

PLUMBING FIXTURE CALCULATION - BUILDING B

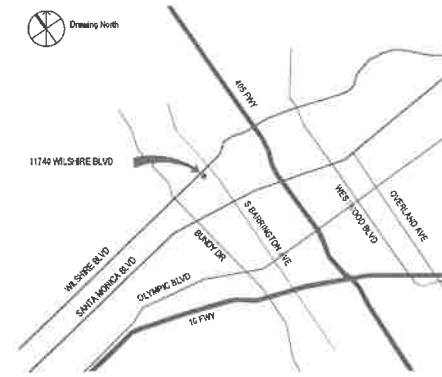
Building	Group B (Office)	Group A-1 (Theater)	Floor Area per Occupancy	
			Group A-1 (Theater)	Group A-1 (Theater)
Subtotal Level 1	2,294	0	0	13,217
Subtotal Level 2	2,294	0	0	13,217
Subtotal Level 3	2,294	0	0	13,217
Subtotal Level 4	2,294	0	0	13,217
Subtotal Level 5	2,294	0	0	13,217
Subtotal Level 6	2,294	0	0	13,217
Subtotal Level 7	2,294	0	0	13,217
Subtotal Level 8	2,294	0	0	13,217
Subtotal Level 9	2,294	0	0	13,217
Subtotal Level 10	2,294	0	0	13,217
Subtotal Level 11	2,294	0	0	13,217
Subtotal Level 12	2,294	0	0	13,217
Subtotal Level 13	2,294	0	0	13,217
Subtotal Level 14	2,294	0	0	13,217
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Subtotal Level 16	2,294	0	0	13,217
Subtotal Level 17	2,294	0	0	13,217
Subtotal Level 18	2,294	0	0	13,217
Subtotal Level 19	2,294	0	0	13,217
Subtotal Level 20	2,294	0	0	13,217
Subtotal Level 21	2,294	0	0	13,217
Subtotal Level 22	2,294	0	0	13,217
Subtotal Level 23	2,294	0	0	13,217
Subtotal Level 24	2,294	0	0	13,217
Subtotal Level 25	2,294	0	0	13,217
Subtotal Level 26	2,294	0	0	13,217
Subtotal Level 27	2,294	0	0	13,217
Subtotal Level 28	2,294	0	0	13,217
Subtotal Level 29	2,294	0	0	13,217
Subtotal Level 30	2,294	0	0	13,217
Subtotal Level 31	2,294	0	0	13,217
Subtotal Level 32	2,294	0	0	13,217
Subtotal Level 33	2,294	0	0	13,217
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Subtotal Level 40	2,294	0	0	13,217
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Subtotal Level 46	2,294	0	0	13,217
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Subtotal Level 54	2,294	0	0	13,217
Subtotal Level 55	2,294	0	0	13,217
Subtotal Level 56	2,294	0	0	13,217
Subtotal Level 57	2,294	0	0	13,217
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Subtotal Level 76	2,294	0	0	13,217
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Subtotal Level 79	2,294	0	0	13,217
Subtotal Level 80	2,294	0	0	13,217
Subtotal Level 81	2,294	0	0	13,217
Subtotal Level 82	2,294	0	0	13,217
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Subtotal Level 84	2,294	0	0	13,217
Subtotal Level 85	2,294	0	0	13,217
Subtotal Level 86	2,294	0	0	13,217
Subtotal Level 87	2,294	0	0	13,217
Subtotal Level 88	2,294	0	0	13,217
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Subtotal Level 97	2,294	0	0	13,217
Subtotal Level 98	2,294	0	0	13,217
Subtotal Level 99	2,294	0	0	13,217
Subtotal Level 100	2,294	0	0	13,217

\* PER CH PLUMBING CODE SECTION 421.3 EXCEPT 2, TOTAL OCCUPANT LOAD LESS THAN 10 THEREFORE ONE SINGLE OCCUPANT TOILET FACILITY IS COMPIANT  
 \* WATER STATION AT GROUND FL MAIN LOBBY ONE LEVEL UP PROVIDED IN LIEU OF DRINKING FOUNTAIN  
 \* NOTE: WATER STATION PROVIDED RM 111 IN LIEU OF DRINKING FOUNTAIN

