jcdg.com
CONTACT: Henry Goodman, hgoodman@hgoodman.com	PHONE: 818.785.5244
CIVIL:	STRUCTURAL:
LANDSCAPE: Corbett Shinn, 305 E Colorado Blvd, Suite C, Pasadena, CA 91101	ARCHITECT: The Shinn Resource, P.O. Box 48714, Los Angeles, CA 90048
CONTACT: Paul Lewis, paul@corbettshinn.com	CONTACT: Lisa Smith, lisa@shinnresource.com
PHONE: 618.785.9562	PHONE: 310.653.2299



EAST BLDG - 1ST FLOOR LANDSCAPE

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

1



PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
TREES					
	Cercidium 'Desert Museum' / Thornless Palo Verde	11	24" Box	VL	multi-trunk
	Chilopsis lashtkentensis / Chilopa Or All.	21	24" Box	L	Replacement
	Melaleuca quinquanaria / Paperbark tree	24	24" Box	L	multi-trunk
	Street trees per City of Los Angeles	6	24" Box	n/a	
SD PLANS - COLOR LANDSCAPING					
	PARKWAY				
	LANDSCAPE AREAS				
	LID PLANTERS				
	GREEN ROOF TRAYS				

AREA SUMMARY

<p>TOTAL LOT AREA = APPROX. 77,817 SF</p> <p>POTENTIAL LANDSCAPE AREA = 77,817 SF (TOTAL LOT) - 48,562 (BUILDING FOOTPRINT) = 29,255 SF</p> <p>TOTAL LANDSCAPE AREA OF PROJECT NOT INCLUDING PARKWAY = 9,975 SF (SITE) + 1,355 SF (WEST BLDG OPEN SPACE) = 1,042 SF</p> <p>EAST BLDG OPEN SPACE = 12,072 SF</p> <p>REQUIRED TREE REPLACEMENT: 17 TREES ON SITE > 8" DIA TRUNK</p> <p>PROVIDE TREE REPLACEMENT OF 17 TREES (100% OF REQUIRED)</p> <p>STREET TREES: 5 EXISTING SOUTHERN MAGNOLIA TREES TO REMAIN IN PLACE. PROPOSING 6 NEW STREET TREES TO MATCH EXISTING.</p>		<p>WEST BLDG</p> <p>(3 TREES / 4 UNITS) REQUIRED = 102 UNITS / 4 = 26 TREES</p> <p>TREES PROVIDED = 31 (119%)</p> <p>COMMON OPEN SPACE AREA (PER ARCHITECT'S DRAWING):</p> <p>LEVEL 1 - COURTYARD A: 758 SF</p> <p>LEVEL 1 - COURTYARD D: 678 SF</p> <p>LEVEL 1 - COURTYARD E: 828 SF</p> <p>LEVEL 1 - ENTRY COURTY: 807 SF</p> <p>LEVEL 8 - POOL DECK: 1,450 SF</p> <p>TOTAL: 4,329 SF</p> <p>REQUIRED LANDSCAPE AREA OF COMMON OPEN SPACE = 4,329 SF x 25% = 1,082 SF</p>		<p>EAST BLDG</p> <p>(7 TREES / 4 UNITS) REQUIRED = 72 UNITS / 4 = 18 TREES</p> <p>TREES PROVIDED = 31 (172%)</p> <p>COMMON OPEN SPACE AREA (PER ARCHITECT'S DRAWING):</p> <p>LEVEL 1 - COURTYARD D: 815 SF</p> <p>LEVEL 1 - COURTYARD E: 774 SF</p> <p>LEVEL 8 - ROOF DECK: 2,781 SF</p> <p>TOTAL: 4,370 SF</p> <p>REQUIRED LANDSCAPE AREA OF COMMON OPEN SPACE = 4,170 SF x 25% = 1,042 SF (25% OF OPEN SPACE)</p>	
---	--	--	--	--	--

EXHIBIT "A"
 Page No. 14 of 37
 Case No. DIR-2022-9385-DB

No.	Description	Date

EAST BLDG 1ST FLOOR LANDSCAPE PLAN

Project Number	
Date	
Drawn by	Author
Checked by	Checker
L2.0	
Scale	As Indicated

VANOS ARCHITECTS
THE LEGACY

PROJECT INFORMATION:
 Type: Mixed-Use
PROPERTY INFORMATION:
 5227 W. Knowlton St.
 Los Angeles, CA 90045
 APN: 4102001001
 Zone: R2.1

PROJECT TEAM:
SURVEY:
 Harvey Goodman Engineering
 A/E/C Firm ID:
 Contact: Harvey Goodman
 harvey@hvgoodman.com
 P/E 310.526.0227

CIVIL:

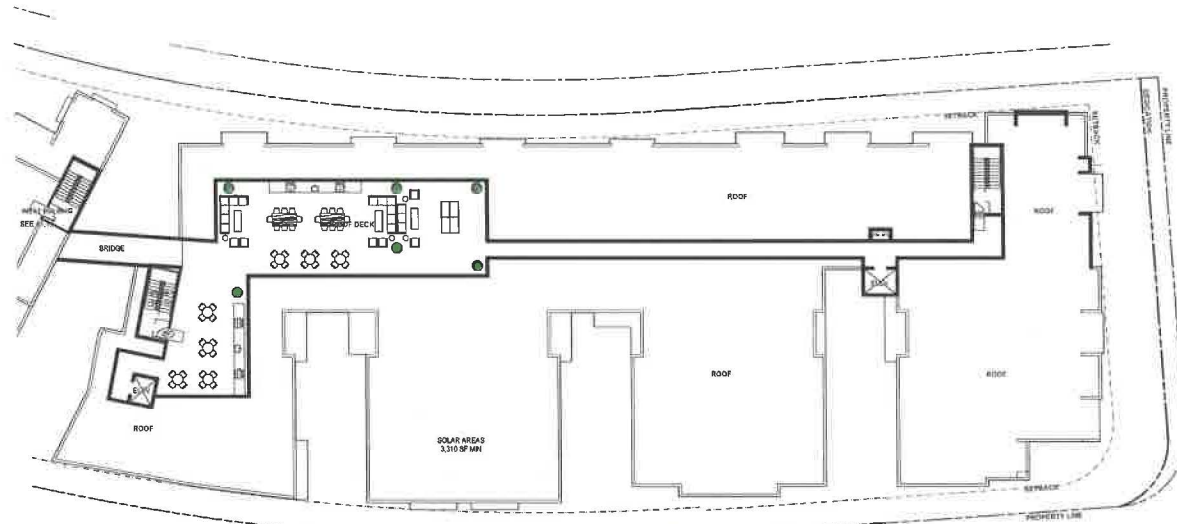
LANDSCAPE:
 Copyright: Studio
 906 E Colorado Blvd. Ste. C
 Pasadena, CA 91101
 Contact: Paul Lewis
 paul@paullewislandscape.com
 P/E 818.788.8042

OWNER:
 P&W Heavy Corp.
 188 Coby Way, 1118
 Rosemead, CA 90618
 Contact: Mark Lan
 mark@pandw.com
 P/E 618.827.0067

GEOTECHNICAL:
 AG Geotechnical
 18000 Stearns Way, Ste. A
 Van Nuys, CA 91410
 Contact: Jason Carlos Viter
 javiter@ag.com
 P/E 818.788.8244

STRUCTURAL:

ARCHITECT:
 The Van Feronce
 P.O. Box 42914
 Los Angeles, CA 90048
 Contact: Uta Smith
 u@vanferonce.com
 P/E 310.693.2290



EAST BLDG - ROOF LANDSCAPE

SCALE 1/8" = 1'-0"

1



No.	Description	Date

**EAST BLDG
 ROOF
 LANDSCAPE PLAN**

Project number: _____
 Date: _____
 Drawn by: _____ Author:
 Checked by: _____ Checker:
L2.1
 Scale: As indicated

EXHIBIT "A"
 Page No. 12 of 37
 Case No. DIR-2022-9365-DB-SPR-VHCA-PH

PROPOSED PLANT MATERIAL

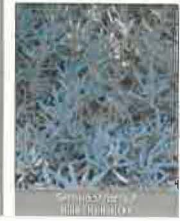
TREES



SHRUBS



GROUNDCOVERS



VANDS ARCHITECTS
THE LEGACY
 1515 S. Vermont Ave. Ste. 100
 Los Angeles, CA 90044
 Tel: 310.206.1100
 Fax: 310.206.1101
 www.vands.com

PROJECT INFORMATION: Type: Multi-Family	OWNER: Rajiv Mehta, Corp 186 Clay Way, 1105 Brea, CA 92621
PROPERTY INFORMATION: 527 W. Arcadia St. Los Angeles, CA 90045 APN: 440007001 Zone: R3-1	CONTACT: Mark Len marklen@vands.com P: 916.827.0997
PROJECT TEAM: SURVEY: Henry Goodwin Engineering 534 17th St. Brea, CA 92603 Contact: Henry Goodwin hgoodwin@hgoodwin.com P: 310.628.1027	GEOTECHNICAL: AGI Geotechnical 18602 Eureka Way, Ste. A Van Nuys, CA 91410 Contact: Juan Carlos Vidal jucv@agi.com P: 310.546.0244
CIVIL:	STRUCTURAL:
LANDSCAPE: Courtlet Studio 555 E Colorado Blvd, Amez. C Pasadena, CA 91101 Contact: Paul Lewis pl@courtletstudio.com P: 618.788.8562	ARCHITECT: The Tree Resource P.O. Box 49214 Los Angeles, CA 90048 Contact: Lee Smith lee@tree resource.com P: 310.863.2296

No.	Description	Date

PLANT PHOTOS

Printed number: _____
 Date: _____
 Drawn by: _____ Author: _____
 Checked by: _____ Checker: _____

L3.0

Scale: _____ As indicated

EXHIBIT "A"
 Page No. 13 of 37
 Case No. DIR-2022-9365-DB-
 SPRVHC&PHP

PLANNING/ZONING DATA:

PROPOSED LAND USE: R-2 MULTIFAMILY RESIDENTIAL

UNIT BREAKDOWN:

WEST BUILDING		EAST BUILDING	
Bedroom Count	Bath Count	Bedroom Count	Bath Count
0 Bedroom	10 Units	0 Bedroom	01 Units
1 Bedroom	88 Units	1 Bedroom	52 Units
2 Bedroom	02 Units	2 Bedroom	17 Units
3 Bedroom	01 Units	3 Bedroom	02 Units
Total	102 Units	Total	73 Units
Grand Total: 175 Units			

BUILDING HEIGHT:

WEST BUILDING

EAST BUILDING

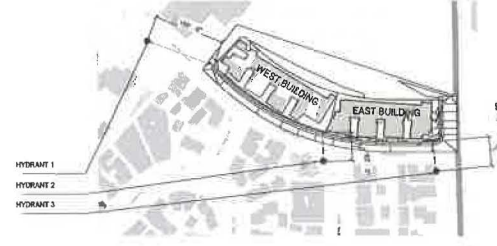
64'-0" - 5 STORIES

64'-0" - 4 STORIES

Area	Area Size
1st Bldg	380 SF
2nd Bldg	900 SF
3rd Bldg	900 SF
4th Bldg	1,100 SF

TREE SCHEDULE (REFER TO TREE REPORT)

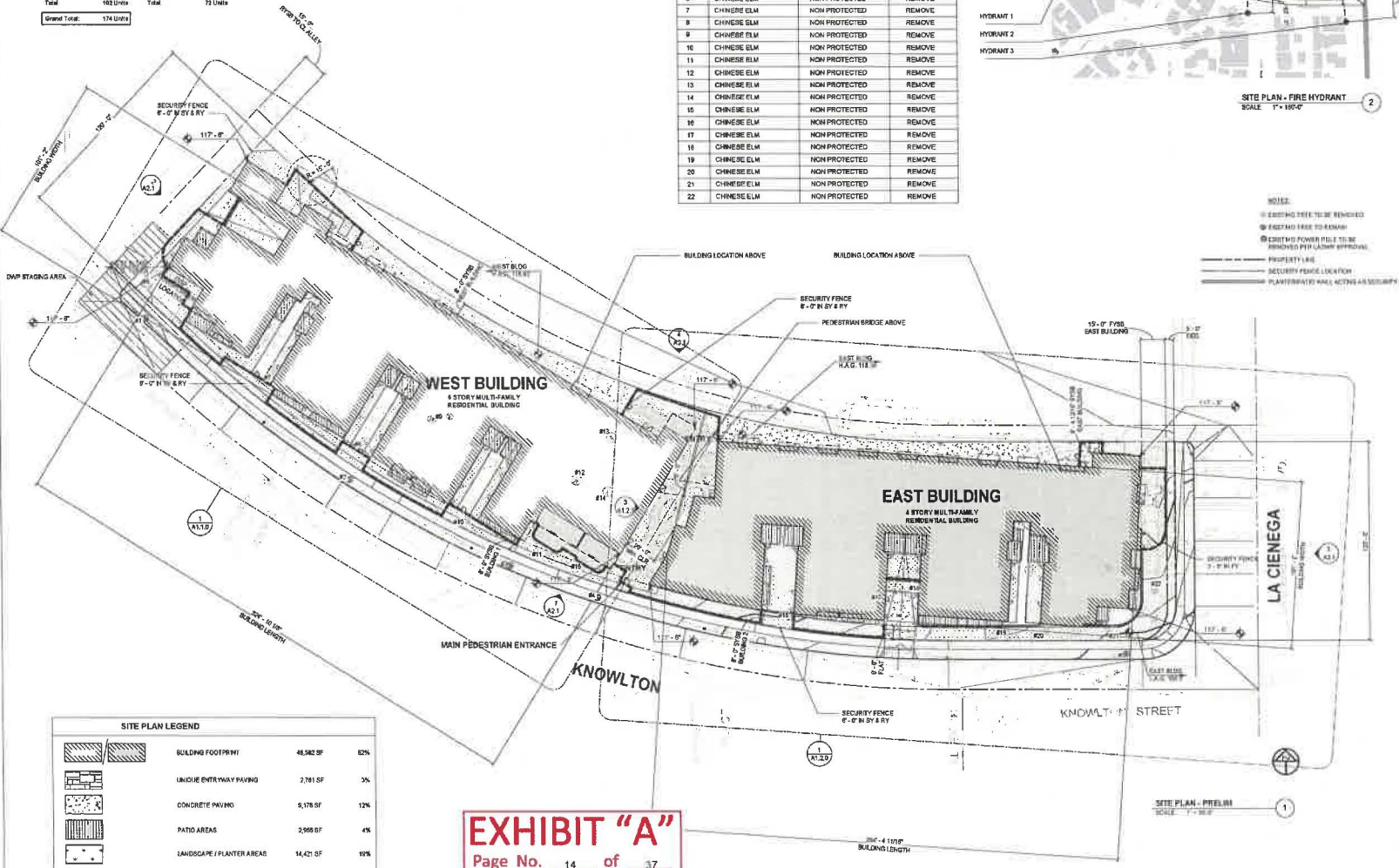
TREE #	SPECIES	STATUS	RETAIN/REMOVE
1	SOUTHERN MAGNOLIA	NON PROTECTED	RETAIN
2	SOUTHERN MAGNOLIA	NON PROTECTED	RETAIN
3	SOUTHERN MAGNOLIA	NON PROTECTED	RETAIN
4	SOUTHERN MAGNOLIA	NON PROTECTED	RETAIN
5	SOUTHERN MAGNOLIA	NON PROTECTED	RETAIN
6	CHINESE ELM	NON PROTECTED	REMOVE
7	CHINESE ELM	NON PROTECTED	REMOVE
8	CHINESE ELM	NON PROTECTED	REMOVE
9	CHINESE ELM	NON PROTECTED	REMOVE
10	CHINESE ELM	NON PROTECTED	REMOVE
11	CHINESE ELM	NON PROTECTED	REMOVE
12	CHINESE ELM	NON PROTECTED	REMOVE
13	CHINESE ELM	NON PROTECTED	REMOVE
14	CHINESE ELM	NON PROTECTED	REMOVE
15	CHINESE ELM	NON PROTECTED	REMOVE
16	CHINESE ELM	NON PROTECTED	REMOVE
17	CHINESE ELM	NON PROTECTED	REMOVE
18	CHINESE ELM	NON PROTECTED	REMOVE
19	CHINESE ELM	NON PROTECTED	REMOVE
20	CHINESE ELM	NON PROTECTED	REMOVE
21	CHINESE ELM	NON PROTECTED	REMOVE
22	CHINESE ELM	NON PROTECTED	REMOVE



