

# DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT

# **City Planning Commission**

September 28, 2023 Date:

Time: after 8:30 a.m. Van Nuys City Hall Place:

Council Chamber, 2<sup>nd</sup> Floor

14410 Sylvan Street Van Nuvs. CA 91401

This meeting may be available virtually, in a hybrid format. The meeting's telephone number and access code number will be provided no later than 72 hours before the meeting on the meeting agenda published at https://planning.lacity.org/about/commissionsb

oards-hearings and/or by contacting

cpc@lacity.org.

April 19, 2023 **Public Hearing:** 

Off-Menu Incentives and Waivers Appeal Status:

> are not further appealable. On-Menu Incentive and Project Permit are appealable to City Council

**Expiration Date:** September 28, 2023

Multiple Approval: Yes

PROJECT

LOCATION: 1383 South Midvale Avenue

**PROPOSED** PROJECT:

The project is the construction of a new 6-story, 79-foot – 6-inch-tall multi-family residential building consisting of 20 dwelling units (including five (5) Very Low Income Units and two (2) Low Income Units). The project will be approximately 19,797 square feet with a Floor Area Ratio ("FAR") of approximately 4:1. The project will provide 10 vehicular parking spaces and 20 longterm bicycle parking spaces in one above-ground level and one basement level. The site is currently improved with two (2) multi-family dwellings with a total of eight (8) units that will be demolished. No Protected or Significant Trees are located on the property. The project proposes 560 cubic yards of grading, including the fill of 124 cubic yards and export of 436 cubic yards of soil.

REQUESTED ACTION:

1. Pursuant to California Environmental Quality Act ("CEQA") Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Case No.: CPC-2022-8053-DB-DRB-

SPP-HCA

ENV-2022-8054-CE CEQA No.:

**Related Cases:** DIR-2022-8062-DRB-P

Council No.: 5 – Katy Young Yaroslavsky

Westwood Plan Area:

Plan Overlay: **Westwood Community** 

Multi-Family Specific Plan

North Westwood **Certified NC:** 

**GPLU:** High Medium Residential

Zone: [Q]R4-1L

Applicant: Ali Sharifi & Larry Lum Sina Khajavi, SK Architects Representative:

- 2. Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.22 A.25, a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 20 units, reserving five (5) units for Very Low Income Household Occupancy and two (2) units for Low Income Household Occupancy for a period of 55 years, with the following On- and Off-Menu Incentives and Waivers of Development Standards:
  - a. An On-Menu Incentive to permit an FAR of 4:1 in lieu of 3:1 as otherwise permitted in the [Q]R4-1L zone;
  - b. An On-Menu Incentive to permit a building height of 79 feet 6 inches, in lieu of the 75 feet otherwise permitted by the [Q]R4-1L zone;
  - An Off-Menu Incentive to permit an open space area of 540 square feet in lieu of 2,000 square feet of open space otherwise required by Section 6.A.1 of the Westwood Community Multi-Family Specific Plan;
  - d. A Waiver of Development Standards to permit two (2) parking levels above the natural existing grade with a total height of 23.5 feet in lieu of one (1) parking level above the natural existing grade otherwise permitted by Section 6.D of the Westwood Community Multi-Family Specific Plan;
  - e. A Waiver of Development Standards to permit a 6-foot 3 <sup>5/8</sup>-inch northerly side yard setback in lieu of the 9-foot side yard setback otherwise required by LAMC Section 12.11 C.2;
  - f. A Waiver of Development Standards to permit a 6-foot 3 <sup>5/8</sup>-inch southerly side yard setback in lieu of the 9-foot side yard setback otherwise required by LAMC Section 12.11 C.2;
  - g. A Waiver of Development Standards to permit 18 percent landscaping of the northerly side yard setback in lieu of the 50 percent otherwise required by Section 6.E.1 of the Westwood Community Multi-Family Specific Plan;
  - h. A Waiver of Development Standards to permit 9 percent landscaping of the southerly side yard setback in lieu of the 50 percent otherwise required by Section 6.E.1 of the Westwood Community Multi-Family Specific Plan;
  - A Waiver of Development Standards to permit 40 percent landscaping of the front yard setback in lieu of the 50 percent otherwise required by Section 6.E.1 of the Westwood Community Multi-Family Specific Plan;
- 3. Pursuant to LAMC Section 16.50, a Design Review for compliance with the requirements of the Westwood Community Design Review Board.
- 4. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for a Project within the Westwood Community Multi-Family Specific Plan.

#### **RECOMMENDED ACTIONS:**

Determine, that based on the whole of the administrative record, the project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

- 2. Approve, pursuant to LAMC Section 12.22 A.25, a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 20 units, five (5) units for Very Low Income Household Occupancy and two (2) units for Low Income Household Occupancy for a period of 55 years, with the following requested three (3) On- and Off-Menu Incentives and six (6) Waivers of Development Standards:
  - a. An On-Menu Incentive to permit an FAR of 4:1 in lieu of 3:1 as otherwise permitted in the [Q]R4-1L zone;
  - b. An On-Menu Incentive to permit a building height of 79 feet 6 inches, in lieu of the 75 feet otherwise permitted by the [Q]R4-1L zone;
  - c. An Off-Menu Incentive to permit an open space area of 540 square feet in lieu of 2,000 square feet of open space otherwise required by Section 6.A.1 of the Westwood Community Multi-Family Specific Plan;
  - d. A Waiver of Development Standards to permit two (2) parking levels above the natural existing grade with a total height of 23.5 feet in lieu of one (1) parking level above the natural existing grade otherwise permitted by Section 6.D of the Westwood Community Multi-Family Specific Plan;
  - e. A Waiver of Development Standards to permit a 6-foot 3 <sup>5/8</sup>-inch northerly side yard setback in lieu of the 9-foot side yard setback otherwise required by LAMC Section 12.11 C.2;
  - f. A Waiver of Development Standards to permit a 6-foot 3 <sup>5/8</sup>-inch southerly side yard setback in lieu of the 9-foot side yard setback otherwise required by LAMC Section 12.11 C.2;
  - g. A Waiver of Development Standards to permit 18 percent landscaping of the northerly side yard setback in lieu of the 50 percent otherwise required by Section 6.E.1 of the Westwood Community Multi-Family Specific Plan;
  - h. A Waiver of Development Standards to permit 9 percent landscaping of the southerly side yard setback in lieu of the 50 percent otherwise required by Section 6.E.1 of the Westwood Community Multi-Family Specific Plan;
  - A Waiver of Development Standards to permit 40 percent landscaping of the front yard setback in lieu of the 50 percent otherwise required by Section 6.E.1 of the Westwood Community Multi-Family Specific Plan;
- 3. **Approve**, pursuant to LAMC Section 16.50, a **Design Review** for compliance with the requirements of the Westwood Community Design Review Board.
- 4. **Approve**, pursuant to LAMC Section 11.5.7 C, a **Project Permit Compliance Review** for a Project within the Westwood Community Multi-Family Specific Plan.
- 5. Adopt the attached Conditions of Approval; and
- 6. Adopt the attached Findings.

VINCENT P. BERTONI, AICP Director of Planning

Theodore L. Arving

Theodore L. Irving, AICP, Principal City Planner

Kevin Fulton, City Planning Associate

evin Fulton

Telephone: (213) 978-1210

ADVICE TO PUBLIC: \*The exact time this report will be considered during the meeting is uncertainted there where be several other items on the agenda. Written communications may be mailed to the Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300) or emailed to cpc@lacity.org. While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

# **TABLE OF CONTENTS**

| Project Analysis A-1   |
|--|
| Project Summary Background Housing Replacement Requested Entitlements Public Hearing and Design Review Board Professional Volunteer Program Issues Conclusion              |
| Conditions of Approval   |
| FindingsF-1  |
| Density Bonus / Affordable Housing Incentive Program Findings Design Review Findings Project Permit Compliance Review Findings CEQA Findings Additional Mandatory Findings |
| Public Hearing and CommunicationsP-1   |
| Exhibits:  |
| Exhibit A – Project Plans  |
| Exhibit B – Site Photos, ZIMAS Profile Report, and Maps  |
| Exhibit C – Agency Correspondence  |
| Exhibit D – Environmental Documents  |
| Notice of Exemption (ENV-2022-8054-CE)   |
| Tree Disclosure Statement and Report   |
| Transportation Assessment Form   |
| Exhibit E – Public Correspondence  |

# **PROJECT ANALYSIS**

#### **PROJECT SUMMARY**

The project is the construction of a new 6-story, 79-foot — 6-inch-tall multi-family residential building consisting of 20 dwelling units (including five (5) Very Low Income Units and two (2) Low Income Units). It will consist of 15 two-bedroom units and five (5) one-bedroom units. The project will be approximately 19,797 square feet with a Floor Area Ratio ("FAR") of approximately 4:1. The project will provide 10 vehicular parking spaces and 20 long-term bicycle parking spaces in one above-ground level and one basement level with access from a two-way driveway on Midvale Avenue. Two (2) short-term bicycle parking spaces will be provided at ground level. According to a Tree Letter prepared by Arturo Davila, ISA dated January 21, 2020, there are no protected trees on the subject site or public right-of-way. However, there are 12 non-protected trees on the subject site proposed for removal as part of the project. The project also proposes 560 cubic yards of grading, including the fill of 124 cubic yards and export of 436 cubic yards of soil. The site is currently improved with two (2) multi-family dwellings with a total of eight (8) units containing two studio units, four one-bedroom units, and two two-bedroom units, which will be demolished.

The basement level will feature the landscaped building entry area providing pedestrian access from Midvale Avenue into the building's lobby as well as one level of vehicular parking spaces. The first floor will feature the second level of vehicular parking spaces in addition to the long-term bicycle parking spaces, space to trash/recycling, and a utility area. The second to the sixth floor will feature the 20 residential units (four on each level) and 15 private balconies (three on each level). The private balconies will face Midvale Avenue, the northerly side yard, and the rear yard. The roof level will include mechanical/elevator equipment and solar photovoltaic panels.

#### **BACKGROUND**

#### **Subject Property**

The project site consists of one mostly flat interior lot totaling approximately 7,742 square feet, with width of 60 feet and a depth of 129 feet. A 15-foot wide storm drain easement runs across the subject site and is located approximately 5 feet below grade. The subject property is also located within a Transit Priority Area, a Special Grading Area, Urban Agriculture Incentive Zone, a Watercourse Area, and Methane Buffer Zone. It is also located within a Liquefaction Zone and the Santa Monica Fault Zone. The project site is currently improved with two (2) multi-family dwellings with a total of eight (8) units that will be demolished. There are no protected trees on the subject site or associated public right-of-way. There are 12 non-protected trees on the subject site proposed for removal as part of the project.

#### Zoning and Land Use Designation

The project site is located within the Westwood Community Plan, Westwood Community Multi-Family Specific Plan (WMFSP), Westwood Community Design Review Board Specific Plan, and the West Los Angeles Transportation Improvement and Mitigation Specific Plan. The subject site is designated for High Medium Residential land uses, with the corresponding zone of R4. The site is zoned [Q]R4-1L and is consistent with the land use designation. The R4 Zone allows for one dwelling unit per 400 square feet of lot area. The project site is also in Height District 1L which permits a floor area of three times the Buildable Area (FAR 3:1) and a maximum building height of 75 feet in the R4 Zone. The Q condition on the project site, enacted through Ordinance No. 163,193, requires that all projects with two or more units be subject to review by the Westwood Community Design Review Board.

#### Surrounding Uses

The subject site is in an urbanized area near the University of California - Los Angeles (UCLA) campus and the West Los Angeles VA Medical Center. Surrounding properties along this block of Midvale Avenue are zoned R4 and improved with multi-family dwellings ranging from four (4) to six (6) stories in height. The abutting property to the north and along Midvale Avenue is improved with five-story multi-family dwelling. The abutting property to the south along Midvale Avenue is improved with a six-story building. The neighboring property to the east is developed with a four-story multi-family dwelling. Abutting the subject site to the west is a four-story multi-family dwelling. The property across Midvale Avenue to the east is developed with a four-story multi-family dwelling. One block further to the east is Westwood Boulevard, which is improved with commercial buildings zoned C4-1VL-POD that range from one (1) to three (3) stories in height. The project site is also located approximately 535 feet from Westwood Park and 2,059 feet from the San Diego Freeway (I-405).

### Streets and Circulation

<u>Midvale Avenue</u>, fronting the property to the east, is designated by the Mobility Plan 2035 as a Local Street - Standard, with a designated right-of-way width of 60 feet and roadway width of 36 feet. This section of Midvale Avenue and is currently dedicated to a 60-foot right-of-way width and 36-foot roadway width, and is improved with a curb, gutter, sidewalk, and street trees.

## Public Transit

The subject site is located within ½ mile of a Major Transit Stop located at the intersection of Westwood Boulevard and Wilshire Boulevard, served by the future Los Angeles County Metropolitan Transit Authority ("Metro") Purple (D) Line station, Santa Monica's Big Blue Bus, and the Los Angeles Department of Transportation (LADOT).

#### Relevant Cases and Building Permits

#### Subject Site:

<u>Building Permit No. 19042-20000-08016</u>: On June 26, 2020, a Building Permit was filed for the new six-story, 20-unit apartment building over one basement & one above-ground parking level. The permit is pending and has not been issued at the time of preparing this report.

<u>Building Permit 1951LA77217</u>: On July 17, 1957, a Building Permit was issued for a new six (6) unit apartment building.

<u>Building Permit 1941LA25759</u>: On November 14, 1941, a Building Permit was issued for a new two (2) unit apartment building.

#### Surrounding Sites:

<u>Case No. DIR-2017-2639-DRB-SPP-SPPA</u>: On April 16, 2018, the Director of Planning approved a Project Permit Compliance, and Design Review for the construction of a new 5-story 67-foot-tall multi-family dwelling totaling 15 units over two (2) levels of subterranean parking. The Director of Planning also approved a Project Permit Adjustment to allow a 20 percent increase in FAR for a maximum of 18,569 square feet in lieu of 15,474 square feet. The project site is located at 1361 South Kelton Avenue.

<u>Case No. DIR-2004-2038-DRB-SPP</u>: On November 22, 2004, the Director of Planning approved a Project Permit Compliance and Design Review the construction of a 5-story, 59-foot — 8-inch in height multi-family dwelling with eight (8) units and two (2) levels of parking located at 1389 South Midvale Avenue.

<u>Case No. APCW-2004-3127-SPE</u>: On August 23, 2004, the West Los Angeles Area Planning Commission approved a Specific Plan Exception to permit two (2) levels of parking garage above the natural existing grade in conjunction with the proposed construction of an 8-unit multi-family dwelling located at 1389 South Midvale Avenue.

<u>Case No. DIR-2002-4143-DRB-SPP</u>: On January 2, 2003, the Director of Planning approved a Project Permit Compliance and Design Review for the construction of a new 6-story, 80-unit multi-family dwelling located at 1350 South Midvale Avenue.

Case No. APCW-2002-353-SPE-ZAA-SPR: On September 6, 2002, the West Los Angeles Area Planning Commission disapproved a Specific Plan Exception from Section 6.B.1 & 6.B.2 (walkway width & depth) of the WMFSP, approved a Specific Plan Exception to allow two (2) levels of parking garage above the natural existing grade, approved a Zoning Administrators Adjustment for reduced front & rear yard setbacks, and approved a Site Plan Review for a new 6-story, 80-unit multi-family dwelling with 182 vehicular parking spaces, located at 1350 South Midvale Avenue.

# **HOUSING REPLACEMENT**

On October 9, 2019, the Governor signed into law the Housing Crisis Act of 2019 (SB 330). The Housing Crisis Act was further amended and extended by Senate Bill 8, effective January 1, 2022. SB 330/SB 8 creates new state laws regarding the production, preservation and planning for housing, and establishes a statewide housing emergency until January 1, 2034. During the duration of the statewide housing emergency, SB 330/SB 8, 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. Pursuant to the Determination made by Los Angeles Housing Department (LAHD), dated August 28, 2023, seven (7) units need to be replaced with equivalent type, with five (5) units restricted to Very Low Income Households and two (2) units restricted to Low Income Households. For the one (1) remaining unit that is presumed to have been occupied by an above-lower income person or household, the City has opted to require that this unit be replaced in compliance with the City's Rent Stabilization Ordinance as permitted by California Government Code §65915(c)(3)(C)(ii). The LAHD housing replacement requirements are satisfied by the five (5) Very Low Income Units and two (2) Low Income Units provided through this Density Bonus Affordable Housing Incentive Program.

# **REQUESTED ENTITLEMENTS**

#### Density Bonus / Affordable Housing Incentives Program

Pursuant to the State Density Bonus Law, the City must grant up to three (3) incentives for a project that includes 15 percent of the total (base density) units for Very Low Income Households. The State Density Bonus Law further stipulates that in no case may a city apply any development standard that will have the effect of physically precluding the construction of a development and allows applicants to submit to a city a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development. The City implements the State Density Bonus Law through the Density Bonus Ordinance (No.

179,681), which allows up to three (3) On or Off-Menu Incentives and Waivers of Development Standards.

The applicant proposes to utilize LAMC Section 12.22 A.25 (Affordable Housing Incentives – Density Bonus) to construct a total of 20 dwelling units, of which five (5) dwelling units will be set aside for Very Low Income Household Occupancy and two (2) dwelling units will be set aside for Low Income Household Occupancy for a period of 55 years. The applicant proposes to construct a total of 20 dwelling units, of which five (5) dwelling units will be set aside for Very Low Income Household Occupancy and two (2) dwelling units will be set aside for Low Income Household Occupancy for a period of 55 years. The project site's base density would allow a total of 20 units and the applicant will not be providing any bonus units. Density Bonus projects are eligible for three (3) incentives if they reserve at least 15 percent of base dwelling units for Very Low Income Households or at least 30 percent of base dwelling units for Low Income Households. The project is eligible for three (3) Density Bonus Incentives because five (5) units will be reserved for Very Low Income Households (25 percent of base dwelling units) and two (2) units will be reserved for Low Income Households. A total of 35 percent of the base dwelling units will be set aside for Very Low and Low Income Households. The applicant is requesting three (3) Density Bonus Incentives as follows:

- a. An On-Menu Incentive to permit an FAR of 4:1 in lieu of 3:1 as otherwise permitted in the [Q]R4-1L zone;
- b. An On-Menu Incentive to permit a building height of 79 feet 6 inches, in lieu of the 75 feet otherwise permitted by the [Q]R4-1L zone; and
- c. An Off-Menu Incentive to permit an open space area of 540 square feet in lieu of 2,000 square feet of open space otherwise required by Section 6.A.1 of the Westwood Community Multi-Family Specific Plan.

Per California Government Code Section 65915(e)(1) and Section 12.22 A.25(g) of the LAMC, a Housing Development Project may also request other "waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]". In addition to the Density Bonus Incentives, the applicant is requesting six (6) Waivers of Development Standards, as follows:

- a. A Waiver of Development Standards to permit two (2) parking levels above the natural existing grade with a total height of 23.5 feet in lieu of one (1) parking level above the natural existing grade otherwise permitted by Section 6.D of the Westwood Community Multi-Family Specific Plan;
- b. A Waiver of Development Standards to permit a 6-foot 3 <sup>5/8</sup>-inch northerly side yard setback in lieu of the 9-foot side yard setback otherwise required by LAMC Section 12.11 C.2;
- c. A Waiver of Development Standards to permit a 6-foot 3 <sup>5/8</sup>-inch southerly side yard setback in lieu of the 9-foot side yard setback otherwise required by LAMC Section 12.11 C.2;
- d. A Waiver of Development Standards to permit 18 percent landscaping of the northerly side yard setback in lieu of the 50 percent otherwise required by Section 6.E.1 of the Westwood Community Multi-Family Specific Plan;

- e. A Waiver of Development Standards to permit 9 percent landscaping of the southerly side yard setback in lieu of the 50 percent otherwise required by Section 6.E.1 of the Westwood Community Multi-Family Specific Plan; and
- f. A Waiver of Development Standards to permit 40 percent landscaping of the front yard setback in lieu of the 50 percent otherwise required by Section 6.E.1 of the Westwood Community Multi-Family Specific Plan.

### Design Review Board

Pursuant to LAMC Section 16.50, the applicant requests a Design Review and Recommendation for a project within the Westwood Community Design Review Board Specific Plan. The project complies with Section 16.50, Subsection E of the Los Angeles Municipal Code and the relevant review procedures and criteria of the Westwood Community Design Review Board Specific Plan.

# Project Permit Compliance Review

Pursuant to LAMC Section 11.5.7, the applicant requests a Project Permit Compliance Review for a project within the Westwood Community Multi-Family Specific Plan (WMFSP). These development regulations include specific provisions in Section 6, requiring 100 square feet of open space per dwelling unit in Section 6.A, limiting vehicular parking garages to no more than 7 feet above the natural existing grade in Section 6.D, and requiring at least 50 percent of the required front, side, and rear yards to be landscaped in Section 6.E. As described above, State Density Bonus Law, and therefore LAMC 12.22 A.25, supersede the WMFSP's Design Standards.

The applicant requests Density Bonus Incentives and Waivers of Development Standards from the various regulations of the WMFSP as follows:

- a. An Off-Menu Incentive to permit an open space area of 540 square feet in lieu of 2,000 square feet of open space otherwise required by Section 6.A.1 of the Westwood Community Multi-Family Specific Plan.
- b. A Waiver of Development Standards to permit two (2) parking levels above the natural existing grade with a total height of 23.5 feet in lieu of one (1) parking level above the natural existing grade otherwise permitted by Section 6.D of the Westwood Community Multi-Family Specific Plan;
- c. A Waiver of Development Standards to permit 18 percent landscaping of the northerly side yard setback in lieu of the 50 percent otherwise required by Section 6.E.1 of the Westwood Community Multi-Family Specific Plan;
- d. A Waiver of Development Standards to permit 9 percent landscaping of the southerly side yard setback in lieu of the 50 percent otherwise required by Section 6.E.1 of the Westwood Community Multi-Family Specific Plan; and
- e. A Waiver of Development Standards to permit 40 percent landscaping of the front yard setback in lieu of the 50 percent otherwise required by Section 6.E.1 of the Westwood Community Multi-Family Specific Plan.

# **PUBLIC HEARING**

A joint public hearing was held by a Hearing Officer and the Westwood Design Review Board. The meeting was held in person at Belmont Village Senior Living - Westwood on Wednesday,

April 19, 2023. Comments from the public hearing are documented in Public Hearing and Communications, Page P-1.

### Westwood Design Review Board

As outlined in the Westwood Community Design Review Board (DRB) Specific Plan Section 6.A., the design review process may be conducted through both an optional preliminary review and a mandatory final review. The applicant voluntarily attended one Preliminary Review in addition to the required Final Review.

The project's design was presented to the Westwood DRB for Preliminary Review on January 4, 2023. The DRB praised the project's design, including the articulated facades facing the side yards, lighting, and wrought iron balcony railings. The DRB was concerned about the project's minimal landscaping, missing items on the project's materials sheet, and inconsistencies between the renderings and project plans. The DRB requested additional details, including the glass type, entry canopy material, pavers, and location of the fire department connection. The DRB further suggested changes to the proposed landscaping and location of the transformer.

In response to the meeting's feedback, the applicant provided an updated materials sheet that include all proposed façade treatments.

The project was presented to the Westwood DRB for Final Review on April 19, 2023, a meeting that included a joint public hearing held by a Hearing Officer and a quorum of the Westwood Design Review Board. At the meeting, the applicant's representative and architect, Sina Khajavi, gave an overview of the project and responded to Board's prior comments regarding exterior materials and landscaping. The DRB requested additional information on the lighting temperature as well as the location of the building address and fire department connection. The Westwood Design Review Board recommended approval of the project with conditions, included in this report's Conditions of Approval, with a 6-0 vote.

#### PROFESSIONAL VOLUNTEER PROGRAM

The Project was reviewed by the Department of City Planning's Urban Design Studio ("UDS") and the Professional Volunteer Program ("PVP"). The PVP panel reviewed the Project on December 20, 2022. The following comments were provided by the PVP:

# Pedestrian First:

- There's really no room to use the front yard setback as a living space or amenity for street.
- Consider a clear door from the lobby so that others can see into the stairway and have it incorporated into the interior design.

#### 360° Design:

- Building demonstrates the design team's care in its articulation and use of materials.
- There is a lot of dead space between the parking spaces and the west-facing wall of the project; is this necessary or what happens within this space?
- Pulling the wall in at the parking levels to extend the rear yard under cover of the units above would make this rear yard more gracious and useful, provide more planting space and sheltered seating; while it wouldn't count toward the open space requirement, the impact of a 1.5 stories tall, more spacious garden area would positively affect the residents' quality of life.
- Relocating the transformer to underneath the driveway would allow for more and better landscaping and having it closer to the electric room could allow them to save money.

- LADWP often resists locating transformers under driveways but if the access hatch is pushed to one side, residents could still come and go from parking during any (infrequent) servicing.
- With the way the project is organized, the units won't receive a lot of light and their windows are basically looking into the neighbor's windows across the side setbacks.
- The column footings don't show up on the section and it's unclear whether these could potentially intrude into the storm drain easement.
- Unfortunate that 6'-wide balconies don't count as open space in this Specific Plan's definition, to incentivize everyone who lives in the building having access to their own, private open space.

#### Climate-Adapted:

- Could potentially double or triple the planting area in rear garden by inset of parking level walls plus add planting, soften the Midvale frontage by relocating transformer to under the driveway.
- Great that the stairwells and corridor ends have daylight, to create connection with outdoors.
- People can use the stairwell as an exercise amenity if it's made reasonably inviting, while conserving the energy otherwise used in the elevators.
- Due to its location and long path to reach it, the open space in the rear doesn't seem that
  attractive to users; only those residents without a private balcony may ever bother to go
  there.
- Decision to not use the roof as open space may have been conditioned by need to keep occupied space less than 75'-high, defined as high-rise construction by LADBS.
- Recommended to have flexibility in the code to count covered open space, beyond just those on the top level; this would allow designers to think outside the box and residents should be able to choose to be in or out of the sun.

The applicant was responsive to the comments but noted the limitations they face due to the underground storm drain. Design comments were addressed by redesigning the garage plans to better utilize the empty space along the western facing wall.

#### <u>ISSUES</u>

#### Height/Massing

The subject site is zoned [Q]R4-1L, with a Height District No. 1L, which establishes a height limit of 75 feet, a maximum FAR of 3:1, and a 9-foot-wide side yard setback requirement. However, pursuant to LAMC Section 12.22 A.25(g)(3), the project proposes a Density Bonus On-Menu incentives and Waivers of Development Standards to permit a maximum building height of 79 feet – 6 inches, an FAR of 4:1, and side yard setbacks measuring 6-foot 3 <sup>5/8</sup>-inches, in exchange for setting aside 35 percent of the housing units for Very Low and Low Income Households.

Pursuant to Government Code Section 65915 and LAMC Section 12.22 A.25, and the findings stated therein, the Commission must approve a density bonus and requested incentive(s) unless the Commission makes a finding based on substantial evidence that 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 Commission to deny the incentive by making a finding that the requested incentives do not provide for affordable housing costs per State Law. Further, the Commission must approve a density bonus and requested Waiver of Development Standards unless the Commission finds that the waivers or reductions are contrary to state or federal laws, or the Commission finds that the waiver will have

specific adverse impact. As described in Section F-4 of this Staff Report, there is no substantial evidence in the record that the proposed incentives will have a specific adverse impact.

The requested incentives allow the developer to expand the building envelope so additional units can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to set aside five (5) Very Low Income Units and two (2) Low Income Units for 55 years. Additionally, the Project will be compatible with and not degrade the surrounding built environment characterized by multi-family dwellings ranging from four (4) to six (6) stories in height. The building design incorporates multiple height transitions which reduces the massing and provides architectural variety and interest. This includes balconies on the eastern, northern, and western elevations and a variety of material changes to provide articulation throughout the project.

#### Landscaping

The project site is within the Westwood Community Multi-Family Specific Plan (WMFSP). Section 6.A requires 100 square feet of open space per dwelling unit and Section 6.E requires at least 50 percent of the required front, side, and rear yards to be landscaped. However, pursuant to LAMC Section 12.22 A.25(g)(3), the project proposes a Density Bonus Off-Menu Incentive to permit an open space area of 540 square feet in lieu of the 2,000 square feet required in Section 6.A of the WMFSP. They are also requesting Waivers of Development Standards to permit 18 percent landscaping in the northerly side yard setback, 9 percent landscaping in the southerly side yard setback, and 40 percent landscaping in the front yard setback in lieu of the 50 percent required by Section 6.E of the WMFSP. Therefore, the requested decreases in open space and side & front yard landscaping are consistent with the Density Bonus program.

While the applicant requests a reduction in required open space, the proposed multi-family residence provides balconies for 15 of the 20 proposed dwelling units that provide private open space to residents. These balconies cannot be counted toward the WMFSP requirement because they are not "open from the ground to the sky" but they will provide access to the outdoors. The applicant also plans to install porous pavers for the driveway and other ground level hardscape areas to reduce stormwater runoff and mitigate any negative effects from the reduction in required landscaping.

#### **Existing Tenant Concerns**

An existing tenant submitted a comment letter and provided testimony regarding the project and how it would affect current tenants.

The project site is currently improved with two multi-family dwellings with a total of eight (8) units that are subject to replacement pursuant to the requirements of the Housing Crisis Act of 2019 (SB 330). Pursuant to Government Code Section 65915(c)(3), applicants of Density Bonus projects filed as of January 1, 2015 must 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 rent 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.

Whether a unit qualifies as an affordable Protected Unit is determined by the income level of the occupants. Pursuant to (SB 8), where incomes of existing or former tenants are unknown, the required percentage of affordability is determined by the percentage of extremely low, very low-, and low-income rents in the jurisdiction as shown in the HUD Comprehensive Housing

Affordability Strategy (CHAS) database. At present, the Comprehensive Housing Affordability Strategy (CHAS) database shows 33% extremely low income, 18% very low income, and 19% low income for Transit Oriented Communities (TOC) projects and 51% very low income and 19% low income for Density Bonus (DB) projects. In the absence of specific entitlements, the affordability will default to 51% very low income and 19% low income. The remaining 30% of the units are presumed above-low income. and must be replaced in accordance with the Rent Stabilization Ordinance (RSO) if applicable. The existing units onsite are subject to RSO because they were constructed before 1978. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

Current residents from three (3) of the existing units submitted Tenant Income Certification forms to LAHD. Two of the units were occupied by Low Income Households while the other was occupied by an Extremely Low Income Household. One of the units currently occupied by a Low Income Household was previously occupied by an Extremely Low Income Household in the past five (5) years. No tenants' responses were received from the other five (5) units.. Pursuant to the Determination made by LAHD, dated August 28, 2023, seven (7) units need to be replaced with equivalent type, with five (5) units restricted to Very Low Income Households and two (2) units restricted to Low Income Households. The LAHD housing replacement requirements are satisfied by the five (5) Very Low Income Units and two (2) Low Income Units provided through this Density Bonus Affordable Housing Incentives Program. LAHD's Replacement Unit Determination, dated August 28, 2023, is included in Exhibit C.

# **CONCLUSION**

Based on the information submitted to the record, and the surrounding uses and zones, staff recommends that the City Planning Commission approve the requested actions and adopt the attached Conditions of Approval and Findings. The project will redevelop the site with a larger residential building, resulting in a net increase of 12 dwelling units of larger size and bedroom count, while providing five (5) Very Low Income Units and two (2) Low Income Units in the Westwood community.

# **CONDITIONS OF APPROVAL**

# **Density Bonus Conditions**

- 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, West/South/Coastal Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
- 2. **Residential Density**. The project shall be limited to a maximum density of 20 dwelling units including Density Bonus Units.
- 3. On-Site Restricted Affordable Units. Five (5) units shall be reserved for Very Low Income Household Occupancy and two (2) units shall be reserved for Low Income Household Occupancy, as defined by California Government Code Section 65915 and by the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
- 4. **Changes in Restricted Units.** Deviations that change the composition of units shall be consistent with LAMC Section 12.22 A.25 (9a-d) and State Density Bonus Law (Government Code Section 65915).
- 5. **SB 8 Replacement Units (California Government Code Section 66300 et seq.)** The project shall be required to comply with the Replacement Unit Determination (RUD) letter, dated August 28, 2023, to the satisfaction of LAHD. The most restrictive affordability levels shall be followed in the covenant. In the event the On-site Restricted Affordable Units condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
- 6. Housing Requirements. Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of LAHD to make five (5) units available to Very Low Income Households and two (2) units available to Low Income Households, or equal to 35 percent of the project's proposed residential density allowed, for sale or rental, as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required reserved on-site Restricted Units may be adjusted, consistent with LAMC Section 12.22 A.25, to the satisfaction of LAHD. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall submit a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD.

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

7. **Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from LAHD regarding replacement of affordable units, provision of RSO Units, and qualification for the Exemption from the Rent Stabilization Ordinance with

Replacement Affordable Units in compliance with Ordinance No. 184,873. In order for all the new units to be exempt from the Rent Stabilization Ordinance, the applicant will need to either replace all withdrawn RSO units with affordable units on a one-for-one basis or provide at least 20 percent of the total number of newly constructed rental units as affordable, whichever results in the greater number. The executed and recorded covenant and agreement submitted and approved by LAHD shall be provided to City Planning for inclusion in the case file.

- 8. Floor Area Ratio (FAR) (On-Menu). The project shall be limited to a maximum FAR of 4:1.
- 9. **Height (On-Menu)**. The project shall be limited to 79 feet 6 inches in building height.
- 10. **Open Space (Off-Menu).** The project shall provide a minimum of 540 square feet of usable open space.
- 11. **Garage (Waiver).** The project is permitted a maximum of two (2) parking levels above the natural existing grade with a total height of 23.5 feet.
- 12. **Northerly Side Yard Setback (Waiver).** The project shall observe a 6-foot -3 <sup>5/8</sup>-inch northerly side yard setback.
- 13. **Southerly Side Yard Setback (Waiver).** The project shall observe a 6-foot -3 <sup>5/8</sup>-inch southerly side yard setback.
- 14. Landscaping Northerly Side Yard Setback (Waiver). A minimum of 18 percent of the northerly side yard setback shall be landscaped.
- 15. Landscaping Southerly Side Yard Setback (Waiver). A minimum of 9 percent of the southerly side yard setback shall be landscaped.
- 16. Landscaping Front Yard Setback (Waiver). A minimum of 40 percent of the front yard setback shall be landscaped.
- 17. **Parking Per AB 2097.** The project shall be permitted to provide a minimum of zero automobile parking spaces pursuant to AB 2097. Ten (10) automobile parking spaces are provided.
- 18. **Lighting**. All outdoor and parking lighting shall be shielded and down-cast within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes).
- 19. Lighting Design. Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways, storefront entrances, and vehicular access ways shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.
- 20. **Heat Island Effect**. To reduce the heat island effect, a minimum of 50 percent of the area of pathways, patios, driveways or other paved areas shall use materials with a minimum initial Solar Reflectance value of 0.35 in accordance with ASTM (American Society of Testing Materials) standards.

- 21. **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.
- 22. Any parking spaces provided above LAMC requirements shall be provided with EV chargers to immediately accommodate electric vehicles within the parking areas.
- 23. **Unbundled Parking**. Residential parking shall be unbundled from the cost of the rental units, with the exception of parking for Restricted Affordable Units.
- 24. **Parking Design**. Portion of a building or structure that is used for parking at grade or above grade shall be designed to minimize vehicle headlight and parking structure interior lighting impacts ("spillover") on adjacent streets and properties.
- 25. Landscape Plan. Revised landscape plans shall be submitted to show the size and location of all plants. The landscape plan shall indicate landscape points for the Project as required by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped, including an automatic irrigation system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The final landscape plan shall be in substantial conformance with the submitted Landscape Plan, Exhibit "A," and shall incorporate any modifications required as a result of this grant.
- 26. **Soil Depths**. Shrubs, perennials, and groundcover shall require a minimum soil depth as follows, based on height or canopy at maturity:
  - a. For heights of less than 1-foot, the minimum soil depth shall be 18-inches.
  - b. For heights ranging from 1-foot to 8-feet, the minimum soil depth shall be 24-inches.
  - c. For heights ranging from 9-feet to 15-feet, the minimum soil depth shall be 36-inches.
  - d. For heights ranging from 15-feet to 40-feet, the minimum soil depth shall be 42-inches.

Trees shall require a 42 inch minimum soil depth.

Further, the minimum amount of soil volume for tree wells on the rooftop or any above grade open spaces shall be based on the size of the tree at maturity:

- e. 220 cubic feet for trees with a canopy diameter ranging from 15 to 19 feet.
- f. 400 cubic feet for trees with a canopy diameter ranging from 20 to 24 feet.
- q. 620 cubic feet for trees with a canopy diameter ranging from 25 to 29 feet.
- a. 900 cubic feet for trees with a canopy diameter ranging from 30 to 34 feet
- 27. Stormwater/irrigation. The project shall implement on-site stormwater infiltration as feasible based on the site soils conditions, the geotechnical recommendations, and the City of Los Angeles Department of Building and Safety Guidelines for Storm Water Infiltration. If on-site infiltration is deemed infeasible, the project shall analyze the potential for stormwater capture and reuse for irrigation purposes based on the City Low Impact Development (LID) guidelines.
- 28. **Solar and Electric Generator**. Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible. Where power poles are available, electricity from power poles and/or solar-powered generators rather than temporary diesel or gasoline generators shall be used during construction.

- 29. **Solar-ready Buildings**. The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
- 30. **Signage**. There shall be no off-site commercial signage on construction fencing during construction.
- 31. **Windows**. The project shall use "bird protection glass", such as non-reflective darker tinted glass (i.e. "Ornilux"), specifically designed to help prevent bird strike deaths.

# **Project Permit Compliance Conditions**

## 32. Design Review Criteria.

- a. All exterior lighting on project shall be 2700 Kelvin color temperature, as shown on Sheets A3.0, A3.01, A3.1, A3.11, A3.2, A3.21, A3.3, A3.31, and A3.4 of Exhibit "A".
- b. The fire department connection shall be shielded from view, as shown on Sheet A1.0 of Exhibit "A".
- c. If code requirements require a material change to the exterior windows and doors, the color shall match the black anodized finish as described in Item 3 on Sheet A3.4 of Exhibit "A".
- d. The exterior of the side and back yard boundary block walls shall be finished utilizing Finish 14, as shown on Sheet A3.4 of Exhibit "A." No exposed Concrete Masonry Units (CMU) is allowed.
- e. The address signage shall be matte black, 9-inch size, arial font, and reverse channel format, as shown on Sheet A3.4 of Exhibit "A".
- f. Metal railings shall consist of 2-inch by 1-inch flat bar top rail with ¾-inch by ¾-inch midrails painted to match black anodized finish as described in Item 3 on Sheet A3.4 of Exhibit "A".
- 33. **Open Space.** The open space shall meet all other requirements of the Westwood Community Multi-Family Specific Plan.
  - a. A minimum of 50 percent of total required open space shall be landscaped as depicted on Sheets A1.01 of Exhibit "A".
  - b. Paved areas shall consist of stamped concrete, tile, and/or brick pavers per Exhibit "A".
    - i. No more than 50 percent of the required front or rear yards shall count toward the open space requirements as depicted on Sheets T-1.0, T-1.2, A1.01, and A-2.2 of Exhibit "A".
  - c. No more than 50 percent of the required front or rear yards shall count towards the open space requirements as depicted on Sheet A1.01 of Exhibit "A".
  - d. Required side yards shall not be counted toward the open space requirements.
  - e. The provided Open Space and Landscaping shall be consistent with Sheets A1.0, A1.01, A2.0, A2.1, LP.1, and LP.3 of "Exhibit A,":

- 34. **Street Trees.** Street Trees shall be provided to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and shall be planted at a minimum ratio of at least one for every 30 lineal feet of street frontage abutting a project. Street Trees shall be at least 12 feet in height and not less than three inches in caliper at the time of planting.
- 35. **Screening.** All structures on the roof, such as air conditioning units, antennae, and other equipment, except solar panels, shall be fully screened from view from any adjacent properties, as seen from the grade.

# **Administrative Conditions**

- 36. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
- 37. **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.
- 38. **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.
- 39. **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.
- 40. 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.
- 41. **Condition Compliance**. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
- 42. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
- 43. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including <u>but not limited to</u>, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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 <u>any</u> 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**

# **DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES**

- 1. Government Code Section 65915 and LAMC Section 12.22 A.25 state that the Commission shall approve a density bonus and requested incentive(s)/waiver(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 City Planning Commission to make a finding that the requested incentives do not result in identifiable and actual cost reductions 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 applicant proposes to construct a total of 20 dwelling units, of which five (5) dwelling units will be set aside for Very Low Income Household Occupancy and two (2) dwelling units will be set aside for Low Income Household Occupancy for a period of 55 years. The project site's base density would allow a total of 20 units and the applicant will not be providing any bonus units. Density Bonus projects are eligible for three (3) incentives if they reserve at least 15 percent of base dwelling units for Very Low Income Households or at least 30 percent of base dwelling units for Low Income Households. The project is eligible for three (3) Density Bonus Incentives because five (5) units will be reserved for Very Low Income Households (25 percent of base dwelling units) and two (2) units will be reserved for Low Income Households. A total of 35 percent of the base dwelling units will be set aside for Very Low and Low Income Households. The request for an increase in allowable floor area ratio (FAR), increase in height, and reduction in open space, qualify as requested Incentives. The remaining requests to allow two above-ground garage levels, reduced side yard setbacks, and reduced landscaping are Waivers of Development Standards.

**FAR:** The subject site is zoned [Q]R4-1L, with a Height District No. 1L that permits a maximum Floor Area Ratio ("FAR") of 3:1. LAMC Section 12.22 A.25 allows an FAR increase of 35 percent through an On-Menu Incentive which would allow a 4.05:1 FAR. The applicant has requested an On-Menu Incentive to allow a 4:1 FAR in lieu of the otherwise permitted 3:1 FAR. While the proposed project qualifies for a maximum 4.05:1 FAR, the project is providing a maximum floor area of 19,797 square feet or a 4:1 FAR. The proposed FAR allows an additional 4,962 square feet than would normally be permitted. As proposed, the additional FAR will allow for the construction of the affordable dwelling units. The requested incentive will allow the developer to expand the building envelope so the additional units can be constructed and the overall space dedicated to residential uses is increased.

| FAR      | Buildable Lot Area | Permitted Floor             |
|----------|--------------------|-----------------------------|
| by-right | (sf)               | Area (sf)                   |
| 3:1      | 4,945              | 4,945 x 3.0 = <b>14,835</b> |

| FAR       | Buildable Lot Area | Proposed Floor | Additional Floor               |
|-----------|--------------------|----------------|--------------------------------|
| Requested | (sf)               | Area (sf)      | Area (sf)                      |
| 4:1       | 4,945              | 19,797         | 19,797 – 14,835 = <b>4,962</b> |

*Height*: The subject site is zoned [Q]R4-1L, with a Height District No. 1L that permits a maximum 75-foot building height. The applicant has requested an increase for an additional 4 feet – 6 inches to allow for a maximum height of 79 feet – 6 inches through an On-Menu Incentive. The enclosed staircase and elevator shaft are allowed to exceed the maximum building height by 20 feet in accordance with Section 12.21.1 B.3 of the LAMC. The height regulation would limit the ability to construct the dwelling units permitted by-right and the Restricted Affordable Units at a sufficient size. As proposed, the additional height will allow for the construction of the affordable dwelling units, and construction of the market rate floor area and units whose rents will support the operational costs of the affordable units.

*Open Space:* The Westwood Community Multi-Family Specific Plan (WMFSP) requires 100 square feet of open space per dwelling unit for properties in the R4 Zone. It also requires that all open space be open from the ground to the sky. As such, the proposed 20-unit multi-family dwelling would require 2,000 square feet of open space. The applicant has requested an Off-Menu Incentive to provide 540 square feet of open space in lieu of the 2,000 square feet otherwise required. By dedicating less project area to open space, the project instead can use that area to expand the building footprint or floor plates in order to construct the affordable and market rate dwelling units. The requested Incentive provides actual and identifiable cost reductions by allowing design efficiencies and construction of the proposed floor area/units within less height than might be needed if all open space was provided. That allows a cost reduction that provides for affordable housing costs.

b. The waiver[s] or reduction[s] of development standards relate to development standards that will not have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]" (Government Code Section 65915(e)(1))

A project that meets the requirements of Government Code 65915 may request other "waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]" (Government Code Section 65915(e)(1)).

