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CITY PLANNING**

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April 11, 2025

Applicant

Anthony Gude
Gude Capital Management
8615 Ramsgate Avenue
Los Angeles, CA 90045

Owner

Soumen Chowdhury
15 Aspen Way
Morristown, NJ 07960

Representative

Jonathan Yang
Irvine & Associates, Inc
660 South Figueroa Street, Unit 1780
Los Angeles, CA 90017

Case No. ADM-2024-2469-DB-VHCA-ED1

Related Case: N/A

CEQA: N/A

Location: 8615 – 8617 South Ramsgate Avenue

Council District: 11 – Park

Community Plan Westchester – Playa del Rey

Area:

Specific Plan: N/A

Land Use Medium Residential

Designation:

Zone: R3-1

Legal Description: Lot 2 of Tract TR 15283

**LETTER OF COMPLIANCE – MINISTERIAL OFF-MENU DENSITY BONUS INCENTIVES AND
WAIVER OF DEVELOPMENT STANDARD**

Pursuant to the California Government Code Section 65915, and the Los Angeles Municipal Code (LAMC) Section 12.22 A.25, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

DETERMINE, that the project qualifies as a ministerial review, pursuant to Resolution (CF 22-1545) relative to the Declaration of Local Emergency by the Mayor, dated December 12, 2022, concerning homelessness in the City of Los Angeles, pursuant to the provisions of the Los Angeles Administrative Code (LAAC) Section 8.27, adopted by the City Council on December 13, 2022, and Executive Directive 1 dated December 16, 2022 (revised July 7, 2023).

APPROVE a Density Bonus Compliance Review for a 100% Affordable Housing Development (as defined in CA Govt. Code Section 65915(b)(1)(G)), for a project totaling 72 dwelling units, reserving one (1) Manager's Unit, 56 units for Low Income, and 15 units for Moderate Income household occupancy for a period of 55 years. As the project has requested a waiver from maximum controls on density, the project is allowed five incentives and one

waiver (pursuant to CA Govt. Code Section 65915(e)(3)) and the following are granted, in addition to unlimited density and height increase of up to 33 feet:

1. **Floor Area Ratio (Off-Menu).** An increase in FAR to 7.09:1 in lieu of the otherwise allowed 3:1 FAR in the R3-1 Zone.
2. **Front Yard (Off-Menu).** A 5-foot front yard setback in lieu of a 15-foot front yard setback as otherwise required in the R3 Zone.
3. **Side Yard (Off-Menu).** A 0-foot 5-inch northerly side yard setback in lieu of an 11-foot side yard setback as otherwise required in the R3 Zone.
4. **Rear Yard (Off-Menu).** A 5-foot rear yard setback in lieu of a 15-foot front yard setback as otherwise required in the R3 Zone.
5. **Open Space (Off-Menu).** A reduction in the required open space, allowing zero (0) square feet of open space in lieu of 7,200 square feet of open space as otherwise required by LAMC Section 12.21 G.

Deny the following one (1) Waiver of Development Standard requested by the applicant for the Project, pursuant to Government Code Section 65915(d)(2)(D):

1. **Height (Waiver).** An increase in height to 85-feet in lieu of the otherwise allowed 45-feet in the R3 Zone.

CONDITIONS OF APPROVAL

1. **Site Development.** The project shall be in substantial conformance with the plans and materials submitted by the Applicant, including the proposed building design elements and materials, stamped "Exhibit A," with a date of December 4, 2024, attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning Project Planning Bureau, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 72 residential dwelling units per Exhibit "A". Pursuant to California Government Code Section 65915(p)(3)(b), the project is located within one-half mile of a major transit stop, and the project is allowed unlimited density.
3. **On-Site Restricted Affordable Units.** 56 units shall be reserved for Low Income households and 15 units for Moderate Income households, as defined by the California Government Code Section 65915 and by the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
4. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A.25 and Government Code Section 65915.
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department ("LAHD") to reserve 56 units for Low Income households and 15 units for Moderate Income households or equal to 100 percent of the project's total proposed residential density allowed, exclusive of one (1) Manager's Unit, 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 Replacement Unit Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The Applicant shall submit a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and any monitoring requirements established by the LAHD.

Unless otherwise required by state or federal law, the project shall provide an onsite building manager's unit, which the owner shall designate in the covenant. The Owner may not use an affordable restricted unit for the manager's unit.

6. **100% Affordable Housing Project (ED1).** If the project changes at any time during the review or construction process such that it no longer meets ED 1 eligibility criteria, the project is disqualified from ED1 streamlining and all prior determinations on the project become inapplicable. For projects requiring a City Planning application, if a project changes at any point during the City Planning review or post-approval process such that the project would no longer qualify for ED 1, a new application for the revised project must be filed.

7. **Density Bonus Incentives and Waiver**

- i. **Density.** The project shall be limited to a total of 72 dwelling units.
 - ii. **100% Affordable “ED1” Project Height.** Pursuant to California Government Code Section 65915(d)(2)(D), the project is located within one-half mile of a major transit stop, the applicant shall receive a height increase of up to three additional stories or 33 feet. The height increase is calculated on top of all current zoning height limits. The project shall be limited to 78-feet in height.
 - iii. **Floor Area Ratio (Off-Menu).** The project total Floor Area shall be limited to 40,043 square feet and a 7.09:1 FAR as shown in “Exhibit A”.
 - iv. **Front Yard (Off-Menu).** The project shall provide a minimum 5-foot front yard setback as shown in “Exhibit A”.
 - v. **Side Yard (Off-Menu).** The project shall provide a minimum 0-foot 5-inch northerly side yard setback as shown in “Exhibit A”.
 - vi. **Rear Yard (Off-Menu).** The project shall provide a minimum 5-foot rear yard setback as shown in “Exhibit A.”
 - vii. **Open Space (Off-Menu).** The project is allowed to provide zero (0) square feet of open space as shown in “Exhibit A”.
8. **Automobile Parking.** Pursuant to California Government Code Section 65915(p)(3) and AB 2334, the project shall be allowed to provide a minimum of zero (0) parking spaces. The project is providing zero (0) automobile parking spaces.
9. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21.A.16.
10. **Street Trees.** Street trees shall be provided to the satisfaction of the Urban Forestry Division. Street trees may be used to satisfy on-site tree requirements pursuant to LAMC Article Section 12.21.G (Chapter 1, Open Space Requirement for Six or More Residential Units).
11. **Required Trees per 12.21 G.2.** The applicant shall submit revised plans with the minimum number of code required on-site trees. There shall be a minimum of 18 24-inch box, or larger, trees on-site pursuant to LAMC Section 12.21 G.2. Any required trees pursuant to LAMC Section 12.21 G.2 shown in the public right of way in Exhibit “A” shall be preliminarily reviewed and approved by the Urban Forestry Division prior to building permit issuance. In-lieu fees pursuant to LAMC Section 62.177 shall be paid if placement of required trees in the public right of way is proven to be infeasible due to City determined physical constraints.
12. **Landscape Plan.** The landscape plan shall indicate landscape points for the project equivalent to **10% more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines “O”. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.

13. **SB 8 Replacement Units (Government Code Section 66300 et seq.).** The project shall be required to comply with the Replacement Unit Determination (RUD) letter, dated November 1, 2024, to the satisfaction of LAHD. The most restrictive affordability levels shall be followed in the covenant. In the event the On-site Restricted Affordable Units condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
14. **Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from LAHD regarding replacement of affordable units, provision of RSO Units, and qualification for the Exemption from the Rent Stabilization Ordinance with Replacement Affordable Units in compliance with Ordinance No. 184,873. In order for all the new units to be exempt from the Rent Stabilization Ordinance, the applicant will need to either replace all withdrawn RSO units with affordable units on a one-for-one basis or provide at least 20 percent of the total number of newly constructed rental units as affordable, whichever results in the greater number. The executed and recorded covenant and agreement submitted and approved by LAHD shall be provided.

Administrative Conditions

15. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
16. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.
17. **Approval, Verification and Submittals.** Copies of any approvals guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
18. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
19. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

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

21. **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 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 the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any

obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

PROJECT BACKGROUND

Subject Property

The project site (8615 – 8617 South Ramsgate Avenue) is located in Westchester – Playa del Rey Community Plan and is comprised of one (1) irregular-shaped lot with a lot area of approximately 8,585 square feet (10,226 square feet including half-alley) or approximately 0.2 acres. The project site is located in the R3-1 Zone with a Land Use designation of Medium Residential. The site has a street frontage of approximately 64 feet along the west side of Ramsgate Avenue. A 20-foot wide alley abuts the subject site to the north. The project site is located approximately 3.5 kilometers (2.2 miles) from the Newport - Inglewood Fault Zone and an Airport Hazard Zone. The site is not located within an Alquist-Priolo Fault Zone, hillside area, special grading area, very high fire hazard severity zone, flood zone, landslide, liquefaction, methane or tsunami inundation zone. The tree disclosure statement, signed by Soumen Chowdry, Owner, dated May 14, 2024, states that there are no protected tree or shrub species on the site or adjacent to the site. One street tree exists along Ramsgate Avenue, which is not proposed for removal as part of the Proposed Project. The project is currently developed with one (1) two-story residential building and detached garage with a total of four (4) dwelling units, both of which are to be demolished.

Project Description

The project is for the construction of a new 8-story, 84-feet 6-inch tall residential development with 72 residential dwelling units (including 56 units available to Low Income Households, 15 units available to Moderate Income Households, and one (1) market-rate manager's unit). The project will have a proposed Floor Area Ratio ("FAR") of approximately 7.09:1 with approximately 40,043 square feet of floor area. As a 100% affordable housing project, exclusive of a manager's unit, no residential parking is required per AB 2334 (Government Code Section 65915(p)(4)) and AB 2097. The project is providing zero (0) residential parking spaces.