SITE PLAN - FIRE HYDRANT
SCALE: 1" = 100'-0"

NOTES:

- EXISTING TREE TO BE REMOVED
- ESSENTIAL TREE TO REMAIN
- EXISTING POWER PILE TO BE REMOVED PER LAND APPROVAL
- PROPERTY LINE
- SECURITY FENCE LOCATION
- PLANNED/PROPOSED WALL, ACROSS A SECURITY FENCE



SITE PLAN LEGEND

BUILDING FOOTPRINT	48,382 SF	82%
LANDSCAPE ENTRYWAY PAVING	2,781 SF	3%
CONCRETE PAVING	9,378 SF	12%
PATIO AREAS	2,969 SF	4%
LANDSCAPE / PLANTER AREAS	14,421 SF	19%
TOTAL	77,931 SF	100%

EXHIBIT "A"
Page No. 14 of 17
Case No. DIR-2022-9385-DB-SPR-VRCA-PHP

VANOS ARCHITECTS
THE LEGACY
1733 S. La Cienega Blvd. LA, CA 90035
(310) 280-0199 | (310) 280-0194
www.vanosarchitects.com

PROJECT INFORMATION:
Type: Multifamily
OWNER: Andy Harris, Corp.
188 Gray Way, 1700
Irvine, CA 92614
PROJECT INFORMATION:
3227 W. Knowlton St.
Los Angeles, CA 90045
APN: 4102000001
Zon: R3-1
CONTACT: Mark L. van
mark@vanosarchitects.com
(310) 518-927-0987

PROJECT TEAM
SURVEY: Harvey Goodman Engineering
634 17th St.
Santa Monica, CA 90403
Contact: Harvey Goodman
harvey@harveygoodman.com
(310) 325-1027
GEO/TECHNICAL: AGS Geotechnical
16555 Sherman Way, Ste. A
Van Nuys, CA 91410
Contact: Jun Carlos Vidal
jun@agsgeotech.com
(818) 258-0344

CIVIL:
LANDSCAPE: Goodland Studio
555 E Colorado Blvd, Suite C
Pasadena, CA 91101
Contact: Paul Lane
paul@goodlandstudio.com
(626) 618-7883
STRUCTURAL:
ARCHITECT: The Tree Practice
310 S. Blue 401A
Los Angeles, CA 90049
Contact: Erik Smith
erik@thetreepractice.com
(310) 855-2290

No.	Description	Date

SITE PLAN
12/17/2024 1:35:08 PM
Project name: _____
Date: _____
Drawn by: _____ Author: _____
Checked by: _____ Checker: _____
A1.0
Scale: As indicated

PARKING NOTES:
DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21.A5.
CHART NO. 2.

VANOS ARCHITECTS
THE LEGACY
 1731 S. Le Chavez Blvd. LA, CA 90035
 (v) 310.260.0193 (f) 310.260.0194
 www.vanosarchitects.com

PROJECT INFORMATION:
 Type: Multi-Family
 OWNER: Vinyo Group, Corp.
 838 City Way, 1700
 Torrance, CA 90501
 CONTACT: Mark Lee
 mlee@vinyogroup.com
 (P) 310.827-0897

PROPERTY INFORMATION:
 527 W. Rosemead St.
 Los Angeles, CA 90045
 APN: 610005001
 ZONE: RS-1

PROJECT TEAM
SURVEY:
 Harvey Goodman Engineering
 824 17th St.
 Santa Monica, CA 90402
 CONTACT: Harvey Goodman
 harvey@harveygoodman.com
 (P) 310.828.9337

GEOTECHNICAL:
 AGI Geotechnical
 10550 Sherman Way, Ste. A
 Van Nuys, CA 91410
 CONTACT: Juan Carlos Vique
 juan@agigeo.com
 (P) 818.768.0344

CIVIL:
STRUCTURAL:

LANDSCAPE:
 Courtyard Studio
 902 E. Colorado Street, Suite C
 Pasadena, CA 91101
 CONTACT: Paul Linn
 paul@courtyardstudio.com
 (P) 618.766.9352

ARBORIST:
 The Tree Resource
 P.O. Box 40714
 Los Angeles, CA 90040
 CONTACT: Lisa Smith
 lisa@thetree.com
 (P) 310.953.2290

No.	Description	Date

WEST BUILDING - BASEMENT

12/17/2024 1:35:13 PM

Sheet number
 Date
 Drawn by _____ Author
 Checked by _____ Checker

A1.1.0B
 Code As indicated

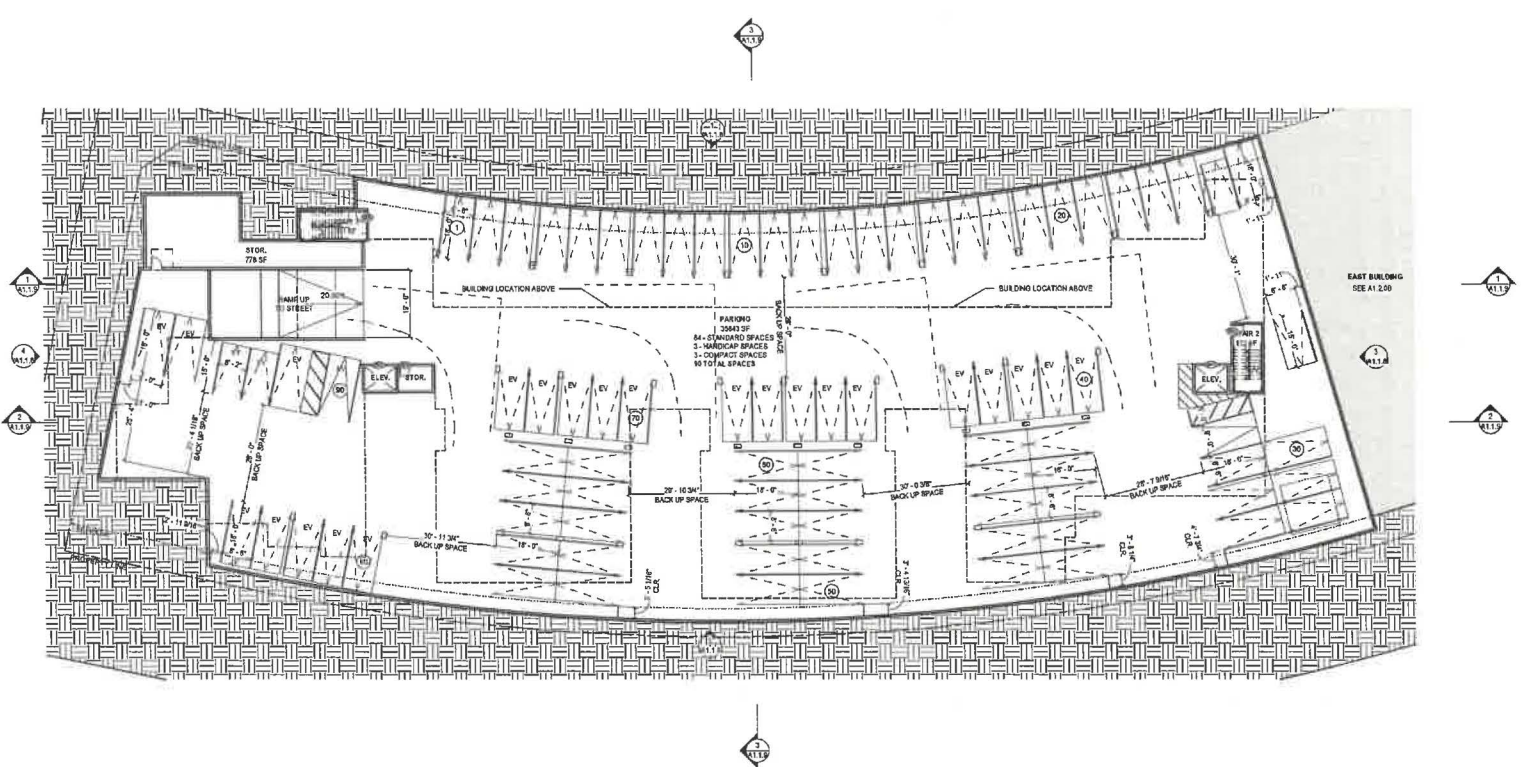
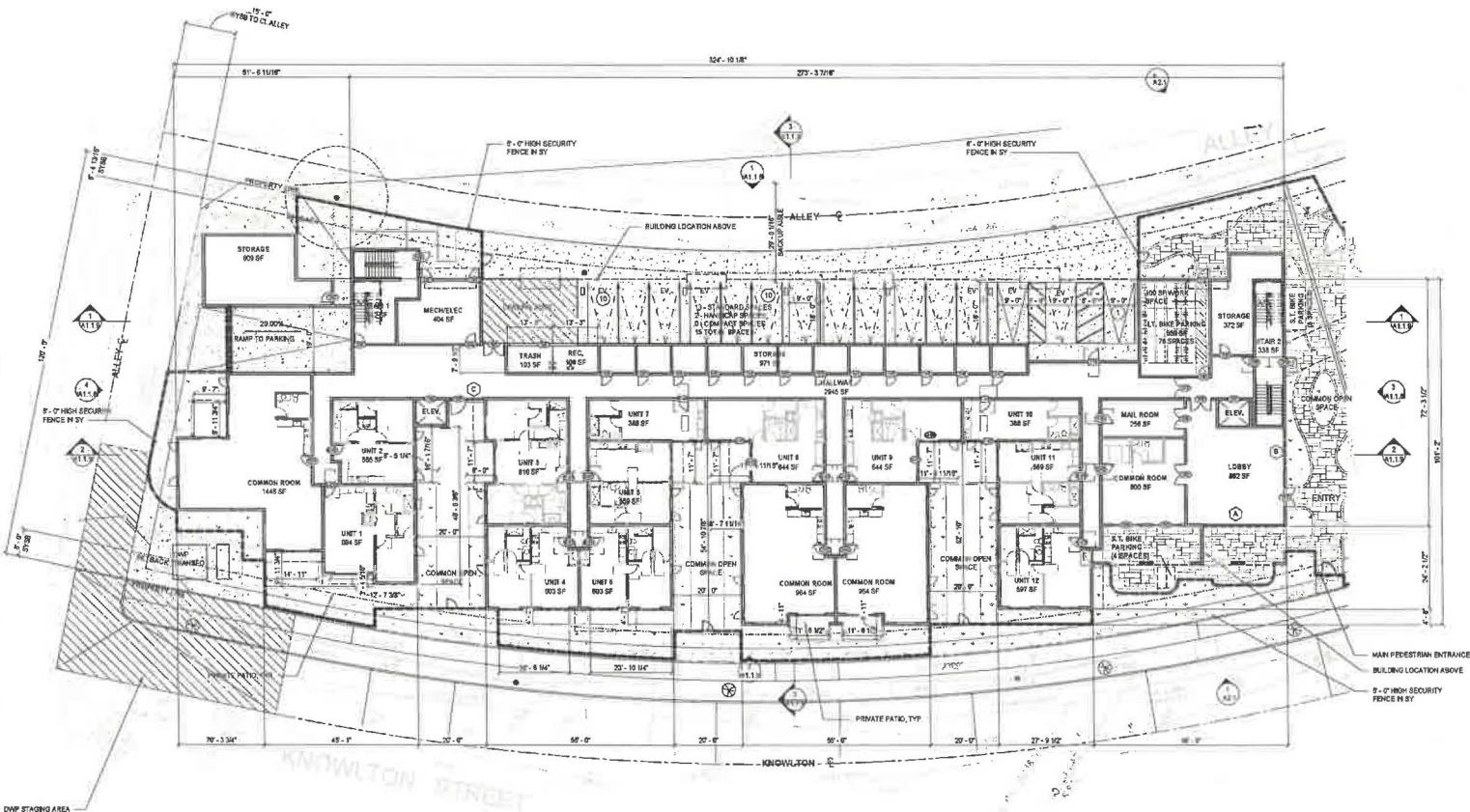


EXHIBIT "A"
 Page No. 16 of 37
 Case No. DIR-2022-9365-DB-SPR

BASEMENT - WEST BUILDING
 SCALE: 1/8" = 1'-0"

PARKING NOTES
DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21.A5,
CHART NO. 5.