Therefore, the request for the following is recommended as Waivers of Development Standards. Without the below Waivers, the existing development standards would physically preclude development of the base units, build out of the incentives, and project amenities:

**Garage:** Pursuant to Section 6.D of the WMFSP, only one (1) parking level above the natural existing grade, up to a maximum of 7-feet in height, is permitted. Any additional parking levels must be provided in a subterranean garage. The applicant is requesting a Waiver of Development Standards to allow two (2) parking levels above the natural existing grade with a total height of 23.5 feet. A City of Los Angeles storm drain runs through the project site at a depth of 5 feet below grade. This precludes the applicant from locating the garage below grade consistent with Section 6.D of the WMFSP. The provision of automobile parking is an important amenity that will help the applicant attract tenants to the thirteen proposed market-rate units that will subsidize the seven (7) restricted affordable units. Without this waiver, the existing limitation would physically preclude the project from constructing the project with the proposed incentives and project amenities. This waiver of development standards supports the applicant's decision to set aside a minimum of seven (7) restricted affordable units for 55 years.

**Side Yard Setbacks:** Pursuant to LAMC Section 12.11 C.2, project sites within the R4 Zone at least 50 feet in width must provide side yard setbacks of at least five (5) feet, with one (1) foot added to the width of the side yard for each story above the second. The subject property is 60 feet wide, and the proposed multi-family dwelling will be six (6) stories. As such, 9-foot side yard setbacks would be required. The applicant is requesting a Waiver of Development Standards to permit 6-foot 3 <sup>5/8</sup>-inch northerly & southerly side yard setbacks. As proposed, the reduced side yards will allow for the construction of the affordable units and floor area that is currently encroaches into the required setbacks. These waivers will enable the applicant to expand the building envelope to allow for the additional dwelling units.

Landscaping: Section 6.E.1 of the WMFSP requires a minimum of 50 percent of each of the required front, rear, and side yards to be landscaped. The applicant is requesting a Waiver of Development Standards to permit 18 percent landscaping of the northerly side yard setback, 9 percent landscaping of the southerly side yard setback, and 40 percent landscaping of the front yard setback in lieu of the 50 percent for each yard otherwise required by Section 6.E.1 of the WMFSP. These waivers are needed due to the location of the driveway and required 4-foot-wide egress paths required in the side yards. As proposed the reduced landscaping will allow for the construction of these aspects of the project that are necessary for accessing proposed floor area. These waivers will enable the applicant to expand the building envelope to allow for the additional dwelling units and floor area.

The existing development standards would physically preclude development of the proposed density bonus units and additional floor area, as strict compliance with the garage, side yard setback, and required yard landscaping regulations would require the removal of floor area that could otherwise be dedicated to the number, configuration, and livability of affordable housing units. Therefore, the requested Waivers of Development Standards are recommended for approval.

c. The Incentive(s) / waiver(s) will have specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety (Gov. Code 65915(d)(1)(B) and 65589.5(d)).

There is no evidence in the record that the proposed density bonus incentive(s) or waiver(s) will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources. 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 project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. The project is located within a Special Grading Area, a Watercourse Area, Methane Buffer Zone, Liquefaction Zone and the Santa Monica Fault Zone. However, there is no substantial evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Based on the above, there is no substantial evidence in the record that the project's proposed incentives or waivers will have a specific adverse impact on the physical environment, on public health and safety, or on property listed in the California Register of Historic Resources.

d. The incentive(s) are contrary to state or federal laws.

There is no evidence in the record that the proposed incentives are contrary to state or federal law.

## **DESIGN REVIEW FINDINGS**

2. A recommendation was made by the Westwood Community Design Review Board, pursuant to Los Angeles Municipal Code Section 16.50.

The project was presented to the Design Review Board for final review at a public hearing on April 19, 2023. At the hearing, a quorum of six (6) Board Members heard the applicant's presentation, took public testimony, asked the applicant questions and provided input on the project. The DRB voted unanimously, recommending approval of the project with conditions, as the project will substantially comply with LAMC Section 16.50, Subsection E of the LAMC as well as the relevant design guidelines and development provisions of the Specific Plan.

# **PROJECT PERMIT COMPLIANCE REVIEW FINDINGS**

- 3. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.
  - a. Section 5.A *Building Height*. This section of the WMFSP limits building height when a project immediately abuts an R1 zone and is not applicable to the project. The project site does not immediately abut an R1 zone. Immediately abutting properties are zoned [Q]R4-1L.
  - b. Section 5.B Parking Standards requires 2.25 parking spaces per unit with four habitable rooms or less and 3.25 parking spaces per unit with more than four habitable rooms. Of the parking spaces required, guest parking shall be provided at a ratio of 0.25 space for every dwelling unit. However, on September 22, 2022, the Governor signed Assembly Bill (AB) 2097, which added Government Code Section (§) 65863.2. AB 2097 prohibits a public agency from imposing or enforcing any minimum automobile parking requirement on any residential, commercial, or other development project that is within one-half mile of a Major Transit Stop, with minor exceptions. A

development project, for purposes of this bill, includes any project requiring a discretionary entitlement or building permit to allow the construction, reconstruction, alteration, addition, or change of use of a structure or land. Consistent with AB 2097, the project is a development project within one-half mile of a Major Transit Stop and is therefore not subject to a minimum automobile parking requirement.

- c. Section 6.A.1 Open Space requires 100 square feet of open space per unit for R4 Zones. The WMFSP would therefore require 2,000 square feet of open space for a 20-unit multi-family dwelling in the [Q]R4-1L Zone. Pursuant to State Density Bonus Law and LAMC Section 12.22 A.25, the applicant has requested an Off-Menu Incentive to permit an open space area of 540 square feet. The applicant is providing the minimum percentage of base density to be eligible for an open space reduction to 540 square feet. State Density Bonus Law and LAMC 12.22 A.25 supersedes the WMFSP's Open Space Standards. As discussed in Finding No. 1, the project qualifies for the subject Incentive for a decrease in required open space.
- d. Section 6.A.2 *Open Space* is not applicable because the project does not include any guest rooms.
- e. Section 6.A.3 *Open Space* requires that 75 percent of required open space be located at ground level and 50 percent of required open space be landscaped. The applicant has requested an Off-Menu Incentive to permit an open space area of 540 square feet. As such, at least 405 square feet of open space must be provided at ground level and a maximum of 135 square feet of open space above ground level may be counted toward this requirement. Additionally, a minimum of 270 square feet of open space must be landscaped. The project will provide 540 square feet of open space at ground level and no qualifying open space above ground level. The project will also provide 540 square feet of landscaping within open space area, consistent with Specific Plan requirements.
- f. Section 6.A.4 *Open Space* allows projects with stories above the first habitable level that are setback at least 10 feet from the level below to count these setback areas towards the open space requirement if 40 percent of the setback area is landscaped. While the proposed project does include articulation, none of the stories above the first habitable level are set back 10 feet from the level immediately below. As such, Section 6.A.4 of the WMFSP is not applicable.
- g. Section 6.A.5 Open Space of the Specific Plan requires that paved areas consist of stamped concrete, tile and/or brick pavers. As shown on Exhibit A, the project's paved areas will consist of Porous Concrete Pavers consistent with Section 6.A.5 of the WMFSP.
- h. Section 6.A.6 *Open Space* allows 50 percent of the required front and rear yard areas to be included as open space provided those yard areas are landscaped. As shown in Exhibit A, the proposed rear yard will be 1,080 square feet, of which 50 percent will be landscaped. The proposed front yard will be 900 square feet, of which 42 percent will be landscaped. As such, 50 percent of the proposed front yard cannot be counted toward the WMFSP open space requirement. The project is counting 540 square feet of the rear yard towards the required open space, consistent with Section 6.A.6 of the WMFSP.
- i. Section 6.B *Walkways* requires that any project built on one or more lots with a width of 150 feet or more shall have a walkway which is a minimum of 10 feet in width for

- every 50 feet of lot width. As shown in Exhibit A, the project site has a width of 60 feet. Therefore, Section 6.B of the Specific Plan is not applicable.
- j. Section 6.C. *Building Setbacks* is not applicable because the subject site is not directly across the street and within 200 feet of an R1 zone.
- k. Section 6.D *Garage* of the WMFSP permits only one level of parking garage above the natural existing grade, up to a maximum of 7-feet in height measured to the floor elevation of the level immediately above the parking garage. Pursuant to State Density Bonus Law and LAMC Section 12.22 A.25, the applicant has requested a Waiver of Development Standards to allow two (2) parking levels above the natural existing grade with a total height of 23.5 feet. The applicant is providing the minimum percentage of base density to be eligible for this Waiver. State Density Bonus Law and LAMC Section 12.22 A.25 supersede the WMFSP's Garage regulations. As discussed in Finding No. 1, the project qualifies for the subject Waiver. Additionally, the above grade parking levels are screened from view, mechanically ventilated, and enclosed except for the driveway, consistent with the intent of Section 6.D.
- I. Section 6.E.1 Yard Requirements requires that a minimum of fifty percent of the required front, rear, and side yards be landscaped. As depicted in Exhibit A, the proposed rear yard (1,080 square feet) will feature 540 square feet of landscaping, consistent with this requirement. However, pursuant to State Density Bonus Law and LAMC Section 12.22 A.25, the applicant has requested Waivers of Development Standards to permit 40 percent landscaping of the front yard, 18 percent landscaping of the northerly side yard, and 9 percent landscaping of the southerly side yard. The applicant is providing the minimum percentage of base density to be eligible for the subject landscaping Waivers. State Density Bonus Law and LAMC Section 12.22 A.25 supersede the WMFSP's Yard Requirements. As discussed in Finding No. 1, the project qualifies for the subject Waivers for decreased landscaping requirements.
- m. Sections 6.E.2 *Yard Requirements* mandates a 20-foot rear yard for any projects immediately abutting a R1 or more restrictive zone along the rear property line. Section 6.E.2 of the WMFSP is not applicable because the abutting property along the rear property line is zoned [Q]R4-1L.
- n. Sections 6.E.3 Yard Requirements mandates a 10-foot side yard for any projects that immediately abutting a R1 or more restrictive zone along the side property lines. Section 6.E.3 of the WMFSP is not applicable because the abutting properties along the side property lines are zoned [Q]R4-1L.
- o. Section 6.F *Buffer* is not applicable because the subject site does not immediately abut an R1 zone. Immediately abutting properties are zoned [Q]R4-1L.
- p. Section 6.G *Screening* requires that structures on the roof be fully screened from view from adjacent properties, as seen from the grade. As depicted on Sheet 2.5 of Exhibit A, mechanical equipment on the roof is setback from the edges of the property and screened from view, consistent with Section 6.G of the WMFSP.
- q. Section 7.A. Landscape Standards requires that a Landscape Plan be prepared by a licensed architect or landscape architect and submitted to the Westwood Community Design Review Board (DRB) for review. In addition, the Landscape Plan is required to illustrate details of the plants and plant material (i.e., names, size at maturity, locations, planting schedule, irrigation plan) and must include a variety of plant materials. As depicted in Exhibit A, the Landscape Plan has been prepared by a landscape architect

and includes: an irrigation plan; a variety of plant material, including grass and other ground cover, shrubs, and trees; and, clear identification of plant material locations, and size at maturity. The DRB reviewed and recommended approval of the Landscape Plan as a part of the whole project at its regular meeting on April 19, 2023.

- r. Section 7.B. Street Trees requires street trees to be approved by the Urban Forestry Division of the Bureau of Street Services and to be planted at a minimum ratio of one for every 30 lineal feet of street frontage abutting the project. The Specific Plan also requires Street Trees to be at least 12 feet in height and not less than three inches in caliper at the time of planting. The subject site has a frontage of 60 feet along Midvale Avenue which would require two (2) street trees. Following consultation with the Urban Forestry Division, the applicant proposes one (1) new street tree along Midvale Avenue due to the close proximity to an existing street tree and fire hydrant. Additionally, the conditions of approval require proposed street trees to be reviewed and approved by the Street Tree Division of the Bureau of Street Maintenance. As such, the project is in substantial conformance with Section 7.B of the WMFSP.
- s. Section 8 *Design Review Procedures* states that no building permit shall be issued for any project, structure, or other development of property, unless the project has been reviewed and approved in accordance with the Design Review Board procedures of Section 16.50 and the Specific Plan procedures of Section 11.5.7 of the LAMC. The proposed project was reviewed and approved, pursuant to LAMC Section 16.50, during the Westwood Community Design Review Board meeting on April 19, 2023. The proposed project has been reviewed in accordance with the DRB and Specific Plan procedures of the Los Angeles Municipal Code. The review and recommendation of the Westwood Community DRB was based upon conformance with the criteria in the Westwood Community Design Review Board Specific Plan.
- 4. That 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 Department of City Planning determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act ("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 Notice of Exemption and Justification for Project Exemption for Environmental Case No. ENV-2022-8054-CE is provided in the case file and attached as Exhibit D. Therefore, no mitigation measures or alternatives were identified in the environmental review.

#### **CEQA FINDINGS**

The Department of City Planning determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State 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. The Notice of Exemption and Justification for Project Exemption for Environmental Case No. ENV-2022-8054-CE is provided in the case file and attached as Exhibit D.

The project is the construction of a new 6-story, 79-foot – 6-inch-tall multi-family residential building consisting of 20 dwelling units (including five (5) Very Low Income Units and two (2) Low Income Units). The project will be approximately 19,797 square feet with a Floor Area Ratio ("FAR") of approximately 4:1. The project will provide 10 vehicular parking spaces and 20 long-

term bicycle parking spaces in one above-ground level and one basement level with access from a two-way driveway on Midvale Avenue. Two short-term bicycle parking spaces will be provided at ground level. The site is currently improved with two (2) multi-family dwellings with a total of eight (8) units that will be demolished for the project. According to a Tree Letter prepared by Arturo Davila, ISA dated January 21, 2020, there are no protected trees on the subject site or public right-of-way. However, there are 12 non-protected trees on the subject site proposed for removal as part of the project. The project also proposes 560 cubic yards of grading, including the fill of 124 cubic yards and export of 436 cubic yards of soil. The project is an in-fill development and qualifies for the Class 32 Categorical Exemption.

### CEQA Determination – Class 32 Categorical Exemption Applies

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

(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.

The project site is located in the Westwood Community Plan, Westwood Community Multi-Family Specific Plan (WMFSP), Westwood Community Design Review Board Specific Plan, and the West Los Angeles Transportation Improvement and Mitigation Specific Plan. It is designated for High Medium Residential land uses, with the corresponding zone of R4. The site is zoned [Q]R4-1L, consistent with the land use designation. The R4 Zone allows a density of one dwelling unit per 400 square feet of lot area and a maximum building height of 75 feet. The project site is also in Height District No. 1L which permits a floor area of three (3) times the buildable area (FAR 3:1) in the R4 Zone. The Q condition on the project site, enacted through Ordinance No. 163,193, requires that all projects with two or more units be subject to review by the Westwood Community Design Review Board.

The project site, located at 1383 South Midvale Avenue, has a frontage of 60 feet and a depth of 129 feet resulting in a total area of 7,742 square feet. As such, the project site is consistent with the lot width requirement for the R4 Zone. Pursuant to State Density Bonus Law and LAMC Section 12.22 – A.25, the applicant is requesting On & Off-Menu Incentives and Waivers of Development Standards in exchange for providing five (5) Very Low Income Units and two (2) Low Income Units for 55 years.

The proposed project is consistent with many General Plan goals, policies, and objectives. The Housing Element of the General Plan provides the following:

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

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

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

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

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

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

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

The proposed project will result in a net increase of 12 new dwelling units to the City's housing stock and conforms with the applicable provisions of the Housing Element. The project will provide five (5) Very Low Income Units and two (2) Low Income Units among the 20 total units in a "Higher Opportunity Area" as defined in the Housing Element. Additionally, this mixed-income development will be located near public transit options and a variety of retail, commercial, entertainment, recreational, educational, and employment opportunities. The development is also in a community that currently has fewer affordable units. According to the Department of City Planning's Housing Progress Dashboard, 69 affordable units were approved in the Westwood Community Plan Area between 2015 – 2022. The citywide average over the same period was 669 affordable units per Plan Area.

Additionally, the Westwood Community Plan, one of the Land use Elements of the General Plan, provides the following:

Goal 1: A safe, secure, and high-quality residential environment for all economic, age and ethnic segments of the community.

Policy 1-1.3: Provide for adequate multi-family residential development.

Objective 1-2: To coordinate residential density with infrastructure and to reduce vehicular trips and pass-through traffic in single family neighborhoods by developing new multiple family housing in proximity to services and facilities.

Policy 1-2.1: Locate higher density residential within designated multiple family areas and near commercial centers and major bus routes where public service facilities and infrastructure will support this development.

The proposed project meets the above goals, policies, and objectives by providing multifamily dwelling units in a new, safe, and secure building. The proposed project is located within a neighborhood designated for High Medium Residential Land Uses, which includes multiple-family residential uses, and is well served by facilities and necessary infrastructure. The site is located in a Transit Priority Area (TPA) and within a ½ mile of the future Los Angeles Metropolitan Transportation Authority Purple (D) Line station at the corner of Wilshire & Westwood Boulevards, along with multiple local and rapid bus stops that encourage alternative modes of transportation.

As such, the project is consistent with the applicable Westwood Community Plan designation and policies and all applicable zoning designations and regulations as permitted by State Density Bonus Law.

# (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.18 acres (7,742 square feet) and substantially surrounded by urban uses. The subject site is in an urbanized area near the University of California - Los Angeles (UCLA) campus and the West Los Angeles VA Medical Center. Surrounding properties along this block of Midvale Avenue are zoned R4 and improved with multi-family dwellings ranging from four to five stories in height. The abutting property to the north and along Midvale Avenue is improved with a five-story multi-family dwelling. The abutting property to the south along Midvale Avenue is improved with a six-story building. The abutting property to the east along Midvale Avenue is developed with a four-story multi-family dwelling. Abutting the subject site to the west is a four-story multi-family dwelling that fronts Kelton Avenue. The property across Midvale Avenue to the east is developed with a four-story multi-family dwelling. One block further to the east is Westwood Boulevard, which is improved with commercial buildings zoned C4-1VL-POD that range from one to three stories in height. The project site is also located approximately 535 feet from Westwood Park and 2,059 feet from the San Diego Freeway (I-405).

# (c) The project site has no value as habitat for endangered, rare or threatened species.

The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The site is currently developed with two (2) multi-family dwellings with a total of eight (8) units. According to a Tree Letter prepared by Arturo Davila, ISA dated January 21, 2020, there are no protected trees on the subject site or public right-of-way. However, there are 12 non-protected trees on the subject site proposed for removal as part of the project. Furthermore, the project site does not adjoin any open space or wetlands that could support habitat for endangered, rare or threatened species. Therefore, the site does not contain or have value as habitat for endangered, rare or threatened species and is not located adjacent to any 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.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, storm water mitigations; and Best Management Practices for storm water runoff. RCMs include but are not limited to:

- Regulatory Compliance Measure RC-AQ-1 (Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403. The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
  - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
  - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.
- Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities): The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Regulatory Compliance Measure RC-GEO-1 (Seismic): The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area): Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- Regulatory Compliance Measure RC-HAZ-2: Explosion/Release (Methane Zone): As the Project Site is within a methane zone, prior to the issuance of a building permit, the Site shall be independently analyzed by a qualified engineer, as defined in Ordinance No. 175,790 and Section 91.7102 of the LAMC, hired by the Project Applicant. The engineer shall investigate and design a methane mitigation system in compliance with the LADBS Methane Mitigation Standards for the appropriate Site Design Level which will prevent or retard potential methane gas seepage into the building. The Applicant shall implement the engineer's design recommendations subject to DOGGR, LADBS and LAFD plan review and approval.
- Regulatory Compliance Measure RC-HAZ-3: Explosion/Release (Soil Gases): During subsurface excavation activities, including borings, trenching and grading, OSHA worker safety measures shall be implemented as required to preclude any exposure of workers to unsafe levels of soil-gases, including, but not limited to, methane.

These RCMs will ensure the project will not have significant impacts on noise, air quality, and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study as shown on the LADOT Transportation

Assessment Referral Form dated January 23, 2023. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

The project site will be adequately served by all public utilities and services because the proposed multi-family residential building will be on a previously developed site that was served by all required utilities and public services and is consistent with the General Plan. The project site is served by the Los Angeles Police Department and Los Angeles Fire Department, Los Angeles Unified School District, and other public services. Additionally, the site is currently served by the Los Angeles Department of Water and Power, the Southern California Gas Company, and the Bureau of Sanitation. As such, the site can be adequately served by all require utilities and public services.

Therefore, the project meets all of the Criteria for the Class 32 Categorical Exemption.

# CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32:

(a) **Cumulative Impacts.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

Properties in the vicinity are developed with multi-family dwellings and the subject site is of a similar size and slope to nearby properties. According to ZIMAS, there is one (1) recently approved development of a similar size and scope to the proposed project within 500 feet of the subject site. On August 18, 2021, the Director of Planning approved a Transit Oriented Communities Affordable Housing Incentive Program for the construction of a 6-story, 23-unit multi-family dwelling located at 1402 South Veteran Avenue. Although there is one (1) other development of similar size and scope within this neighborhood, there is no evidence in the file (including in any technical studies) that there is a foreseeable cumulative significant impact from these projects in an any impact category; including in transportation due to LADOT and LADBS permitting and monitoring practices.

The project also proposes 560 cubic yards of grading, including the fill of 124 cubic yards and export of 436 cubic yards of soil. The proposed grading does not meet the threshold to require a haul route application. Nonetheless, the project will be subject to specific Regulatory Compliance Measures (RCMs) which will reduce any potential impacts to less than significant. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

(b) **Significant Effect Due to Unusual Circumstances**. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The project proposes a multi-family residential building in an area zoned and designated for such development. All adjacent lots are developed with multi-family residential uses, and the subject site is of a similar size and slope to nearby properties. The applicant proposes to utilize LAMC Section 12.22 A.25 (Affordable Housing Incentives – Density Bonus) to construct a 6-story, 79-foot – 6-inch-tall multi-family dwelling with 20 units. The project will be approximately 19,797 square feet with a FAR of approximately 4:1.

The project size and height are not unusual for the vicinity of the subject site and is similar in scope to other existing multi-family dwellings and proposed future projects in the area, which range in height from four (4) to six (6) stories and include an 80-unit multi-family dwelling at 1350 Midvale Avenue. Furthermore, there is no substantial evidence in the administrative record that this project will cause a significant impact. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

(c) **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

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. State Route 27 is located approximately nine (9) miles west of the subject site. Therefore, the subject site will not create any impacts within a designated state scenic highway, and this exception does not apply.

(d) **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code

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 is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code.

(e) **Historical Resources**. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The project site is currently developed with a multi-family residential structure and detached garage and not listed 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. As such, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

# ADDITIONAL MANDATORY FINDINGS

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

# PUBLIC HEARING AND COMMUNICATIONS

#### **PUBLIC HEARING**

A joint public hearing was held by a Hearing Officer and the Westwood Design Review Board. The meeting was held in person at Belmont Village Senior Living - Westwood on Wednesday, April 19, 2023 at approximately 6:00 p.m. The hearing was held as a joint public hearing conducted by the Hearing Officer, Kevin Fulton, on behalf of the City Planning Commission in taking testimony for Case No. CPC-2022-8053-DB-DRB-SPP-HCA and ENV-2022-8054-CE and with the Westwood Design Review Board. All interested parties were invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. The purpose of the hearing was to obtain testimony from affected and/or interested parties regarding this application. Interested parties are also invited to submit written comments regarding the request prior to the hearing. The environmental impact analysis was among the matters to be considered at the hearing. The hearing notice was mailed and published in the newspaper and posted on site in accordance with LAMC noticing requirements.

The public hearing was attended by the applicant (Ali Sharifi), their representative & architect (Sina Khajavi) and five members from the community. There was a total of five speakers (Damian Akhavi, Steven Sann, Maz Gozarkhah, Grant Machado, and Leila Hilani) at the hearing.

<u>Applicant Presentation.</u> The applicant's representative & architect (Sina Khajavi) described the site location, project description, and requested entitlements, and responded to the DRB comments that were provided at the Preliminary Hearing. He also gave an overview of the floor plans and elevations. The following are the main points of the presentation:

- The project was modified to incorporate suggestions from the preliminary Design Review Board hearing.
- Amount of landscaping is limited by the driveway and LADWP transformer vault requirement.
- Revised materials sheet provided additional detail per the DRB's request.
- The massing is sensitive to its context and is aligned with adjoining buildings.
- Project will utilize porous pavers to limit stormwater runoff.

## Comments in Opposition of the Project:

- Questions raised as to whether requested incentives and waivers will lead to a better designed project.
- Side yard setback & landscaping reductions will crowd out appearance of the building and negatively affect surrounding area.
- Excess building height will eclipse natural light from windows of surrounding buildings.
- Project will displace current residents and not provide enough affordable units.
- Owner has not contacted existing tenants to explain the project timeline and how they will be affected.

#### Applicant's Response to Comments:

- Applicant reiterated site limitations reducing amount of potential landscaping, including the size of the driveway (two are required), LADWP transformer vault, and required hardscape egress paths.
- Noted that LAHD SB 330 Determination required them to replace six (6) affordable units, not 8.<sup>i</sup>
- Owner will work with existing tenants on relocation plans.

#### WRITTEN CORRESPONDENCE

The Applicant submitted a summary of community outreach efforts for the case file (Exhibit E), indicating they have met with a representative of Council District 5 and nearby residents and property owners.

On April 19, 2023, Planning Staff received one (1) letter from an existing tenant concerning the project timeline, amount of notice they will receive before they have to move out, and length of project construction. Planning staff received a subsequent letter from the existing tenant asking if the owner has responded to the April 19, 2023 letter.

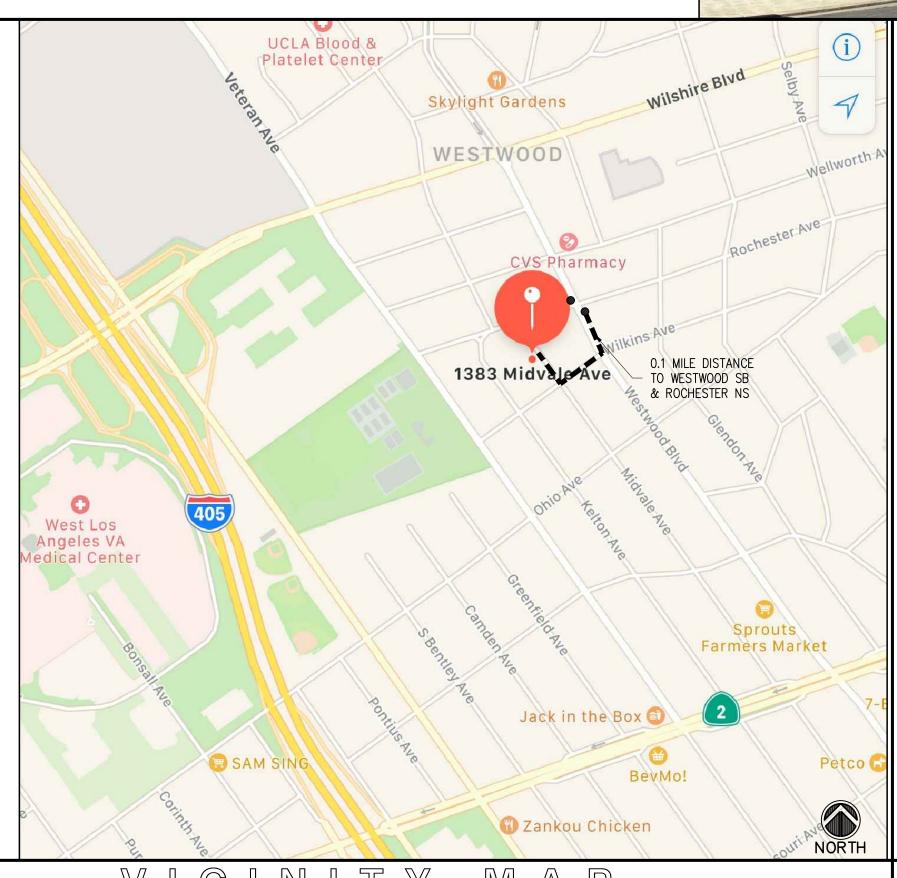
<sup>&</sup>lt;sup>i</sup> LAHD Replacement Unit Determination has been revised and will require replacement of seven (7) affordable units as noted in the Conditions of Approval.

# EXHIBIT A PROJECT PLANS CPC-2022-8053-DB-DRB-SPP-HCA

# MIDVALE RESIDENTIAL BUILDING

LOS ANGELES, CA, 9002





# LEGAL DESCRIPTION:

LOT 10, BLOCK 8 OF TRACT NO. 8235 AS RECORDED IN MAP BOOK 114, PAGES 91 - 93 OF OFFICIAL RECORDS IN THE COUNTY OF LOS ANGELES. ASSESSORS PARCEL NO. 4324-008-010.

LOT INFORMATION LOT SIZE: 7,741.5 SQ. FT. ZONING: (Q)R4-1L

BUILDING DATA

PROJECT: NEW 6-STORY 20-UNIT APARTMENTS OVER 1-LEVEL BASEMENT GARAGE, 5 LEVELS OF TYPE IIIA APARTMENTS OVER 1 LEVEL OF TYPE IA PARKING/ LOBBY OVER 1 LEVEL OF TYPE IA BASEMENT GARAGE. USING 12.22.A.25 INCENTIVES.

NUMBER OF UNITS ALLOWED BY RIGHTS 7,741 S.F. / 400 S.F. = 19.35 ≈ 20 NUMBER OF UNITS DESIGNED FOR = 20

BUILDING AREA & # OF STORIES # OF BDRM. SQ. FT. #304 502 798 973 943 502 973 502 #602 798 973 GARAGE LEVEL 1 = 319 SQ. FT.

GARAGE LEVEL 2 = 203 SQ. FT.

2ND. FLR. = 3.855 SQ. FT.

3RD. FLR. = 3,855 SQ. FT.

4TH. FLR. = 3,855 SQ. FT.

5TH. FLR. = 3,855 SQ. FT.

6TH. FLR. = 3,855 SQ. FT.

TOTAL BLDG AREA = 19,797 SQ. FT.

INCENTIVES & WAIVERS USED PER AFFORDABLE HOUSING REFERRAL FORM: 2 ON MENU INCENTIVES, 1 OFF MENU INCENTIVE & 7 WAIVERS:

ALLOWABLE AREA UNDER (Q)R4-1L ZONE

MAX. BUILDING HEIGHT ALLOWED 75 FEET

W/35% INCREASE = 20,027

PROPOSED BLDG. HEIGHT 79'-6"

RESIDENTS: 20 UNITS X .5 = 10

2 STANDARD FOR DISABLED ACCESS

TOTAL REQUIRED PARKING SPACES = 10

BUILDING HEIGHT:

PARKING DATA

<u>PROVIDED:</u> 8 STANDARD

AFFORDABILITY LEVEL:

2 LOW INCOME UNITS

5 VERY LOW INCOME UNITS

PERCENT OF AFFORDABLE: 35%

BUILDABLE AREA = 4.945 SQ.FT. x 3 = 14.835 SQ.FT.

PROPOSED 19,797 SQ.FQ. < ALLOWABLE 20,027 SQ.FT.

ON MENU INCENTIVES USED: 1. FLOOR AREA RATIO OF 4.05:1 IN LIEU OF 3:1 2. HEIGHT INCREASE FROM 75'-0" TO 86'-0"

OFF MENU INCENTIVE USED: 75% OPEN SPACE REDUCTION

WAIVERS USED: 1. ALLOW 2 LEVELS OF PARKING ABOVE GRADE 2. 30% REDUCTION IN NORTH SIDE YARDS SETBACK 3. 30% REDUCTION IN SOUTH SIDE YARDS SETBACK 4. MAX. 9% OF SOUTH YARD TO BE LANDSCAPE 5. MAX. 18% OF NORTH YARD TO BE LANDSCAPE 6. MAX. 40% OF FRONT YARD TO BE LANDSCAPED

BIKE RACK DATA

LONG TERM: 1 PER DWELLING UNITS; 1X20=20 SHORT TERM: MIN. 2 FOR FIRST 10 DWELLING UNITS; 2 PROVIDED:

LONG TERM: 20 SHORT TERM: 2 TOTAL: LOT COVERAGE:

BLDG. FOOTPRINT = 3,974 SF DRIVEWAYS = 978 SFWALKWAYS = 1,706 SFLANDSCAPED = 1,083 SF

SOLAR ZONE: THIS BUILDING IS EXEMPT OF PROVIDING SOLAR ZONE AREA ON ROOF PER 4.211.4, ENERGY CODE & 110.10, LAFD REQUIERMENT NO.96 BY PROVIDING OCCUPANT CONTROL SMART THERMOSTATS (OCST) & ENERGY STAR DISH WASHER & REFRIGERATOR IN ALL DWELLING UNITS.

Open Space Req'd.

SHEET INDEX

DESCRIPTION

ARCHITECTURAL

ZONING MAP & PICTURES OF THE NEIGHBORHOOD BUILDINGS

SHEET

A0.0

A0.2

A0.3 C1.0

A1.0

A1.01

A2.0

A3.11 A3.2 A3.21

A3.3 A3.31

A4.0

A4.1

COVER SHEET

SITE PLAN

ROOF PLAN

RENDERING - NIGHT TIME

TOPOGRAPHIC SURVEY PLAN

FIRST FLOOR GARAGE LEVEL 2

THIRD-FIFTH FLOOR PLAN

RENDERING - DAY TIME

OPEN SPACE PLAN

SECOND FLOOR PLAN

SIXTH FLOOR PLAN

**BUILDING ELEVATIONS BUILDING ELEVATIONS** 

BUILDING ELEVATIONS

**BUILDING ELEVATIONS BUILDING ELEVATIONS** BUILDING ELEVATIONS

**BUILDING ELEVATIONS BUILDING ELEVATIONS** 

MATERIAL BOARD

BUILDING SECTIONS BUILDING SECTIONS

BUILDING SECTIONS

PLANTING PLAN PLANTING DETAILS

ELEVATIONS

SHADE & SHADOWS STUDY

LANDSCAPE

GARAGE LEVEL 1

# **OPEN SPACE & LANDSACPE PROVIDED:**

| R4-1L     | 100                                 | 20   | 2000  |  |
|-----------|-------------------------------------|--|---|--|
| e         | 75%                                 |  | 500   |  |
| HARDSCAPE | LANDSCAPE                           | TOTAL  | WESTWOOD COMMUNITY MULTI-   | % LANDSCAPED   |
| 520       | 380                                 | 900  | ,   | 42% <b>*</b>   |
| 540       | 540                                 | 1080   | 540   | 50%  |
| 495       | 109                                 | 604  |   | 18% <b>*</b>   |
| 550       | 54                                  | 604  |   | 9% <b>*</b>  |
| OOR       |                                     |  | 540   |  |
|           |                                     |  | 540   |  |
|           | <b>e</b> HARDSCAPE  520 540 495 550 | e 75%  HARDSCAPE LANDSCAPE  520 380 540 540 495 109 550 54 | e     75%       HARDSCAPE     LANDSCAPE     TOTAL       520     380     900       540     540     1080       495     109     604       550     54     604 | e       75%       500         HARDSCAPE       LANDSCAPE       TOTAL       COUNTS TOWARDS OPEN SPACE (PER WESTWOOD COMMUNITY MULTIFAMILY SPECIFIC PLAN)         520       380       900         540       540       1080         495       109       604         550       54       604 |

★ PLEASE SEE INCENTIVES & WAIVERS USED PER AFFORDABLE HOUSING REFERRAL FORM ON PROJECT SYNOPSIS

SHEET

NO. DATE

5/18/2020

4/4/2022

**DESCRIPTION** 

PLANS SUBMITTED TO PLANNING

20 UNIT APT SUBMIT FOR PRELIMINARY
ZONING ASSESSMENT
20 UNIT APT RESUBMITTAL FOR
PRELIMINARY ZONING ASSESSMENT
RESUBMIT FOR AFFORDABLE HOUSING REFERRAL

EMAILED TO PLANNING

EMAILED TO PLANNING

TO PLANNING FOR DRB REVIEW

TO PLANNING KEWN FULTON FOR PLAN'G. COMMISSION HEARING

TO PRIORITY HOUSING

6/9/2022 TO PLANNING FOR DRB REVIEW

6/29/2022 TO PLANNING FOR DRB REVIEW

12/12/2022 TO PLANNING FOR DRB REVIEW

4/19/2023 PLANS APPROVED BY DRB

MIDVALE

RESIDENTIAL

BUILDING

1383 S. MIDVALE

LOS ANGELES, CA 90024

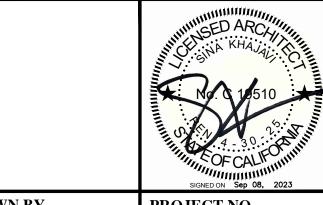
ARCHITECTURE PLANNING INTERIORS

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THOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHINSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTION

10/21/2022 CASE FILING SUBMITTAL



**DRAWN BY** PROJECT NO. 190422 **DRAWING** PHASE DD

MARCH 11, 2021





**DESCRIPTION** 3/12/2020 EMAILED TO PLANNING 5/18/2020 EMAILED TO PLANNING 6/9/2020 PLANS SUBMITTED TO PLANNING 7/20/2021 FOR AFFORDABLE HOUSING REFERRAL FORM 20 UNIT APT SUBMIT FOR PRELIMINARY
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> MIDVALE BUILDING

1383 S. MIDVALE Los angeles, ca 90024

S.K.ARCHITECTS

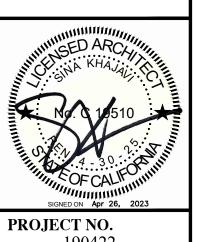
ARCHITECTURE
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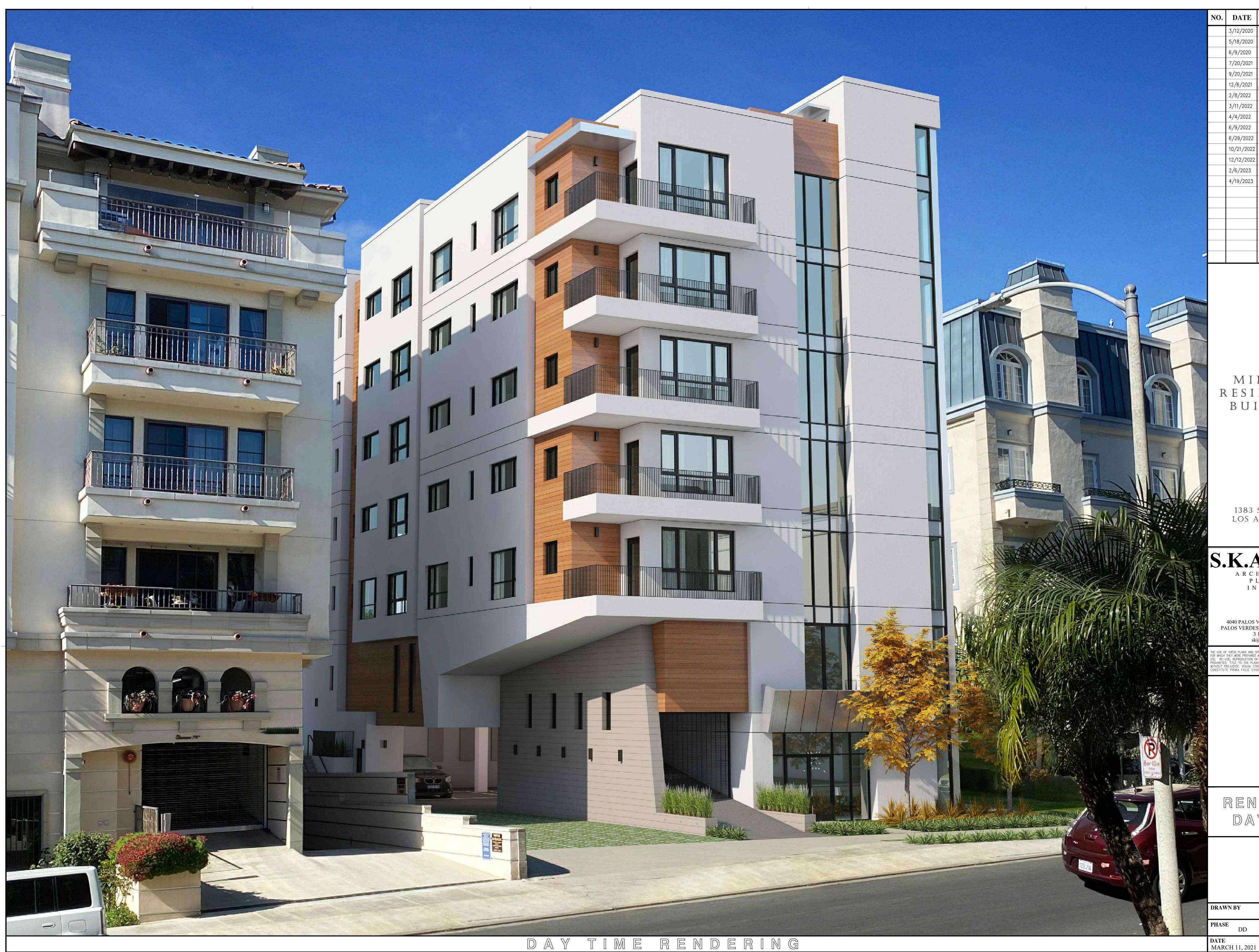
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# NIGHT TIME



DRAWN BY PHASE

**DATE**MARCH 11, 2021



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**DESCRIPTION** 

MIDVALE BUILDING

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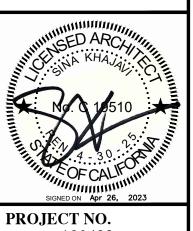
S.K.ARCHITECTS

