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CITY PLANNING

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MOUNT WASHINGTON-GLASSELL PARK SPECIFIC PLAN
PROJECT PERMIT COMPLIANCE REVIEW

April 19, 2021

Applicant/Owner
Rachel Foullon and Ian Cooper
2262 Duane Street
Los Angeles, CA 90039

Representative
Simon Storey
Anonymous Architects
1800 South Brand Boulevard
Suite 117
Glendale, CA 91204

Case No.: DIR-2020-427-SPP
CEQA: ENV-2020-428-CE
Location: 464 North Crane Blvd.
Council District: 1 – Cedillo
Neighborhood Council: Arroyo Seco
Community Plan Area: Northeast Los Angeles
Land Use Designation: Low Residential
Zone: R1-1
Legal Description: Lot 110; Tract TR5043

Last Day to File an Appeal: May 4, 2021

DETERMINATION

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C, and the Mount Washington-Glassell Park Specific Plan Ordinance No. 168,707, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Determine that based on the whole of the administrative record as supported by the justification prepared and found in the administrative case file, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Class 3, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies; and

Approve with Conditions a Project Permit Compliance Review for the construction of a new, three (3)-story, 3,633-square foot single-family dwelling, with a 533-square foot attached garage, on an 8,914.1 square-foot vacant lot.

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

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CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.

2. **Floor Area.** The total floor area of all proposed buildings shall be limited to a total of 3,633 square feet of floor area. As defined by the Mount Washington-Glassell Park Specific Plan, Floor Area is that area in square feet confined within the exterior walls of a building of a One-Family Project, including the area of stairways, shafts, covered automobile parking areas and basement storage areas, and excluding uncovered outdoor decks. The Specific Plan determines a maximum Floor Area Ratio (FAR) for lots greater than or equal to 5,000 square feet in size, but less than 10,000 square feet in size, by using the following equation: 0.50 – {[(Lot Area – 5,000) X 0.10] ÷ 5,000}. For this project, the lot size is 8,914.1 square feet, and therefore the allowable maximum floor area ratio based on the formula is 0.42:1 or 3,743 square feet. The proposed project's FAR is 0.41:1 or 3,633 square feet of floor area, including a 533-square foot garage.

3. **Height.** The project shall be limited to 45 feet in height as measured per Los Angeles Municipal Code (LAMC) Sections 12.03 and 12.21.1. The Specific Plan also limits building and structure heights within six (6)-foot and 12-foot distances as measured from the front property line by requiring a stepback. The portion of the building or structures located within six (6) feet of the front lot line shall be below the permitted height of 15 feet. The portion of the building or structures located within six (6) to 12 feet shall be below the permitted height of 24 feet.

4. **Parking.** The project shall provide parking pursuant to (LAMC) Section 12.21. C.10.

5. **Prevailing Front Yard Setback.** The project shall provide a five (5)-foot front yard setback.

6. **Landscape Plan:**

   a. Xeriscape Requirements. The project shall comply with the existing xeriscape requirements set forth under Sections 12.40 through 12.43 of the Los Angeles Municipal Code (LAMC).

   b. Landform Planting Design. The subject property falls within a Hillside Area and Special Grading Area. To the extent feasible, the type and placement of landscape materials on graded sloped shall conform to the standards set forth in the Landform Grading Manual.

c. Fire Safety. The landscaping and preservation, relocation, and removal of Native and Significant Trees shall not require any planting in violation of applicable fire safety regulations.

d. Replacement, Relocation and Removal of Trees. As identified in the Tree Report prepared by Arsen Margossian, Certified Consulting Arborist (ISA #WE-7233) on November 4, 2019, there are four (4) Protected Southern California Black Walnut Trees and one (1) Significant Pepper Tree on site. The subject project is proposing to remove one (1) Protected Southern California Black Walnut Tree. Four (4) trees will be planted on a 4:1 ratio for the one (1) Protected Southern California Black Walnut Tree being removed. This Tree Report was approved by the Urban Forestry Division on November 30, 2019.

NOTE: Attachment "Exhibit B" lists the regulating codes and statutes regarding construction requirements and restrictions.

Administrative Conditions

7. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

8. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for 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.

9. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

10. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

11. **Department of Building and Safety**. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code Compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

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

13. **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 master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center or the Condition Compliance Unit for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center or Condition Compliance Unit for inclusion in the case file.

14. **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 of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.

    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 (b).

    e. If the City determines it necessary to protect the City's interests, 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, commission, 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.

FINDINGS

The subject project proposes to construct a new, three (3)-story, 3,633-square foot single-family dwelling, with a 533-square foot attached garage, on an 8,914.1-square foot vacant lot within the Mount Washington-Glassell Park Specific Plan.

The parcels surrounding this project site have a land use designation of Low Residential and are zoned R1-1. The surrounding area is vacant or developed with single-family dwellings.

The proposed residential project meets the requirements of Section 6 of the Mount Washington-Glassell Park Specific Plan for One-Family Project standards and Los Angeles Municipal Code 11.5.7, as follows:

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

a. Floor Area.

Per the Mount Washington-Glassell Park Specific Plan Ordinance floor area is based on a prescribed formula for properties that are more than 5,000 square feet in size, but less than 10,000 square feet in size. The Specific Plan determines a maximum Floor Area Ratio (FAR) for lots greater than or equal to 5,000 square feet in size, but less than 10,000 square feet in size, by using the following equation: 0.50 – {[(Lot Area – 5,000) X 0.10] ÷ 5,000}. For this project, the lot size is 8,914.1 square feet, and therefore the allowable maximum floor area ratio based on the formula is 0.42:1 or 3,743 square feet. As the project proposes a floor area of 0.41:1 or 3,633 square feet, the project would be in conformance with Section 6.A of the Specific Plan.

b. Building Height and Stepback.

The Mount Washington-Glassell Park Specific Plan permits a maximum height of 45 feet and requires that any portion of a building or structure located within six (6) and 12 feet of the front lot line be stepped back. Within six (6) feet of the property line, no building or structure shall exceed a height of 15 feet and within six (6) to 12 feet, no building or structure shall exceed a height of 24 feet above the street curb elevation at the centerline of the front lot line. As proposed, the single-family dwelling will have a height of 45 feet. The portion of the building or structures located within six (6) feet of the front lot line are below the permitted height of 15 feet. The portion of the building or structures located within six (6) to 12 feet are below the permitted height of 24 feet. As proposed, the building height and stepback distances are in compliance with Section 6.B of the Specific Plan.

c. Prevailing Front Yard Setback.

As indicated on Sheet A-000-1 of the stamped “Exhibit A,” the prevailing front yard setback was calculated in accordance with Section 6.C of the Specific Plan. As calculated, the project would be required to observe a minimum five (5)-foot front yard setback. As proposed, the single-family dwelling will observe a five (5)-foot setback

from the front lot line to the main building, which complies with Section 6.C of the Mount Washington-Glassell Park Specific Plan.

d. Off-street Automobile Parking Requirements for Additions and Remodeling.

Off-street automobile parking requirements for additions and remodeling does not apply since the proposed project is new construction. The property currently fronts a Substandard Hillside Limited Street and requires a two (2)-foot dedication. The project includes a 533-square foot attached garage, which provides two (2) covered parking spaces. The project complies with LAMC Section 12.21 C.10 and Section 6.D of the Mount Washington-Glassell Park Specific Plan.

e. Public Health and Safety.

Haul routes are required only when the import and export of earth from on-site exceeds 1,000 cubic yards. The project proposes the cut of 10 cubic yards of soil, the fill of 10 cubic yards of soil, and the export of 0 cubic yards of soil, and therefore, a haul route is not required and the project is compliant with Section 6.E of the Mount Washington-Glassell Park Specific Plan and the LAMC.

f. Landscaping and preservation, relocation, and removal of native and significant trees.

As identified in the Tree Report prepared by Arsen Margossian, Certified Consulting Arborist (ISA #WE-7233) on November 4, 2019, there are four (4) Protected Southern California Black Walnut Trees and one (1) Significant Pepper Tree on site. The subject project is proposing to remove one (1) Protected Southern California Black Walnut Tree. Four (4) trees will be planted on a 4:1 ratio for the one (1) Protected Southern California Black Walnut Tree being removed. This Tree Report was approved by the Urban Forestry Division on November 30, 2019.

The removal of the four (4) Protected Southern California Black Walnut Trees and one (1) Significant Pepper Tree are necessary as its current location is located within the footprint of the proposed project. The removal of these trees would not result in undesirable, irreversible soil erosion through diversion or increased flow of surface waters which cannot be mitigated since the proposed dwelling will be constructed within the footprint of the existing trees. In addition, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of “sensitive” locations and will reduce any potential impacts to less than significant levels. RCMs include requirements to conform with the California Building Code and the City’s Landform Grading Manual. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. The project will be required to comply with the conditions contained within the Department of Building and Safety’s Geology and Soils Report Approval Letter dated December 18, 2020 for the proposed project. Compliance with regulatory compliance measures relative to grading will be reviewed through the grading permit approval process.

g. The architectural design elements of the front and rear building elevations vary from the adjacent buildings.

The architectural effects of the exterior will be composed of white, fiber cement shingles. The dwelling will mainly consist of concrete and cement with accents of wood. The dwelling will also have steel cable trellis for climbing plants, as well as a wood screen and wood siding that will be dark gray. The overall design aesthetic of the home will be modern and contemporary, and provide varied massing of the architectural elements that vary from the adjacent buildings, which consist of mainly light gray and beige stucco. The single-family dwelling will differ from adjacent buildings in that the addition will have a flat roof as opposed to the existing pitched roofs on the adjacent residences. As proposed, the architectural elevations and sections, attached as "Exhibit A" are in conformance with the Design Variation standards contained in Section 8C of the Mount Washington-Glassell Park Specific Plan.

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

The Planning Department has determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15303, Class 3 (new construction or conversion of small structures). This project is located at 464 North Crane Boulevard.

The project proposes new construction of a three (3)-story, 3,633-square foot single-family dwelling, with a 533-square foot attached garage, on an 8,914.1-square foot vacant lot that is within the Mount Washington-Glassell Park Specific Plan.

There are six (6) Exceptions which must be considered in order to find a project exempt under Section 15303, Class 3: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The site is zoned R1-1 and has a General Plan Land Use Designation of Low Residential. While the subject site is located within Hillside Area, Special Grading Area (BOE Basic Grid Map Act A-13372), Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, and is located 1.82 kilometers from the Raymond Fault, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of “sensitive” locations and will reduce any potential impacts to less than significant. Regulatory Compliance Measures (RCMs) include requirements to conform with the California Building Code and the City’s Landform Grading Manual (see attached Regulatory Compliance Measures). These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. The project shall comply with the conditions contained within the Department of Building and Safety’s Geology and Soils

Report Approval Letter dated December 18, 2020 for the proposed project. Thus, the location of the project will not result in a significant impact based on its location.

With regard to potential cumulative impacts during the construction phase of the project, there is no active construction activity in the vicinity of Crane Boulevard where the subject property is located. The traffic study, prepared by Jano Baghdanian, P.E., T.E., PTOE of JB & Associates, LLC, concluded the project will result in a construction process without unnecessary delays and will coordinate schedules and parking with any developers in the surrounding area in order to minimize any negative effects on the community. Therefore, the project will not have any significant impacts to traffic. The subject project submitted a Construction Traffic Management Plan for review by the City's Department of Transportation (LADOT), pursuant to the LADOT's Hillside Development Construction Traffic Management Guidelines released on June 16, 2020. These guidelines state the purpose of a Construction Traffic Management Plan is to address transportation concerns specific to hillside communities, including narrow streets, limited emergency access, and location in a Very High Fire Severity Zone. The proposed project will be subject to the conditions detailed in the Project's Construction Traffic Management Plan, included in the case file, which was reviewed and stamped-approved by LADOT on March 11, 2021. The conditions imposed address any potential cumulative effects of various projects of the same type in the same area. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. Therefore, the subject project will have no cumulative impact to the City's circulation system.

