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**DIRECTOR'S DETERMINATION
TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM**

July 9, 2025

Applicant/Owner

Fred Farzan
Pico Fairfax, LLC
6505 Gayhart Street
Commerce, CA 90040

Representative

Gary Benjamin
Alchemy Planning + Land Use
4470 West Sunset Boulevard Ste. 547
Los Angeles, CA 90027

Case No.: DIR-2021-9863-TOC-HCA

Related Case No.: DIR-2022-7716-ZAI

CEQA: ENV-2021-9864-CE

Location: 5879 West Pico Boulevard

Council District: 10 - Hutt

Neighborhood

Council P.I.C.O

Community Plan

Area: Wilshire

Land Use

Designation: Neighborhood Office
Commercial

Zone: C4-1-O

Legal Description: Lots 83-85; TR 7603

Last Day to File an Appeal: (15 days from
determination date)

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A.31, 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 the 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 with Conditions** a 70 percent increase in density consistent with the Transit Oriented Communities Affordable Housing Incentive Program for a Tier 3 project with a total of 72 dwelling units, including eight dwelling units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years, along with the following Base and Additional Incentives:

Base Incentives:

- a. **Density.** Increase the maximum number of dwelling units by up to 70 percent to allow a maximum residential density of 72 units in lieu of 42 units otherwise allowed;
- b. **Floor Area Ratio (FAR).** Increase in FAR up to 3.75 to 1 for properties located in a commercial zone in lieu of an FAR of 1.5 to 1 otherwise allowed;

Additional Incentives:

- c. **Yards/Setbacks.** Utilization of any or all yard requirements for the RAS3 Zone for the easterly side yard in lieu of the requirements of LAMC Section 12.16 C; and
 - d. **Open Space.** A reduction in open space by up to 25 percent; and
3. **Adopt** the attached Findings and Conditions of Approval.

CONDITIONS OF APPROVAL

Pursuant to LAMC Section 12.22 A.31 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 by the Director of City Planning. Each change shall be identified and justified in writing.
2. **On-site Restricted Affordable Units.** A total of eight (8) dwelling units reserved for Extremely Low Income (ELI) Households, as defined by the Los Angeles Housing Department (LAHD) and California Government Code Section 65915(c)(2).
3. **Changes in On-site Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.31.
4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of LAHD to make 10 percent of the total number of dwelling units available to Extremely 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 set-aside affordable units may be adjusted, consistent with LAMC Section 12.22 A.31, to the satisfaction of LAHD, and in consideration of the project's SB 8 or SB 330 Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD. Refer to the Density Bonus Legislation Background section of this determination. The project shall comply with any other requirements stated in project's Housing Crisis Act of 2019 (SB 330) Replacement Unit Determination Letter, dated March 18, 2021, including but not limited to replacement unit requirements and requirements regarding relocation, right of return, and right to remain for occupants of protected units.
5. **Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from the Los Angeles Housing Department (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.
6. **Base Incentives.**
 - a. **Residential Density.** The project shall be limited to a maximum density of 72 dwelling units, including On-site Restricted Affordable Units.

- b. **Floor Area.** Development on the subject property shall be limited to a maximum Floor Area Ratio (FAR) of 3.75:1.
 - c. **Parking.**
 - i. **Automobile Parking.** Pursuant to California Government Code Section 65915(p)(3) and AB 2097, the project shall not be required to provide any minimum vehicle parking. The applicant may choose to provide a greater amount of vehicle parking.
 - ii. **Bicycle Parking.** Bicycle parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the bicycle parking requirements has been requested or granted herein.
 - iii. **Unbundling.** Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable Units which shall include any required parking in the base rent or sales price, as verified by the Los Angeles Housing Department.
 - iv. **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.
7. **Additional Incentives.**
- a. **Yard/Setback.** The project shall be permitted to utilize the yard requirements of the RAS3 Zone for the easterly side yard setback. The easterly side yard shall be limited to 5 feet in lieu of 10 feet otherwise required.
 - b. **Open Space.** The project shall be permitted up to a 25 percent reduction in open space, or a minimum of 5,494 square feet in lieu of the required 7,325 square feet otherwise required by LAMC Section 12.21 G.
8. **Landscaping.**
- a. 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.
 - b. All planters containing trees shall have a minimum depth of 42 inches, including those located on the rooftop.
 - c. **Landscape Plan.** Landscaping shall be substantial conformance with the Landscape Plan stamped "Exhibit A".
9. **Tree Requirement.** As conditioned herein, a final submitted landscape plan shall be reviewed to be in substantial conformance with Exhibit "A". There shall be a minimum of eighteen (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 preliminary 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.

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.3 (Chapter 1, Open Space Requirement for Six or More Residential Units).
11. **Materials.** A variety of high quality exterior building materials, consistent with the approved Exhibit "A" plans, shall be used. Substitutes of an equal quality shall be permitted to the satisfaction of the Department of City planning.
12. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent residential properties or the public right-of-way, nor the above night skies.
13. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer(s), if located at-grade and facing the public right-of-way, shall be screened with landscaping or a green wall.
14. **Trash Collection.** All trash collection and storage areas shall be located on-site and not visible from the public right-of-way.
15. **Maintenance.** The subject property (including any trash storage areas, associated parking facilities, sidewalks, driveways, 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. **Solar Energy.** The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.04.211.1, to the satisfaction of the Department of Building and Safety.
17. **Parking / Driveway Plan.** Prior to the issuance of any building permit, the applicant shall submit a parking and driveway plan to the Department of Transportation for approval.
18. With the exception of vehicle and pedestrian entrances and/or fresh air intake/ventilation, all vehicle parking shall be enclosed and/or screened in substantial conformance with Exhibit A.
19. The approval of Case No. DIR-2021-9863-TOC-HCA shall be contingent upon the approval of Case No. ZA-2022-7714-ZAI.

Administrative Conditions

20. **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 & 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.
21. **Covenant.** Prior to the effectuation of this grant, 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 main 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 Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.

22. **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.
23. **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.
24. **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.
25. **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 & 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.
26. **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 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.
27. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
28. **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.
29. **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.
30. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. 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.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out, 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 judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. 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 (b).
- d. 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 (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

PROJECT BACKGROUND

The project site is comprised of three contiguous flat lots with a total lot area of 14,896 square feet (0.83 acres) in the Carthay Square neighborhood within the Wilshire Community Plan Area. The project site has a frontage of approximately 151 feet along West Pico Boulevard and approximately 100 feet along South Hayworth Avenue. The property is currently developed with a one-story commercial building and a narrow parking lot and loading area adjacent to the northern adjoining alley.

The project site is zoned C4-1-O with a Neighborhood Office Commercial General Plan Land Use Designation. The site is located within a Transit Priority Area, Tier 3 Transit Oriented Communities area, an Urban Agriculture Incentive Zone, Oil Drilling District, Methane Zone, and is 1.72 kilometers from the Newport – Inglewood Fault Zone.

The proposed Project involves the demolition of the existing two-story commercial building and the construction, use, and maintenance of a seven-story, mixed-use building with 72 dwelling units and 2,100 square feet of ground floor commercial space. The residential use of the project will encompass a floor area of 53,726 square feet resulting in a total floor area of 55,826 square feet. As such, the project will result in a Floor Area Ratio (FAR) of 3.75 to 1. The building will rise to a maximum building height of 83 feet and 10 inches. Pursuant to the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, the Applicant requests Base Incentives and two Additional Incentives in exchange for reserving 10 percent of the total number of dwelling units proposed, or eight (8) units, for Extremely Low Income Households. The Project will comprise of four (4) studio units, 63 one-bedroom units, and five (5) two-bedroom units. The Project will provide 44 residential parking spaces located within one subterranean level and the second-floor level and six (6) commercial parking spaces will be located on the ground floor level. The three levels of parking will be accessible through two driveways along the northern adjoining alley. The Project will also provide a total of 66 bicycle parking spaces: eight (8) short-term and 58 long-term. The long-term bicycle parking spaces will be located within an enclosed bike room on the second level of the residential building and the short-term spaces will be located in front of the lobby entrance along West Pico Boulevard. A total of 5,497 square feet will be dedicated to open space which includes a courtyard, recreational room, and private balconies. The Project will maintain the existing one (1) street tree along West Pico Boulevard and plant 18 new on-site trees.

The Project meets all eligibility requirements for the TOC Affordable Housing Incentive Program. The project is eligible for Base Incentives and up to three Additional Incentives. The Project meets the TOC Guideline requirements of providing at least 7 percent of the base units for Extremely Low Income households in exchange for two Additional Incentives.

Surrounding Properties

The property site is located in an urbanized neighborhood bound by West Pico Boulevard to the south, South Hayworth Avenue to the west, an alley to the north, and a commercial building to the east. West Pico Boulevard is a major commercial corridor that connects residents and workers between Downtown Los Angeles and Santa Monica. Approximately 250 feet east of the project site is the intersection of West Pico Boulevard and South Fairfax Avenue which serves as a major transit stop for Metro Local Bus Line 217 and Santa Monica Big Blue Bus Lines 7 and Rapid 7. Surrounding properties are developed with a mix of commercial structures zoned C4-1-O along West Pico Boulevard and single- and multi-family buildings zoned C2-1-O-HPOZ, [Q]R3-1-O, and R3-1-O located north and south of West Pico Boulevard.

Streets, Circulation, and Public Transit

West Pico Boulevard – Adjoining the project site to the south, is a designated Avenue I, with a roadway width of 70 feet and a right-of-way width of 100 feet improved with asphalt roadway, concrete curb, gutter, and sidewalk. The corridor permits eastbound and westbound traffic flow.

South Hayworth Avenue – Adjoining the project site to the west, is a designated Local Street – Standard, with a roadway width of 36 feet and a right-of-way width of 60 feet improved with asphalt roadway, concrete curb, gutter, and sidewalk. The corridor permits northbound and southbound traffic flow.

Alleys – Adjoining the project site to the north is an alley with a width of 10 feet. The alley provides east-west travel between South Hayworth Avenue and South Fairfax Avenue. The alley also intersects with another alley segment which provides north-south travel between West Packard Street and the project site. These alleys provide access to enclosed garages for low-rise multi-family residential buildings, surface parking lots for commercial uses along South Fairfax Avenue, and trash and recycling bins.

The project site is located within 400 feet from a bus stop which provide service for the Metro Local Bus Line 217 and the Santa Monica Big Blue Bus Routes 7 and Rapid 7. These bus lines provide commuters access to housing, jobs, and essential services between Downtown Los Angeles, Mid City, and West Los Angeles.

HOUSING REPLACEMENT

Pursuant to LAMC Section 12.22 A.31(b)(1), a Housing Development located within a Transit Oriented Communities (TOC) Affordable Housing Incentive Area shall be eligible for TOC Incentives if it meets any applicable replacement requirements of California Government Code Section 65915(c)(3) (California State Density Bonus Law).

Assembly Bill 2222 (AB 2222) amended the State Density Bonus Law to require applicants of density bonus projects filed as of January 1, 2015 to demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households.

On September 28, 2016, Governor Brown signed Assembly Bill 2556 (AB 2556) which further amended the State Density Bonus Law. The amendments took effect on January 1, 2017. AB 2556 clarifies the implementation of the required replacement of affordable units in Density Bonus projects, first introduced by AB 2222. AB 2556 further defines "equivalent size" to mean that as a whole, the new units must contain at least the same total number of bedrooms as the units being replaced.

In addition to the requirements of California State Density Bonus Law, on October 9, 2019, the Governor signed into law the Housing Crisis Act of 2019 (SB 330). SB 330 creates new state laws regarding the production, preservation and planning for housing, and establishes a statewide housing emergency until January 1, 2025. During the duration of the statewide housing emergency, SB 330, among other things, creates new housing replacement requirements for Housing Development Projects by prohibiting the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied or vacant "Protected Units" unless the proposed housing development project replaces those units. The project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed

on the property within the past 5 years. Additionally, the project must also replace all existing or demolished "Protected Units". The Los Angeles Housing Department has determined, per the Housing Crisis Act of 2019 (SB 330) Replacement Unit Determination, dated March 18, 2021, that the property is and continues to be used commercially. Therefore, the proposed housing development does not require the demolition of any prohibited types of housing. The provisions of SB 330 do not apply to commercial properties, therefore no replacement affordable dwelling units are required.

As such, the project meets the eligibility requirement for providing replacement housing consistent with California Government Code Sections 65915(c)(3) (State Density Bonus Law) and 66300 (Housing Crisis Act of 2019).

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS

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

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

The Project site is located within a Tier 3 Transit Oriented Communities Affordable Housing Incentive Area. As part of the proposed development, the Project is required to reserve a minimum of 10 percent of the 72 total dwelling units for Extremely Low Income Households which equates to eight (8) on-site dwelling units as part of the Housing Development in satisfaction of the Housing Crisis Act of 2019 (SB 330) Replacement Unit Determination Letter. Therefore, the Project meets the eligibility requirement for On-Site Restricted Affordable Units.

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

As defined in the TOC Guidelines, a Major Transit Stop is defined as a site with an existing rail transit station or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. As noted in the Transit-Oriented Communities Referral Form, dated May 23, 2025, the project site is located within 2,640 feet from the intersection of West Pico Boulevard and South Fairfax Avenue which is comprised of multiple bus stops which serve Metro Local Bus Line 217 and Rapid Line 780, and the Santa Monica Big Blue Bus Routes 7 and Rapid 7. As such, the project meets the eligibility requirement for proximity to a Major Transit Stop.

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

Pursuant to the SB 330 Determination made by the Los Angeles Housing Department dated March 18, 2021, the proposed Project is not required to provide any replacement affordable housing units. Therefore, the Project meets the eligibility requirement for providing replacement housing consistent with California Government Code Section 65915(c)(3).

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

The Project is not seeking any additional density or development bonuses under the provisions of the State Density Bonus Law or any other State or local program that provides development bonuses, including, but not limited to a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Implementation Overlay (CPIO), Specific Plan, or overlay district. The Project will construct a seven-story mixed-use development with 72 dwelling units and 2,100 square feet of ground floor commercial space. The TOC Incentives are applied throughout the entirety of the site and no development bonuses under any other state or local program will be utilized. The total Project will reserve eight (8) on-site restricted affordable units and provide 64 market-rate units. As such, the Project meets this eligibility requirement.

5. **Base Incentives and Additional Incentives.** *All Eligible Housing Developments are eligible to receive the Base Incentives listed in Section VI of the TOC Guidelines. Up to three Additional Incentives listed in Section VII of the TOC Guidelines may be granted based upon the affordability requirements described below. For the purposes of this section below "base units" refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through these Guidelines. The affordable housing units required per this section may also count towards the On-Site Restricted Affordable Units requirement in Section IV.1 above (except Moderate Income units).*
- a. *One Additional Incentive may be granted for projects that include at least 4% of the base units for Extremely Low Income Households, at least 5% of the base units for Very Low Income Households, at least 10% of the base units for Lower Income Households, or at least 10% of the base units for persons and families of Moderate Income in a common interest development.*
 - b. *Two Additional Incentives may be granted for projects that include at least 7% of the base units for Extremely Low Income Households, at least 10% of the base units for Very Low Income Households, at least 20% of the base units for Lower Income Households, or at least 20% of the base units for persons and families of Moderate Income in a common interest development.*
 - c. *Three Additional Incentives may be granted for projects that include at least 11% of the base units for Extremely Low Income Households, at least 15% of the base units for*

Very Low Income Households, at least 30% of the base units for Lower Income Households, or at least 30% of the base units for persons and families of Moderate Income in a common interest development.

As an eligible housing development, the Project is qualified to receive the Base Incentives listed in the TOC Guidelines. The Project requests two Additional Incentives as follows: (1) utilization of any or all yard requirements for the RAS3 Zone; and (2) up to a 25 percent reduction in required open space. The Project will set aside a minimum of 10 percent of the total dwelling units proposed for Extremely Low Income Households and 11 percent of the base units for Extremely Low Income Households. As such, the project meets the eligibility requirement for Base and Additional Incentives.

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

The Project is not seeking Additional Incentives beyond the three permitted in exchange for reserving at least 11 percent of the base units for Extremely Low Income Households (The applicant is requesting two Additional Incentives for the proposed Project). As such, the project need not adhere to the labor standards required in LAMC Section 11.5.11; this eligibility requirement does not apply.

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

The proposed residential-commercial building is located on three contiguous lots designated within a Tier 3 TOC Affordable Housing Incentive Area. With 72 dwelling units proposed, the project will reserve 10 percent, or eight (8) units, of the total proposed number of units for Extremely Low Income Households.

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

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

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

The Project does not consist of 100 percent On-Site Restricted Affordable units. It is not eligible for or seeking an increase in Tier. As such, this eligibility requirement does not apply.