ARCHITECTURE

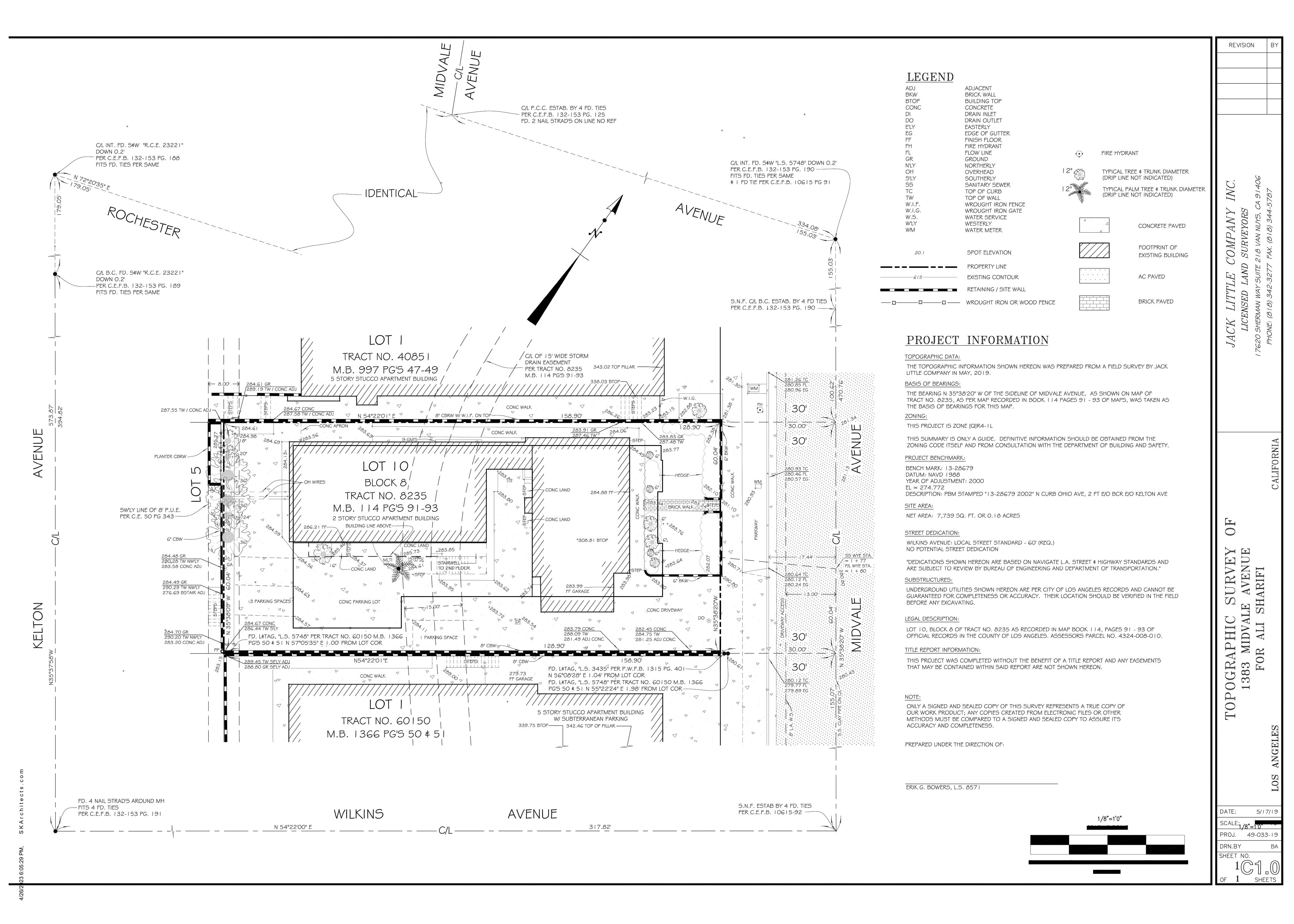
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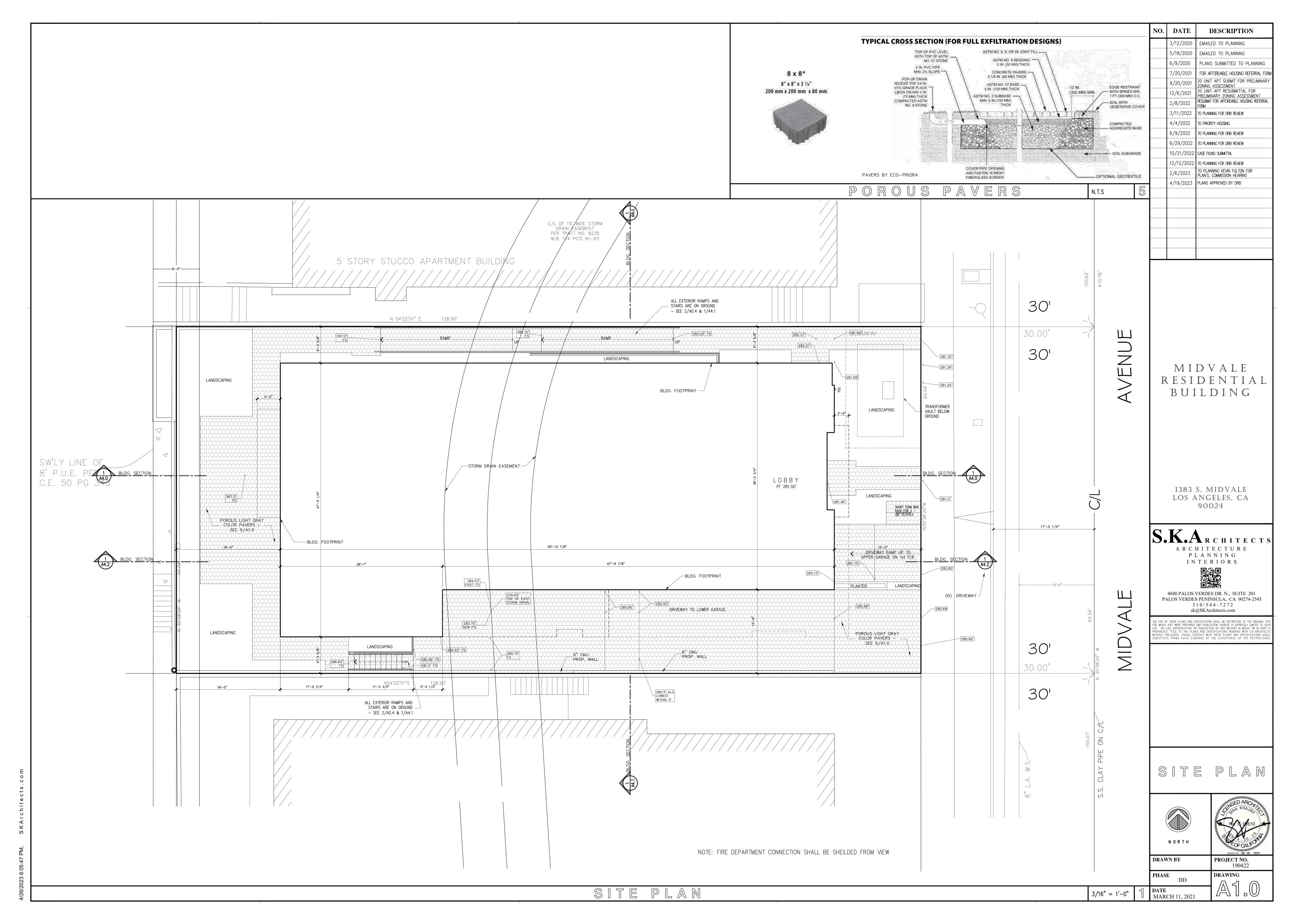


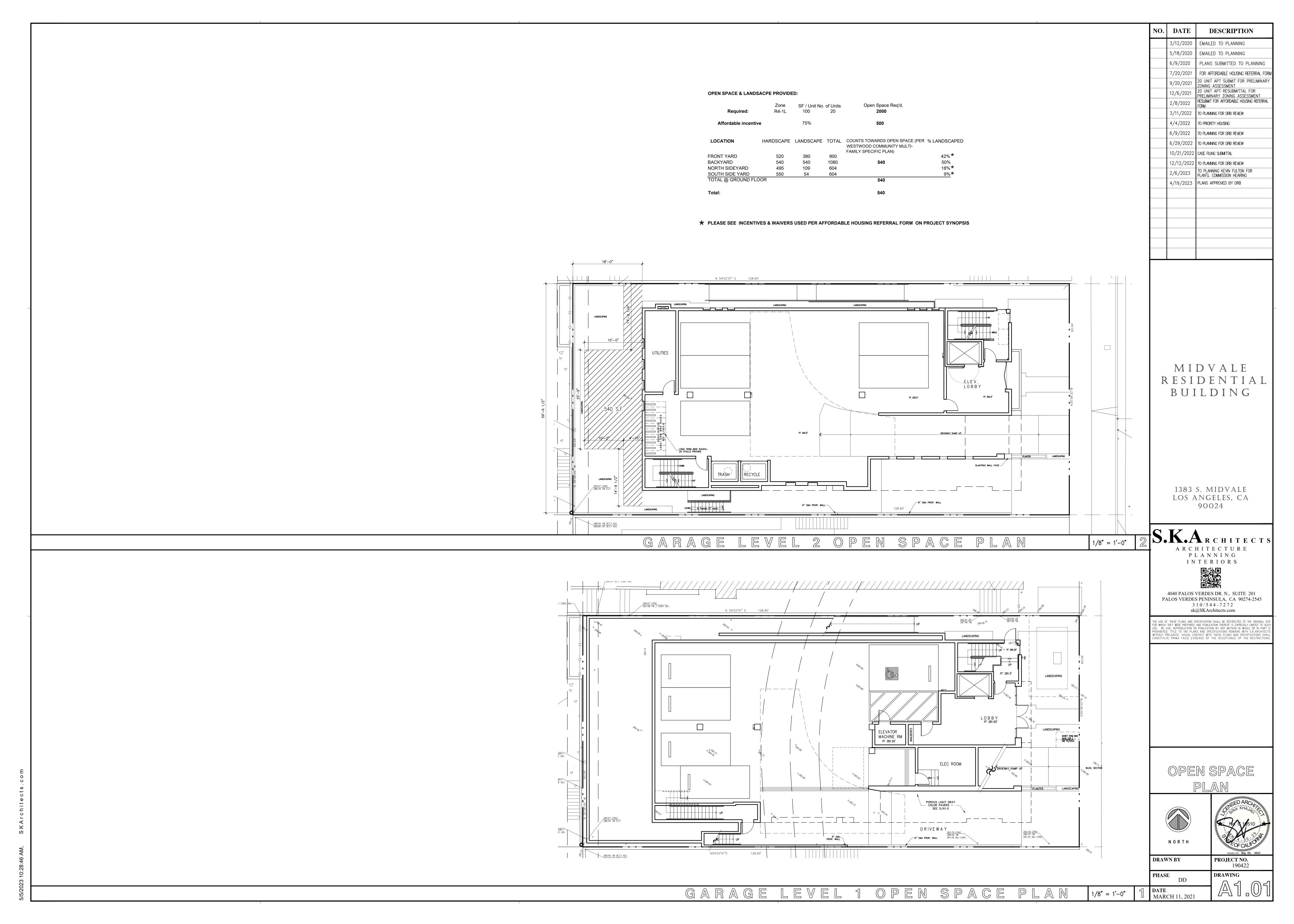
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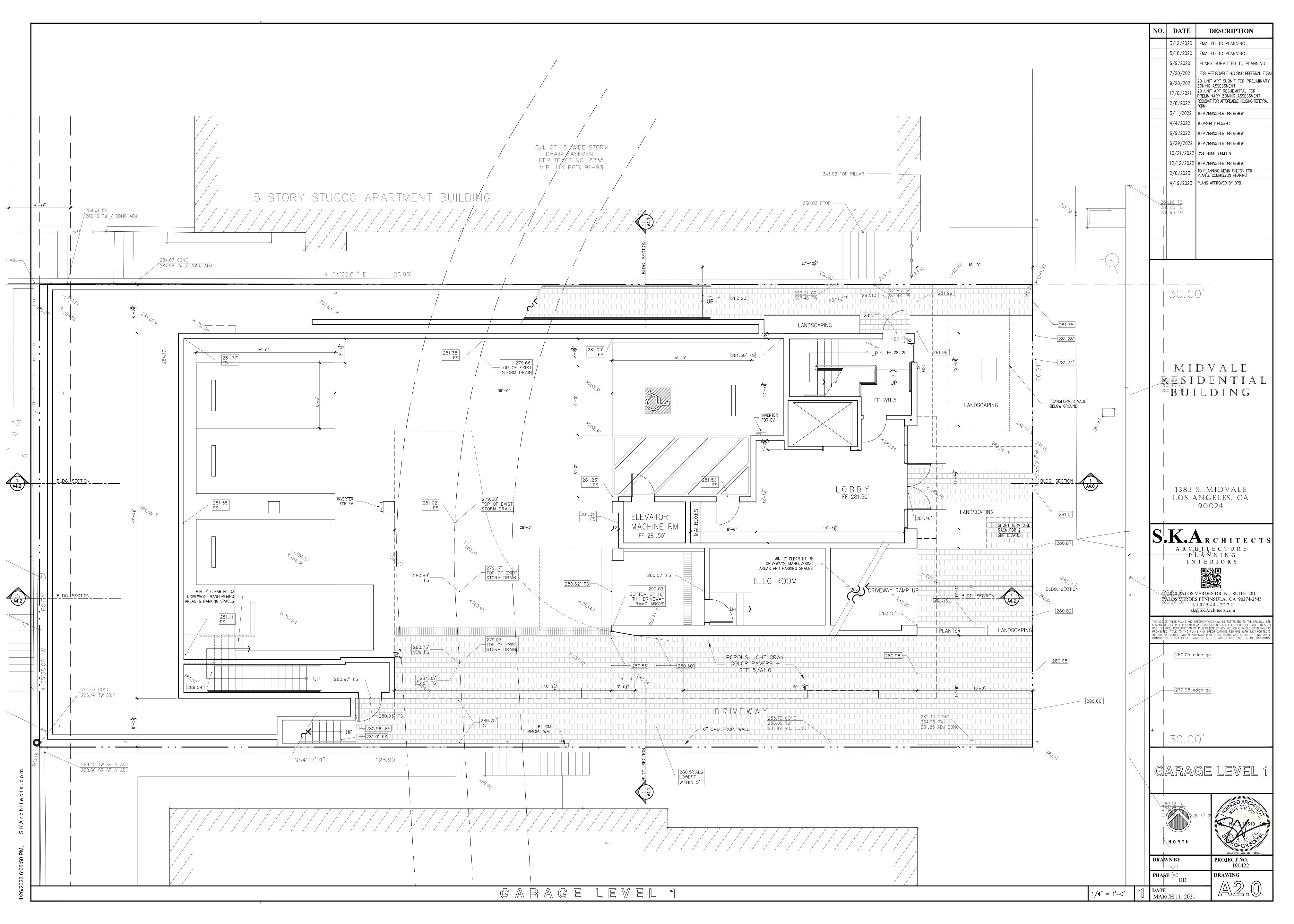


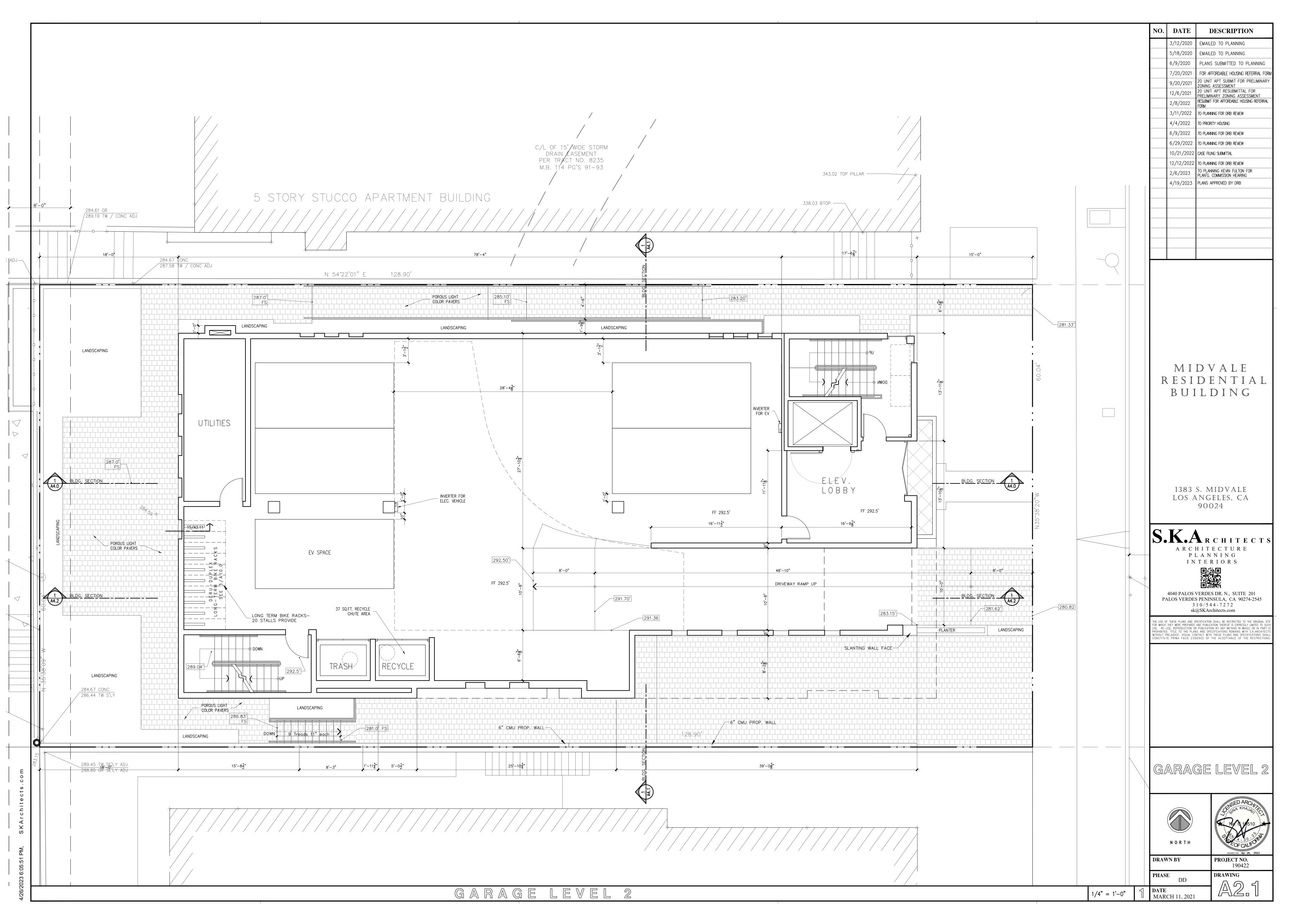
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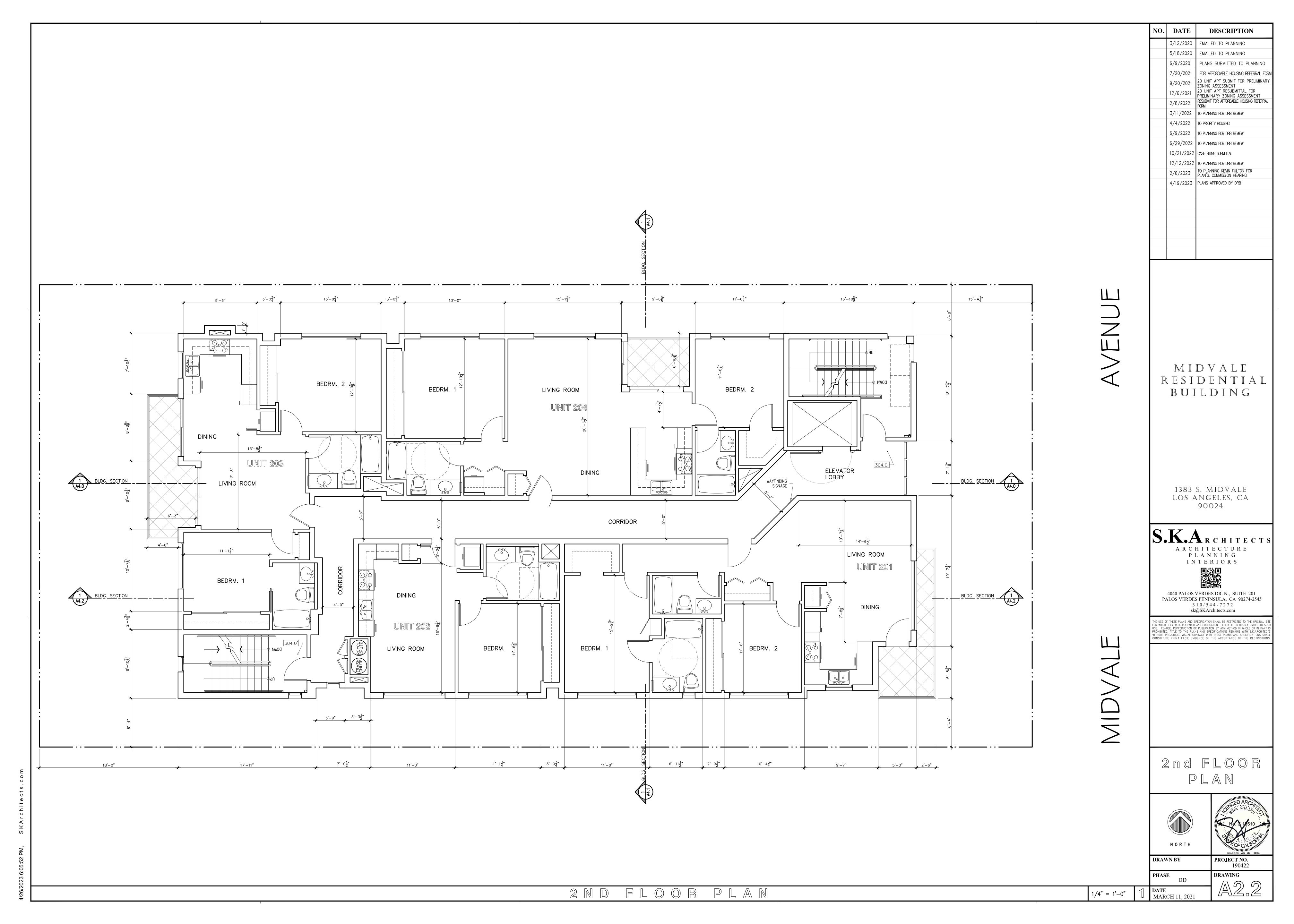


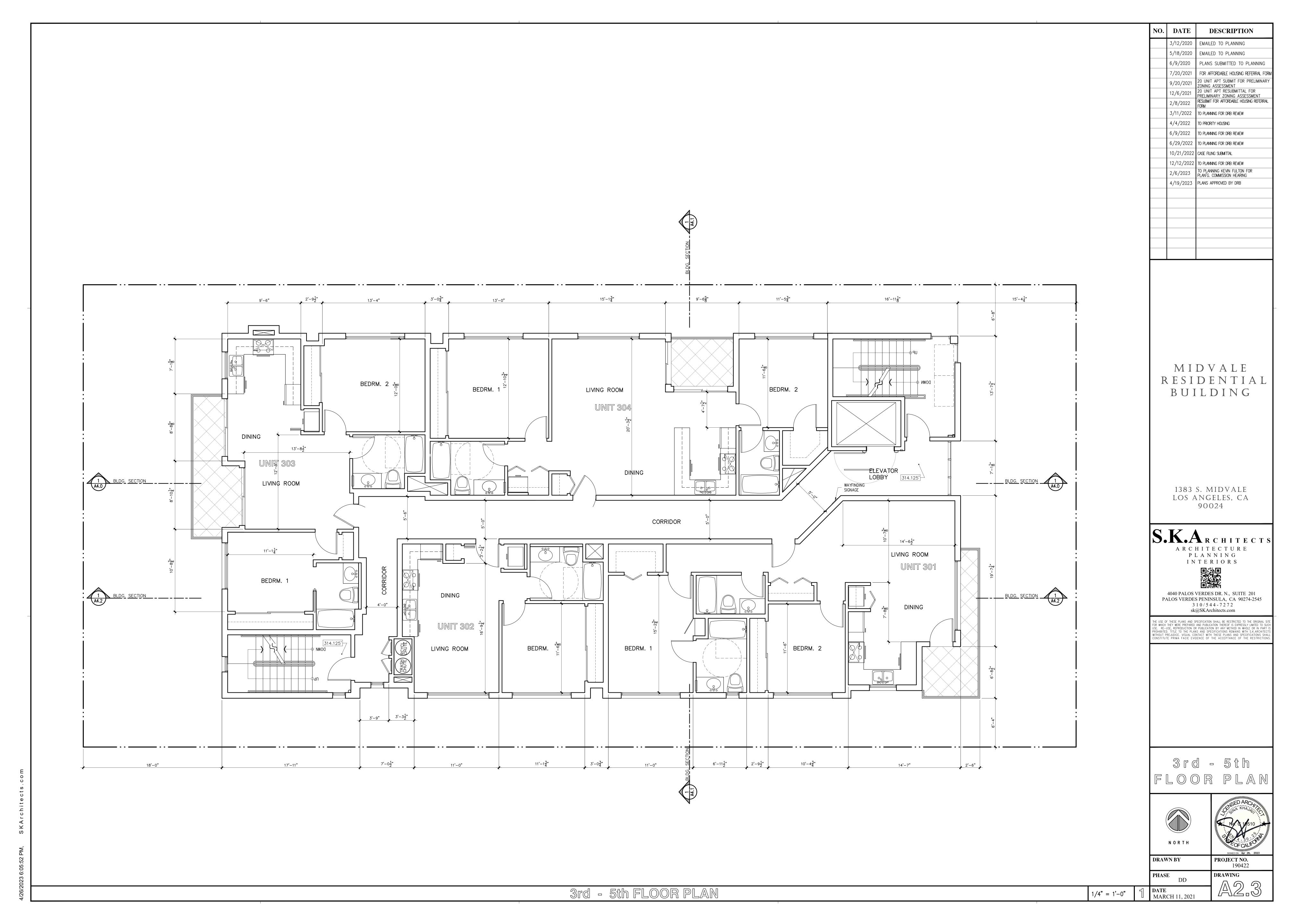


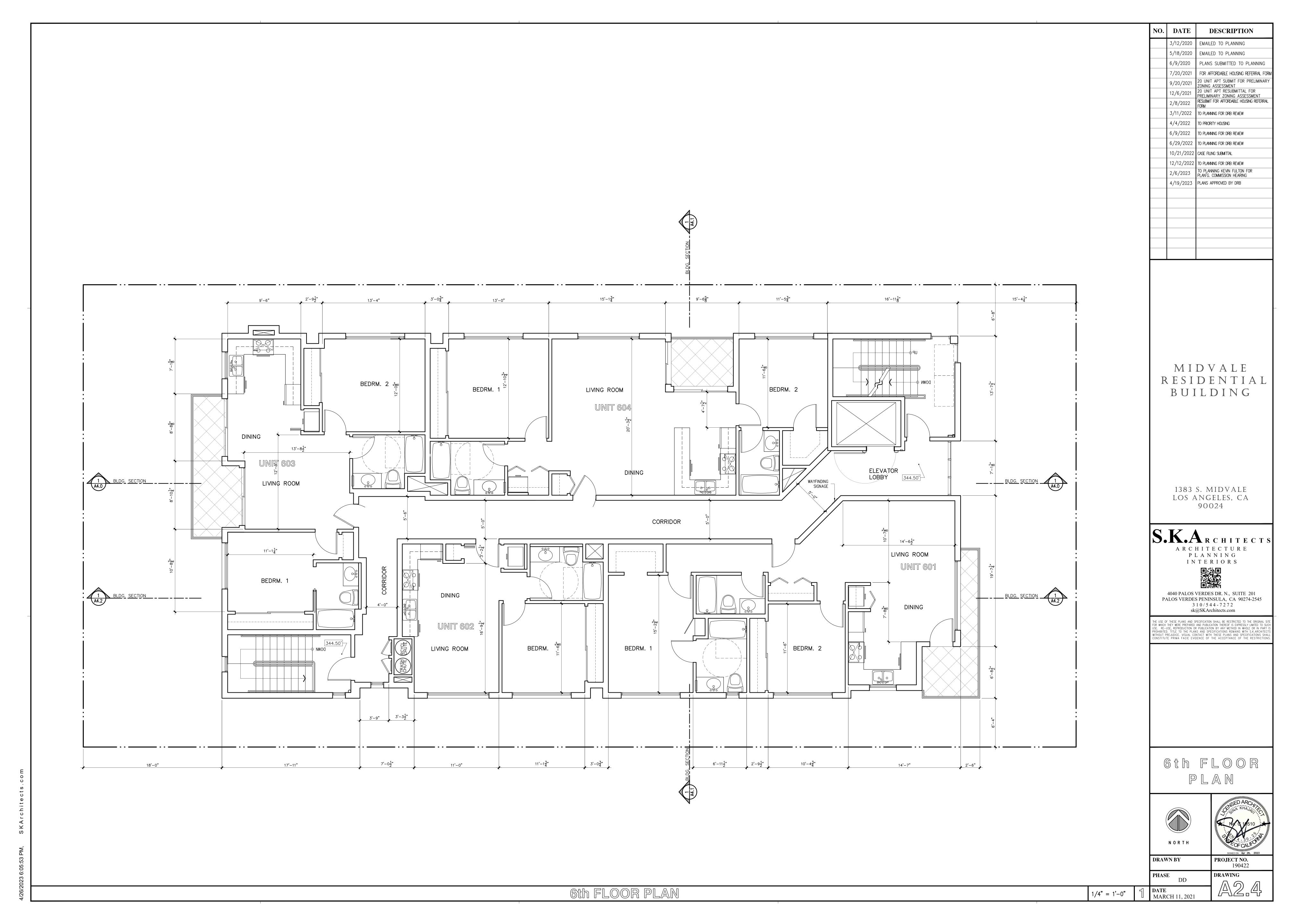


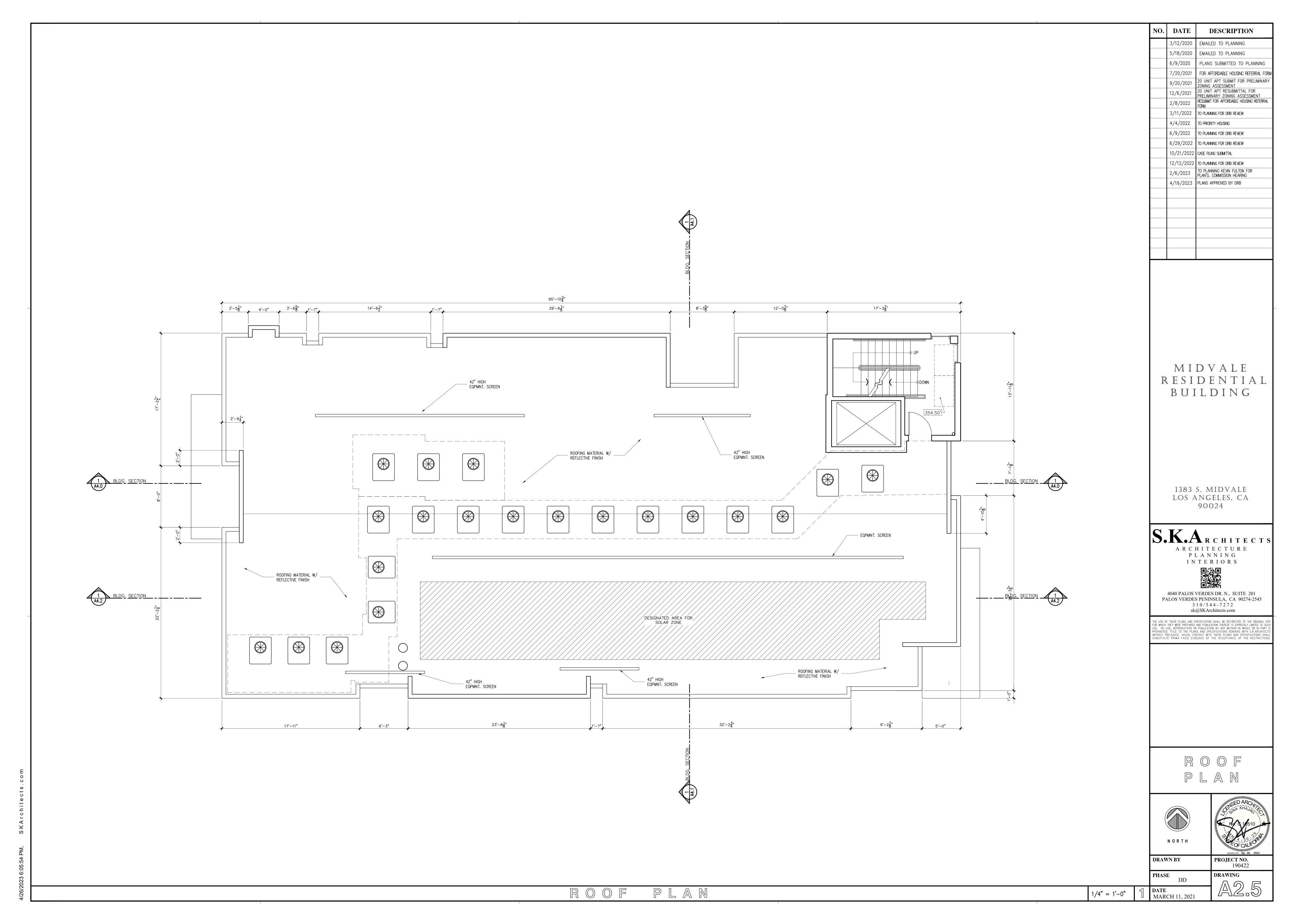














### BUILDING ELEVATIONS KEY NOTES

- STUCCO GLACIER WHITE P-10 BY LAHABRA W/ 20/30 CEMENT FINISH
   METAL SIDING 4" V-GROOVE WESTERN CEDAR COLOR BY LONGBOARDPRODUCTS.COM

- 2. METAL SIDING 4 V-GROUVE WESTERN CEDAR COLOR BY LUNGBUARDPRODUC
  3. ALUMINUM WINDOWS W/ BLACK ANODIZED FINISH
  4. METAL PANELS MISTIQUE PLUS TL-1222 PROFILE BY METALSALES.US.COM
  5. PORCELAIN TILES SENA CALIZA BY PORCELANOSA
  6. METAL GUARDRAILS
  7. DOWN LIGHT BY SPJ LIGHTING WITH 2700 KELVIN COLOR TEMPERATURE.
  8. ALUCOBOND METAL PANEL CLEAR ANODIZED
  9. METAL MESH SCREEN BY C.R. LAURENCE CRLAURENCE.COM
  10. CLEAR GLASS DUAL GLAZING PPG ARCHITECTURAL GLASS SOLEXIA
- 11. SPANDREL GLASS WHITE BY GUARDIAN SUNGUARD

  12. PLANTER PLANTER WALL LIGHT BY SPJ LIGHTING WITH 2700 KELVIN COLOR TEMPERATURE.

  13. STUCCO TITANIUM P—1661 BY LAHABRA
- 14. CLASSIC GRANITE 8"X8" ECO PRIORA PERMEABLE PAVERS

|       | NO. | DATE       | DESCRIPTION  |
|-------|-----|------------|--|
|       |     | 3/12/2020  | EMAILED TO PLANNING  |
|       |     | 5/18/2020  | EMAILED TO PLANNING  |
|       |     | 6/9/2020   | PLANS SUBMITTED TO PLANNING                                |
|       |     | 7/20/2021  | FOR AFFORDABLE HOUSING REFERRAL FORM                       |
|       |     | 9/20/2021  | 20 UNIT APT SUBMIT FOR PRELIMINARY ZONING ASSESSMENT       |
|       |     | 12/6/2021  | 20 UNIT APT RESUBMITTAL FOR PRELIMINARY ZONING ASSESSMENT  |
| -<br> |     | 2/8/2022   | RESUBMIT FOR AFFORDABLE HOUSING REFERRAL<br>FORM           |
|       |     | 3/11/2022  | TO PLANNING FOR DRB REVIEW                                 |
|       |     | 4/4/2022   | TO PRIORITY HOUSING  |
|       |     | 6/9/2022   | TO PLANNING FOR DRB REVIEW                                 |
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|       |     | 4/19/2023  | PLANS APPROVED BY DRB                                      |
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MIDVALE RESIDENTIAL BUILDING

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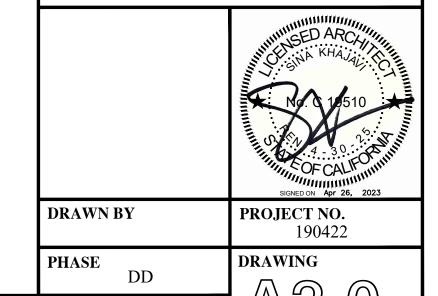
ARCHITECTURE PLANNING INTERIORS

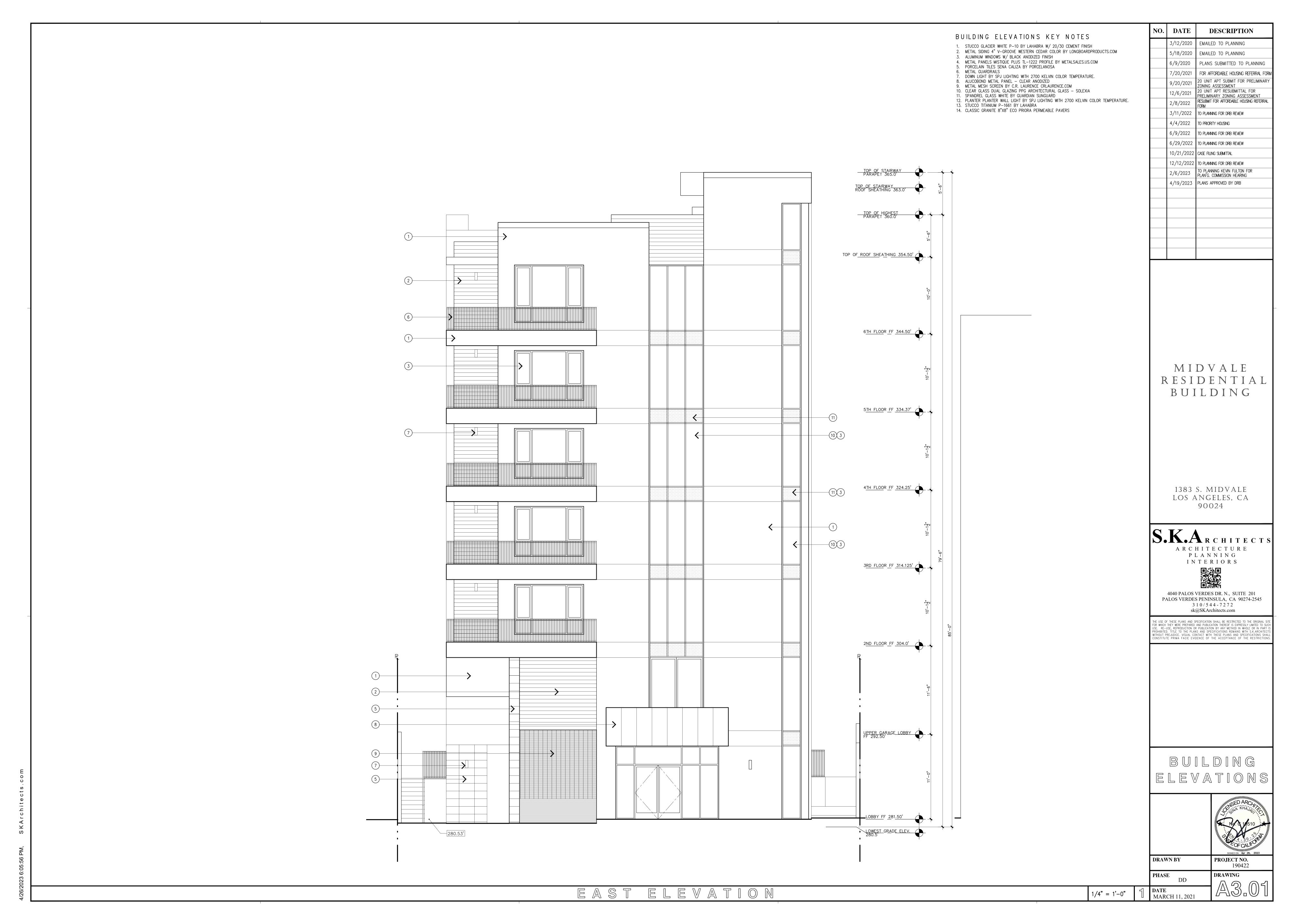


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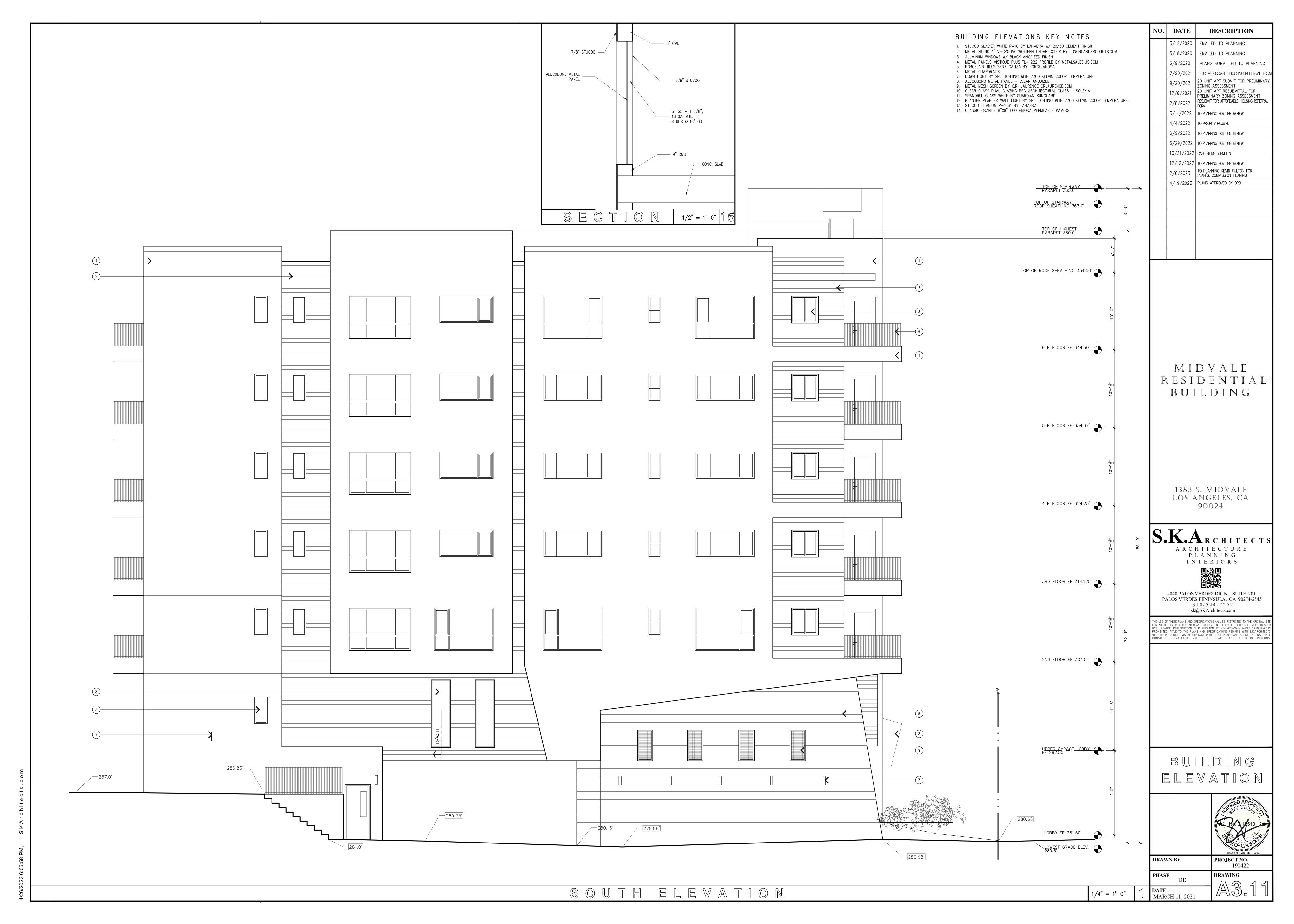
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ELEVATIONS









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MIDVALE RESIDENTIAL BUILDING

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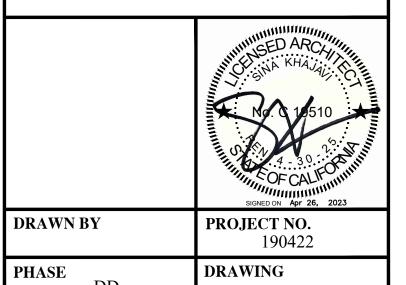
ARCHITECTURE PLANNING INTERIORS