As mentioned, the project proposes new construction of a three (3)-story, 3,633-square foot single-family dwelling, with a 533-square foot attached garage, on an 8,914.1-square foot vacant lot in an area zoned and designated for such development. All adjacent lots are vacant land or developed with single family dwellings, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 0.41:1 or 3,633 square feet on a site that is permitted to have a maximum FAR of 0.42:1 or 3,743 square feet. The project proposes a building height of 45 feet which is not unusual for the vicinity of the subject site, and is similar in scope to other existing low residential in the area. As identified in the Tree Report prepared by Arsen Margossian, Certified Consulting Arborist (ISA #WE-7233) on November 4, 2019, there are four (4) Protected Southern California Black Walnut Trees and one (1) Significant Pepper Tree on site. The subject project is proposing to remove one (1) Protected Southern California Black Walnut Tree. Four (4) trees will be planted on a 4:1 ratio for the one (1) Protected Southern California Black Walnut Tree being removed. This Tree Report was approved by the Urban Forestry Division on November 30, 2019. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The proposed project is located over 30.3 miles away from Topanga State Park, therefore, the subject site will not create any impacts within a designated state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified

as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with various City of Los Angeles Ordinances and State laws. Such RCMs include but are not limited to the Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts.

Therefore, the exceptions of CEQA Guidelines Section 15300.2 do not apply, mitigation measures are not necessary as there are no potentially significant negative environmental effects associated with the Project and the Project is categorically exempt pursuant to CEQA Guidelines, Article 19, Section 15303, Class 3.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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

TRANSFERABILITY

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

FINAL PLAN SIGN OFF AND APPROVAL

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles, the Marvin Braude Building in the San Fernando Valley, or the West Los Angeles Development Services Center. In order to assure that you receive services without waiting, applicants are encouraged to schedule an appointment with the Development Services Center by calling (213) 482-7077 (Figueroa Plaza) or (818) 374-5050 (Marvin Braude Building) San Fernando Valley or (310) 231-2901 (West LA) or through

the Department of City Planning website at http://planning4la.org. The applicant is further advised to notify any consultant representing you of this requirement.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

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

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

APPEAL PERIOD - EFFECTIVE DATE

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

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at http://planning4la.org.
Planning Department public offices are located at:

Downtown Office *Figueroa Plaza* *201 North Figueroa Street,* *4th Floor* *Los Angeles, CA 90012* *(213) 482-7077*	*Valley Office* *6262 Van Nuys Boulevard,* *Suite 251* *Van Nuys, CA 91401* *(818) 374-5050*	*West Los Angeles* *1828 Sawtelle Boulevard* *2nd Floor* *Los Angeles, CA 90025* *(310) 231-2901*

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles, the Marvin Braude Building in the Valley, or the West LA development services Center. 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 (Figueroa Plaza) or (818) 374-5050 (Marvin Braude Building-San Fernando Valley) or (310) 231-2901 (West LA) or through the Department of City Planning website at http://planning4la.org. The applicant is further advised to notify any consultant representing you of this requirement as well.

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

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:

Debbie Lawrence

Debbie Lawrence, AICP, Senior City Planner

Reviewed by:

Nicole Sanchez

Nicole Sánchez, City Planner

Prepared by:

Nashya Sadono-Jensen

Nashya Sadono-Jensen, Planning Assistant
nashya.sadono-jensen@lacity.org

"Exhibit B"
Regulating Codes and Statutes Regarding Construction Requirements and Restrictions.

The Applicant or Owner shall be responsible for implementing all regulating Codes and Statutes in regards to construction regulations. All departments listed below are within the City of Los Angeles unless otherwise noted. As shown on the following table, each required regulating Code and Statute for the proposed project is listed and categorized by area, with accompanying enforcement agencies and contact numbers:

Construction Requirements		Enforcement Agency*	Contact
1	When temporarily blocking portions of streets for deliveries of construction materials, please provide flag persons to assist with pedestrian and vehicular traffic. LAMC 62.46	BOSS	(800) 996-2489
2	Street closures shall not take place during peak traffic hours. Any street, sidewalk, or other improvement work shall be in conformance with the latest Manual on Work Area Traffic Control. LAMC 62.1-07	BOSS	(800) 996-2489
3	Care should be taken to not overfill concrete trucks during deliveries. If spills occur it is the responsibility of the concrete company to immediately provide clean up. LAMC 62.130.	BOSS	(800) 996-2489
4	Construction noise should be kept to a minimum with consideration of the surrounding neighbors and only during hours permitted. Unnecessary noise shall be kept below legal levels. LAMC 112.01, 112.03, 112.04, 112.05 (City of Los Angeles Noise Ordinance No. 144,331 and 161,574)	LAPD, LADBS, BOSS	311 or (323) -344-5701 (non-emergency) (800)-996-2489
5	Streets and sidewalks adjacent to construction sites shall be swept and free of construction debris at all times. LAMC 62.45 through 62.54.	BOSS	(800) 996-2489
6	Care should be taken to not interfere with trash pick-up by the Bureau of Sanitation. Construction and delivery vehicles are subject to trash pick-up parking restrictions. LAMC 80.69.	LADOT	(213) 485-4184
7	If building materials are to be stored in the public right of way, it shall be by permit from the Department of Public Works, Bureau of Street Services, Investigations and Enforcement Division and shall conform to all applicable rules. LAMC 62.45 through 62.54.	BOSS	(800) 996-2489

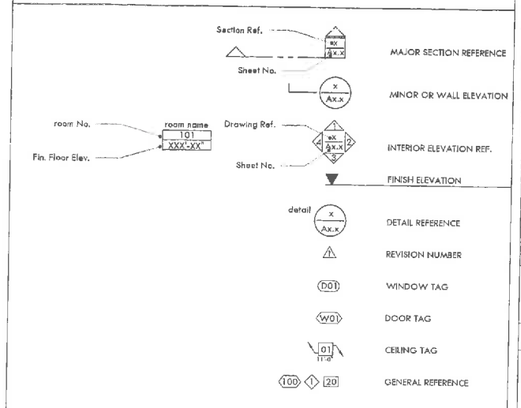
8	Comply with the following Permitted Construction/Demolition Hours. LAMC 41.40 Monday- Friday 7AM – 9 PM Saturday or National Holiday 8 AM – 6 PM Sunday No Work Permitted.	LAPD BOSS	(323) -344-5701 (800) 996-2489
9	The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.	LADBS	311
10	Compliance with provisions of the Southern California Air Quality Management District Rule 403 for dust and air pollution from construction activities.	SCAQMD	1-800-CUT SMOG
11	The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.	SCAQMD	1-800-CUT SMOG
12	In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.	SCAQMD	1-800-CUT SMOG

NOTE: Report a haul route violation online using this link:
http://ladbs.org/services/core-services/inspection/inspection-special-assistance/haul-route-monitoring-program/haul-route-monitoring-program-complaint-form

KEY:

LADBS—Los Angeles Department of Building and Safety
BOSS----Bureau of Street Services
LADOT--- Los Angeles Department of Transportation
LAPD--- Los Angeles Police Department
SCAQMD--- Southern California Air Quality Management District

SYMBOL LEGEND



MATERIAL LEGEND

- GYPSUM WALL BOARD
- CERAMIC TILE
- EARTH
- POROUS FILL
- CONCRETE
- BRICK
- CONCRETE MASONRY UNITS (CMU)
- PLASTER, CEMENT, SAND OR GROUT
- CUT STONE
- SLATE OR FLAGSTONE
- METAL
- PLYWOOD
- FINISH FLOOR
- FRAMING LUMBER
- INSULATION
- GLASS

WALL & CEILING LEGEND

- New wood stud walls
- New conc. walls
- New CMU walls
- 1 hour fire rated wall assembly, 5/8" type X gypsum both sides
- Sound rated construction
- Retaining wall
- Lowered floor level
- Ceiling above furred to accommodate HVAC. See ceiling height in room tag.

DETECTOR SYMBOLS

- SD/CO — smoke detector and carbon monoxide detector, 120V wired with battery backup.
- SD — smoke detector, 120V wired with battery backup.

ABBREVIATIONS

@	AT
&	AND
A.B.	ANCHOR BOLT (OR LAG FOR WOOD)
ALUM.	ALUMINUM
AFF	ABOVE FINISH FLOOR
BOT	BOTTOM
CL	CENTER LINE
CONC	CONCRETE
C.R.	COLD ROLLED STEEL
C.S.	COUNTER SUNK
DIA	DIAMETER
EQ	EQUAL
(E)	EXISTING
E.T.R.	EXISTING TO REMAIN
EXT.	EXTERIOR
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
FOF	FACE OF FRAMING
F.B.	FLAT BAR
FLD.	FOLD
GALV.A.	GALVANIZED (HOT DIPPED)
GA	GAUGE
H.D.	HEAVY DUTY
H.R.	HOT ROLLED STEEL
L	STEEL ANGLE
NIC	NOT IN CONTRACT
N/S/E/W	NORTH/ SOUTH/ EAST/ WEST
O	OPERABLE SLIDING DOOR
O/	OVER
O.C.	ON CENTER
PLAM	PLASTIC LAMINATE
PL	PLATE
PTD.	PAINTED
PLY.	PLYWOOD
P.T.	PRESSURE TREATED (NON-ARSENIC)
SCHED.	SCHEDULE
SQ. DR.	SQUARE DRIVE (SCREW HEAD TYPE)
SQ.FT	SQUARE FEET
S.S.	STAINLESS STEEL
TBD	TO BE DETERMINED
T&G	TONGUE AND GROOVE
TRANS	TRANSITION
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
WD.	WOOD
W/	WITH
X	FIXED DOOR

KEY NOTES

high priority note: NOTE DESCRIPTION — note contents / note contents / note contents — very important

attention: NOTE DESCRIPTION — note contents / note contents / note contents

medium priority note: NOTE DESCRIPTION — note contents / note contents / note contents — important

PREVAILING SETBACK CALCULATION

LOT NUMBER	1	2	3	4	5	*6	7	8	9	10
EXISTING SETBACK	21'-5"	vac.	20'-1"	0'	vac.	0'	0'	0'	3'-2"	2'-8"
LOT FRONTAGE	35'	33.06'	67.75'	35'	35.38'	70'	65.99'	35'	28.09'	82.09'

*Lot No. 6 is subject property

SETBACK CALCULATION	
discard top and bottom 20%	Lower 20%: lot 8,7 ; Upper 20%: lot 1,3
discard lots that do not comply with LAMC 12.21 A4 9(a)	(no lots to discard)
discard vacant lots	2, 5
LOTS USED (3)	4,9,10
SUM OF FRONT YARD SETBACKS DIVIDED BY NO. LOTS USED	5'-10"/3 = 2'-0"
FRONT YARD SETBACK	(Assume 5 foot minimum)