10. ***Design Conformance.*** *Projects seeking to obtain Additional Incentives shall be subject to any applicable design guidelines, including any Community Plan design guidelines, Specific Plan design guidelines and/or Citywide Design Guidelines and may be subject to conditions to meet design performance. The conditions shall not preclude the ability to construct the building with the residential density permitted by Section VI.*

The Project as proposed and as conditioned, meets the intent of the Citywide Design Guidelines (adopted by City Planning Commission October 24, 2019). The proposed development has been conditioned to ensure a well-designed project and compliance with the Design Guidelines. The Project is designed such that vehicular access to the project's on-site parking will take place at two (2) two-way driveways located along the northern alley. The Project's main building entrances for its residential and commercial uses will be located along West Pico Boulevard with short-term bicycle parking installed along the building frontage and long-term bicycle parking located within the Project's second-floor level. The Project's residential lobby and several of the dwelling units and private balconies will overlook the street, creating a sense of transparency and "eyes on the street". Regarding façade articulation, the Project will utilize breaks along the building's exterior with changes in depth, color, building materials, windows, and balconies as shown in the "Exhibit A". These design features not only provide visual interest to the Project but also promote a safe, comfortable, and pedestrian-friendly environment.

The Project has been conditioned to provide a pedestrian-friendly environment through the provision of landscaping and screening of any mechanical equipment from the public right-of-way. The Project has also been conditioned to incorporate a variety of building materials and architectural components to create visually interesting building façades and minimize impacts on surrounding properties. The Project will utilize a mixture of beige-colored stucco, wrought iron railings, glass windows, and trex paneling for the massing of the new mixed-use building to create a clear and coherent design that respects the surrounding neighborhood. The Project will also maintain the existing one (1) street tree along West Pico Boulevard and plant 18 on-site trees to protect residents and pedestrians from rain and excessive sunlight. These design features do not preclude the provision of the permitted density of residential units. Thus, the Project conforms to the applicable design guidelines and conditions have been imposed accordingly.

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

1. Pursuant to Section 12.22 A.25(g)(2)(i)(c) of the LAMC and Section 65915(e) of the California Government Code, the Commission shall approve a density bonus and requested incentive(s) unless the Commission finds that:
 - a. *The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.*

The record does not contain substantial evidence that would allow the 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 Additional Incentives in the Transit Oriented Communities Guidelines was pre-evaluated at the time the Transit Oriented Communities Affordable Housing Incentive Program Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the Additional Incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project.

Yards/Setbacks. The requested Additional Incentive to allow for the utilization of any or all of the yard requirements for the RAS3 zone in a Commercial zone is expressed in the Menu of Incentives in the Transit Oriented Communities Guidelines, which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs. The incentive would allow for the reduction of the easterly side yard setback requirement for residential uses to 5 feet in lieu of 10 feet otherwise required. The Project proposes the construction of a seven-story mixed-use building with 72 dwelling units and 2,100 square feet of ground floor commercial space in the C4 Zone. Commercial uses in the C4 Zone are not subject to any setback requirements as well as residential uses along the front yard frontage. Contingent upon the approval of Case No. ZA-2022-7714-ZAI, the frontage along West Pico Boulevard shall be designated as the front yard and therefore shall not be subject to any setback requirements. Pursuant to LAMC Section 12.22 A.18(c)(3), no yard requirements shall apply to the residential portions of buildings located in the C4 Zone used for combined commercial and residential uses, if such portions are used exclusively for residential uses, abut a street, private street or alley, and the first floor of such building at ground level is used for commercial uses or for access to the residential portions of such buildings. As such, the Project is not subject to any westerly side yard or northerly rear yard requirements. The Project will utilize the Additional Incentive request to reduce the easterly side yard setback to 5 feet consistent with the RAS3 zone. With the incentive, the Project will dedicate more floor area to the construction of additional dwelling units thereby allowing for more affordable units to be set aside for Extremely Low Income households. The incentive supports the applicant's decision to reserve a minimum of 10 percent, or eight (8) units, for Extremely Low Income households.

Open Space. The requested Additional Incentive for a 25 percent reduction in the required amount of open space is expressed in the Menu of Incentives in the TOC Guidelines, which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate the creation of affordable housing. For this Project, the LAMC requires a total open space area of 7,325 square feet. The requested Tier 3 incentive allows the applicant to reduce the open space requirement to 5,494 square feet. The Project proposes a total open space area of 5,497 square feet, which includes common and private open space. The incentive allows the applicant to utilize more of the total building square footage for residential units, which facilitates the construction of more affordable housing units, while remaining in compliance with all other applicable zoning regulations. The incentive further supports the applicant's decision to reserve a minimum of 10 percent of the total units proposed for Extremely Low Income households. Therefore, the Additional Incentive is necessary to provide for affordable housing costs.

- b. The Incentive will have a specific adverse impact upon public health and safety or 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 low-income 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 evidence 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 proposed Project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the State's CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed project

reach or exceed those thresholds. Analysis of the proposed Project determined that it is Categorically Exempt from environmental review pursuant to Article 19, Class 32 of the CEQA Guidelines.

The Class 32 Exemption is intended to promote infill development within urbanized areas. The proposed project qualifies for a Class 32 Categorical Exemption because it conforms to the definition of "Infill Projects" as further described in the analysis for Case No. ENV-2021-9864-CE. The five conditions which the project must meet in order to qualify for the Class 32 Categorical Exemption are as follows: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. The project, as proposed, was determined to meet all five conditions. Furthermore, planning staff evaluated the exceptions to the use of Categorical Exemptions for the proposed ordinance listed in "CEQA Guidelines" Section 15300.2 and determined that none of the exceptions apply to the proposed project.

According to ZIMAS, the project site is located 1.72 kilometers from the Newport – Inglewood Fault Zone and is not located within a Very High Fire Hazard Severity Zone, Flood Zone, Hazardous Water Zone, Liquefaction, Landslide, and Tsunami Inundation Zone. The project site is located in a Methane Zone. The project is required to comply with all other pertinent regulations including those governing construction, use, and maintenance, and will not create any significant direct impacts on public health and safety. Therefore, there is no substantial evidence that the proposed project will have a specific adverse impact on the physical environment, on public health and safety or the physical environment, or on any Historical Resource.

c. The incentives are contrary to state or federal law.

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

ADDITIONAL MANDATORY FINDINGS

2. 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.
3. It has been determined based on the whole of the administrative record that the project is exempt from CEQA pursuant to State CEQA Guidelines, 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.

The proposed project qualifies for a Class 32 Categorical Exemption because it conforms to the definition of "In-fill Projects". The Project can be characterized as in-fill development within urban areas for the purpose of qualifying for Class 32 Categorical Exemption as a result of meeting five established conditions and if it is not subject to an Exception that would disqualify it. The Categorical Exception document dated May 2025 and attached to the subject case file provides the full analysis and justification for project conformance with the definition of a Class 32 Categorical Exemption.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND

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

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

TIME LIMIT – OBSERVANCE OF CONDITIONS

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25 A.2, 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. 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.

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, West Los Angeles Development Services Center, or the Marvin Braude Constituent Service Center 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 by calling (213) 482-7077, (310) 231-2901, (818) 374-5050, or through the Department of City Planning website at <http://cityplanning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

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."

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.

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.

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 portal (appointments.lacity.gov). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal
Filing



QR Code to Forms for In-
Person Appeal Filing



QR Code to BuildLA Appointment Portal
for Condition Clearance

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.

Note of Instruction Regarding the Notice of Exemption: Applicant is hereby advised to file the Notice of Exemption for the associated categorical exemption after the issuance of this letter. If filed, the form shall be filed with the County of Los Angeles, 12400 Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). More information on the associated fees can be found online here: <https://www.lavote.net/home/county-clerk/environmental-notices-fees>. The best practice is to go in person and photograph the posted notice in order to ensure compliance. Pursuant to Public Resources Code Section 21167 (d), the filing of this notice of exemption starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations, and the possibility of a CEQA appeal, being extended to 180 days.

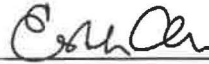
Vincent P. Bertoni, AICP
Director of Planning

Approved by:




Heather Bleemers, Senior City Planner

Prepared by:



Esther Ahn, City Planner



David Woon, Planning Assistant

72-Unit Apartments

THIS IS NOT A PUBLIC HOUSING FACILITIES OWNED AND/ OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM THE STATE OR FEDERAL. NOT A TCAC FACILITY, AND NOT A SOCIAL SERVICE CENTER. 100% PRIVATELY FUNDED.

SHEET INDEX					
SHEET	DESCRIPTION	SHEET	DESCRIPTION	SHEET	DESCRIPTION
C	COVER SHEET	SP-01	GENERAL NOTES		
DIR-01	APPROVAL LETTER	SP-03	GENERAL NOTES - BICYCLE PARKING		
DIR-02	APPROVAL LETTER	SP-03	FIRE DEPARTMENT NOTES		
DIR-03	APPROVAL LETTER	SP-04	FIRE DEPARTMENT NOTES		
S	SURVEY	SP-05	DISABLE ACCESS NOTES		
INFO-01	OPEN SPACE CALCULATIONS	SP-05	DISABLE ACCESS NOTES		
INFO-02	PAV. CALCULATIONS	SP-07	DISABLE ACCESS NOTES		
A-01	SITE PLAN	SP-08	DISABLE ACCESS NOTES		
A-02	1/8" BASEMENT (LOWER GARAGE) PLAN	SP-09	DISABLE ACCESS NOTES		
A-03	1/8" FIRST FLOOR (GARAGE) PLAN	SP-10	LA GREEN BUILDING NOTES AND FORMS		
A-04	1/8" SECOND FLOOR (UPPER GARAGE)	SP-11	LA GREEN BUILDING NOTES & FORMS RESIDENTIAL		
A-05	1/8" THIRD FLOOR PLAN	SP-12	LA GREEN BUILDING NOTES & FORMS NON-RESIDENTIAL		
A-06	1/8" FOURTH FLOOR PLAN	SP-13	LA GREEN BUILDING NOTES & FORMS HOMESCHOOL		
A-07	1/8" FIFTH FLOOR PLAN				
A-08	1/8" SIXTH FLOOR PLAN				
A-09	1/8" SEVENTH FLOOR PLAN	S-1	STANDARD DETAILS		
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A-12	ELEVATIONS WEST	S-3	STANDARD NOTES		
A-13	ELEVATIONS NORTH	S-4	2-SECTION & DETAILS		
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		S-16	4TH FLOOR FRAMING PLAN		
D-01	TYPICAL DETAILS	S-17	5TH FLOOR FRAMING PLAN		
D-02	TYPICAL DETAILS	S-18	6TH FLOOR FRAMING PLAN		
D-03	TYPICAL DETAILS	S-19	7TH FLOOR FRAMING PLAN		
D-04	TYPICAL DETAILS	S-20	ROOF FRAMING PLAN		
D-05	TYPICAL DETAILS	S-21	ROOF PLAN		
D-06	TYPICAL DETAILS	S-22	3RD FLOOR SHEAR WALL PLANS		
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T2-1-b	TITLE 24 - ENERGY COMPLIANCE	S-24	5TH FLOOR SHEAR WALL PLANS	UD-2	FIRST FLOOR PLAN
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				UD-5	AREA DISTRIBUTION
				UD-6	FLOOR PLAN
				UD-7	PERMANENT DETAILS
				G-1	GRADING NOTES
				G-2	APPROVALS-GP
				G-3	BASEMENT PLAN
				G-4	SECOND FLOOR PLAN
				G-5	SECTION

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ARB NONE

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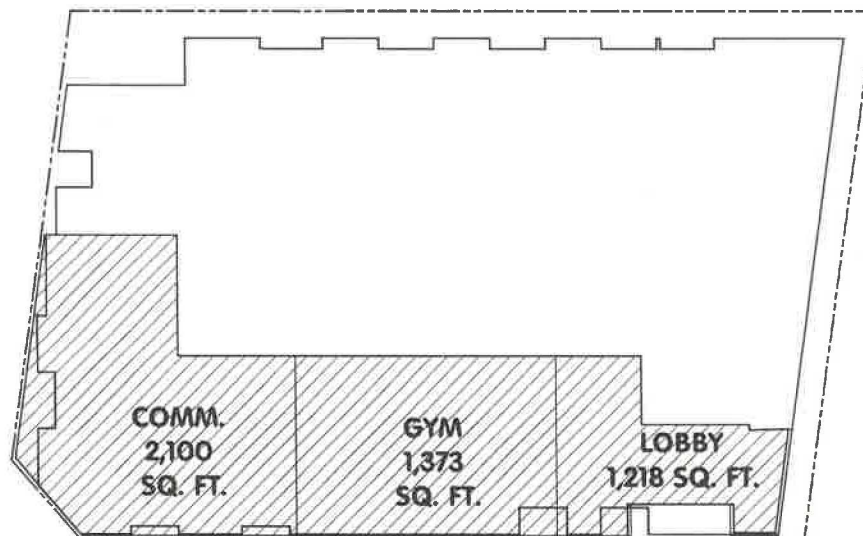
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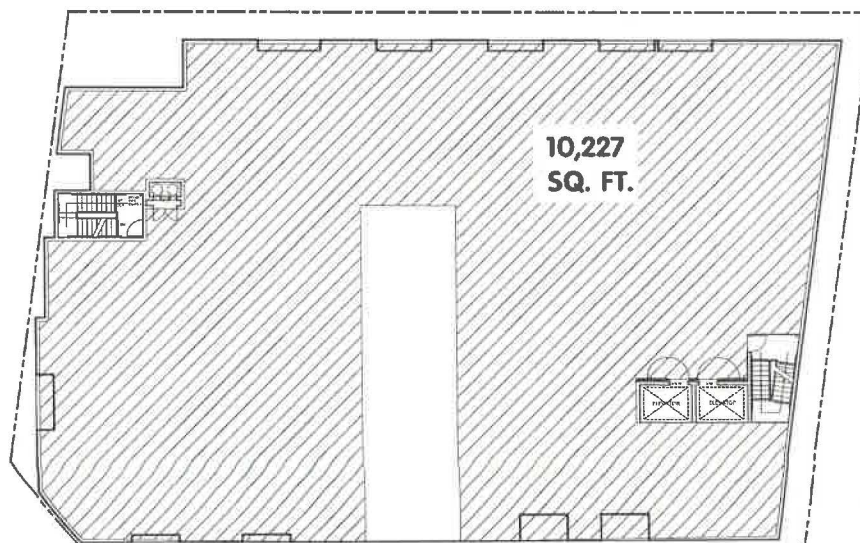


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11050 Santa Monica Blvd. #310
Los Angeles, California 90025
Phone: 424.789.8001
afcddevelopment.com



F.A.R. FIRST FLOOR

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



F.A.R. 3RD THRU 7TH FLOOR

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

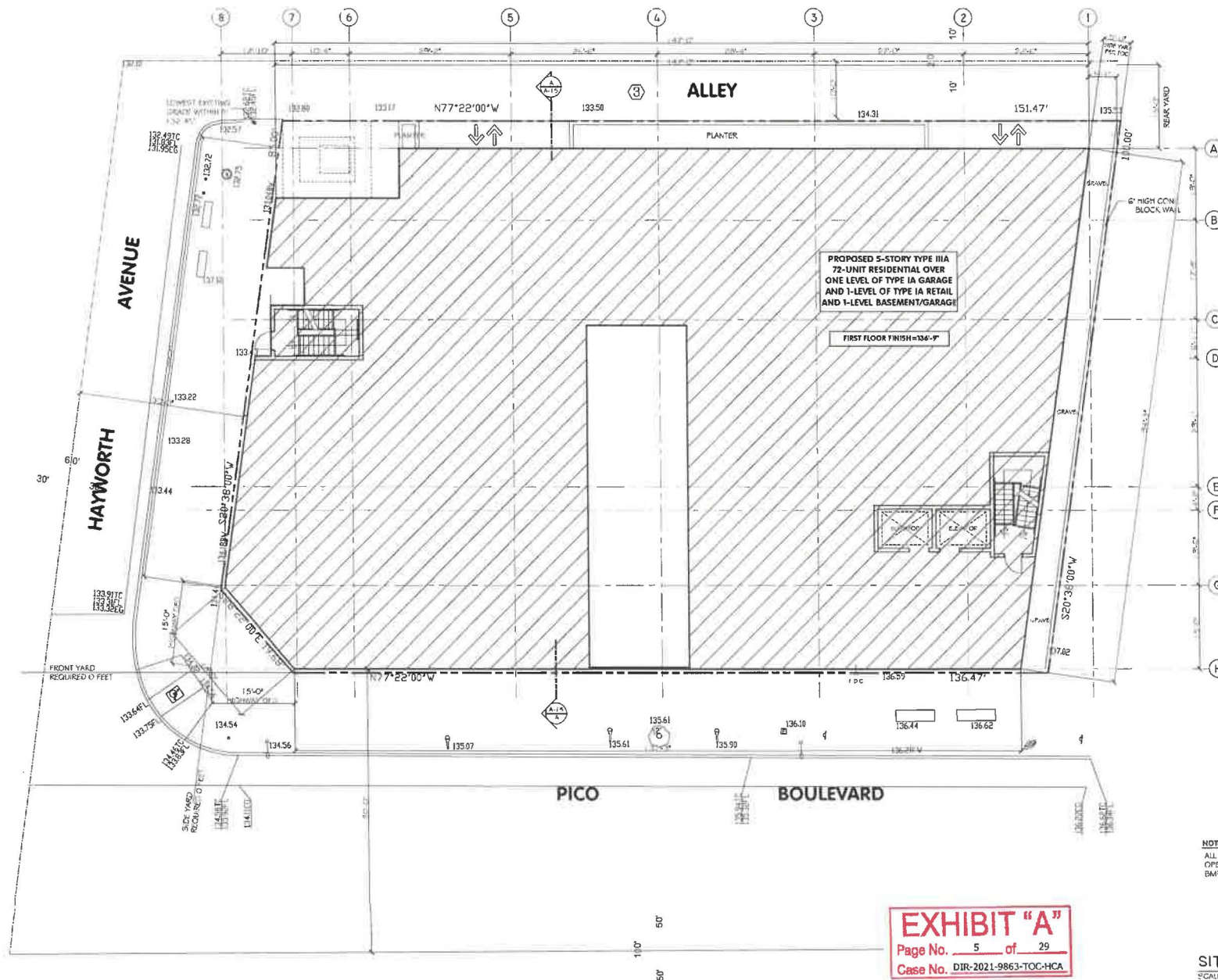


EXHIBIT "A"