CERTIFICATE OF OCCUPANCY

Address of Building 11700-40 Wilshire Blvd.  
 CITY OF LOS ANGELES  
 Certificate of Occupancy  
 NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certificate shall be in accordance with the provisions of the Building Code, the rules and regulations of the Department of Building and Safety, and the rules and regulations of the Board of Public Works.  
 Issued 9-23-63 Permit No. and Year LA 63988/60  
 Twenty-six Story, type I, 272' x 754' Apartment, Store, Office and Parking Garage Building 712 Apartments, 794 Parking Spaces Required B-2 Office, 237 Occupants. B/L Deviations H-2, F-1, G-1, G-2, and B-2 Occupancy.  
 Owner Barrington Plaza Corp.  
 Owner's 11740 Wilshire Blvd.  
 Address Los Angeles, California  
 Plan S-158-225-262-142 (1-20) J. C. HANSEN, Commissioner of Building - A. E. HENLEY, Jr.

VICINITY MAP



RENT STABILIZATION ORDINANCE - CERTIFICATE OF EXEMPTION

CITY OF LOS ANGELES  
 CERTIFICATE OF EXEMPTION  
 As required by the Rent Stabilization Ordinance (L.A.M.C. Sec. 151.05), the landlord is hereby notified that the rental unit at 11740 Wilshire Boulevard, Los Angeles, California 90025, is exempt from the provisions of the Rent Stabilization Ordinance as a LUXURY HOUSING ACCOMMODATION.  
 Please and Address of MR. LEONARD FRIEDMAN  
 Owner or Agent 11740 Wilshire Boulevard  
 Los Angeles, California 90025  
 A copy of this certificate should be given to the tenants residing in the affected units.

LOCATION MAP



PROJECT DESCRIPTION

REPAIR AND MODERNIZATION OF INTERCONNECTED CAMPUS FIRE LIFE SAFETY AND MEP SYSTEMS (SEE BULLETIN 1501) AND REQUIRED REPAIR AND RECONSTRUCTION OF 11740 WILSHIRE INCLUDING DEMOLITION AND REPLACEMENT OF DWELLING UNITS AND COMMON SUPPORT SPACES, NONSEPARATING FRAMES, FIXTURES AND EQUIPMENT, AS WELL AS DEMOLITION, ABATEMENT AND REPLACEMENT OF EXISTING GLAZING AND SPANDREL WALL SYSTEM, TERRACE RAILINGS, EXTERIOR FINISHES AND ROOFING. PROJECT CONSISTS OF REPAIRS AND ASSOCIATED ALTERATIONS WITHIN THE EXISTING BUILDING FOOTPRINT. NO CHANGE OF OCCUPANCY OR USE. NO ADDITIONAL OCCUPANT LOAD, EXISTING STAIR ENCLOSURES AND ELEVATOR HOISTWAYS ARE NOT SUBJECT TO ALTERATIONS AND WILL REMAIN AS-IS APART FROM THE REPAIR OF DAMAGED PROJECT WAS CONSTRUCTED FOR FIRST OCCUPANCY PRIOR TO MARCH 11, 1961, AND IS NOT A COVERED DWELLING SUBJECT TO LABS CHAPTER 11A.

PROJECT INFORMATION

BUILDING ADDRESS: 11728 WILSHIRE BLVD. BUILDING "B"  
 LOS ANGELES, CA 90025  
 OWNER: BARRINGTON PACIFIC, LLC  
 1299 OCEAN AVE  
 SANTA MONICA, CA 90401  
 ASSESSOR'S PARCEL NUMBER (APN): 4313-004-30  
 ZONING: JQC2-CXO  
 LEGAL DESCRIPTION: TRACT: TR 2192  
 LOT: LT 1  
 MAP REFERENCE: M B 851-5152  
 OCCUPANCY GROUP: R-2

CODE ANALYSIS

USE/OCCUPANCY CLASSIFICATION: R-2  
 TYPE OF CONSTRUCTION: TYPE 1A  
 BUILDING HEIGHT & STOREYS: 182'-0" TALL (EXISTING TO REMAIN)  
 18 STORY BUILDING, 3 STORY BELOW GRADE  
 FIRE DISTRICT: 37  
 BUILDING ELEMENTS FIRE RESISTANCE/RATING: (CBC TABLE 611)  
 PRIMARY STRUCTURAL FRAME: 3 HR  
 BEARING WALLS, EXTERIOR: 3 HR  
 BEARING WALLS, INTERIOR: 3 HR  
 FLOOR CONSTRUCTION: 2 HR  
 ROOF CONSTRUCTION: 1.5 HR  
 SHAFT/EXIT ENCLOSURES/EXIT PASSAGEWAY: 2 HR WALLS / 90 MIN DOORS  
 DEAD END LIMITATIONS (CBC 1024.4): GROUP B, R-2, M, S: 50'  
 EXIST ACCESS TRAVEL DISTANCE: GROUP A, R, S: 250'  
 WITH SPRINKLER SYSTEM (CBC TABLE 1017.2)  
 COMMON PATH OF EGRESS TRAVEL: GROUP R-2: 125'  
 WITH SPRINKLER SYSTEM (CBC TABLE 1006.2.1)  
 \*CONTRACTOR TO COORDINATE AND PROVIDE SPRAY APPLIED FIREPROOFING FOR ALL REQUIRED MEMBERS AND ASSEMBLIES AT SCOPE OF WORK PER CBC TABLE 601, TYPE 1A CONSTRUCTION.