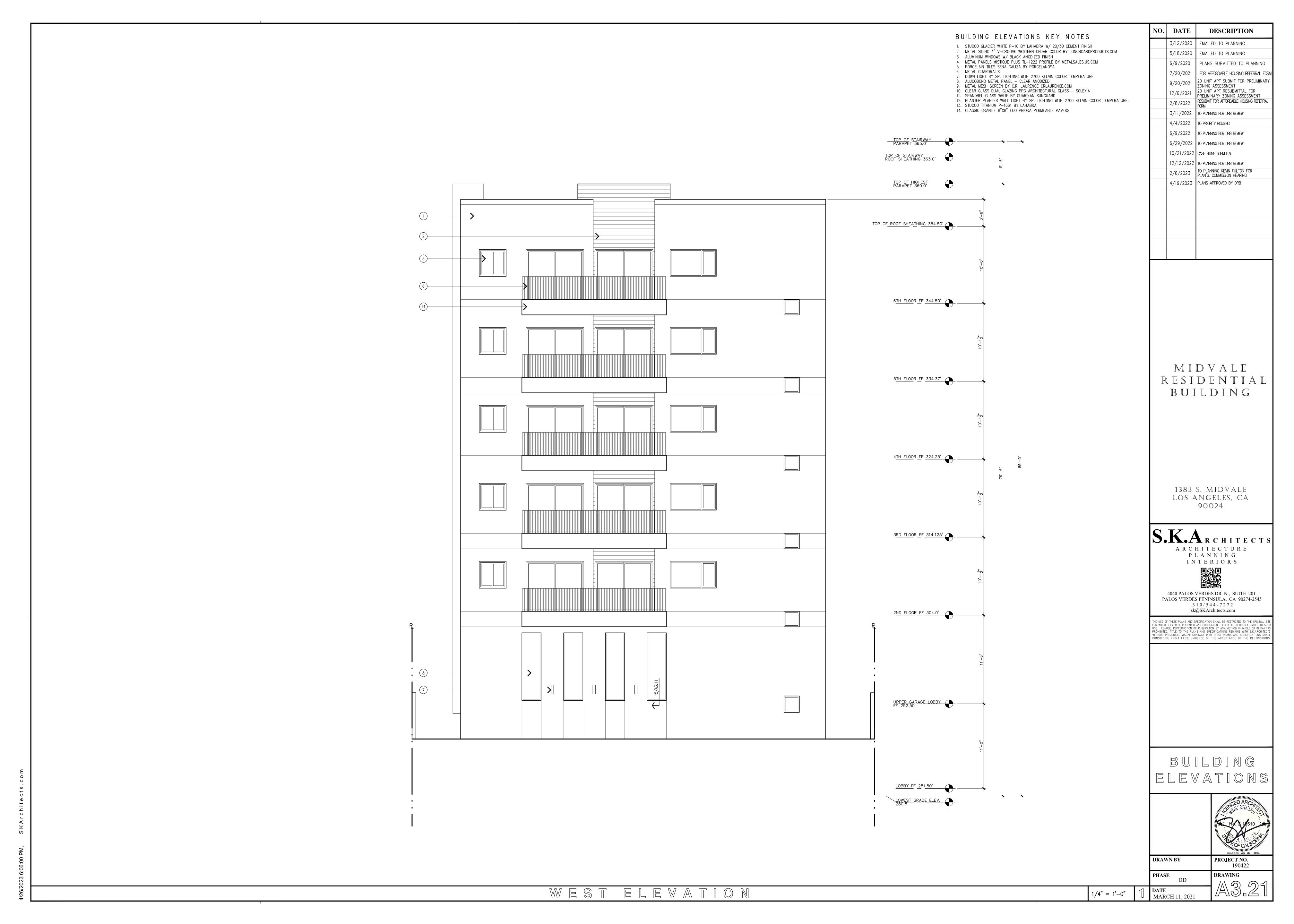


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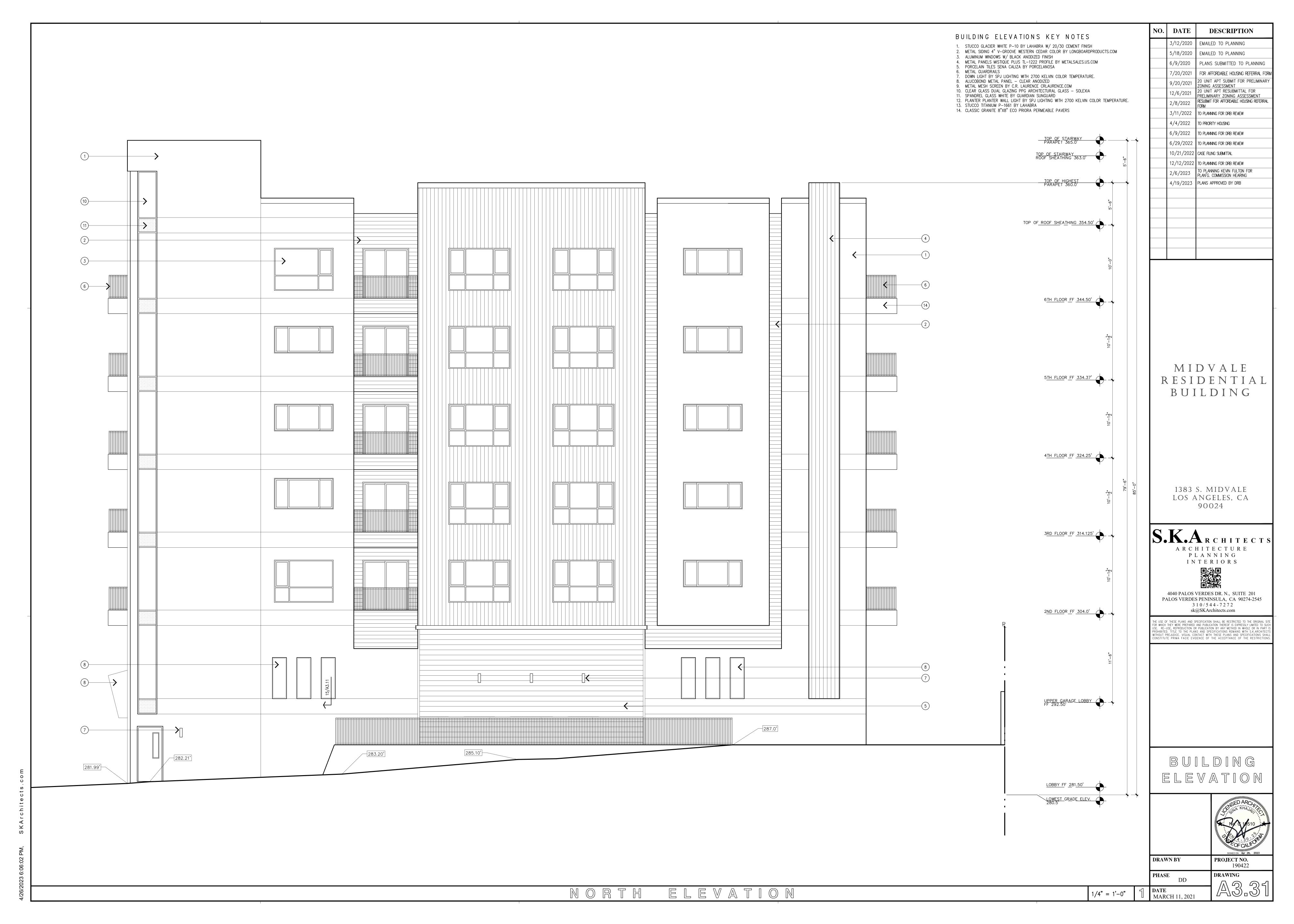
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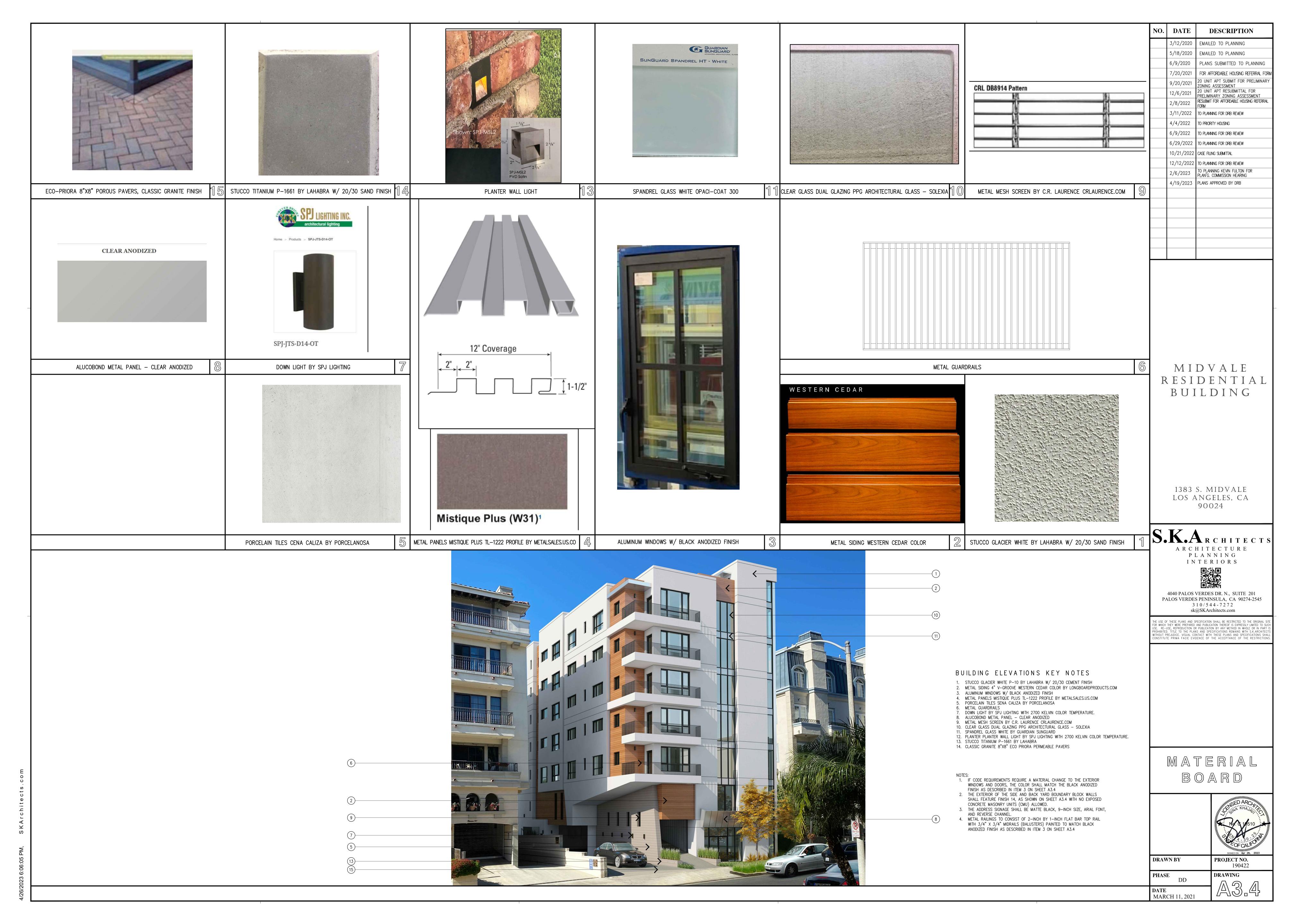
ELEVATIONS

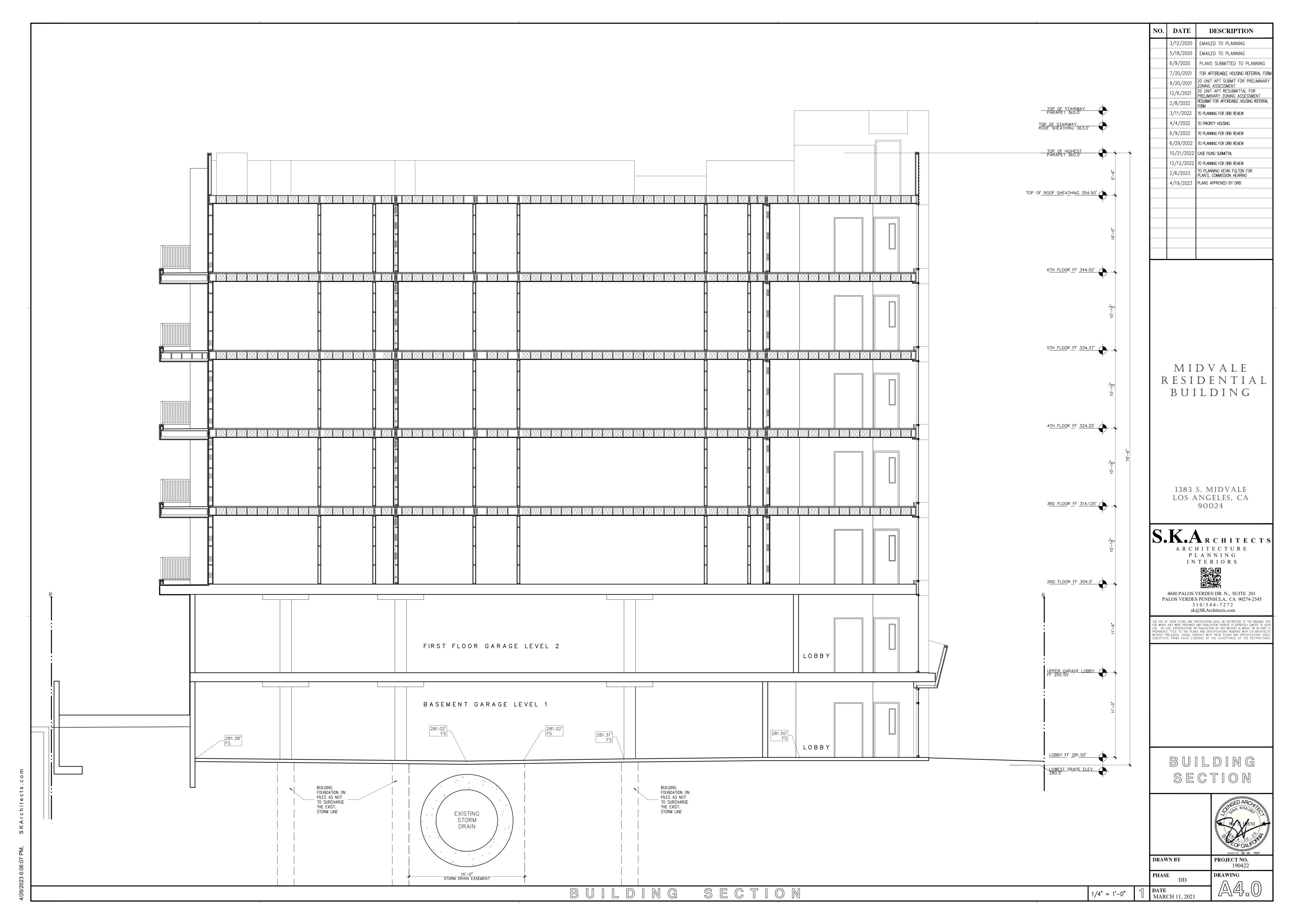


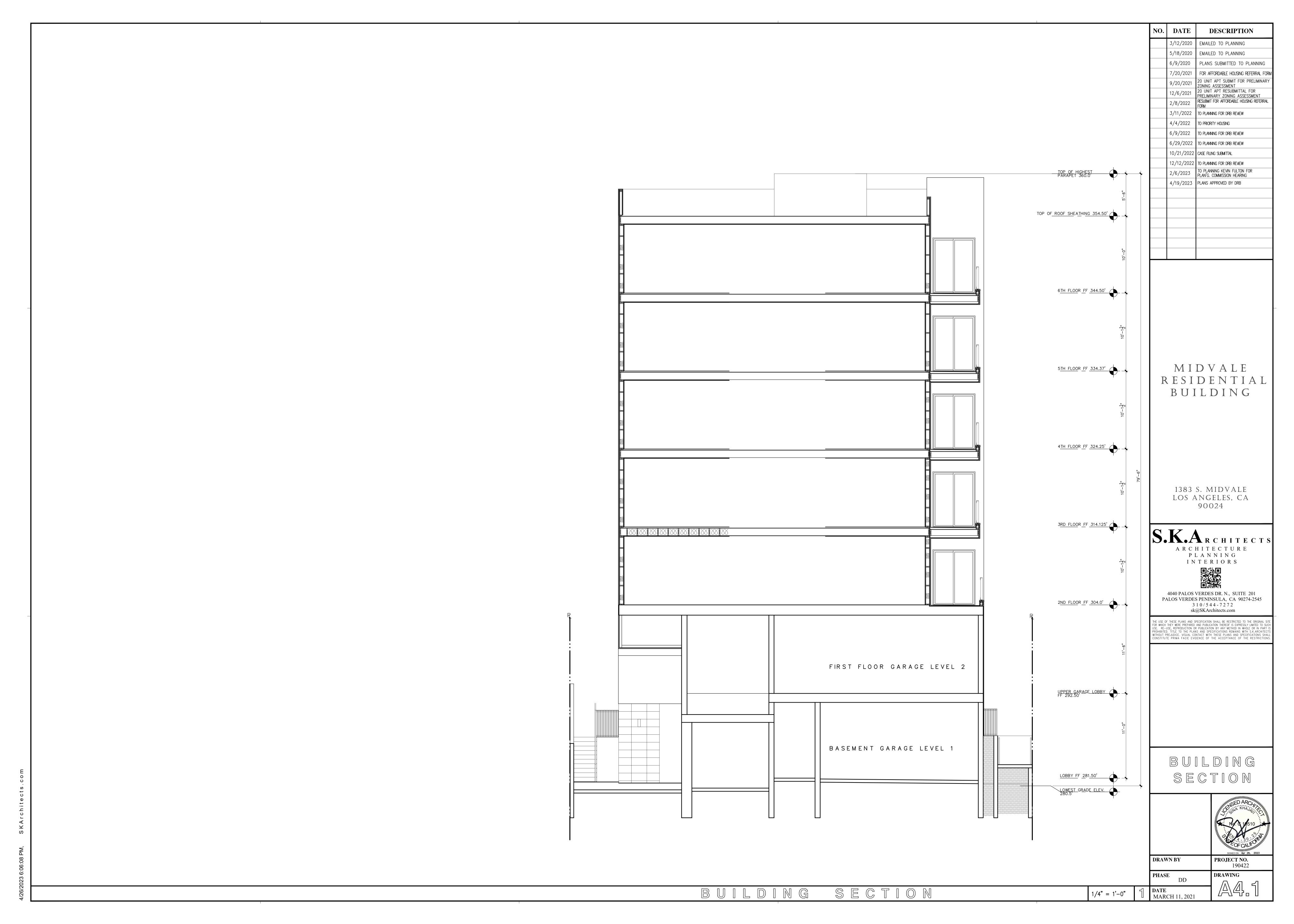


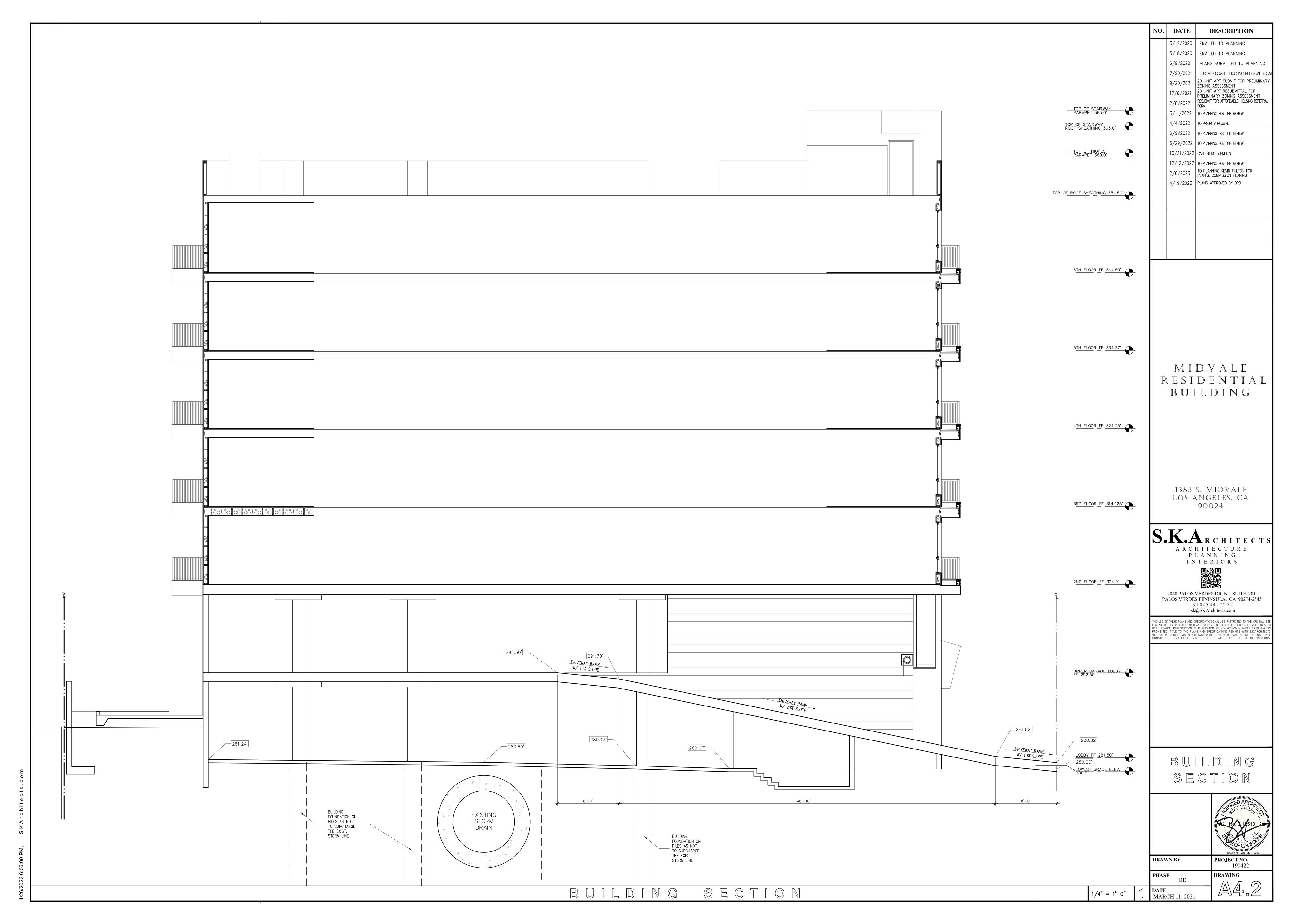












### SHADE AND SHADOW STUDY

### <u>PREPARED BY:</u>

Solargy, Inc. 22028 Ventura Boulevard, Suite 207 Woodland Hills, CA 91364 (818) 347-6096 www.solargy.com December 26, 2019 Job# 19122701



**PROJECT ADDRESS**:

1383 S. Midvale Avenue Westwood, CA 90024

### **SUMMARY OF SHADING DIAGRAMS**:

The enclosed Winter Solstice Shading Diagrams (December 21) show the shading effect of the proposed project (shown in green) on the roofs of adjacent buildings (shown in beige). Conservatively, the height of the building to the north was taken to be that of its lowest roof level. By inspection of the diagrams, the proposed building insignificantly shades the roof of the building to the north.

Clearly the proposed structure does meets the recommendation of the Westwood Design Review Board under Section 6.B.2 of the Specific Plan that the proposed building should be designed so as not to cast shadows on one-third or more of any adjacent residential structure, as projected on plan view, for more than two hours between the hours of 9 a.m. and 3 p.m. on December 21. The proposed structure clearly meets this requirement.



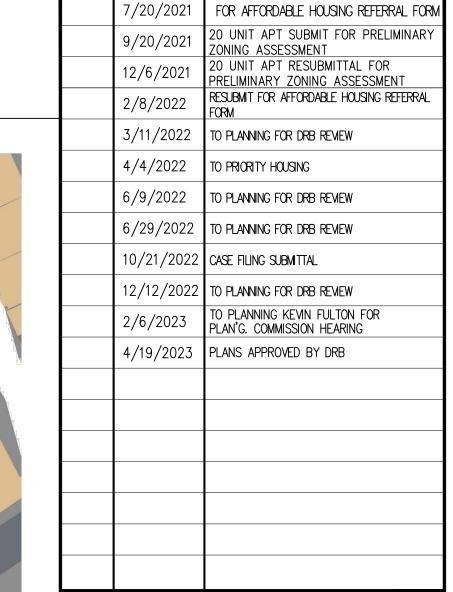
Winter Solstice Shading Diagram 9 a.m.



Winter Solstice Shading Diagram 10 a.m.



Winter Solstice Shading Diagram 11 a.m.



**DESCRIPTION** 

3/12/2020 EMAILED TO PLANNING

5/18/2020 EMAILED TO PLANNING

6/9/2020 PLANS SUBMITTED TO PLANNING

NO. DATE

MIDVALE RESIDENTIAL BUILDING



Winter Solstice Shading Diagram Noon



Winter Solstice Shading Diagram 1 p.m.



Winter Solstice Shading Diagram 2 p.m.



Winter Solstice Shading Diagram 3 p.m.

1383 S. MIDVALE LOS ANGELES, CA 90024

S.K.ARCHITECTS ARCHITECTURE PLANNING INTERIORS



4040 PALOS VERDES DR. N., SUITE 201 PALOS VERDES PENINSULA, CA 90274-2545 3 1 0 / 5 4 4 - 7 2 7 2 sk@SKArchitects.com

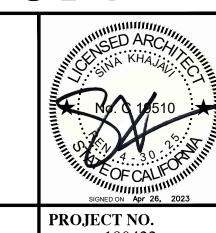
THE USE OF THESE PLANS AND SPECIFICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH S.K.ARCHITECTS WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

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SHADOW STUDY

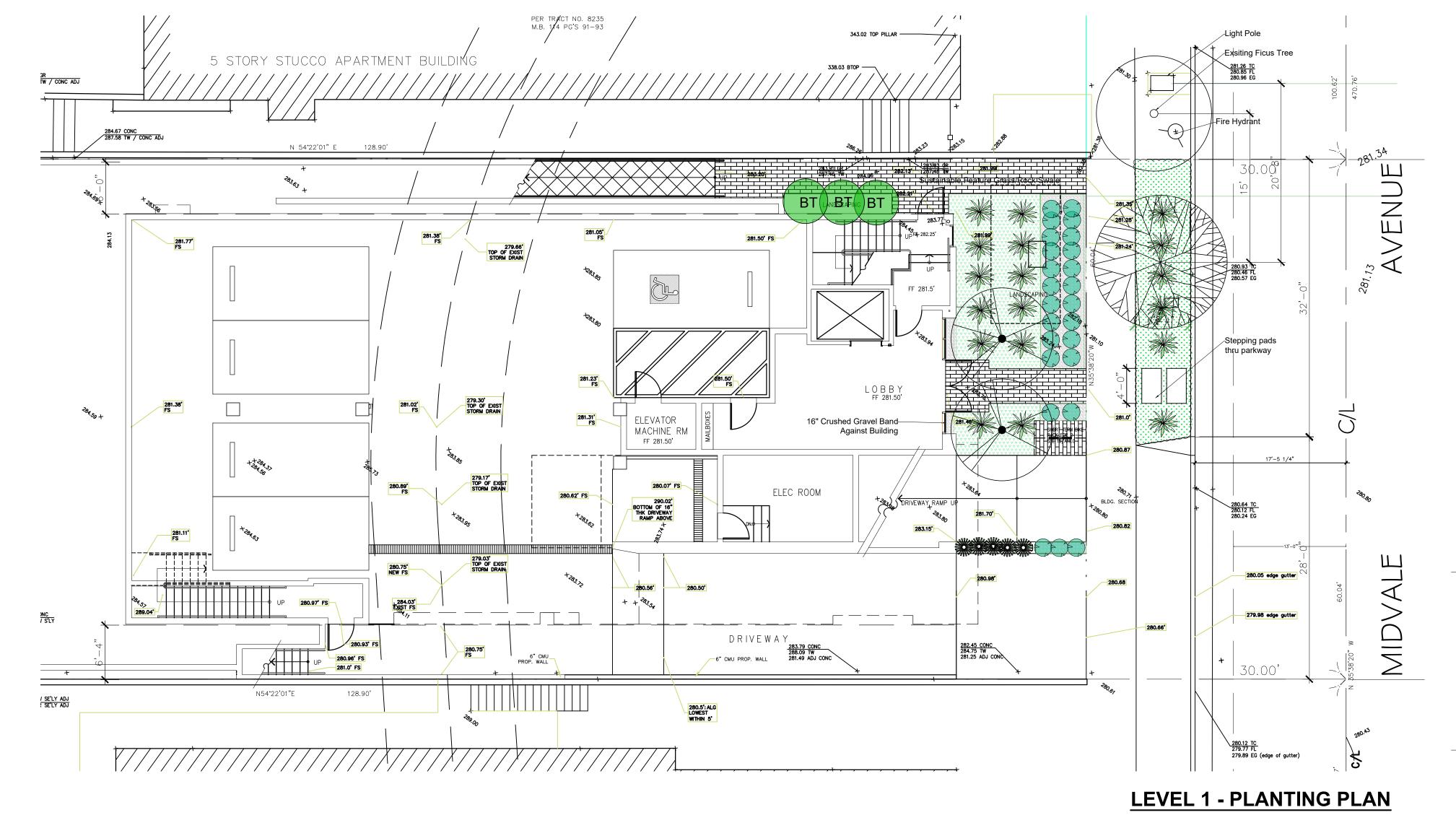


DRAWN BY **PROJECT NO.** 190422 DRAWING

PHASE A5.0 **DATE**MARCH 11, 2021

# PLANTING LEGEND

| Symbol | Botanical Name/Common Name  | Size         | Quantity | HXW @<br>Maturity | Yrs. Reaching<br>Maturity | WULCOLS<br>Water Use<br>@ Maturity | Notes  |
|--------|---|--------------|----------|-------------------|---------------------------|------------------------------------|--|
|        | Trees   |              |          |                   |                           |                                    |  |
|        | Magnolia Grandiflora 'St Mary'  | 36" Box      | 1        | 30'x20'           | 15                        | M                                  | Confirm Variety with urban Forestry to match existing street trees and |
|        | Upright Tree- Ginko biloba<br>Alt. Tristania congferta/ Brisbane Box              | 24" Box      | 4        | 25'x15'           | 15                        | M                                  |  |
| BT     | Bambusa Textilis  | 24" Box      | 5        | 30'               | 10                        | М                                  |  |
|        | Shrubs/Gruondcover  |              |          |                   |                           |                                    |  |
|        | Juncus patens   | 5 gal.       | 62       | 2'x2'             | 2                         | L                                  |  |
|        | Chodropetalum tectorum  | 5 gal.       | 32       | 2.5'x3'           | 7                         | L                                  |  |
|        | Phormium (sunset or margaret jones)   | 15 gal.      | 18       | 6'x4'             | 7                         | M                                  |  |
|        | Leymus condensatus/ Canyon Prince Wild Rye  | 5 gal.       | 16       | 2'x3'             | 3                         | L                                  |  |
|        | Carex morrowii 'Ice Dance'  | 1 gal.       |          | 1.5'x1.5'         | 4                         | M                                  |  |
|        | Drought Tolerant grass for parkway-<br>Argostis pallens/Bent Grass or Carex pansa | Sod<br>1gal. |          | 1'x2'             | 2                         | L                                  |  |
|        | Miscelanous   |              |          |                   |                           |                                    |  |
|        | Crushed Stone 3/4"  |              |          |                   |                           |                                    |  |
|        | Metal Edging /Bamboo Rhizom Barrier   |              |          |                   |                           |                                    |  |
|        | Shredded Bark Topping 'Forest Floor'  |              |          |                   |                           |                                    | All none LID Planters  |





Ginko biloba

Magnolia grandiflora ( dominant street tree)



Carex morrowii 'Ice Dance'





Chondropetalum tectorum

Phormium 'Sunset'

Agrostis pallens

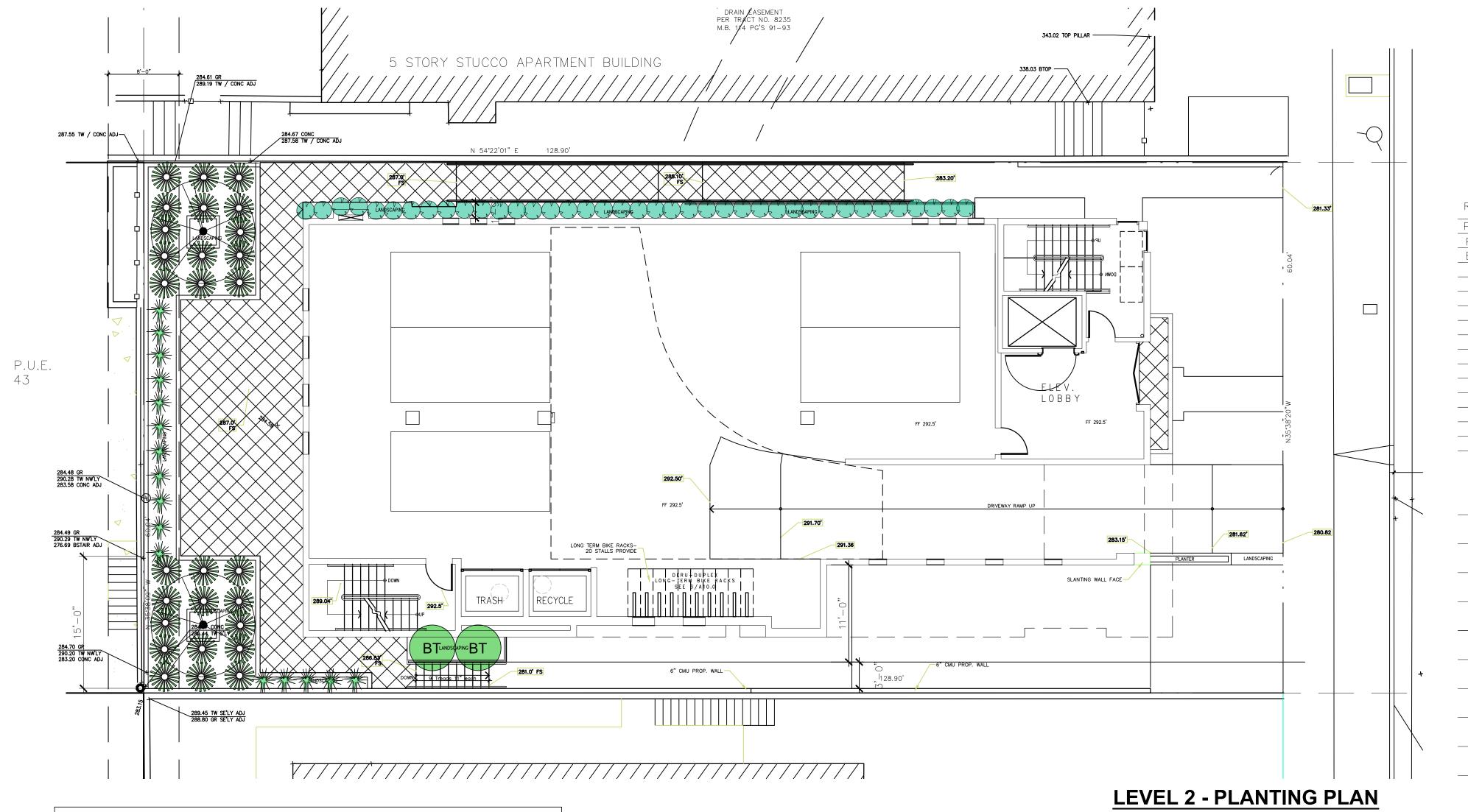






Juncus patens





SQUARE FOOTAGE OF PROJECT SITE 7739 SF 15 POINTS STREET TREES TO SHADE THE STREET 3PTSX2 6 2PTSX2 4 2PTSX2 4 1) 2 36" BOX 2) 30' O.C. MAX PER TREE 3) 220 SF. OF PLANTED PARKWAY PROVISION OF MORE THAN 50SF. UNPAVED , PLANTED PARKWAY PER STREET TREE PER TREE 4) 35 LF. OF CONTINUOUS PLANTED PARKWAY 1X32 32 SITE DESIGN 5) EAST SIDE 1 SHADE TREE 2PTSX1 2 2PTSX2 4 6) WESTSIDE 2 SHADE TREE 7) COMPOST CLASS I/CLASS II TOTAL POINTS CLAIMED WATER MANAGEMENT POINT SYSTEM -- SEE IRRIGATION PLAN

MÉGT ARCHITERRA

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JOB TITLE:

M i d v a l e Residential Building

JOB ADDRESS:

1383 S. Midvale Los Angeles, C A , 9 0 0 2 4

CONSULTANTS

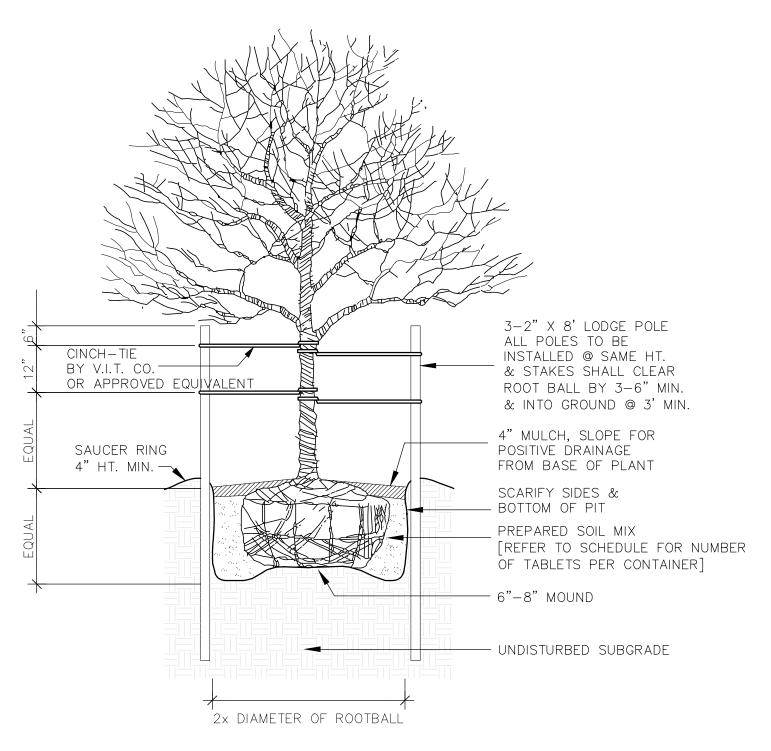
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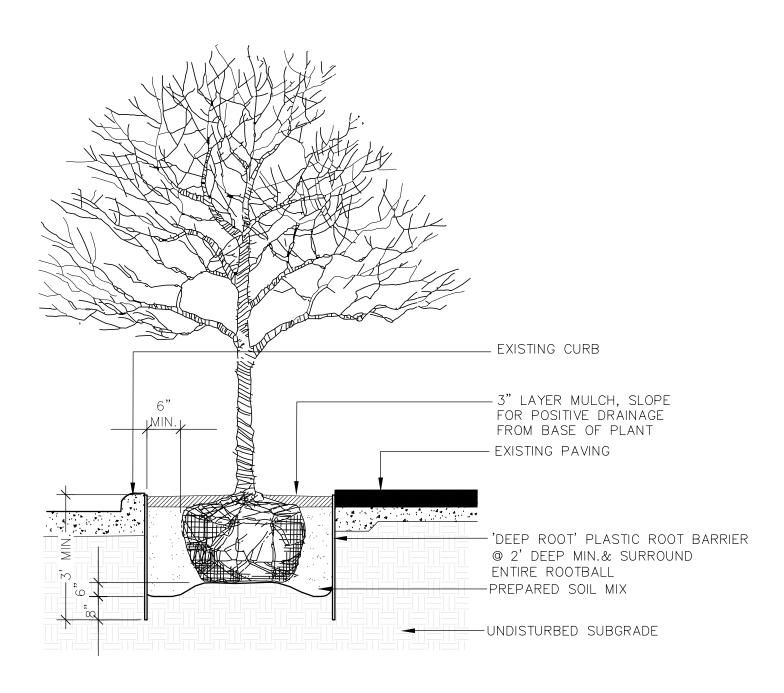
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**PLANTING PLAN** 

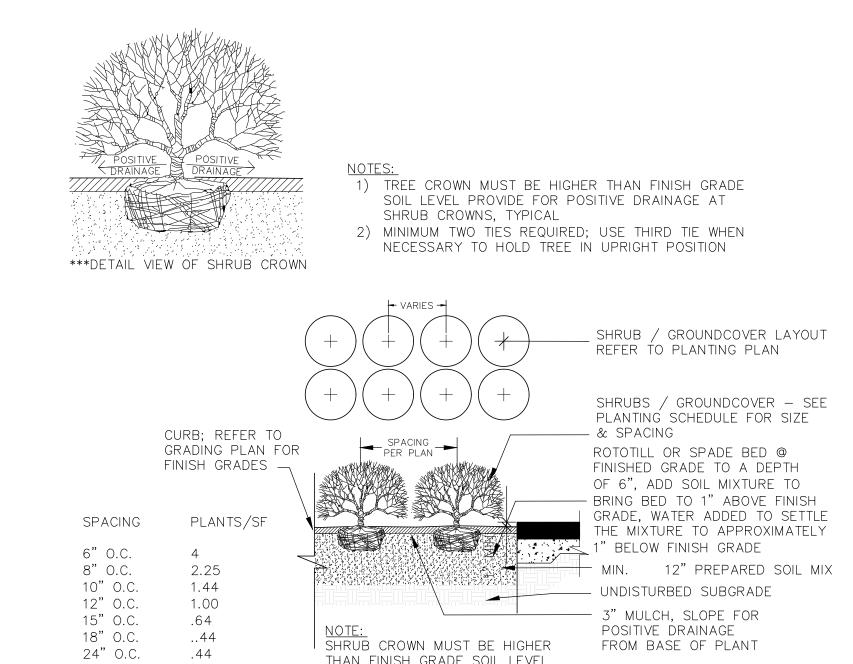
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TYP. SINGLE TRUNK PLANTING DETAIL

ROOT BARRIER PLANTING



THAN FINISH GRADE SOIL LEVEL

PROVIDE FOR POSITIVE DRAINAGE

AT SHRUB CROWNS, TYPICAL

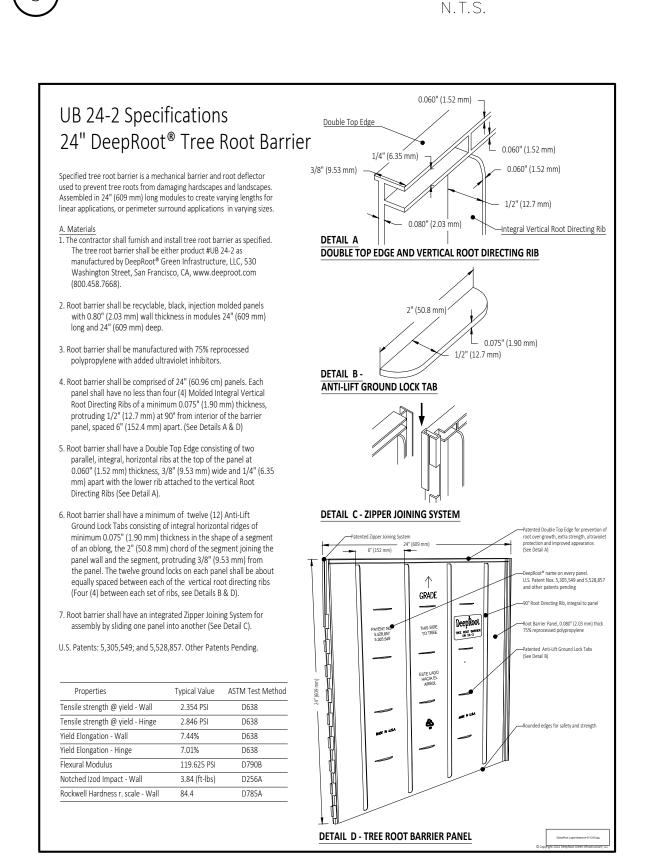
AGRIFORM 20-10-5 21g PLANTING TABLET(S) AS FOLLOWS:

| SIZE   | TABLET(S)                                      |
|--|--|
| 1 GAL<br>2 GAL<br>3 GAL<br>5 GAL<br>7 GAL<br>15 GAL<br>24" BOX | 1<br>1-2<br>2-3<br>2-3<br>3-5<br>7-10<br>15-24 |
| N. O. T.C.   |  |

PLACE RECOMMENDED TABLET(S) BETWEEN BOTTOM AND BOTTOM THIRD  $(\frac{1}{3})$  OF ROOTBALL

FERTILIZER SCHEDULE

# DETAIL & SPACING CHART-RECTANGULAR PATTERN TYP. SHRUB / GROUND COVER PLANTING



30" O.C.

36" O.C.

48" O.C.

.25

.18

.06

N.T.S.

### **GENERAL NOTES:**

- 1- VISIT THE SITE PRIOR TO BIDDING.
- ALL WORK SHALL CONFORM TO INDUSTRY STANDARDS AND LATEST LOCAL BUILDING CODES. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND MATERIAL SUPPLIERS TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE DRAWINGS AND CODE REQUIREMENTS
- PERMITS, WHEN NECESSARY, ARE THE RESPONSIBILITY OF THE CONTRACTOR OR THE PROPERTY
- CHECK DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS WITH FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTION SHALL BE ISSUED PRIOR TO CONTINUATION OF THE WORK. THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO HIS FAILURE OF NOTIFYING THE ARCHITECT OF SUCH DISCREPANCIES.
- CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN IN THESE SETS OF DRAWINGS UNLESS NOTED OTHERWISE.
- VERIFY PROPERTY LINES PRIOR TO COMMENCING WORK. NO CONSTRUCTION ITEM, INCLUDING FOOTINGS, SHALL EXTEND BEYOND PROPERTY LINE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH ALL SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH THE WORK. PIPING, CONDUIT AND SLEEVES SHALL BE SET IN PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
- THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISH STRUCTURE. CONSTRUCTION MEANS. METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY, BRACING, TEMPORARY SUPPORTS AND SHORING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT AND REPRESENTATIVES DO NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND HIS REPRESENTATIVES DURING OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED AS ASSISTANCE IN QUALITY CONTROL AND CONFORMANCE TO THE CONTRACT DRAWINGS. THEY DO NOT GUARANTEE GENERAL CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS CONSTRUCTION SUPERVISION.
- 9- A PROTECTION FENCE SHALL BE INSTALLED AND MAINTAINED AS REQUIRED BY CITY, COUNTY, OR ASSOCIATION.
- 10- PROVIDE A SANITARY TOILET FACILITY AS NEEDED OR IF REQUIRED BY APPLICABLE REGULATIONS.
- 11- VERIFY AND STAKE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND AS REQUIRED BY GOVERNING AGENCIES. CONTRACTOR SHALL BE HELD LIABLE FOR DAMAGES TO EXISTING UTILITIES INCURRED BY INSTALLATION OF THE WORK.
- 12- REPAIR AND REPLACE ANY EXISTING IMPROVEMENTS THAT ARE DAMAGED DURING CONSTRUCTION.
- 13- ALL ORIGINAL MOW STRIPS, WALLS, FENCING, ETC. MUST REMAIN AS INSTALLED BY THE BUILDER.
- 14- SUBSTITUTIONS ARE ONLY ALLOWED WITH A WRITTEN APPROVAL BY THE OWNER
- 15- CONTRACTOR SHALL ENSURE THAT ALL SUBCONTRACTOR AND TRADES ARE PROVIDED WITH THE CURRENT APPROVED CONSTRUCTION DRAWINGS AND SPECIFICATIONS . ONLY APPROVED CONSTRUCTION DOCUMENTS MUST BE ALLOWED AND USED AT THE SITE.
- 16- CONTRACTOR SHALL OBTAIN PERTINENT ARCHITECTURAL AND ENGINEERING PLANS PRIOR TO COMMENCEMENT OF WORK.