Page No. 4 of 29

Case No. DIR-2021-9863-TOC HCA

BUILDING AREA:	USE:	CODE:	LOAD:	AREA:	
BASEMENT:					
GARAGE	S-2	1/200 (S-2)	12,258	SQ. FT.	
GROUND FLOOR:					
GARAGE	S-2	1/200 (S-2)	6,620	SQ. FT.	
LOBBY	A-2	1/50 (S-1)	1,218	SQ. FT.	
GYM	A-2	1/50 (S-1)	1,373	SQ. FT.	
COMMERCIAL	M	1/60 (S-1)	2,100	SQ. FT.	
TOTAL AREA:				4,681	SQ. FT.
SECOND FLOOR:					
GARAGE	S-2	1/200 (S-2)	13,276	SQ. FT.	
TOTAL AREA:				13,276	SQ. FT.
THIRD FLOOR FLOOR:					
RESIDENTIAL	R-2	1/200 (S-2)	11,576	SQ. FT.	
COURT YARD			1,105	SQ. FT.	
EXTERIOR WALLS/ SHAFT/ STAIRS/ VENTS			<252>	SQ. FT.	
TOTAL AREA:				12,681	SQ. FT.
THIRD FLOOR 4TH THRU 7TH FLOOR (PER FLOOR):					
RESIDENTIAL	R-2	1/200 (S-2)	11,576	SQ. FT.	
EXTERIOR WALLS/ SHAFT/ STAIRS/ VENTS			<252>	SQ. FT.	
TOTAL AREA (PER FLOOR):				11,828	SQ. FT.
TOTAL AREA (S-7):				40,905	SQ. FT.
TOTAL RESIDENTIAL AREA (BOLG CODE):				53,726	SQ. FT.
TOTAL RESIDENTIAL AREA (ZONING CODE):				53,485	SQ. FT.
TOTAL RESIDENTIAL AREA (ECHGOL FILE):				53,875	SQ. FT.
TOTAL COMMERCIAL AREA:				2,100	SQ. FT.
TOTAL GARAGE (S-2) OCCUPANCY:				22,351	SQ. FT.



LEGEND:

- ⊙ EXT. SIGN W/ EMERGENCY LIGHT
- ⊙ WATER CURTAIN INSTALLED IN ACCORDANCE WITH SEC. 903.3.1.1
- ⊙ DOOR TYPE
- ⊙ WINDOW TYPE
- ⊙ FIRE EXTINGUISHER, PLACED INTO WALL
- ⊙ INTERIOR ELEVATION MARKER
- 295.1.2 EXISTING GRADE ELEVATION
- T.W. TOP OF WALL
- F.F. FINISHED FLOOR
- E.F.G. EXISTING FINISH GRADE
- T.D. TOP OF DRAIN
- A.D. AREA DRAIN
- ⊘ 8\"/>

GRADE PLANE CALCULATIONS:

	NORTH	SOUTH	EAST	WEST
	132.00	134.25	135.23	132.00
	133.17	134.52	135.43	132.24
	133.92	135.22	136.28	134.23
	134.31	136.59	136.06	134.18
	135.13	136.53	137.02	134.25
TOTAL	649.31	677.29	690.34	649.60
AVE.	133.96	135.60	136.07	133.92
	GRADE PLANE			134.96

NOTES:

ALL ROOF DRAINS AND AREA DRAINS OPEN TO SKY SHALL DISCHARGE INTO BMP DEVICES PER LID PLANS.

NOTES:

PROVIDE SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 NFPA 13 THROUGHOUT THE BUILDING (UNDER SEPARATE PERMIT)
 PROVIDE FIRE ALARM SYSTEM APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION THROUGHOUT THE BUILDING (UNDER SEPARATE PERMIT)

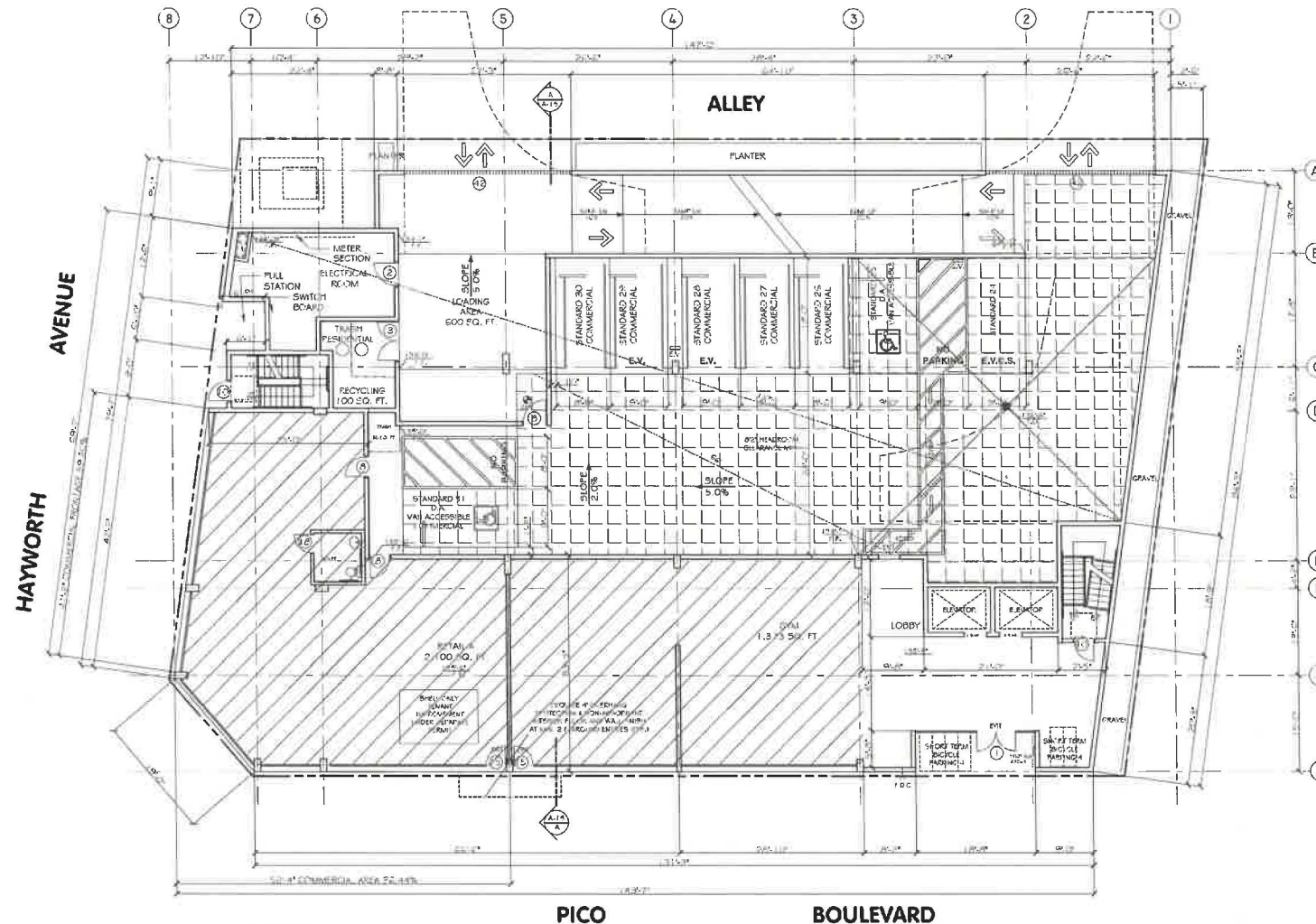
EXHIBIT "A"

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 Case No. DIR-2021-9863-TOC-HCA

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



SHEET NO. A-01
 JOB ADDRESS: 8875 W. PICO BLVD., LA 90035
 PREPARED BY: M. HENRY AND COMPANY
 CHECKED BY: M. HENRY AND COMPANY
 DATE: 02-04-2023
 PLOTTER: M. HENRY AND COMPANY



LEGEND:

- EXIT SIGN W/ EMERGENCY LIGHT
- WATER CURTAIN INSTALLED IN ACCORDANCE WITH SEC. 903.3.1.1
- DOOR TYPE
- WINDOW TYPE
- FIRE EXTINGUISHER, PEGGED INTO WALL
- INTERIOR ELEVATION MARKER
- EXISTING GRADE ELEVATION
- T.W. TOP OF WALL
- F.F. FINISHED FLOOR
- E.F.G. EXISTING FINISH GRADE
- T.D. TOP OF DRAIN
- A.D. AREA DRAIN
- 8" SOLID GROUTED CONCRETE BLOCK WALL
- 8" CONCRETE WALL
- 8' 2" HEADROOM CLEARANCE
- AREA DRAIN AND FLOW DIRECTION
- EVS SEE NOTES
- FENCE WALL

EGRESS ANALYSIS:

OCCUPANCY 5.2 (GARAGE)
OCC. LOAD: 6.20 SQ. FT./100=29
29 ONE EXIT REQUIRED
22'x50' REQUIRED STAIR WIDTH 30"
EXIT ACCESS TRAVEL DISTANCE: <100'
MAX. COMMON PATH OF EGRESS
>20 TRAVEL DISTANCE: 100'

TABLE 1004.5
TABLE 1006.2.1
SEC. 1011.2 EXP. 1)
TABLE 1017.2
TABLE 1006.2.1

EGRESS ANALYSIS:

OCCUPANCY 1 (ASSEMBLY)
OCC. LOAD: 1.756 SQ. FT./50=35
35<50 ONE EXIT REQUIRED
35<50 REQUIRED STAIR WIDTH 36"
EXIT ACCESS TRAVEL DISTANCE: 250'
MAX. COMMON PATH OF EGRESS
<20 TRAVEL DISTANCE: 75'

TABLE 1001.5
TABLE 1006.2.1
SEC. 1011.2 EXP. 1)
TABLE 1017.2
TABLE 1006.2.1

EVS NOTES:

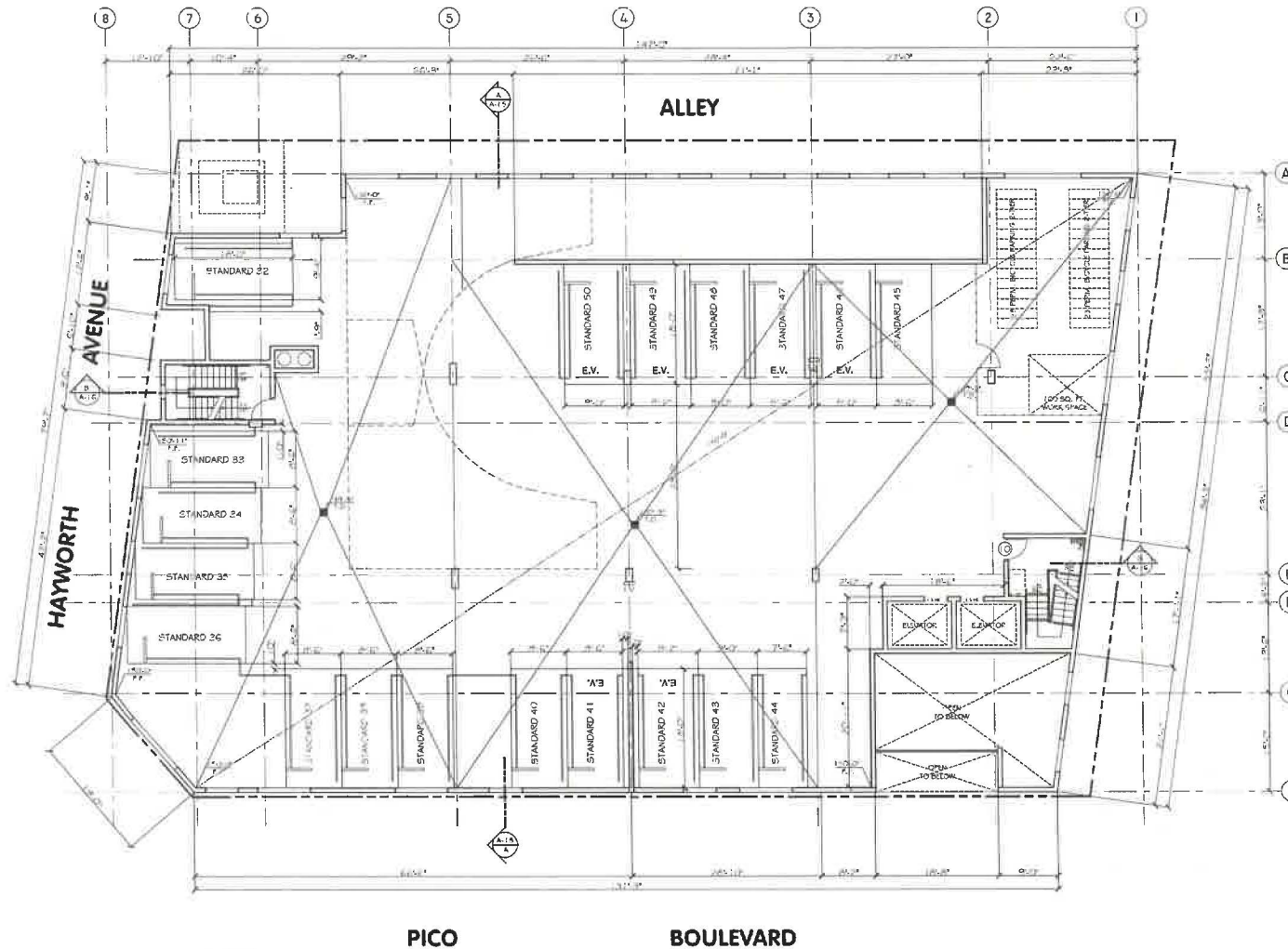
1. SEE PLANS FOR RACEWAY TERMINATION POINT (S), EVCS, AND EVSE CHARGERS.
2. ONLY UNDERGROUND RACEWAYS AND RELATED UNDERGROUND EQUIPMENT ARE REQUIRED TO BE INSTALLED AT THE TIME OF CONSTRUCTION.
3. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUITS.
4. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
5. THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER-CURRENT PROTECTIVE DEVICE SPACE (S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH LOS ANGELES ELECTRICAL CODE.

EXHIBIT "A"
Page No. 7 of 29
Case No. DIR-2021-9863-TOC-HCA

FIRST FLOOR (G) PLAN
SCALE: 1/8"=1'-0"



SHEET NO. A-03
JOB ADDRESS: 4475 W. PICO BLVD. LA, 90019
DATE: 08/08/2021
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
DATE: 08/08/2021



AFCO Design, Inc.
11030 Santa Monica Blvd. #310
Los Angeles, California 90025
Phone: 424.789.8001
afcodevelopment.com

- LEGEND:**
- EXIT SIGN W/ EMERGENCY LIGHT
 - WATER CURTAIN INSTALLED IN ACCORDANCE WITH SEC. 903.3.1.1
 - DOOR TYPE
 - WINDOW TYPE
 - FIRE EXTINGUISHER, RECESSED INTO WALL
 - INTERIOR ELEVATION MEASUR.
 - 295.1.2 EXISTING GRADE ELEVATION
 - T.W. TOP OF WALL
 - F.F. FINISHED FLOOR
 - E.T.G. EXISTING FINISH GRADE
 - T.D. TOP OF DRAIN
 - A.D. AREA DRAIN
 - 8" SOLID GROUTED CONCRETE BLOCK WALL
 - 8" CONCRETE WALL
 - 8'-2" HEADROOM CLEARANCE
 - AREA DRAIN AND FLOW DIRECTION
 - EVS SEE NOTES
 - FENCE WALL

EVS NOTES:

1. SEE PLANS FOR RACEWAY TERMINATION POINT (TS), EVCS, AND EVF CHARGERS.
2. ONLY UNDERGROUND RACEWAYS AND RELATED UNDERGROUND EQUIPMENT ARE REQUIRED TO BE INSTALLED AT THE TIME OF CONSTRUCTION.
3. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT.
4. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
5. THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER-CURRENT PROTECTIVE DEVICE SPACE (S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH LOS ANGELES ELECTRICAL CODE.