Ministerial Review

Following the Mayor's Declaration of Local Emergency dated December 12, 2022, Executive Directive 1 (ED-1) went into effect on December 16, 2022, to facilitate the expeditious processing of shelters and 100 percent affordable housing projects to address the homelessness crisis in the City of Los Angeles. A 100 percent Affordable Housing Project is defined as "A project with 5 units or more units and with all units affordable at 80% of Area Median Income (HUD) levels, OR at mixed income with up to 20% of units at 120% AMI (HCD rents) and the balance at 80% AMI or lower (HUD rents/TCAC rent levels) as technically described here: A housing development project defined in Government Code Section 65589.5 that includes 100% restricted affordable units (excluding any manager's units) for which rental or mortgage amounts are limited so as to be affordable to and occupied by, Lower Income households, as defined by California Health and Safety Code 50079.5, or that meets the definition of a 100% affordable housing development in CA Government Code 65915(b)(1)(G), as determined by the Los Angeles Housing Department (LAHD)". For 100 percent affordable housing projects and shelters, the Directive requires the review be completed within 60 days after the application is complete.

Housing Replacement

Pursuant to LAMC Section 12.22 A.25, an eligible Housing Development shall be eligible for Density Bonus Incentives if it meets any applicable replacement requirements of California Government Code Section 65915(3) (California State Density Bonus Law).

Pursuant to the Senate Bill 8 Replacement Unit Determination made by the Los Angeles Housing Department (LAHD) dated November 1, 2024, LAHD determined, for Density Bonus projects not requesting any entitlements, the replacement requirement will consist of one (1) unit restricted to Very Low Income Households and three (3) units restricted to Low Income Households.

Density Bonus Incentives and Waiver

Pursuant to State Density Bonus Law under Government Code Section 65915(d)(2)(D), a project located within one-half mile of a Major Transit Stop may receive a waiver from any maximum controls on density, a height increase of up to three additional stories or up to 33 additional feet, for 100 percent affordable housing projects.

Additionally, 100% Affordable Housing Developments are entitled to request unlimited density if the project is within a one-half mile of a Major Transit Stop (CA Govt. Section 65915(f)(3)(D)(iii)). Lastly, the Housing Development that receives a waiver from any maximum controls on density shall be eligible for one waiver unless the City agrees to additional waivers or reductions of development standards (CA Govt. Section 65915(e)(3)).

LAMC Section 12.22 A.25 and State Density Bonus Law (Government Code Section 65915) outline types of relief that minimize restrictions on the size of the project. In exchange for meeting the minimum set-aside requirements, the project may receive a set of incentives, concessions, and waivers to deviate from development standards in order to facilitate the provisions of affordable housing at the site. The approved incentives and waivers allow the developer to expand the building envelope so the additional affordable units can be constructed, provide for design efficiencies, and allow the overall space dedicated to residential uses to be increased.

Given that the applicant is providing 100 percent of dwelling units to be affordable at Low-Income, and Moderate-Income Household occupancy for a period of 55 years, and meets the criteria outline in Government Code Section 65915(d)(2)(D), the project is eligible for the base incentives and up to five (5) incentives and one (1) waiver per California Government Code Section 65915(d)(2)(D) and Section 65915(e)(3).

The applicant has been approved for the following incentives and waiver:

- **Density.** An unlimited increase in density to allow a total of 72 units in lieu of the 13 base units.
- **Parking.** A reduction to zero (0) residential parking spaces.
- **Height.** A height increase of up to three additional stories or 33 feet.
- **Floor Area Ratio (Off-Menu).** An increase in FAR to 7.09:1 in lieu of the otherwise allowed 3:1 FAR in the R3-1 Zone.
- **Front Yard (Off-Menu).** A 5-foot front yard setback in lieu of a 15-foot front yard setback as otherwise required in the R3 Zone.
- **Side Yard (Off-Menu).** A 0-foot 5-inch northerly side yard setback in lieu of an 11-foot side yard setback as otherwise required in the R3 Zone.

- **Rear Yard (Off-Menu).** A 5-foot rear yard setback in lieu of a 15-foot rear yard setback as otherwise required in the R3 Zone.
- **Open Space (Waiver).** A reduction in the required open space, allowing a zero (0) square feet of open space in lieu of 7,200 square feet of open space as otherwise required by LAMC Section 12.21 G.

The record does not contain substantial evidence that would allow the decision maker to make a finding that the approved incentives do not result in identifiable and actual cost reduction to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for 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 a predetermined percentage of income based on area median income thresholds dependent on affordability levels.

The project requests five (5) Off-Menu incentives for a reduction for the required front yard setback, the northerly side yard setback, and the required rear yard setback and an increase in allowable FAR, and a reduction in the required open space. Strict compliance with the requested waiver would reduce the buildable area for new development and physically preclude the number and range of units that could be developed. There is no evidence in the record that the approved incentives and waiver would 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" per LAMC Section 12.22 A.25(b). The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical Cultural Monuments. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Based on the above, there is no basis to deny the requested incentives.

There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Based on the above, there is no basis to deny the approved incentives.

The following request for waiver of development standards is denied because Government Code Section 65915(d)(2)(D) limits Housing Development Projects that receive a waiver from any maximum controls on density to a maximum of 33 feet in height and three (3) stories. Therefore, the Project is granted the extra 33 feet in overall and transitional height, and the following one (1) waiver request is denied:

- **Height (Waiver).** An increase in height to 85-feet in lieu of the otherwise allowed 45-feet in the R3 Zone.

CONCLUSION

As a Density Bonus Housing Project that satisfies all the objective planning standards of LAMC Section 12.22 A.25(g)(3), California Government Code Section 65915 and is a 100% affordable housing project consistent with ED1 streamlined approval, the project is considered to be a ministerial project.

Additionally, in accordance with Government Code Section 65915, the project as shown in Exhibit "A" is deemed to satisfy the objective planning standards and shall comply with the attached planning standards as Conditions of Approval.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

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.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either through the Department of City Planning website at <http://planning.lacity.org> or by calling (213) 482-7052 or (818) 374-5050. The applicant is further advised to notify any consultant representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5,

only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Effective Date/Appeals: The decision of this Letter of Compliance is final and effective upon the mailing of this letter and not appealable.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:



Theodore L. Irving, AICP, Principal City Planner

Approved by:



Connie Chauv, Senior City Planner

Prepared by:



Esther Serrato, City Planner

8615 & 8617 RAMSGATE AVENUE
LOS ANGELES, CA 90045
 CALIFORNIA FACTORY BUILT HOUSING

RECEIVED
CITY OF LOS ANGELES
JUN 21 1991

CITY PLANNING
PROJECT PLANNING

Page No. 1 of 20
Case No. ADM-2024-2469-DB-VHCA-
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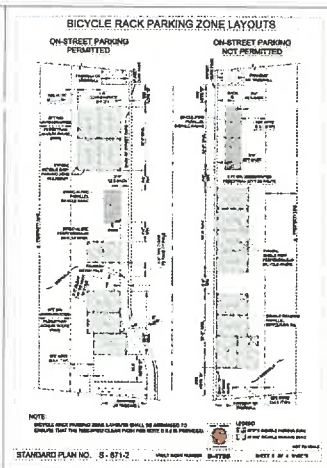
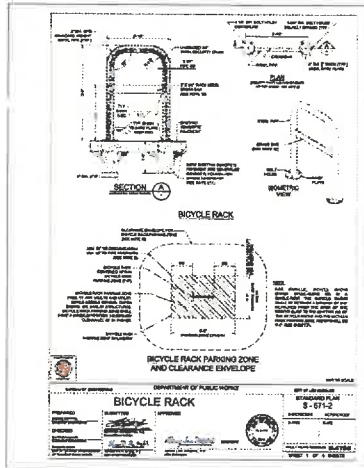
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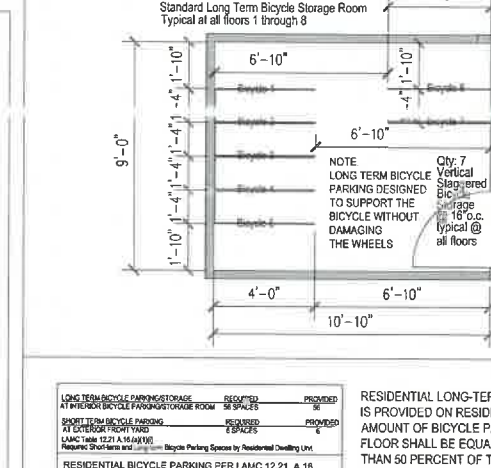
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NOTES:
1. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION...
2. BICYCLE RACKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION...
3. BICYCLE RACKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION...