VANOS ARCHITECTS^{INC}

THE LEGACY

1723 S. La Cumbre Blvd. L.A., CA, 90005
(310) 280-5191 (310) 280-0194
www.vanosarchitect.com

PROJECT INFORMATION:
Type: Multi-family
OWNER:
Lynn Hickey Corp.
198 Cady Way, 7708
Pasadena, CA 91678
Contact: Mark Lee
marklee@lhcgroup.com
(714) 916-927-0997

PROPERTY INFORMATION:
8227 W. Knowlton St.
Los Angeles, CA 90045
APN: 412007393
Zone: R3-1
PROJECT TEAM:
SURVEY:
Harvey Grooms Engineering
834 17th St.
Santa Monica, CA 90403
Contact: Harvey Grooms
harvey@groomseng.com
(310) 528-1527
GEOTECHNICAL:
AGI Geotechnical
16555 Duane Way, Ste. A
Van Nuys, CA 91410
Contact: Juan Carlos Vidal
jcarlos@agigeo.com
(714) 816-7524

CIVIL:
STRUCTURAL:

LANDSCAPE:
Curland Studio
555 S. Compton Blvd. Max. C
Pasadena, CA 91107
Contact: Paul Lewis
paul@curlandstudio.com
(714) 816-788-9362
ARCHITECT:
The Tom Renshaw
P.O. Box 48214
Los Angeles, CA 90048
Contact: Lisa Smith
lisa@thetomrenshaw.com
(310) 863-2299

No.	Description	Date

WEST BUILDING - 1ST FLOOR

12/17/2024 1:35:16 PM

Project number
Date
Drawn by
Checked by

Author
Checker
A1.1.1

Scale: As indicated

EXHIBIT "A"
Page No. 17 of 37
Case No. DIR-2022-9365-DB-SPR

LEVEL 1 - WEST BUILDING
SCALE: 1/8" = 1'-0"

VANOS ARCHITECTS INC.

THE LEGACY

1733 S LA CERRA BLVD., L.A., CA 90035
 (310) 292-0183 (310) 292-0184
 www.vanosarchitects.com

PROJECT INFORMATION:
 Type: Multi-Family
PROPERTY INFORMATION:
 8227 W. Keweenaw St.
 Los Angeles, CA 90045
 APN: 4132001003
 Zone: R3-1

PROJECT TEAM:
SURVEY:
 Harvey Goodman Engineering
 834 17th St.
 San Jose, CA 9403
 Contact: Harvey Goodman
 hgoodm@hgegoodman.com
 (415) 312-8251 1037

OWNER:
 Arroyo Manor, Corp.
 138 City Way, 1700
 Roseville, CA 95678
 Contact: Mark Lin
 marklin@arroyomanor.com
 (916) 921-0597

GEOTECHNICAL:
 AGI Geotechnical
 18555 Sherman Way, Ste. A
 Van Nuys, CA 91410
 Contact: Juan Carlos Vela
 jvela@agigeotech.com
 (818) 785-5244

LANDSCAPE:
 Courtyard Studio
 305 E. Colorado Blvd., 3rd Fl.
 Pasadena, CA 91101
 Contact: Paul Linde
 paul@courtyardstudio.com
 (626) 815-1582

ARCHITECT:
 The Tree Resource
 P.O. Box 8514
 Los Angeles, CA 90048
 Contact: Paul Smith
 paul@thetreesource.com
 (310) 463-2290

No.	Description	Date

**WEST BUILDING -
 FOURTH FLOOR**

12/17/2024 1:35:21 PM

Project number: _____
 Date: _____
 Drawn by: _____ Author: _____
 Checked by: _____ Checker: _____

A1.1.4

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

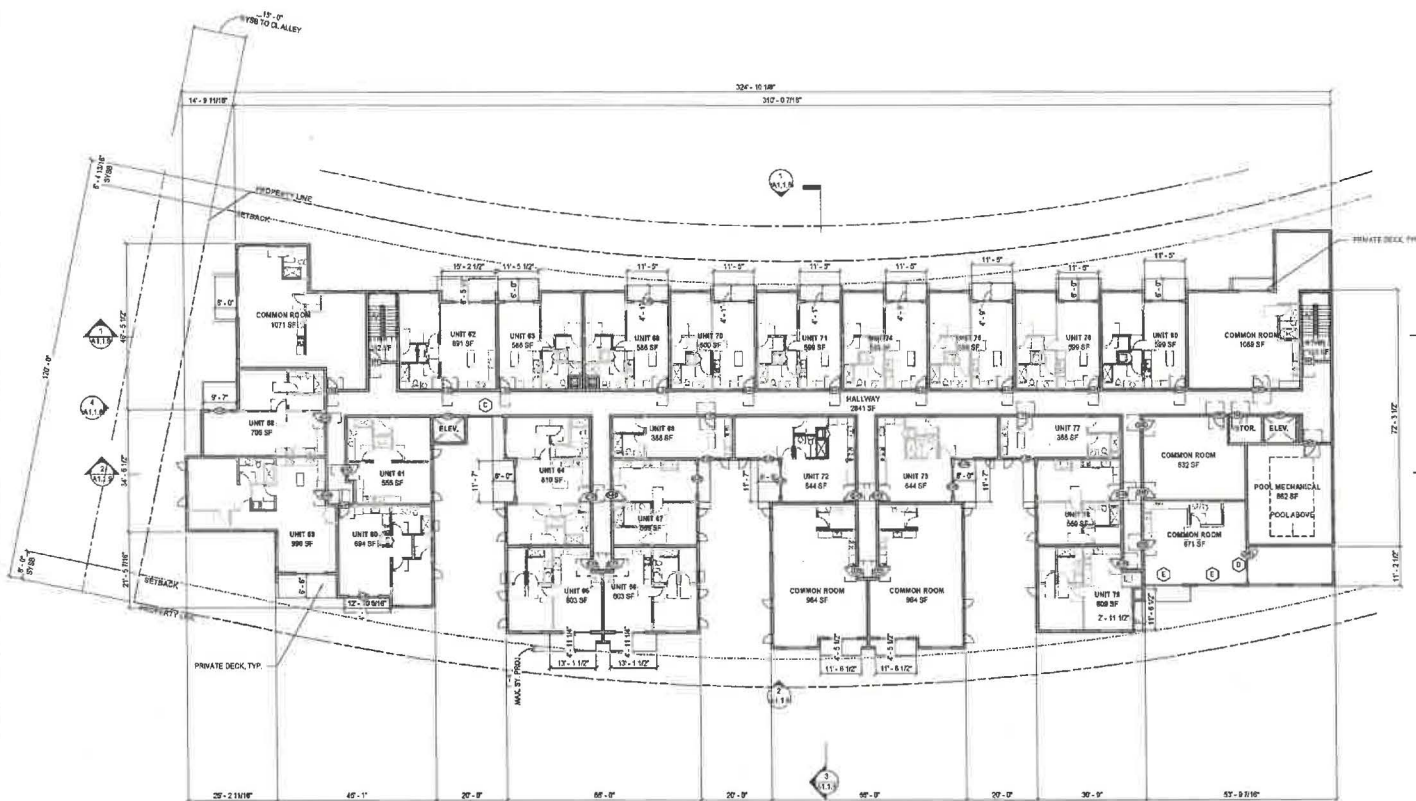


EXHIBIT "A"
 Page No. 20 of 37
 Case No. DIP-2022-0365-DB

LEVEL 4 - WEST BUILDING
 SCALE: 1/16" = 1'-0"

VANOS ARCHITECTS^{INC}

THE LEGACY

1733 S. La Cienega Blvd. L.A. CA. 90035
 Tel: 310.260.0187 | 310.260.0184
 www.vanosarch.com

PROJECT INFORMATION:
 Type: Multi-Family
OWNER:
 Lany Interic Corp
 193 City Way, 1708
 Rosemead, CA 90615
 Contact: Mark Lin
 marklin@lanyinteric.com
 [P] 91.842.0997

PROPERTY INFORMATION:
 5227 W. Knollwood St
 Los Angeles, CA 90045
 APN: 4102001051
 Zone: R5-1

PROJECT TEAM:
SURVEY:
 Nerve Systems Engineering
 534 17th St
 Santa Monica, CA 90403
 Contact: Ian Hovey (i.hovey@nse.com)
 [P] 310.595.1252

GEOTECHNICAL:
 ACI Geotechnical
 10555 Sherman Way, 384-A
 Van Nuys, CA 91410
 Contact: Juan Carlos Vazquez
 javazquez@acigeo.com
 [P] 818.505.5244

LANDSCAPE:
 Courtyards Studio
 585 E. Colorado Blvd, 14th Fl
 Pasadena, CA 91101
 Contact: Paul Lewis
 paul@courtyardsstudio.com
 [P] 618.798.9382

ARCHITECT:
 The Two P Resource
 P.O. Box 41334
 Los Angeles, CA 90049
 Contact: Lisa Smith
 lsmith@twopresource.com
 [P] 310.953.2290

No.	Description	Date

WEST BUILDING - FIFTH FLOOR

12/17/2024 1:35:22 PM

Project number:
 Date:
 Drawn by: Author
 Checked by: Checker

A1.1.5

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

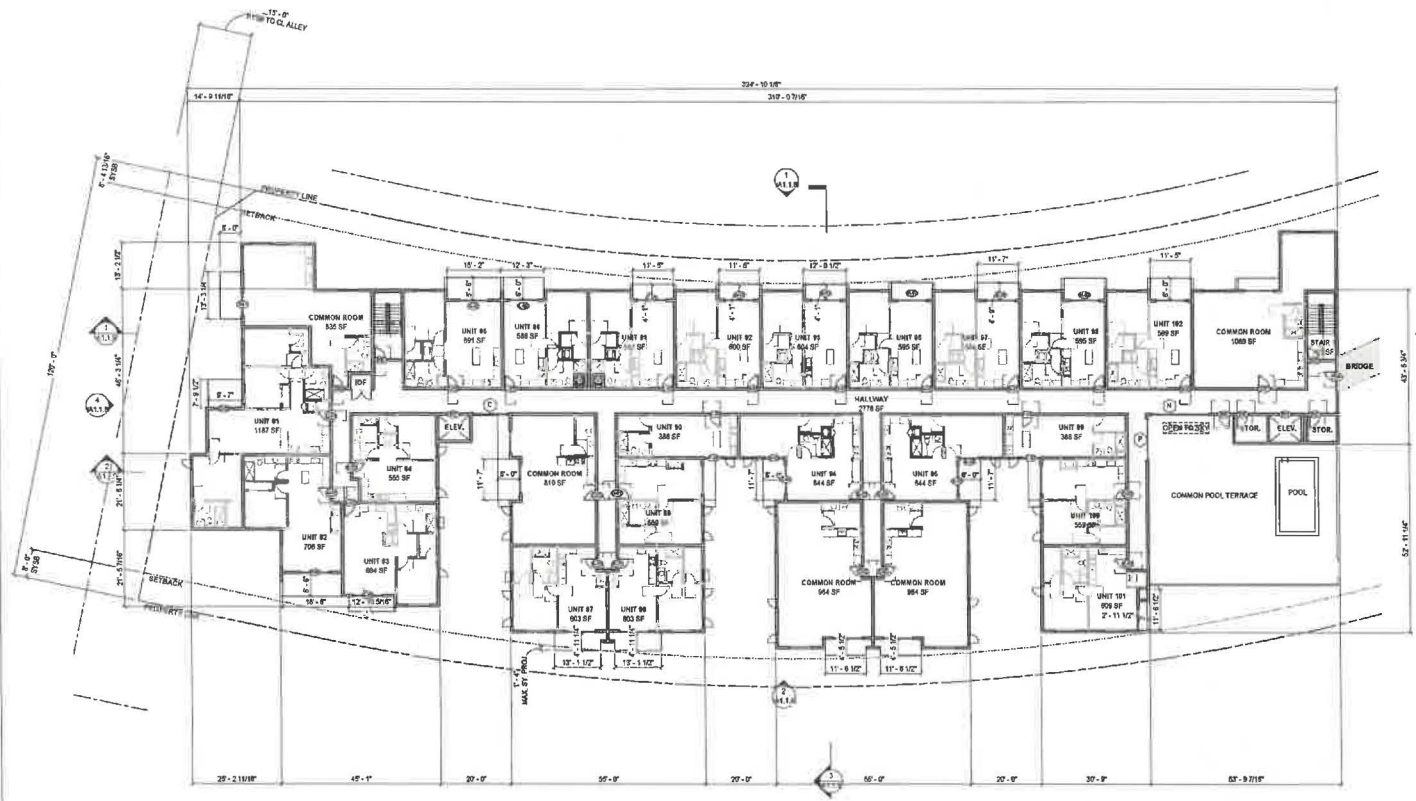
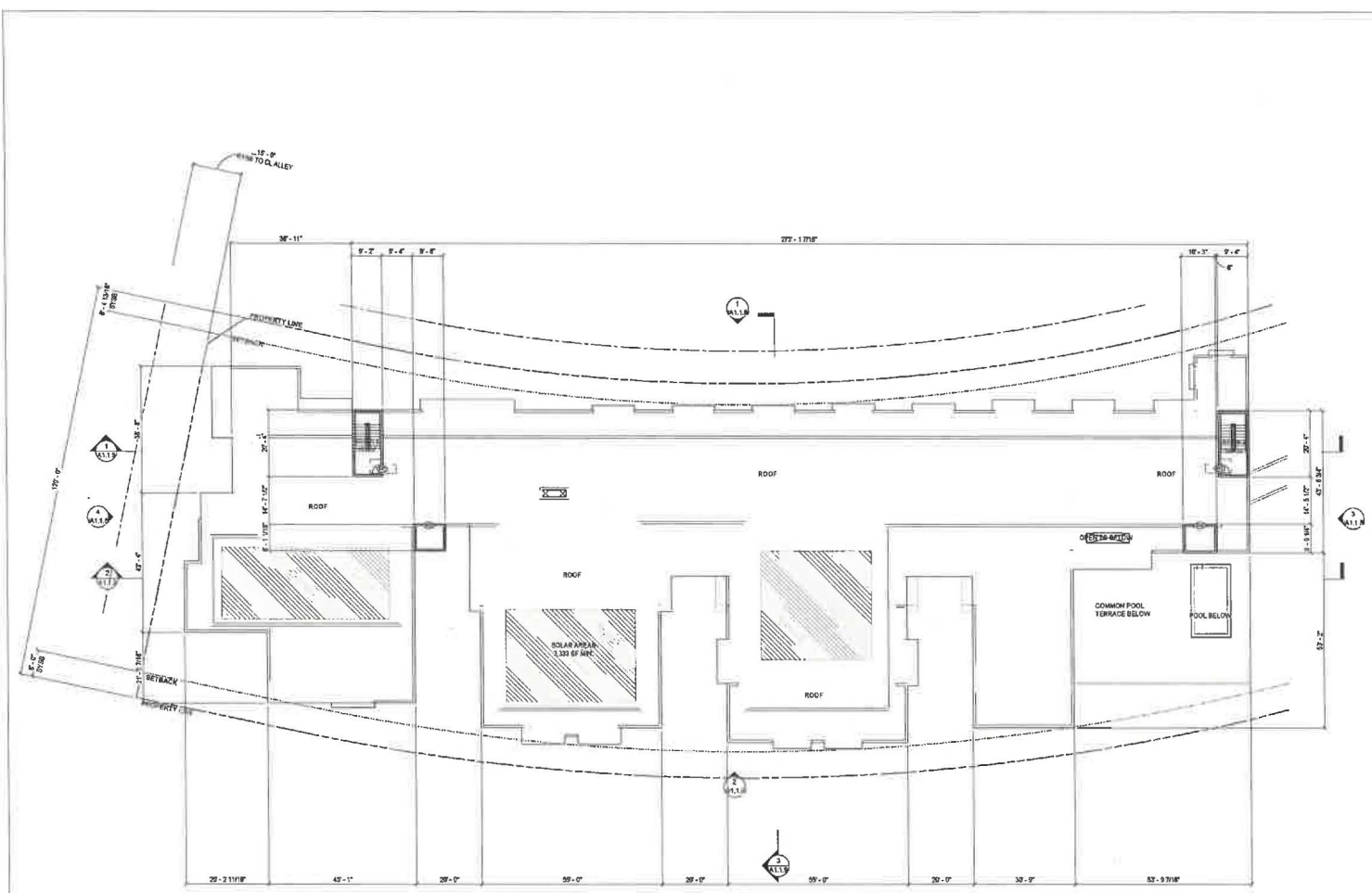