TORESS ANALYSIS:

- OCCUPANCY 52 (GARAGE)
CCG 104D: 1.3.250 SQ. FT./CCU=66 TABLE 1004.5
66 SQ. FT. TWO ENITS REQUIRED TABLE 1006.2.1
66 SQ. FT. REQUIRED STAIR WIDTH 44" (SEC. 101.1.2 EXP. 1)
EXIT ACCESS TRAVEL DISTANCE 40' TABLE 1017.2
MAX. COMMON PATH OF EGRESS
>20 TRAVEL DISTANCE 100' TABLE 1006.2.1

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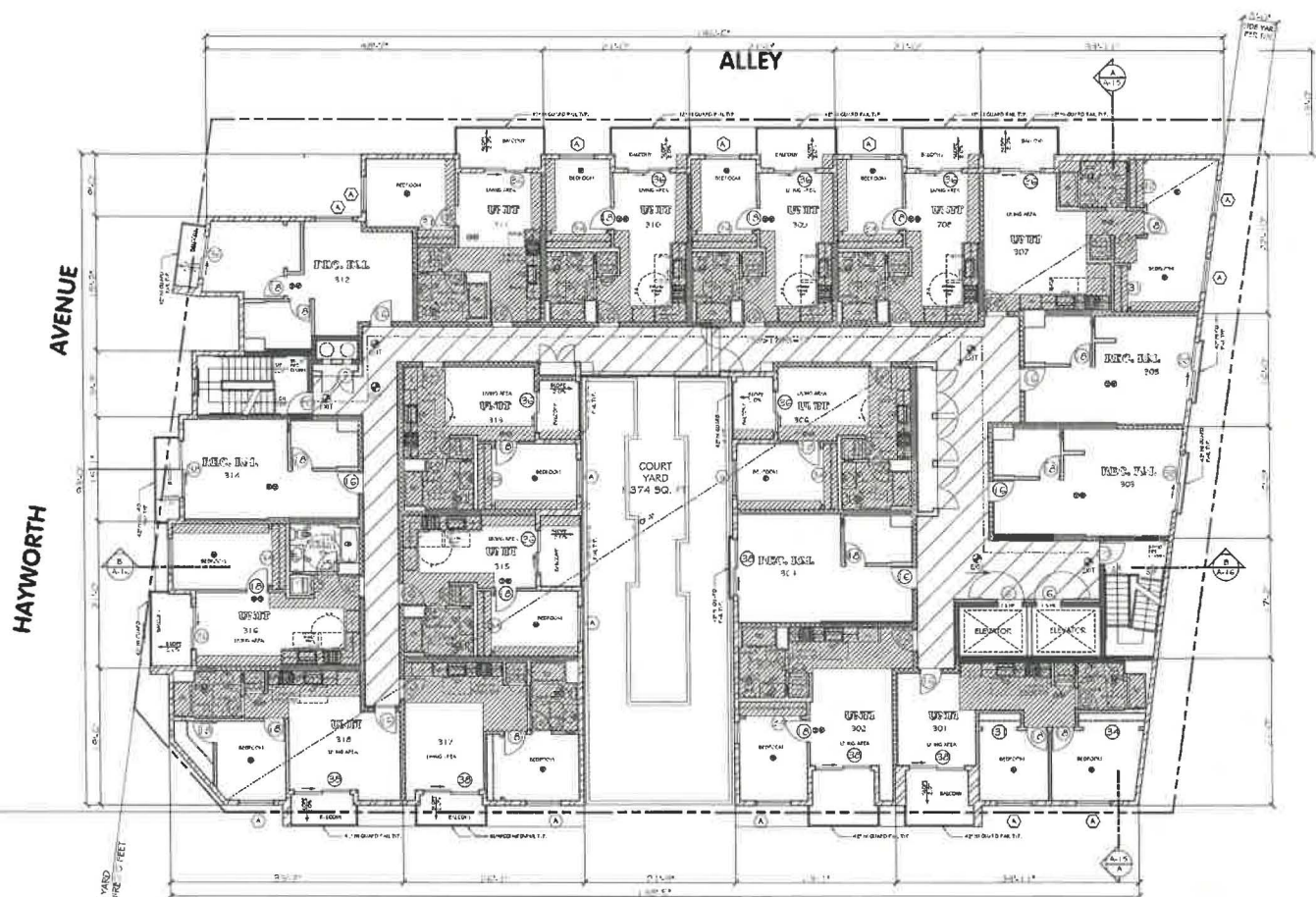
SECOND FLOOR (UG) PLAN
SCALE: 1/8" = 1'-0"



SHEET NO. A-04
JOB ADDRESS: 1471 W. PICO BLVD. LA, 90015
DATE: 08/11/2021
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
DATE: 08/11/2021
SCALE: 1/8" = 1'-0"



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11030 Santa Monica Blvd. #310
Los Angeles, California 90025
Phone: 424.789.8001
afcddevelopment.com



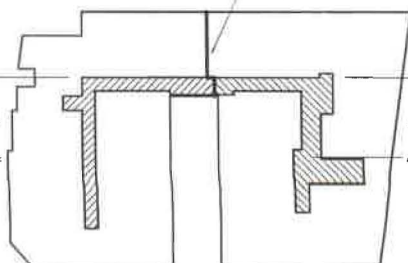
HAYWORTH AVENUE

ALLEY

PICO BOULEVARD

FRONT YARD
REQUIRED 0 FEET

REAR YARD
REQUIRED 0 FEET



AREA OF REFUGE CALCULATION

AREA: 5,698 SQ. FT.
OCC. LOAD 5,698 SQ. FT./200=29 OCC
OPEN SPACE AREA: 1,780 SQ. FT.
OCC. LOAD 1,780 SQ. FT./15=119/2=60 OCC
TOTAL OCCUPANT LOAD 89
AREA OF REFUGE CAPACITY PER 1026 4.1:
89X3 S.F.=267 SQ. FT. C553 S.F.

AREA: 6,283 SQ. FT.
OCC. LOAD 6,283 SQ. FT./200=31 OCC
OPEN SPACE AREA: 1,780 SQ. FT.
OCC. LOAD 1,780 SQ. FT./15=119/2=60 OCC
TOTAL OCCUPANT LOAD 91
AREA OF REFUGE CAPACITY PER 1026 4.1:
91X3 S.F.=273 SQ. FT. C743 S.F.

EXHIBIT "A"
Page No. 9 of 29
Case No. DIR-2021-9863-TOC-HCA

LEGEND:

- EXIT SIGN W/ EMERGENCY LIGHT
- WATER CURTAIN INSTALLED IN ACCORDANCE WITH SEC. 903.3.1.1
- DOOR TYPE
- WINDOW TYPE
- FIRE EXTINGUISHER: RECESSED INTO WALL
- 2-HR EXTERIOR WALL SEE DETAIL 1/0-02 FIRE BARRIER
- 2-HR 50 STC WALL SEE DETAIL 3/0-02 FIRE BARRIER
- 2-HR 50 STC WALL SEE DETAIL 3/0-02 FIRE BARRIER (PLPS WALL)
- 1-HR 50 STC WALL SEE DETAIL 2/0-02 FIRE BARRIER
- 1-HR 50 STC WALL SEE DETAIL 2/0-02 FIRE BARRIER (PLPS WALL)
- 1-HR RATED WOOD FRAMING, PROVIDE 3/8 IN. WOOD FRAMING FOR ALL PLUMBING WALLS 1/1A-16
- 1/4" DROP SOFFIT, VERIFY SIZE PRIOR TO CONSTRUCTION
- VOID SOFFITS SHALL BE FILLED WITH INSULATION AND SOFFITS WITH AIR-CONDITIONING DUCTS SHALL BE PRE-INSULATED WITH 5/8" THICK GYP SO TYPED AND INSPECTED PRIOR TO INSTALLATION OF THE DUCTS, AREAS REQUIRING INSULATION ABOVE AND THE SIDE OF THE SOFFITS SHALL BE INSULATED AND INSPECTED PRIOR TO THE PRELIM DRYWALL SEE DETAIL 6/7A-17 AND 1/4D-02

NOTES:

- PROVIDE SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 NTPA 13 THROUGH OUT THE BUILDING (UNDER SEPARATE PERMIT)
- PROVIDE FIRE ALARM SYSTEM APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION THROUGHOUT THE BUILDING (UNDER SEPARATE PERMIT)

EGRESS ANALYSIS:

OCCUPANCY P2 (AFFAIRS HALL)
OCC. LOAD: 11,578 SQ. FT./400=59
59 > 20 TWO EXITS REQUIRED
59 > 50 REQUIRED STAIR WIDTH 4'4"
EXIT ACCESS TRAVEL DISTANCE: 25'0"
MAX. COMMON PATH OF EGRESS
21' TRAVEL DISTANCE: 1'29"

EGRESS ANALYSIS:

OCCUPANCY A (ASSEMBLY)
OCC. LOAD: 800 SQ. FT./100=8
10 < 10 ONE EXIT REQUIRED
10 < 10 REQUIRED STAIR WIDTH 2'6"
EXIT ACCESS TRAVEL DISTANCE: 25'0"
MAX. COMMON PATH OF EGRESS
20' TRAVEL DISTANCE: 7'5"

THIRD FLOOR PLAN

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



SHEET NO. A-05

JOS. A. GONZALEZ, ARCHITECT
11030 SANTA MONICA BLVD. #310
LOS ANGELES, CA 90025
TEL: 424.789.8001
WWW.AFCDDESIGN.COM
02-04-2023



OCCUPANCY P.2 (AT APARTMENT)	
OCC. LOAD: 11,578 SQ. FT./2UG=58	TABLE 1004.5
58 x 20 TWO EXITS REQUIRED	TABLE 1006.2.1
58>50 REQUIRED STAIR WIDTH 44"	(SEC. 1011.2 EXP. 1)
EXIT ACCESS TRAVEL DISTANCE: 250'	TABLE 1017.2
MAX. COMMON PATH OF EGRESS	
21' TRAVEL DISTANCE: 125'	TABLE 1006.2.1

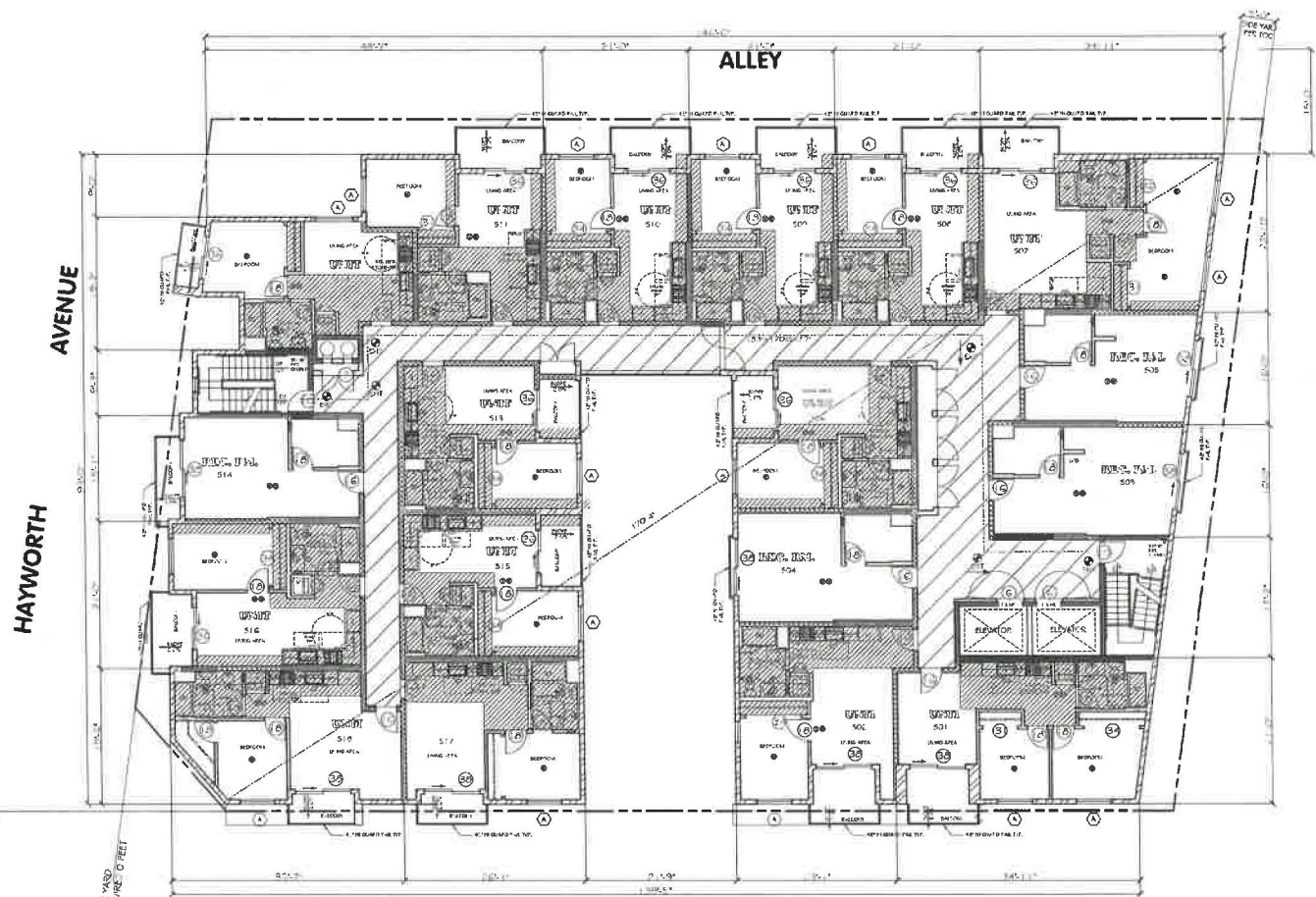
EXHIBIT "A"
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Case No. DIR-2021-9863-TOC-HCA



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AFCO Design, Inc.
11030 Santa Monica Blvd. #310
Los Angeles, California 90025
Phone: 323.789.8001
afcodevelopment.com



LEGEND:

- EXIT SIGN W/ EMERGENCY LIGHT
- WATER CURTAIN INSTALLED IN ACCORDANCE WITH SEC. 903.3.1.1
- DOOR TYPE
- WINDOW TYPE
- FIRE EXTINGUISHER, RECESSED INTO WALL
- 2-HR EXTERIOR WALL SEE DETAIL 10-D-2 FIRE BARRIER
- 2-HR 50 STC WALL SEE DETAIL 3-D-2 FIRE BARRIER
- 2-HR 50 STC WALL SEE DETAIL 3-D-2 FIRE BARRIER
- 1-HR 50 STC WALL SEE DETAIL 2-D-2 FIRE BARRIER
- 1-HR 50 STC WALL SEE DETAIL 2-D-2 FIRE BARRIER PLUS W/ALL
- 1-HR SATED WOOD FRAMING, PROVIDE X5 MIN. WOOD FRAMING FOR ALL PLUMBING WALLS 1 1/4" IS
- 1"4" DROP SOFFIT. VERIFY SIZE PRIOR TO CONSTRUCTION VOID SOFFITS SHALL BE FILLED WITH INSULATION AND SOFFITS WITH AIR-CONDITIONING DUCTS SHALL BE FILLED WITH 5/8" THICK GYP BD TAPED AND INSPECTED PRIOR TO INSTALLATION OF THE DUCTS. AREAS REQUIRING INSULATION ABOVE AND THE SIDE OF THE SOFFITS SHALL BE INSULATED AND INSPECTED PRIOR TO THE FRAMING WALL SEE DETAIL 647A-19 AND 140-C-2

NOTES:

- PROVIDE SUPERVIEWED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 NTPA 13 THROUGHOUT THE BUILDING (UNDER SEPARATE PERMIT)
- PROVIDE FIRE ALARM SYSTEM APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION THROUGHOUT THE BUILDING (UNDER SEPARATE PERMIT)