RESIDENTIAL LONG-TERM BICYCLE PARKING
PER LADBS SUPPLEMENTAL PLAN CHECK SHEET FOR BICYCLE PARKING ORDINANCE (ORDINANCE 182,386 & 185,480) Page 2, NO. 9
SPACES ARRANGED IN A VERTICALLY STAGGERED PERMITS BICYCLES TO BE PLACED IN AND REMOVED FROM EACH INDIVIDUAL SPACE WITHOUT INTERFERENCE FROM BICYCLES IN ADJOINING SPACES SHALL BE SPACED A MINIMUM OF 16 INCHES ON CENTER



PER LADBS SUPPLEMENTAL PLAN CHECK SHEET FOR BICYCLE PARKING ORDINANCE (ORDINANCE 182,386 & 185,480) Page 2, NO. 9
SPACES ARRANGED IN A VERTICALLY STAGGERED PERMITS BICYCLES TO BE PLACED IN AND REMOVED FROM EACH INDIVIDUAL SPACE WITHOUT INTERFERENCE FROM BICYCLES IN ADJOINING SPACES SHALL BE SPACED A MINIMUM OF 16 INCHES ON CENTER

BY	
REVISION	
DATE	

DOCUMENT RELEASE # 0.3
SEPT. 30, 2024
PROJECT NO. DMD 9.30.24

SHORT-TERM EXTERIOR BICYCLE PARKING DETAILS & REQUIREMENTS

LONG-TERM INTERIOR BICYCLE PARKING

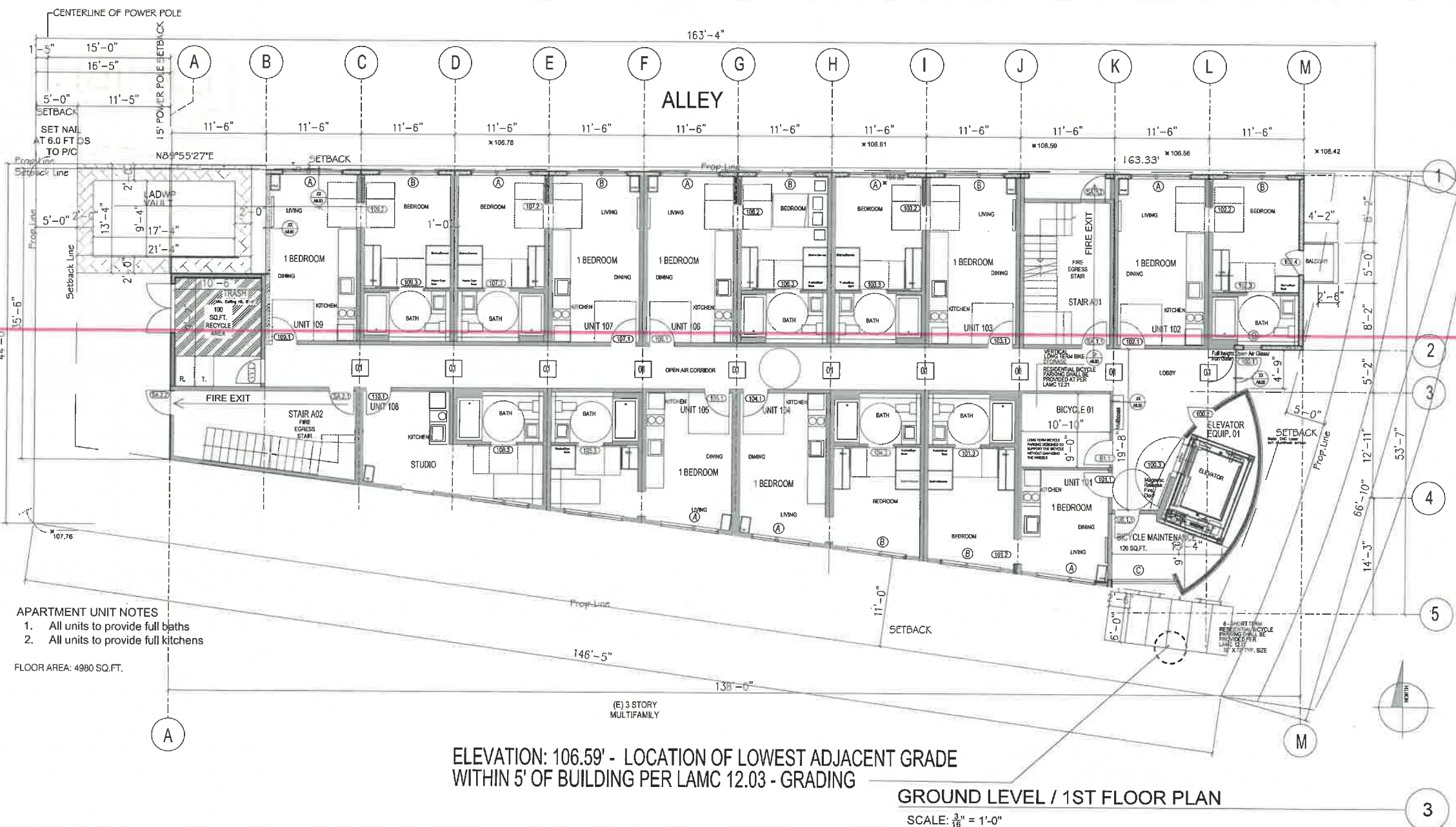


EXHIBIT "A"
Page No. 4 of 20
Case No. ADM-2024-2469-DB VHA - EDI

CITY OF LOS ANGELES DEPT. OF BUILDING & SAFETY STAMP OF APPROVAL

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8615 & 8617 RAMSGATE AVENUE LOS ANGELES, CA 90045

GROUND LEVEL/FIRST FLOOR PLAN

JOB NUMBER
DMD 9.5.24

SHEET NUMBER
A3.01

Ultra Space Saver Single

Product: Ultra Space Saver Single
Capacity: 1 bike
Materials: Steel is 100% galvanized (resists rust and corrosion) with 1/2" thick mounting plates.
Features: Built-in safety lock with rubber roller stops.
Installation: Mount against wall with 2" x 4" studs spaced at 16" on center. (Concrete or masonry walls are also acceptable. Call for the best mounting method, wall anchors, bolts, and plate and other wall hardware.)
Space Use: Racks should be placed at least 12" apart. When installed, they must be used within 12" of the wall. Racks should be installed in pairs. Call for the best mounting method, wall anchors, bolts, and plate and other wall hardware.

Example of rack in use

Page 1 of 4

American Bicycle Security Company
P.O. Box 7709
Vernon, CA 93506
Ph: (805) 245-4773 or (805) 933-3488
Fax: (805) 933-3485
www.americanbicycle.com
Email: info@americanbicycle.com

Ultra Space Saver Single

How to Use:

Page 2 of 4

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Email: info@americanbicycle.com

Ultra Space Saver Single

Y-Type Mount for Wall Mount Installation

- 3/16" Wrench/Socket
- Heavy Duty Bolt
- Thick Washer
- Bolt (Pre-drill 3/16" Holes)
- Locking Washer
- Locking Nut
- Washer or Padlock

Recommended Rack Mounting:

Installation:

Y-Type Mount for Wall Mount Installation

Page 3 of 4

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Ultra Space Saver Single

Installation Steps:

1. Place rack against wall. Mark holes and lower rack.
2. Drill holes 1/2" deep into 2x4 studs at 16" on center. If installing more than one Ultra Space Saver Single, mark holes for each rack individually as there may be slight differences in the placement of holes from rack to rack.
3. Place rack back into position against wall and tap anchors through holes in the rack and into the wall.
4. Tighten anchors.

Page 4 of 4

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LONG TERM BICYCLE PARKING DESIGNED TO SUPPORT THE BICYCLE WITHOUT DAMAGING THE WHEELS

LONG TERM BICYCLE PARKING RACK DETAILS

SCALE: NTS

2

BY	
REVISION	
DATE	

DOCUMENT RELEASE # 0.3
SEPT. 30, 2024
PROJECT NO. 1 MD 9.30.24

DATE	REVISION	BY

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 SEPT. 30, 2024
 PROJECT NO. 11MD 9.30.24

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EXHIBIT "A"
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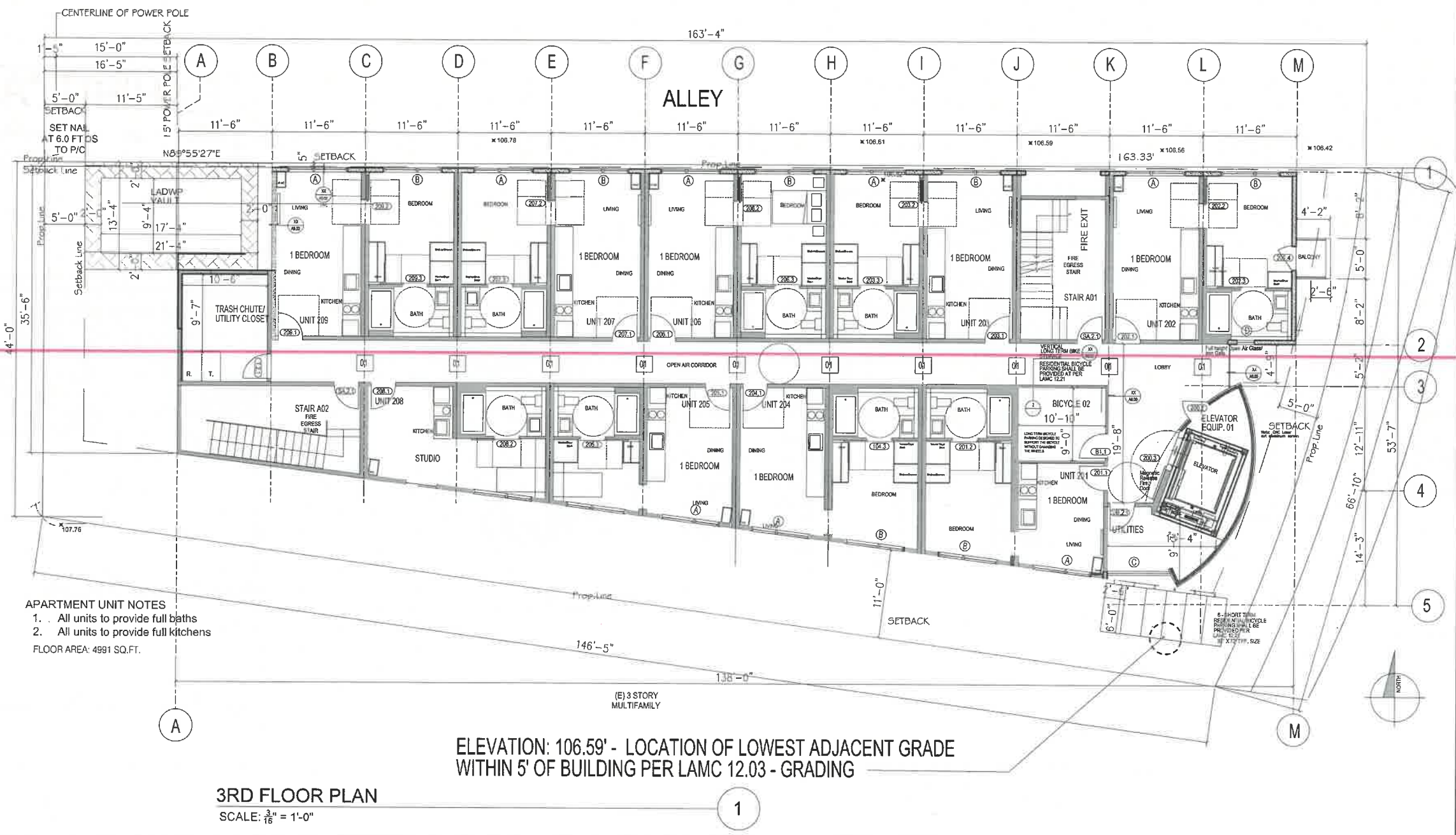
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3RD FLOOR PLAN

JOB NUMBER DMD 9.5.24	SHEET NUMBER A3.03
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APARTMENT UNIT NOTES
 1. All units to provide full baths
 2. All units to provide full kitchens
 FLOOR AREA: 4991 SQ.FT.