ONLINE CALCULATOR

Results

Number of lots: 5

Prevailing Setback: 1.97 ft

Calculation

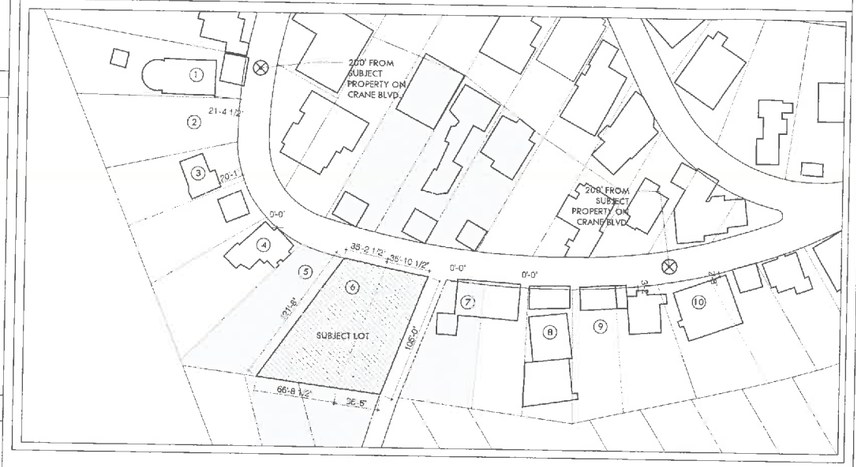
Total no of lots entered: 5
Total frontage entered: 213.62 ft
40% front total frontage entered: 85.45 ft
No of lots used in the calculation: 3
Setback range used: 0.00 ft - 3.16 ft
Total frontage used in the calculation: 145.16 ft

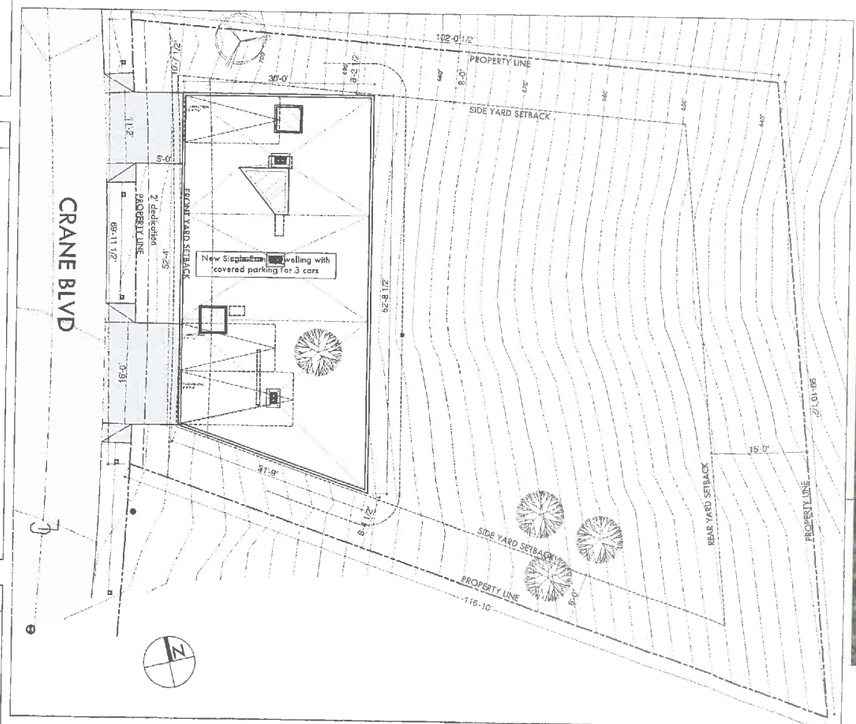
Lots Used:

Lot	Frontage (ft)	Setback (ft)
4	35.00	0.00
9	28.09	3.16
10	82.09	2.75

View Calculation Details

PREVAILING SETBACK MAP





PLOT PLAN — SCALE 3/32" = 1'

PRELIMINARY INFORMATION

OWNER: Rachel Feullen & Ian Cooper, 2262 Duane Street, Los Angeles, CA 90039

ARCHITECT: Simon Storey, Anonymous Architects, simon@anonymousarchitects.com, T 323.244.9807, Lic No. C-35346

STRUCTURAL:

CIVIL:

GEOLOGY: Geosystems, Inc., 1545 Victory Blvd., 2nd Floor, Glendale, CA 91201, info@geosys1.com, (818) 500-9533

SURVEY: Nick Kazem, Inc., 4966 Topanga Canyon Blvd., Woodland Hills, California 91364, Tel. (818) 999-9890

LEGAL DESCRIPTION

APN	5467021027, 5467021028	Lots	110, 111
Tract	TR 5043	Block	None

ZONING AND USE

ZONE	R1-1
EXISTING USE	Vacant Land
PROPOSED USE	New Single Family Dwelling with covered parking for 3 cars
VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ)	YES
HILLSIDE CONSTRUCTION REGULATION (HCR)	NO
TRANSIT ORIENTED COMMUNITIES (TOC)	NO
SPECIFIC PLAN AREA	YES - Mt. Washington/Glassel Park
HILLSIDE AREA (ZONING)	YES

OCCUPANCY

GROUP R3 RESIDENTIAL	3,100 sq.ft
GROUP U GARAGE	533 sq.ft

TYPE OF CONSTRUCTION

TYPE V-B

LOT AREA AND COVERAGE

LOT AREA	8,914.1 sq.ft
LOT DIMENSIONS	See Plot Plan - This Sheet
BUILDING COVERAGE	1,569 sq.ft
LOT COVERAGE	1,569 / 8,914 = 17.6%

RECEIVED — APR 14 2021 — CITY PLANNING

BUILDING AREAS - PER MT. WASHINGTON SP

MAXIMUM ALLOWABLE AREA per Mt. Washington SP = FAR x Lot Area = .42 x 8,914.1
MAX allowable area = 3,743 sq.ft.

FAR CALCULATION:
FAR = .50 - {[(Lot Area - 5,000) x .10] divided by 5,000}
FAR = .50 - {[(8,914.1 - 5,000) x .10] divided by 5,000}
FAR = .42

PROPOSED PROJECT AREAS:

Level 1	460 sq. ft.
Level 2	873 sq. ft.
Level 3 (street level)	1,298 sq. ft.
Garage	533 sq.ft.
Covered Deck	469 sq.ft.
TOTAL GROSS FLOOR AREA:	3,633 sq.ft.

BUILDING AREAS - PER LAMC

PROPOSED PROJECT AREAS:

Level 1	460 sq. ft.
Level 2	873 sq. ft.
Level 3	1,298 sq. ft.
3-Car Garage (533 - 400sq.ft. allowance)	133 sq.ft.
Covered Deck	469 sq.ft.
TOTALRESIDENTIAL FLOOR AREA (RFA)	3,233 sq.ft.

LAUSD AREA

BUILDING HEIGHT (Mt. Washington SP)

MAXIMUM ALLOWABLE	45'-0"
PROPOSED HEIGHT	45'-0"

BUILDING HEIGHT (building code)

ENVELOPE HEIGHT	42'-0"

GRADING QUANTITIES:

CUT (CU.YD.)	10cu.yd.
FILL (CU.YD.)	10cu.yd.
NET GRADING (CU.YD.)	0 cu.yd. (Import = 0, Export = 0)

FIRE SPRINKLER NOTE

The sprinkler system shall be approved by Plumbing Division prior to installation. Contractor to obtain necessary permits.
CONFORM TO NFPA 13



VICINITY MAP — not to scale

SHEET INDEX

GENERAL	
G-000-1	TITLE SHEET
G-001-1	GENERAL NOTES
G-002-1	GPI + MISC. FORMS AND COMPLIANCE
G-002-2	SOILS REPORT APPROVAL LETTER
SURVEY/ CIVIL/ LANDSCAPE	
V-101-1	SURVEY
C-101-1	GRADING PLAN
L-101-1	LANDSCAPE PLAN
A-103-2	
ARCHITECTURAL	
A-101-1	SITE PLAN
A-102-1	FLOOR PLANS
A-102-2	FLOOR PLANS
A-201-1	EXTERIOR ELEVATIONS
A-201-2	EXTERIOR ELEVATIONS
A-301-1	BUILDING SECTIONS
A-301-2	BUILDING SECTIONS
A-302-1	WALL SECTIONS
A-401-1	ENLARGED FLOOR PLANS
A-401-2	ENLARGED SECTIONS
A-402-1	INTERIOR ELEVATIONS
A-402-2	INTERIOR ELEVATIONS
A-402-3	INTERIOR ELEVATIONS
A-402-4	INTERIOR ELEVATIONS
A-402-5	INTERIOR ELEVATIONS
A-402-6	INTERIOR ELEVATIONS
A-403-1	CABINETRY PLANS
A-403-2	CABINETRY PLANS
A-502-1	MISC. DETAILS
A-502-2	MISC. DETAILS
A-502-3	WATERPROOFING DETAILS
A-502-4	DOOR AND WINDOW DETAILS
A-502-5	STEEL DETAILS
A-502-6	EXTERIOR/ SITE DETAILS
A-601-1	DOOR AND WINDOW SCHEDULES
A-602-1	FINISH SCHEDULES
A-603-1	FLASHING DETAILS - door, window and parapet
MECHANICAL	
E-102-1	ELECTRICAL PLAN
M-102-1	MECHANICAL PLAN
P-102-1	PLUMBING PLAN
M-1	TITLE 24
M-2	TITLE 24
M-3	TITLE 24
M-103-1	GREEN BUILDING PERMIT DRAWINGS
M-104-1	STORMWATER (LID) PLANS
STRUCTURAL	
S-1	STRUCTURAL NOTES
S-2	FOUNDATION AND 1st FLOOR
S-3	ROOF
S-4	DETAILS
S-5	DETAILS
S-6	DETAILS
S-7	DETAILS
S-8	DETAILS

EXHIBIT "A"
Page No. 1 of 13 this drawing set
Case No. DIR-2020-[illegible]-SPP

PLAN CHECK
BUILDING
CON. DOCS

OWNERSHIP OF INSTRUMENTS OF SERVICE
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DISCIPLINES

G	General
V	Surveying
B	Geotechnical
C	Civil
L	Landscape
A	Architectural
P	Plumbing
M	Mechanical
E	Electrical
X	Other

SHEET TYPES

0	General	symbols, legends, notes
1	Plans	horizontal views
2	Elevations	vertical views (incl. profiles)
3	Sections	sectional views and wall sections
4	Large-Scale Views	scaled up reproductions of plans elevations or sections that are not details.
5	Details	
6	Schedules and Diagrams	
7	other	
8	other	
9	3D representations	

SHEET TYPES AND DISCIPLINE DESIGNATORS

revisions
Plan Check xx/xx/xx

project owner
Rachel Feullen & Ian Cooper
2262 Duane Street
Los Angeles, CA 90039
telephone
email

project title and address
464 & 466 N. Crane Blvd.
Los Angeles, CA 90065
APN. 5467021027, 5467021028

project No.
CRB 464

architect
anonymous architects
2930 Ocean Park Blvd, Suite 117
Glendale, CA 91208
Tel 323-21-5-7930
office@anonymousarchitects.com

stamp

drawing
Title Sheet

A-000-1

scale
version
drawn by
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PLOT DATE & TIME

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MOUNT WASHINGTON/ GLASSEL PARK SPECIFIC PLAN

CASE No:

Project Address: 464/466 Crane Blvd. Los Angeles, CA 90065

MOUNT WASHINGTON SPECIFIC PLAN INFORMATION

Total Lot Area:	8,914.1 sq.ft.
Maximum floor area ratio:	0.42
Total (gross) floor area permitted:	3,743 sq.ft
Project Total (gross) floor area:	3,633 sq.ft
Building Height:	Building Height: 45ft (5' offset to grade)
Front Yard Setback:	5'-0"
Min. side yard setback	8'-0"
Grading Quantities:	Cut: 10 cu. yd. Fill: 10 cu. yd. Net Grading = 0 cu. yd. Import & Export = 0 cu.yd.