LOBBY ANALYSIS:

OCCUPANCY P2 (APARTMENT)	
OCC. LOAD: 11,576 SQ. FT./1000=58	TABLE 104.5
58+20 TWO EXITS REQUIRED	TABLE 104.5.1
58+20 REQUIRED STAIR WIDTH 44"	(SEC. 101.1.2 ENF. 1)
EXIT ACCESS TRAVEL DISTANCE 250'	TABLE 101.2
MAX. COMMON PATH OF EGRESS 21' TRAVEL DISTANCE 129'	TABLE 1005.2.1

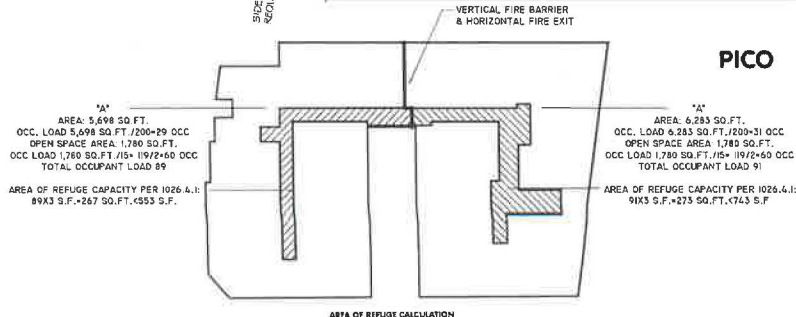


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FIFTH FLOOR PLAN
SCALE: 1/8"=1'-0"



SHEET NO. A-07

JOE GOODMAN ARCHITECT PC 10000 W. LAUREL AVE. SUITE 100
LOS ANGELES, CA 90047
TEL: 310.441.1111 FAX: 310.441.1112
WWW.JOEGOODMANARCHITECT.COM
DATE: 06-2022



PROVIDE SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 NFPA 13 THROUGH OUT THE BUILDING (UNDER SEPARATE PERMIT)

PROVIDE FIRE ALARM SYSTEM APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION THROUGHOUT THE BUILDING (UNDER SEPARATE PERMIT)

SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

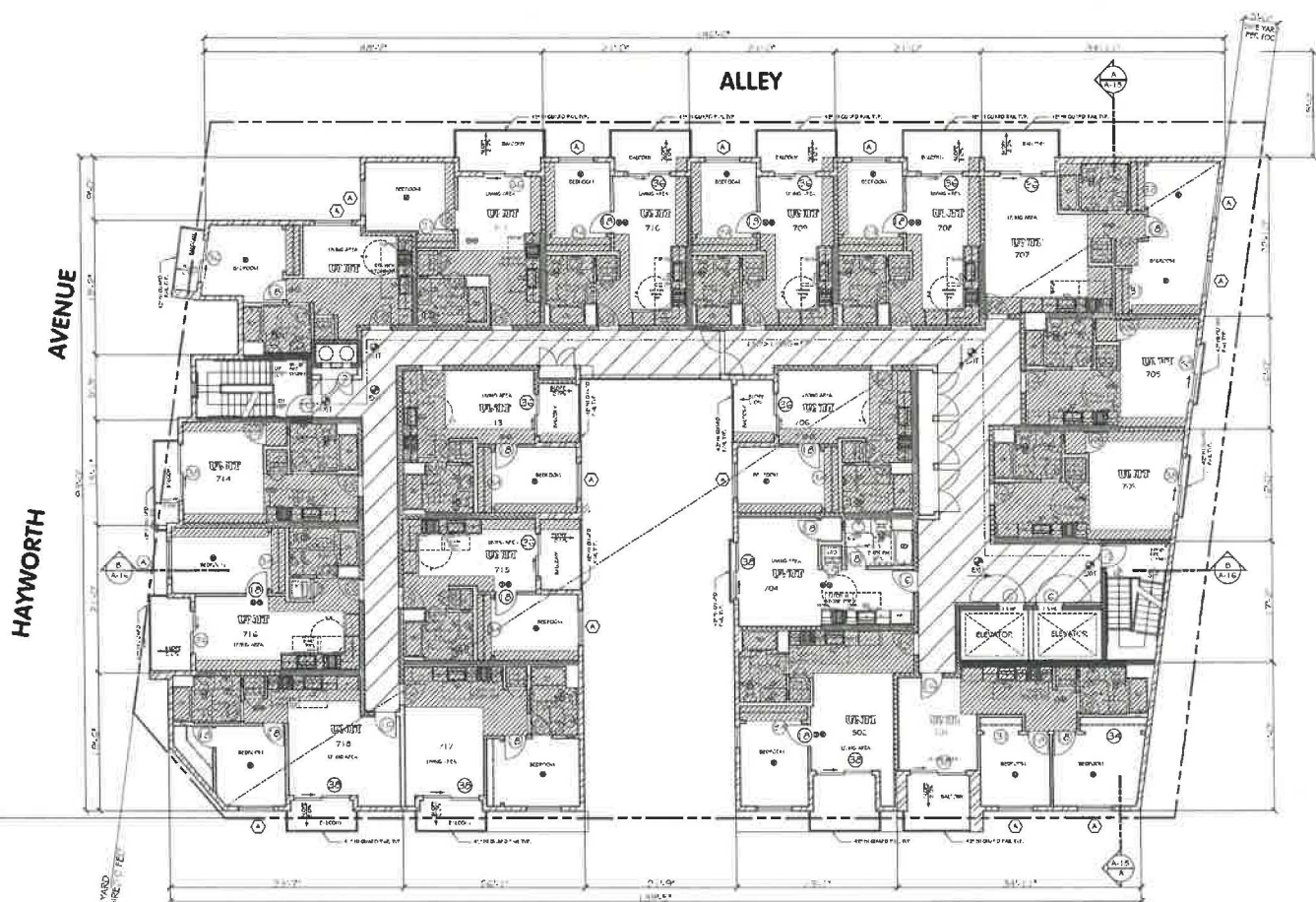


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C-2, 016-2 025



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Los Angeles, California 90025
Phone: 424.789.8001
afcoarchitecture.com



LEGEND:

- EXIT SIGN W/ EMERGENCY LIGHT
- WATER CURTAIN INSTALLED IN ACCORDANCE WITH SEC. 903.3.1.1
- DOOR TYPE
- WINDOW TYPE
- FIRE EXTINGUISHER, RECESSED INTO WALL
- 2-HR. EXTERIOR WALL SEE DETAIL 110-02 FIRE BARRIER
- 2-HR. 50 STC WALL SEE DETAIL 300-02 FIRE BARRIER
- 2-HR. 50 STC WALL SEE DETAIL 300-02 FIRE BARRIER (PLBS WALL)
- 1-HR. 50 STC WALL SEE DETAIL 200-02 FIRE BARRIER
- 1-HR. 50 STC WALL SEE DETAIL 200-02 FIRE BARRIER (PLBS WALL)
- 1-HR. RATED WOOD FRAMING, PROVIDE 32 MIN. WOOD FRAMING FOR ALL PLUMBING WALLS 1 1/4" x 16"
- 1 1/4" DROP SOFFIT, VERIFY SIZE PRIOR TO CONSTRUCTION
- VOID SOFFITS SHALL BE FILLED WITH INSULATION AND SOFFITS WITH AIR-CONDITIONING DUCTS SHALL BE PRELIMED WITH 5/8" THICK GYP SO TAPED AND INSPECTED PRIOR TO INSTALLATION OF THE DUCTS, AREAS REQUIRING INSULATION ABOVE AND THE SIDE OF THE SOFFITS SHALL BE INSULATED AND INSPECTED PRIOR TO THE PRELIM DRYWALL SEE DETAIL 647A-17 AND 140D-02

NOTES:

- PROVIDE SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, NFPA 13 THROUGHOUT THE BUILDING (UNDER SEPARATE PERMIT)
- PROVIDE FIRE ALARM SYSTEM APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION THROUGHOUT THE BUILDING (UNDER SEPARATE PERMIT)

EGRESS ANALYSIS:

OCCUPANCY: R2 (APARTMENT)	TABLE 1006.5
OCC. LOAD: 11,578 SQ. FT. / 1,600 S.F. x 5.5	TABLE 1006.5.1
28-20 TWO EXITS REQUIRED	(SECC. 101.1.2.4.1, 101.1.2.4.2)
50+50 REQUIRED STAIR WIDTH 44"	TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE: 250'	TABLE 1006.2.1
MAX. COMMON PATH OF EGRESS	
21 TRAVEL DISTANCE: 125'	

FRONT YARD
REQUIRED 10 FEET

SIDE YARD
REQUIRED 10 FEET

VERTICAL FIRE BARRIER
& HORIZONTAL FIRE EXIT

PICO

BOULEVARD

72'
AREA: 5,698 SQ. FT.
OCC. LOAD 5,698 SQ. FT. / 200+29 OCC
OPEN SPACE AREA: 1,780 SQ. FT.
OCC. LOAD 1,780 SQ. FT. / 15+16/2+60 OCC
TOTAL OCCUPANT LOAD 89
AREA OF REFUGE CAPACITY PER 1026.4.1:
89X3 S.F. = 267 SQ. FT. / 1,553 S.F.

72'
AREA: 6,283 SQ. FT.
OCC. LOAD 6,283 SQ. FT. / 200+31 OCC
OPEN SPACE AREA: 1,780 SQ. FT.
OCC. LOAD 1,780 SQ. FT. / 15+16/2+60 OCC
TOTAL OCCUPANT LOAD 91
AREA OF REFUGE CAPACITY PER 1026.4.1:
91X3 S.F. = 273 SQ. FT. / 1,743 S.F.

AREA OF REFUGE CALCULATION

EXHIBIT "A"
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Case No. DIR-2021-9863-TOC-HCA

SEVENTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



SHEET NO. A-09
JOB ADDRESS: 3475 W. PICO BLVD. LA, 90009
DATE: 11/11/2021
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
DATE: 11/11/2021
SCALE: 1/8" = 1'-0"

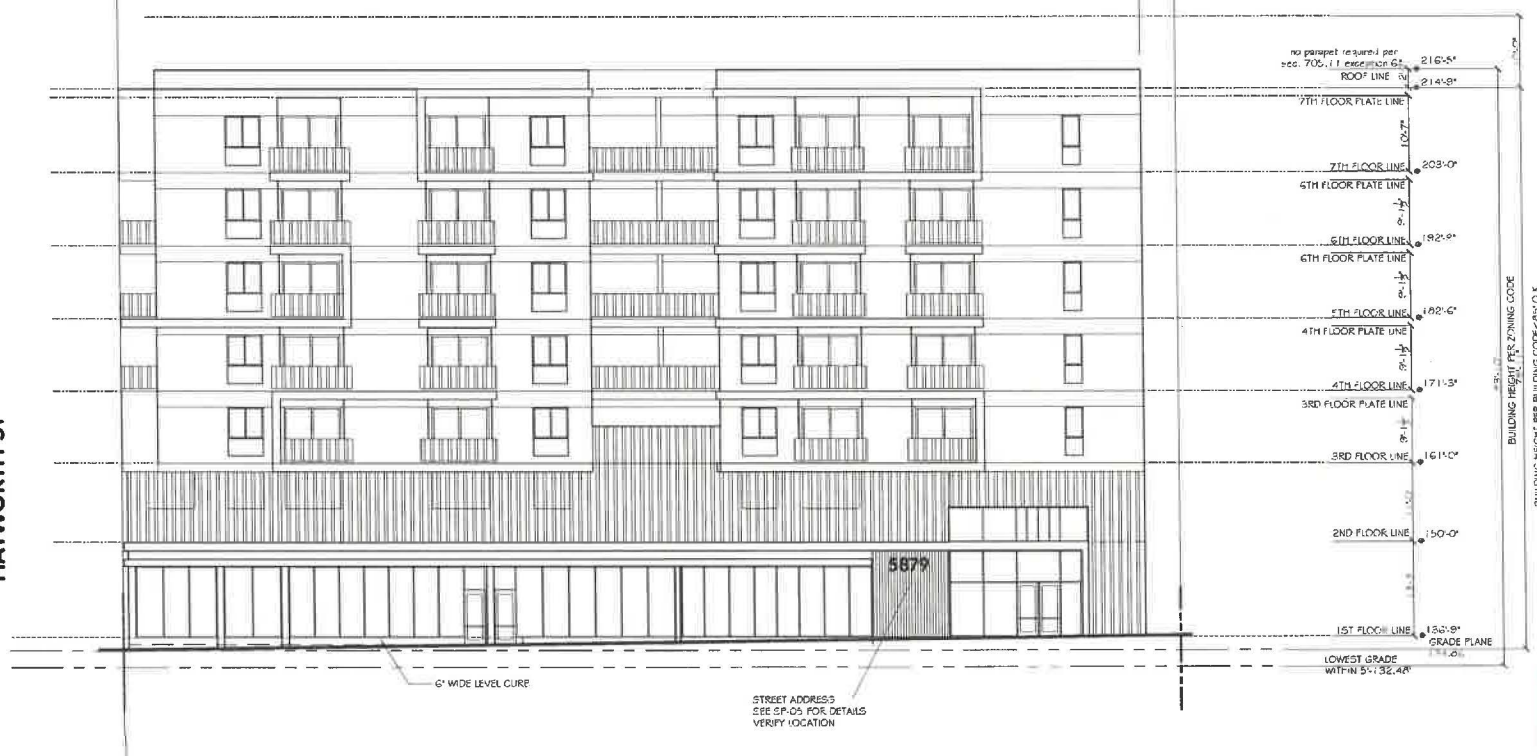


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11030 Santa Monica Blvd. #310
Los Angeles, California 90025
Phone: 424.789.8001
afco-development.com

HAYWORTH ST

3.0' DE VARIOUS STREET FRONT
REQUIRED 0' FEET

SIDE YARD



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

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Case No. DIR-2021-9863-TOC-HCA

SHEET NO. A-11
JOB ADDRESS: 5879 W. 100TH ST, LOS ANGELES, CA 90025
DATE: 11/11/2021
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]
11/11/2021



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Los Angeles, California 90025
Phone: 424.789.8001
afcodevelopment.com



EXTERIOR WALL OPENING: (SEC. 705.5.1) (1) (1) SIDE YARD)

UPPER GARAGE LEVEL:
TOTAL EXTERIOR WALL AREA: 927'x11' = 1,017.5 SQ. FT.
TOTAL OPENING AREA: 410'x9' = 3,690 SQ. FT.
12'x11' = 132 SQ. FT. < 25% ALLOWED

3RD THRU 7TH FLOOR LEVEL:
TOTAL EXTERIOR WALL AREA: 934'x103' = 95,580 SQ. FT.
TOTAL OPENING AREA: 617'x211' = 130,182 SQ. FT.
186,515.50 = 20.55% < 25% ALLOWED

EXHIBIT "A"
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Case No. DIR-2021-9863-TOC-HCA

BMPs NOTES:

ALL ROOF RUNOFF TO DRAIN TO PLANTER BOX
ALL DOWNPOUTS TO DRAIN TO PLANTER BOX

ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORM
WATER BEST MANAGEMENT PRACTICES (BMPs) MUST OBTAIN
WRITTEN APPROVAL FROM LOS ANGELES DEPARTMENT OF
PUBLIC WORKS 3. BUREAU OF SANITATION PRIOR TO
CONSTRUCTION OF BMPs.

SHEET NO. A-12

JOB ADDRESS: 3425 W. PICO BLVD. LA, 90018
DATE: 11-1-2021
BY: [Signature]
CHECKED BY: [Signature]
DATE: 11-1-2021
05-08-2025

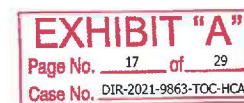




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Case No. DIR-2021-9863-TOC-HCA

ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORM WATER BEST MANAGEMENT PRACTICE(S) (BMP) MUST OBTAIN WRITTEN APPROVAL FROM LOS ANGELES DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION PRIOR TO CONSTRUCTION OF BMP.