STATE OF CALIFORNIA HCD STAMP OF APPROVAL

Page No. 7 of 20
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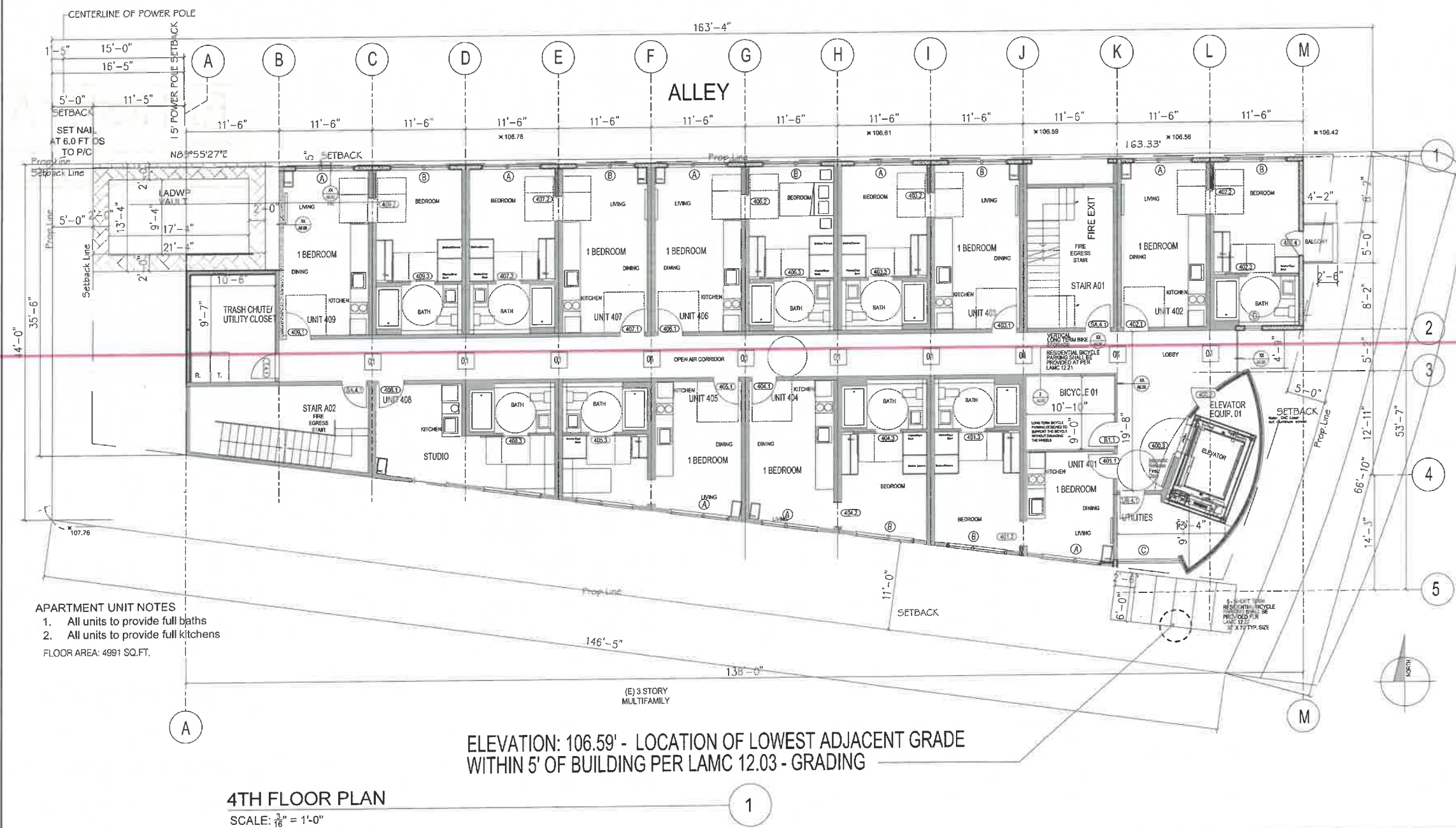
4TH FLOOR PLAN

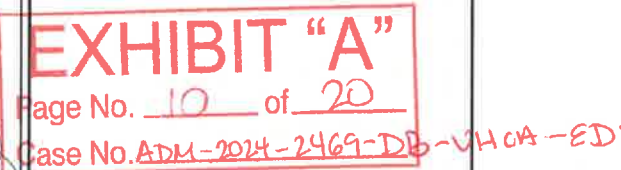
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DMD 9.5.24