APPLICABLE CODES

- 2018 CALIFORNIA ADMINISTRATIVE CODE, C.C.R. TITLE 24, PART 1
- 2018 CALIFORNIA FIRE CODE, C.C.R. TITLE 24, PART 2
- 2018 CALIFORNIA BUILDING CODE (CBC), C.C.R. TITLE 24, PART 2
- 2018 CALIFORNIA RESIDENTIAL CODE, C.C.R. TITLE 24, PART 2.5
- 2018 CALIFORNIA GREEN BUILDING CODE (CALGREEN), C.C.R. TITLE 24, PART 11
- 2018 CALIFORNIA MECHANICAL CODE (CMC), C.C.R. TITLE 24, PART 4
- 2018 CALIFORNIA ELECTRICAL CODE (CEC), C.C.R. TITLE 24, PART 3
- 2018 CALIFORNIA PLUMBING CODE (CPC), C.C.R. TITLE 24, PART 5
- 2018 CALIFORNIA ENERGY CODE (CEC), C.C.R. TITLE 24, PART 4
- 2018 CALIFORNIA REFERENCED STANDARDS CODE, C.C.R. TITLE 24, PART 12
- 2020 IBC
- W/ALL 2020 LOS ANGELES CITY AMENDMENTS

**BARRINGTON PACIFIC, LLC**  
 11748 WILSHIRE BLVD (BUILDING A) - PHASE I  
 11728 WILSHIRE BLVD (BUILDING B) - PHASE II  
 11734 WILSHIRE BLVD (BUILDING C) - PHASE III  
 LOS ANGELES, CA 90025  
 \* EACH ADDRESS BY SEPARATE PERMIT

**Gensler**  
 500 South Flower Street  
 Los Angeles, California 90011  
 United States  
 Tel: 213.227.3900  
 Fax: 213.227.3911

2022/10/23 PHASE-B-REGULATORY SUBMITTAL

**PLANS APPROVED**  
 City of Los Angeles  
 Department of City Planning  
 DATE: 03/10/2023 PAGE NO. 1 of 5  
 PERM: 22016-10000-25490  
 CASE NO: DBR-2021-2141-CDO  
 PLANNED: Multifamily Medium  
 NOTES: Stamp Transfer for phase 2 Building B  
 REVIEWER: HENRIETTA TAYLOR  
 OPERATOR: JESSICA COLE  
 DATE: 03/10/2023

**NOT FOR CONSTRUCTION**

Project Name  
**AROW (APARTMENT RESIDENCE ON WILSHIRE)**  
 Project Number  
**005.2764.000**  
 Description  
**PROJECT INFORMATION**

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

**G1.101-IIA**

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**BARRINGTON PACIFIC, LLC**

11748 W WILSHIRE BL RD (BUILDING A) - PHASE I  
11728 W WILSHIRE BL RD (BUILDING B) - PHASE II  
11734 W WILSHIRE BL RD (BUILDING C) - PHASE III  
LOS ANGELES, CA 90025

\* EACH ADDRESS BY SEPARATE PERMIT

**Gensler**

500 South Figueroa Street  
Los Angeles, California 90071  
United States  
Tel 213.327.3600  
Fax 213.327.3001

with the parameters of the Community Design Overlay. The hardscape and fountain area will be replaced with a lush, landscaped plaza/courtyard better identifying the pedestrian connection between the site and Wilshire Boulevard, and providing a better aesthetic experience along Wilshire Boulevard. The Proposed Project includes removing, reconfiguring, and replacing the internal pedestrian pathways to improve visual appearance and add landscaping to reduce the urban "heat island" effect. The Project also includes the addition of shade structures and landscaping to an existing dog run and the reconfiguration of the existing pool area, removing hardscape to again allow for more landscape and planting. The Project's proposed landscape palette is conceived of as a continuation of the existing landscape plan for the site - repeating and reiterating the overall design for the site. Therefore, the project complies with the Guideline and Standard.