# PLANTING NOTES:

- 1. ALL PLANTING TO BE SET WITHIN LIMIT OF WORK BOUNDARIES.
- 2. ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE NOTED.
- 3. ALL AGAVES AND MOUNTAIN GRAY BOULDERS LOCATIONS TO BE FLAGGED ONSITE BY CONTRACTOR PER PLAN AND FIELD VERIFIED AND APPROVED BY LANDSCAPE ARCHITECT. LA RESERVES THE RIGHT TO MAKE ADJUSTMENTS AS NEEDED TO ACCOMPLISH DESIRED EFFECT PRIOR TO ACTUAL INSTALLATION.OF THE MATERIALS BY THE
- 4. THE FACE OF ALL PROPOSED PLANTS ALONG THE CURBS TO BE MINIMUM 6" AWAY FROM INSIDE OF CURB AS SHOWN IN THE DRAWINGS, TYPICAL.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE
- 6. CONTRACTOR SHOULD NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT UP TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 7. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH
- 8. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATION.
- 9.. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS (WEEKENDS NOT INCLUDED) PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULE.
- 10. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ON PLANS OR LAYOUT OF PLANS, CONTRACTOR SHOULD CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIAL.
- 11. PROTECT ALL EXISTING TREES TO REMAIN. CONTRACTOR SHALL REPLACE ANY TREES DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE FENCING, IF NECESSARY, AT THE TREE DRIP LINE TO PROTECT TRUNK AND ROOTS AND TO PREVENT COMPACTION FROM VEHICLE TRAFFIC OR MATERIAL STORAGE ON THE SOIL BELOW TREES. CONTRACTOR SHALL PROVIDE FOR THE FEEDING, WATERING AND GENERAL MAINTENANCE OF TREES TO KEEP THEM IN A HEALTHY CONDITION DURING CONSTRUCTION.
- 12. CONTRACTOR SHALL SUBMIT PHOTOS OF REPRESENTATIVE TREES AND SHRUBS WITH SPECIFICATIONS ON THE BACK OF PHOTO INCLUDING HEIGHT, WIDTH AND CALIPER. IF A NURSERY VISIT IS REQUIRED THE CONTRACTOR WILL ARRANGE TO HAVE THE PARTICULAR NURSERIES PREPARED TO SHOW TREES. SHOULD CONTRACTOR INSTALL PLANT MATERIAL INFERIOR TO INDUSTRY STANDARD, IT IS AT HIS OWN RISK. ALL PHOTO SUBMITTALS ARE TO BE APPROVED PRIOR TO PLANTING.
- 13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS AND DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO GUARANTEE ALL PLANT MATERIALS PER SPECIFICATIONS.
- 14. CONTRACTOR SHALL STAKE ALL FINAL TREE LOCATIONS AND PLANTING BED LIMITS IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 15. STEEL EDGING SHALL BE PLACED BETWEEN ALL SHRUB BEDS AND TURF AREAS, AS WELL AS BETWEEN GRAVEL BED
- AND PLANTING BEDS.
- 16.. UPON INSTALLATION ALL TREE MATERIALS SHALL BE STAKED ACCORDING TO SPECIFICATIONS AND PLANTING DETAILS.
- 17. IF REQUESTED BY OWNER CONTRACTOR SHALL INSTALL DEEP/ROOT BARRIERS AT ALL TREES WITHIN 5'-0" OF CONCRETE WALKWAYS, STRUCTURES, WALLS, CURBS, ETC.
- 18.. ALL PLANTS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE INDICATED.
- 19.. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" OF APPROVED SHREDDED MULCH —ES—2 MULCH FROM AGROMIN MULCH COMPANY. GREG JACKSON (714) 475-8672, 201 KINETIC DRIVE, OXNARD, CA 93030
- 20.. CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE.
- 21.. ALL NURSERY TAGS, TIES AND STAKES SHALL BE REMOVED FROM PLANTS . AS NEEDED NEW STAKES SHOULD BE INSTALLED PER DETAILS.
- 22. CONTRACTOR SHALL TURN OVER THE FOLLOWING ITEMS BEFORE THE END OF THE MAINTENANCE PERIOD: A) COPIES OF ALL PLANTS INVOICES-PRICING TO BE REDACTED. B) LETTERS CONFIRMING WARRANTIES FOR PLANTS .TREES AND PALMS, IF APPLICABLE.AND
- 23. SOIL AMENEMENT FOR PLANTING AREAS SHALL RECIEVE COMPOST CLASS I/OR CLASS II PER CITY OF LOS ANGELES LANDSCAPE GUIDLEINES.



445 Santa Ana Avenue **NEWPORT BEACH. CA 92663** t.714 . 813.8134 e. MEGTARC@GMAIL.COM



JOB TITLE:

Midvale Residential Building

JOB ADDRESS:

1383 S. Midvale Los Angeles, C A , 9 0 0 2 4

CONSULTANTS

| BLDG Review | 02/03           |
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RECORD OF PRINTS ISSUED

Preliminary Planning /DRB Review

Preliminary Planning /DRB Review

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05/31/22

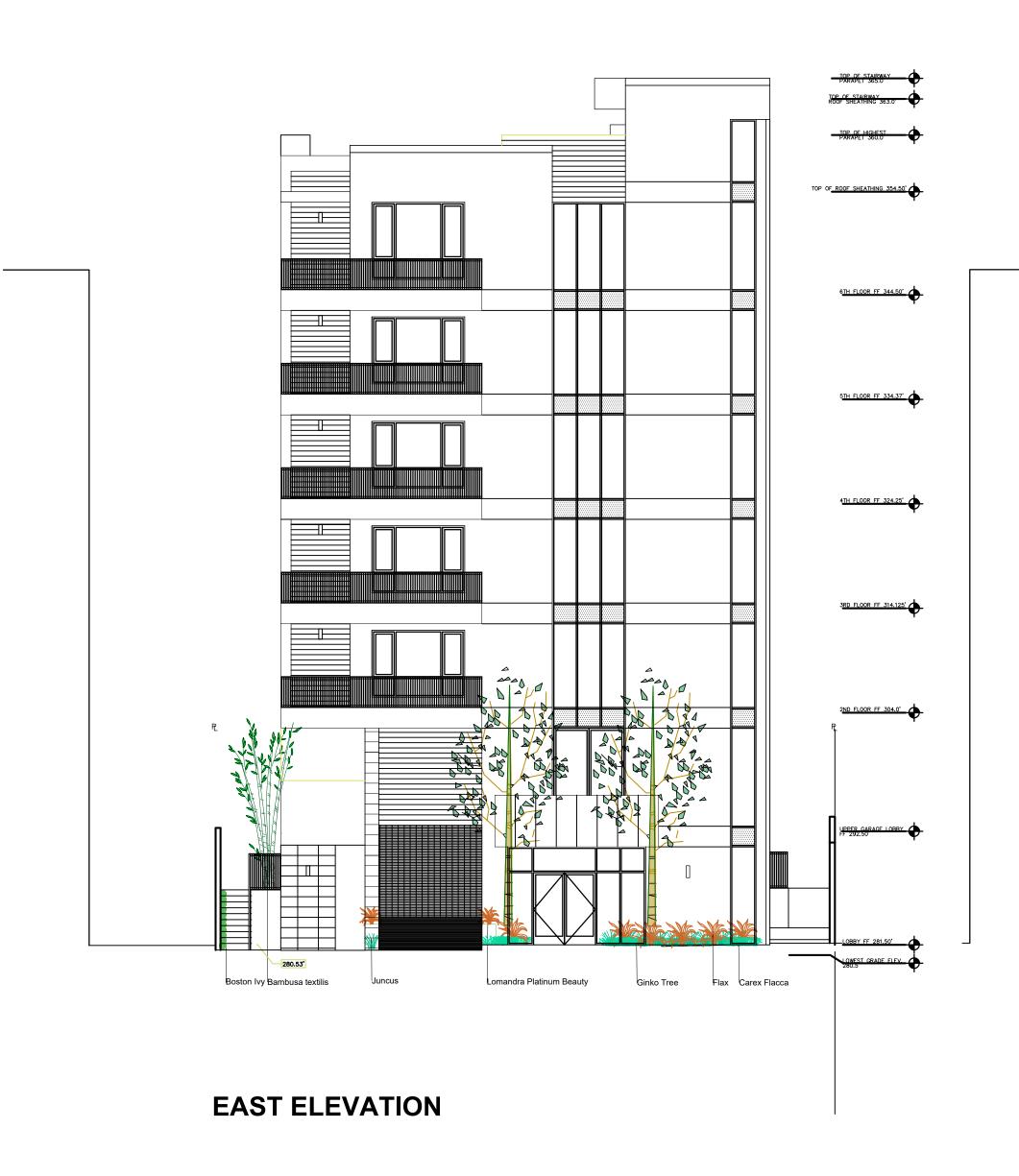
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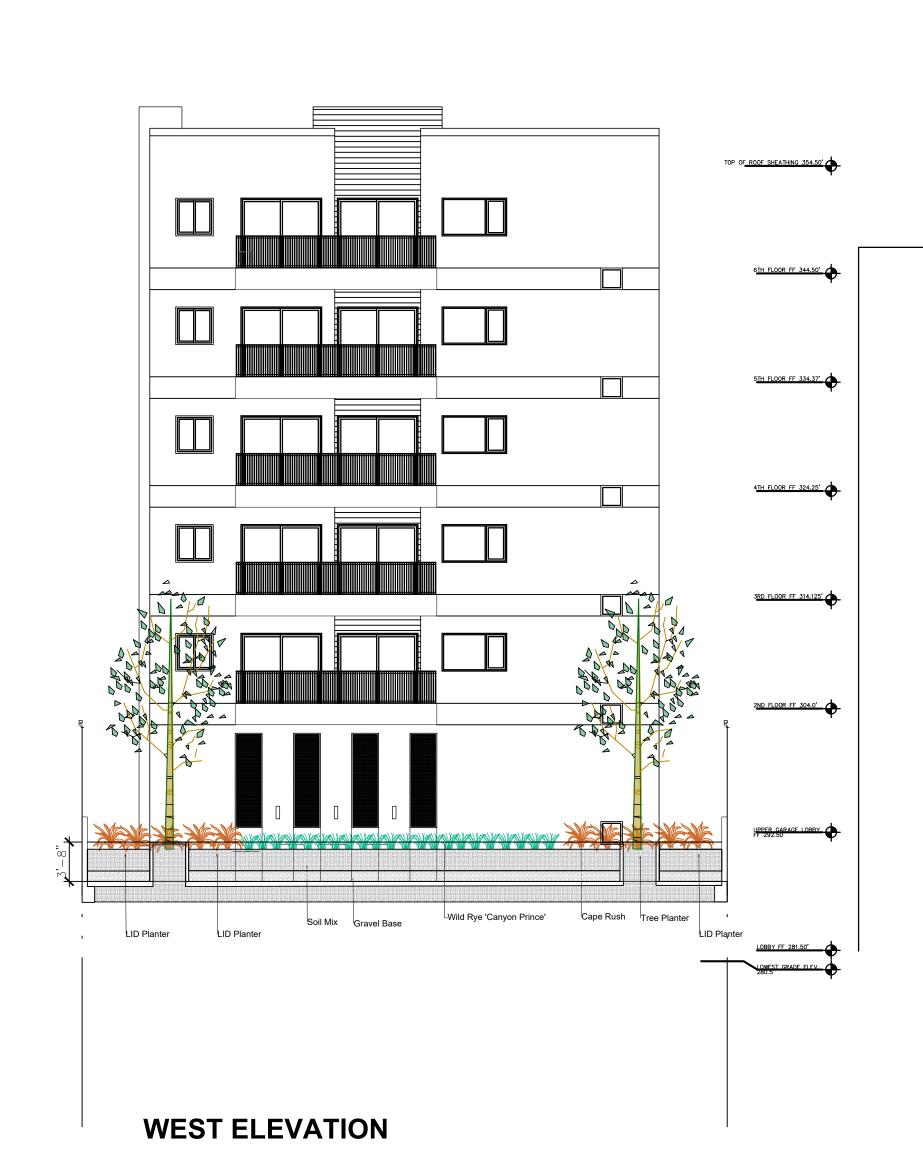
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**DETAILS** 

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# MEGT ARCHITERRA

445 Santa Ana Avenue NEWPORT BEACH, CA 92663 t.714 . 813.8134 e. MEGTARC@GMAIL.COM



JOB TITLE:

# Midvale Residential Building

JOB ADDRESS:

1383 S. Midvale Los Angeles, C A, 9 0 0 2 4

CONSULTANTS

| Preliminary Planning /DRB Review Preliminary Planning /DRB Review BLDG Review | 00/02/   |
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| Preliminary Planning /DRB Review  | 05/31/   |
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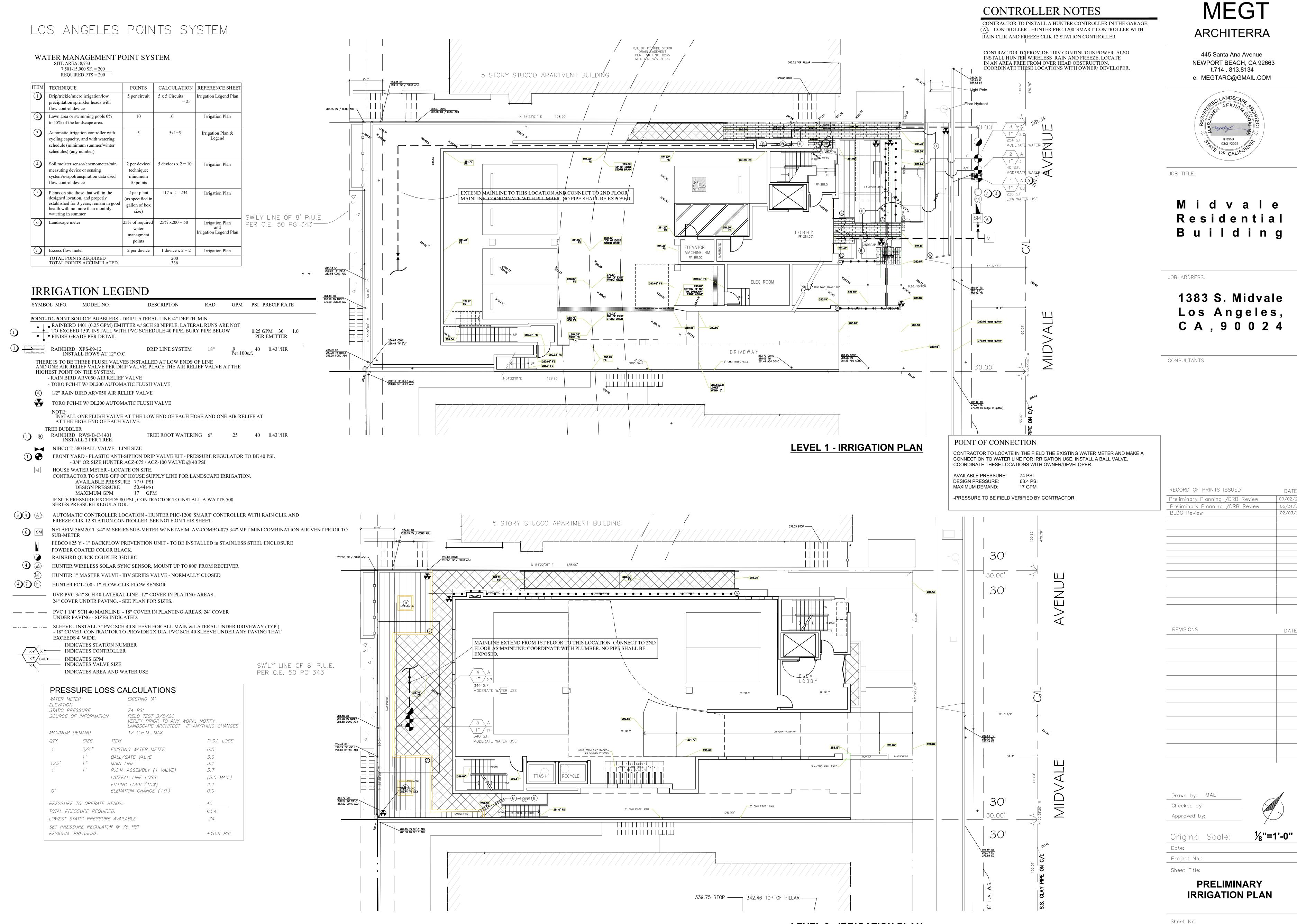
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**ELEVATIONS** 

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**LEVEL 2 - IRRIGATION PLAN** 

11

## IRRIGATION NOTES

- 1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- 2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- 3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- 4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- 5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
- 6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- 7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- 8. ACTUAL LOCATION FOR THE INSTALLATION OF THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
- 10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
- 11. ALL REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
- 12. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

| PIPE SIZING CHART                            |           |                         |  |  |  |  |
|--|-----------|-------------------------|--|--|--|--|
| 0 TO 5 GPM 3/4" CL. 200 PVC PIPE             |           |                         |  |  |  |  |
| 5 TO 10                                      | GPM       | 1" CL. 200 PVC PIPE     |  |  |  |  |
| 10 TO 15                                     | GPM       | 1-1/4" CL. 200 PVC PIPE |  |  |  |  |
| 15 TO 25                                     | GPM       | 1-1/2" CL. 200 PVC PIPE |  |  |  |  |
| NOTE:  |           |                         |  |  |  |  |
| CONTRACTOR SHALL SIZE ALL LATERAL LINES PER  |           |                         |  |  |  |  |
| PIPE SIZING CHART, IN NO INSTANCE SHALL PIPE |           |                         |  |  |  |  |
| SIZE EXCE                                    | ED DESIGN | ATED GPM RANGE.         |  |  |  |  |

## MODEL WATER EFFICENT LANDSCAPE

| Californ   | nia Water E             |                                   | ndscape Worl                               | ksheet -        |                             |                    | r  |
|--|-------------------------|-----------------------------------|--|-----------------|-----------------------------|--------------------|--|
| Reference Evapotranspiration (E                    | Γ <sub>o</sub> )        | 49.75                             |  | ect Type        | Residen                     | tial               | 0.55   |
| Hydrozone # / Planting<br>Description <sup>a</sup> | Plant<br>Factor<br>(PF) | Irrigation<br>Method <sup>b</sup> | Irrigation<br>Efficiency (IE) <sup>c</sup> | ETAF<br>(PF/IE) | Landscape<br>Area (Sq. Ft.) | ETAF x<br>Area     | Estimated<br>Total<br>Water Use<br>(ETWU) <sup>d</sup> |
| Regular Landscape Areas                            |                         |                                   |  |                 |                             |                    |  |
|  |                         |                                   |  |                 |                             |                    |  |
| HZ 1 - DRIP - LOW                                  | 0.2                     | Drip                              | 0.81                                       | -               | 228                         | 56                 | 1736   |
| HZ 1 - DRIP - MOD.                                 | 0.5                     | Drip                              | 0.81                                       |                 | 40                          |                    | 762  |
| HZ 1 - DRIP - MOD.                                 |                         | Drip                              | 0.81                                       |                 |                             |                    | 4836   |
| HZ 1 - DRIP - MOD.                                 |                         | Drip                              | 0.81                                       |                 |                             |                    |  |
| HZ 1 - DRIP - MOD.                                 | 0.5                     | Drip                              | 0.81                                       | 0.62            | 340                         | 210                | 6474   |
|  |                         |                                   |  |                 |                             |                    |  |
|  |                         |                                   |  |                 |                             |                    |  |
|  |                         |                                   |  |                 |                             |                    |  |
|  |                         |                                   |  |                 |                             |                    |  |
|  |                         |                                   |  |                 |                             |                    |  |
|  |                         |                                   |  |                 |                             |                    |  |
|  |                         |                                   |  |                 |                             |                    |  |
|  |                         |                                   |  |                 |                             |                    |  |
|  |                         |                                   |  |                 |                             |                    |  |
|  |                         |                                   |  |                 |                             |                    |  |
|  |                         |                                   |  |                 |                             |                    |  |
|  |                         |                                   |  |                 |                             |                    |  |
|  |                         |                                   |  |                 |                             |                    |  |
|  |                         |                                   |  | Totals          | 1208                        | 661                | 20396  |
| Special Landscape Areas                            |                         |                                   |  |                 | l                           |                    | l  |
|  |                         |                                   |  | 1               |                             | 0                  | 0  |
|  |                         |                                   |  | 1               |                             | 0                  | 0  |
|  |                         |                                   |  | 1               |                             | 0                  | 0  |
|  |                         |                                   |  | 1               |                             | 0                  | 0  |
|  |                         |                                   |  | Totals          | 0                           | 0                  | 0  |
|  |                         |                                   |  |                 | ETV                         | VU Total           | 20396  |
|  |                         | N                                 | laximum Allow                              | ed Wate         | er Allowance ( <b>I</b>     | MAWA) <sup>e</sup> | 20493  |
| ETAF Calculations                                  |                         |                                   |  |                 |                             | ,                  | •  |
| Regular Landscape Areas                            |                         |                                   | Average ETAF                               | •               | <del>-</del>                |                    |  |
| Total ETAF x Area                                  | 661                     |                                   | Landscape Ar                               |                 |                             |                    |  |
| Total Area   | 1208                    |                                   | below for resi                             |                 |                             |                    |  |
|  |                         | 1                                 | 0.45 or below                              | for non-        | -residential                |                    |  |

Total Landscape Area: 1,208 SQ. FT.

- WATERPROOF CONNECTION:

30-INCH LINEAR LENGTH

OF WIRE, COILED

CONTROL ZONE KIT:

SEE LEGEND FOR TYPE

INSTALL 6-INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE

UV RESISTANT PVC SCH 80 PIPE

FINISH GRADE/TOP OF MULCH

PVC SCH 40 ELL (1 OF 2)

- PVC MAINLINE PIPE

18-IN MIN.

(A) DRIP ANTI-SYPHON ASSEMBLY

PVC LATERAL PIPE

PLAN

12" MAX.

6" MIN.

SECTION

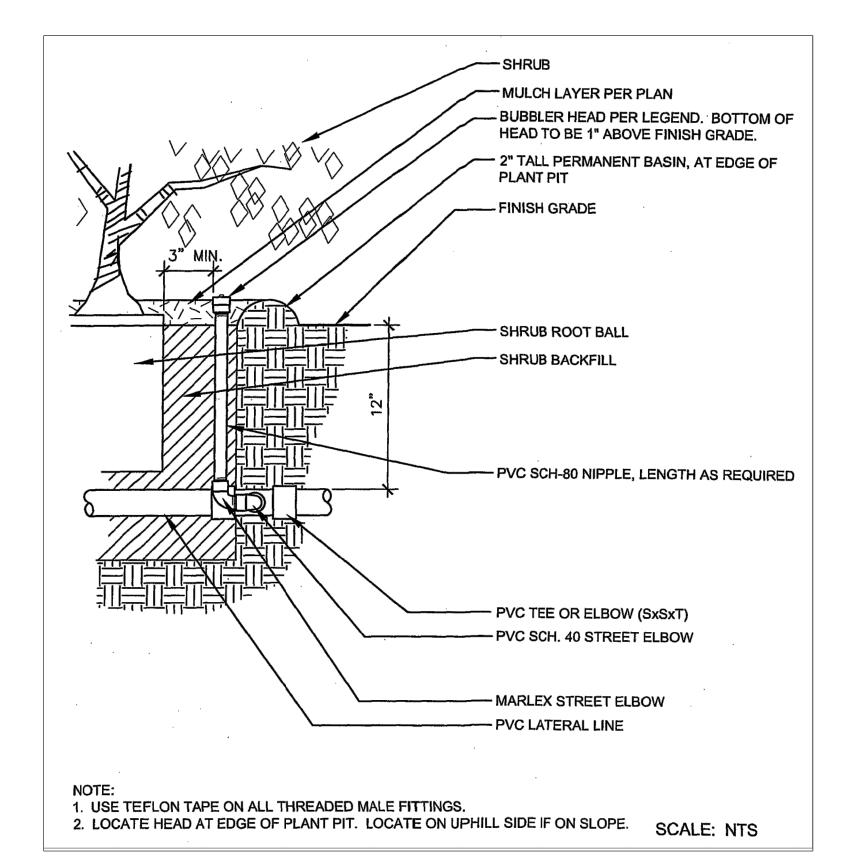
Average ETAF

Total Area

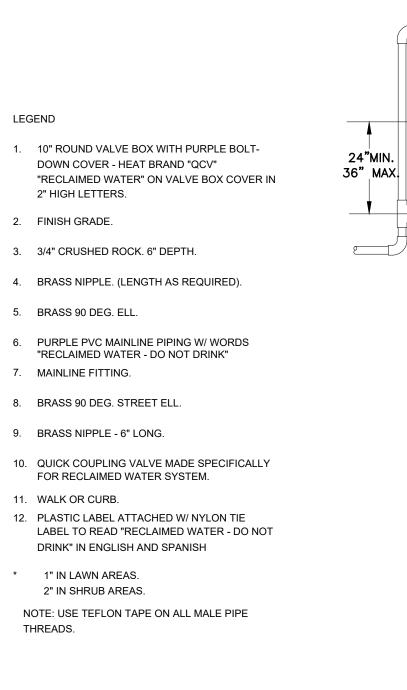
Average ETAF

All Landscape Areas

Total ETAF x Area



(B) POINT TO POINT IRRIGATION



# (1) 4-INCH GRATE (INCLUDED) 2 BUBBLER: SEE IRRIGATION LEGEND (3) ROOT WATERING SYSTEM: (4) FINISH GRADE

1 2 3 4

(5) OPTIONAL PEA GRAVEL OR RWS SAND SOCK (RWS-SOCK)

FOR SANDY SOILS (6) 1/2-INCH PVC SCH 80 NIPPLE (INCLUDED)

(7) 1/2-INCH 90-DEGREE ELBOW (INCLUDED) (8) 12-INCH SWING ASSEMBLY

(INCLUDED) (9) 1/2-INCH MALE NPT INLET (INCLUDED) (10) PVC SCH 40 TEE OR EL

(11) LATERAL PIPE W/ WORDS "RECLAIMED WATER DO NOT DRINK" IN ENGLISH AND SPANISH 12) 4-INCH BASKET WEAVE CANISTER (INCLUDED)

TREE

# IRRIGATION SCHEDULES

Data Reference Evapotranspiration (Eto) Amounts: 
 Jan
 Feb
 Mar
 Apr
 May
 June
 July
 Aug
 Sept
 Oct
 Nov
 Dec

 2.61
 3.41
 4.16
 4.66
 4.55
 4.43
 5.96
 5.95
 4.79
 4.57
 2.67
 1.99
 49.75 inches Total Yearly Eto: **Irrigation System Information** 
 Station Plant Factor Irr Type sq ft area ppt
 Efficiency
 GPM Run Days
 Cycle/Day
 Notes

 A1
 0.2
 Drip - 18"
 228
 0.43
 81%
 1.80
 5
 2

 A2
 0.5
 Bubbler
 40
 1.00
 75%
 2.00
 5
 1

 A3
 0.5
 Drip - 18"
 254
 0.43
 81%
 2.00
 5
 2

 A4
 0.5
 Drip - 18"
 346
 0.43
 81%
 2.70
 5
 2

**A5** 0.5 Bubbler 340 1.00 75% 17.00 5 1

### **Establishment Irrigation Schedule**

|         | Run Days | Cycles        | Minutes per Cycle |     |     |     |     |      |      |     |      |     |     |     |
|---------|----------|---------------|-------------------|-----|-----|-----|-----|------|------|-----|------|-----|-----|-----|
| Station | per week | (Start times) | Jan               | Feb | Mar | Apr | May | June | July | Aug | Sept | Oct | Nov | Dec |
| A1      | 5        | 2             | 3                 | 4   | 4   | 5   | 5   | 5    | 6    | 6   | 5    | 5   | 3   | 2   |
| A2      | 5        | 1             | 6                 | 8   | 10  | 11  | 11  | 11   | 14   | 14  | 11   | 11  | 6   | 5   |
| А3      | 5        | 2             | 7                 | 9   | 11  | 12  | 12  | 11   | 15   | 15  | 12   | 12  | 7   | 5   |
| A4      | 5        | 2             | 7                 | 9   | 11  | 12  | 12  | 11   | 15   | 15  | 12   | 12  | 7   | 5   |
| A5      | 5        | 1             | 6                 | 8   | 10  | 11  | 11  | 11   | 14   | 14  | 11   | 11  | 6   | 5   |
| AĐ      | ] 3      |               | 0                 | 0   | 10  | 11  | 11  | 11   | 14   | 14  | 111  | 111 | 0   |     |

FOR THE ESTABLISHMENT PERIOD, THE CONTRACTOR IS TO SELECT THE APPROPRIATE 90 DAY PERIOD (I.E. MAY, JUNE, JULY) FROM THE ANNUAL SCHEDULE PROVIDED

### **Established Irrigation Schedule**

|         | Run Days | Cycles        |     |     |     |     | Minutes per Cycle |      |      |     |      |     |     |     |
|---------|----------|---------------|-----|-----|-----|-----|-------------------|------|------|-----|------|-----|-----|-----|
| Station | per week | (Start times) | Jan | Feb | Mar | Apr | May               | June | July | Aug | Sept | Oct | Nov | Dec |
| A1      | 5        | 2             | 2   | 3   | 4   | 4   | 4                 | 4    | 5    | 5   | 4    | 4   | 2   | 2   |
| A2      | 5        | 1             | 5   | 7   | 8   | 9   | 9                 | 9    | 12   | 12  | 10   | 9   | 5   | 4   |
| A3      | 5        | 2             | 6   | 7   | 9   | 10  | 10                | 10   | 13   | 13  | 10   | 10  | 6   | 4   |
| A4      | 5        | 2             | 6   | 7   | 9   | 10  | 10                | 10   | 13   | 13  | 10   | 10  | 6   | 4   |
| A5      | 5        | 1             | 5   | 7   | 8   | 9   | 9                 | 9    | 12   | 12  | 10   | 9   | 5   | 4   |

# WATER CONSERVATION NOTES

THE FOLLOWING WATER CONSERVATION TECHNIQUES SHALL BE EMPLOYED IN THIS PROJECT:

- WATER CONSERVING PLANTS, AND PLANTS NATIVE TO HOT, DRY SUMMERS, UTILIZED IN 95% OF THE TOTAL PLANT AREA.
- IRRIGATION ZONES SEPERATED BY PLANT MATERIAL.
- USE OF HYDROZONES WITH PLANTS GROUPED BASED UPON AMOUNT OF WATER NEEDED TO SUSTAIN THEM.
- SOIL AMENDMENTS UTILIZED TO IMPROVE WATER HOLDING
- AUTOMATIC IRRIGATION SYSTEM ADJUSTED SEASONALLY AND WITH WATERING HOURS BETWEEN 9:00 P.M. AND 9:00 A.M.
- IRRIGATION SYSTEM DESIGNED TO WATER DIFFERENT AREAS OF THE LANDSCAPE BASED ON WATERING NEED.

RECOMMENDATIONS GIVEN FOR ANNUAL IRRIGATION SCHEDULE.

### STATEMENT OF WATER CONSERVATION

Please note the following principles of design utilized on this project directed specifically as conserving water and improving the efficiency of the irrigation

All sprinkler heads utilize matched precipitation nozzles and check valves. All sprinkler heads utilize pressure compensating screens. Triangular spacing utilized for head layout throughout irrigation system. Irrigation zones separated by plant material types. Irrigation zones separated by exposure and orientation. Utilization of irrigation system master valve. Utilization of irrigation system flow sensor. Utilization of rain shut-off device connected to irrigation controller.

Utilization of controller with water budgeting feature.

All head spaced head to head 100% of manufacturers recommended radius.

IRRIGATION SYSTEM SHALL BE TESTED AND MAINTAINED ON A MONTHLY BASIS BY THE MAINTENANCE STAFF. AN IRRIGATION AUDIT IN COMPLIANCE WITH THE STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM, SHALL BE PERFORMED BY A CERTIFIED IRRIGATION AUDITOR PRIOR TO TURNOVER OF PROJECT AND EVERY 5 YEARS THEREAFTER. THE REGULAR MAINTENANCE SCHEDULE COUPLED WITH THE AUDITS SHOULD HELP TO MAINTAIN THE IRRIGATION EFFICIENCY AS INTENDED IN THE DESIGN

# **IRRIGATION WATER AUDIT NOTE:**

MAINTENANCE COMPANY TO PROVIDE AN IRRIGATION AUDIT, IN COMPLIANCE WITH THE STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM, SHALL BE PERFORMED BY A CERTIFIED IRRIGATION AUDITOR PRIOR TO TURNOVER OF PROJECT AND EVERY 5 YEARS THEREAFTER. A SCHEDULE SHALL BE ESTABLISHED AND SUBMITTED TO THE CITY OF AT LEAST ONCE EVERY FIVE YEARS AS REQUIRED BY THE CITY. THE REGULAR MAINTENANCE SCHEDULE COUPLED WITH THE AUDITS SHOULD HELP TO MAINTAIN THE IRRIGATION EFFICIENCY AS INTENDED IN THE DESIGN. IRRIGATION SYSTEM SHALL BE TESTED AND MAINTAINED ON A MONTHLY BASIS BY THE MAINTENANCE STAFF.

### **Operation and Maintenance Manuals:**

Prepare and deliver to the OWNER'S Representative, prior to the start of maintenance, all required and necessary descriptive material in complete detail and sufficient quantity, properly prepared in four individually bound copies. Describe the material installed in sufficient detail to permit qualified operating personnel to understand, operate and maintain all equipment. Each manual shall include the following:

i. Index sheet indicating the Contractor's name, address and telephone number, fax number and e-mail address

ii. Duration of guarantee period with guarantee forms.

iii. List of equipment with names and addresses of manufacturer's local representatives.

iv. Complete operating and maintenance instructions on all major equipment.

# Landscape Maintenance Schedule

1) Landscapes shall be maintained to ensure water efficiency. A regular maintenance schedule shall include but not limited to checking, adjusting, cleaning and repairing equipment; resetting the automatic controller, aerating and detaching turf areas; replenishing mulch; fertilizing; pruning; and weeding in all landscape areas.

2) Repair of irrigation equipment shall be done with the originally specified materials or their approved equivalents.

# **MEGT ARCHITERRA**

445 Santa Ana Avenue NEWPORT BEACH, CA 92663 t.714 . 813.8134 e. MEGTARC@GMAIL.COM



JOB TITLE:

# Midvale Residential Building

JOB ADDRESS:

1383 S. Midvale Los Angeles, C A , 9 0 0 2 4

CONSULTANTS

| RECORD OF PRINTS ISSUED          |     |
|----------------------------------|-----|
| Preliminary Planning /DRB Review | 00/ |
| Preliminary Planning /DRB Review | 05, |
| BLDG Review                      | 02, |
|                                  |     |
|                                  |     |
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| REVISIONS | DATE |
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| Drawn by:   | MAE        |  |
|-------------|------------|--|
| Checked by: |            |  |
| Approved by | <i>y</i> : |  |

Original Scale: Date:

Project No.: Sheet Title:

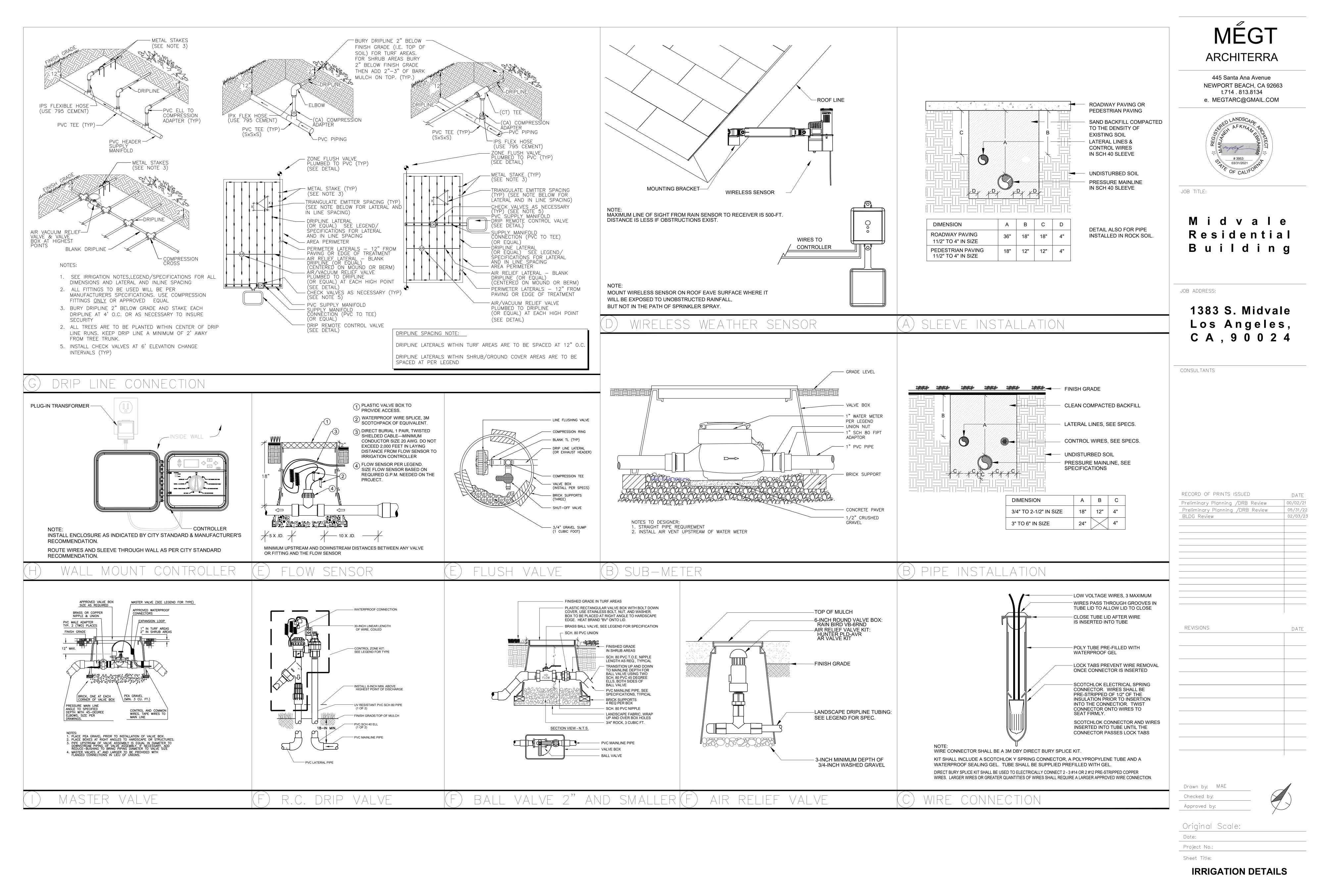
**IRRIGATION NOTES** CALCS & DETAILS

Sheet No:

QUICK COUPLER

ROOT WATERING SYSTEM

LI.2



### **IRRIGATION SYSTEM**

#### I. SCOPE

Provide all labor, materials, transportation, and services necessary to furnish and install irrigation system as shown on the drawings and described herein.

### II. QUALITY ASSURANCE AND REQUIREMENTS

A. Permits and Fees:

The contractor shall obtain and pay for any and all permits and all inspections as required. B. Manufacturers Directions:

Manufacturers directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not shown in the drawings and specifications. C. Ordinances and Regulations:

All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications, and their provisions shall be carried out by the contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standards, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence. D. Explanation of Drawings:

1. Due to the scale of drawings, it is not possible to indicate all offsets, fittings, sleeves, etc. which may be required. The contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting and architectural features.

2. The word Architect as used herein shall refer to the Owners authorized representative. 3. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.

4. The contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered. Such obstructions or differences should be brought to the attention of the Owners authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revision necessary.

### III. SUBMITTALS

### A. Material List:

1. The contractor shall furnish the articles, equipment, materials or processes specified by name in the drawings and specifications. No substitution will be allowed without prior written approval by

2. Complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number and description of all materials and equipment to be

3. Equipment or materials installed or furnished without prior approval of the Architect may be

rejected and the contractor required to remove such materials from the site at his own expense. 4. Approval of any item, alternate or substitute indicates only that the product or products apparently meet the requirements of the drawings and specifications on the basis of the

information or samples submitted. 5. Manufacturers warranties shall not relieve the contractor of his liability under the guarantee.

### Such warranties shall only supplement the guarantee. B. Record and As-Built Drawings:

1. The contractor shall provide and keep up to date a complete as-built record set of blue line ozalid prints which shall be corrected daily and show every change from the original drawings and specifications and the exact as-built locations, sizes, and kinds of equipment. Prints for this purpose may be obtained from the Architect at cost. This set of drawings shall be kept on the site and shall be used only as a record set.

. These drawings shall also serve as work progress sheets, and the contractor shall make neat and legible annotations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for the inspection and shall be kept in a location designated by the Architect.

3. Before the date of the final inspection, the contractor shall transfer all information from the as-built prints to an ozalid sepia, procured from the Architect. All work shall be neat, in ink and subject to the approval of the Architect.

4. The contractor shall dimension from two (2) permanent points of reference, building corners, sidewalks, or road intersections, etc., the location of the following items:

a. Connection to existing water lines.

b. Connection to existing electrical power. c. Gate valves.

d. Routing of sprinkler pressure lines (dimension maximum 100 feet along routing).

e. Sprinkler control valves. f. Routing of control wiring.

#### g. Quick coupling valves. h. Other related equipment as directed by the Architect.

C. Controller Charts:

1. As-built drawings shall be approved by the Architect before controller charts are prepared. 2. Provide one controller chart for each controller supplied.

3. The chart shall show the area controlled by the automatic controller and shall be the maximum size which the controller door will allow.

4. The chart is to be a reduced drawing of the actual as-built system. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced. 5. The chart shall be a black line or blue line ozalid print and a different color shall be used to

indicate the area of coverage for each station. 6. When completed and approved, the chart shall be hermetically sealed between two pieces of

plastic, each piece being a minimum 10 mils. 7. These charts shall be completed and approved prior to final inspection of the irrigation system.

D. Operation and Maintenance Manuals: 1. Prepare and deliver to the Architect within ten calendar days prior to completion of the

construction, two hard cover binders with three rings containing the following information:

a. Index sheet stating contractors address and telephone number, list of equipment with name and addresses of local manufacturers representatives.

b. Catalog and parts sheets on every material and equipment installed under this contract.

c. Guarantee statement. d. Complete operating and maintenance instruction on all major equipment.

2. In addition to the above mentioned maintenance manuals, provide the Owners maintenance personnel with instructions for major equipment and show evidence in writing to the Architect at the conclusion of the project that this service has been rendered.

#### E. Equipment to be Furnished: Supply as a part of this contract the following tools:

a. Two (2) sets of special tools required for removing, disassembling and adjusting each type of

sprinkler and valve supplied on this project b. Two (2) five foot valve keys for operation of gate valves.

c. Two (2) keys for each automatic controller.

d. Two (2) quick coupler keys and matching hose swivels for each type of quick coupling valve

2. The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final inspection can occur, evidence that the Owner has received material must be shown to the Architect.

### IV. PRODUCT DELIVERY. STORAGE AND HANDLING

replaced with new piping.

A. Handling of PVC Pipe and Fittings: The contractor is cautioned to exercise care in handling, loading, unloading and storing of PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external loan at any point. Any

# V. GUARANTEE

A. The guarantee for the sprinkler irrigation system shall be made in accordance with the attached form. The general conditions and supplementary conditions of these specifications shall be filed with the Owner or his representative prior to acceptance of the irrigation system. B. A copy of the guarantee form shall be included in the operations and maintenance manual

section of pipe that has been dented or damaged will be discarded and, if installed, shall be

C. The guarantee form shall be re-typed onto the contractors letterhead and contain the following information:

at our expense and we will pay the costs and charges therefor upon demand.

GUARANTEE FOR SPRICKLER IRRIGATION SYSTEM We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse or neglect excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made

| PROJECT:  |               |       |   |
|-----------|---------------|-------|---|
| LOCATION: |               |       | _ |
|           | COMPANY:      |       |   |
|           | SIGNED:       |       |   |
|           | ADDRESS:      |       |   |
|           | PHONE:        |       |   |
| DA        | TE OF ACCEPTA | ANCE: |   |
|           |               |       |   |

### VI. MATERIALS

A. General: Use only new materials of brands and types noted on drawings, specified herein, or

approved equals.