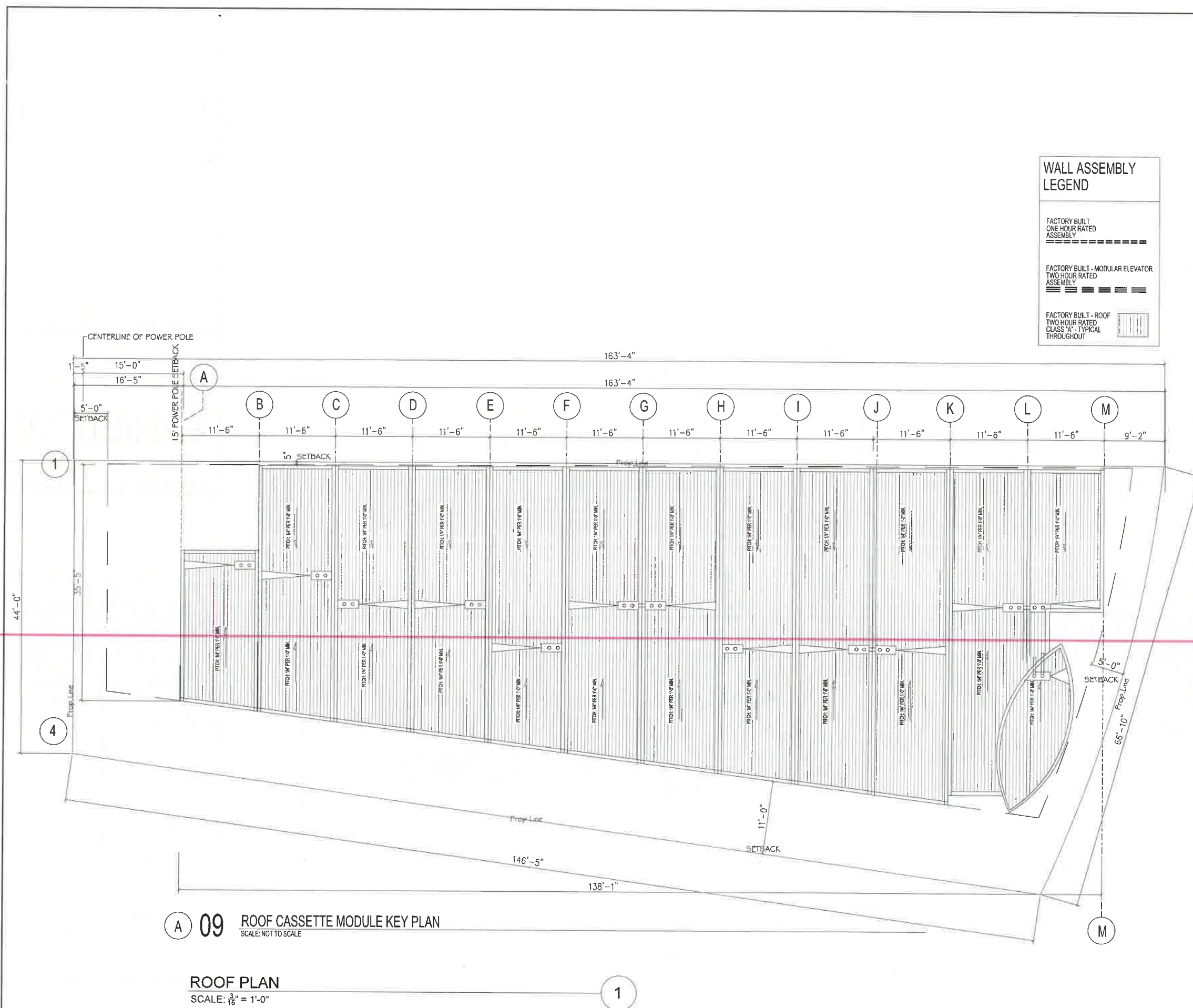
SHEET NUMBER

A3.04





ELEVATION: 106.59' - LOCATION OF LOWEST ADJACENT GRADE
WITHIN 5' OF BUILDING PER LAMC 12.03 - GRADING



**WALL ASSEMBLY
LEGEND**

FACTORY BUILT
ONE HOUR RATED
ASSEMBLY

FACTORY BUILT - MODULAR ELEVATOR
TWO HOUR RATED
ASSEMBLY

FACTORY BUILT - ROOF
TWO HOUR RATED
CLASS "A" - TYPICAL
THROUGHOUT

DATE	REVISION	BY

DOCUMENT RELEASE # 0.2
SEPT. 5, 2024
PROJECT NO. LMD 5.28.24

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EXHIBIT "A"
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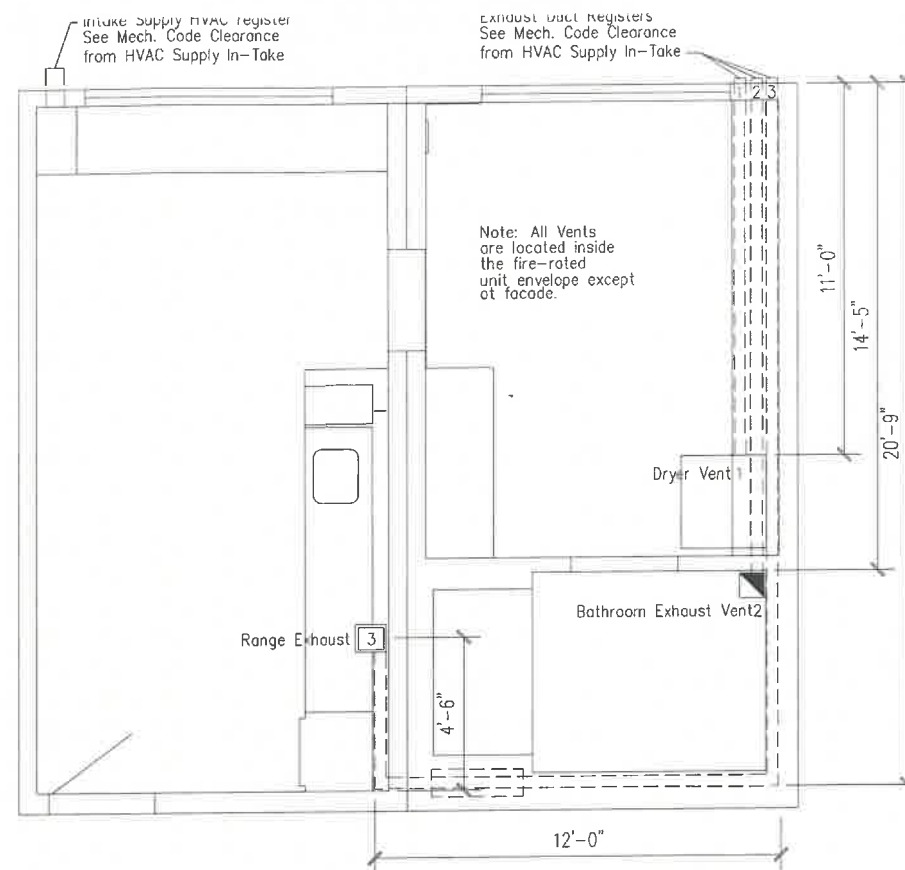
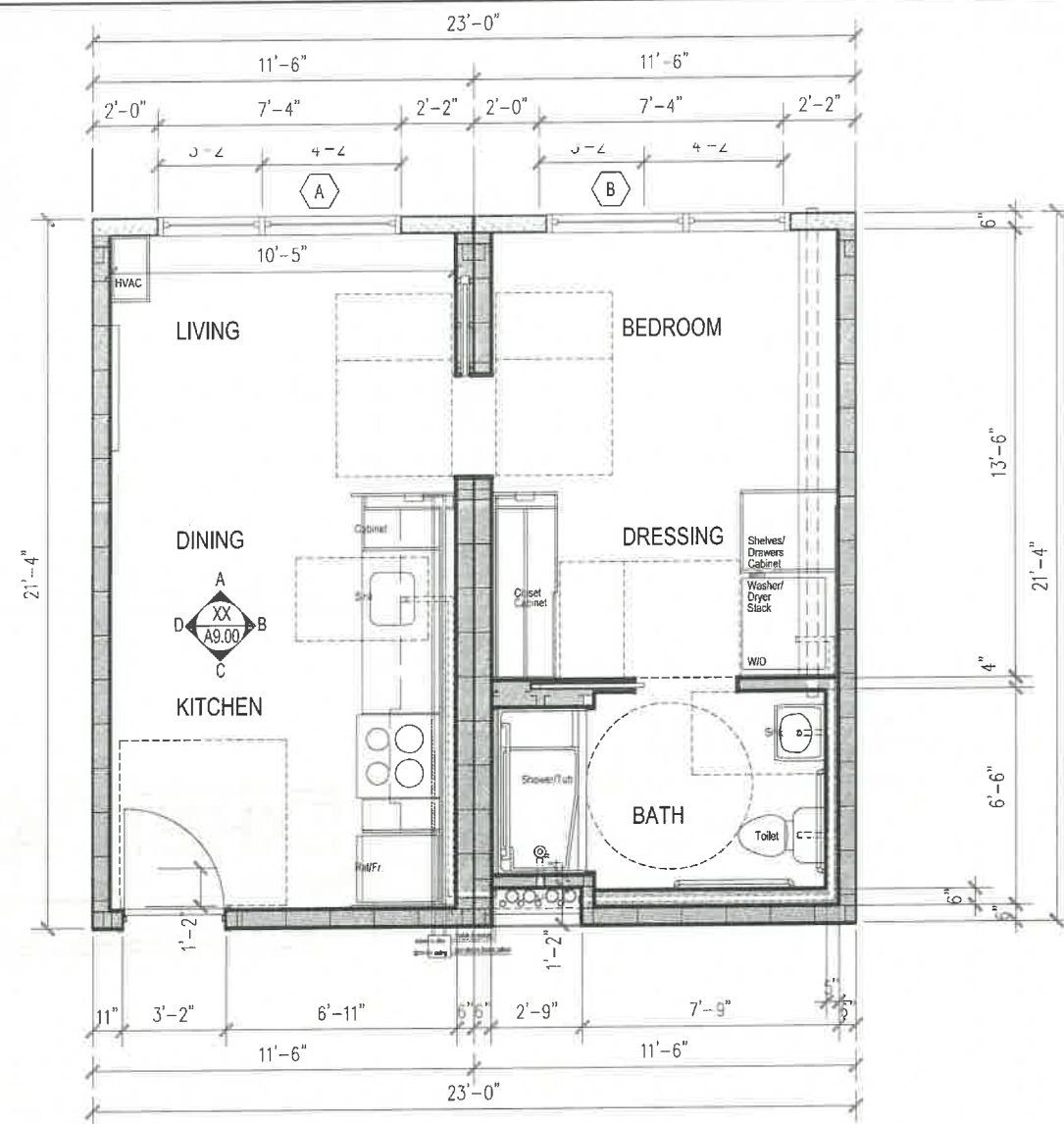
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ROOFPLAN

JOB NUMBER	SHEET NUMBER
DMD 9.5.24	A3.10



~~TYPICAL UNIT PLAN~~

NATURAL LIGHTING REQUIREMENTS

BEDROOM / LIVING ROOM / KITCHEN AREA: 406 SQ.FT.
 REQUIRED LIGHTING - 8% MINIMUM: $490 \times 0.08 = 39.2$ SQ.FT. (8%)
 CLEAR GLAZING AREA PROVIDED: 62 SQ.FT. (15.2%)

NATURAL VENTILATION REQUIREMENTS

BEDROOM / LIVING ROOM / KITCHEN AREA: 490 SQ.FT.
 REQUIRED VENTILATION - 4% MINIMUM: $490 \times 0.04 = 19.6$ SQ.FT. (4%)
 VENTILATION/OPERABLE WINDOW AREA PROVIDED: 25 SQ.FT. (5.1%)

GENERAL NOTES

1. REFER TO SHEET A-_____ FOR FINISH SCHEDULE.
 2. ALL UNITS SHALL BE PROVIDED WITH STONE COUNTERTOP AND KNEE SPACE SHALL BE PROVIDED UNDER THE SINK
 3. FOR THE UNITS REQUIRED TO COMPLY WITH MOBILITY FEATURES, GRAB BAR SHALL BE INSTALLED WITH MOUNTING HEIGHT AND LOCATION SHOWN ON INTERIOR ELEVATIONS.
 4. FOR THE UNITS WITHOUT GRAB BAR INSTALLED
GRAB BAR REINFORCEMENT SHALL BE INSTALLED PER A-_____ TUBE:
REINFORCEMENT SHALL BE INSTALLED CONTINUOUSLY AND THE REINFORCEMENT SHALL BE A MINIMUM OF 6" NOMINAL IN HEIGHT.
- WATER CLOSET:
WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDEWALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATIVE GRAB BARS.
5. STATE INSIGNIA LABELS ARE APPLIED TO ACCESS PANELS AT MODULAR CROSSOVER LOCATIONS.
 6. ALL WALLS ARE FRAMED WITH METAL STUDS
 7. PROVIDE A SHOWER SPRAY UNIT WITH A HOSE 59 INCHES LONG MINIMUM THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND AS A HAND HELD SHOWER

~~TYPICAL UNIT EXHAUST PLAN~~

PLAN LEGEND

EXTERIOR WALL, SEE DETAIL 11/A901

DOOR PER SCHEDULE, SEE SHEET A003, ## INDICATES MIN OF FIRE RATING

WINDOW PER SCHEDULE, SEE SHEET A004

CEILING MOUNTED SMOKE DETECTOR,
SEE ELECTRICAL DWGS

"ENERGY STAR" COMPLIANT EXHAUST FAN WITH HUMIDITY CONTROL, LOUVER AT EXTERIOR FLOOR CEILING SPACE, (2ND TO 5TH FLOOR), SEE EXTERIOR ELEVATION AND MECHANICAL PLAN