**Guideline 4: Circulation - All Projects.** Retail and community-oriented uses should be located to allow easy access by pedestrians. Vehicle access and loading areas should be well-defined and located where there will be minimal physical or visual impact on pedestrians and on the flow of traffic, or adjacent uses.

**Standard 4: Circulation - All Projects.** Retail and community-oriented uses shall be located to allow easy access by pedestrians and to minimize pedestrian and vehicular conflict. Parking lots and parking structures shall be designed to provide a safe pedestrian circulation system between parked vehicles and the building. Walkways for pedestrian access shall be provided between parking areas and the Project. Vehicular entrances shall be located off of a side street or an alley, where feasible, in order to minimize pedestrian and vehicular conflicts. Loading areas shall be located on the rear or side entrance of the structure for minimum visibility and where there will be minimal negative impact on pedestrians and the flow of traffic. Pedestrian "drop off" areas located at the street shall not impede foot traffic or sidewalks.

The Proposed Project does not involve any changes to existing ingress and egress points for pedestrians or vehicles for commercial or residential uses on the site. However, the Proposed Project includes removing, reconfiguring, and replacing the internal pedestrian pathways to improve visual appearance and add landscaping to reduce the urban "heat island" effect. All existing pathways between parking areas and the project features are maintained. The loading area is located along the side of the project, with a separate entrance. A port-cochere is maintained along Stoner Avenue for easy access to the residential buildings. No vehicular access exists or is proposed from Wilshire Boulevard to the site. Therefore, the project complies with this Guideline and Standard.

**Guideline 5: Articulation - All Projects.** Buildings should not be characterized by large unbroken solid masses. The visual monotony of a large building can be reduced by breaking it down into smaller, human scale components to provide variation and visual interest. Horizontal and vertical articulation of buildings by use of varied materials, textures or colors, trim areas around door windows, and roof lines, awnoles, canopies, and overhangs also provide architectural relief. Large unbroken surfaces should be avoided by breaks in the streetwall and dividing into storefronts into structure bays. Storefront bays create articulation in low-rise buildings and are the building blocks of a pedestrian-oriented street. A storefront bay is that area enclosed by the storefront cornice above, pilars on the side, and the sidewalk at the bottom. Sometimes storefronts are placed entirely within one storefront bay, usually in older structures. More modern buildings have a greater width to height ratio and may include several storefront bays to maintain the existing and pleasing rhythm of the streetwall. Recessed storefront bays add visual interest to the streetwall, frame display windows, and create an inviting shopping environment.

**Standard 5: Articulation - All Projects.** All Projects shall provide horizontal architectural

Roof Lines (Low-Rise), 11 Exterior Surface Materials (Low and Mid-Rise), 15 Awnings and Canopies, 16 Surface Parking, 17 Parking Structures, 18 Openings in Building Frontages For Vehicular Access, 20 Street Trees, 21 Landscaping For Surface Parking Lots, 22 Landscaping For Parking Structures, and 23 Signage. As conditioned by this approval, the project has been reviewed by staff and has been found to be in substantial conformance with the applicable West Wilshire Boulevard Community Design Overlay District guidelines and standards, as described below.

**Guideline 1: Building Orientation - All Projects.** Buildings should be sited to facilitate pedestrian access from Wilshire Boulevard and between adjacent projects. Developments should not face inward but rather toward Wilshire Boulevard to accomplish appropriate street orientation.

**Standard 1: Building Orientation - All Projects.** All Buildings shall have a ground floor and the primary ground floor building entrances shall be oriented towards Wilshire Boulevard. All Projects shall provide an open and unobstructed pedestrian entrance open to the public at the front of the building during business hours for each business that fronts on Wilshire Boulevard, even when rear public entrances are provided.

The site is currently improved with a low-rise commercial structure with retail, restaurant, and office uses along Wilshire Boulevard and three (3) residential towers constructed in 1962. The existing landscaped plaza and courtyard at Wilshire Boulevard, serving as the main entry point for the residential portion of the project site, is proposed to be modified and enhanced with additional landscaping to better align with the parameters of the Community Design Overlay. The hardscape and fountain area will be replaced with a lush, landscaped plaza/courtyard better identifying the pedestrian connection between the site and Wilshire Boulevard, and providing a better aesthetic experience along Wilshire Boulevard. The footprints and entry doors to all existing buildings will be maintained as part of the Project, but enhanced "storefront" glazing to the residential building closest to Wilshire Boulevard will enhance the orientation of the project along Wilshire Boulevard. Therefore, the project complies with the building orientation Guideline and Standard.