PROPOSED TOTAL (GROSS) FLOOR AREA TABULATION

Level 1	460 sq. ft.
Level 2	873 sq. ft.
Level 3 (street level)	1,298 sq. ft.
Garage	533 sq.ft.
Covered Deck	469 sq.ft.
	Gross Floor Area: 3,633sq.ft.

DEDICATION AND IMPROVEMENTS

5' dedication required by BOE – Waiver requested by applicant

TREE SURVEY - FULL TREE INFORMATION PROVIDED IN TREE REPORT

PRESERVED TREES:
1 Significant Pepper Tree to be preserved in place with the utilization of protective fencing.
3 Protected Black Walnut trees are not impacted by construction activity, will be preserved in place.

TREES TO BE REMOVED:
1 Protected Black Walnut to be removed because it is located within the footprint of the proposed building.

LOT COVERAGE

Building Coverage Area:	1,570 sq. ft. (17.6% of lot area)
Hardscape Area:	182 sq. ft. (2% of lot area)
Landscape Area:	7,162 sq.ft. (80% of lot area)
Total Lot Coverage:	100%

PREVAILING FRONT YARD SETBACK CALCULATION

LOT NUMBER	1	2	3	4	5	*6	7	8	9	10
EXISTING SETBACK	21'-5"	vac.	20'-1"	0'	vac.	0'	0'	0'	3'-2"	2'-8"
LOT FRONTAGE	35'	33.06'	67.75'	35'	35.38'	70'	65.99'	35'	28.09'	82.09'

*Lot No. 6 is subject property

SETBACK CALCULATION	
discard top and bottom 20%	Lower 20%: lot 8,7 ; Upper 20%: lot 1,3
discarded lots per LAMC 12.21 A4 9(a)	(no lots to discard)
discard vacant lots	2, 5
LOTS USED (3)	4,9,10
SUM OF FRONT YARD SETBACKS DIVIDED BY NO. LOTS USED	5'-10"/3 = 2'-0'
FRONT YARD SETBACK	(Assume 5 foot minimum)



PREVAILING SETBACK MAP

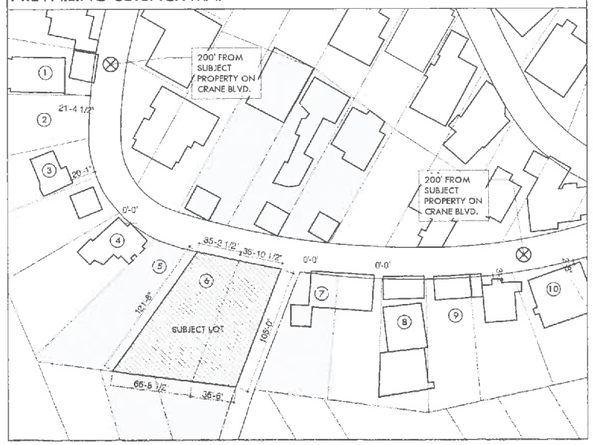


EXHIBIT "A"
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Case No. DIR-2020-427-SPP



LEGAL DESCRIPTION:

LOTS 110 AND 111 OF TRACT NO 5043, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES STATE OF CALIFORNIA, RECORDED IN BOOK 60, PAGES 70 AND 71 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTES:

1. THE LEGAL DESCRIPTION, BOUNDARIES AND EASEMENT SHOWN HEREON ARE PER RECORD DATA.

2. MISC. DATA
   TOTAL PROPERTY AREA= 8,839 SQ.FT.

BENCH MARK:

TOP OF SMHH AT CENTER LINE OF CRANE BOULVARED IS USED AS ASSUMED BENCH MARK, ASSUMED ELEVATION = 704.80

LEGEND:

⊕	FD MONUMENT AS NOTED	G	GAS VAULT
	STORM DRAIN CATCH BASIN	FD.	FOUND
	WATER VALVE		BOUNDARY LINE
	GAS VALVE		AREA LIGHT
	ELECTRIC PULL(J) BOX	4"	TREE
E	ELECTRIC VAULT		
B	BELL VAULT		STREET SIGN
	BELL MAN-HOLE	GA.	GUY ANCHOR
PP	POWER POLE		CONC. BLOCK WALL
	STREET LIGHT & TRAFFIC SIGNAL		SPOT ELEVATION
	TRAFFIC SIGNAL		FENCE
	STREET LIGHT		PARKING METER
W	WATER METER	V	WATER VAULT
	FIRE HYDRANT		NEWS STAND
	SANITARY SEWER MANHOLE		PUBLIC PHONE
H.C.	HANDICAP		STORM DRAIN MANHOLE
CTV	CABLE T.V. BOX		SEWER CLEAN-OUT
	ELECTRIC MANHOLE		GAS METER
TW	TOP OF WALL	TC	TOP OF CURB
BW	BACK OF WALK	FL	FLOW LINE
CF	CURB FACE	EG	EDGE OF GUTTER

EXHIBIT "A"
Page No. 3 of 13
Case No. DIR-2020-427-SPP

NICK KAZEM L.S. NO. 7822
EXP. 6-30-2020

AUGUST 12, 2019
DATE

PREPARED BY:
NICK KAZEM, INC.
4966 TOPANGA CYN. BLVD.,
WOODLAND HILLS, CA 91364
(818) 999-9890

PREPARED FOR:
RACHEL FOULLON
PHONE: (917) 620-0665

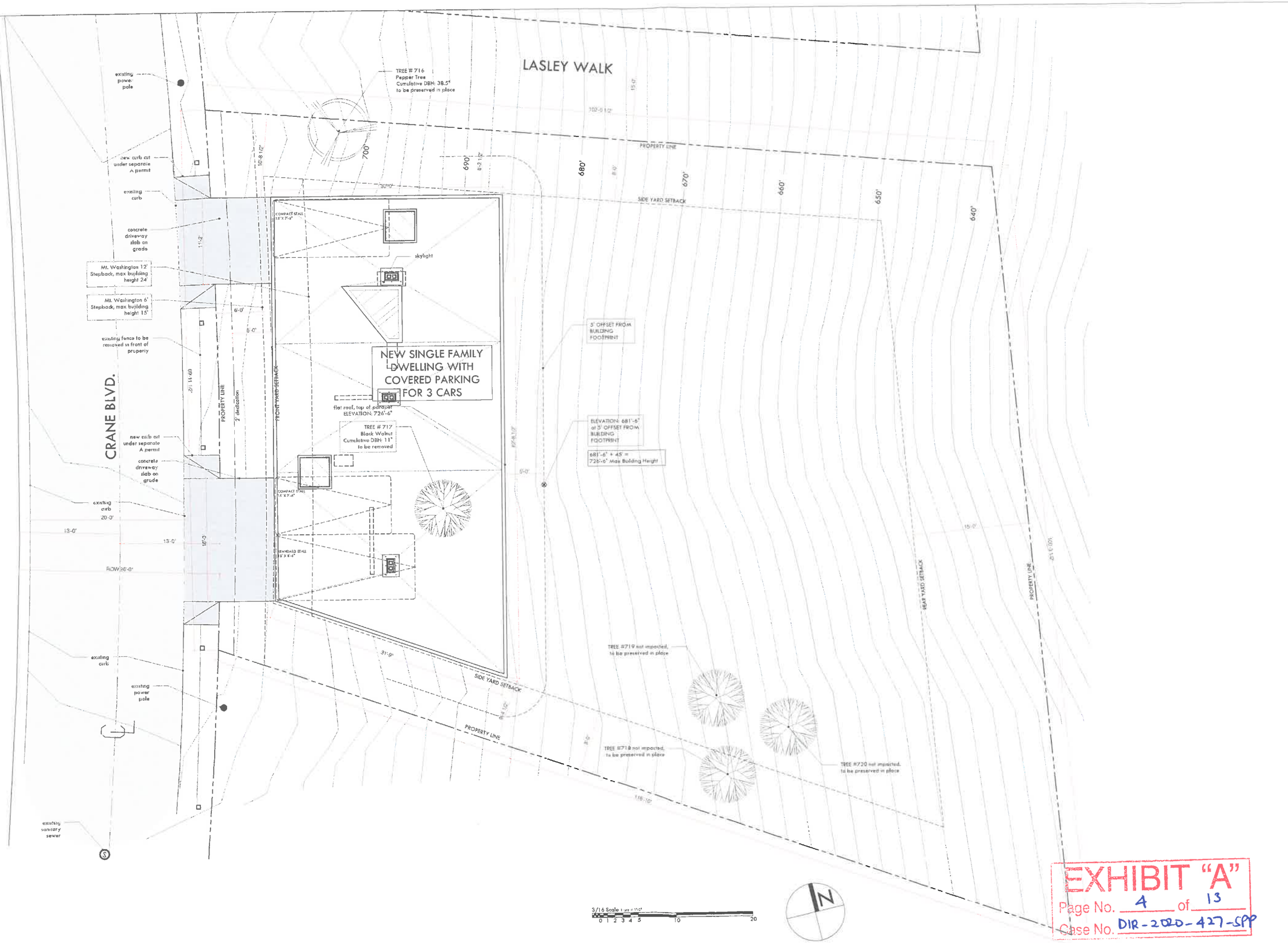
REV. NO	DATE	REVISION	BY:	APP.

SCALE	CHK'D BY	APPROVED BY:	R.C.E. NO.	DATE	DWG. NO.
1"= 10'				8-12-2019	2439ARCH

ARCHITECTURAL SURVEY

FOR
466 CRANE BLVD., LOS ANGELES,CA 90065

SHEET 1 OF 1 SHEET



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

1

EXHIBIT "A"
Page No. 4 of 13
Case No. DIR-2020-427-SPP

revisions
Plan Check xx/xx/xx

project owner
Rachel Fowlkes & Ian Cooper
2262 Diane Street
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APN: 5467021027, 5467021028

project No.
CRB 464

architect
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1800 South Brand Blvd, Suite 117
Glendale, CA 91204
Tel 323-515-7930
office@anonymousarchitects.com

stamp

drawing
Site Plan

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WATER USE CALCULATIONS

Estimated Total Water Use

Equation: ETWU = ET_o x 0.62 x [(PF x HA/HE) + SLA)] Considering precipitation ETWU =[(ETo-Eppt) x 0.62 x [(PF x HA/HE) +SLA)]

Precipitation = Eppt = 0 in.