EXHIBIT "A"
 Page No. 21 of 37
 Case No. DJR-2022-9365-DB
 SER:VHCA-BHP

LEVEL 5 - WEST BUILDING
 SCALE: 1/16" = 1'-0"



VANOS ARCHITECTS
THE LEGACY
 1735 S. La Cienega Blvd L.A. CA 90035
 (W) 310.280.0193 (F) 310.280.0194
 www.vanosarch.com

PROJECT INFORMATION: OWNER: Lory Mead, Corp.
 198 City Way, 1702
 Rosemead, CA 91074
PROPERTY INFORMATION: 5237 W. Normandie St
 Los Angeles, CA 90045
 APN: 410300001
 Zone: RA-1

PROJECT TEAM:
SURVEY: Harvey Goodman Engineering
 634 17th St
 Santa Monica, CA 90403
 Contact: Harvey Goodman
 harvey@harveygoodman.com
 (P) 310.859.1037
GEOTECHNICAL: JEG Geotechnical
 18555 Sherman Way, Ste. A
 Van Nuys, CA 91410
 Contact: Juan Carlos Vidal
 juanvidal@jeg.com
 (P) 818.395.5144

CIVIL:
STRUCTURAL:
LANDSCAPE: Countertop Studio
 805 S. Colorado Blvd, Mezz. C
 Pasadena, CA 91101
 Contact: Paul Lewis
 paul@countertopstudio.com
 (P) 818.788.9352
ARBORIST: The Tree Resource
 P.O. Box 10714
 Los Angeles, CA 90048
 Contact: Lee Smith
 lee@thetreeresource.com
 (P) 310.903.2260

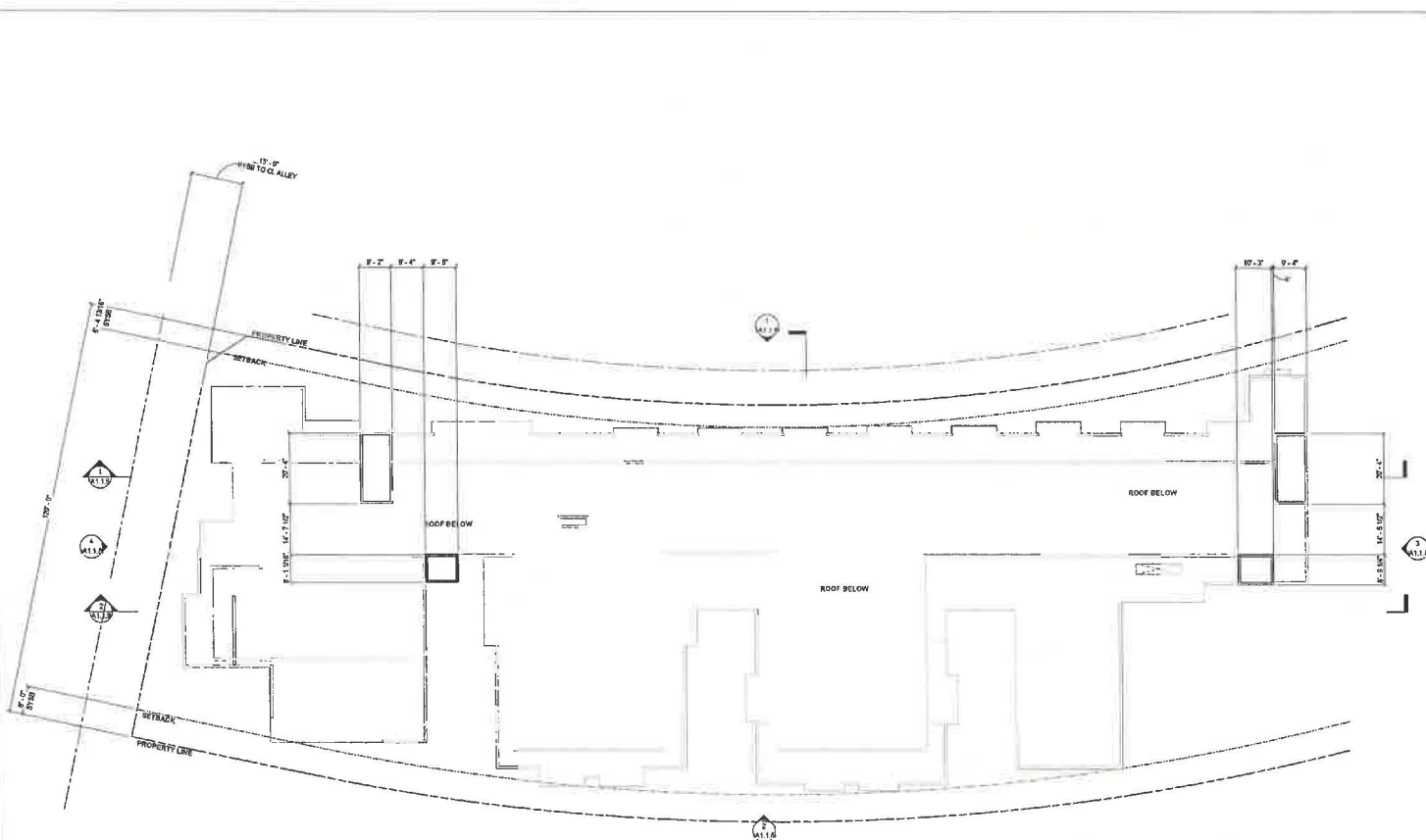
No.	Description	Date

WEST BUILDING - ROOF

12/17/2024 1:35:23 PM
 Project number
 Date
 Drawn by Author
 Checked by Checker
A1.1.6
 Scale 1/16" = 1'-0"

EXHIBIT "A"
 Page No. 22 of 37
 Case No. DIR-2022-9365-DB-SPR-VHCA-HP

ROOF DECK - WEST BUILDING
 SCALE: 1/16" = 1'-0"



VANOS ARCHITECTS_{INC}
THE LEGACY
 1733 E. La Cumbre Blvd. L.A., CA. 90025
 (916) 590-0191 (916) 280-8184
 www.vanosarch.com

PROJECT INFORMATION:
 TYPE: Multi-Family
PROPERTY INFORMATION:
 6227 W. Knollton St.
 Los Angeles, CA 90045
 APN: 4102001001
 Zone: R3-1

OWNER:
 Lany Inc., Corp.
 198 City Way, 1709
 Rosemead, CA 90023
 Contact: Mark Lan
 marklan@lanyinc.com
 (916) 927-0997

PROJECT TEAM:
SURVEY:
 Harvey Goodman Engineering
 624 7th St.
 Santa Monica, CA 90401
 Contact: Harvey Goodman
 harvey@hge-engineering.com
 (310) 822-1937

GEOTECHNICAL:
 JGI Geotechnical
 18005 Sherman Way, Ste. A
 Van Nuys, CA 91410
 Contact: Juan Carlos Vidal
 jcarvidal@jgi.com
 (818) 785-2044

CIVIL:
STRUCTURAL:

LANDSCAPE:
 Southern Shrub
 500 S. Colorado Blvd., Mnt. C
 Pasadena, CA 91105
 Contact: Paul Lewis
 paul@scs-landscape.com
 (916) 758-9582

ARBORIST:
 The Tree Resource
 P.O. Box 97214
 Los Angeles, CA 90016
 Contact: Lisa Smith
 lisa@thetreeresource.com
 (310) 663-2209

No.	Description	Date

WEST BUILDING - STAIR ROOF

12/17/2024 1:35:23 PM

Project number:
 Date:
 Drawn by: _____ Author
 Checked by: _____ Checker

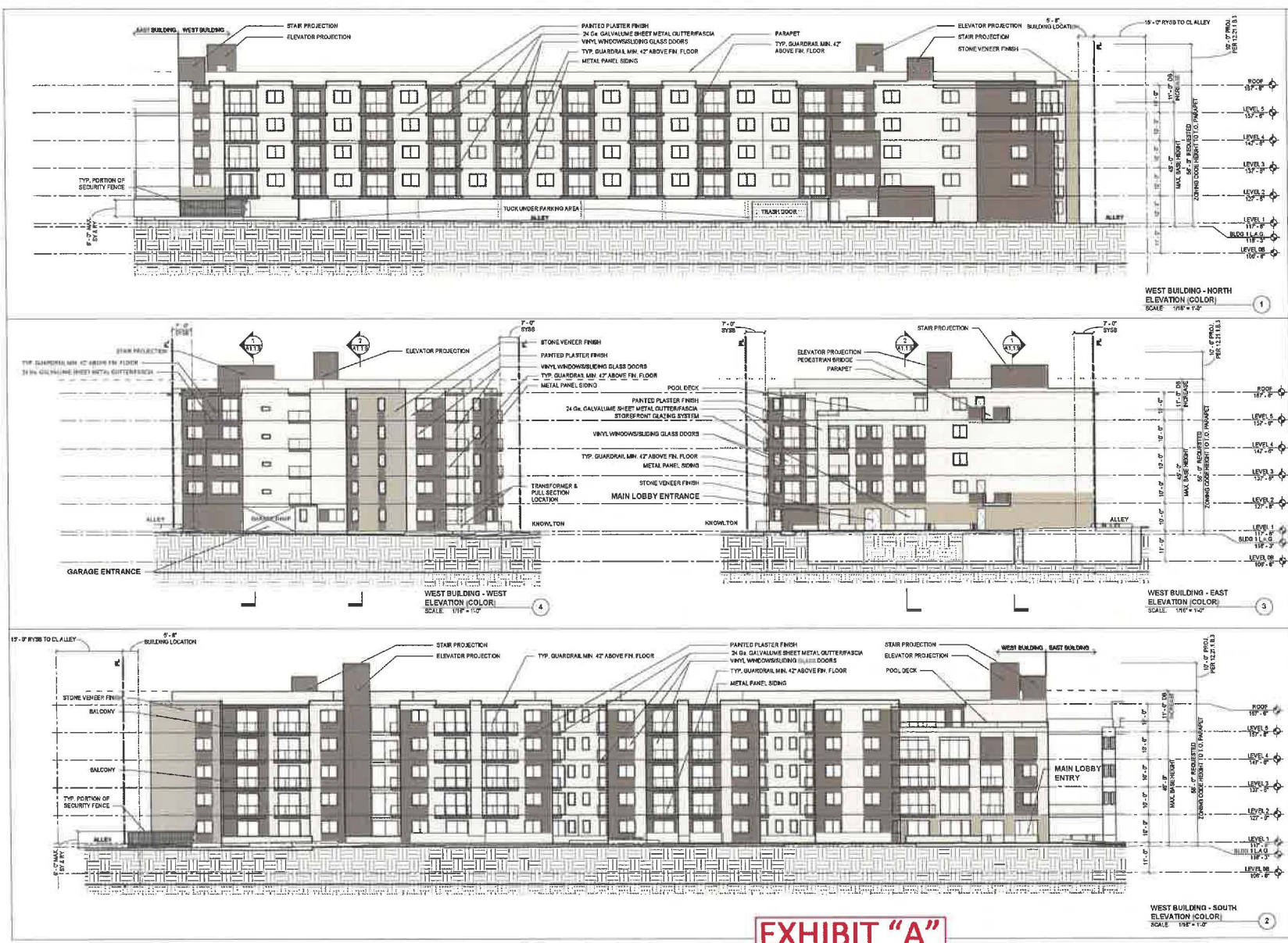
A1.1.7

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

EXHIBIT "A"
 Page No. 23 of 37
 Case No. DJR-2022-9365-DB-SPR

ROOF - WEST BUILDING
 SCALE: 1/16" = 1'-0"