ELECTRICAL LIGHTING, SEE ELECTRICAL DWGS
SURFACE MOUNTED

[illegible]

STATE OF CALIFORNIA HCD STAMP OF APPROVAL

EXHIBIT "A"
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Case No. ADM-2024-246A-DB-VHCA-EDI

CITY OF LOS ANGELES DEPT. OF BUILDING & SAFETY STAMP OF APPROVAL

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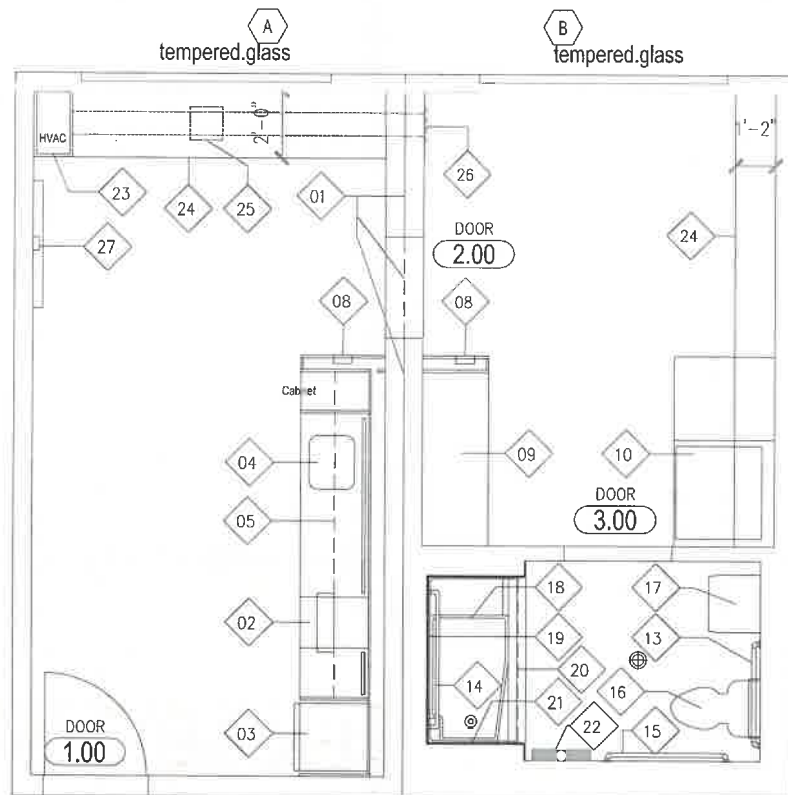
TYPICAL UNIT PLAN

JOB NUMBER

DMD
9.5.24

SHEET NUMBER

A4.00



TYPICAL UNIT EQUIPMENT PLAN

KEYNOTE LEGEND

01	MODULE MATCH LINE, TYP.	15	42" GRAB BAR
02	COUNTERTOP BURNER w/ EXHAUST HOOD	16	TOILET
03	REFRIGERATOR/FREEZER	17	VANITY, SINK & FAUCET
04	ACCESSIBLE SINK w/ OPEN KNEE SPACE	18	SHOWER/TUB OR SHOWER PAN
05	UPPER CASEWORK, SHOWN DASHED	19	FIBO SHOWER WALLS
06	ELECTRICAL PANEL	20	SHOWER CURTAIN ROD
07	LV CONTROLS BOX AT 48" AFF	21	SHOWER TOWER/FAUCET
08	KITCHEN MILLWORK POD	22	TANKLESS ELEC. HOT WATER HTR.
09	CLOTHES CLOSET MILLWORK	23	EPOCHA AIO HVAC UNIT
10	LAUNDRY CLOSET MILLWORK	24	SOFFIT
11	BATHROOM POD	25	EPOCHA CEILING REGISTER
12	48" GRAB BAR	26	EPOCHA WALL REGISTER
13	36" GRAB BAR	27	TV/CABLE/CAT 5 OUTLET
14	48" GRAB BAR	DOOR NO. - SEE SCHEDULE	

UNIT EQUIPMENT KEYNOTE SCHEDULE

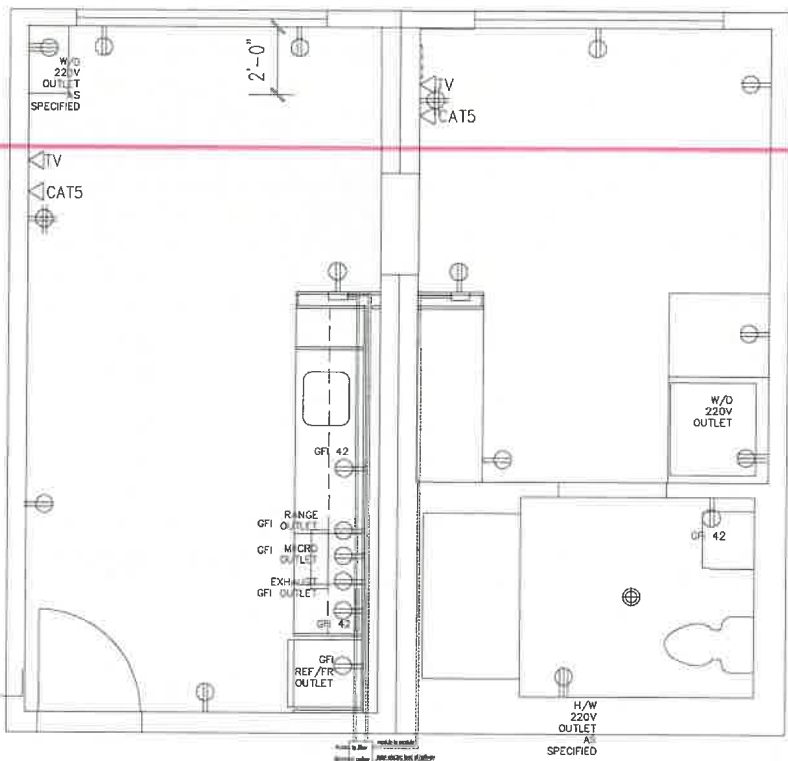
ELECTRIC SYMBOL LEGEND

	DUPLEX RECEPTACLE
	220/240 RECEPTACLE
	SWITCHED RECEPTACLE
	DUPLEX GFI RECEPTACLE
	DUPLEX GFI RECEPTACLE 42" ABOVE FLOOR
	QUAD RECEPTACLE
	SWITCH
	DIMMER SWITCH
	THREE POLE SWITCH
	THREE POLE / DIMMER SWITCH
	ELECTRIC SUBPANEL
	RECESSED HIGH EFFICACY LIGHT - LED WET LOCATION - SHOWER
	WALL MOUNTED ENERGY STAR VENT & LIGHT - HUMIDISTAT CONTROLLED - Min. 50 CFM FAN
	WALL MOUNTED HIGH EFFICACY LIGHT
	CEILING MOUNTED HIGH EFFICACY LIGHT
	SATELITE
	COMPUTER WIRE
	WALL/CABINET MOUNTED COMBINATION SMOKE DETECTOR / CARBON MONOXIDE DETECTOR
	LED STRIP AT UNDERSIDE OF CABINETS
	TANKLESS ELECTRIC HOT WATER HEATER

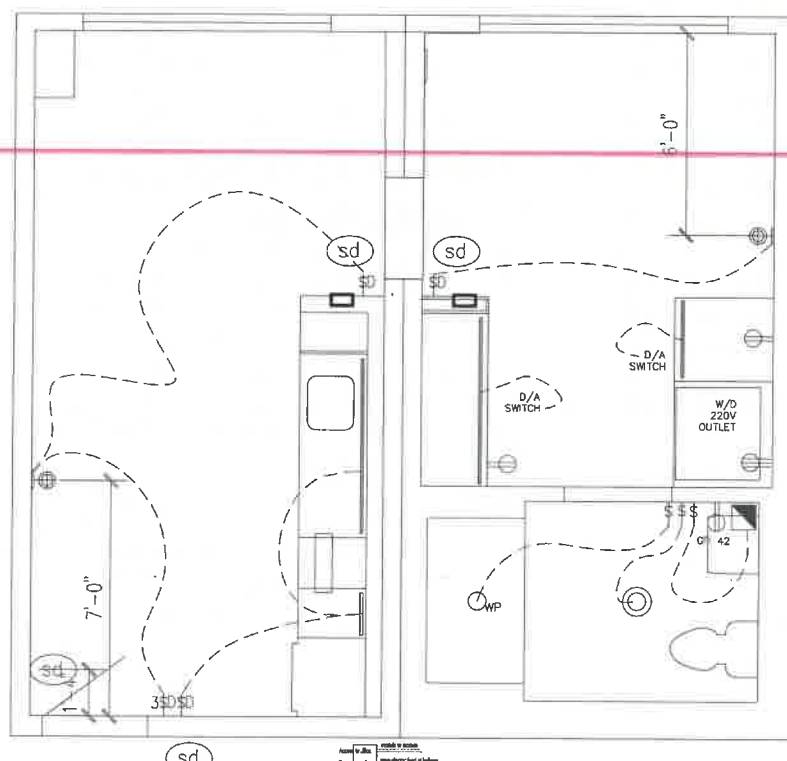
ELECTRIC NOTES

- SMOKE DETECTORS EQUIPPED WITH CARBON MONOXIDE DETECTION CAPABILITY SHALL BE HARDWIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72. (TYPICAL THROUGHTOUT)
- SMOKE ALARMS SHALL BE TESTED & MAINTAINED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS AND SHALL BE REPLACED AFTER 10 YEARS FROM THE DATE OF MANUFACTURED MARKED ON THE UNIT.
- CONVENTIONAL IONIZATION SMOKE ALARMS THAT ARE SOLELY BATTERY POWERED SHALL BE EQUIPPED WITH A 10 YEAR BATTERY AND HAVE A SILENCE FEATURE.
- RESTROOMS SHALL BE EQUIPPED WITH HUMIDISTAT CONTROLLED VENT/LIGHT COMBINATION UNITS. UNITS SHALL BE ENERGY STAR RATED AND SHALL PROVIDE MIN. OF 50 CFM. A minimum 4 inches moisture exhaust duct must be provided for cloth dryer. A flexible duct cannot extend more than 6 feet and cannot be concealed. Dryer exhaust cannot exceed 14 feet with a maximum of two 90-degree elbows. (CMC 504.4.2)
- Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code, Chapter 4: and the California Green Building Standards Code, Chapter 4, Division 4.5. CRC 303.3
- Hard-wired smoke alarms with battery back-up shall be installed in each bedroom, outside of each separate bedroom, and on each sto ry. The smoke alarms shall be interconnected. (CRC R314)
- Hard-wired carbon monoxide detectors with battery back-up shall be installed outside of each separate sleeping area or bedrooms and one on each story. The carbon monoxide detectors shall be interconnected. (CRC R315)