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81

Plant Water Use Type

	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

Hydrozone	Select System From the Dropdown List click on and below	Plant Water Use Type (ie) (low medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft²) Without SLA	Irrigation Efficiency (IE)	(PF x HA /IE)(ft²)
Zone 1	Drip	Low	0.30	1,200	0.81	370
Zone 2	Drip	Low	0.30	2,600	0.81	963
Zone 3	Drip	Low	0.30	2,600	0.81	963
Zone 4	Drip	Low	0.30	1,600	0.81	1,235
Zone 5						
Zone 6						
Zone 7						
Zone 8						
Zone 9						
Zone 10						
Zone 11						
Zone 12						
Zone 13						
Zone 14						
Zone 15						
Zone 16						
Zone 17						
Zone 18						
Zone 19						
Zone 20						
Zone 21						
Zone 22						
Zone 23						
Zone 24						
Zone 25						
Zone 26						
Zone 27						
Zone 28						
Zone 29						
Zone 30						
Zone 31						
Zone 32						
Zone 33						
Zone 34						
Zone 35						
Zone 36						
Zone 37						
Zone 38						
Zone 39						
Zone 40						
Zone 41						1,796
	SLA			0		0
	Totals			7,162		

Results

MAWA = 113,249

ETWU = 50,047 Gallons; 6,700 Cubic Feet; 67 HCF; 0.15 Acre-feet; 0.05 Millions of Gallons

ETWU complies with MAWA

Instructions

Cells with pale blue background are for entering data

Results show in cells with tan background

Messages and warnings are displayed in cells with yellow background

1) Select city by clicking on blue cell and choosing a city from the drop down menu ETo appears in the tan cell below the name of the city

2) Enter square footage of overhead spray irrigated landscape area

3) Enter square footage of drip irrigated landscape area

4) Enter square footage of Special Landscape Area (SLA)

5) MAWA results appear in the tan cells

6) If you are considering effective precipitation (Eppt) enter total annual precipitation.

7) Eppt

8) For comparison, MAWA without effective precipitation is displayed below

MAWA without Eppt (Gallons) 122,356.32

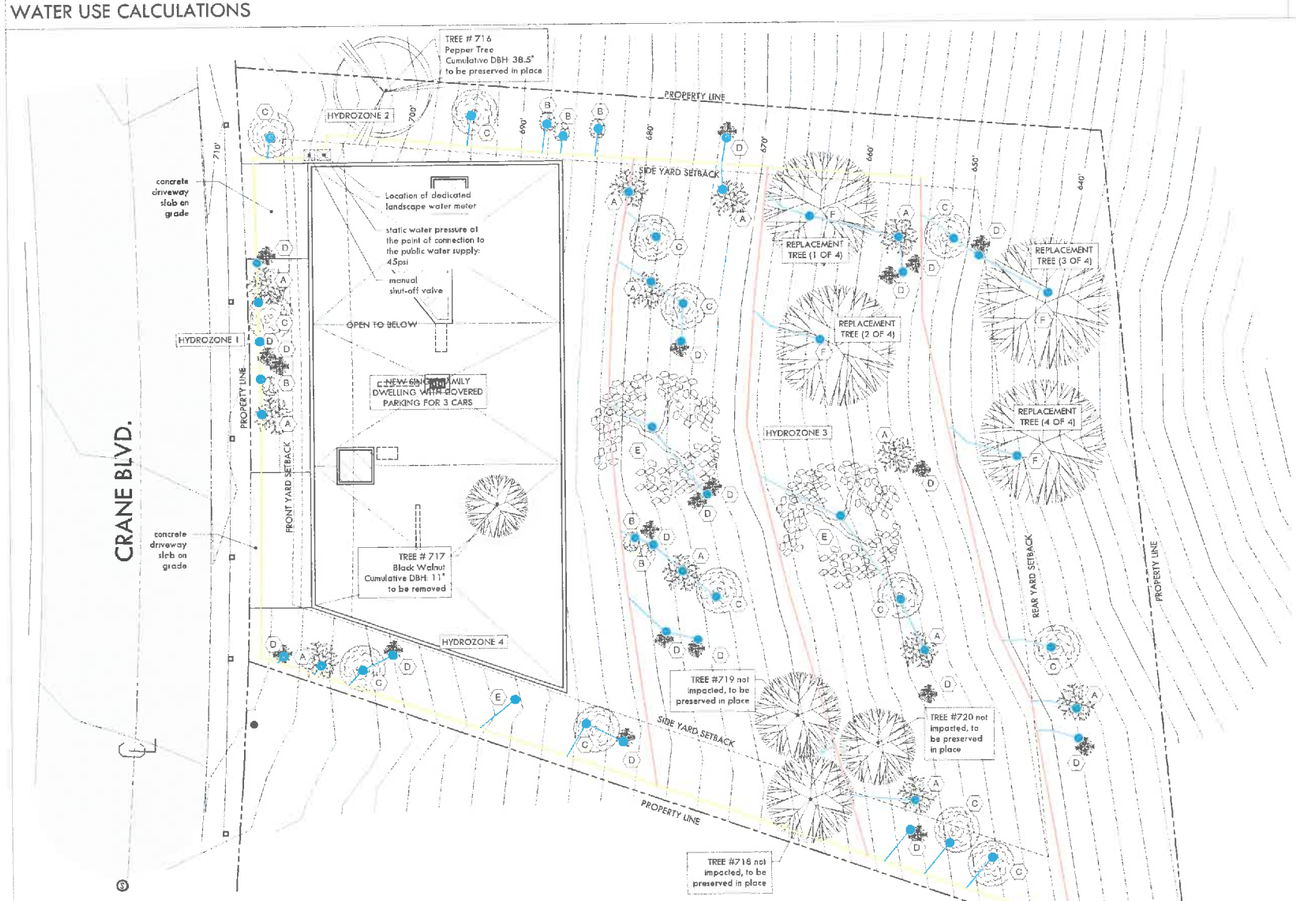
Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

	los angeles	Name of City
Click on the blue cell on right to Pick City Name		
ET_o of City from Appendix A	50.19	ET_o (inches/year)
	0	Overhead Landscape Area (ft^2)
	7,162	Drip Landscape Area (ft^2)
	0	SLA (ft^2)
Total Landscape Area	7,162.00	
Results:		
$(ET_o) \times (0.62) \times [(0.55 \times LA) + ((1.0 - 0.55) \times SLA)]$	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)		
ET_o of City from Appendix A	50.19	ET_o (inches/year)
Total Landscape Area	7,162.00	LA (ft^2)
Special Landscape Area	0.00	SLA (ft^2)
	14.93	Total annual precipitation (inches/year)
Enter Effective Precipitation	3.73	Eppt (in/yr)(25% of total annual precipitation)
Results:		
$MAWA = [(ET_o - Eppt) \times (0.62) \times [(0.55 \times LA) + ((1.0 - 0.55) \times SLA)]$	113,249.13	Gallons
	15,139.26	Cubic Feet
	151.39	HCF
	0.35	Acre-feet
	0.11	Millions of Gallons



LANDSCAPE PLAN

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

5 POINT SYSTEM CALCULATION 4

LANDSCAPE POINTS TABLE

Lot Size 8,914 sq.ft. within 7,501 - 15,000 range 15 points needed

preserve existing trees (2pts per tree, 4 trees)	8 points
New large trees planted (7)	14 points
100% of plants are native = 50% of points needed	7.5 points
TOTAL	29.5 points

WATER MANAGEMENT POINTS TABLE

Lot Size 8,914 sq.ft. within 7,501 - 15,000sf range 200 points needed

Reclaimed water. (water management points)	100 points
Drip Irrigation = 2 circuits @ 5 points per circuit	10 points
Irrigation controller =2 controllers @ 5 points each	10 points
Rain sensoring device = 1 sensor @ 10 points each	10 points
Soil moisture sensor = min 10 points	10 points
Lawn area 0% - 15% landscape area	10 points
Landscape meter	50 points
TOTAL	200 points

IRRIGATION LEGEND

Symbol	Type	Flow Rate / Diameter	Operating Pressure	Made/ model #	precipitation rate
	blank tubing	3/4" Ø	60 psi	XBS075000P	
	blank tubing	1/2" Ø	70 psi	T63 - 50	
	blank tubing	1/4" Ø	70 psi	T22 - 50	
	drip emitter	2 gph	15-50 psi	Rain Bird SW20	2 gph
	drip emitter	1 gph	15-50 psi	Rain Bird SW10	2 gph
	drip emitter	1/2 gph	15-50 psi	Rain Bird SW05	2 gph
	full circle micro bubbler	varies		Rain Bird MBF4PK	

PRECIPITATION RATES

Hydrozone 1	1.5 in/hr
Hydrozone 2	1.5 in/hr
Hydrozone 3	1.5 in/hr

NOTE: all trees to be a 24" box and 6' high at time of planting

PLANTING LEGEND (NEW) 100% CA native

Symbol	Common name	Scientific name	Quantity	Diameter		
A	Chamise	Adenostoma fasciculatum	12	5"	NEW	
B	Wild Rose	Rosa Californica	6	2"	NEW	
C	California Fuchsia	Epilobium canum	13	5"	NEW	
D	Lupine	Lupinus	21	1"	NEW	
E	Flowering Ash	Fraxinus Dipetala	3	15"	NEW	TREE
F	SC Black Walnut	SC Black Walnut	4	20"	NEW	REPLACEMENT TREES

EXISTING TREES - SEE TREE REPORT FOR DETAILS

No.	Species	Quantity	Notes
717	So. California Black Walnut	1	to be removed
716	Pepper Tree	1	to be preserved
718	So. California Black Walnut	1	to be preserved
719	So. California Black Walnut	1	to be preserved
720	So. California Black Walnut	1	to be preserved

GREEN BUILDING SQ. FT. BREAKDOWN

Category	sq. ft.
Concrete (driveway & pedestrian access)	182 sf
Decks/Patios	0 sf
Total Landscape area	7,162 sq. ft.

HARDSCAPING CALCULATIONS

1. 100% hardscape materials to be uncolored concrete with smooth cement finish and a minimum typical solar reflectance value of 0.30

TOTAL HARDSCAPE AREA = 182 sq.ft.

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Case No. DIR-2020-427-SPP

3 PLANTS & IRRIGATION 2

LANDSCAPING NOTES

1. Refer to grading and landscape plans for utility location, drainage, and grading information. If actual site conditions vary from what is shown on the plans or if there are discrepancies between the plans, contact the Landscape Architect for direction as to how to proceed.

2. Verify locations of pertinent site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact Landscape Architect for instructions prior to commencing work.

3. Exact locations of plant materials to be approved by the Landscape Architect in the field prior to installation. Landscape Architect reserves the right to adjust plants to exact location in field.

4. Verify plant counts and square footages. Quantities are provided as Owner information only. If quantities on plant list differ from graphic indications, then graphics shall prevail.

5. Contact the local underground utility services for utility location and identification.

6. Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or drainage to utilities shall be repaired immediately at no expense to the Owner.

7. Trees shall bear same relation to finished grade as it bore to existing.

8. Trees to be planted a minimum of 4 feet from face of building, or pavement, except as approved by Landscape Architect.

9. Provide matching forms and sizes for plant materials within each species and size designated on the drawings.

10. Prune newly planted trees only as directed by Landscape Architect.

11. Align and equally space in all directions trees and shrubs so designated per these notes and drawings.

12. Finish grades of planter areas shall be 2 inches below adjacent paving or top of wall unless otherwise noted.

13. Provide specified edging as divider between planting beds.

14. Remove entire wire cage from rootball.

15. Cut and remove burlap from top 1/3 of ball.

16. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.

17. An irrigation audit report shall be completed at the time of final inspection.

18. 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.

19. For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000sf of permeable area shall be incorporated to a depth of six inches into the soil.

20. Recirculating water systems shall be used for water features.

21. A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting ground covers, or direct seeding applications where mulch is contraindicated.

22. Check Valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.

23. Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.

24. At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance.

25. For projects that include landscape work, the Landscape Certification, Form GRN 12 shall be completed prior to final inspection approval.

I have complied with the criteria of the ordinance and applied them for he efficient use of water in the landscape design areas.

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

NOTES FOR GREEN BUILDING

1. Materials delivered to construction site shall be protected from rain or other sources of moisture.

2. Construction waste shall be reduced by 50% and removed by City of Los Angeles certified hauler.

3. An operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection.

4. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilation equipment.

5. Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3

6. GRN 2 shall be completed and certified prior to final inspection approval.

7. 80% of the total area receiving resilient flooring shall comply with the VOC emission limits defined in the CHPS High Performance Products Database.

8. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the interior or exterior of the building shall meet the formaldehyde limits listed in Table 4.504.5

9. Form GRN 3 , shall be completed prior to final inspection approval.

10. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory by the building inspector.

11. Heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004.

12. A 4-inch base of ½ inch or larger clean aggregate shall be provided for the proposed slab on grade construction.

13. A vapor barrier shall be provided in direct contact with concrete for the proposed slab on grade construction.

14. Locks shall be installed on all publicly accessible faucets and hose bibs.

15. Any permanently installed outdoor in-ground swimming pool or spa shall be equipped with a cover having a manual or powe-operated reel system. For irregular shaped pools where it is infeasible to cover 100 percent of the pool due to its irregular shape a minimum of 80 percent of the pool shall be covered.

16. Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater shall be developed and constructed if the groundwater will not be discharged to the sewer.

17. The hot water system shall not allow more than .6 gallons of water t be delivered to any fixture before hot water arrives or shall comply with either Los Angeles Plumbing Code Section 610.4.1.2 or 610.4.1.3.

1

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Plan Check	xx/xx/xx

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Landscape Plan

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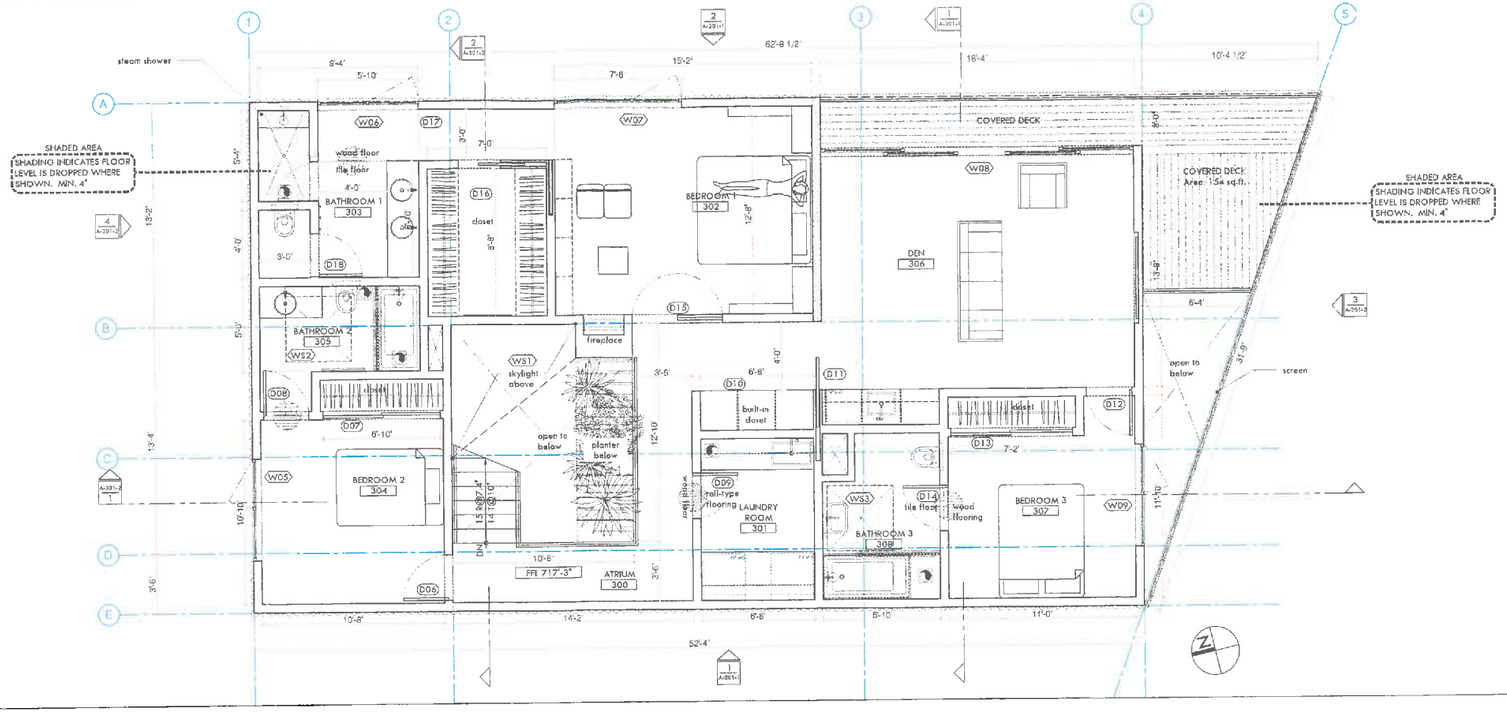
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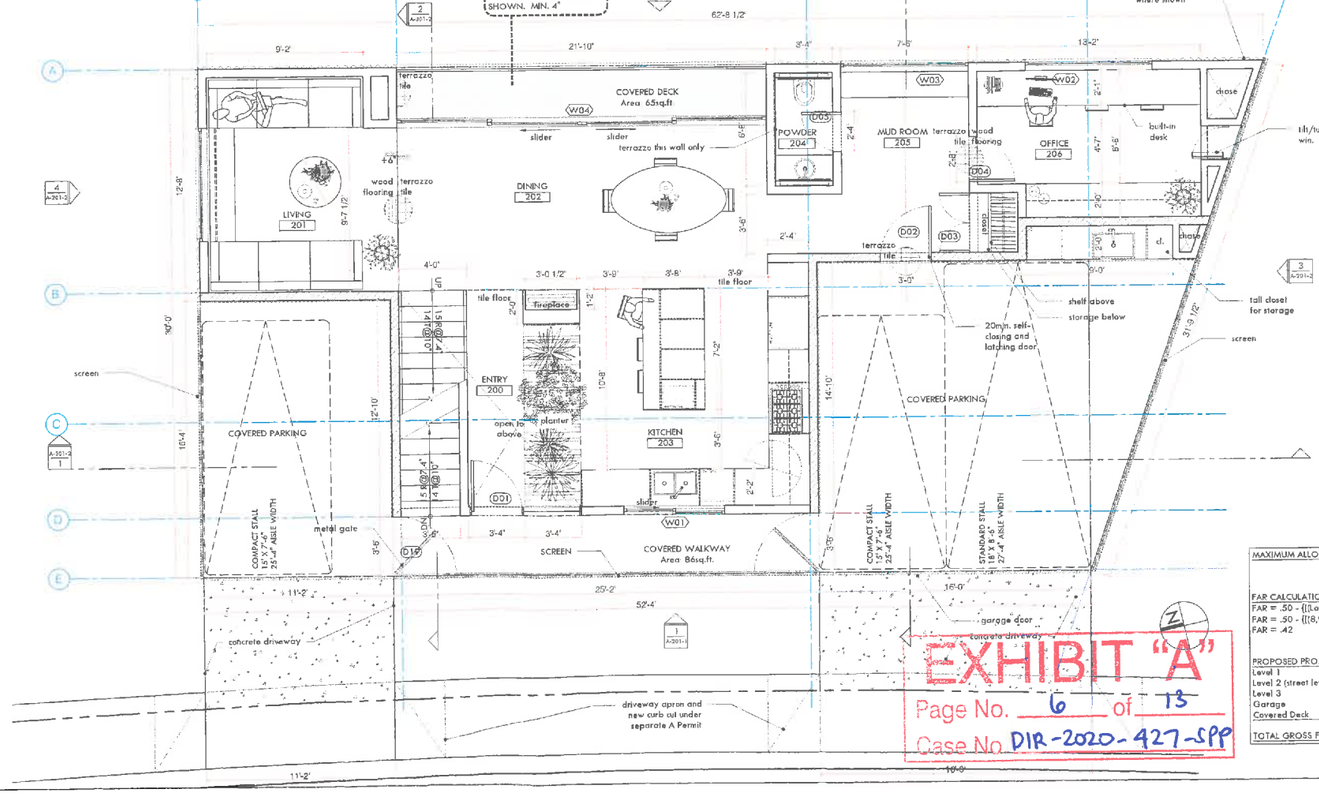
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LEVEL 3 FLOOR PLAN

SCALE 1/4"=1'-0"

2



- (SD) smoke detector and carbon monoxide detector. 120V wired with battery backup.
- (SD) smoke detector. 120V wired with battery backup.
- Energy Star compliant, humidity control fans ducted to terminate to the outside of the building.
- (1) Fan model: Aero Pure SBF 110 G5 with Leviton wall-mounted humidity sensor Model: IPHS5,minimum 50cu.ft/min.

Note: A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.13(a) through 110. (c) shall be provided to the occupant.

- New wood stud walls
- New conc. walls
- New CMU walls
- 1 Hour fire rated wall assembly, 5/8" type X gypsum both sides
- Sound rated construction
- Retaining wall
- Lowered slab or furred ceiling

MAXIMUM ALLOWABLE AREA per Mt. Washington SP = FAR x Lot Area
= .42 x 8,914.1
MAX allowable area = 3,743 sq.ft.

FAR CALCULATION:
FAR = .50 - ({(Lot Area - 5,000) x .10} divided by 5,000)
FAR = .50 - ({(8,914.1 - 5,000) x .10} divided by 5,000)
FAR = .42

PROPOSED PROJECT AREAS:

Level 1	460 sq. ft.
Level 2 (street level)	873 sq. ft.
Level 3	1,298 sq. ft.
Garage	533 sq.ft.
Covered Deck	469 sq.ft.
TOTAL GROSS FLOOR AREA	3,633 sq.ft.

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LEVEL 2 FLOOR PLAN - STREET LEVEL

SCALE 1/4"=1'-0"