**Guideline 3: Open Space - All Projects.** Outdoor open spaces, to the greatest extent possible, should be oriented towards Wilshire Boulevard. All open spaces are expected to be well-defined, integral components of the site design. Building site landscaping can present an attractive ground plane to pedestrians while screening building masses, service areas, parking structures, and surface parking lots. Landscaping should be arranged to highlight building entries, soften building masses, provide access to site development, and define lot edges. Planters are an effective means to provide landscaped areas where pathways do not exist and add variety and visual interest to the streetscape. Locations can be chosen to complement buildings or enhance storefront design.

**Standard 3: Open Space - All Projects.** All areas of a site not occupied by buildings, driveways, parking areas, or pedestrian amenities shall be landscaped at site entrances, along walkways, and adjacent to buildings and parking lots. Landscaping consisting of small trees, planter boxes or beds or flowers shall be provided, where feasible. Plants shall not obstruct the pedestrian right-of-way nor create inappropriate visual or physical barriers for vehicles or pedestrians. High-rise buildings shall be improved with landscaped entryways including trees and shrubs and flowering ground cover.

The Proposed Project would modify the existing open spaces on the subject site, mainly through updated materials and new landscaping. The existing plaza/courtyard at Wilshire Boulevard is proposed to be modified and enhanced with additional landscaping to better align

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.

**FINDINGS**

The proposed project consists of improvements to the existing residential buildings and grounds at 11700 - 11748 West Wilshire Boulevard, 1205 South Barrington Avenue, and 1212 - 1258 South Stoner Avenue (Barrington Plaza complex). Improvements include exterior alterations to the three existing residential buildings (including new glazing, balconies, entry canopies, paint, and materials), new and renovated residential amenity spaces, new landscaping, and replacement and reconfiguration of pedestrian pathways across the site. The subject site is improved with one (1) 25-story high-rise residential tower with ground-floor accessory offices and amenities (Building A), two (2) 16-story residential buildings with ground floor accessory offices and amenities (Buildings B and C), and a low-rise, 2-story retail/office building (Building D). No modifications are proposed to Building D. Automobile parking is provided in a subterranean garage, above-ground garage, and structured surface lot. Vehicular access is provided by three (3) two-way driveways and one (1) one-way off-street loading turn out area on Barrington Avenue, and two (2) two-way driveways and one (1) one-way off-street loading turn out area on Stoner Avenue. No modifications are proposed to existing parking locations, ingress and egress, and design. The subject site is currently undergoing interior renovations (including alterations and demolition); however, the interior work does not meet the definition of a "Project" pursuant to Ordinance No. 174,161, which establishes the West Wilshire Boulevard CDD.

1. The project complies with the adopted Community Design Overlay Commercial Guidelines and Standards.

The Proposed Project involves exterior alterations to existing buildings (including new glazing, balconies, entry canopies, paint, and materials), new and renovated residential amenity spaces, new landscaping, and replacement and reconfiguration of pedestrian pathways. No modifications are proposed to existing parking locations, ingress and egress, and design. Due to the limited scope and high-rise nature of the Project, the following Guidelines in the Community Design Overlay (CDO) are not applicable to the Proposed Project: 2 Building Setback/Pedestrian-Oriented (Low and Mid-Rise), 6 Building Continuity with Openings, 5

- 12. Enforcement. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendment thereto.
- 13. Expiration. In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void, issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
- 14. Condition Compliance. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
- 15. 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 the entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
  - (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
  - (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office. In its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
  - (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
  - (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

**CONDITIONS OF APPROVAL**

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, WestSouthCoastal Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
  2. **Building Design.** The project shall maintain the facade articulations and window transparency as shown on the drawings stamped "Exhibit A." Building materials shall substantially conform to the materials palette in "Exhibit A."
  3. **Security Bars.** The project shall not have any exterior security grilles or permanently affixed security bars, or roll-down grilles that conceal storefront doors or windows.
  4. **Mechanical Equipment and Trash Containers.** All mechanical equipment on the roof shall be screened from view. No mechanical equipment, including air conditioning, shall be permitted in the window or door openings. Trash containers shall be concealed by cooms and placed along the alleyway.
  5. **Exterior Lighting.** Any exterior lighting shall be low-voltage and shielded to prevent glare to adjacent properties.
  6. **Signage.** No signage has been approved in conjunction with this grant; future signage will be subject to review pursuant to the West Wilshire Boulevard Community Design Overlay.
- Administrative Conditions:**
7. **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 "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
  8. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for 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.
  9. **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.
  10. **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.
  11. **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