ELECTRIC LEGEND & NOTES



TYPICAL UNIT ELECTRICAL POWER PLAN



TYPICAL UNIT ELECTRIC LIGHTING PLAN

EXHIBIT "A"

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TYPICAL UNIT PLANS - M/E/P/F&L/S

JOB NUMBER
DMD
9.5.24

SHEET NUMBER
A4.01

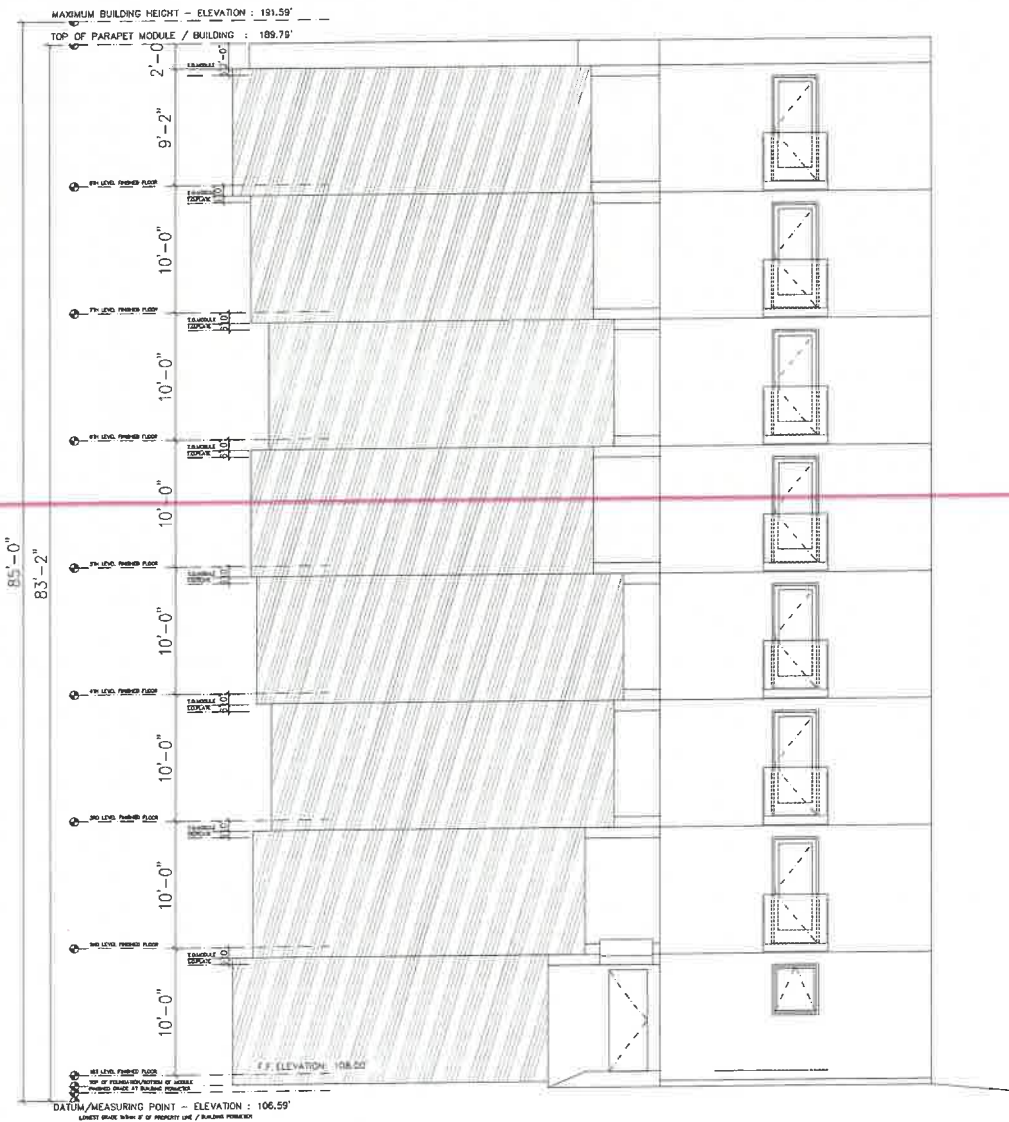
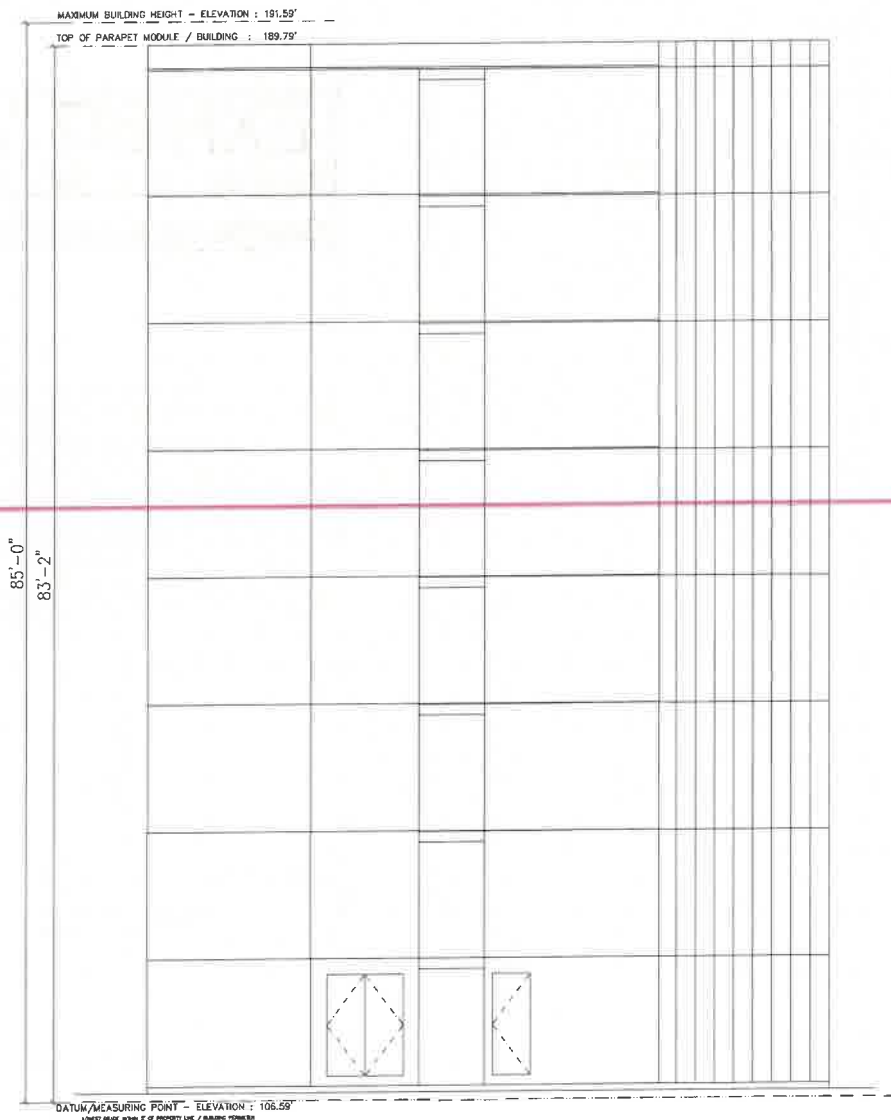