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EXHIBIT "A"
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Case No. DIR-2021-9863-TOC-HCA

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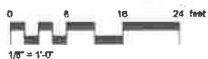
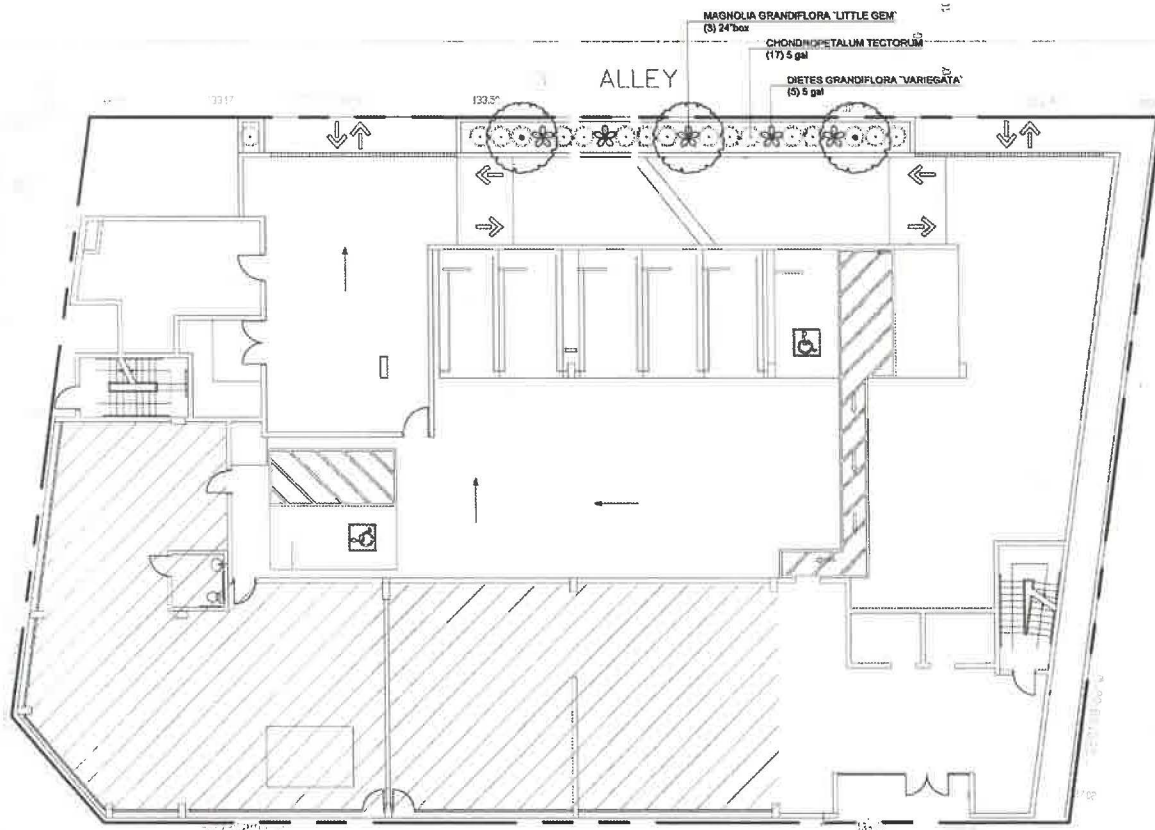


EXHIBIT "A"
Page No. 20 of 29
Case No. DIR-2021-9863-TOC-HCA

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10-16-2004

AVENUE

100' 11"



PLANT SCHEDULE FIRST FLOOR

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
TREES						
	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	24" box	Moderate	3	
SHRUBS						
	Chondropetalum tectorum	Cape Rush	5 gal	Low	17	
	Dietes grandiflora 'Variegata'	Striped Fortnight Lily	5 gal	Low	5	



Chondropetalum tectorum



Dietes 'Variegata'

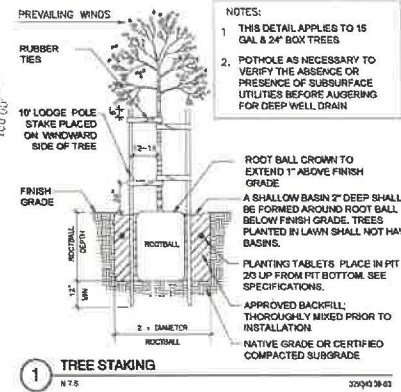


Magnolia grandiflora 'Little Gem'

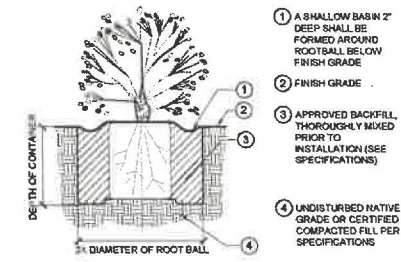
EXISTING STREET TREE (Podocarpus Gradilior - Fern Pine) TO REMAIN

PICO

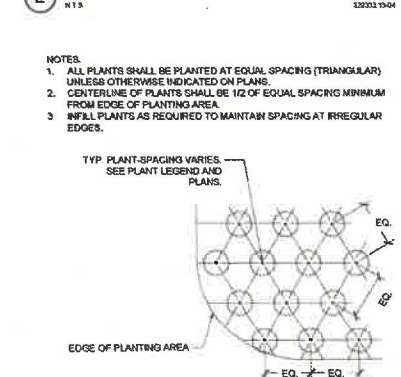
BOULEVARD



NOTES:
1. SEE SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. CROWN OF ROOTBALL TO BE 1/2-1\"/>



NOTES:
1. ALL PLANTS SHALL BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS.
2. CENTERLINE OF PLANTS SHALL BE 1/2 OF EQUAL SPACING MINIMUM FROM EDGE OF PLANTING AREA.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.



NOTES:
1. THIS DETAIL APPLIES TO 15 GAL & 24\"/>

SEED GROUP
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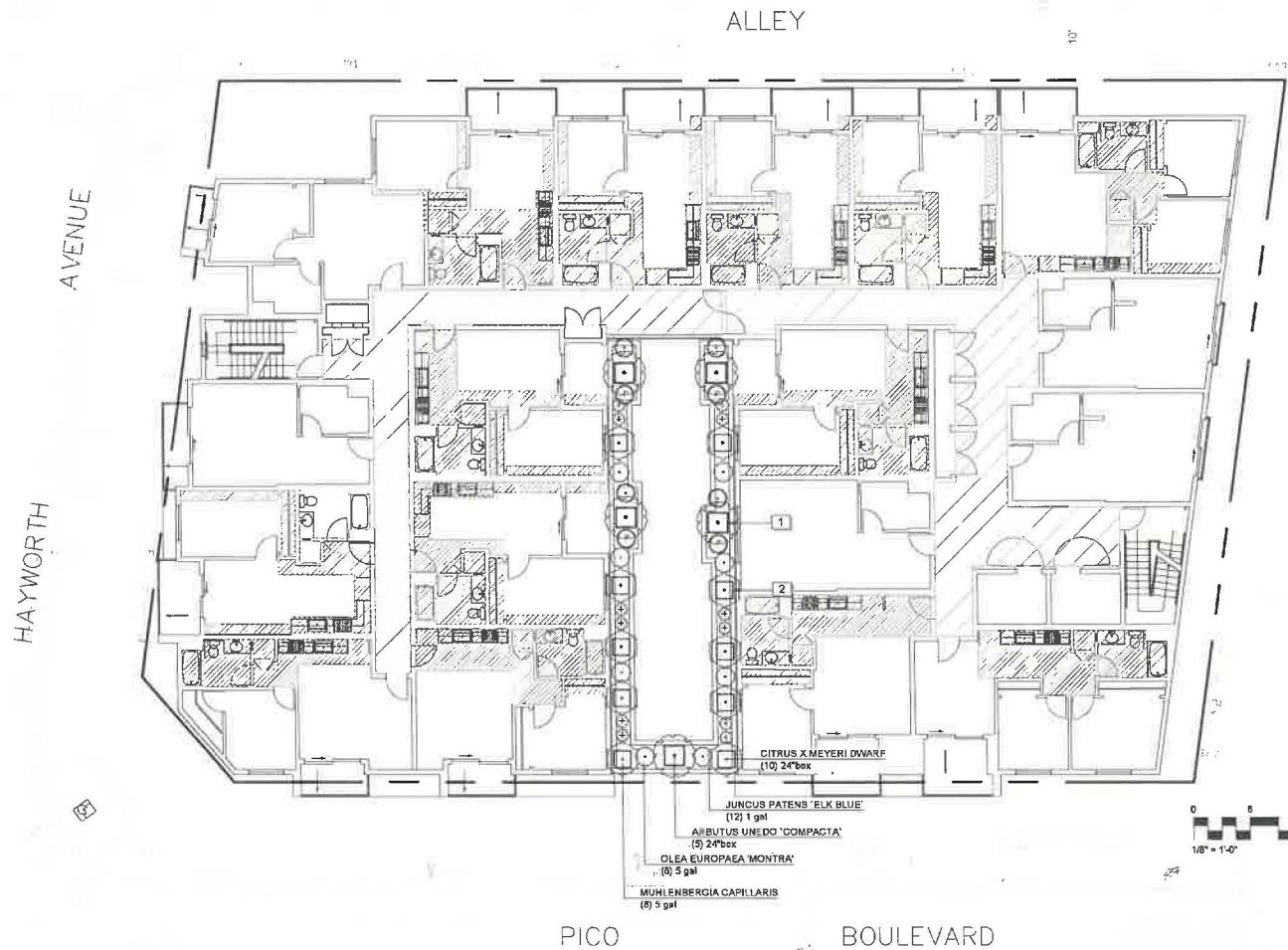
THE PLAZA APARTMENTS

5879 WEST PICO BLVD
LOS ANGELES, CA 90019

SHEET DESCRIPTION
FIRST FLOOR
PLANTING PLAN

EXHIBIT "A"
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Case No. DIR-2021-9863-TOC-HCA

SHEET NUMBER L-1.0 OF 8
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REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	1	Tournesol Siteworks WCR-363642 LxWxH - 36in. x 36in. x 42in. GFRC with Drain Hole	5	
	2	Tournesol Siteworks WCR-3000 LxWxH - 30in. x 30in. x 27in. GFRC with Drain Hole	10	



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PLANT SCHEDULE THIRD FLOOR

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
TREES					
	Arbutus unedo 'Compacta'	Compact Strawberry Tree	24"box	Low	5
	Citrus x meyeri Dwarf	Dwarf Meyer Lemon	24"box	Moderate	10
SHRUBS					
	Juncus patens 'Elk Blue'	Spreading Rush	1 gal	Low	12
	Muhlenbergia capillaris	Pink Muhly Grass	5 gal	Moderate	8
	Olea europaea 'Montra'	Little Olive® Olive	5 gal	Low	8



Arbutus unedo 'Compacta'



Citrus x meyeri Dwarf



Juncus patens 'Elk Blue'



Muhlenbergia capillaris



Olea europaea 'Montra'

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LOS ANGELES, CA 90019

SHEET DESCRIPTION

THIRD FLOOR
PLANTING PLAN

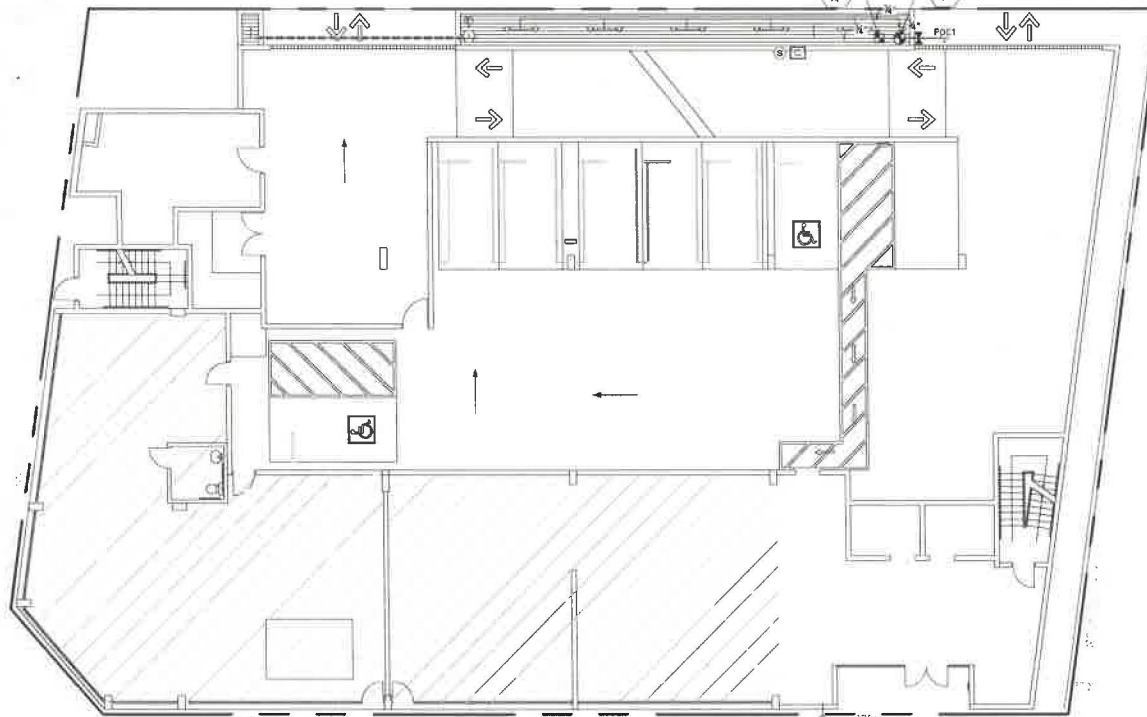
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HAYWORTH AVENUE

PICO BOULEVARD

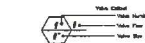
ALLEY



- NOTE:
1. REFER TO PLUMBING PLAN FOR POINT OF CONNECTION. MINIMUM 3/4" COPPER WATER SUPPLY LINE REQUIRED AT EACH POC WITH A MINIMUM 30 PSI STATIC WATER PRESSURE. CONTRACTOR TO VERIFY PRESSURE PRIOR TO BEGINNING WORK.

IRRIGATION SCHEDULE FIRST FLOOR

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird 1800-GAM-PRS-1400 Flood Flood Submitter 8' 0" pop-up with check valve and pressure regulator	10	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird XACZ-075-PRP Low Flow Drop Control 1/4" 3/4" Low Flow Anti-Siphon Valve, 3/4" pressure regulating RRV Filter, and 30psi pressure regulator, for above grade installation. 0.5 gpm/5gpm	1	
	Rain Bird MDCV-CAP DripLine Flush Valve cap in compression fitting coupler	1	
	Rain Bird OPERING Drop System Operation Indicator, stem rises 18" for clear visibility when drop system is charged to a minimum of 20psi. Includes 18" of 1/4" distribution tubing with connection fitting pre-installed.	1	
	Area to Receive DripLine Rain Bird XPCV-09-18 XPCV On-Surface Landscape DripLine with a Heavy-Duty 3.5 psi Check Valve. 0.9 GPH emitters at 18" O.C. DripLine laterals spaced at 18" apart, with emitter offset for irregular patterns. Check for elevation change. Specify 30' insert fittings.	190.2 LI.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird PEB 1 1/2" 1/2" 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	1	
	Neco T-SB-SB-R-00-LL Stainless steel ball valve shut off valve	1	
	Hunter NODE-100 Single Station Controller, Outdoor, Battery Powered, DC Latching Solenoid Included. Locate controller per manufacturer's written specifications and with approval from owner's authorized representative.	1	
	Hunter MPI-CLIK Rain Sensor, mount as noted. Locate sensor per manufacturer's written specifications and with approval from owner's authorized representative.	1	
	Irrigation Lateral Line PVC Schedule 40	176.5 LI.	
	Irrigation Mainline PVC Schedule 80	8.2 LI.	
	Pipe Sleeve PVC Schedule 40	29.1 LI.	