DEPARTMENT OF CITY PLANNING  
COMMUNITY DEVELOPMENT  
11700 WILSHIRE BOULEVARD  
LOS ANGELES, CA 90025

SAVANNAH LAMAR  
DIRECTOR

GABRIELE CARR  
MANAGER


HEATHER LARSEN  
MANAGER

DIANA PEREZ  
MANAGER

WILLIAM GONZALEZ  
MANAGER

VICTOR  
MANAGER

**CITY OF LOS ANGELES**  
CALIFORNIA



**ERIC GARCETTI**  
MAYOR

**DIRECTOR'S DETERMINATION**

**WEST WILSHIRE COMMUNITY DESIGN OVERLAY PLAN APPROVAL**

May 11, 2021

Applicant/Owner: Barrington Pacific, LLC  
1205 Coates Avenue Unit #1000  
Santa Monica, CA 90401

Case No.: DIR-2021-2141-CDD  
CEQA: ENV-2021-2142-CE  
Location: 11700 - 11748 West Wilshire Boulevard, 1205 South Barrington Avenue, and 1212 - 1258 South Stoner Avenue

Representative: Jonathan Lerner and Josh Guyer  
Buns & Bouchard, Inc.  
8618 National Boulevard  
Los Angeles, CA 90034

Council District: West Los Angeles  
Community Plan Area: General Commercial and High Medium Residential  
CDD: CDD and RA-1  
Lot/Lot 1 Tract TR 21962

Legal Description: Lot 11 Tract TR 21962

Last Day to File an Appeal: May 26, 2021

EXECUTIVE OFFICES  
John Brown Street, 4th Floor  
Los Angeles, CA 90012  
310-375-0771

PROJECT APPROVAL UNIT  
MAYOR'S OFFICE

CEQA REVIEW UNIT  
MAYOR'S OFFICE

SHARON SULLIVAN  
MAYOR'S OFFICE

ARIEL HARRIS  
MAYOR'S OFFICE

WILLIAM GONZALEZ  
MAYOR'S OFFICE

WILLIAM GONZALEZ  
MAYOR'S OFFICE

**DETERMINATION - West Wilshire Community Design Overlay District**

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

**DETERMINE**, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

**APPROVE WITH CONDITIONS A COMMUNITY DESIGN OVERLAY APPROVAL** for exterior alterations to existing buildings (including new glazing, balconies, entry canopies, paint, and materials), new and renovated residential amenity spaces, new landscaping, and replacement and reconfiguration of pedestrian pathways.

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

Δ	Description
2021/10/22	PHASE III - LAFD SUBMITTAL #1
2021/10/22	PHASE III - REGULATORY SUBMITTAL

**PLANS APPROVED**  
City of Los Angeles  
Department of City Planning

DATE: 03/10/2023  
PROJECT NO.: 22016-10000-05400  
CASE NO.: DIR-2021-2141-CDD  
PLANNER: Maxfield Yermi  
NOTES: Stamp Transfer for phase 2 Building B

IF YOU HAVE PREPARED THESE PLANS BASED ON VISUAL COPY OF THE ORIGINAL RECORDS, YOU ARE RESPONSIBLE FOR CHECKING FOR ANY CHANGES TO THE ORIGINAL RECORDS PROVIDED BY THE CLIENT.

BEFORE PROCEEDING WITH ANY WORK, CONTRACTOR RESPONSIBLE FOR CHECKING FOR ANY CHANGES TO THE ORIGINAL RECORDS AND AS-BUILT INFORMATION AND VERIFYING BY DRAWING CONDITIONS, THE CONTRACTOR SHALL CONSULT WITH THE CLIENT TO VERIFY ANY CHANGES TO ANY SUCH CONDITIONS. CLIENT IS NOT RESPONSIBLE FOR CHANGES TO ORIGINAL RECORDS PROVIDED BY THE CLIENT.

Seal Signature

**NOT FOR CONSTRUCTION**

Project Name	AROW (APARTMENT RESIDENCE ON WILSHIRE)
Project Number	005.2764.000
Description	CONDITIONS OF APPROVAL
Scale	

**G1.103-II**