VHCA-PHP



THE LEGACY

1713 S. La Granga Blvd. LA, CA 90035
 P: 310.262.0191 | F: 310.262.0194
 www.vanosarchitects.com

PROJECT INFORMATION:
 Type: Multi-Family
 PROPERTY INFORMATION:
 5227 W. Inglewood St.
 Los Angeles, CA 90045
 A/N: 1400001001
 Zone: R3-1

OWNER:
 Kuryl Manoj, Corp.
 188 City Way, 1708
 Rosemead, CA 91068
 Contact: Manjiv Les
 manjiv@kurylmanoj.com | P: 916-927-6297

PROJECT TEAM:

SURVEY:
 Henry Goodman Engineering
 834 17th St.
 Santa Monica, CA 90403
 Contact: Henry Goodman
 hgoodman@henrygoodman.com | P: 310-529-1537

GEOTECHNICAL:
 AGC Geotechnical
 19550 Sherman Way, Ste. A
 Van Nuys, CA 91411
 Contact: Jon Castro Vidal
 joncastro@agc.com | P: 818-745-5344

CIVIL: **STRUCTURAL:**

LANDSCAPE:
 Courtyard Studio
 505 F. Colorado Blvd. Max. C.
 Pasadena, CA 91101
 Contact: Paul Smith
 paul@courtyardstudio.com | P: 918-748-5362

ARCHITECT:
 The Tree Resource
 P.O. Box 40214
 Los Angeles, CA 90048
 Contact: Lisa Smith
 lisa@thetreetresource.com | P: 310-863-2250

No.	Description	Date

WEST BUILDING - COLOR ELEVATIONS

12/17/2024 1:41:25 PM

Project name: _____
 Date: _____
 Drawn by: _____ Author: _____
 Checked by: _____ Checker: _____

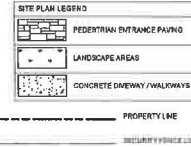
A1.1.8

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

EXHIBIT "A"
 Page No. 24 of 37
 Case No. DIR-2022-9365-DB-SPR
 VHCA-PHP

PARKING NOTES:
DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21.A5, CHART NO. 5.

DEMO NOTES:
EXISTING IMPROVEMENTS TO BE DEMOLISHED ARE SHOWN ON DEMO PLAN, SEE A1.8.1.



VANOS ARCHITECTS

THE LEGACY

1723 S. La Cienega Blvd., L.A., CA 90045
(310) 282-0193 (310) 282-9194
www.vanosarchitects.com

PROJECT INFORMATION:
Type: Multi-Family
OWNER:
Vanos Assoc., Corp.
188 City View, 708
Pasadena, CA 91106
Contact: Matt Lin
matt@vanosarchitects.com
(714) 912-9277

PROPERTY INFORMATION:
827 W. Owlton St.
Los Angeles, CA 90005
APN: 410201001
Zone: R5-1

PROJECT TEAM:
SECURITY:
Harvey Goodwin Engineering
854 17th St.
Santa Monica, CA 90405
Contact: Harvey Goodwin
harvey@harveygoodwin.com
(714) 310 828-1027

GEOTECHNICAL:
AGI Geotechnical
18600 Sherman Way, Ste. A
Van Nuys, CA 91410
Contact: Juan Carlos Nolas
jcarlos@agigeo.com
(714) 818-755-3244

LANDSCAPE:
Cortina Studio
805 E Colorado Blvd, Suite C
Pasadena, CA 91101
Contact: Paul Lewis
paul@cortinastudio.com
(714) 818-788-8352

ARBORIST:
The Tree Resource
P.O. Box 48314
Los Angeles, CA 90049
Contact: Lin Smith
lin@thetreete.com
(310) 833-2206

No.	Description	Date

EAST BUILDING - SITE PLAN

12/17/2024 1:35:37 PM

Project Number
Date
Drawn by: Author
Checked by: Checker

A1.2.0

Scale: As indicated

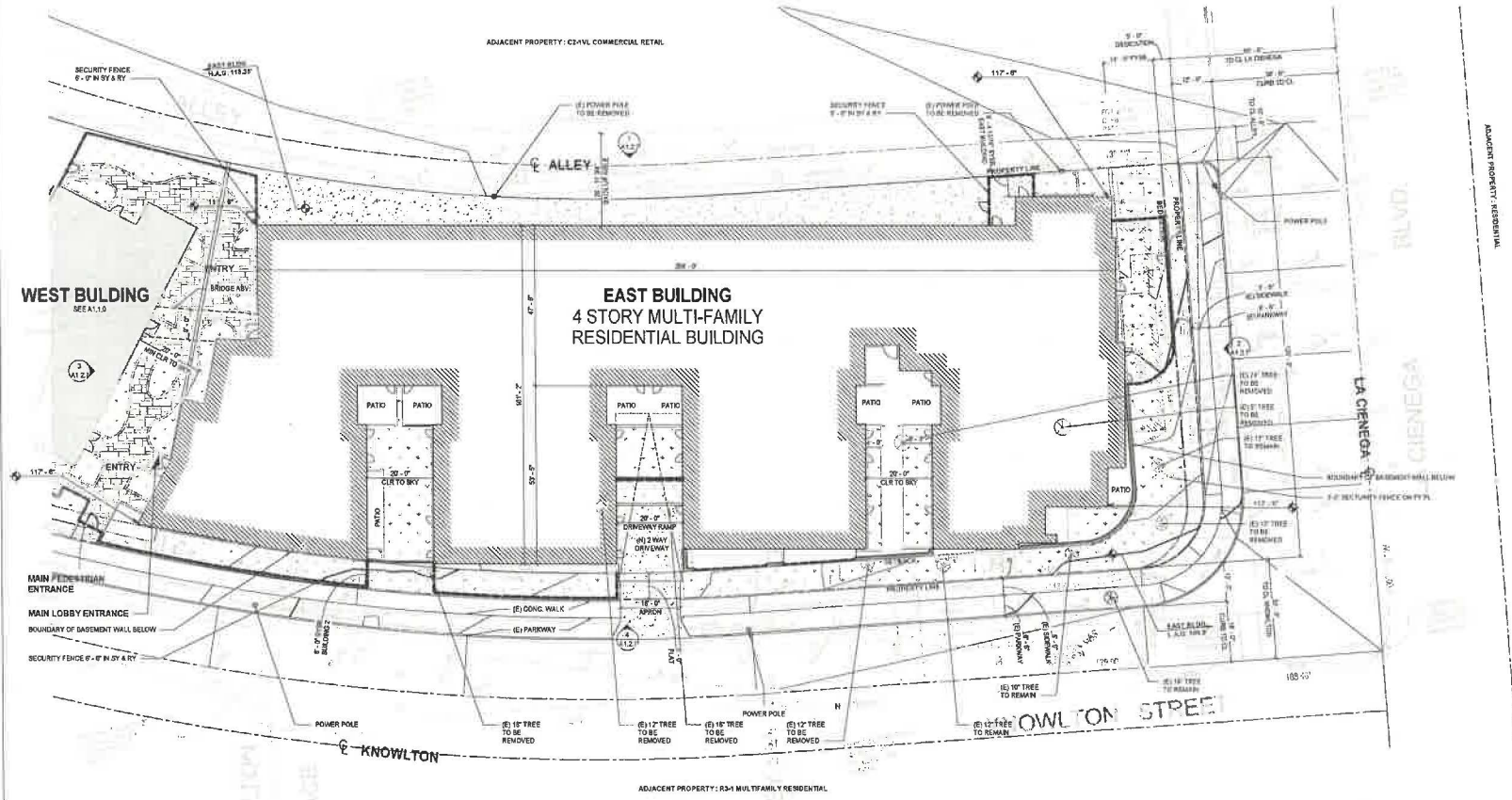
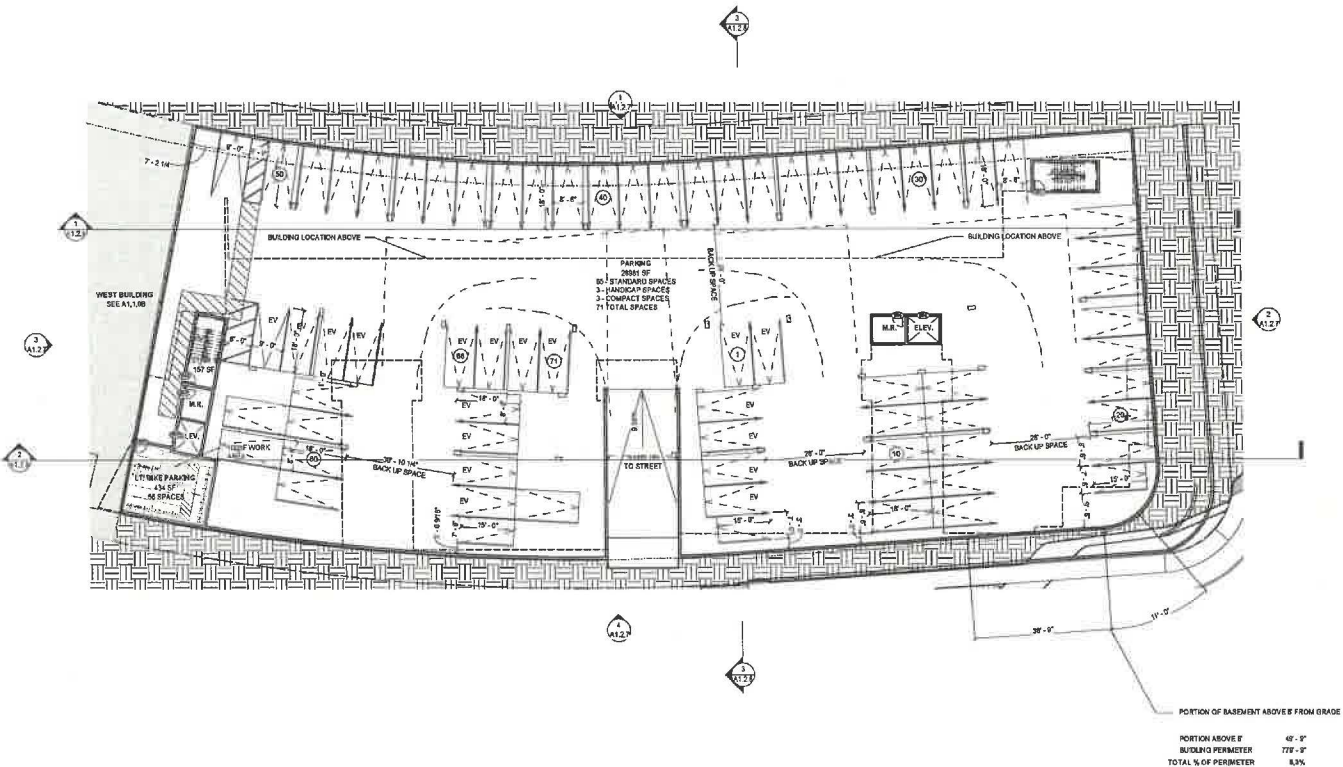


EXHIBIT "A"
Page No. 26 of 37
Case No. DJR-2022-9365-DB
SPP-VHCA-PMP

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

PARKING NOTES:
DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21.A5,
CHART NO. 5.



VANOS ARCHITECTS
THE LEGACY
1733 S. La Granga Blvd. L.A., CA 90035
Tel: 310.280.0100 | 310.280.0104
www.vanosarchitects.com

PROJECT INFORMATION:
Type: Multi-Family
PROPERTY INFORMATION:
5227 W. Knollwood St.
Los Angeles, CA 90045
APN: 110001001
Zone: R5-1
OWNER:
Lusy Marie, Corp.
155 Camp Way, 700
Rosemead, CA 91075
Contact: Mark Lee
mlee@lusc.com | 618-927-0597
PROJECT TEAM:
SURVEY:
Henry Goodman Engineering
824 17th St.
Bala Hacks, CA 94025
Contact: Henry Goodman
hgoodm@henrygoodman.com
P | 310.829.1337
GEOTECHNICAL:
ACI Geotechnical
10500 Sherman Way, Ste. A
Van Nuys, CA 91418
Contact: Juan Carlos Vidal
jcarvidal@aci.com
P | 818.785.5244

CIVIL:
STRUCTURAL:
LANDSCAPE:
Courtney Studio
905 E. Colorado Blvd. Merz, C
Pasadena, CA 91101
Contact: Paul Leavelle
paul@courtneystudio.com
P | 618.785.5382
ARBORIST:
The Tree Resource
P.O. Box 48214
Los Angeles, CA 90046
Contact: Livi Stebbins
livi@thetreeresource.com
P | 310.90.2288

No.	Description	Date

EAST BUILDING - BASEMENT

12/17/2024 1:35:38 PM

Project number:
Date:
Drawn by: _____ Author:
Checked by: _____ Checker:

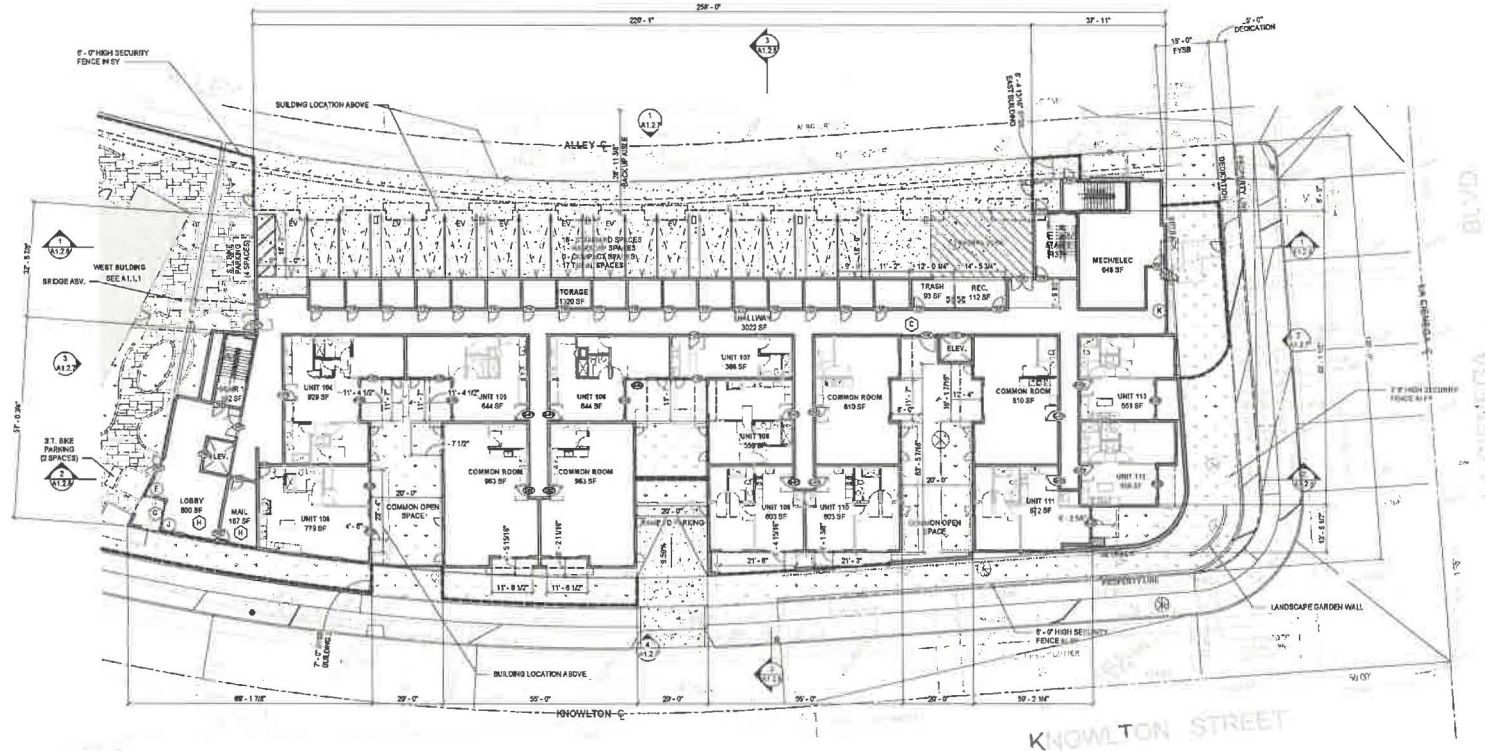
A1.2.0B

Scale: As indicated

EXHIBIT "A"
Page No. 37 of 37
Case No. DIR-2022-9365-DB-SPR-VH A.PHP

BASEMENT - EAST BUILDING
SCALE: 1/16" = 1'-0"

PARKING NOTES:
DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21.05,
CHART NO. 5.



VANOS ARCHITECTS
THE LEGACY
1723 S. La Cienega Blvd. L.A., CA, 90035
(310) 282-0193 or (310) 282-0194
www.vanosarchitect.com

PROJECT INFORMATION:
Type: Multi-family
PROPERTY INFORMATION:
3227 W. Knowlton St.
Los Angeles, CA 90045
APN: 6102000051
Zone: RS-1

PROJECT TEAM:
SURVEY:
Harvey Goodson Engineering
654 57th St.
Santa Monica, CA 90403
Contact: Harvey Goodson
harvey@harveygoodson.com
(7) 310-529-1937

GEOTECHNICAL:
ZSI Geotechnical
8555 Sherman Way, Ste. A
Van Nuys, CA 91410
Contact: Jose Carlos Vidal
jcarlos@zsi.com
(7) 818-785-5244

LANDSCAPE:
Courling Studio
508 E. Colorado Blvd., 4th Fl.
Pasadena, CA 91105
Contact: Paul Lewis
pl@courlingstudio.com
(7) 818-788-9362

ARCHITECT:
The Tom Renucci
P.O. Box 40314
Los Angeles, CA 90049
Contact: Tom Renucci
tr@thetomrenucci.com
(7) 310-665-2290

No.	Description	Date

EAST BUILDING - FIRST FLOOR

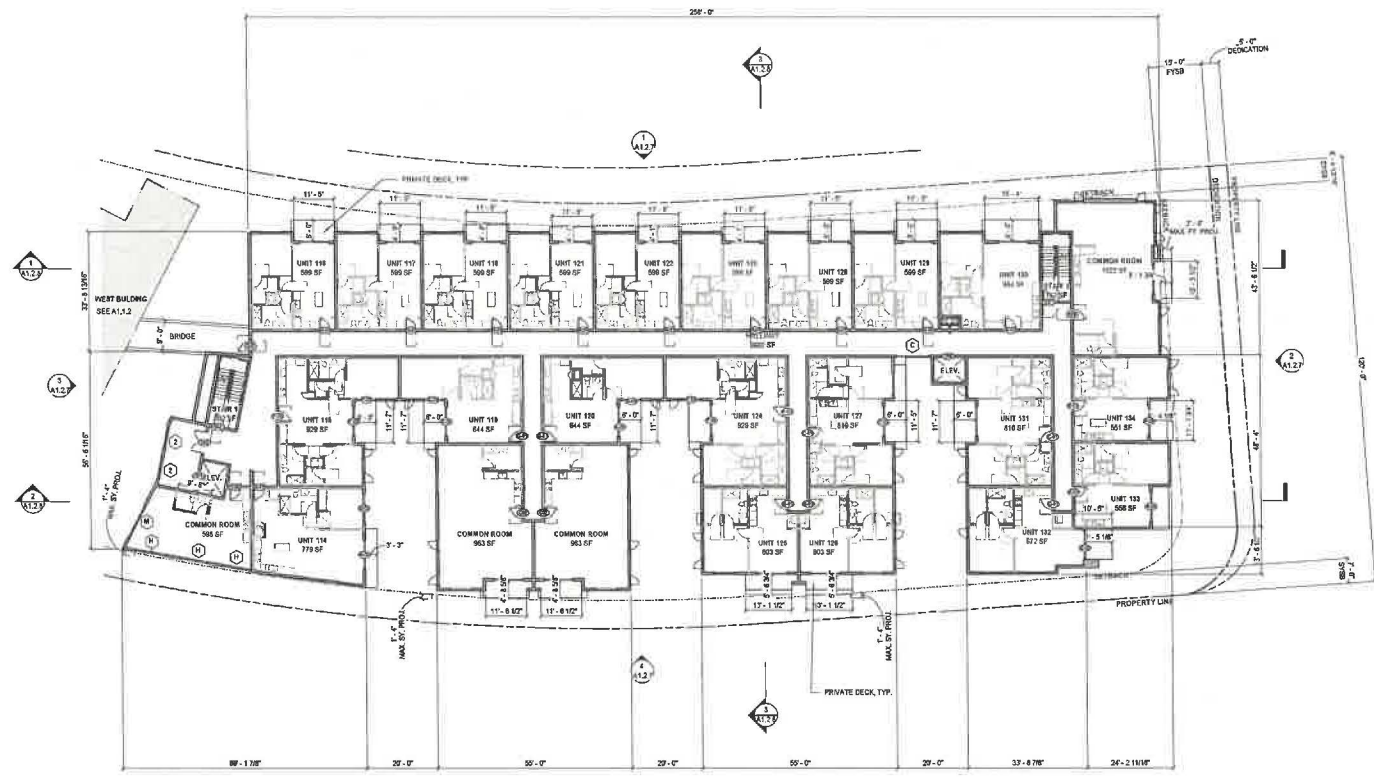
12/17/2024 1:35:41 PM

Project number: _____
Date: _____
Drawn by: _____
Checked by: _____

Author: _____
Checker: _____
A1.2.1
Scale: As indicated

EXHIBIT "A"
Page No. 28 of 37
Case No. DJR-2022-9365-DB
©PR-VHCA-PHF

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



VANOS ARCHITECTS INC
THE LEGACY
 1723 S. La Cienega Blvd. L.A. CA. 90025
 (310) 261-0113 (310) 261-0134
 www.vanosarchitects.com

PROJECT INFORMATION:
 Type: Multi-Family
PROPERTY INFORMATION:
 5227 W. Kowloon St.
 Los Angeles, CA 90045
 APN: 410001001
 Zone: R5-1
OWNER:
 Usty Manor, Corp.
 128 Corp. Hwy. 1100
 Roseville, CA 95678
 Contact: Mark Calk
 markcalk@uc-snoonline.com
 P: 916-927-0997
PROJECT TEAM:
SURVEY:
 Harvey Goodman Engineering
 834 17th St.
 Santa Monica, CA 90403
 Contact: Harvey Goodman
 hgoodman@hvegoodman.com
 P: 310-829-1027
GEOTECHNICAL:
 AGI Geotechnical
 19555 Sherman Way, Ste. A
 Van Nuys, CA 91410
 Contact: Juan Carlos Vial
 javial@agi.com
 P: 818-785-5244

CIVIL:
STRUCTURAL:
LANDSCAPE:
 Courtyard Studio
 508 E. Colorado Blvd. Mezz. C
 Pasadena, CA 91101
 Contact: Paul Lewis
 paul@courtyardstudio.com
 P: 626-788-8362
ARBORIST:
 The Tree Resource
 P.O. Box 40114
 Los Angeles, CA 90049
 Contact: Viree Smith
 vsmith@treeresource.com
 P: 310-843-2200

No.	Description	Date

EAST BUILDING - SECOND FLOOR

12/17/2024 1:35:42 PM

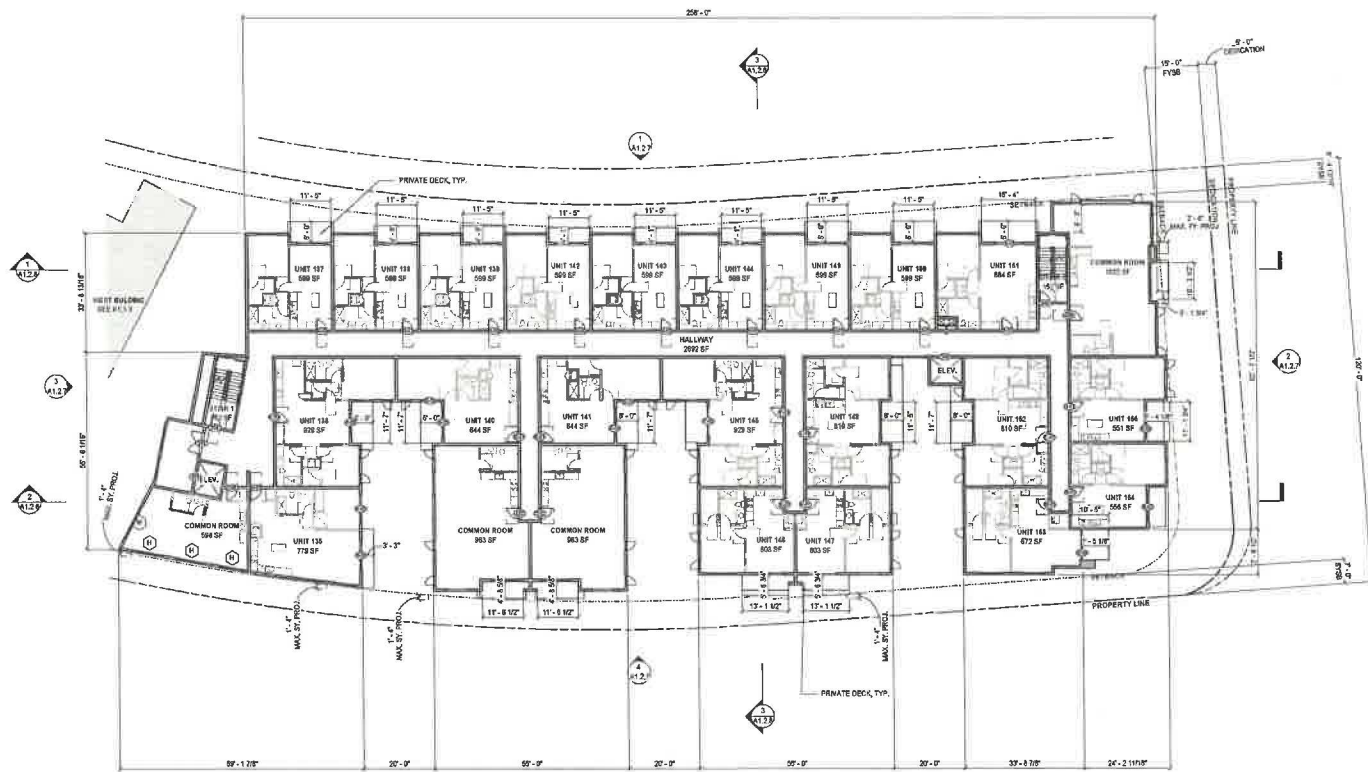
Project number:
 Date:
 Drawn by: _____ Author:
 Checked by: _____ Checker:

A1.2.2

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

EXHIBIT "A"
 Page No. 29 of 37
 Case No. DIR-2022-9365-DB-
 SPEC-TITLE-4.9.9.9

LEVEL 2 - EAST BUILDING
 SCALE: 1/16" = 1'-0" 1



VANOS ARCHITECTS^{INC}

THE LEGACY

1733 S. La Cienega Blvd. L.A. CA. 90035
 (310) 283-9183 (310) 245-8184
 www.vanosarchitects.com

PROJECT INFORMATION:
 Type: Multi-Family
OWNER:
 SkyMaster Corp
 398 City Way, 17th
 Pasadena, CA 92678
 Contact: Mark Len
 mark@sky-master.com
 (714) 827-0997

PROPERTY INFORMATION:
 5277 W. Knollwood St.
 Los Angeles, CA 90045
 APN: 410303081
 Zone: RS-1

PROJECT TEAM
ARCHITECT:
 Vanos Architects
 1733 S. La Cienega Blvd.
 Los Angeles, CA 90035
 Contact: Mark Len
 mark@vanosarchitects.com
 (310) 283-9183

LANDSCAPE:
 Cowland Studio
 505 E. Colorado Blvd. #422, C
 Pasadena, CA 91101
 Contact: Paul Lewis
 paul@cowlandstudio.com
 (626) 796-8542

STRUCTURAL:

MECHANICAL/ELECTRICAL/PLUMBING:

INTERIOR DESIGN:

CONSTRUCTION:

PHOTOGRAPHY:

No.	Description	Date

EAST BUILDING - THIRD FLOOR

12/17/2024 1:35:44 PM

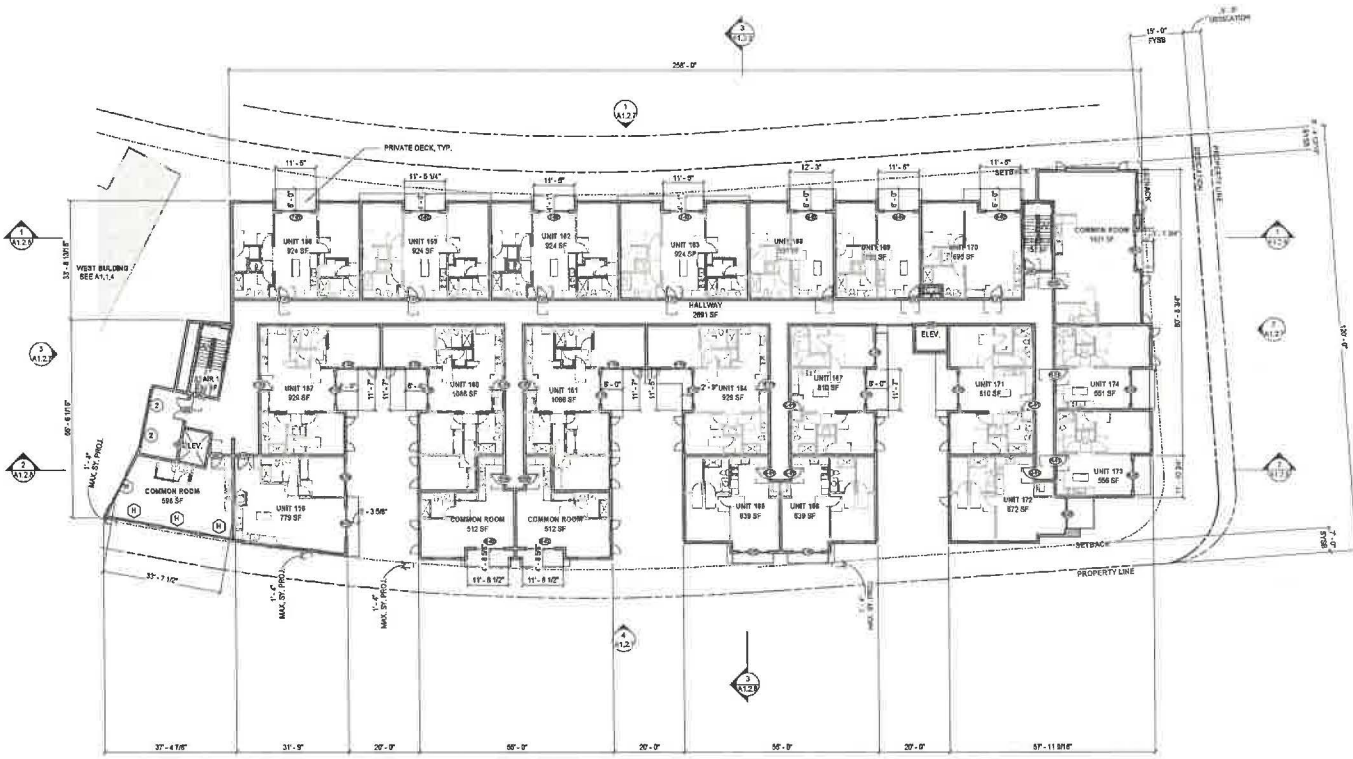
Project number:
 Date:
 Drawn by: _____ Author:
 Checked by: _____ Checker:

A1.2.3

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

EXHIBIT "A"
 Page No. 30 of 37
 Case No. DIR-2022-9365-DB
 SPRAN/CA/PHD

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



VANOS ARCHITECTS^{INC}

THE LEGACY

1733 S. LA Ciénega Blvd. L.A. CA. 90005
 (310) 280-9393 | 18.110.260.0394
 www.vanosarchitects.com

PROJECT INFORMATION:
 Type: Multi-Family
 OWNER: Luby Landscaping, Corp
 198 Coby Way, 1708
 Roseville, CA 95678
 Contact: Mark Lee
 mark@lubylandscaping.com | P: 916-927-4997

PROPERTY INFORMATION:
 5227 W. Johnston St.
 Los Angeles, CA 90045
 APN: 4100001001
 Zone: RS-1

PROJECT TEAM

ARCHITECT:
 VANOS ARCHITECTS
 18055 Sherman Way, Ste. A
 Van Nuys, CA 91410
 Contact: John Carlos Vidal
 jcarlos@vanosarch.com | P: 818-725-5244

LANDSCAPE:
 Luby Landscaping, Corp
 198 Coby Way, 1708
 Roseville, CA 95678
 Contact: Mark Lee
 mark@lubylandscaping.com | P: 916-927-4997

STRUCTURAL:

ARRORST:
 The Terra Resource
 P.O. Box 48514
 Los Angeles, CA 90048
 Contact: Lisa Smith
 lisa@theterraresource.com | P: 310-963-2292

No.	Description	Date

**EAST BUILDING -
FOURTH FLOOR**

12/17/2024 1:35:46 PM

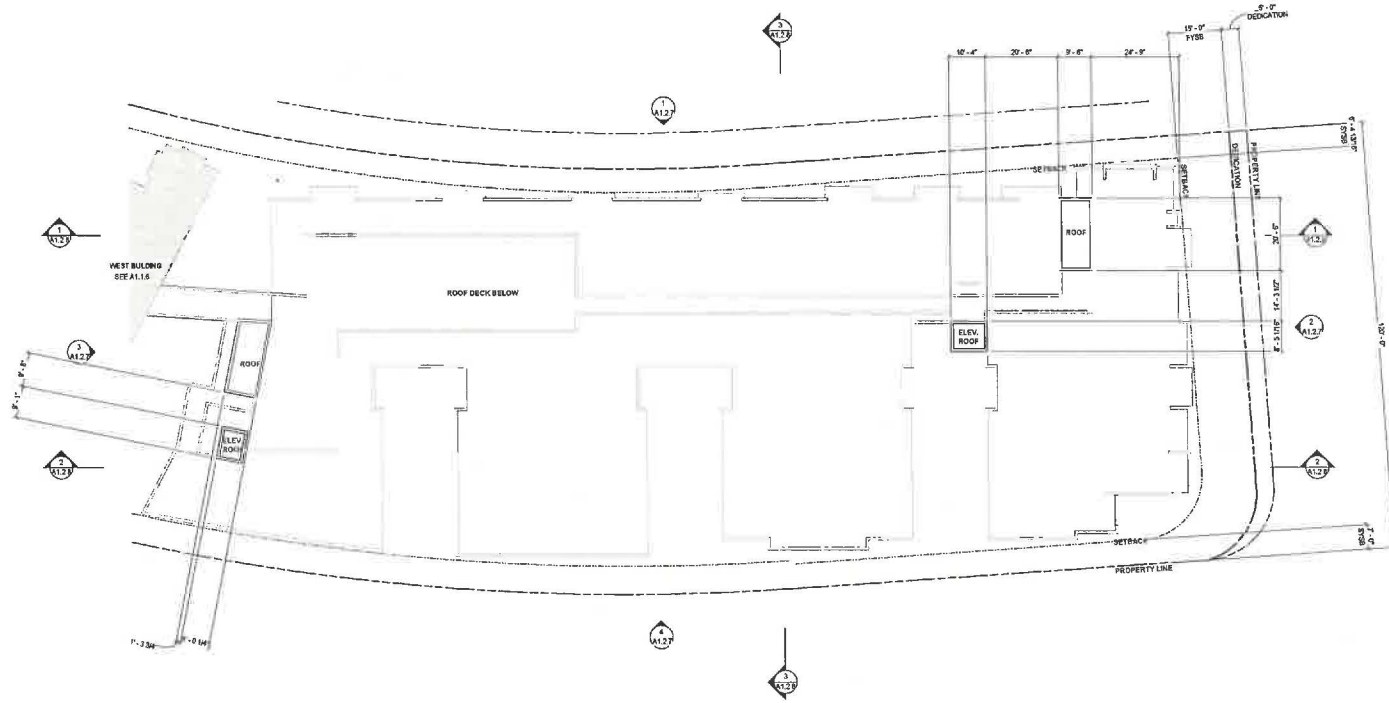
Printed number: _____
 Date: _____
 Drawn by: _____ Author: _____
 Checked by: _____ Checker: _____

A1.2.4

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

EXHIBIT "A"
 Page No. 31 of 37
 Case No. DIR-2022-9365-DB-
 6PR-VHGA-DHP

LEVEL 4 - EAST BUILDING
 SCALE: 1/16" = 1'-0"



VANOS ARCHITECTS INC.

THE LEGACY

1733 S. La Cienega Blvd. L.A. CA. 90035
 (310) 288-9133 (310) 285-0184
 www.vanosarchitects.com

PROJECT INFORMATION:
 Type: Multi-family
 OWNER: Luby Interiors, Corp.
 188 City Way, 17th
 San Francisco, CA 94108
 Contact: Mark Lee
 mlee@lubyinteriors.com (P)
 916-927-0997

PROPERTY INFORMATION:
 5227 W. Knollman Dr.
 Los Angeles, CA 90045
 APN: 4100003001
 Zone: RS-1

PROJECT TEAM

SURVEY:
 Henry Goodman Engineering
 634 17th St.
 San Francisco, CA 94103
 Contact: Henry Goodman
 hgood@henrygoodman.com (P)
 310 529 1037

DETECTIVE/TECHNICAL:
 AGI Construction
 1855 Sherman Way, Ste. A
 Van Nuys, CA 91410
 Contact: Juan Carlos Vidal
 juan@agiconstruction.com (P)
 818 765 9244

CML:

STRUCTURAL:

LANDSCAPE:
 Crawford Studio
 505 S. Colorado Blvd. Mezz. C
 Pasadena, CA 91101
 Contact: Paul Lewis
 paul@crawfordstudio.com (P)
 818 784 9362

ARBOREY:
 The Tree Resource
 P.O. Box 48314
 Los Angeles, CA 90048
 Contact: Luke Shook
 lshook@thetreeresource.com (P)
 310 893 2290

No.	Description	Date

EAST BUILDING - STAIR ROOF

12/17/2024 1:35:47 PM

Project number: _____
 Date: _____
 Drawn by: _____ Author: _____
 Check by: _____ Checker: _____

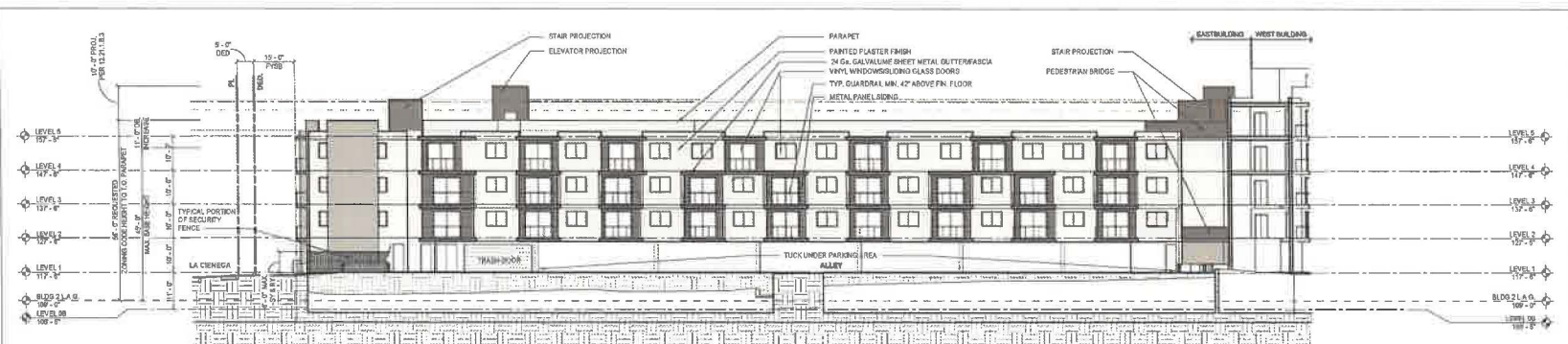
A1.2.6

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

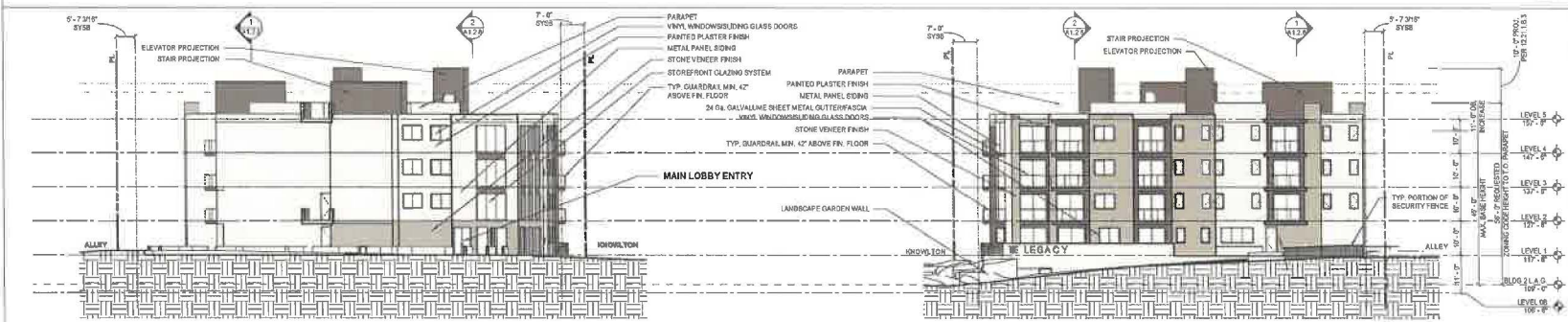
EXHIBIT "A"
 Page No. 33 of 37
 Case No. DIR-2022-9365-DB-SPR.