B. PVC Pressure Main Line Pipe and Fittings:

1. Pressure main line piping for sizes 2 inches and larger, shall be PVC Class 315. 2. Pipe shall be made from an NSF approved Type I, Grade I, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70, with an appropriate standard dimension (S.D.R.). (Solvent-weld Pipe).

3. Pressure main line piping for sizes 1-1/2 inches and smaller shall be PVC Schedule 40 with solvent welded joints.

4. Pipe shall be made from NSF approved Type I, Grade I PVC compound conforming to ASTM resin specification 1785. All pipe must meet requirements as set forth in Federal Specification PS-21-70. (Solvent-weld Pipe).

5. PVC solvent-weld fittings shall be Schedule 40, 1-2, II-I NSF approved conforming to ASTM test procedure D2466.

6. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of type and

installation methods prescribed by the manufacturer. 7. All PVC pipe must bear the following markings:

a. Manufacturers name

b. Nominal pipe size

c. Schedule or class d. Pressure rating in P.S.I.

e. NSF (National Sanitation Foundation) approval f. Date of extrusion

8. All fittings shall bear the manufacturers name or trademark, material designation, size

applicable I.P.S. schedule and NSF seal of approval. C. PVC Non-Pressure Lateral Line Piping:

1. Non-pressure buried lateral line piping shall be PVC class 200 with solvent-weld joints. 2. Pipe shall be made from NSF approved, Type I, Grade II PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification

PS-22-70, with an appropriate standard dimension ratio. 3. Except as noted in paragraph 1 and 2 of section 2.01C, all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in section f2.018 of these specifications.

D. Brass Pipe and Fittings: 1. Where indicated on the drawings, use red brass screwed pipe conforming to Federal

Specification number WW-P-351. 2. Fittings shall be red brass conforming to Federal Specification number WW-P-460.

E. Galvanized Pipe Fittings: 1. Where indicated on the drawings, use galvanized steel pipe ASA Schedule 40 mild steel screwed

2. Fittings shall be medium galvanized screwed beeded malleable iron. Galvanized couplings may be

merchant coupling 3. All galvanized pipe and fittings installed below grade shall be painted with two (2) coats of

Kippers number 50 Bitumastic. F. Gate Valves:

1. Gate Valves 3 inch and smaller shall be 125 lb. SWP bronze gate valve with screw-in bonnet, nonrising stem and solid wedge disc 2. Gate valves 3 inch and smaller shall have threaded ends and shall be equipped with a bronze

handwheel. 3. Gate valves 3 inch and smaller shall be similar to those manufactured by Nibco or approved equal.

4. All gate valves shall be installed per installation detail. G. Quick Coupling Valves:

1. Quick coupling valves shall have a brass two-piece body designed for working pressure of 150 P.S.I. operable with quick coupler. Key size and type shall be as shown on plans.

H. Backflow Prevention Units: 1. Backflow preventers and or vacuum breakers shall be of size and type as indicated on the drawings. All sprinkler irrigation systems that are using water from the potable water system shall require backflow prevention. All backflow prevention units shall be installed in accordance with the requirements set forth by local codes and the County Health Department.

2. Sprinkler irrigation systems which use water from the reclaimed water system will not require backflow prevention. However, all pressure main line piping receiving water from the reclaimed water system shall be of an approved type of purple pipe approved warning tape. Refer to reclaimed water notes for additional information.

I. Anti-Drain Valves: 1. Anti-drain valves shall be of heavy duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti-drain valve shall be field adjustable against drawout from 5 to 40 feet of head. Anti-drain valve shall be similar to the

Valcon ADV or approved equal. J. Control Wiring: 1. Connections between the automatic controllers and the electric control valves shall be made

with direct burial copper wire AWG-U.F. 600 volt. Pilot wires shall be a different color wire for each automatic controller. Common wires shall be white with a different color stripe for each automatic controller. Install in accordance with valve manufacturers specification and wire chart. In no case shall wire size be less than number 14.

2. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.

3. Where more than one (1) wire is placed in a trench, the wiring shall be taped together at intervals of ten (10) feet.

4. An expansion curl should be provided within three (3) feet of each wire connection and at least every one hundred (100) feet of wire length on runs more than one hundred (100) feet in length. Expansion curls shall be formed by wrapping at least five (5) turns of wire around a one-inch in diameter pipe then withdrawing the pipe.

5. All splices shall be made with Scotch-Lok #3576 Connector Sealing Packs, Pen-Tite wire connector, or approved equal. Use on splice per connector sealing pack.

6. Field splices between the automatic controller and electrical control valves will not be allowed without prior approval of the Architect.

K. Automatic Controllers: 1. Automatic controllers shall be of size and type shown on the plans.

2. Final location of automatic controllers shall be approved by the Owners authorized representative.

3. Unless otherwise noted on the plans, the 120v volt electrical power to the automatic controller location to be furnished by others. The final electrical hook-up shall be the responsibility of the irrigation contractor.

L. Electric Control Valves: 1. All electric control valves shall be the same manufacturer as the automatic controllers, or per

2. All electric control valves shall have a manual flow adjustment.

3. Provide and install one control valve box for each electric control valve.

M. Control Valve Boxes: 1. Use 9 inch x 24 inch round box for all gate valves, Brooks number 9 or approved equal. 2. Use 9-1/2 inch x 16 inch x 11 inch rectangular box for all electrical control valves, Carson Industries

N. Sprinkler Heads:

1. All sprinkler heads shall be of the same size, type and deliver the same rate of precipitation with diameter (or radius) of throw, pressure, and discharge as shown on the plants and or specified in these special provisions.

2. Spray heads shall have a screw adjustment. 3. Riser units shall be fabricated in accordance with the details shown on the plans.

4. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler 5. All sprinkler heads of the same type shall be of the same manufacturer.

### VII. INSPECTION

A. Site Conditions:

1. All scaled dimensions are approximate. The contractor shall check and verify all size dimensions and receive Architects approval prior to proceeding with work under this section.

2. Exercise extreme care in excavating and working near existing utilities,. Contractor shall be responsible for damages to utilities which are cause by his operations or neglect. Check existing utilities drawings for existing utility locations. 3. Coordinate installation of sprinkler irrigation materials, including pipe, so there shall be NO

interference with utilities or other construction or difficulty in planting trees, shrubs, and ground

4. The contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the sprinkler irrigation system.

### VIII. PREPARATION

A. Physical Layout:

1. Prior to installation, the contractor shall stake out all pressure supply lines, routing and

location of sprinkler heads. 2. All layout shall be approved by Architect prior to installation.

B. Water Supply: 1. Sprinkler irrigation system shall be connected to water supply point of connection as indicated

2. Connections shall be made at approximate locations as shown on drawings. Contractor is responsible for minor changes caused by actual site conditions. C. Electrical Supply: 1. Electrical connections for automatic controller shall be made to electrical points of connection

as indicated on the drawings,. 2. Connections shall be made at approximate locations as shown on drawings. Contractor is responsible for minor changes caused by actual site conditions.

### IX. INSTALLATION

1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted. 2. Provide for a minimum of eighteen (18) inches cover for all pressure supply lines.

3. Provide for a minimum cover of twelve (12) inches for all non-pressure lines. 4. Provide for a minimum cover of eighteen (18) inches for all control wiring.

B. Backfilling:

1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand, or other approved materials, free from clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps or other surface irregularities.

2. A fine granular material backfill will be initially placed on all lines. No foreign matter larger than one-half (1/2) inch in size will be permitted in the initial backfill.

3. Flooding of trenches will be permitted only with approval of the Architect. 4. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn or planting, or other construction area is necessary, the contractor shall make all required adjustments without cost to the Owner.

C. Trenching and Backfill Under Paving: 1. Trenches located under areas where paving, asphaltic concrete or concrete will be installed shall

be backfilled with sand (a layer six (6) inches below the pipe and three (3) inches above the pipe) and compacted in layers to 95 percent compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil And shall be left in a firm unyielding condition. All trenches shall be left flush with the adjoining grade. The sprinkler irrigation contractor shall set in place, cap and pressure test all piping under paving prior to the paving work.

2. Generally, piping under existing walks is done by jacking, boring or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary, it shall be done and replaced by the contractor as part of the contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the Architect. No hydraulic driving will be permitted under concrete paving.

D. Assemblies: 1. Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic. Install lines

work in accordance with best standard practice with prior approval of Architect.

(and various assemblies) in such a manner as to conform with the details per plans. 2. Install NO multiple assemblies on plastic lines. Provide each assembly with its own outlet. 3. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform such

4. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before installation. Installation and solvent welding methods shall be as recommended by the pipe and fitting manufacturer. 5. On PVC to metal connections, the contractor shall work the metal connections first. Teflon

tape or approved equal shall be used on all threaded PVC to PVC, and on all threaded PVC to

metal joints. Light wrench pressure is all that is required,. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded.

E. Line Clearance: All lines shall have a minimum clearance of six (6) inches from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.

F. Automatic Controller: Install as per manufacturers instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the drawings. G. High Voltage Wiring for Automatic Controller:

1. 120 volt power connection to the automatic controller shall be provided by the irrigation 2. All electrical work shall conform to local codes, ordinances, and union authorities having

jurisdiction. H. Remote Control Valves: Install where shown on drawings and details. When grouped together, allow at least twelve (12) inches between valves. Install each remote control valve in a separate valve box. The irrigation controller letter and the valve station number shall be placed on a plastic identity tag and

attached to the valve wires. The valve box shall be branded on the cover with the same

opened and a full head of water used to flush out the system.

information. I. Flushing of System: 1. After all new sprinkler pipe lines and risers are in place and connected. All necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be

the complete satisfaction of the Architect. J. Sprinkler Heads:

1. Install the sprinkler heads as designated on the drawings. Sprinkler heads to be installed in this

2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to

work shall be equivalent in all respects to those itemized. 2. Spacing of heads shall not exceed the maximum indicated on the drawings. In no case shall X. TEMPORARY REPAIRS

The Owner reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The exercise of this right by the Builder-Developer shall not relieve the contractor of his responsibilities under the terms of the guarantee as herein specified.

### XI. EXISTING TREES

Where it is necessary to excavate adjacent to existing trees, the contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where two (2) inch and larger roots occur shall be done by hand. All roots two (2) inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than two (2) inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts thorough. Roots one (1) inch and larger in diameter shall be painted with two coats of Tree Seal, or equal. Trenches adjacent to trees should be closed within twenty-four (24) hours; and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

### XII. FIELD QUALITY CONTROL

A. Adjustment of the System: 1. The contractor shall flush and adjust all sprinkler heads for optimum performance and to

prevent overspray onto walks, roadways, and buildings as much as possible 2. It is determined that adjustments in the irrigation equipment will provide proper and more adequate cover, the contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of arc as required.

3. Lowering raised sprinkler heads by the contractor shall be accomplished within ten (10) days

after notification by Owner. 4. All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the plans.

### B. Testing of Irrigation system:

1. The contractor shall request the presence of the Architect in writing at least 72 hours in

2. Test all pressure lines under hydrostatic pressure of 150 lbs. per square inch, and prove watertight. Note: Testing of pressure main lines shall occur prior to installation of electric control

3. All piping under paved areas shall be tested under hydrostatic pressure of 150 lbs. per square inch, and proved watertight, prior to paving.

4. Sustain pressure in lines for not less than two (2) hours. If leaks develop, replace joints and repeat test until entire system is proven watertight. 5. All hydrostatic tests shall be made only in the presence of the Architect, or other duly authorized representative of the Owner. No pipe shall be backfilled until it has been inspected,

tested and approved in writing. 6. Furnish necessary force pump and all other test equipment.

7. When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Architect to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from plans, or where he system has been willfully installed as indicated on the drawings when it is obviously inadequate, without bringing this to the attention of the Architect. This test shall be accomplished before any ground cover is planted.

### 8. Upon completion of each phase of work, entire system shall be tested and adjusted to meet site requirements.

XIII. MAINTENANCE

A. The entire sprinkler irrigation system shall be under full automatic operation for a period of seven (7) days prior to any planting.

B. The Architect reserves the right to waive or shorten the operation period.

removed from the site, all walks and paving shall be broomed or washed down, and any damage sustained on the work of others shall be repaired to original conditions.

XV. FINAL INSPECTION PRIOR TO ACCEPTANCE A. The contractor shall operate each system in its entirety for the Architect at time of final

Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be

satisfaction of the Architect B. The contractor shall show evidence to the Architect that the Owner has received all

inspection. Any items deemed not acceptable by the inspector shall be reworked to the complete

# accessories, charts, record drawings, and equipment as required before final inspection can occur.

XVI. FINAL INSPECTION SCHEDULE A. Contractor shall be responsible for notifying the Architect in advance for the following

> 1. Pre-job Conference - 7 days 2. Pressure supply line installation and testing - 72 hours

4. Control wire installation - 72 hours

3. Automatic controller installation - 72 hours

inspections, according to the time indicated:

5. Lateral line and sprinkler installation - 72 hours 6. Coverage test - 72 hours

7. Final inspection - 7 days

B. When inspections have been conducted by other than the Architect show evidence of when and by whom these inspections were made. C. No inspection will commence without as-built drawings. In the event the contractor calls for an inspection without as-built drawings, without completing previously noted corrections, or without preparing the system for inspection, he shall be responsible for reimbursing the Architect at the

rate of \$75.00 per hour portal to portal (plus transportation costs) for the inconvenience. No further inspections will be scheduled until this charge has been paid.

# **ARCHITERRA**

445 Santa Ana Avenue NEWPORT BEACH, CA 92663 t.714 . 813.8134

e. MEGTARC@GMAIL.COM



JOB TITLE:

Midvale Residential Building

JOB ADDRESS:

1383 S. Midvale Los Angeles, C A , 9 0 0 2 4

CONSULTANTS

RECORD OF PRINTS ISSUED DATE Preliminary Planning /DRB Review 00/02/21 Preliminary Planning /DRB Review BLDG Review 02/03/23

DATE

| Drawn by:  | MAE |
|------------|-----|
| Checked by | •   |

Approved by:

Project No.:

Sheet No:

REVISIONS

Original Scale: Date:

Sheet Title: **IRRIGATION** 

**SPECIFICATIONS** 

### **EXHIBIT B**

# SITE PHOTOS, ZIMAS PROFILE REPORT, AND MAPS

1383 Midvale - S K Architects

CPC-2022-8053

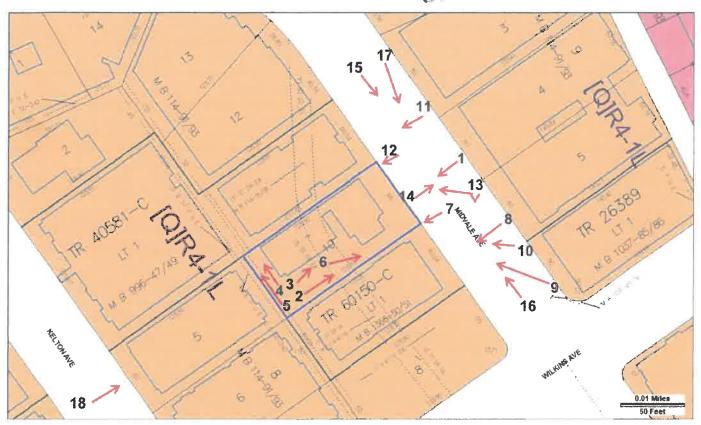


Photo Index Map - 1383 Midvale Avenue



Aerial View of 1383 Midvale Avenue & Surrounding Neighborhood



1. Front View Of Project Site



2. View From Back Of Project Site Facing Midvale



3. Existing Structures – Facing NE From Rear Of Project Site



4. Existing Rear Unit



5. Back Property Wall facing North



6. South Property Wall facing SE from west end of project site



7. Property Line Between Project & Adjacent Property To South - facing west from Midvale



8. Adjacent Property To South of Project Site



9. View Facing Northwest From South On Midvale



**10.** Project site sandwiched between newer developments



11. Adjacent Property To North



12. Property Line With Property To North



13. View From Across The Street Facing NW



14. Property Across The Street On East Side Of Midvale



15. View Facing South On Midvale Toward Project Site



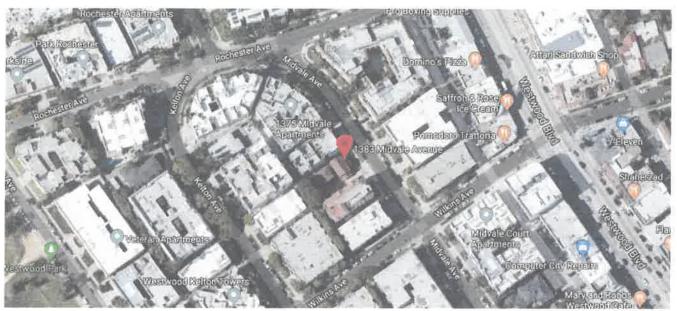
16. View Facing North On Midvale



17. View Facing Southwest on Midvale toward Project Site



18. Adjacent Property (1385 Kelton Ave) Located Directly Behind Project Site - To West



19. Satellite View



# City of Los Angeles Department of City Planning

# 5/16/2023 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1383 1-8 S MIDVALE AVE

**ZIP CODES** 

90024

**RECENT ACTIVITY** 

PAR-2022-3195-AHRF-PHP PAR-2021-6108-AHRF-PHP

**CASE NUMBERS** 

APCW-2020-3744-SPE-DRB-SPP-

HCA

CPC-2022-8053-DB-DRB-SPP-HCA

CPC-2021-795-SP CPC-2014-1457-SP CPC-19XX-21143 CPC-1987-12142

ORD-187644 ORD-186108

ORD-183497

ORD-171492 ORD-171227

ORD-163205

ORD-163204

ORD-163203

ORD-163193

ORD-136341

ORD-129279

DIR-2022-8062-DRB

ENV-2022-8054-CE

ENV-2020-3745-EAF

ENV-2014-1458-EIR-SE-CE

Address/Legal Information

 PIN Number
 132B153 870

 Lot/Parcel Area (Calculated)
 7,741.5 (sq ft)

Thomas Brothers Grid PAGE 632 - GRID B4

 Assessor Parcel No. (APN)
 4324008010

 Tract
 TR 8235

Map Reference M B 114-91/93

 Block
 8

 Lot
 10

 Arb (Lot Cut Reference)
 None

Map Sheet 132B153

**Jurisdictional Information** 

Community Plan Area Westwood

Area Planning Commission West Los Angeles

Neighborhood Council North Westwood

Council District CD 5 - Katy Young Yaroslavsky

Census Tract # 2655.22

LADBS District Office West Los Angeles

**Permitting and Zoning Compliance Information** 

Administrative Review None

**Planning and Zoning Information** 

General Plan Land Use

Special Notes None
Zoning [Q]R4-1L

Zoning Information (ZI) ZI-2192 Specific Plan: West Los Angeles Transportation Improvement

and Mitigation

ZI-1447 Specific Plan: Westwood Community Design Review Board

ZI-1446 Specific Plan: Westwood Community Plan Multiple Family

Residential Development Standards

ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2452 Transit Priority Area in the City of Los Angeles

High Medium Residential

General Plan Note(s) Yes

Hillside Area (Zoning Code) No

Specific Plan Area WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND

**MITIGATION** 

Subarea None

Specific Plan Area WESTWOOD COMMUNITY DESIGN REVIEW BOARD

None

Subarea None

Specific Plan Area WESTWOOD COMMUNITY PLAN MULTIPLE FAMILY RESIDENTIAL

**DEVELOPMENT STANDARDS** 

Subarea None Special Land Use / Zoning None Historic Preservation Review Nο Historic Preservation Overlay Zone None Other Historic Designations None Other Historic Survey Information None Mills Act Contract None CDO: Community Design Overlay None

CPIO: Community Plan Imp. Overlay

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(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Subarea None CUGU: Clean Up-Green Up None HCR: Hillside Construction Regulation No NSO: Neighborhood Stabilization Overlay No POD: Pedestrian Oriented Districts None RBP: Restaurant Beverage Program Eligible None RFA: Residential Floor Area District None RIO: River Implementation Overlay No SN: Sign District No AB 2334: Very Low VMT Yes AB 2097: Reduced Parking Areas Yes Streetscape No Adaptive Reuse Incentive Area None

Affordable Housing Linkage Fee

Residential Market Area High Non-Residential Market Area High Transit Oriented Communities (TOC) Tier 3 ED 1 Eligibility Eligible Site None RPA: Redevelopment Project Area Central City Parking No Downtown Parking No **Building Line** None 500 Ft School Zone No 500 Ft Park Zone No

#### **Assessor Information**

Assessor Parcel No. (APN) 4324008010

Ownership (Assessor)

Owner1 SHARIFI, ALI AND LUM, LARRY Owner2

7555 N SAN FERNANDO RD Address **BURBANK CA 91505** 

Ownership (Bureau of Engineering, Land

Records)

Owner SHARIFI, ALI

3231 FLETCHER DR Address

LOS ANGELES CA 90065

APN Area (Co. Public Works)\* 0.178 (ac)

Use Code 0500 - Residential - Five or More Units or Apartments (Any

Combination) - 4 Stories or Less

Assessed Land Val. \$2,601,000 Assessed Improvement Val. \$1,179,420 Last Owner Change 03/26/2019 Last Sale Amount \$3,650,036

Tax Rate Area 67 Deed Ref No. (City Clerk) 844562

Building 1

Year Built 1941 Building Class D55

Number of Units 8

Number of Bedrooms 0

Number of Bathrooms 0

Building Square Footage 4,546.0 (sq ft)

Building 2

Building 3

Building 3

Building 4

Building 5

Rent Stabilization Ordinance (RSO)

No data for building 3

No data for building 4

No data for building 5

No data for building 5

Yes [APN: 4324008010]

**Additional Information** 

Airport Hazard None
Coastal Zone None
Santa Monica Mountains Zone No

Farmland Area Not Mapped

Urban Agriculture Incentive Zone YES

Very High Fire Hazard Severity Zone No

Fire District No. 1 No

Flood Zone Outside Flood Zone

Watercourse Yes
Hazardous Waste / Border Zone Properties No

Methane Hazard Site Methane Buffer Zone

High Wind Velocity Areas No Special Grading Area (BOE Basic Grid Map A-Yes

13372)

Wells None

#### **Seismic Hazards**

Active Fault Near-Source Zone

Nearest Fault (Distance in km) Within Fault Zone
Nearest Fault (Name) Santa Monica Fault

Region Transverse Ranges and Los Angeles Basin

Fault Type B

Slip Rate (mm/year) 1.00000000

Slip Geometry Left Lateral - Reverse - Oblique
Slip Type Moderately / Poorly Constrained

 Down Dip Width (km)
 13.00000000

 Rupture Top
 0.00000000

 Rupture Bottom
 13.0000000

 Dip Angle (degrees)
 -75.0000000

 Maximum Magnitude
 6.6000000

Alquist-Priolo Fault Zone No
Landslide No
Liquefaction Yes
Preliminary Fault Rupture Study Area No
Tsunami Inundation Zone No

**Economic Development Areas** 

Business Improvement District None
Hubzone None
Jobs and Economic Development Incentive None

Zone (JEDI)

Opportunity Zone No
Promise Zone None
State Enterprise Zone None

Housing

Direct all Inquiries to Los Angeles Housing Department

Telephone (866) 557-7368

Website https://housing.lacity.org
Rent Stabilization Ordinance (RSO) Yes [APN: 4324008010]

Ellis Act Property No
AB 1482: Tenant Protection Act No
Housing Crisis Act Replacement Review Yes

Housing Element Sites

HE Replacement Required N/A
SB 166 Units N/A
Housing Use within Prior 5 Years Yes

## **Public Safety**

Police Information

Bureau West

Division / Station West Los Angeles

Reporting District 833

Fire Information

Bureau West
Battallion 9
District / Fire Station 37
Red Flag Restricted Parking No

#### **CASE SUMMARIES**

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: APCW-2020-3744-SPE-DRB-SPP-HCA

Required Action(s): SPE-SPECIFIC PLAN EXCEPTION

DRB-DESIGN REVIEW BOARD

SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE

HCA-HOUSING CRISIS ACT

Project Descriptions(s): PURSUANT TO LAMC SECTION 11.5.7 F.1 (D), A SPECIFIC PLAN EXCEPTION TO PERMIT TWO LEVELS OF ABOVE GRADE

PARKING IN LIEU OF ONE LEVEL OF ABOVE GRADE PARKING ALLOWED BY THE WESTWOOD COMMUNITY PLAN MULTIPLE

FAMILY RESIDENTIAL DEVELOPMENT STANDARDS.

PURSUANT TO LAMC SECTION 11.5.7 C, A PROJECT PERMIT COMPLIANCE REVIEW FOR THE CONSTRUCTION AN 8-UNIT

APARTMENT BUILDING.

PURSUANT TO LAMC SECTION 16.50 A FINAL DESIGN REVIEW AND RECOMMENDATION BY THE WESTWOOD COMMUNITY

DRB FOR THE PROPOSED PROJECT.

Case Number: CPC-2022-8053-DB-DRB-SPP-HCA

Required Action(s): DB-DENSITY BONUS

DRB-DESIGN REVIEW BOARD

SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE

**HCA-HOUSING CRISIS ACT** 

Project Descriptions(s): PURSUANT TO LAMC 12.22 A.25 A DENSITY BONUS WITH ON AND OFF-MENU INCENTIVES AND A REQUEST FOR WAIVER

OF THE DEVELOPMENT STANDARDS FOR THE WESTWOOD COMMUNITY MULTI-FAMILY SP FOR THE CONSTRUCTION OF A

6-STORY (79-6 FEET), 20-UNIT APT BLDG W/ A 2-STORY PARKING PODIUM.

PURSUANT TO LAMC 11.5.7 A PROJECT PERMIT COMPLIANCE REVIEW FOR THE WESTWOOD COMMUNITY MULTI-FAMILY

SP.

PURSUANT TO LAMC 16.50 A DESIGN REVIEW BOARD PRELIMINARY AND FINAL REVIEW.

Case Number: CPC-2021-795-SP

Required Action(s): SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)

Project Descriptions(s): SPECIFIC PLAN AMENDMENT TO WESTWOOD VILLAGE SPECIFIC PLAN

Case Number: CPC-2014-1457-SP

Required Action(s): SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)

Project Descriptions(s): SPECIFIC PLAN AMENDMENT

Case Number: CPC-19XX-21143
Required Action(s): Data Not Available

Project Descriptions(s):

Case Number: CPC-1987-12142
Required Action(s): Data Not Available

Project Descriptions(s): PREPARE AND SUBMIT CONCURRENTLY WITH THE SUBJECT PLAN AMENDMENTS THE APPROPRIATE SPECIFIC PLAN

ORDINANCE AND ZONE CHANGE ORDINANCES (LANDINI)

Case Number: DIR-2022-8062-DRB

Required Action(s): DRB-DESIGN REVIEW BOARD

Project Descriptions(s): PURSUANT TO LAMC 12.22 A.25 A DENSITY BONUS WITH ON AND OFF-MENU INCENTIVES AND A REQUEST FOR WAIVER

OF THE DEVELOPMENT STANDARDS FOR THE WESTWOOD COMMUNITY MULTI-FAMILY SP FOR THE CONSTRUCTION OF A

6-STORY (79-6 FEET), 20-UNIT APT BLDG W/ A 2-STORY PARKING PODIUM.

PURSUANT TO LAMC 11.5.7 A PROJECT PERMIT COMPLIANCE REVIEW FOR THE WESTWOOD COMMUNITY MULTI-FAMILY

SP.

PURSUANT TO LAMC 16.50 A DESIGN REVIEW BOARD PRELIMINARY AND FINAL REVIEW.

Case Number: ENV-2022-8054-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): PURSUANT TO LAMC 12.22 A.25 A DENSITY BONUS WITH ON AND OFF-MENU INCENTIVES AND A REQUEST FOR WAIVER

OF THE DEVELOPMENT STANDARDS FOR THE WESTWOOD COMMUNITY MULTI-FAMILY SP FOR THE CONSTRUCTION OF A

 $6 ext{-STORY}$  (79-6 FEET), 20-UNIT APT BLDG W/ A 2-STORY PARKING PODIUM.

PURSUANT TO LAMC 11.5.7 A PROJECT PERMIT COMPLIANCE REVIEW FOR THE WESTWOOD COMMUNITY MULTI-FAMILY

SP.

PURSUANT TO LAMC 16.50 A DESIGN REVIEW BOARD PRELIMINARY AND FINAL REVIEW.

Case Number: ENV-2020-3745-EAF

Required Action(s): EAF-ENVIRONMENTAL ASSESSMENT

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Project Descriptions(s): PURSUANT TO LAMC SECTION 11.5.7 F.1 (D), A SPECIFIC PLAN EXCEPTION TO PERMIT TWO LEVELS OF ABOVE GRADE

PARKING IN LIEU OF ONE LEVEL OF ABOVE GRADE PARKING ALLOWED BY THE WESTWOOD COMMUNITY PLAN MULTIPLE

FAMILY RESIDENTIAL DEVELOPMENT STANDARDS.

PURSUANT TO LAMC SECTION 11.5.7 C, A PROJECT PERMIT COMPLIANCE REVIEW FOR THE CONSTRUCTION AN 8-UNIT

APARTMENT BUILDING.

PURSUANT TO LAMC SECTION 16.50 A FINAL DESIGN REVIEW AND RECOMMENDATION BY THE WESTWOOD COMMUNITY

DRB FOR THE PROPOSED PROJECT.

Case Number: ENV-2014-1458-EIR-SE-CE

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

SE-STATUTORY EXEMPTIONS
CE-CATEGORICAL EXEMPTION

Project Descriptions(s): ENVIRONMENTAL IMPACT REPORT

#### **DATA NOT AVAILABLE**

ORD-187644

ORD-186108

ORD-183497

ORD-171492

ORD-171227

ORD-163205

ORD-163204

ORD-163203

ORD-163193

ORD-136341

ORD-129279



# **LEGEND**

# **GENERALIZED ZONING**

OS, GW

A, RA

RE, RS, R1, RU, RZ, RW1

R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP

CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU

CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI

P, PB

PF

# **GENERAL PLAN LAND USE**

#### **LAND USE**

#### **RESIDENTIAL**

Minimum Residential

Very Low / Very Low I Residential

Very Low II Residential

Low / Low I Residential

Low II Residential

Low Medium / Low Medium I Residential

Low Medium II Residential

Medium Residential

High Medium Residential

High Density Residential

Very High Medium Residential

#### **COMMERCIAL**

Limited Commercial

kimited Commercial - Mixed Medium Residential

Highway Oriented Commercial

Highway Oriented and Limited Commercial

Highway Oriented Commercial - Mixed Medium Residential

Neighborhood Office Commercial

Community Commercial

Community Commercial - Mixed High Residential

Regional Center Commercial

## **FRAMEWORK**

# **COMMERCIAL**

Neighborhood Commercial

General Commercial

Community Commercial

Regional Mixed Commercial

#### **INDUSTRIAL**

Commercial Manufacturing

Limited Manufacturing

Light Manufacturing

Heavy Manufacturing

Hybrid Industrial

#### **PARKING**

Parking Buffer

#### **PORT OF LOS ANGELES**

General / Bulk Cargo - Non Hazardous (Industrial / Commercial)

General / Bulk Cargo - Hazard

Commercial Fishing

Recreation and Commercial

Intermodal Container Transfer Facility Site

#### LOS ANGELES INTERNATIONAL AIRPORT

Airport Landside / Airport Landside Support

Airport Airside

LAX Airport Northside

#### **OPEN SPACE / PUBLIC FACILITIES**

Open Space

Public / Open Space

Public / Quasi-Public Open Space

Other Public Open Space

Public Facilities

#### **INDUSTRIAL**

Limited Industrial

Light Industrial

# **CIRCULATION**

# STREET

| STREET                   |                                      |             |                                     |
|--------------------------|--------------------------------------|-------------|-------------------------------------|
| 0000000000               | Arterial Mountain Road               | •••••••     | Major Scenic Highway                |
|                          | Collector Scenic Street              |             | Major Scenic Highway (Modified)     |
|                          | Collector Street                     | •••••••     | Major Scenic Highway II             |
|                          | Collector Street (Hillside)          |             | Mountain Collector Street           |
| *************            | Collector Street (Modified)          |             | Park Road                           |
|                          | Collector Street (Proposed)          |             | Parkway                             |
|                          | Country Road                         |             | Principal Major Highway             |
|                          | Divided Major Highway II             |             | Private Street                      |
|                          | Divided Secondary Scenic Highway     |             | Scenic Divided Major Highway II     |
| 000000000                | Local Scenic Road                    |             | Scenic Park                         |
|                          | Local Street                         | ••••••••    | Scenic Parkway                      |
| , <del>*********</del> / | Major Highway (Modified)             |             | Secondary Highway                   |
|                          | Major Highway I                      |             | Secondary Highway (Modified)        |
|                          | Major Highway II                     | ••••••      | Secondary Scenic Highway            |
| / <del>******</del> /    | Major Highway II (Modified)          |             | Special Collector Street            |
| FREEWA                   | vc                                   |             | Super Major Highway                 |
|                          |                                      |             |                                     |
|                          | Freeway                              |             |                                     |
|                          | Interchange On-Ramp / Off- Ramp      |             |                                     |
|                          | ·                                    |             |                                     |
|                          | Scenic Freeway Highway               |             |                                     |
| 000000000                | Scenic Freeway Filgriway             |             |                                     |
| MISC. LII                | NES                                  |             |                                     |
|                          | Airport Boundary                     |             | MSA Desirable Open Space            |
|                          | Bus Line                             |             | Major Scenic Controls               |
|                          | Coastal Zone Boundary                |             | Multi-Purpose Trail                 |
|                          | Coastline Boundary                   |             | Natural Resource Reserve            |
|                          | Collector Scenic Street (Proposed)   |             | Park Road                           |
|                          | Commercial Areas                     |             | Park Road (Proposed)                |
|                          | Commercial Center                    |             | Quasi-Public                        |
|                          | Community Redevelopment Project Area |             | Rapid Transit Line                  |
|                          | Country Road                         |             | Residential Planned Development     |
| × × × ×                  | DWP Power Lines                      |             | Scenic Highway (Obsolete)           |
| ***                      | Desirable Open Space                 | ٥           | Secondary Scenic Controls           |
| • - • -                  | Detached Single Family House         | - • - •     | Secondary Scenic Highway (Proposed) |
| * * * * *                | Endangered Ridgeline                 |             | Site Boundary                       |
|                          | Equestrian and/or Hiking Trail       | $\otimes$ — | Southern California Edison Power    |
|                          | Hiking Trail                         |             | Special Study Area                  |
| • - • - • - •            | Historical Preservation              | • • • • •   | Specific Plan Area                  |
|                          | Horsekeeping Area                    | - • - •     | Stagecoach Line                     |
|                          | Local Street                         |             | Wildlife Corridor                   |
|                          |                                      |             |                                     |

# **POINTS OF INTEREST**

m Historical / Cultural Monument

Horsekeeping Area (Proposed)

🦮 Horsekeeping Area

Alternative Youth Hostel (Proposed) Horticultural Center Animal Shelter Hospital Area Library Hospital (Proposed) Area Library (Proposed) **HW** House of Worship The Bridge e Important Ecological Area ▲ Campground Important Ecological Area (Proposed) ▲ Campground (Proposed) C Junior College Cemetery **HW** Church M MTA / Metrolink Station M MTA Station City Hall **Community Center** MTA Stop MWD MWD Headquarters (VI) Community Library (Proposed Expansion) Maintenance Yard Municipal Office Building XX Community Park Municipal Parking lot (XX) Community Park (Proposed Expansion) Neighborhood Park XX Community Park (Proposed) (X) Neighborhood Park (Proposed Expansion) Community Transit Center | X | Neighborhood Park (Proposed) Convalescent Hospital Oil Collection Center **Correctional Facility Parking Enforcement** Cultural / Historic Site (Proposed) Police Headquarters Cultural / Historical Site Police Station Cultural Arts Center Police Station (Proposed Expansion) DMV DMV Office Police Station (Proposed) DWP DWP Police Training site The DWP Pumping Station PO Post Office **Equestrian Center** Power Distribution Station Fire Department Headquarters Power Distribution Station (Proposed) **Power Receiving Station** Fire Station Fire Station (Proposed Expansion) Power Receiving Station (Proposed) Fire Station (Proposed) Private College Fire Supply & Maintenance Private Elementary School Fire Training Site Private Golf Course Fireboat Station Private Golf Course (Proposed) Health Center / Medical Facility JH Private Junior High School Helistop PS Private Pre-School Water Tank Reservoir **Historic Monument** Private Recreation & Cultural Facility Wildlife Migration Corridor

SH Private Senior High School

Public Elementary (Proposed Expansion)

SF Private Special School

Public Elementary School f Public Elementary School (Proposed) Public Golf Course Public Golf Course (Proposed) Public Housing Public Housing (Proposed Expansion) Public Junior High School fil Public Junior High School (Proposed) MS Public Middle School Public Senior High School ន៌ា Public Senior High School (Proposed) Pumping Station Pumping Station (Proposed) \* Refuse Collection Center Regional Library Regional Library (Proposed Expansion) Regional Library (Proposed) 🕅 Regional Park | Regional Park (Proposed) RPD Residential Plan Development Scenic View Site Scenic View Site (Proposed) ADM School District Headquarters sc School Unspecified Loc/Type (Proposed) ★ Skill Center ss Social Services Special Feature Special Recreation (a) Special School Facility र्इ। Special School Facility (Proposed) Steam Plant sm Surface Mining 🐆 Trail & Assembly Area 未 Trail & Assembly Area (Proposed) **UTL** Utility Yard

Wildlife Preserve Gate

# Existing School/Park Site Planned School/Park Site Inside 500 Ft. Buffer Aquatic Facilities Other Facilities Park / Recreation Centers Child Care Centers Dog Parks Performing / Visual Arts Centers Span School

Golf Course

Recreation Co
Senior Citizen

Senior Citizen

Performing / Visual Arts Centers

Recreation Centers

Senior Citizen Centers

High School

Middle School

# **COASTAL ZONE**

**Skate Parks** 

Coastal Commission Permit Area

Dual Permit Jurisdiction Area

Single Permit Jurisdiction Area

Not in Coastal Zone

Horticulture/Gardens

# TRANSIT ORIENTED COMMUNITIES (TOC)

Tier 1 Tier 3
Tier 2 Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

**Early Education Center** 

# **WAIVER OF DEDICATION OR IMPROVEMENT**

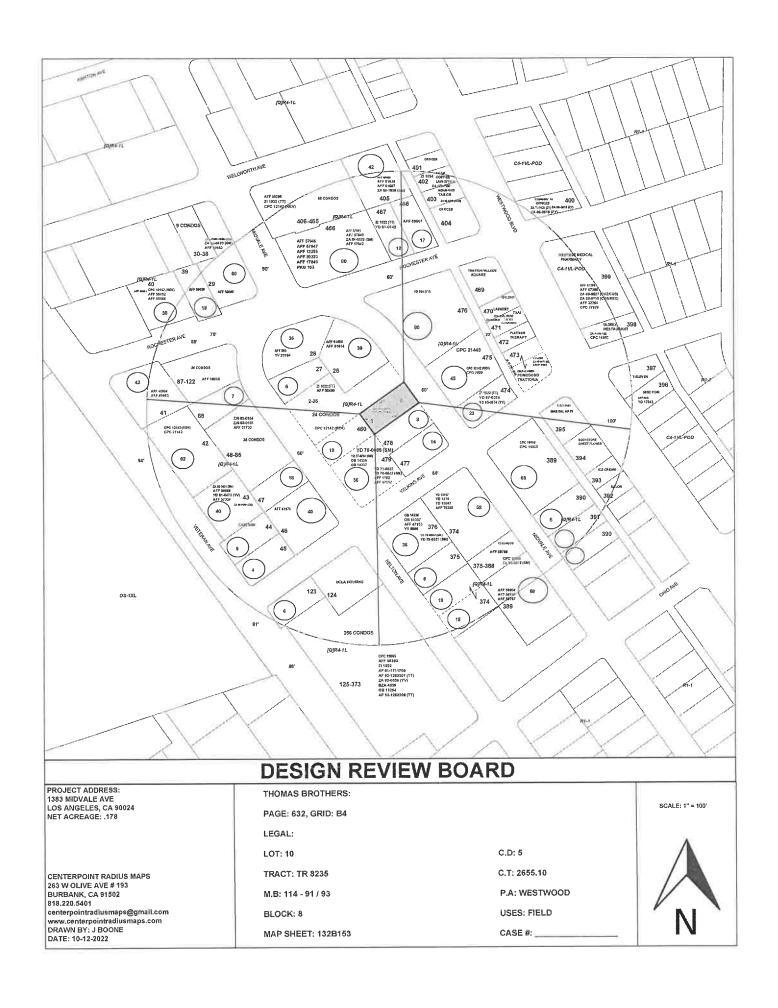
Public Work Approval (PWA)

Waiver of Dedication or Improvement (WDI)

# **OTHER SYMBOLS**

Lot Line Airport Hazard Zone Tract Line Census Tract Coastal Zone -- Lot Cut **Council District** ---- Easement **LADBS District Office** Zone Boundary Downtown Parking Building Line Fault Zone Lot Split Fire District No. 1 Community Driveway Tract Map Building Outlines 2020 Parcel Map ---- Building Outlines 2017

Flood Zone
Hazardous Waste
High Wind Zone
Hillside Grading
Historic Preservation Overlay Zone
Specific Plan Area
Very High Fire Hazard Severity Zone
Wells



# **EXHIBIT C**

# **AGENCY CORRESPONDENCE**

- C1 Los Angeles Housing Department Replacement Unit Determination
- C2 DCP Housing Services Unit Affordable Housing Referral Form
- C3 Department of Building and Safety Preliminary Zoning Assessment

# Ann Sewill, General Manager Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager Anna E. Ortega, Assistant General Manager Luz C. Santiago, Assistant General Manager

# City of Los Angeles



LOS ANGELES HOUSING DEPARTMENT 1200 West 7th Street, 9th Floor Los Angeles, CA 90017 Tel: 213.808.8808

housing.lacity.org

#### Karen Bass, Mayor

DATE: August 28, 2023

TO: Ali Sharifi, a Married Man, as his sole and separate property, as to an undivided 50% interest and

Larry Lum, a Single Man, as to an undivided 50% interest as tenants in common, Owner

FROM: Marites Cunanan, Senior Management Analyst II At Cunanan

Los Angeles Housing Department

SUBJECT: Housing Crisis Act of 2019 (SB 8)

**Replacement Unit Determination** 

RE: 1383-1387 South Midvale Avenue, Los Angeles, CA 90024

Based on the SB 8 Application for a Replacement Unit Determination (RUD) submitted by Ali Sharifi, a Married Man, as his sole and separate property, as to an undivided 50% interest and Larry Lum, a Single Man, as to an undivided 50% interest as tenants in common (Owner), for the above-referenced property located at 1383-1387 S. Midvale Avenue., Los Angeles, CA 90024 (APN: 4324-008-010, Lot 10) (Property), the Los Angeles Housing Department (LAHD) has made the following determination in regard to the above-referenced application. Eight (8) units existed on the property within the last 5 years. All eight (8) units that are subject to the Rent Stabilization Ordinance (RSO) are subject to replacement pursuant to the requirements of California Government Code Section 66300, as "Protected Units". Seven (7) of the eight (8) units are subject to replacement as affordable "Protected Units."

# **PROJECT SITE REQUIREMENTS:**

The Housing Crisis Act of 2019, as amended by SB 8 (California Government Code Section 66300 et seq.), prohibits the approval of any proposed housing development project ("Project") on a site ("Property") that will require demolition of existing dwelling units or occupied or vacant "Protected Units" unless the Project replaces those units as specified below. The replacement requirements below apply to the following projects:

- Discretionary Housing Development Projects that receive a final approval from Los Angeles City Planning (LACP) on or after January 1, 2022,
- Ministerial On-Menu Density Bonus, SB 35 and AB 2162 Housing Development Projects that submit an application to LACP on or after January 1, 2022, and
- Ministerial Housing Development Projects that submit a complete set of plans to the Los Angeles Department of Building & Safety (LADBS) for Plan Check and permit on or after January 1, 2022.

## Replacement of Existing Dwelling 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.

## Replacement of Existing or Demolished Protected Units

The Project must also replace all existing or demolished "Protected Units". Protected Units are those residential dwelling units on the Property that are, or were, within the 5 years prior to the owner's application for a SB 8 Replacement Unit Determination (SB 8 RUD): (1) subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income, (2) subject to any form of rent or price control through a public entity's valid exercise of its police power within the 5 past years (3) rented by lower or very low income households (an affordable Protected Unit), or (4) that were withdrawn from rent or lease per the Ellis Act, within the past 10 years.