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THE PLAZA APARTMENTS

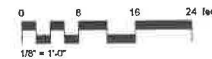
5679 WEST PICO BLVD
LOS ANGELES, CA 90019

SHEET DESCRIPTION
FIRST FLOOR
IRRIGATION PLAN

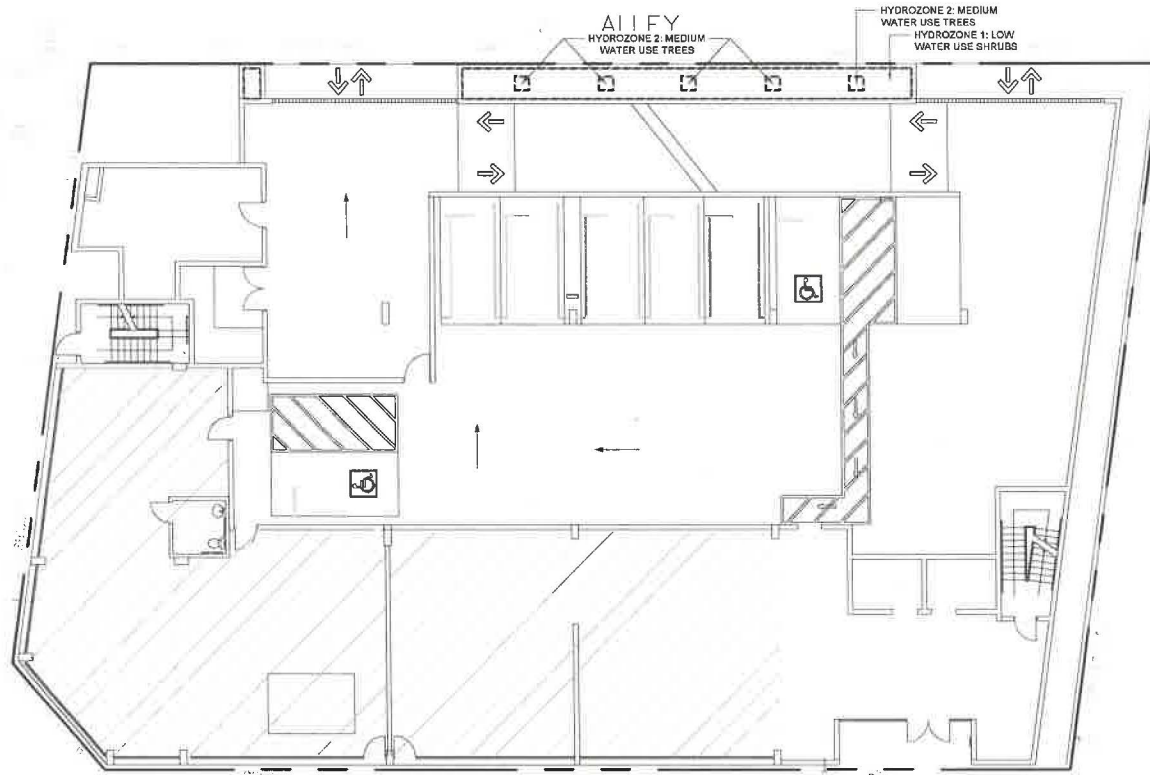
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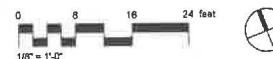
HAYWORTH AVENUE



PICO BOULEVARD

WATER USE CALCULATIONS									
Site Information									
Site Name →		5879 W. Pico							
Site Type →		Commercial		Allowed ETAP:		0.45			
Annual Eto (Inches/yr) →		50.1							
Hydrozone or Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAP (PF/IE)	Landscape Area (sq.ft.)	ETAP x Area	Estimated Total Water Use (gal./yr.)		
Regular Landscape Areas									
Hydrozone 1	0.2	Low	Drip	0.83	0.25	546	135	4,188	
Hydrozone 2	0.6	Med./Ave.	Drip	0.83	0.74	20	35	400	
SUBTOTAL →					566	355	4,588		
Special Landscape Areas									
Hydrozone 2				3	40	40	1,344		
SUBTOTAL →					40	40	1,344		
						Estimated Total Water Use (ETWU) →		5,932	
						Maximum Allowed Water Allowance (MAWA) →		5,932	

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THE PLAZA APARTMENTS

5879 WEST PICO BLVD
LOS ANGELES, CA 90019

SHEET DESCRIPTION

FIRST FLOOR
HYDROZONE MAP AND
WATER CALCULATIONS

SHEET NUMBER L-2.2 OF 8
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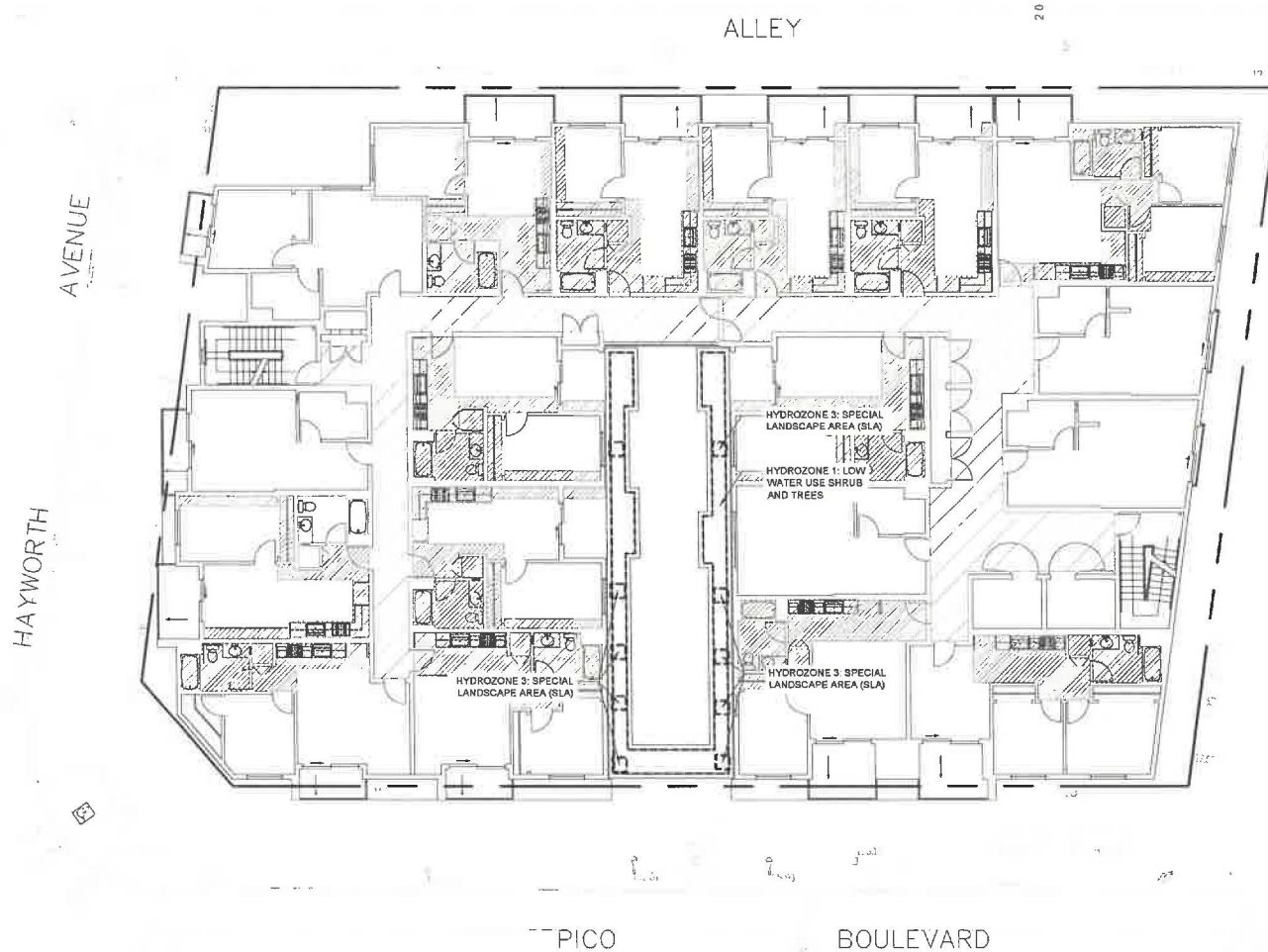


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0 8 16 24 feet
 1/8" = 1'-0"



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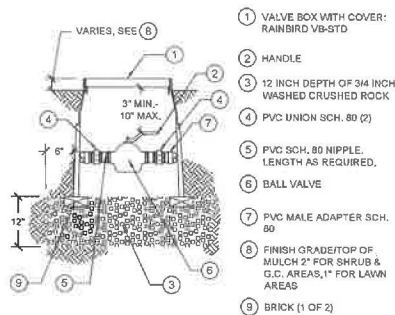
5879 WEST PICO BLVD
 LOS ANGELES, CA 90019

SHEET DESCRIPTION

THIRD FLOOR
 HYDROZONE MAP

SHEET NUMBER L-2.3 OF 8
 PROJECT NUMBER

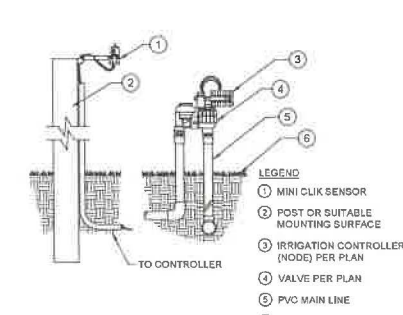
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NOTE:
1. BALL VALVE SHALL BE INSTALLED IN SHRUB AREAS UNLESS OTHERWISE DIRECTED.
2. USE TEFLON TAPE ON ALL THREADED FITTINGS.

1 NIBCO BALL VALVE

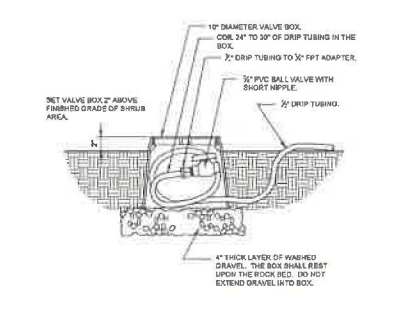
N.T.S. 32 8408-33-08



LEGEND:
1. MINI CLICK SENSOR
2. POST OR SUITABLE MOUNTING SURFACE
3. IRRIGATION CONTROLLER (NODE) PER PLAN
4. VALVE PER PLAN
5. PVC MAIN LINE
6. FINISHED GRADE

2 HUNTER NODE AND MINI CLICK

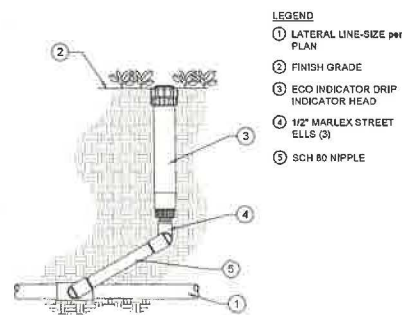
N.T.S. P-RE-BRU-MART-01



LEGEND:
1. 1/2\"/>

3 DRIP FLUSH VALVE

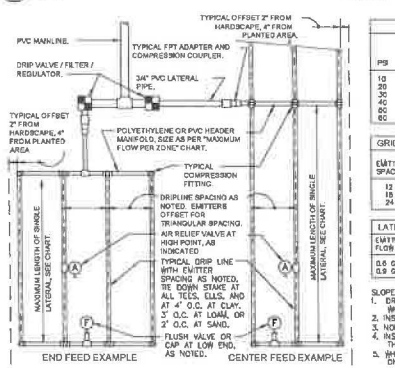
1 1/2\"/>



LEGEND:
1. LATERAL LINE-SIZE PER PLAN
2. FINISH GRADE
3. ECO INDICATOR DRIP INDICATOR HEAD
4. 1/2\"/>

4 DRIP OPERATION INDICATOR

N.T.S. P-CD-JAC-JACK-01



5 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS

N.T.S.

MAXIMUM LATERAL LENGTH (FEET)

EMITTER FLOW RATE (GPM)

12" SPACING 15" SPACING 24" SPACING

10	125	98	176
20	248	191	350
30	372	286	524
40	496	381	698
50	620	476	872
60	744	571	1046
70	868	666	1220
80	992	761	1394
90	1116	856	1568
100	1240	951	1742

PRECIPITATION WATER (MMHR)

EMITTER FLOW RATE

12" SPACING 15" SPACING 24" SPACING

12	12	0.98	1.44
15	15	0.98	1.83
24	24	0.98	2.91

LATERAL FLOW PER 100 FT (GPM)

EMITTER FLOW RATE

12" SPACING 15" SPACING 24" SPACING

12	12	0.98	1.44
15	15	0.98	1.83
24	24	0.98	2.91

CONDITION NOTE

EMITTER LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE
NEVER POSSIBLE.
ALL AIR RELIEF VALVES AT HIGHEST POINT.
LATERAL SPACING WITHIN 3% OF SLOPE.
ALL DISPLUMS AT 25% GRADE DIFFERENCE AT THE BOTTOM. 1/2 OF
ELEVATION CHANGE IS 10 FT OR MORE, 20% OF THE 1/2 OF
SEPARATE VALVE.

PVC 84" 40 TBS OR ELL.

PVC MANHOLE LINE.

EASY FIT COMPRESSION

EASY FIT COMPRESSION

RAN BIRD MUFFLER.

LANDSCAPE

DRAINAGE TUBING.

WATER SOURCE OR LATERAL

LANDSCAPE

PVC MANHOLE WITH PUMP

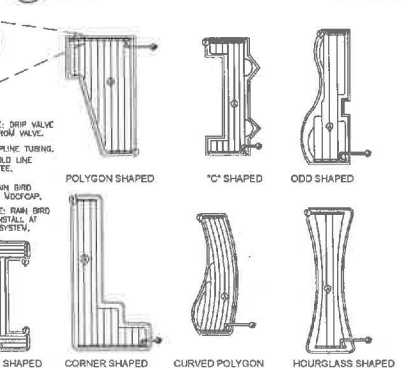
FLUSH CAP.

AIR RELIEF VALVE

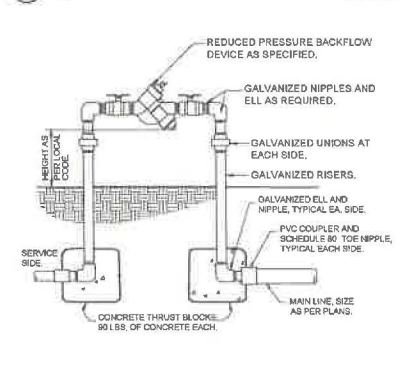
AIR VALVE NOT HIGH POINT OF

DOGBON

SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP 1/3 OF SLOPE.
4. INSTALL DRIPLINE AT 20% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.

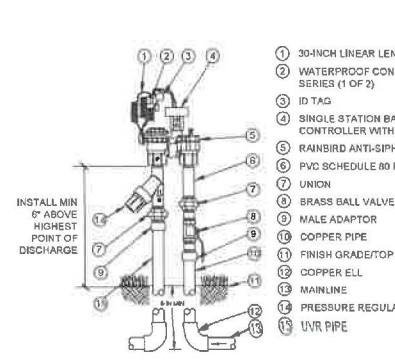


P-RE-BRU-MART-03



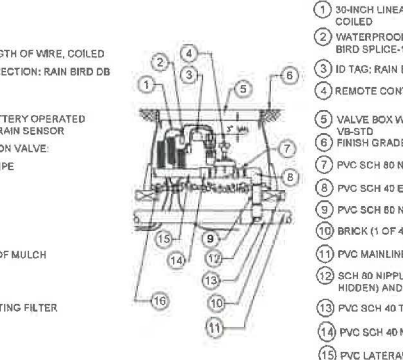
6 REDUCED PRESSURE BACKFLOW DEVICE

N.T.S. P-RE-BRO-BUDL-11



7 ANTI-SIPHON CONTROL ZONE KIT WITH BATTERY TIMER

N.T.S. 32 8412-46-13



9 PEB SERIES RCV

N.T.S. 32 8408-13-07

EXHIBIT "A"
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Case No. DIR-2021-9863-TOC-HCA

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PROJECT AND CLIENT NAME

THE PLAZA APARTMENTS
5879 WEST PICO BLVD
LOS ANGELES, CA 90019
SHEET DESCRIPTION
DETAILS

SHEET NUMBER L-3.0 OF 8
PROJECT NUMBER
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IRRIGATION NOTES:

- DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS NECESSARY TO CONFORM TO ACTUAL FIELD CONDITIONS. EQUIPMENT SHOWN IN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED, WHENEVER POSSIBLE, WITHIN PLANTING AREAS OR LOCATED AS REQUESTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THESE DRAWINGS IN ACCORDANCE WITH THE IRRIGATION LEGEND, AND AS DESCRIBED IN THESE NOTES AND IN ACCORDANCE WITH APPLICABLE CODES, DETAILS AND/OR THE MANUFACTURER'S WRITTEN RECOMMENDATIONS. COSTS INCURRED DUE TO ANY ADJUSTMENT, INCLUDING THOSE INCURRED BY THE OWNER'S AUTHORIZED REPRESENTATIVE, RELATIVE TO THE LOCATION OR INSTALLATION OF EQUIPMENT AS SHOWN ON THE DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING INSTALLATION. IF ANY DISCREPANCIES EXIST, THEY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE IRRIGATION SYSTEM HAS BEEN DESIGNED BASED ON A MINIMUM OPERATING PRESSURE AND MAXIMUM GPM DEMAND. THE CONTRACTOR SHALL VERIFY THE MINIMUM OPERATING PRESSURE AT EACH POINT OF CONNECTION PRIOR TO COMMENCING INSTALLATION.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL SERVICES AND UNDERGROUND UTILITIES AND SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED DURING HIS WORK.
- PRIOR TO COMMENCING WORK ON THE PROJECT, THE CONTRACTOR SHALL ARRANGE AN ON SITE CONFERENCE WITH THE OWNER'S AUTHORIZED REPRESENTATIVE TO DISCUSS THE USE OF MATERIALS, INSTALLATION METHODS, AND ANY CLARIFICATIONS.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE AND MAKE IRRIGATION CONNECTION AT BOTH ELECTRICAL AND WATER SERVICE POINTS AS DESIGNATED BY BOTH THE GENERAL AND PLUMBING CONTRACTOR PRIOR TO THE START OF THE OVER-ALL PROJECT CONSTRUCTION.
- ALL IN-GROUND NON-PRESSURE LINES SHALL BE PVC SCHEDULE 40 (MIN. 3/4") WITH PVC SCHEDULE 40 SOLVENT-WELD FITTINGS. ALL IN-GROUND PRESSURE MAINS SHALL BE SCH. 80 PVC WITH SCH. 80 PVC FITTINGS. ALL IN-GROUND NON-PRESSURE AND PRESSURE LINES SHALL BE INSTALLED IN PLANTERS AND LAWN AREAS WHENEVER POSSIBLE.
- THREADED FITTINGS AND RISERS SHALL BE SCHEDULE 80 PVC UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL PIPES UNDER PAVED AREAS SHALL BE INSTALLED IN OVERSIZED PVC SCHEDULE 40 PIPE SLEEVES PRIOR TO PAVING (MINIMUM TWICE THE DIAMETER OF THE IRRIGATION OR ELECTRICAL LINES, UNLESS OTHERWISE INDICATED ON THE DRAWINGS).
- THE CONTRACTOR SHALL FLUSH ALL IRRIGATION LINES AND ADJUST ALL IRRIGATION HEADS AND DRIPLINE FOR 100% COVERAGE AND TO PREVENT OVERSPRAY ONTO WALKS, WALLS, DRIVEWAYS, AND BUILDING.
- BACKFLOW DEVICES SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE DRAWINGS AND LOCAL PLUMBING CODE.
- IRRIGATION HEADS IN AREAS ADJACENT TO WALKS, CURBS OR OTHER MOUNTABLE HARDSCAPE SHALL BE POP-UPS.
- UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL HIS MATERIALS, EQUIPMENT, AND WASTE AND DEBRIS TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE SPRINKLER INSTALLATION SHALL NOT BE DEEMED "COMPLETE" UNTIL THE CONTRACTOR HAS INSTALLED AND ADJUSTED ALL SPRINKLER HEADS, VALVES, DRIPLINE, AND ALL RELATED IRRIGATION EQUIPMENT TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE, AND HAS SUBMITTED APPROVED "AS-BUILT" DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, CONFERENCE AND INSPECTIONS REQUIRED BY THE CITY FOR HIS PORTION OF THE WORK.
- RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

LOS ANGELES GREEN BUILDING CODE NOTES:

TOTAL LANDSCAPE AREA: 546 SF
0.5F TURF
WATER TYPE: POTABLE

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE  DATE: 10-01-24

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACE OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATION WHERE MULCH IS CONTRAINDICATED.