ROOF - EAST BUILDING
 SCALE: 1/16" = 1'-0"

VHCA-PHP

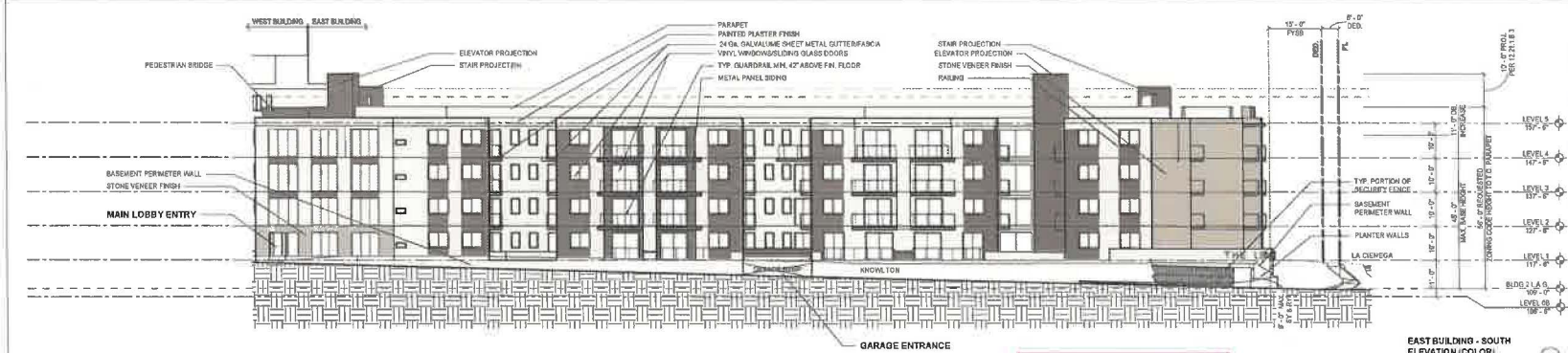


EAST BUILDING - NORTH ELEVATION (COLOR)
SCALE: 1/16" = 1'-0"



EAST BUILDING - WEST ELEVATION (COLOR)
SCALE: 1/16" = 1'-0"

EAST BUILDING - EAST ELEVATION (COLOR)
SCALE: 1/16" = 1'-0"



EAST BUILDING - SOUTH ELEVATION (COLOR)
SCALE: 1/16" = 1'-0"

EXHIBIT "A"
Page No. 34 of 37
Case No. DB-2022-9365-DB
SFR-WH24-PHP

VANOS ARCHITECTS^{INC}

THE LEGACY

1733 S. LA Cienega Blvd. L.A. CA. 90035
Tel: 310.288.8811 | 310.282.8814
Fax: 310.288.8811 | www.vanosarchitects.com

PROJECT INFORMATION:
Type: Multi-Family
PROPERTY INFORMATION:
5227 W. Knowlton St.
Los Angeles, CA 90045
APN: 440000001
Zone: RS-1

PROJECT TEAM:
SURVEY: Hensel Coopers, Engineering
ISA 17th St.
Burbank, CA 94020
Contact: Harvey Goodman
harvey@henselcoopers.com
P: 310.555.6037

CONTRACTOR:
Ivy Blinn, Corp.
188 City Way, 1708
Burbank, CA 95079
Contact: Mark Lee
marklee@ivyblinn.com
P: 818.927.0387

STRUCTURAL:
GEOTECHNICAL:
200 DeSoto
1854 Sherman Way, Ste. A
Van Nuys, CA 91410
Contact: Ann Celine Vial
jann@geotechnical.com
P: 818.785.0244

LANDSCAPE:
Covillard Studio
505 E Colorado Blvd, #422, C
Pasadena, CA 91101
Contact: Thai Lewis
office@covillardstudio.com
P: 626.788.9042

ARCHITECT:
The Vanos Group
P.O. Box 42614
Los Angeles, CA 90049
Contact: Lisa Smith
lisa@vanosarchitects.com
P: 310.503.2290

No.	Description	Date

EAST BUILDING - COLOR ELEVATIONS

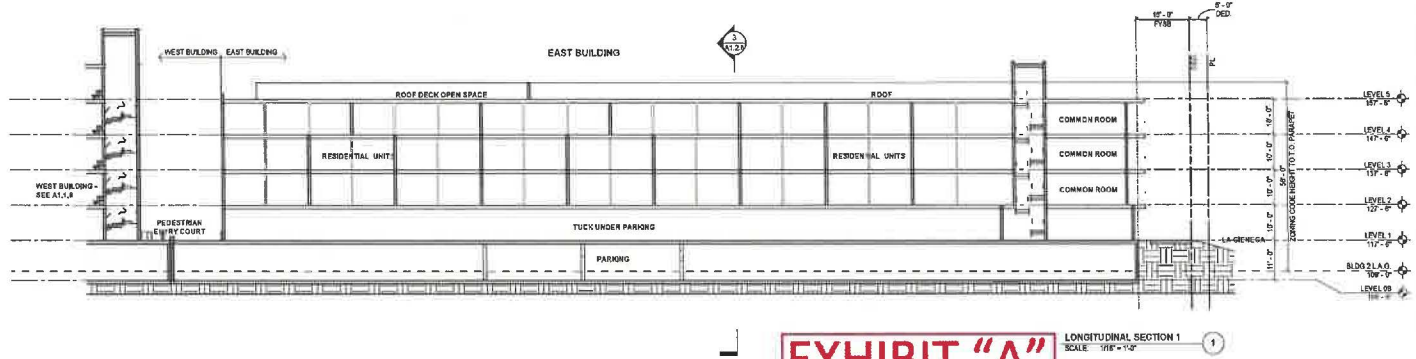
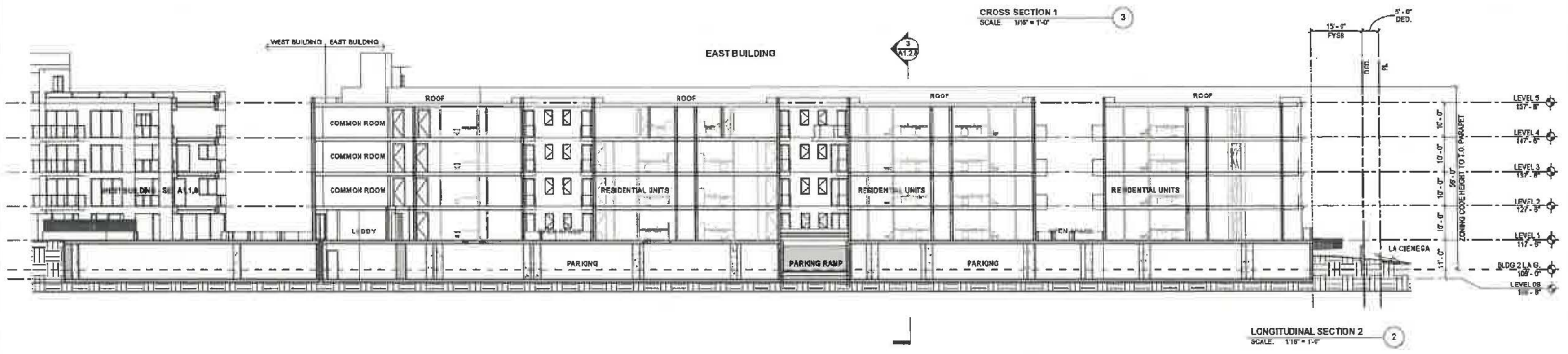
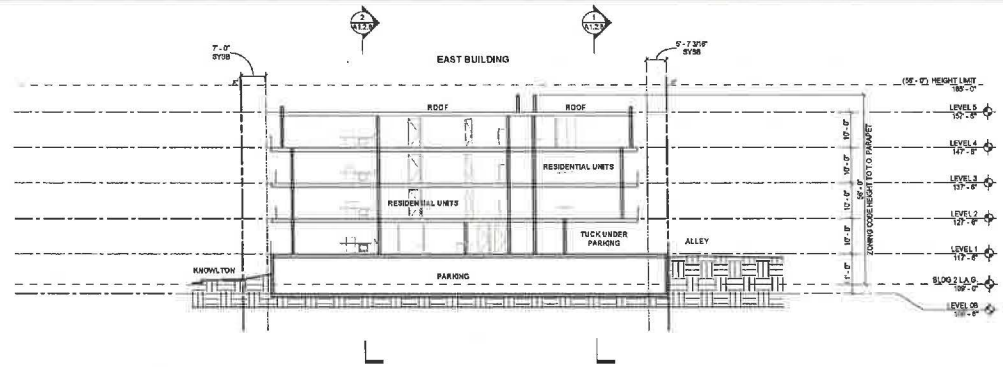
12/17/2024 1:41:27 PM

Project name:
Date:
Drawn by: Author
Checked by: Checker

A1.2.7

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

ROOF STRUCTURES EXCEEDING HEIGHT LIMIT PER LA MC 12 21.1.6.3(A)



VANOS ARCHITECTS INC

THE LEGACY

1733 S. La Cienega Blvd. L.A. CA. 90015
(310) 290-0193 (310) 280-0194
www.vanosarchitect.com

PROJECT INFORMATION:
Type: Mid-rise
OWNER: Lajo Family Corp
198 Croy Way, 1708
Pasadena, CA 90053
Contact: Mark Lajo
mjl@lajofamily.com
(714) 918-422-0997
Zone: R5.1

PROPERTY INFORMATION:
2207 W. Knowlton St.
Los Angeles, CA 90045
APN: 4102001001
Zone: R5.1

PROJECT TEAM:
SURVEY: Harvey Gooden Engineering
1825 Sherman Way, Ste. A
Santa Monica, CA 90403
Contact: Harvey Gooden
hgooden@hvgooden.com
(310) 828-1027

GEOTECHNICAL:
AGI Geotechnical
1800 Sherman Way, Ste. A
Van Nuys, CA 91408
Contact: Amy Cullen Noel
ajnoel@agigeo.com
(818) 785-5244

CIVIL: STRUCTURAL:

LANDSCAPE:
Landscape Studio
305 E. Colorado Ave. #422 G
Pasadena, CA 91101
Contact: Paul Lewis
paul@landscapestudio.com
(626) 796-2342

ARCHITECT:
The Ten Resource
P.O. Box 48714
Los Angeles, CA 90046
Contact: Lisa Smith
lsmith@tenresource.com
(310) 563-2299

No.	Description	Date

EAST BUILDING - SECTIONS

12/17/2024 1:35:59 PM

Project number:
Date:
Drawn by: _____ Author:
Checked by: _____ Checker:

A1.2.8

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

EXHIBIT "A"
Page No. 35 of 36
Case No. DIR-2022-9365-DB-SPR-VHCA-P



VANOS ARCHITECTS^{INC}

THE LEGACY

1731 S. La Cienega Blvd. L.A., CA. 90025
 (310) 386-9311 | 1811 S. 26th St. #104
 www.vanosarchitects.com

PROJECT INFORMATION:
 Type: Mid-Family
PROPERTY INFORMATION:
 5277 W. Knollwood St.
 Los Angeles, CA 90045
 APN: 412009061
 Zone: RS-1

PROJECT TEAM
SURVEY:
 Harvey Goodwin - Engineering
 634 17th St.
 San Francisco, CA 94103
 Contact: Harvey Goodwin
 harvey@goodwineng.com
 [P] 310.528.1037

CIVIL:

LANDSCAPE:
 Courthouse Studio
 505 E. Colorado Blvd., Suite C
 Pasadena, CA 91101
 Contact: David Lewis
 office@courthousestudio.com
 [P] 618.755.9382

DRY UTILITIES:
 GUYA
 17281 Innes Blvd., Ste. 208
 Torrance, CA 90509
 Contact: Justin Briggs
 jbriggs@guya.com
 [P] 677.247.6298

STRUCTURAL:

ARCHITECT:
 The Type Resource
 P.O. Box 40514
 Los Angeles, CA 90046
 Contact: Lisa Smith
 lisa@thetype.com
 [P] 310.963.2290

GEOTECHNICAL:
 J&J Geotechnical
 18006 Sherman Way, Ste. A
 Van Nuys, CA 91410
 Contact: Juan Carlos Vidal
 jvidal@jjg.com
 [P] 818.785.5244

No.	Description	Date

RENDERINGS

Project number: _____
 Date: _____
 Drawn by: _____ Author: _____
 Checked by: _____ Checker: _____
 Scale: **G0.32**

EXHIBIT "A"
 Page No. 36 of 37
 Case No. DIR-2022-9365-DB-
 SERVICE PHP

18/07/2022 11:11 AM

VANOS ARCHITECTS INC

THE LEGACY

1733 S. G Street Blvd. L.A. CA. 90071
(310) 285-9193 (F) 310 285-8194
www.vanosarchitects.com

PROJECT INFORMATION:
Type: Multi-Family

OWNER:
Lobby West Corp.
198 City Way, 1109
Pasadena, CA 91103
Contact: Matt Lee
mlee@lobbywest.com
(916) 922-2897

PROPERTY INFORMATION:
8227 W. Normandie St.
Los Angeles, CA 90045
APN: 4128031001
Zone: RS-1

PROJECT TEAM:

SURVEY:
Henry Goodman Engineering
614 17th St.
Santa Monica, CA 90403
Contact: Henry Goodman
hgoodman@hgoodman.com
(310) 851-1037

GEOTECHNICAL:
AGI Geotechnical
1655 Sherman Way, Ste. A
Van Nuys, CA 91406
Contact: Juan Carlos Virel
jvirel@agigeo.com
(818) 765-5244

CIVIL:

STRUCTURAL:

LANDSCAPE:
Cortina Studio
905 E Colorado Blvd, Mezz. C
Pasadena, CA 91101
Contact: Fred Lewis
fl@cutinastudio.com
(618) 788 9332

MECHANICAL:
TSA Trust Reserve
P.O. Box 49214
Los Angeles, CA 90049
Contact: Lisa Chen
lisa@tsa-trust.com
(310) 963 2290

No.	Description	Date

RENDERINGS

12/17/2024 1:41:16 PM

Project number: _____

Date: _____

Drawn by: _____ Author: _____

Checked by: _____ Checker: _____

G0.31

Scale: _____ 1/2" = 1'-0"



EXHIBIT "A"
Page No. 37 of 37
Case No. DIR-2022-9365-DB-SPR.

WDA.PHP