1

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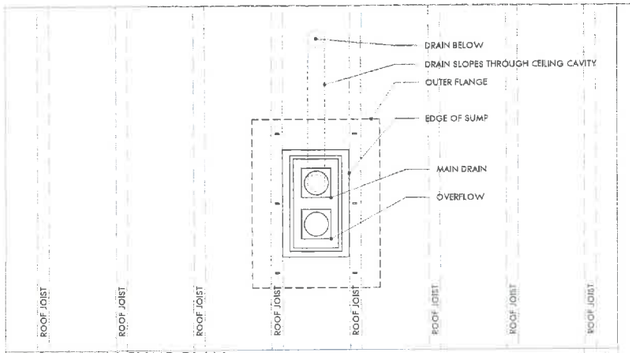
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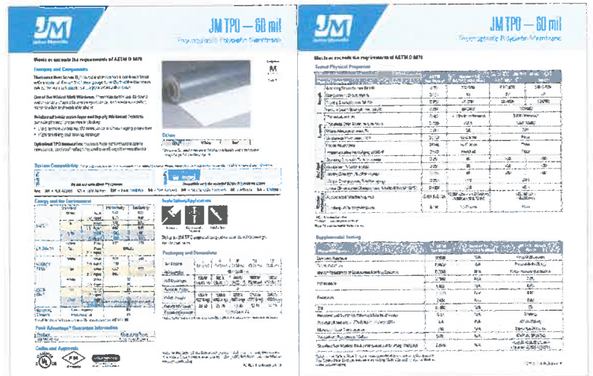
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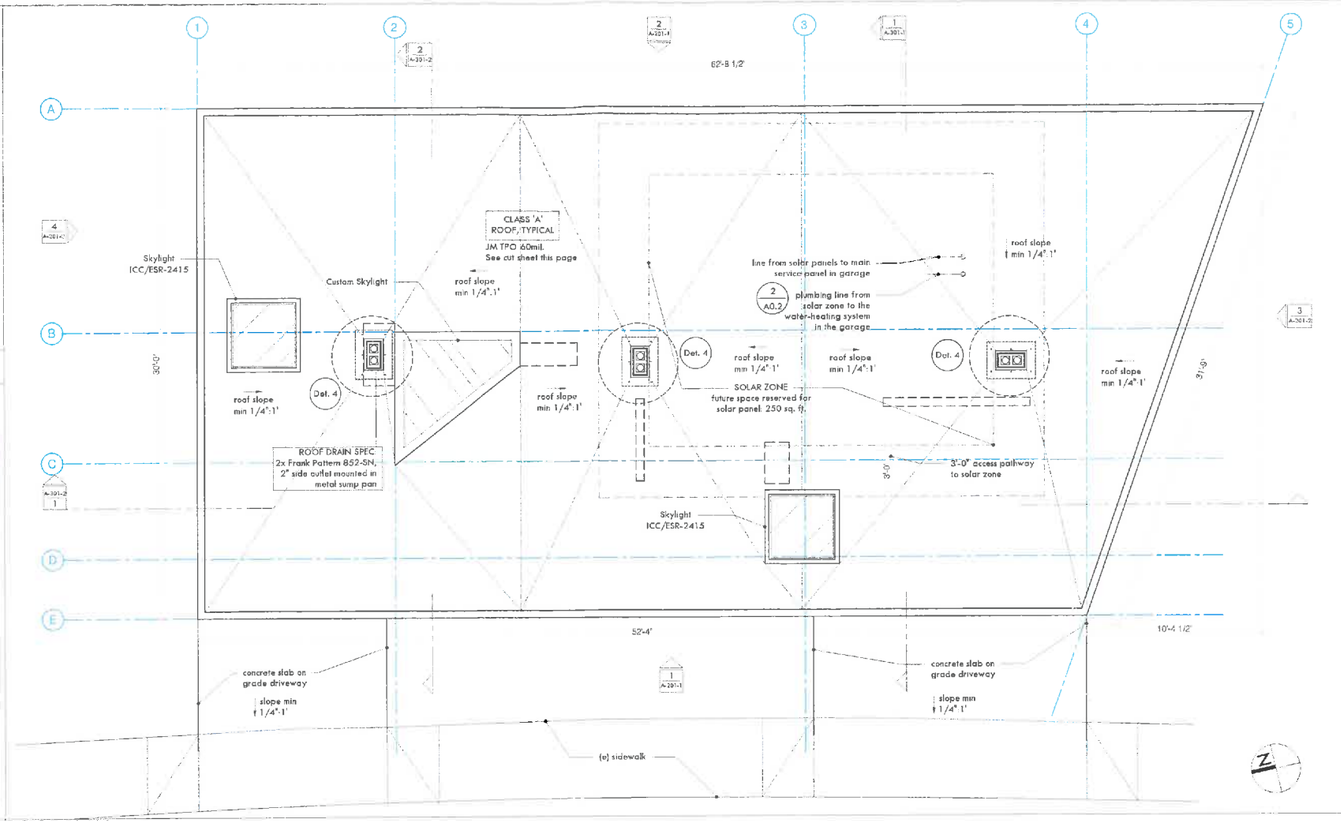
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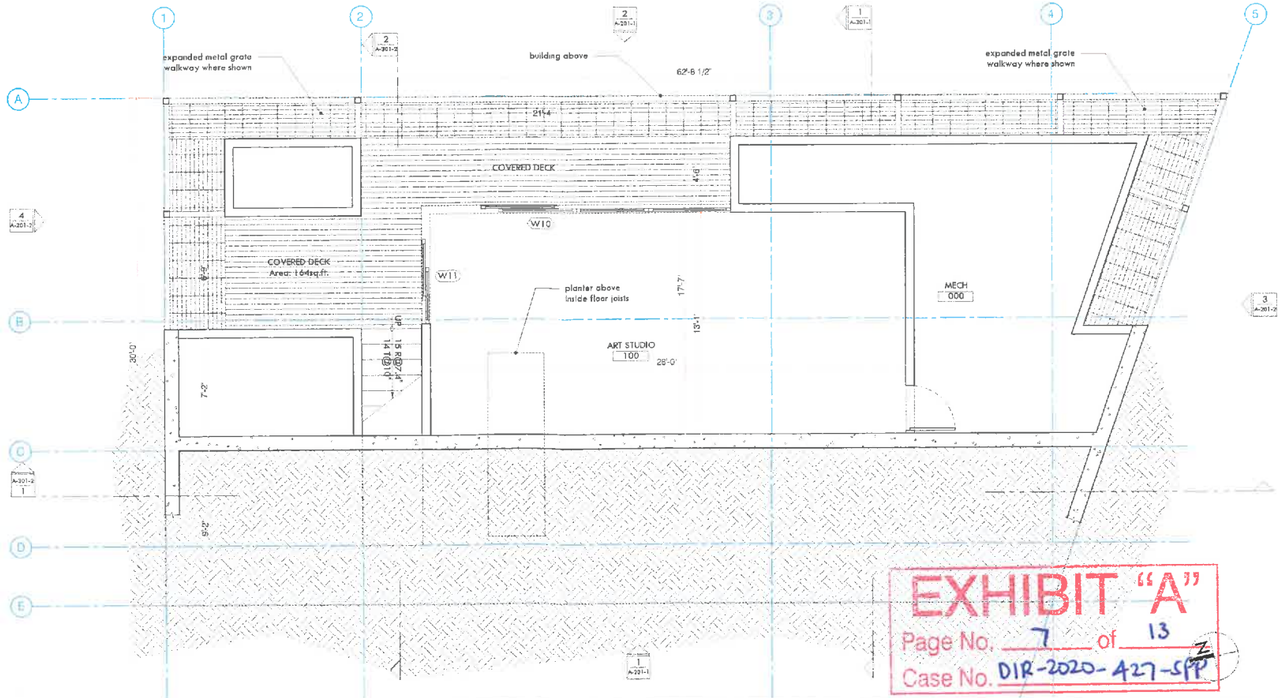
ROOF DRAIN SUMP PLAN 4



ROOF SPEC 3



ROOF PLAN 2
SCALE : 1/4"=1'-0"



LEVEL 1 FLOOR PLAN 1
SCALE : 1/4"=1'-0"

(SD) smoke detector and carbon monoxide detector. 120V wired with battery backup.

(SD) smoke detector. 120V wired with battery backup.

Energy Star compliant, humidity control fans ducted to terminate to the outside of the building.

1 Fan model: Aero Pure SBF 110 G.S with Leviton wall-mounted humidity sensor Model: IPH55,minimum 50cu.ft/min.

Note: A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(a) through 110.(c) shall be provided to the occupant.

- New wood stud walls
- New conc. walls
- New CMU walls
- 1 Hour fire rated wall assembly, 5/8" type X gypsum both sides
- Sound rated construction
- Retaining wall
- Lowered slab or furred ceiling

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= .42 x 8,914.1
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FAR = .50 - {[(8,914.1 - 5,000) x .10] divided by 5,000}}
FAR = .42

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Garage	533 sq.ft.
Covered Deck	469 sq.ft.
TOTAL GROSS FLOOR AREA	3,633 sq.ft.

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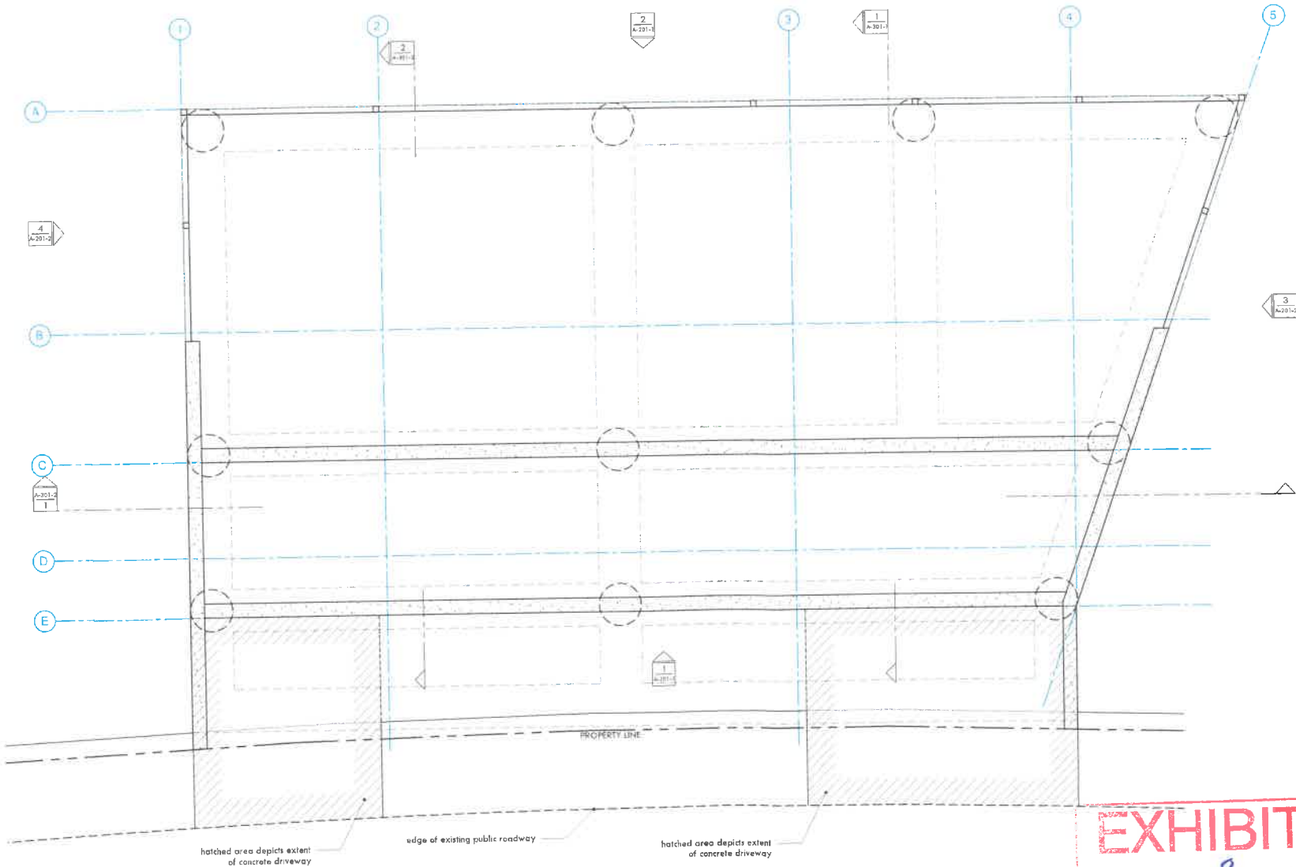
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FOUNDATION PLAN

SCALE: 1/4"=1'-0"

smoke detector and carbon monoxide detector.
120V wired with battery backup.

smoke detector.
120V wired with battery backup.

Energy Star compliant, humidity control fans ducted to terminate to the outside of the building.

1 Fan model: Aero Pure SBF 110 GS with Leviton wall-mounted humidity sensor Model: IP455,minimum 50cu.ft/min.

Note. A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.(c) shall be provided to the occupant.

- New wood stud walls
- New conc. walls
- New CMU walls
- 1 Hour fire rated wall assembly, 5/8" type X gypsum both sides
- Sound rated construction
- Retaining wall
- Lowered slab or furred ceiling

MAXIMUM ALLOWABLE AREA per Mt. Washington SP = FAR x Lot Area
= .42 x 8,914.1
MAX allowable area = 3,743 sq.ft.