FOR SOILS LESS THAN 8% ORGANIC MATTER IN THE TOP 8 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

SIGNATURE  DATE: 10-01-24

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

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

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

LANDSCAPE NOTES:

NATURE OF THE PLANS: THE PLANS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO START OF WORK.

CLEARING AND GRUBBING: THE CONTRACTOR SHALL CLEAR AND GRUB ALL LANDSCAPE IMPROVEMENT AREAS TO A DEPTH OF 8 INCHES BELOW FINISHED GRADE. CLEARING AND GRUBBING OPERATIONS SHALL REMOVE ALL NATURAL AND MAN-MADE OBJECTS WITHIN THE SOIL INCLUDING BUT NOT LIMITED TO ALL ROOTS, CLODS AND STONES LARGER THAN 1" GREATEST DIMENSION, POCKETS OF COARSE SAND, MOXIOUS WEEDS, STICKS, BRUSH AND OTHER LITTER, ABANDONED, DISCARDED PIPES AND UTILITY LINES, AND CONSTRUCTION LITTER, ETC. ALL BULKING OF SOIL RESULTING FROM GRUBBING OPERATIONS SHALL BE UNIFORMLY SPREAD AND COMPACTED TO GRADE OR REMOVED FROM THE SITE AS NECESSARY AT NO ADDITIONAL COST TO THE OWNER. TREES INDICATED "TO REMAIN" SHALL BE PROTECTED IN PLACE BY THE CONTRACTOR.

QUANTITIES: PLANT AND MATERIAL QUANTITIES SHOWN ON THE PLANS ARE FOR CONTRACTOR CONVENIENCE ONLY AND DO NOT LIMIT THE CONTRACTOR TO THOSE SPECIFIC QUANTITIES. PRIOR TO BID SUBMITTAL CONTRACTOR SHALL VERIFY PLANT COUNTS AND FURNISH THE QUANTITIES AS NECESSARY TO DO THE SPECIFIED WORK.

TOPSOIL: IN FORMERLY PAVED AREAS, THE CONTRACTOR SHALL REMOVE THE TOP 18 INCHES AND BACK-FILL WITH AN APPROVED CLASS "A" IMPORTED TOP SOIL CAPABLE OF SUSTAINING HEALTHY PLANT LIFE. IT SHALL BE OF A UNIFORM COMPOSITION AND STRUCTURE, FERTILE AND FRABLE SANDY LOAM CONTAINING AN AMOUNT OF ORGANIC MATTER NORMAL TO THE REGION, AND SHALL NOT BE INFESTED WITH NEMATODES OR OTHER UNDESIRABLE INSECTS AND PLANT DISEASE ORGANISMS. TOPSOIL SHALL BE FROM A SOURCE DESIGNATED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL GUARANTEE THE QUALITY OF THE TOPSOIL WITH A CERTIFIED AGRICULTURAL SUITABILITY EVALUATION REPORT. SUBMIT THE EVALUATION REPORT TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL 30 DAYS PRIOR TO ANY TOPSOIL PURCHASE.

SOILS TESTING: TEST SOIL FOUND IN-PLACE IN THE DESIGNATED LANDSCAPE AREAS, INCLUDING SOIL COMPACTED IN PLACE AS PART OF THE EARTHWORK. TEST SAMPLES OF ON-SITE SOILS SHALL BE TAKEN UNDER THE SUPERVISION AND DIRECTION OF THE OWNER OR THEIR AUTHORIZED REPRESENTATIVE (MAXIMUM OF 2 SAMPLES). SOIL AMENDMENTS SHALL BE ADDED IN ACCORDANCE TO THE SOILS TESTING LABORATORY'S RECOMMENDATION UPON WRITTEN APPROVAL OF THE OWNER OR THEIR AUTHORIZED REPRESENTATIVE. SOIL AMENDMENTS SPECIFIED ARE A REQUIRED MINIMUM FOR BIDDING PURPOSES AND SHALL BE MODIFIED IN ACCORDANCE TO THE SOILS TEST WRITTEN RECOMMENDATIONS. ALONG WITH SOIL TEST SAMPLES THE CONTRACTOR SHALL SUBMIT TO THE TESTING LABORATORY A COPY OF THE PLANT LIST.

FINISHED GRADES: SHALL BE 1" BELOW TOP OF SURROUNDING HARD SURFACES FOR GROUND COVER AREAS AND 2" IN LAWN AREAS.

SOIL PREPARATION
CROSS RIP SOILS AT LEAST 1 FOOT DEEP ON 12 INCH CENTERS.

AMEND ALL PLANTING ZONES. PREPARE PLANTING PITS AT LEAST TWICE AS WIDE AS THE ROOTBALLS.

GENERAL SOIL PREPARATION ON A SQUARE FOOT BASIS, BROADCAST THE FOLLOWING UNIFORMLY. RATES ARE PER 1,000 SQUARE FEET FOR A 6-INCH LIFT. INCORPORATE THEM HOMOGENEOUSLY 8" DEEP.

- AMMONIUM SULFATE (21-0-0) - 5 POUNDS
- POTASSIUM SULFATE (0-0-50) - 8 POUNDS
- TRIPLE SUPERPHOSPHATE (0-45-0) - 4 POUNDS
- AGRICULTURAL GYPSUM - 20 POUNDS
- ORGANIC SOIL AMENDMENT - ABOUT 3 CUBIC YARDS, SUFFICIENT FOR 3% TO 5% SOIL ORGANIC MATTER ON A DRY WEIGHT BASIS

FOR THE PREPARATION ON A VOLUME BASIS, HOMOGENEOUSLY BLEND THE FOLLOWING MATERIALS INTO THE SOIL. RATES ARE EXPRESSED PER CUBIC YARD:

- AMMONIUM SULFATE (21-0-0) - 1/4 POUND
- POTASSIUM SULFATE (0-0-50) - 1/3 POUND
- TRIPLE SUPERPHOSPHATE (0-45-0) - 1/4 POUND
- AGRICULTURAL GYPSUM - 1 POUND
- ORGANIC SOIL AMENDMENT - ABOUT 15% BY VOLUME, SUFFICIENT FOR 3% TO 5% SOIL ORGANIC MATTER ON A DRY WEIGHT BASIS

ORGANIC SOIL AMENDMENT:

- HUMUS MATERIAL SHALL HAVE AN ACID-SOLUBLE ASH CONTENT OF NO LESS THAN 8% AND NO MORE THAN 20%. ORGANIC MATTER SHALL BE AT LEAST 50% ON A DRY WEIGHT BASIS.
- THE PH OF THE MATERIAL SHALL BE BETWEEN 6 AND 7.5.
- THE SALT CONTENT SHALL BE LESS THAN 10 MILLIMOISM @ 25° C. ON A SATURATED PASTE EXTRACT.
- BORON CONTENT OF THE SATURATED EXTRACT SHALL BE LESS THAN 1.0 PART PER MILLION.
- SILICON CONTENT (ACID-INSOLUBLE ASH) SHALL BE LESS THAN 50%.
- CALCIUM CARBONATE SHALL NOT BE PRESENT IF TO BE APPLIED ON ALKALINE SOILS.
- TYPES OF ACCEPTABLE PRODUCTS ARE COMPOSTS, MANURES, MUSHROOM COMPOSTS, STRAW, ALFALFA, PEAT MOSSES ETC. LOW IN SALTS, LOW IN HEAVY METALS, FREE FROM WEED SEEDS, FREE OF PATHOGENS AND OTHER DELETERIOUS MATERIALS.
- COMPOSTED WOOD PRODUCTS ARE CONDITIONALLY ACCEPTABLE (STABLE HUMUS MUST BE PRESENT). WOOD BASED PRODUCTS ARE NOT ACCEPTABLE WHICH ARE BASED ON RED WOOD OR CEDAR.
- SLUDGE-BASED MATERIALS ARE NOT ACCEPTABLE.
- CARBON/NITROGEN RATIO IS LESS THAN 25:1.
- THE COMPOST SHALL BE AEROBIC WITHOUT MALODOROUS PRESENCE OF DECOMPOSITION PRODUCTS.
- THE MAXIMUM PARTICLE SIZE SHALL BE 0.5 INCH. 80% OR MORE SHALL PASS A NO. 4 SCREEN FOR SOIL AMENDING.

MAXIMUM TOTAL PERMISSIBLE POLLUTANT CONCENTRATIONS IN AMENDMENT IN PARTS PER MILLION ON A DRY WEIGHT BASIS:

ARSENIC	12	COPPER	100	SELENIUM	20
CADMIUM	15	LEAD	200	SILVER	10
CHROMIUM	300	MERCURY	10	VANADIUM	50
COBALT	50	MOLYBDENUM	20	ZINC	300
		NICKEL	100		

HIGHER AMOUNTS OF SALINITY OR BORON MAY BE PRESENT IF THE SOILS ARE TO BE PRE-LEACHED TO REDUCE THE EXCESS OR IF THE PLANT SPECIES WILL TOLERATE THE SALINITY AND/OR BORON.

IRRIGATE DEEPLY TO HELP LOWER ALKALINITY AND SODIUM, BALANCE SOIL MOISTURE WITH SOIL AERATION. WHEN THE ALKALINITY AND SODIUM ARE LOWER, DO NOT OVER LEACH AND REMOVE ESSENTIAL MINERALS.

FOR SITE MAINTENANCE, APPLY AMMONIUM SULFATE (21-0-0) AT 5 POUNDS PER 1,000 SQUARE FEET ABOUT ONCE PER QUARTER. MONITOR THE SITE WITH PERIODIC SOIL TESTING. ADJUST THE MAINTENANCE PROGRAM AS NEEDED.

PLANT MATERIALS: PROVIDE PLANTS OF THE SPECIES, KINDS, SIZES, AND SPACING, ETC., AS NOTED ON THE DRAWINGS. PLANTS SHALL BE SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR THEIR EGGS, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT-BOUND.

MULCH: INSTALL 3" OF SHREDDED FIR OR CEDAR BARK (WALK-ON) IN ALL PLANTING AREAS EXCEPT TURFLAWN AREAS AND STREET TREEWELLS UNLESS OTHERWISE INDICATED ON THE PLANS.

APPLICATION OF PRE-EMERGENT HERBICIDES: AFTER FINISH GRADING AND IMMEDIATELY AFTER PLANTING TREAT ALL NON-SEEDED PLANTING AREAS WITH A PRE-EMERGENT WEED AND GRASS SEED CONTROL AGENT; APPLY IN ACCORDANCE WITH THEIR MANUFACTURER'S RECOMMENDATIONS. (DYMID, EPTAM, SETASAP).

PLANT MAINTENANCE PERIOD: UPON COMPLETION OF ALL PLANTING OPERATIONS, THE CONTRACTOR SHALL REQUEST A PRE-MAINTENANCE FINAL INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE. UPON ACCEPTANCE OF THE WORK BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL COMMENCE A MAINTENANCE PERIOD OF 90 CALENDAR DAYS, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

A. KEEP ALL PLANTED AREAS FREE OF DEBRIS, WEEDS AND CULTIVATED AT INTERVALS NOT TO EXCEED 10 DAYS.

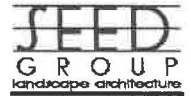
B. THE CONTRACTOR SHALL APPLY AN 8-8-4 COMMERCIAL SLOW RELEASE FERTILIZER TO ALL PLANTING AREAS AT THE RATE OF 30 POUNDS PER 1,000 SQUARE FEET UPON COMPLETION OF THE GROUND COVER PLANTING AND AT 30-DAY INTERVALS THEREAFTER UNTIL THE END OF THE MAINTENANCE PERIOD. THOROUGHLY WATER ALL PLANTING AREAS FOLLOWING THE APPLICATION OF FERTILIZER.

C. REPLACE AS SOON AS POSSIBLE PLANTS THAT SHOW SIGNS OF FAILURE TO GROW AT ANY TIME DURING THE CONTRACT PERIOD OR THOSE PLANTS SO INJURED OR DAMAGED SO AS TO RENDER THEM UNSUITABLE FOR THE PURPOSE INTENDED. PROVIDE REPLACEMENT PLANTS OF THE SAME TYPE AND SIZE TO MATCH ADJACENT LIKE PLANTS. FURNISH PLANT MATERIAL AND FERTILIZER AS SPECIFIED AND SUBJECT TO A 30 DAY ESTABLISHMENT PERIOD AT NO ADDITIONAL COST TO THE OWNER.

D. UPON COMPLETION OF THE MAINTENANCE PERIOD, THE CONTRACTOR SHALL ARRANGE A POST-MAINTENANCE FINAL INSPECTION WITH THE OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD THE SITE BE IN A CONDITION THAT IS UNACCEPTABLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE, THE TERMS OF THE MAINTENANCE PERIOD MAY BE EXTENDED UNTIL THE CONDITION OF THE LANDSCAPE WORK IS SATISFACTORY. FINAL PAYMENT WILL BE WITH HELD, UNTIL ALL WORK IS SATISFACTORYLY COMPLETED.

E. WHEN LAWN HAS BEEN SPECIFIED PERFORM THE FIRST MOWING OF LAWN AREAS WHEN THE GRASS IS 2- 1/2 INCHES HIGH AND REPEAT AS OFTEN AS IS NECESSARY TO MAINTAIN THE LAWN AT A HEIGHT OF 2 INCHES. IN NO CASE SHALL THE LAWN BE CUT LOWER THAN 1-1/2 INCHES IN HEIGHT UNLESS OTHERWISE INDICATED.

F. GUARANTEES: THE CONTRACTOR SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FROM DATE OF THE FINAL POST-MAINTENANCE INSPECTION ACCEPTANCE. ALL PALMS SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS. ALL TREES SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR AND ALL SHRUBS SHALL BE WARRANTED FOR A PERIOD OF 6 MONTHS. THE WARRANTY DOES NOT INCLUDE ITEMS DAMAGED DUE TO OWNER NEGLECT OR ACTS OF GOD.



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DATE 06-25-21
SCALE AS SHOWN
DRAWN BY SH
CHECKED BY AA

REVISIONS/PLAN LOG

Revised 09-30-24 BY SS

PROJECT AND CLIENT NAME

THE PLAZA APARTMENTS

5879 WEST PICO BLVD
LOS ANGELES, CA 90019

SHEET DESCRIPTION

NOTES

SHEET NUMBER L-4.0 OF 8
PROJECT NUMBER

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