SB 8 Determination: 1383-1387 S. Midvale Ave. Page 2

Whether a unit qualifies as an affordable Protected Unit, is primarily measured by the INCOME level of the occupants (i.e. W-2 forms, tax return, pay stubs, etc.). The Los Angeles Housing Department (LAHD) will send requests for information to each occupant of the existing project. Requests for information can take two (2) or more weeks to be returned. It is the owner's responsibility to work with the occupants to ensure that the requested information is timely produced.

• In the absence of occupant income documentation: Affordability will default to the percentage of extremely low, very low or low income renters in the jurisdiction as shown in the latest HUD Comprehensive Housing Affordability Strategy (CHAS) database, which as of September 9, 2022, is at 33% extremely low income, 18% very low income and 19% low income for Transit Oriented Communities (TOC) projects and 51% very low income and 19% low income for Density Bonus projects. In the absence of specific entitlements, the affordability will default to 51% very low income and 19% low income. The remaining 30% of the units are presumed above-low income. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

# Replacement of Protected Units Subject to the Rent Stabilization Ordinance (RSO), Last Occupied by Persons or Families at Moderate Income or Above

The City has the option to require that the Project provide: (1) replacement units affordable to low income households for a period of 55 years (rental units subject to a recorded covenant), OR (2) require the units to be replaced in compliance with the RSO lease-up.

# Relocation, Right to Return, Right to Remain:

All occupants of Protected Units (as defined in California Government Code Section 66300(d)(2)(F)(vi)) being displaced by the Project have the right to remain in their units until six (6) months before the start of construction activities with proper notice subject to Chapter 16 (Relocation Assistance) of Division 7, Title I of the California Government Code ("Chapter 16"). However, all **Lower Income Household** (as defined in California Health and Safety Code Section 50079.5) occupants of Protected Units are **also** entitled to: (a) Relocation benefits also subject to Chapter 16, and (b) the right of first refusal ("Right to Return") to a comparable unit (same bedroom type) at the completed Project. If at the time of lease up or sale (if applicable) of a comparable unit, a returning occupant remains income eligible for an "affordable rent" (as defined in California Health and Safety Code Section 50053) or if for sale, an "affordable housing cost" (as defined in California Health and Safety Code Section 50052.5), owner must also provide the comparable unit at the "affordable rent" or "affordable housing cost", as applicable. This provision does not apply to: (1) a Project that consists of a Single Family Dwelling Unit on a site where a Single Family Dwelling unit is demolished, and (2) a Project that consists of 100% lower income units except Manager's Unit.

## THE PROPOSED HOUSING DEVELOPMENT PROJECT:

Per the statement received by LAHD on June 29, 2023, the Owner plans to demolish the existing eight (8) units and construct a new 20-unit apartment building on the Property, using additional incentives under the Density Bonus (DB) Guidelines.

#### PROPERTY STATUS (AKA THE "PROJECT SITE"):

The Owner submitted an Application for a RUD for the Property on June 29, 2023. In order to comply with the required <u>5-year</u> look-back period to determine affordability, LAHD collected and reviewed data from June 2018 to June 2023.

## **Review of Documents:**

Per the Grant Deed recorded on March 26, 2019, the Owner acquired the Property from Stephanie Mann, a Married Woman as her Sole and Separate Property and Victoria Rouillard, an Unmarried Woman each as to an undivided 50% interest as tenants in Common (Prior Owner).

SB 8 Determination: 1383-1387 S. Midvale Ave. Page 3

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database, all indicate a use code of "0500 - Residential - Five or More Units or Apartments (Any Combination) – 4 Stories or Less." Google images and an internet search support that the Property contains eight (8) units within our 5-year look-back period.

The Rent Stabilization Ordinance (RSO) Unit confirms that the property has eight (8) units subject to RSO based on pre-1978 construction.

The Los Angeles Department of Building and Safety (LADBS) database indicates that the Owner has applied for one Building Permit (#20010-10000-02182) but has not applied for any Demolition Permits.

# **REPLACEMENT UNIT DETERMINATION:**

The Existing Residential Dwelling Units at the Property within the last five (5) years:

| ADDRESS                       | BEDROOM<br>TYPE | VACANT OR OCCUPIED AT APPLICATION | "PROTECTED?" | BASIS OF<br>"PROTECTED"<br>STATUS |
|-------------------------------|-----------------|-----------------------------------|--------------|-----------------------------------|
| 1383 S. Midvale Ave.          | 2 Bedrooms      | Tenant-occupied                   | Yes          | RSO                               |
| 1385 S. Midvale Ave.          | 2 Bedrooms      | Vacant                            | Yes          | RSO                               |
| 1387 S. Midvale Ave., Unit #1 | 1 Bedroom       | Tenant-occupied                   | Yes          | RSO, Affordable Protected<br>Unit |
| 1387 S. Midvale Ave., Unit #2 | 1 Bedroom       | Tenant-occupied                   | Yes          | RSO, Affordable Protected<br>Unit |
| 1387 S. Midvale Ave., Unit #3 | Studio          | Tenant-occupied                   | Yes          | RSO                               |
| 1387 S. Midvale Ave., Unit #4 | 1 Bedroom       | Tenant-occupied                   | Yes          | RSO                               |
| 1387 S. Midvale Ave., Unit #5 | 1 Bedroom       | Tenant-occupied                   | Yes          | RSO, Affordable Protected Unit    |
| 1387 S. Midvale Ave., Unit #6 | Studio          | Tenant-occupied                   | Yes          | RSO                               |
| Total: 8 Units                | 8 Bedrooms      |                                   |              |                                   |

On July 10, 2023, eight tenant packets were sent to the existing units on the Property. As of August 11, 2023, LAHD has received Tenant Income Certification forms for 1387 S. Midvale Ave., Unit #1, 1387 S. Midvale Ave., Unit #2 and 1387 S. Midvale Ave., Unit #5. No tenants' responses were received from the other five units. 1385 S. Midvale Ave. was vacant upon application, but has tenant's utility usage per the records of LADWP. However, no previous tenant income information was provided for 1385 S. Midvale Ave.

Pursuant to (SB 8), where incomes of existing or former tenants are unknown, the required percentage of affordability is determined by the percentage of extremely low, very low, and low income rents in the jurisdiction as shown in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. At present, the Comprehensive Housing Affordability Strategy (CHAS) database shows 33% extremely low income, 18% very low income, and 19% low income for Transit Oriented Communities (TOC) projects and 51% very low income and 19% low income for Density Bonus (DB) projects. In the absence of specific entitlements, the affordability will default to 51% very low income and 19% low income. The remaining 30% of the units are presumed above-low income. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

[Remainder of this page left intentionally blank]

SB 8 Determination: 1383-1387 S. Midvale Ave.

Page 4

|       | <u>r of Protected Units Ellised</u><br>r of Affordable Replacemen |                          |   | 0 |
|-------|---|--------------------------|---|---|
| vambe | Trior dable replacemen  | Project using <u>TOC</u> | Project using <u>DB</u> or <u>No</u> Entitlements |   |
|       | 5 Unit x 70%  | 4 Units                  | 4 Units   |   |
|       | Extremely Low   | 2 Units                  | 0 Units   | 4 |
|       | Very Low  | 1 Unit                   | 3 Units   | • |
|       | Low   | 1 Unit                   | 1 Unit  |   |
|       | Market Rate RSO units   | 1 Unit                   | 1 Unit  |   |
|       |   | _1                       |   |   |
| lumbe | r of Extremely Low Income   | Affordable Replacemen    | t Units per tenant income verification:           | 2 |
| lumbe | r of Low Income Affordable  | Replacement Units per    | tenant income verification:                       | 1 |
| lumbe | r of Unit(s) presumed to be                                       | above-lower income sub   | ject to replacement:                              | 1 |

### **For Rental:**

Per the Tenant Income Certification forms received from tenants of the following units:

- 1387 S. Midvale Ave., Unit #1 Total Annual Household Income was Low,
- 1387 S. Midvale Ave., Unit #2 Total Annual Household Income was Extremely Low, and
- 1387 S. Midvale Ave., Unit #5 Total Annual Household Income of the Current Tenant was above Low, but the previous tenant's Lowest Annual Household Income in the past 5 years was <a href="Extremely Low"><u>Extremely Low</u></a>.

No income documents were provided for the other five (5) unit(s). Pursuant to CHAS, for Projects using TOC, four (4) units need to be replaced with equivalent type, with two (2) units restricted to Extremely Low Income Households, one (1) unit restricted to Very Low Income Households and one (1) unit restricted to Low Income Households. For Projects using DB or no entitlements, four (4) units need to be replaced with equivalent type, with three (3) units restricted to Very Low Income Households and one (1) unit restricted to Low Income Households.

Therefore, seven (7) of the eight (8) units need to be replaced with equivalent-type units. For TOC projects, the replacement requirements will consist of four (4) units restricted to Extremely Low Income Households, one (1) unit restricted to Very Low Income Households and two (2) units restricted to Low Income Households. For DB projects or projects with no entitlements, the replacement requirement will consist of five (5) units restricted to Very Low Income Households and two (2) units restricted to Low Income Households.

For the one (1) remaining unit that is presumed to have been occupied by an above-lower income person or household, as permitted by California Government Code §65915(c)(3)(C)(ii), the City has opted to require that those unit(s) be replaced in compliance with the City's Rent Stabilization Ordinance (RSO).

# **Vacancy/Occupancy of Units:**

Per the Owner's statement, seven (7) units were occupied, and one (1) unit was vacant at the time of application. Completed current Tenant Income Certification forms were received, showing that 1387 S. Midvale Ave., Unit #1 was occupied by a <a href="Low Income Household">Low Income Household</a>, 1387 S. Midvale Ave., Unit #2 was occupied by an <a href="Extremely Low Income Household">Extremely Low Income Household</a>, and 1387 S. Midvale Ave., Unit #5 was occupied by an <a href="Above Low Income Households">Above Low Income Households</a> at the time of application. The tenants of 1387 S. Midvale Ave., Unit #1 and 1387 S. Midvale Ave., Unit #2, have the right to return to a comparable unit (i.e. same bedroom type) at affordable rents on the proposed project.

However, no income documents were provided for the other five (5) existing units. Therefore, LAHD cannot verify the income levels of the households occupying each of the units. Unless tenant income verification documents prove the unit(s) was/were occupied by a lower income or below lower income household(s) at the time of application, the bedroom size of the existing units and the proportionality of the bedroom sizes of the new units, whichever is more restrictive will be considered to determine the bedroom types of the affordable replacement units.

SB 8 Determination: 1383-1387 S. Midvale Ave.

Page 5

Please note that all the new units may be subject to RSO requirements unless the RSO is not applicable, or an RSO Exemption is filed and approved by the RSO Section. This determination is provisional and subject to verification by the RSO Section.

This RUD only applies if the proposed project is a rental project and NOT condominiums or units for sale. In the event the project changes to condominiums, the owner needs to request a RUD amendment to reflect 100% replacement of the units. This RUD will apply to TOC projects, DB projects and projects not requesting entitlements.

# NOTE: This determination is provisional and is subject to verification by LAHD's Rent Division.

If you have any questions about this RUD, please contact Ke Zhang at ke.zhang@lacity.org.

cc: Los Angeles Housing Department File

Planning.HCA@lacity.org, Department of City Planning for discretionary projects, or LADBS.ahs@lacity.org, Department of Building and Safety for by-right projects

MAC:kz

Ann Sewill, General Manager Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager Anna E. Ortega, Assistant General Manager Luz C. Santiago, Assistant General Manager

#### **City of Los Angeles**



Los Angeles, CA 90017 Tel: 213.808.8808

housing.lacity.org

LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor

Karen Bass, Mayor

# THIS IS NOT AN EVICTION NOTICE

**RE: Request for Tenant Income Certification** 

Dear Tenant(s):

The owner of your property has filed, or is planning to file, an application with the City of Los Angeles to construct a new housing development at the property where you live. State law (the Housing Crisis Act of 2019, as amended by Senate Bill 8), prohibits the approval of any proposed housing development project on a site that will require demolition of existing dwelling units unless the project replaces those units. According to the law, the Los Angeles Housing Department (LAHD) must complete a Replacement Unit Determination (RUD) to identify "Protected Units." "Protected Units" are residential dwelling units that are or were within the five (5) years prior:

- 1. Subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income;
- 2. Subject to any form of rent or price control through a public entity's valid exercise of its police power within the 5 past years;
- 3. Occupied by lower or very low income households, or;
- 4. That were withdrawn from rent or lease per the Ellis Act, within the past 10 years.

LAHD identifies Affordable Protected Units based on the tenant's income. If a tenant is determined to be a Low Income Household, the unit will be designated as an Affordable Protected Unit that must be replaced.

Occupants of Protected Units have rights including:

- 1. The right to remain in their units until six (6) months before the start of construction activities, with proper notice;
- 2. Relocation benefits;
- 3. Right of first refusal to a comparable unit in the completed project, if deemed affordable.

To allow LAHD to determine whether you are a Low Income Household that is eligible for these benefits, please complete the attached form and return it within 30 calendar days.

THIS IS NOT AN EVICTION NOTICE. YOU CAN ONLY BE REQUIRED TO LEAVE YOUR UNIT WHEN THE OWNER ALSO FILES A NOTICE OF INTENT TO WITHDRAW WITH LAHD. IF YOU HAVE QUESTIONS REGARDING YOUR RIGHTS, PLEASE CALL THE LOS ANGELES HOUSING DEPARTMENT HOTLINE AT 866-557-7368.



# **Tenant Income Certification**

Revised 8/23/2023

Mail to: LAHD; Attn: Land Use Unit; 1200 West 7th Street, 8th Floor; Los Angeles, CA 90017

Email to: lahd-landuse@lacity.org Questions: (866) 557-7368

Please submit your household's current income information so LAHD can determine whether you are a Lower Income Household, which entitles you to the *rights* outlined on the previous page. Mail or email the signed form within 30 calendar days from the date of the postmark on the envelope. LAHD staff may contact you to request additional documentation.

Items with a star (\*) are required.

added for each adult tenant within the household.

**Primary Tenant's Signature** 

| *Primary Tenant Name                           | <u>.                                    </u>   |                     |                 |                               |  |
|--|--|---------------------|-----------------|-------------------------------|--|
| *Street Address:                               |  | Unit Nu             | mber:           | *ZIP Code:                    |  |
| *Phone:  | *Email:  | *Dat                | tes of Tenancy: |                               |  |
| *Number of Adults (18-                         | -): *Number of Child   | ren (under 18):     | *Num            | nber of Bedrooms:             |  |
| Instructions for Calcul                        | ating Household Income:  |                     |                 |                               |  |
| filed with the Internance any benefits, public | Current Annual Household Inco<br>al Revenue Service (IRS). Ac<br>assistance, or other sources of<br>hen add them together. | ld their before-tax | wages, as r     | eported on the tax return, to |  |
|  | culation listed above for each<br>to get your Lowest Annual Hou  | ,                   | up to 5 yea     | rs prior) and put the lowest  |  |
|  | *HOUSEHOLD MEMBE   |                     | INCOME          |                               |  |
|  | ames of Household Membe  | ers                 | Current A       | nnual Household Income        |  |
| 1  |  |                     |                 |                               |  |
| 2  |  |                     |                 |                               |  |
| 3  |  |                     |                 |                               |  |
| 4  |  |                     |                 |                               |  |
| 5  |  |                     |                 |                               |  |
| 6  |  |                     |                 |                               |  |
|  | Total Current Annual Hou   | usehold Income:     |                 |                               |  |
| years) and household si                        | old Income during tenancy (up<br>ze (ex. 2021 - \$75,700, 2 perso<br>s were different during this tim                      | on household):      |                 |                               |  |
|  | *TENANT (  | CERTIFICATION       |                 |                               |  |

Under penalty of perjury, I certify that the information I provided about my household income is true and accurate to the best of my knowledge. I further agree to provide any documentation required to document my/our household income if requested by the City. I understand that this self-reported income does not guarantee the right to return to an affordable unit and I will still be subject to income review at leasing. Additional signature blocks should be

**Date** 

Other Adult Tenant's Signature

**Date** 





# INFORMATION FOR TENANTS

Frequently Asked Questions (FAQ) About Tenant Income Certification and Your Right to Return to this Building



Question: Why did I get this letter?

**Answer:** This letter informs you that your landlord (the owner) plans to demolish your building to construct a new housing development project. Lower income households have certain rights in this situation. The Los Angeles Housing Department (LAHD) will certify your income and help you exercise your rights.

Question: What do I need to do?

**Answer:** Review the information in this packet and complete the Tenant Income Certification form. LAHD's representatives from Interwest can assist you in completing this form. If you want to come back to an affordable unit in the future project, complete the Affidavit on Tenant Rights.

# Question: How do I know if I'm a lower income household?

**Answer:** Follow the instructions on the Tenant Income Certification form. Add up all income sources for each member of your household and compare it to the table below. If your household earns less than the amount shown for a household of your size, you should qualify as lower income. LAHD will certify your income.

| Maximum              | Household Size |          |          |           |           |           |           |           |
|----------------------|----------------|----------|----------|-----------|-----------|-----------|-----------|-----------|
| Income<br>(Effective | One            | Two      | Three    | Four      | Five      | Six       | Seven     | Eight     |
| August 1, 2023)      | \$70,650       | \$80,750 | \$90,850 | \$100,900 | \$109,000 | \$117,050 | \$125,150 | \$133,200 |

# Question: Do I have to give you this information?

**Answer:** You are <u>not</u> required to complete the forms or provide any information. But, if you choose not to provide this information, LAHD cannot certify that your household qualifies as lower income.

Question: What happens if I don't give you my information in 30 calendar days?

**Answer:** If you don't provide your income information by the deadline, LAHD may not be able to guarantee your right to return to an affordable unit in the future project.

# **INFORMATION FOR TENANTS CONTINUED**

Question: What will happen when the new project is ready for move-in?

Answer: You will be contacted by a representative of LAHD when your unit is ready. LAHD's representative will help you complete an application to rent the unit and help you understand the documents you need to send to the owner. You can see a list of required documents at https://housing.lacity.org/partners/sb-8-determinations. If you have questions about this now, email lahd.occmonitor@lacity.org.

Question: What if my income changes?

**Answer:** LAHD will certify your income when the new project is ready. For you to move into one of the new affordable units, your income has to stay below a certain level. You can check today's levels in the table above. If your income increases above that level, you are no longer qualified to rent an affordable unit in the new project, but may be able to rent a market rate unit. If your income has decreased, the owner may offer you a lower rent, but is not required to.

Question: What if there is more than one household living in my unit? Does everyone have to return together?

**Answer:** You will provide a list of adults and children living in your unit today. LAHD will determine your Right to Return based on the combined income of all adults. If your household has a Right to Return, any household member can return with or without others as long as the total household income remains at or below the limit for the household size.

Question: My unit is protected by the Rent Stabilization Ordinance (RSO). Do I automatically get to return to an affordable unit in the future project?

**Answer:** No, you only have the Right to Return to an affordable unit in the future project if you are lower income (see above, "How do I know if I'm a lower income household?"). Your current income will be certified by LAHD, and your future income will be certified again when the new project is ready.

Question: How do I know if my unit is protected by the Rent Stabilization Ordinance (RSO)?

**Answer:** Please email lahd-landlorddeclarations@lacity.org or call 213-808-8537.

Question: What happens if my landlord evicts me, but doesn't start construction on the new building in six months?

**Answer:** Seek legal advice, or call the LAHD Hotline at 866-557-7368.

Question: What type of relocation benefits am I eligible for?

Answer: Call the LAHD Hotline at 866-557-7368.

Los Angeles Housing Department 1200 West 7th Street, 9th Floor Los Angeles, CA 90017 Tel: 213.808.8808 housing.lacity.org





REFERRAL FORM

# PAR-2022-3195-AHRF-PHP

# AFFORDABLE HOUSING REFERRAL FORM



This form is to serve as a referral to the Los Angeles City Planning's (LACP) Development Services Center (DSC) for Affordable Housing case filing purposes (in addition to the required Department of City Planning Application and any other necessary documentation); and to the City of Los Angeles Housing Department (LAHD), Department of Building and Safety (LADBS), or other City agency for project status and entitlement need purposes. All Applicants are required to provide a complete set of architectural plans at the time that this form is submitted for review. Any application submitted that is missing any required materials will be considered incomplete and will not be reviewed until all materials are submitted.

This form shall be completed by the Applicant and reviewed and signed by LACP DSC Housing Services Unit (HSU) Staff prior to filing an application for an entitlement, administrative review, or building permit. Any modifications to the content(s) of this form after its authorization by HSU Staff is prohibited. LACP reserves the right to require an updated Referral Form for the project if more than 180 days have transpired since the referral date, or as necessary, to reflect project modifications, policy changes, bus route changes, bus schedule changes, and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

# THIS SECTION TO BE COMPLETED BY HSU STAFF ONLY

| Planning Staff Name & Title: Aida Karapetian/ | Planning Assistant                                |
|---|---|
| Planning Staff Signature:                     | £   |
| Referral Date: 06/08/2022 Exp                 | iration Date: 12/05/2022                          |
| TRANSPORTATION QUALIFIERS (if applicable      | le)   |
| ☑ Major Transit Stop ☐ Paratransi             | t / Fixed Bus Route                               |
| Other:  |   |
| Location of Transit: Westwood/ UCLA Station-  | Metro Purple (D) Line. Extension Transit Project. |
| Qualifier #1: N/A                             |   |
| Service Interval #1: N/A                      | Service Interval #2: N/A                          |
| Qualifier #2: N/A                             |   |
| Service Interval #1: N/A                      | Service Interval #2: N/A                          |

Service Intervals are calculated by dividing 420 (the total number of minutes during the peak hours of 6 am to 9 am and 3 pm to 7 pm by the number of eligible trips.

| Referral To:   |  |         |  |  |  |
|--|--|---------|--|--|--|
| ☑ Planning DSC - Filing                                    | ☐ 100% Affordable per AB 2345¹             | □ SB 35 |  |  |  |
| ☐ AB 2162  | ☐ Measure JJJ                              |         |  |  |  |
| ☐ Other:   |  |         |  |  |  |
| Notes:   |  |         |  |  |  |
|  |  |         |  |  |  |
|  |  |         |  |  |  |
| THIS SECTION TO E  | SE COMPLETED BY THE APPLICAN               | Т       |  |  |  |
| APPLICANT INFORMATION                                      |  |         |  |  |  |
| Applicant Name: Sina Khajavi                               |  |         |  |  |  |
| Phone Number: <u>310-544-7272</u>                          |  |         |  |  |  |
| Email: sina @skarchitects.com                              |  |         |  |  |  |
| I. PROPOSED PROJECT  |  |         |  |  |  |
| 1. PROJECT LOCATION/ZONIN                                  | G  |         |  |  |  |
| Project Address(es): 1383 S Midvale, Los Angeles, CA,90024 |  |         |  |  |  |
|  |  |         |  |  |  |
| Assessor Parcel Number(s): 4324-00                         | 8-010                                      |         |  |  |  |
| Community Plan: Westwood                                   |  |         |  |  |  |
| Existing Zone: (Q)R4-1L                                    |  |         |  |  |  |
| Land Use Designation:                                      |  |         |  |  |  |
| Number of Parcels: 1                                       |  |         |  |  |  |
| Site Size (sf): <u>7741.5</u>                              | <del></del>                                |         |  |  |  |
| Specific Plan □ DRB/CDC                                    | D □ HPOZ □ Redevelopment Proje             | ct Area |  |  |  |
| ☐ Enterprise Zone ⊠ Q Condit                               | ion/D Limitation (Ordinance No.): Westwood | DRB     |  |  |  |
| ☐ Other Pertinent Zoning Information                       | n (specify):                               |         |  |  |  |

<sup>&</sup>lt;sup>1</sup> AB 1763 incentives were amended by AB 2345.

# 2. DETAILED DESCRIPTION OF PROPOSED PROJECT

20 unit apartment building with 10 parking spaces in two levels of above grade parking structure with 5 residential floors above them. There is an existing 8' diameter storm drain line buried 5' below grade crossing the property preventing construction of subterranean garage.

# 3. DETAILED DESCRIPTION OF EXISTING SITE AND DEVELOPMENT

| <u>unit, two story apartme</u> | it building |  |  |
|--------------------------------|-------------|--|--|
|                                |             |  |  |
|                                |             |  |  |
|                                |             |  |  |

| Existing Uses<br>Dwelling Unit (DU)<br>Square Footage (SF) | Existing No. of DUs or Non-Residential SF | Existing No. of DUs or Non-Residential SF to be Demolished | Proposed <sup>2</sup> No. of DUs or Non-Residential SF |
|--|---|--|--|
| Guest Rooms  |   |  |  |
| Studios  | 2   | 2  |  |
| One Bedrooms   | 4   | 4  | 5  |
| Two Bedrooms   | 2   | 2  | 15   |
| Three Bedrooms   |   |  |  |
| Bedrooms   |   |  |  |
| Non-Residential SF   |   |  |  |
| Other  |   |  |  |

<sup>&</sup>lt;sup>2</sup> Per AB 2556, replacement units shall be equivalent to the number of units and number of bedrooms of the existing development.

| 4.      | Δ    | APPLICATION TYPE   |
|---------|------|--|
|         |      | ensity Bonus (per LAMC Section 12.22 A.25 or Government Code Section 65915) with only ase Incentives filed in conjunction with another discretionary approval.                                   |
| X       | De   | ensity Bonus with <b>On-Menu Incentives</b> (specify):   |
|         | 1)   | Floor area ratio of 4.05 : 1 in lieu of 3:1  |
|         | 2)   | Height increase from 75'-0" to 86'-0"  |
|         | 3)   |  |
|         | 4)   |  |
| ×       | De   | ensity Bonus with Off-Menu Incentives (specify):  75% - note per KF (12/19/22)  Open Space reduction by 50% to 1,000 of  |
|         | 2)   | 500 sf   |
|         |      |  |
|         |      |  |
| X       | De   | ensity Bonus with Waivers of Development Standards (specify):  |
| FX      |      | Requesting waiver of Westwood Community Multi-Family Specific Plan to: 1) Allow two levels of above grade parking garage with total height   |
| ر<br>ان |      | of 2005" as measured from natural grade to floor elevation of level immediately above 2nd garage level, 2) 30% reduction in north side yard stback, 3) 30% reduction in south side yard setback. |
|         |      | 4) Max. 18% of north side yard to be landscaped, 5) Max. 9% of south side yard to be landscaped,6) Max. 40% of front yard to be landscaped   |
| 23      | ,)   | A Allow 30% of the required open space to be located above ground level > COMOVER SINCE NO TONSET PROWEING   |
|         | Gr   | eater Downtown Housing Incentive Area per LAMC Section 12.22 A.29  |
|         |      | ordable Housing per LAMC Section 11.5.11 (Measure JJJ)   |
|         | Pu   | blic Benefit Project per LAMC Section 14.00 A.2  |
|         | Ge   | eneral Plan Amendment per LAMC Section 11.5.6  |
|         | Re   | quest:   |
|         | Zo   | ne/Height District Change per LAMC Section 12.32   |
|         | Re   | quest:   |
|         |      | nditional Use per LAMC Section 12.24 U.26  |
|         | Site | e Plan Review per LAMC Section 16.05   |
| ×       | Sp   | ecific Plan Project Permit Compliance per LAMC Section 11.5.7 C  |
|         | Со   | mmunity Design Overlay per LAMC Section 13.08  |

|    | ☐ Coastal Development Permit per LAMC Section 12.20.2 or 12.20.2.1 |                  |             |                               |                        |  |  |  |
|----|--|------------------|-------------|-------------------------------|------------------------|--|--|--|
|    | Tract or Parcel Map pe   | r LAMC Section   | 17.00 or 17 | 7.50                          |                        |  |  |  |
|    | Other (specify):   |                  |             |                               |                        |  |  |  |
| 5. | . ENVIRONMENTAL REVIEW   |                  |             |                               |                        |  |  |  |
|    | Project is Exempt <sup>3</sup>                                     |                  |             |                               |                        |  |  |  |
| X  | Not Yet Filed  |                  |             |                               |                        |  |  |  |
|    | Filed (Case No.):  |                  |             |                               |                        |  |  |  |
| 6. | 6. HOUSING DEVELOPMENT PROJECT TYPE                                |                  |             |                               |                        |  |  |  |
| Cŀ | IECK ALL THAT APPL   | <b>Y</b> :       |             |                               |                        |  |  |  |
| ×  | For Rent   | ☐ For Sale       |             | ☐ Mixed-Use Project           | ☐ Residential Hotel    |  |  |  |
| X  | Extremely Low Income   | ☑ Very Low Inc   | come        |                               | ☐ Moderate Income      |  |  |  |
| X  | Market Rate  | ☐ Supportive F   | lousing     | ☐ Senior                      |                        |  |  |  |
|    | Special Needs (describ   | e):              |             |                               |                        |  |  |  |
|    | Other Category (descri   | be):             |             |                               |                        |  |  |  |
| 7. | DENSITY CALCUI   | _ATION           |             |                               |                        |  |  |  |
| A. | Base Density: Maxim  | um density allo  | wable per   | zoning                        |                        |  |  |  |
|    | Lot size (including any  | 1/2 of alleys)4  | 7,741       | SF (a)                        |                        |  |  |  |
|    | Density allowed by Zor   | ne               | 400         | SF of lot area per DU (b)     | )                      |  |  |  |
|    | No. of DUs allowed by  | right (per LAMC) | 19          | DUs (c) [c = a/b, round c     | lown to whole number]  |  |  |  |
|    | Base Density   |                  | 20          | DUs (d) [d = $a/b$ , round to | up to whole number]    |  |  |  |
| В. | Maximum Allowable I  | Density Bonus⁵   | 27          | DUs (e) [e = dx1.35, rour     | nd up to whole number] |  |  |  |

<sup>&</sup>lt;sup>3</sup> Project may be exempt from CEQA review if it qualifies for a CEQA Exemption or is a Ministerial Project (aka, "By Right").

<sup>&</sup>lt;sup>4</sup> If there is a related subdivision case, the lot area shall be calculated based on the site area after a dedication of land has been provided.

<sup>&</sup>lt;sup>5</sup> Per AB 2345, 100% affordable housing developments may request an 80% density increase or unlimited density if the project site is within 0.5 miles of a Major Transit Stop.

C. Proposed Project: Please indicate total number of DUs requested and break down by levels of affordability set by each category (California Department of Housing and Community Development [HCD] or United States Department of Housing and Urban Development [HUD]). For information on HCD and HUD levels of affordability please contact LAHD at hcidla.landuse@lacity.org.

|                                     | Total        | HCD (State)                   | HUD (TCAC)                           |
|-------------------------------------|--------------|-------------------------------|--------------------------------------|
| Market Rate                         | 13           | N/A                           | N/A                                  |
| Managers Unit(s) - Market Rate      | 1            | N/A                           | N/A                                  |
| Extremely Low Income (ELI)          | 3            | <b>\</b>                      | 2                                    |
| Very Low Income (VLI)               | 2 5 (A.K.)   | 2 2 per HCD                   | +3 RUD/LAHD Determination            |
| Low Income (LI)                     | 1 2 (A.K.)   | 2 RUD/LAHD Deter              | mination \                           |
| Moderate Income                     |              |                               |                                      |
| Permanent Supportive Housing — ELI  |              |                               |                                      |
| Permanent Supportive Housing — VLI  |              |                               |                                      |
| Permanent Supportive Housing — LI   |              |                               |                                      |
| Seniors — Market Rate               |              | N/A                           | N/A                                  |
| Other                               |              |                               | •                                    |
| Other                               |              |                               |                                      |
| Other                               |              |                               |                                      |
| Other                               |              |                               |                                      |
| TOTAL No. of DUs Proposed           | 20 (f        | )                             |                                      |
| TOTAL No. of Affordable Housing DUs | €7 (A.K.) (g | ))                            |                                      |
| No. of Density Bonus DUs            | (h           | ) [If f>c, then h=f-c;        | if f <c, h="0]&lt;/td" then=""></c,> |
| Percent of Density Bonus Requested  | (i           | ) $\{i = 100 \times [(f/d) -$ | 1]} (round down)                     |
| Percent of Affordable Set Aside     | 30°(j)       | [g/d, round down              | to a whole number]                   |
|                                     | 35%(A.K)     |                               | -                                    |

### 8. SITE PLAN REVIEW CALCULATION

|     | g units allowed by right (permitted by LAMC) =o existing units =n units   |
|-----|---|
|     | YES, SPR is required. Proposed by-right units minus existing units is equal to or greater than 50 <sup>6</sup>                            |
| X   | NO, SPR is not required. Base Density units minus existing units is less than 50  |
|     | Exempt. Specify reason:   |
| 11. | DENSITY BONUS (LAMC SECTION 12.22 A.25, ORDINANCE NO. 179,681)  |
| 9.  | PARKING OPTIONS   |
| Cŀ  | HECK ALL THAT APPLY:  |
|     | Automobile Parking Reductions via Bicycle Parking for Residential Uses <sup>7</sup> . Choose only one of the options, if applicable:  10% |
|     | ☐ 15% (Only for residential projects or buildings located within 1,500 feet of a Major Transit Stop)                                      |
|     | □ 30% (If selecting the 30% parking reduction, the project will be ineligible for any of the Parking                                      |

If selecting the 30% parking reduction, provide the following information:

<sup>6</sup> Site Plan Review may also be required if other characteristics of the project exceeds the thresholds listed in LAMC Section 16.05.

Options listed below)

<sup>&</sup>lt;sup>7</sup> Any project utilizing Parking Option 3 may not further reduce automobile parking via bicycle parking.

| Note: Any fractional numbers are   | ·          |                 |                    |                     |
|--|------------|-----------------|--------------------|---------------------|
| ☐ Parking Option 1. Based on #   | of bedroon | ns, inclusive o | of Handicapped and | Guest parking.      |
|  | # of DUs   | Spaces/DU       | Parking Required   | Parking Provided    |
| 0-1 Bedroom  |            | 1               |                    |                     |
| 2-3 Bedrooms   |            | 1.5             |                    |                     |
| 4 or more Bedrooms   |            | 2.5             |                    |                     |
| Stalls Reduced via Bike Parking  |            |                 |                    | Subtract:           |
| TOTALS   |            |                 |                    |                     |
| Market Rate  | 0. 2 00    |                 | , and groups       | , animing , revided |
| <ul> <li>Parking Option 2. Reduced on<br/>parking for Restricted Affordable</li> </ul> |            |                 | ·                  | 4                   |
|  | # of DUs   | Spaces/DU       | Parking Required   | Parking Provided    |
| Market Rate<br>(Including Senior Market Rate)  |            | Per Code        |                    |                     |
| Restricted Affordable  |            | 1               |                    |                     |
| VLI/LI Senior or Disabled  |            | 0.5             |                    |                     |
| Restricted Affordable in Residential Hotel   |            | 2.5             |                    |                     |
| Stalls Reduced via Bike Parking  |            |                 |                    | Subtract:           |
| TOTALS   |            |                 |                    |                     |
| TOTALS   |            |                 | es of projects:    |                     |

| ☐ Special Needs Housing Development, as defined in Section 51312 of the Health and Safety Code (H&SC), with either paratransit service or unobstructed access, within 0.5 miles to a fixed bus route that operates at least eight times per day. |             |                  |                 |  |  |
|--|-------------|------------------|-----------------|--|--|
| ☐ Supportive Housing Development, as defined in Section 50675.14 of the H&SC.  |             |                  |                 |  |  |
| ☑ Mixed-Income Developments consisting of 11% VLI or 20% LI units.   |             |                  |                 |  |  |
|  | Spaces/Unit | Parking Required | Parking Provide |  |  |

|  | Spaces/Unit | Parking Required | Parking Provided |
|--|-------------|------------------|------------------|
| Located within 0.5 miles of Major<br>Transit Stop with unobstructed<br>access to project | 0.5         | 10               | 10               |

**Major Transit Stop** is defined as a site containing an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, 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. It also includes major transit stops that are included in the applicable regional transportation plan.

**Bus Rapid Transit** is defined as public mass transit service provided by a public agency or by a public-private partnership that includes all of the following features:

- 1) Full-time dedicated bus lanes or operation in a separate right-of-way dedicated for public transportation with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.
- 2) Transit signal priority.
- 3) All-door boarding.
- 4) Fare collection system that promotes efficiency.
- 5) Defined stations.

### 10. INCENTIVES

### A. Qualification for Incentives

Below is the minimum Required Restricted Affordable Housing Units, calculated as a percentage of the base density allowed on the date of the application. Check only one:

| Incentives | % Very Low Income  | % Low Income  | % Moderate Income |
|------------|--|---------------|-------------------|
| One        | □ 5% to <10%   | □ 10% to <20% | □ 10% to <20%     |
| Two        | □ 10% to <15%  | □ 20% to <30% | □ 20% to <30%     |
| Three      | □ 15% or greater     □ 15% or greater |               | ☐ 30% or greater  |

☐ 100% Affordable Housing Developments may request up to four (4) incentives and one (1) Waiver of Development Standard. Check this box if this applies to the project.

| B. Project Zoning Compliant Incentives/Waivers)   | ce & Incentives (On                     | ly for projects reque   | sting a Density | / Bonus with |  |
|---|---|-------------------------|-----------------|--------------|--|
| meemavee, riantere,   | Permitted w/o Incentives                | Proposed per Incentives | On-Menu         | Off-Menu     |  |
| ☐ Yard/Setback (each yard co  | ounts as one incentiv                   | re)                     |                 |              |  |
| ☐ Front (1)   |   |                         |                 |              |  |
| ☐ Front (2)   | ======================================= |                         |                 |              |  |
| ☐ Side (1)  |   |                         |                 |              |  |
| ☐ Side (2)  | -                                       |                         |                 |              |  |
| ☐ Rear  |   |                         |                 |              |  |
| ☐ Lot Coverage  |   |                         |                 |              |  |
| ☐ Lot Width   |   | ) <del></del>           |                 |              |  |
|   | 3:1                                     | 4.05 : 1                | X               |              |  |
|   | 75'-0"                                  | 86'-0"                  | ×               |              |  |
|   | -                                       | :                       |                 |              |  |
| ☐ Transitional Height(s)  |   | E                       |                 |              |  |
|   | 2,000                                   | 1,000                   |                 | X            |  |
| ☐ Density Calculation   |   | -                       |                 |              |  |
| ☐ Averaging (all count as one ☐ FAR   | incentive — check a                     | all that are needed)    |                 |              |  |
| ☐ Density   |   |                         |                 |              |  |
| ☐ Parking   |   |                         |                 |              |  |
| ☐ Open Space  |   |                         |                 |              |  |
| ☐ Vehicular Access  |   |                         |                 |              |  |
| ☐ Other Off-Menu Incentives (specify):  |   |                         |                 |              |  |
| Waiver of Development Sta     Sta     Waiver of Development Sta     Sta     Waiver of Development Sta     Sta     Waiver of Development Sta     Wai | indards (specify): To                   | tal of 7 waivers of W   | /estwood Multi  | -Family      |  |
| Specific Plan, as described or  | page 4. 2 side yar                      | ds+5 SP waivers A       | K               |              |  |
| ☐ 100% Affordable Housing Development shall receive a height increase of three additional stories up to 33 additional feet. Check the box if this applies to your project.  |   |                         |                 |              |  |
| TOTAL No. of Incentives R   | equested: On-Mei                        | nu <u>2</u>             | Off-Menu        | 0            |  |
| TOTAL No. of Waivers Peg  | uested: 8                               |                         |                 |              |  |

<sup>&</sup>lt;sup>8</sup> See LAMC Section 12.22 A.25(f)(4) for additional requirements.

<sup>&</sup>lt;sup>9</sup> See LAMC Section 12.22 A.25(f)(5) for additional requirements.

### 11, COVENANT

All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the LAHD's Occupancy Monitoring Unit before a building permit can be issued. For more information, please contact the LAHD at hcidla.landuse@lacity.org.

### III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (LAMC SEC. 12.22 A 29, ORDINANCE NO. 179,076)

### 12. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)

| 4. | Eligibility for Floor Area Bonus  |
|----|---|
|    | NOTE: The affordability levels required are set by the HUD/TCAC. For information on HCD and HUD levels of affordability please contact the LAHD at hcidla.landuse@lacity.org.   |
|    | $\square$ 5% of the total number of DUs provided for VLI households; and  |
|    | ☐ One of the following shall be provided:   |
|    | $\square$ 10% of the total number of DUs for LI households; or  |
|    | $\square$ 15% of the total number of DUs for Moderate Income households; or   |
|    | $\square$ 20% of the total number of DUs for Workforce Income households, <u>and</u>  |
|    | ☐ Any DU or Guest Room occupied by a household earning less than 50% of the Area Median Income (AMI) that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan area in which it is located                        |
| 3. | Incentives  |
|    | NOTE: Must meet all three (3) eligibility requirements from 12.A above and provide a Covenant & Agreement (See #11).  |
|    | CHECK ALL THAT APPLY:   |
|    | ☐ A 35% increase in total floor area  |
|    | ☐ Open Space requirement pursuant to LAMC Section 12.21 G reduced by one-half, provided that a fee equivalent to amount of the relevant park fee, pursuant to LAMC Section 19.17, shall be paid for all dwelling units. See LAMC Section 12.29 A.29(c) for exceptions |
|    | $\square$ No parking required for units for households earning less than 50% AMI  |
|    | $\square$ No more than one parking space required for each dwelling unit  |
| Э. | Additional Incentives to Produce Housing in the GDHIA   |
|    | ☐ No yard requirements except as required by the Urban Design Standards and Guidelines  |
|    | ☐ Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)  |
|    |   |

|    |            | ☐ Maximum number area provisions, as total floor area utiliz☐ No prescribed perc | long as the t<br>zed by dwellir<br>centage of the | otal floor and gunits required of | rea utilized | by guest roo    | ms does not e    | xceed the    |
|----|------------|--|---|-----------------------------------|--------------|-----------------|------------------|--------------|
|    |            | open space or priva  | ate open spa                                      | ce                                |              |                 |                  |              |
| IV | . 1        | MEASURE JJJ <sup>10</sup>  | (LAMC Se  | c. 11.5.                          | 11, Ordir    | nance No.       | 184, 745)        |              |
| 13 | . <i>A</i> | AFFORDABLE RE  | QUIREME   | NTS                               |              |                 |                  |              |
|    |            | tain percentage of af<br>ut either A or B belo                                   |   | is require                        | d based on   | the total num   | nber of units in | the project. |
| Α. | R          | ental Projects   |   |                                   |              |                 |                  |              |
|    |            | No less than the afformation requested or allower                                | d:  |                                   | ·            | ng to the level | of density incre | ease         |
|    |            | □ % VLI  | OR  |                                   | _ % LI       |                 |                  |              |
|    |            | For projects reques Change that results  | •   |                                   |              |                 | •                | District     |
|    |            | ☐ 5% ELI   | AND   | ☐ 6% VI                           | LI           | OR              | ☐ 15% LI         |              |
|    |            | For projects reques<br>Change that results                                       | •   |                                   |              |                 | •                | District     |
|    |            | ☐ 5% ELI   | AND   | ☐ 11% \                           | /LI          | OR              | □ 20% LI         |              |
|    | Re         | equired Number of  | Affordable U                                      | nits                              |              |                 |                  |              |
|    | Εl         | _l VLI   |   | LI                                |              |                 |                  |              |
| В. | Fo         | or Sale Projects   |   |                                   |              |                 |                  |              |
|    |            | No less than the afforequested or allowe   | • •   | centage co                        | rrespondin   | g to the level  | of density incre | ease         |
|    |            | □% VLI   | OR  | □9                                | % LI         | OR 🗆            | % Mode           | erate Income |
|    |            | For projects request Change that results use where not previous                  | in an increase                                    | ed allowab                        |              |                 | •                |              |
|    |            | ☐ 11% VLI  | OR  | □ 20% L                           | _l           | OR              | ☐ 40% Mode       | rate Income  |
|    | Re         | equired Number of A  | Affordable U                                      | nits                              |              |                 |                  |              |
|    | VL         | .l Ll ,  |   | Moderat                           | e Income     |                 |                  |              |
|    |            |  |   |                                   |              |                 |                  |              |

<sup>&</sup>lt;sup>10</sup> All fractional amounts in Sections 13 and 14 shall be rounded up to the next whole number.