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Page No. 15 of 20

Case No. ADM-2024-2469-DB-VHCA-EDI

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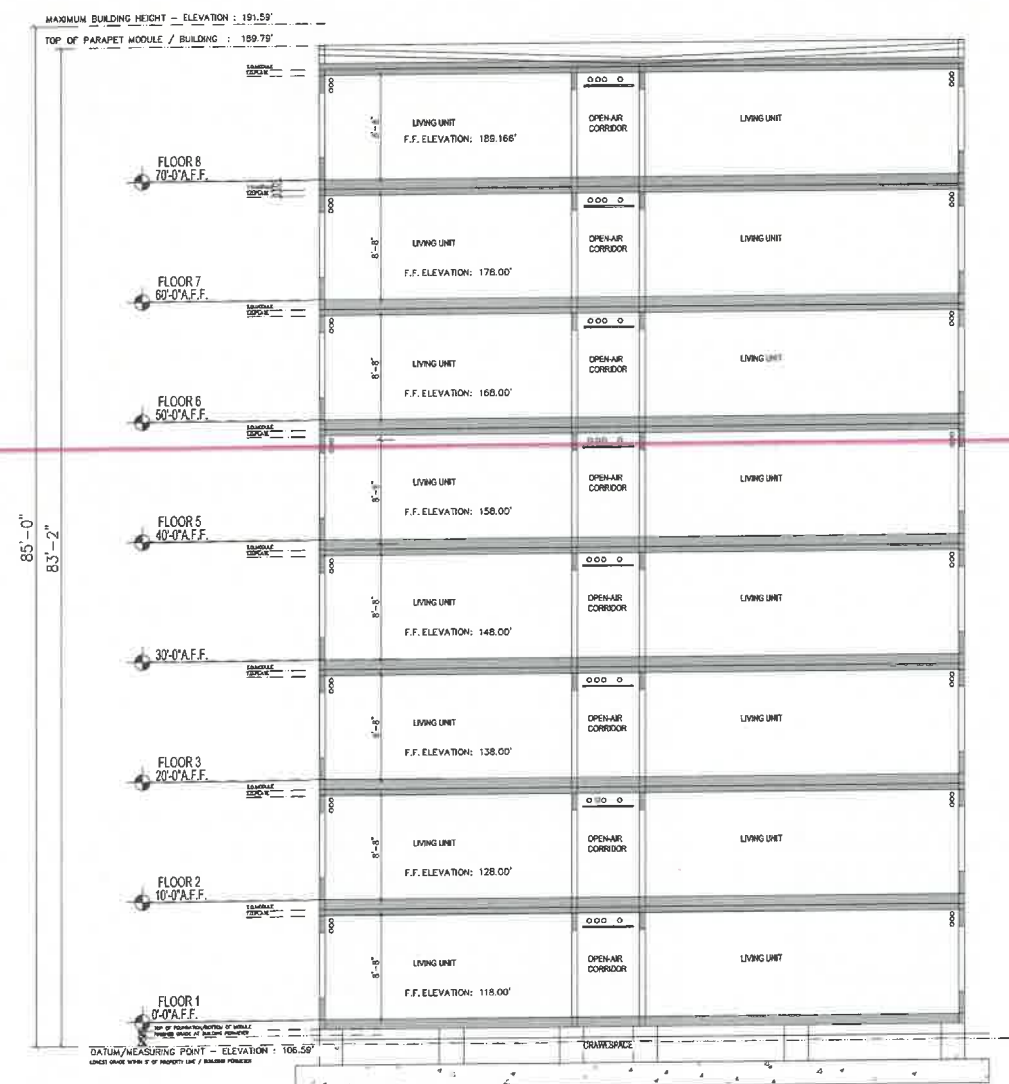
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EXTERIOR ELEVATIONS

JOB NUMBER DMD 9.5.24	SHEET NUMBER A5.00
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A5.01



SHORT BUILDING SECTION 1

[illegible]

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EXHIBIT "A"

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BUILDING SECTIONS

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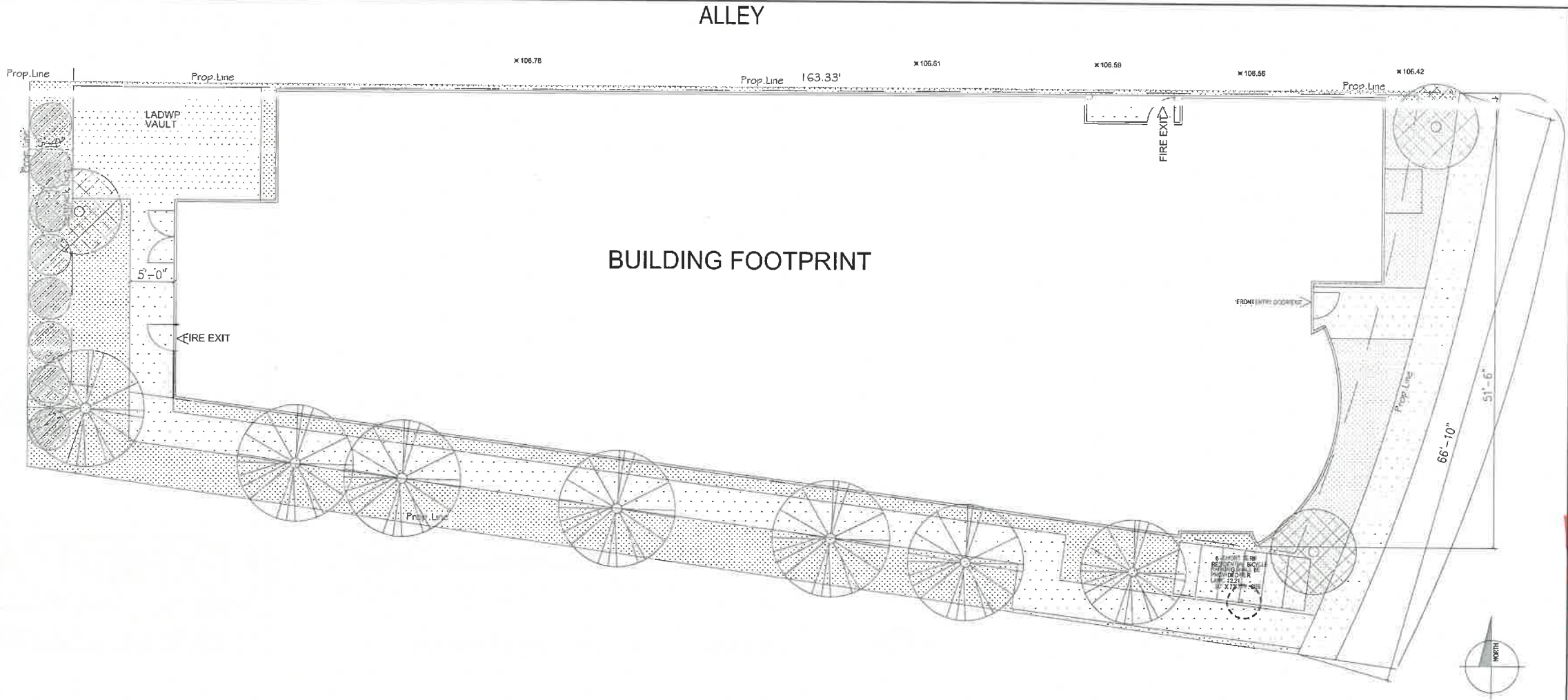
DMD

9.5.24

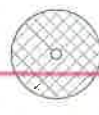
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A6.01

6



ACCENT TREES
ACACIA STENOPHYLLA / SHOESTRING ACACIA
ARJUTUS Y "MARINA" / MARINA STRAWBERRY TREE
GINGKO BILOBA / MAIDENHAIR TREE
LIQUIDAMBAR STYRACIFLUA / SWEET GUM
LOPHOSTEMON CONFERTUS / BRISBANE BOX
PINUS CANARIENSIS / CANARY ISLAND PINE



SMALL ACCENT TREES
FEUJOA SELLOWIANA / PINEAPPLE GUAVA
LAGERSTROEMIA INDICA / GRAPE MYRTLE
PITTOSPORUM TENUIFOLIUM / "SILVER SHEEN" / SILVER SHEEN TAWHIWI
PRUNUS CERCADIFOLIA / LADYBIRD TREE
STRELITZIA NICOLAI / GIANT BIRD OF PARADISE



ACCENT SHRUBS, VINE AND GROUNDCOVER
AGAVE AMERICANA / CENTURY PLANT
AGAVE ATTENUATA / FOXTAIL AGAVE
ALPIMIA ZERUMBET / "VARIEGATA" / VARIEGATED SHELL GINGER
ERIGERON KARVINSKIANUS / SANTA BARBARA DAISY
PICUS REPENS / CREEPING FIG
MUHLENBERGIA RIGENS / DEER GRASS
PHILODENDRON BIPINNATIFOLIUM / CUT-LEAF PHILODENDRON
PHILODENDRON X "XANADU" / XANADU PHILODENDRON
POLYSTICHUM MUNITUM / WESTERN SWORD FERN
RHAPHIOLEPIS UMBELLATA "MINOR" / DWARF YEDDA HAWTHORN
ROSA X "ICEBERG" / ICEBERG FLOREUNDA ROSE
ROSMARINUS OFFICINALIS "PROSTRATUS" / DWARF ROSEMARY
SALVIA LEUCANTHA / MEXICAN SAGE BRUSH
STRELITZIA REGINAE / BIRD OF PARADISE



SCREENING SHRUBS
FICUS NITIDA "COLUMNS" INDIAN LAUREL
PRUNUS CAROLINIANA "MONUS" / BRIGHT "N" TIGHT CAROLINA CHERRY LAUREL



CONCRETE
CONCRETE WALLWAY - PERMEABLE/POROUS SMOOTH / SALT FINISH (759 SQ.FT.)
CONCRETE VAULT COVER - NON PERMEABLE SMOOTH FINISH (273 SQ.FT.)

NOTES
AT GROUND COVER PROPOSED IRRIGATION SHALL
CONSIST OF POINT SOURCE DRIP, DRIP LINE, AND
TREE ROOT WATERING SYSTEMS.

AREA CALCULATIONS:
GROUND FLOOR: 8585 SQ.FT.
TOTAL SITE AREA: 0 SQ.FT.
PRIVATE PATIOS: 273 SQ.FT.
HARDSCAPE & PAVING: 273 SQ.FT.
SYNTHETIC TURF (PERMEABLE PAVING) 759 SQ.FT.
LANDSCAPE AREA: 2572 SQ.FT.

REGIONAL CONTEXT MAP N.T.S.



VICINITY MAP N.T.S.



DATE	REVISION	BY

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STATE OF CALIFORNIA HCD STAMP OF APPROVAL

EXHIBIT "A"
Page No. 20 of 20
Case No. ADM-2024-2469-DB-VHCA-EDI

CITY OF LOS ANGELES DEPT. OF BUILDING & SAFETY STAMP OF APPROVAL

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LANDSCAPE PLAN

JOB NUMBER
**DMD
9.5.24**

SHEET NUMBER
L-1