FAR CALCULATION:
FAR = .50 - {[(Lot Area - 5,000) x .10] divided by 5,000}}
FAR = .50 - {[(8,914.1 - 5,000) x .10] divided by 5,000}}
FAR = .42

PROPOSED PROJECT AREAS:

Level 1	460 sq. ft.
Level 2 (street level)	873 sq. ft.
Level 3	1,298 sq. ft.
Garage	533 sq.ft.
Covered Deck	469 sq.ft.
TOTAL GROSS FLOOR AREA:	3,633 sq.ft.

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Page No. 8 of 13
Case No. DIR-2020-427-SPP

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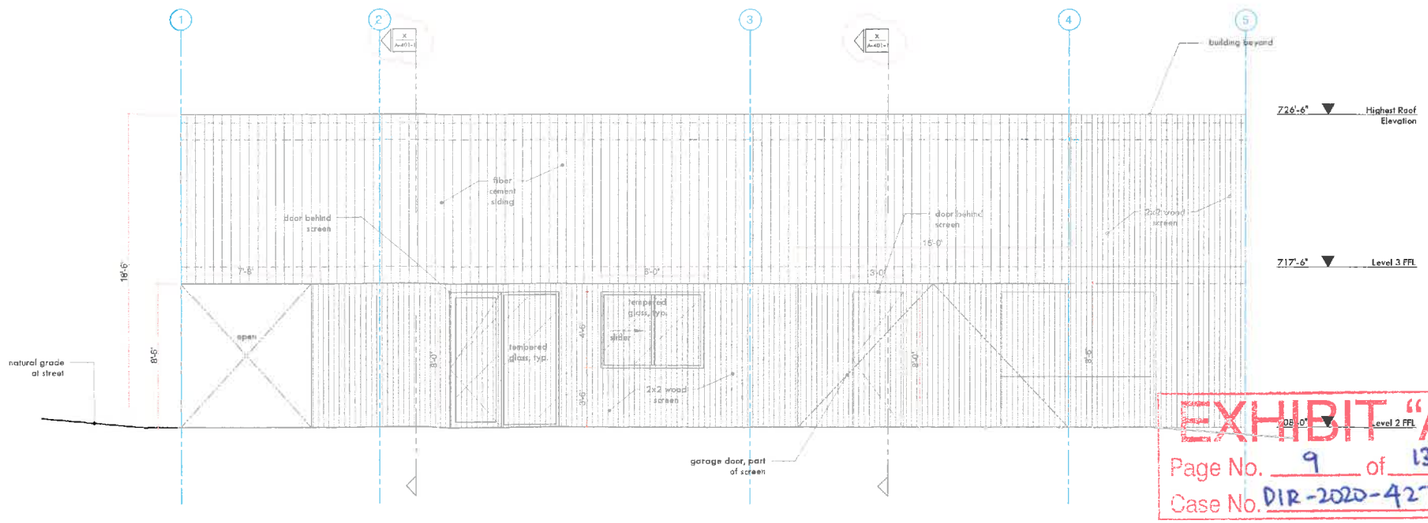
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EAST ELEVATION

SCALE 1/4"=1'-0"

2



WEST ELEVATION

SCALE 1/4"=1'-0"

1

EXHIBIT "A"
Page No. 9 of 13
Case No. DIR-2020-427-SPP

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Elevations

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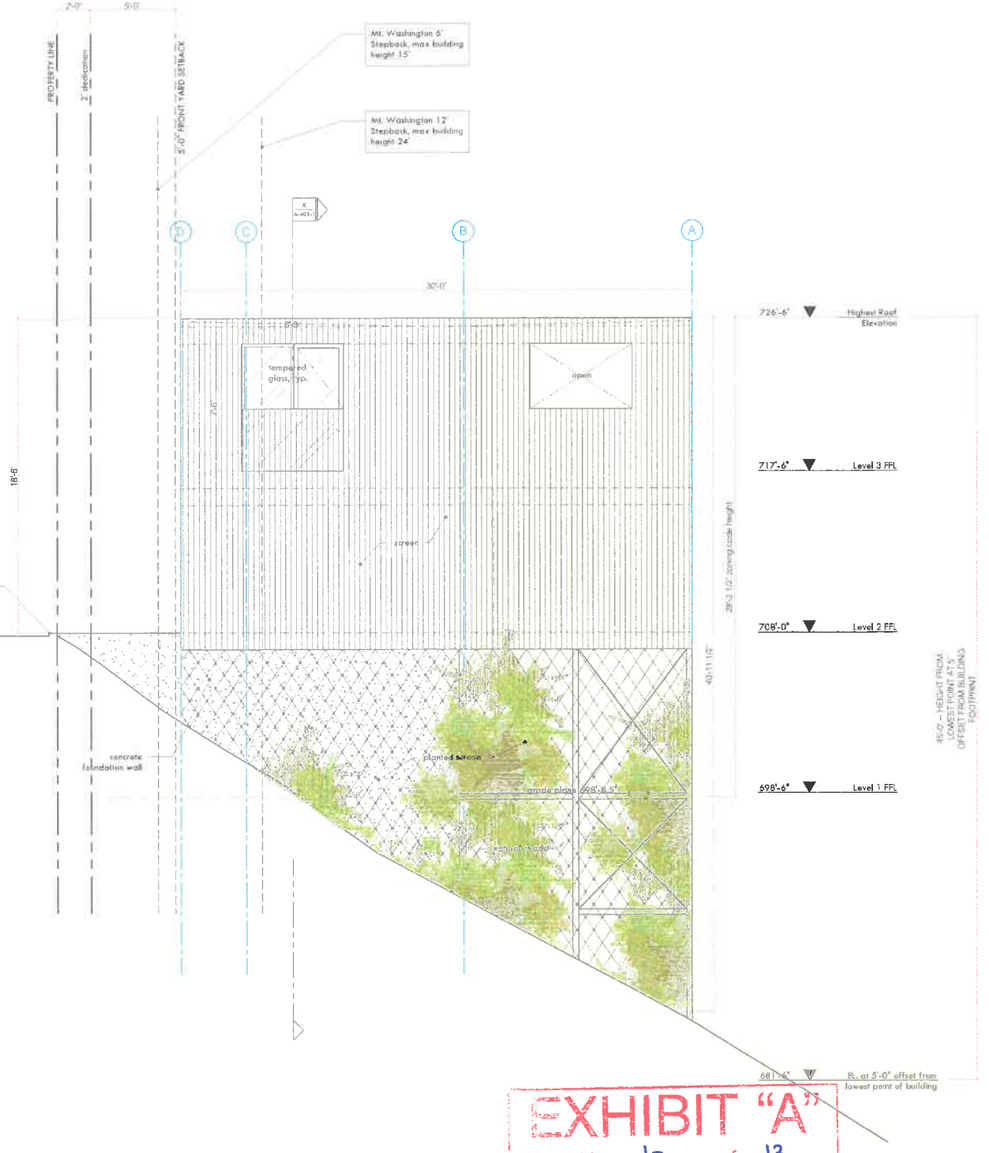
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NORTH ELEVATION

SCALE: 1/4"=1'-0"



SOUTH ELEVATION

SCALE: 1/4"=1'-0"

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Case No. DIR-2020-427-SPP

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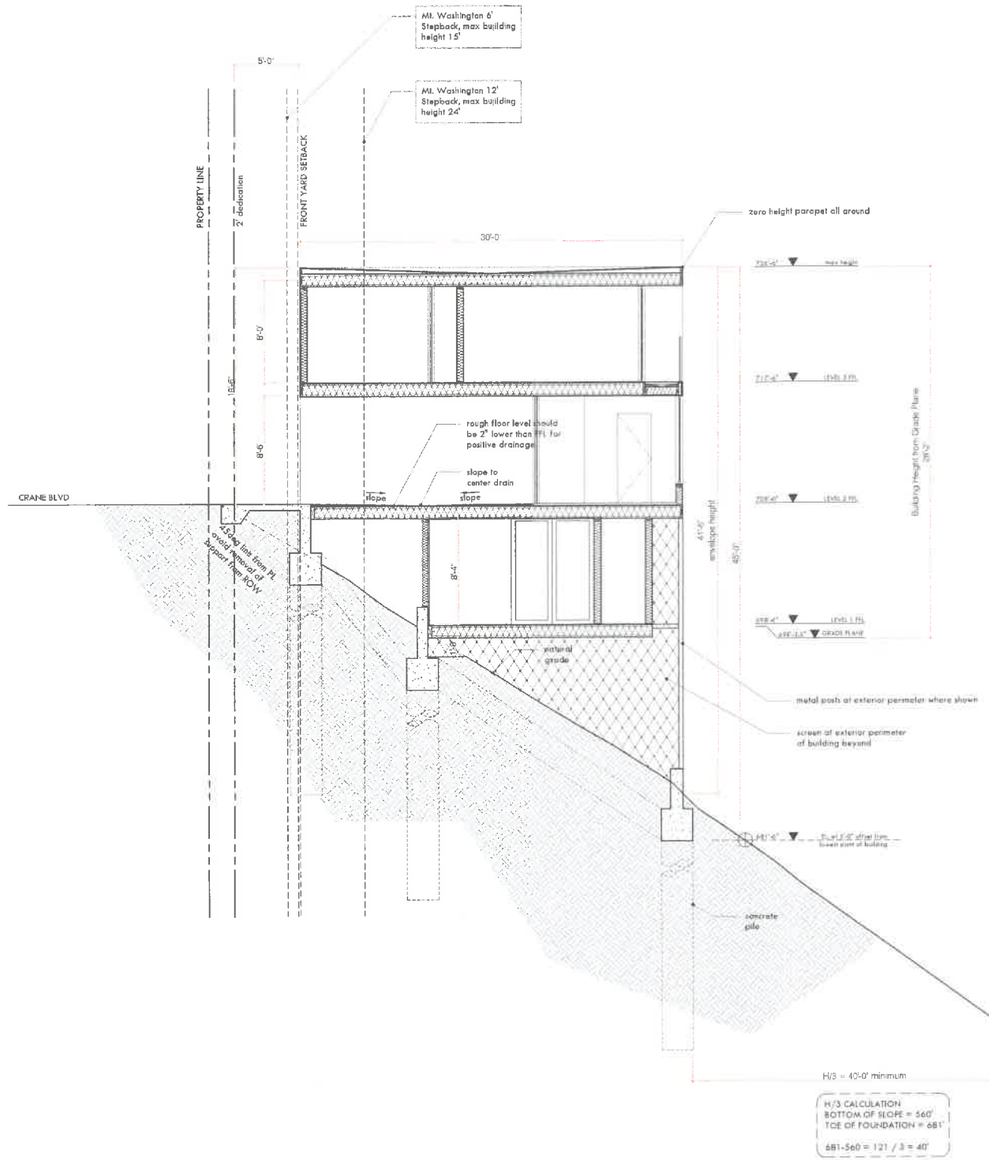
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Elevations

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SITE SECTION

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

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Page No. 11 of 13
Case No. DIR-2020-427-SPP

1

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Site Section

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464 Crane Blvd - Front (West) Elevation



	Material
A.	wood siding with dark gray finish
B.	dark gray concrete fiber cement board
C.	wood screen painted dark gray

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Page No. 12 of 13
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464 Crane Blvd. - Rear (East) Elevation



	Material
A.	wood siding with dark gray finish
B.	steel cable trellis for climbing plants
C.	wood screen painted light gray

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