### 14. ALTERNATIVE COMPLIANCE OPTIONS

In lieu of providing the affordable units on site, there are three (3) other options available to comply with Measure JJJ Affordable Requirements. Select one, if applicable; otherwise leave this section blank.

| A.  | A. Off-Site Construction – Const        | truction of affordable ι   | inits at the following rate:  |  |  |  |  |  |
|---|---|--|---|--|--|--|--|--|
|   | $\square$ Within 2 miles of the outer e | dge of the Project, Aff  | Affordable Units in Section 13 x 1.0 ordable Units in Section 13 x 1.25 ordable Units in Section 13 x 1.5 |  |  |  |  |  |
|   | Updated Required Number of              | f Affordable Units   |   |  |  |  |  |  |
|   | ELI VLI                                 | LI   | Moderate Income   |  |  |  |  |  |
| В.  | B. Off-Site Acquisition – Acquisi       | tion of property that w  | ill provide affordable units at the following rate:   |  |  |  |  |  |
| <ul> <li>□ Within 0.5 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.0</li> <li>□ Within 1 mile of the outer edge of the Project, Affordable Units in Section 13 x 1.25</li> <li>□ Within 2 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.5</li> </ul> |   |  |   |  |  |  |  |  |
|   | Updated Required Number of              | f Affordable Units   |   |  |  |  |  |  |
|   | ELI VLI                                 | LI   | Moderate Income   |  |  |  |  |  |
| C.  | C. In-Lieu Fee – From the Afforda       | In-Lieu Fee – From the Affordability Gaps Study published by the Los Angeles City Planning |   |  |  |  |  |  |
|   | Total In-Lieu Fee                       | (Note: F   | inal fee TBD if/when the project is approved)   |  |  |  |  |  |
| 15  | 15. DEVELOPER INCENTIVE                 | ES   |   |  |  |  |  |  |
| Ple   | Please describe up to a maximum         | of three (3) incentives  | :   |  |  |  |  |  |
| 1)  | 1)                                      |  |   |  |  |  |  |  |
| ٥)  |   |  |   |  |  |  |  |  |
| 2)  | 2)                                      |  |   |  |  |  |  |  |
| 3)  | 3)                                      |  |   |  |  |  |  |  |
|   |   |  |   |  |  |  |  |  |

Disclaimer. This review is based on the information and plans provided by the applicant at the time of submittal of this form. Applicants are advised to verify any zoning issues such as height, parking, setback, and any other applicable zoning requirements with LADBS.



### **REFERRAL FORMS:**

### **Preliminary Zoning Assessment Referral**

Department of City Planning (DCP) and Department of Building & Safety (DBS)

This form is to serve as an inter-agency referral for City Planning applications associated with a Housing Development Project. As a part of a City Planning application, this completed form shall be accompanied by architectural plans stamped and signed by DBS Plan Check staff following the completion of a zoning Plan Check. Review of the referral form by City staff is intended to identify and determine compliance with City zoning and land use requirements necessary to achieve the proposed project and to ascertain if any zoning issues or necessary approvals are associated with the project and site that need to be resolved through a discretionary City Planning action.

### **INSTRUCTIONS: Preliminary Zoning Assessment Referral**

### 1. Complete the Preliminary Zoning Assessment:

- a. <u>Section I: Project Information</u>: This section is to be completed by a member of the project team and verified by City staff.
- b. Section II: Housing Development Project Determination: Projects proposing the development of two or more units are screened to determine whether a project is a Housing Development Project and therefore qualifies for completion of Section III of this form and verified plans through a zoning Plan Check with DBS. The determination on Section II will be made by City Planning staff in the PARP unit prior to completion of a zoning Plan Check with DBS. A set of architectural plans, including a site plan and floor plans, are required to complete the determination.
- c. <u>Section III: Zoning Plan Check</u>: Applicants will submit for a zoning Plan Check with DBS to ascertain if any zoning issues or necessary approvals associated with the project and site need to be resolved through a discretionary City Planning action. This completed form shall be accompanied by architectural plans stamped and signed by a DBS Plan Check staff following the completion of a zoning Plan Check. DBS Plan Check staff will sign Section III of the Preliminary Zoning Assessment Form once the zoning plan check verifications are complete.
- 2. <u>File application with City Planning</u>: Following the completion of the Preliminary Zoning Assessment Referral Form and receipt of architectural plans stamped and signed by DBS Plan Check staff, a City Planning application may be filed. Filing appointments may be made online: <a href="https://planning.lacity.org/development-services/appointment/form">https://planning.lacity.org/development-services/appointment/form</a>.

### 3. Contact Information:

### DOWNTOWN OFFICES:

Department of Building and Safety, Affordable Housing Section

201 N. Figueroa St., Ste 830 Los Angeles, CA 90012 Phone: (213) 482-0455

Web:

https://ladbs.org/services/special-assistance/affordable-housing
Email: LADBS.AHS@lacity.org

Department of City Planning, Preliminary Application Review Program

201 N. Figueroa St., 5<sup>th</sup> Floor Los Angeles, CA 90012

Web: https://planning.lacity.org/developmentservices/preliminary-application-review-

program

Email: Planning.PARP@lacity.org



### Section I. Project Information - To be completed by applicant<sup>1</sup>

| 1. | Project Address: 1383 S Midvale Ave.   |  |  |  |  |  |  |  |  |
|----|--|--|--|--|--|--|--|--|--|
|    | Project Name (if applicable): Midvale Residential Building   |  |  |  |  |  |  |  |  |
|    | Assessor Parcel Number(s): 4324008010  |  |  |  |  |  |  |  |  |
|    | Legal Description (Lot, Block, Tract): Lot 10/ Block 8/ Tract TR 8235  |  |  |  |  |  |  |  |  |
|    | Community Plan: Westwood Number of Parcels: 1.00 Site Area: 7,741.50 s.f   |  |  |  |  |  |  |  |  |
|    | Current Zone(s) & Height District(s): [Q]R4-1L Land Use Designation: High Medium Residential   |  |  |  |  |  |  |  |  |
|    | Alley in rear□Yes ☑No  |  |  |  |  |  |  |  |  |
|    | Coastal Zone□Yes ☑No   |  |  |  |  |  |  |  |  |
|    | Downtown Design Guide Area□Yes ☑No   |  |  |  |  |  |  |  |  |
|    | Enterprise Zone  |  |  |  |  |  |  |  |  |
|    | Greater Downtown Housing Incentive Area□Yes ☑No  |  |  |  |  |  |  |  |  |
|    | Hillside Area (Zoning)□Yes ☑No   |  |  |  |  |  |  |  |  |
|    | Site contains Historical features□Yes ☑No  |  |  |  |  |  |  |  |  |
|    | Special Grading Area (BOE) Area□Yes ☑No  |  |  |  |  |  |  |  |  |
|    | Very High Fire Hazard Severity Zone□Yes ☑No  |  |  |  |  |  |  |  |  |
|    | □ Specific Plan: WEST L.A T I M - WESTWD. COMMUNITY PLAN MUTI FAM RESIDENTIAL DEVELOPEMENT STANDARD  |  |  |  |  |  |  |  |  |
|    | ☐ Historic Preservation Overlay Zone (HPOZ): No  |  |  |  |  |  |  |  |  |
|    | ☐ Design Review Board (DRB): WESTWD. COMMUNITY DESIGN REVIEW BOARD   |  |  |  |  |  |  |  |  |
|    | Redevelopment Project Area: None   |  |  |  |  |  |  |  |  |
|    | Overlay Zone (CPIO/CDO/POD/NSO/RIO/CUGU/etc.): None  |  |  |  |  |  |  |  |  |
|    | □ Overlay Zone (CPIO/CDO/POD/NSO/RIO/CUGU/etc.): Note □ Q-condition/ D-limitation/ T-classification (ordinance + subarea): ORD 163193  |  |  |  |  |  |  |  |  |
|    | □ Legal (Lot Cut Date) N/A   |  |  |  |  |  |  |  |  |
|    | □ Related City Planning Cases CPC-2014-1457-SP, CPC-1987-12142, ENV-2014-1458-EIR-SE-CE  |  |  |  |  |  |  |  |  |
|    | ☐ ZIs ZI-2192, ZI-2452, ZI-1447, ZI-1446   |  |  |  |  |  |  |  |  |
|    | ☐ Affidavits N/A   |  |  |  |  |  |  |  |  |
|    | □ Affidavits 1974 Easements 4ft. P.U.E along the west property line/ A15 ft easement for 8 ft. diameter storm drain approx. 5 ft. below surface  |  |  |  |  |  |  |  |  |
|    | ☐ TOC Tier² (if applicable to project) N/A   |  |  |  |  |  |  |  |  |
|    | Too her (ii applicable to projectly to the contract of the con |  |  |  |  |  |  |  |  |
| 2. | PROJECT DESCRIPTION  |  |  |  |  |  |  |  |  |
|    | Project Description/Proposed Use   |  |  |  |  |  |  |  |  |
|    | 20 UNIT, 5 STORY RESIDENTIAL BLDG., OVER 2 LEVELS OF GARAGE  |  |  |  |  |  |  |  |  |
|    |  |  |  |  |  |  |  |  |  |
|    |  |  |  |  |  |  |  |  |  |
|    | No. of Stories: 7 No. of Dwelling Units: 20 Floor Area (Zoning): 19,797  |  |  |  |  |  |  |  |  |
|    | Existing Use/No. of Units:   |  |  |  |  |  |  |  |  |
|    |  |  |  |  |  |  |  |  |  |
| 3. | APPLICANT INFORMATION <sup>3</sup>   |  |  |  |  |  |  |  |  |
|    | Name: Ali Sharifi  |  |  |  |  |  |  |  |  |
|    | Phone: 323-255-9800  |  |  |  |  |  |  |  |  |
|    | Email: asharifi@unitycourier.com   |  |  |  |  |  |  |  |  |
| 1  | REPRESENTATIVE INFORMATION   |  |  |  |  |  |  |  |  |
| 4. | Name: Sina Khajavi   |  |  |  |  |  |  |  |  |
|    | Phone: (310) 544-7272  |  |  |  |  |  |  |  |  |
|    | Email: sina@skarchitects.com   |  |  |  |  |  |  |  |  |
|    | EIIIdii. oina e orano intecto.com  |  |  |  |  |  |  |  |  |

City of Les Augels
Department of Building & Safety
PLAN CHECK APPROVED FOR ZONIN
By Redolfo Asia
Date 12/08/2021
Application No. 20010-10001-02182

<sup>&</sup>lt;sup>1</sup> All fields in this form must be completed. If an item is not applicable, write N/A.

<sup>2</sup> Must be verified by City Planning, Housing Services Unit

<sup>&</sup>lt;sup>3</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing a case on behalf of a client (i.e. usually not the agent/representative)

### Section II. Housing Development Project determination - To be completed by DCP staff

If a project meets any one (1) of the following categories, then the project is a Housing Development Project. Therefore, completion of Section III of this form and receipt of architectural plans stamped and signed by DBS Plan Check staff would be required for filing a City Planning application. If none of the criteria below applies, then the project is not a Housing Development Project and is not required to continue beyond this section in the Preliminary Zoning Assessment process prior to filing a City Planning application.

| Housing Development Project categories (to be determined by DCP staff)  | Determination: Yes or No |
|---|--------------------------|
| (a) A residential-only housing development project that creates two units or more   | Yes                      |
| (b) A mixed-use development consisting of residential and nonresidential uses with at least two-thirds of the Building Area designated for residential use <sup>1</sup> | No                       |
| (c) Transitional Housing²   | No                       |
| (d) Supportive Housing <sup>3</sup>   | U.                       |

| NOTES: 1383 5. Midweleave.<br>Plans reviewed sent via em | allon9/21/21        |              |   |
|--|---------------------|--------------|---|
| Justin Bilow, City Planner                               | DCD Ctoff Cianatura | Date 9/24/21 | • |



<sup>&</sup>lt;sup>1</sup> "Building Area" as defined in California Building Code. Mixed-use projects may be subject to an analysis to determine whether two-thirds of the Building Area is residential.

<sup>&</sup>lt;sup>2</sup> "Transitional Housing" as defined in California Government Code Section 65582(j)

<sup>&</sup>lt;sup>3</sup> "Supportive Housing" as defined in California Government Code Section 65582(g)

| Secti       | ion III. Preliminar                       | y Zoning Assessm              | ent - To be complete             | ed by DBS I         | Plan Check Sta                                 | aff <sup>4</sup>  |
|-------------|---|-------------------------------|----------------------------------|---------------------|--|---|
| Item<br>No. | Zoning<br>Standard                        | Proposed                      | Required/Allowed                 | Standard<br>Met     | Applicable<br>Section No. <sup>5</sup>         | Comments and Additional Information   |
| 1           | Use                                       | Apartment                     | Apartment                        | ☑YES                | 12.11.A<br>Westwood<br>S.P.<br>3.A             | □Conditional Use (LAMC Sec. 12.24) for regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of LAMC |
| 2           | Height                                    | 79.5'                         | 75' Max.<br>+10.125<br>= 85.125' | □YES<br>□NO<br>□N/A | 12.21.1.1<br>12.22.A.25<br>(g)(3)<br>(On-Menu) | ☐ Transitional Height applies (12.21.1-A.10) ☐ Commercial Corner Development/Mini-Shopping Center height applies (12.22-A.23(a)(1))                       |
| 3           | No. of Stories                            | 6                             | 6 Max.                           | □YES<br>□NO<br>□N/A | 12.21.1<br>(if code prevails)                  |   |
| 4           | FAR<br>(Floor Area Ratio)                 | FAR =<br>19797/4945 =<br>4.00 | FAR = 3 X 1.35 = 4.05 Max.       | ☑YES<br>□NO<br>□N/A | 12.21.1<br>12.22.A.25<br>(f)(4)<br>(On-Menu)   | Buildable Area = 4945 SF  |
| 5           | RFAR<br>(Residential Floor<br>Area Ratio) | N/A                           | N/A                              | □YES<br>□NO<br>□N/A | N/A  | N/A   |

<sup>4</sup> DBS Plan Check staff will sign Section III of the Preliminary Zoning Assessment form and provide stamped and signed architectural plans once the zoning Plan Check verifications are complete.

<sup>5</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

| Item<br>No. | Zoning<br>Standard | Proposed | Required/Allowed Standard Applicable Com Met Section No.6 |                     | Comments and Additional Information |  |
|-------------|--------------------|----------|---|---------------------|-------------------------------------|--|
| 6           | Density            | 20 Units | 7741/400 = 19.3   | ☑YES                | 12.11.C                             | Density Ratio: 1/400                           |
|             |                    |          | 20 Base   | □NO                 | 12.22.A.25                          | ☐ Site Plan Review (16.05) / Major Project CUP |
|             |                    |          | 20 X 1.35 = 27  | □N/A                | (c)(1)<br>(Base)                    | (12.24-U.14)                                   |
|             |                    |          | 27 Units Max.   |                     |                                     |  |
| 7           | Setback (Front)    | 15'      | 15'   | ☑YES                | 12.11.C                             | Lot Line Location (Street): Midvale Ave        |
|             |                    |          |   | □NO                 |                                     | Lot Line Location (Street):                    |
| 8           | Setback (Side)     | 6.25'    | 9' (6-story)  | □YES                | 12.11.C                             | ☐ Offset/plane break met (if applicable)       |
|             |                    |          |   | □NO                 | 12.22.A.25<br>(g)(3)<br>(Off-Menu)  | Base Setback = 9' (6-story) or 10' (7-story)   |
| 9           | Setback (Rear)     | 18'      | 18' (6-story)   | □YES<br>□NO<br>□N/A | 12.11.C                             |  |
| 10          | Building Line      | N/A      | N/A   | □YES<br>□NO<br>□N/A | Ordinance<br>No.:<br>N/A            | N/A  |

<sup>&</sup>lt;sup>6</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

CP-4064 Preliminary Zoning Assessment Referral Form DCP & DBS (10/29/2020)

Page **5** of 9



| Item<br>No. | Zoning<br>Standard                             | Proposed   | Required/Allowed   | Standard<br>Met     | Applicable Section No. <sup>7</sup>   | Comments and Additional Information   |
|-------------|--|--|--|---------------------|---|---|
| 11          | Parking<br>(automobile)                        | Residential: 10 Std.  Non-Residential: N/A                         | Residential: 10  Non-Residential: N/A                          | □YES<br>□NO<br>□N/A | 12.22.A.25 (d) AB2345 Westwood S.P. 5.B                                     | Design standards met: ☑YES □NO  |
| 12          | Parking<br>(bicycle)                           | Long-term: 20 Short-term: 2  | Long-term: 20 Short-term: 2                                    | □YES<br>□NO<br>□N/A | 12.21.A.16  | Facility standards met:  ☑YES □NO  Location standards met:  ☑YES □NO  |
| 13          | Open Space                                     | Total (s.f.): 1740 SF Common (s.f.): 990 SF Private (s.f.): 750 SF | Total:  2000 SF  Common:  1000 SF Min.  Private:  1000 SF Max. | □YES<br>□NO<br>□N/A | 12.21-G (if code prevails)  Westwood S.P. 6.A  12.22.A.25 (f)(4) (Off-Menu) | Units/Habitable Room <3: N/A =3: N/A >3: N/A  Dimensions met:  YES □NO  20 X 100 SF X 0.80 = 1600 SF  1600 SF X 0.25 = 400 SF Max Rec. Room |
| 14          | Retaining Walls<br>in Special<br>Grading Areas | Max Height: 6' Max Quantity: 2                                     | Max Height:  2 Max.  Max Quantity:  10' Max                    | □YES<br>□NO<br>□N/A | 12.21-C.8<br>(if code prevails)   |   |

<sup>&</sup>lt;sup>7</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

CP-4064 Preliminary Zoning Assessment Referral Form DCP & DBS (10/29/2020)

Page 6 of 9



| Item<br>No. | Zoning<br>Standard                            | Proposed | Required/Allowed | Standard<br>Met     | Applicable<br>Section No.8                | Comments and Additional Information   |
|-------------|---|----------|------------------|---------------------|---|---|
| 15          | Grading<br>(Zoning & Planning<br>limitations) | N/A      | N/A              | □YES<br>□NO<br>⊡N/A | N/A                                       | N/A   |
| 16          | Lot Coverage                                  | N/A      | N/A              | □YES<br>□NO<br>□N/A | N/A                                       | N/A   |
| 17          | Lot Width                                     | 60'      | 50' Min          | ☑YES<br>□NO<br>□N/A | 12.11.C                                   |   |
| 18          | Space between<br>Buildings                    | N/A      | N/A              | □YES<br>□NO<br>□N/A | 12.21-C.2(a)<br>(if code prevails)<br>N/A | N/A   |
| 19          | Passageway                                    | N/A      | N/A              | □YES<br>□NO<br>□N/A | 12.21-C.2(b)<br>(if code prevails)        | unless there is an entrance to the dwelling unit or guest room opening directly onto a public street or into a hallway opening into a public street or onto a l0-foot passageway extending to a public street |
| 20          | Location of<br>Accessory<br>Buildings         | N/A      | N/A              | □YES<br>□NO<br>□N/A | 12.21-C.5<br>(if code prevails)<br>N/A    | N/A   |

Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.
 CP-4064 Preliminary Zoning Assessment Referral Form DCP & DBS (10/29/2020)

Page 7 of 9



| Item<br>No.                         | Zoning<br>Standard  | Proposed  | Required/Allowed |  | tandard<br>et       | Applicable<br>Section No. <sup>9</sup> | Comments and Ad                   | ditional Information |
|-------------------------------------|---|---|------------------|--|---------------------|--|-----------------------------------|----------------------|
| 21                                  | Loading Area  | N/A   |                  |  | IYES<br>INO<br>IN/A | N/A                                    |                                   | N/A                  |
| 22                                  | Trash &<br>Recycling  | 30 SF   |                  |  | IYES<br>INO<br>IN/A | 12.21.A.19                             |                                   |                      |
| 23                                  | Landscape   | Conformance determined by Los Angeles City Planning |                  |  |                     |  |                                   |                      |
| 24                                  | Private Street  |   |                  |  | IYES<br>INO<br>IN/A |  |                                   |                      |
|                                     | Other (e.g. ground floor transparency, lighting, utilities, signage, walls, lot area, minimum frontage, etc.) | See additional sheets, if applicable                |                  |  |                     |  | Additional Sheet(s) a<br>☑YES □NO | attached:            |
| Plan                                | Check Application   |   |                  | Notes  |                     |  |                                   |                      |
| 20010-10001-02182                   |   |   |                  | B20LA11398                                   |                     |  |                                   |                      |
| DBS Plan Check Staff Name and Title |   |   |                  | DBS Plan Check Staff Signature <sup>11</sup> |                     |  | Date                              |                      |
| Rodolfo Arias, SEA III              |   |   |                  |  | Lodolf 6 2021       |  |                                   | 12/08/2021           |

<sup>&</sup>lt;sup>9</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

City of Los Angeles
Department of Building & Safety
PLAN CHECK APPROVED FOR ZONIN
By: Rodolfo Arias
Date: 12/08/2021

<sup>&</sup>lt;sup>9</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Framing Case Condition.

<sup>10</sup> This completed form shall be accompanied by plans stamped and signed by a DBS Plan Check staff following the completion of a zoning Plan Check.

<sup>10</sup> This completed form shall be accompanied by plans stamped and signed by a DBS Plan Check staff following the completion of a zoning Plan Check.

<sup>10</sup> This completed form shall be accompanied by plans stamped and signed by a DBS Plan Check staff following the completion of a zoning Plan Check.

<sup>10</sup> This completed form shall be accompanied by plans stamped and signed by a DBS Plan Check staff following the completion of a zoning Plan Check.

### ADDITIONAL ZONING AND LAND USE STANDARDS REVIEWED - to be completed by DBS Plan Check Staff

| Item<br>No. | Zoning<br>Standard            | Proposed                   | Required/Allowed                                   | Standard Met | Applicable Section No.  | Comments and Additional Information |
|-------------|-------------------------------|----------------------------|--|--------------|-------------------------|-------------------------------------|
| 25          | Parking<br>Garage<br>Location | 2 Levels,>7' above grade.  | 1-Level of Parking<br>up to 7' Max.<br>Above Grade | □YES<br>☑NO  | Westwood<br>S.P.<br>6.D |                                     |
| 26          | FF Above<br>Garage            | 11' to Level<br>Above      | Level Above<br>Parking 7' Max<br>FF Above Grade    | □YES<br>☑NO  | Westwood<br>S.P.<br>6.D |                                     |
| 27          | Parking<br>Openings           | Windows/Ent rance opening. | Not Allowed  | □YES<br>☑NO  | Westwood<br>S.P.<br>6.D |                                     |
|             |                               |                            |  | □YES<br>□NO  |                         |                                     |
|             |                               |                            |  | □YES<br>□NO  |                         |                                     |
|             |                               |                            |  | □YES<br>□NO  |                         |                                     |



## EXHIBIT D ENVIRONMENTAL CLEARANCE ENV-2022-8054-CE

- D1 Notice of Exemption & Justification for Categorical Exemption
- D2 Tree Disclosure Statement & Report
- D3 Transportation Assessment Form

COUNTY CLERK'S USE

### **CITY OF LOS ANGELES**

OFFICE OF THE CITY CLERK 200 NORTH SPRING STREET, ROOM 395 LOS ANGELES, CALIFORNIA 90012

**CALIFORNIA ENVIRONMENTAL QUALITY ACT** 

### NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

| statute of limitations being extended to 180 days.  | railule to lile tilis flotice as provided above, results ili tile |
|---|---|
| PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS  |   |
| CPC-2022-8053-DB-DRB-SPP-HCA / Density Bonus, Design Review Board   | d, Specific Plan Permit Compliance                                |
| LEAD CITY AGENCY  | CASE NUMBER   |
| City of Los Angeles (Department of City Planning)   | ENV-2022-8054-CE  |
| PROJECT TITLE   | COUNCIL DISTRICT  |
| 1383 South Midvale Avenue   | 5 – Katy Young Yaroslavsky  |
| PROJECT LOCATION (Street Address and Cross Streets and/or Attached  | l Map) ☐ Map attached.  |
| 1383 South Midvale Avenue   |   |
| PROJECT DESCRIPTION:  |   |
| The project is the construction of a new 6-story, 79-foot – 6-inch-tall mul   |   |
| (including five (5) Very Low Income Units and two (2) Low Income Units).  |   |
| Floor Area Ratio ("FAR") of approximately 4:1. The project will provide 10 spaces in one above-ground level and one basement level. The site is curre |   |
| of eight (8) units that will be demolished. No Protected or Significant Trees   |   |
| yards of grading, including the fill of 124 cubic yards and export of 436 cubi  |   |
| NAME OF APPLICANT / OWNER:  |   |
| Ali Sharifi & Larry Lum   |   |
| CONTACT PERSON (If different from Applicant/Owner above)  | AREA CODE) TELEPHONE NUMBER   EXT.                                |
| Sina Khajavi, SK Architects   | (310) 544-7272  |
| EXEMPT STATUS: (Check all boxes, and include all exemptions, that app   | ly and provide relevant citations )                               |
| STATE CEQA STATUTE & G  |   |
| STATE CEQA STATUTE & G  | OIDELINES   |
| ☐ STATUTORY EXEMPTION(S)  |   |
| Public Resources Code Section(s)  |   |
| ☑ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec.  | 15301-15333 / Class 1-Class 33)                                   |
| CEQA Guideline Section(s) / Class(es) Section 15332   | (Class 32)  |
| <u> </u>  |   |
| ☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section  | on 15061(b)(3) or (b)(4) or Section 15378(b) )                    |
|   |   |
| JUSTIFICATION FOR PROJECT EXEMPTION:  |   |
| The Project qualifies for a Class 32 Categorical Exemption as it is develop   |   |
| The Project is consistent with the applicable general plan designation ar   |   |
| applicable zoning designation and regulations; (b) The proposed developme   |   |
| five acres substantially surrounded by urban uses; (c) The Project Site h   |   |
| species; (d) Approval of the Project would not result in any significant effective species.   |   |
| (e) The Site can be adequately served by all required utilities and public ser  |   |
| None of the exceptions in CEQA Guidelines Section 15300.2 to the cate   |   |
| ☐ The project is identified in one or more of the list of activities in the City of   |   |
| IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY<br>THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.                                      | THE CITY PLANNING DEPARTMENT STATING THAT                         |
| If different from the applicant, the identity of the person undertaking the pro   | iect.   |
| CITY STAFF USE ONLY:  |   |
| CITY STAFF NAME AND SIGNATURE   | STAFF TITLE   |
| Kevin Fulton  Kevin Fulton  | City Planning Associate   |
| ENTITLEMENTS APPROVED   | 1   |
| Density Bonus, Design Review Board, Specific Plan Permit Compliance   |   |

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

### DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE (213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN

MONIQUE LAWSHE

MARIA CABILDO
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ILISSA GOLD
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KAREN MACK
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### CITY OF LOS ANGELES



KAREN BASS

### **EXECUTIVE OFFICES**

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP

### JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2022-8054-CE

The Department of City Planning determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines, Article 19, Sections 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 Notice of Exemption and Justification for Project Exemption for Environmental Case No. ENV-2022-8054-CE is provided in the case file.

### **Project Description**

The project is the construction of a new 6-story, 79-foot — 6-inch-tall multi-family residential building consisting of 20 dwelling units (including five (5) Very Low Income Units and two (2) Low Income Units). The project will be approximately 19,797 square feet with a Floor Area Ratio ("FAR") of approximately 4:1. The project will provide 10 vehicular parking spaces and 20 long-term bicycle parking spaces in one above-ground level and one basement level with access from a two-way driveway on Midvale Avenue. Two short-term bicycle parking spaces will be provided at ground level. The site is currently improved with two (2) multi-family dwellings with a total of eight (8) units that will be demolished for the project. According to a Tree Letter prepared by Arturo Davila, ISA dated January 21, 2020, there are no protected trees on the subject site or public right-of-way. However, there are 12 non-protected trees on the subject site proposed for removal as part of the project. The project also proposes 560 cubic yards of grading, including the fill of 124 cubic yards and export of 436 cubic yards of soil. The project is an in-fill development and qualifies for the Class 32 Categorical Exemption.

### CEQA Determination – Class 32 Categorical Exemption Applies

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

(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.

The project site is located in the Westwood Community Plan, Westwood Community Multi-Family Specific Plan (WMFSP), Westwood Community Design Review Board Specific Plan, and the West Los Angeles Transportation Improvement and Mitigation Specific Plan. It is designated for High Medium Residential land uses, with the corresponding zone of R4. The site is zoned [Q]R4-1L, consistent with the land use designation. The R4 Zone allows a density of one dwelling unit per 400 square feet of lot area and a maximum building height of 75 feet. The project site is also in Height District No. 1L which permits a floor area of three (3) times the buildable area (FAR 3:1) in the R4 Zone. The Q condition on the project site, enacted

through Ordinance No. 163,193, requires that all projects with two or more units be subject to review by the Westwood Community Design Review Board.

The project site, located at 1383 South Midvale Avenue, has a frontage of 60 feet and a depth of 129 feet resulting in a total area of 7,742 square feet. As such, the project site is consistent with the lot width requirement for the R4 Zone. Pursuant to State Density Bonus Law and LAMC Section 12.22 – A.25, the applicant is requesting On & Off-Menu Incentives and Waivers of Development Standards in exchange for providing five (5) Very Low Income Units and two (2) Low Income Units for 55 years.

The proposed project is consistent with many General Plan goals, policies, and objectives. The Housing Element of the General Plan provides the following:

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

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

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

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

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

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

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

The proposed project will result in a net increase of 12 new dwelling units to the City's housing stock and conforms with the applicable provisions of the Housing Element. The project will provide five (5) Very Low Income Units and two (2) Low Income Units among the 20 total units in a "Higher Opportunity Area" as defined in the Housing Element. Additionally, this mixed-income development will be located near public transit options and a variety of retail, commercial, entertainment, recreational, educational, and employment opportunities. The development is also in a community that currently has fewer affordable units. According to the Department of City Planning's Housing Progress Dashboard, 69 affordable units were approved in the Westwood Community Plan Area between 2015 – 2022. The citywide average over the same period was 669 affordable units per Plan Area.

Additionally, the Westwood Community Plan, one of the Land use Elements of the General Plan, provides the following:

Goal 1: A safe, secure, and high-quality residential environment for all economic, age and ethnic segments of the community.

Policy 1-1.3: Provide for adequate multi-family residential development.

Objective 1-2: To coordinate residential density with infrastructure and to reduce vehicular trips and pass-through traffic in single family neighborhoods by developing new multiple family housing in proximity to services and facilities.

Policy 1-2.1: Locate higher density residential within designated multiple family areas and near commercial centers and major bus routes where public service facilities and infrastructure will support this development.

The proposed project meets the above goals, policies, and objectives by providing multi-family dwelling units in a new, safe, and secure building. The proposed project is located within a neighborhood designated for High Medium Residential Land Uses, which includes multiple-family residential uses, and is well served by facilities and necessary infrastructure. The site is located in a Transit Priority Area (TPA) and within a ½ mile of the future Los Angeles Metropolitan Transportation Authority Purple (D) Line station at the corner of Wilshire & Westwood Boulevards, along with multiple local and rapid bus stops that encourage alternative modes of transportation.

As such, the project is consistent with the applicable Westwood Community Plan designation and policies and all applicable zoning designations and regulations as permitted by State Density Bonus Law.

### (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.18 acres (7,742 square feet) and substantially surrounded by urban uses. The subject site is in an urbanized area near the University of California - Los Angeles (UCLA) campus and the West Los Angeles VA Medical Center. Surrounding properties along this block of Midvale Avenue are zoned R4 and improved with multi-family dwellings ranging from four to five stories in height. The abutting property to the north and along Midvale Avenue is improved with five-story multi-family dwelling. The abutting property to the south along Midvale Avenue is improved with a six-story building. The abutting property to the east along Midvale Avenue is developed with a four-story multi-family dwelling. Abutting the subject site to the west is a four-story multi-family dwelling that fronts Kelton Avenue. The property across Midvale Avenue to the east is developed with a four-story multi-family dwelling. One block further to the east is Westwood Boulevard, which is improved with commercial buildings zoned C4-1VL-POD that range from one to three stories in height. The project site is also located approximately 535 feet from Westwood Park and 2,059 feet from the San Diego Freeway (I-405).

### (c) The project site has no value as habitat for endangered, rare, or threatened species.

The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The site is currently developed with two multi-family dwellings with a total of 8 units. According to a Tree Letter prepared by Arturo Davila, ISA dated January 21, 2020, there are no protected trees on the subject site or public right-of-way. However, there are 12 non-protected trees on the subject site proposed for removal as part of the project. Furthermore, the project site does not adjoin

any open space or wetlands that could support habitat for endangered, rare or threatened species. Therefore, the site does not contain or have value as habitat for endangered, rare or threatened species and is not located adjacent to any habitat for endangered, rare or threatened species. As such, the proposed project meets this criterion.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, storm water mitigations; and Best Management Practices for storm water runoff. RCMs include but are not limited to:

- Regulatory Compliance Measure RC-AQ-1 (Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403. The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
  - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
  - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
  - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
  - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
  - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
  - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
  - Trucks having no current hauling activity shall not idle but be turned off.
- Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities): The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Regulatory Compliance Measure RC-GEO-1 (Seismic): The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area): Prior to
  the issuance of grading or building permits, the applicant shall submit a geotechnical
  report, prepared by a registered civil engineer or certified engineering geologist, to
  the Department of Building and Safety, for review and approval. The geotechnical
  report shall assess potential consequences of any soil expansion and soil strength
  loss, estimation of settlement, lateral movement or reduction in foundation soilbearing capacity, and discuss mitigation measures that may include building design

consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- Regulatory Compliance Measure RC-HAZ-2: Explosion/Release (Methane Zone): As the Project Site is within a methane zone, prior to the issuance of a building permit, the Site shall be independently analyzed by a qualified engineer, as defined in Ordinance No. 175,790 and Section 91.7102 of the LAMC, hired by the Project Applicant. The engineer shall investigate and design a methane mitigation system in compliance with the LADBS Methane Mitigation Standards for the appropriate Site Design Level which will prevent or retard potential methane gas seepage into the building. The Applicant shall implement the engineer's design recommendations subject to DOGGR, LADBS and LAFD plan review and approval.
- Regulatory Compliance Measure RC-HAZ-3: Explosion/Release (Soil Gases): During subsurface excavation activities, including borings, trenching and grading, OSHA worker safety measures shall be implemented as required to preclude any exposure of workers to unsafe levels of soil-gases, including, but not limited to, methane.

These RCMs will ensure the project will not have significant impacts on noise, air quality, and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study as shown on the LADOT Transportation Assessment Referral Form dated January 23, 2023. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

The project site will be adequately served by all public utilities and services because the proposed multi-family residential building will be on a previously developed site that was served by all required utilities and public services and is consistent with the General Plan. The project site is served by the Los Angeles Police Department and Los Angeles Fire Department, Los Angeles Unified School District, and other public services. Additionally, the site is currently served by the Los Angeles Department of Water and Power, the Southern California Gas Company, and the Bureau of Sanitation. As such, the site can be adequately served by all require utilities and public services.

Therefore, the project meets all of the Criteria for the Class 32 exemption.

### CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions.

There are five (5) Exceptions, which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

(a) **Cumulative Impacts.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

Properties in the vicinity are developed with multi-family dwellings and the subject site is of a similar size and slope to nearby properties. According to ZIMAS, there is one (1) recently approved development of a similar size and scope to the proposed project within 500 feet of the subject site. On August 18, 2021, the Director of Planning approved a Transit Oriented Communities Affordable Housing Incentive Program for the construction of a 6-story, 23-unit multi-family dwelling located at 1402 South Veteran Avenue. Although there is one (1) other development of similar size and scope within this neighborhood, there is no evidence in the file (including in any technical studies) that there is a foreseeable cumulative significant impact from these projects in an any impact category; including in transportation due to LADOT and LADBS permitting and monitoring practices.

The project also proposes 560 cubic yards of grading, including the fill of 124 cubic yards and export of 436 cubic yards of soil. The proposed grading does not meet the threshold to require a haul route application. Nonetheless, the project will be subject to specific Regulatory Compliance Measures (RCMs) which will reduce any potential impacts to less than significant. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

(b) **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The project proposes a multi-family residential building in an area zoned and designated for such development. All adjacent lots are developed with multi-family residential uses, and the subject site is of a similar size and slope to nearby properties. The applicant proposes to utilize LAMC Section 12.22 A.25 (Affordable Housing Incentives – Density Bonus) to construct a 6-story, 79-foot – 6-inch-tall multi-family dwelling with 20 units. The project will be approximately 19,797 square feet with a FAR of approximately 4:1. The project size and height are not unusual for the vicinity of the subject site and is similar in scope to other existing multi-family dwellings and proposed future projects in the area, which range in height from four (4) to six (6) stories and include an 80-unit multi-family dwelling at 1350 Midvale Avenue. Furthermore, there is no substantial evidence in the administrative record that this project will cause a significant impact. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

(c) **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

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. State Route 27 is located approximately nine (9) miles west of the subject site. Therefore, the subject site will not create any impacts within a designated state scenic highway, and this exception does not apply.

(d) **Hazardous Waste**. A categorical exemption shall not be used for a project located on a site which is included on any list complied pursuant to Section 65962.5 of the Government Code.

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

### ENV-2022-8054-CE

site is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code.

(e) **Historic Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

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. As such, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.



### TREE DISCLOSURE STATEMENT

LNV-2022-8054

Los Angeles Municipal Code (LAMC) Section 46.00 requires disclosure and protection of certain trees located on private and public property, and that they be shown on submitted and approved site plans. Any discretionary application that includes changes to the building footprint, including demolition or grading permit applications, shall provide a Tree Disclosure Statement completed and signed by the Property Owner.

If there are any protected trees or protected shrubs on the project site and/or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project, a Tree Report (CP-4068) will be required, and the field visit must be conducted by a qualified Tree Expert, prepared and conducted within the last 12 months.

| Property                               | Address                                 | : 1383 S MIDVALE AVE  |
|--|---|---|
| Date of F                              | ield Visit                              | 01/21/20  |
| Does the                               | property (                              | contain any of the following protected trees or shrubs?   |
|  | Yes (Mar                                | k any that apply below)   |
|  | or any □ South □ Weste □ Califo □ Mexic | including Valley Oak (Quercus lobota) and California Live Oak (Quercus agrifolia) of other tree of the oak genus indigenous to California, but excluding the Scrub Oak ern California Black Walnut (Juglans californica) ern Sycamore (Platanus racemosa) rnia Bay (Umbellularia californica) an Elderberry (Sambucus mexicana) (Heteromeles arbutifolia) |
|  | No                                      |   |
| Does the p                             | property o                              | contain any street trees in the adjacent public right-of-way?   |
|  | Yes                                     | □ No  |
| Does the p<br>trees 12 in<br>more than | iches or n                              | cur within the Mt. Washington/Glassell Park Specific Plan Area and contain any<br>nore diameter at 4.5 feet above average natural grade at base of tree and/or is<br>n height?  |
|  | Yes                                     | ☑ No  |

| □ Yes (Mark any that apply below) □ Blue Gum Eucalyptus (Eucalyptus globulus) □ Red River Gum Eucalyptus (Eucalyptus camaidulensis) □ Other Eucalyptus species □ No  Tree Expert Credentials (if applicable)  Name of Tree Expert: ARTURO DAVILA, ISA  Mark which of the following qualifications apply: □ Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor □ Certified arborist with the International Society of Arboriculture who is a licensed landscape architect □ Registered consulting arborist with the American Society of Consulting Arborists  Certification/License No.: C27-919326 / WE-9263AT  Owner's Declaration I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above biological resources is accurate to the best of my knowledge.  Name of the Owner (Print) Ali Sharifi |   |
|--|---|
| □ Blue Gum Eucalyptus (Eucalyptus globulus) □ Red River Gum Eucalyptus (Eucalyptus camaldulensis) □ Other Eucalyptus species □ No  Tree Expert Credentials (if applicable)  Name of Tree Expert: ARTURO DAVILA, ISA  Mark which of the following qualifications apply: □ Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor □ Certified arborist with the International Society of Arboriculture who is a licensed landscape architect □ Registered consulting arborist with the American Society of Consulting Arborists  Certification/License No.: C27-919326 / WE-9263AT  Owner's Declaration  I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above biological resources is accurate to the best of my knowledge.  Name of the Owner (Print) Ali Sharifi                                  | Does the project occur within the Coastal Zone and contain any of the following trees?  |
| □ Red River Gum Eucalyptus (Eucalyptus camaldulensis) □ Other Eucalyptus species □ No  Tree Expert Credentials (if applicable)  Name of Tree Expert: ARTURO DAVILA, ISA  Mark which of the following qualifications apply: □ Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor □ Certified arborist with the International Society of Arboriculture who is a licensed landscape architect □ Registered consulting arborist with the American Society of Consulting Arborists  Certification/License No.: C27-919326 / WE-9263AT  Owner's Declaration  I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above biological resources is accurate to the best of my knowledge.  Name of the Owner (Print) Ali Sharifi  | ☐ Yes (Mark any that apply below)   |
| Tree Expert Credentials (if applicable)  Name of Tree Expert: ARTURO DAVILA, ISA  Mark which of the following qualifications apply:  □ Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor  □ Certified arborist with the International Society of Arboriculture who is a licensed landscape architect  □ Registered consulting arborist with the American Society of Consulting Arborists  Certification/License No.: C27-919326 / WE-9263AT  Owner's Declaration  I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above biological resources is accurate to the best of my knowledge.  Name of the Owner (Print) Ali Sharifi  | ☐ Red River Gum Eucalyptus (Eucalyptus camaldulensis)   |
| Mark which of the following qualifications apply:  □ Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor □ Certified arborist with the International Society of Arboriculture who is a licensed landscape architect □ Registered consulting arborist with the American Society of Consulting Arborists  Certification/License No.: C27-919326 / WE-9263AT  Owner's Declaration I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above biological resources is accurate to the best of my knowledge.  Name of the Owner (Print) Ali Sharifi   | ☑ No  |
| Mark which of the following qualifications apply:  □ Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor  □ Certified arborist with the International Society of Arboriculture who is a licensed landscape architect  □ Registered consulting arborist with the American Society of Consulting Arborists  Certification/License No.: C27-919326 / WE-9263AT  Owner's Declaration  I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above biological resources is accurate to the best of my knowledge.  Name of the Owner (Print) Ali Sharifi  | Tree Expert Credentials (if applicable)   |
| Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor Certified arborist with the International Society of Arboriculture who is a licensed landscape architect Registered consulting arborist with the American Society of Consulting Arborists  Certification/License No.: C27-919326 / WE-9263AT  Owner's Declaration  I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above biological resources is accurate to the best of my knowledge.  Name of the Owner (Print) Ali Sharifi   | Name of Tree Expert: ARTURO DAVILA, ISA   |
| agricultural pest control advisor Certified arborist with the International Society of Arboriculture who is a licensed landscape architect Registered consulting arborist with the American Society of Consulting Arborists  Certification/License No.: C27-919326 / WE-9263AT  Owner's Declaration  I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above biological resources is accurate to the best of my knowledge.  Name of the Owner (Print) Ali Sharifi  | Mark which of the following qualifications apply:   |
| Owner's Declaration  I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above biological resources is accurate to the best of my knowledge.  Name of the Owner (Print) Ali Sharifi  | <ul> <li>agricultural pest control advisor</li> <li>Certified arborist with the International Society of Arboriculture who is a licensed landscape architect</li> <li>Registered consulting arborist with the American Society of Consulting</li> </ul> |
| I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above biological resources is accurate to the best of my knowledge.  Name of the Owner (Print) Ali Sharifi   | Certification/License No.: C27-919326 / WE-9263AT   |
|  | to the best of my knowledge.  |
|  |   |

### TREE REPORT

### 1383 Midvale Avenue, Los Angeles CA

This Tree Evaluation Report is for the property owned by Ali Sharifi located at 1383 Midvale Ave, Los Angeles, California. This property is currently occupied by two multi-family dwelling units.

The survey area associated with this report is limited to the trees that occur on the property and within 20 ft from the property lines.

The site was visited on January 21, 2020, to document the type, quantity, and condition of trees that exist in the survey area. All observations were from ground level and dimensions were estimated. The inspection was of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level.

The trunk, branches, and foliage were examined for each tree during the site visit, and the following observations were recorded: tree species, trunk diameter at breast height (dbh), tree height, and assessment of general health.

### **Description of Trees:**

Thirteen (13) trees representing 3 species were observed and evaluated.

None of the trees in the survey area for this report are "protected trees" as defined in the City's Municipal Code.

In the front yard of the property:

5 camellias, approximately 15 ft tall and 8 inches in diameter.

In the back of property:

1 kaffir plum approximately 48 ft tall and 2 ft in diameter

Along back property wall:

- 3 ficus approximately 70 ft tall with 4 ft. diameters
- 1 ficus approximately 70 ft tall with a 3 ft diameter
- 1 ficus approximately 50 ft tall with a 2 ft diameter
- 1 ficus approximately 25 ft tall with a 1 ft diameter (6 ficus total.)

### Street Trees:

1 ficus approximately 50 ft tall with a 2 ft diameter

All trees observed appear to be in generally good health.

Report Prepared by Arturo Davila, ISA Certified Arborist / Certification Number WE-9263AT



### **REFERRAL FORMS:**

### TRANSPORTATION STUDY ASSESSMENT

### DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

**RELATED CODE SECTION:** Los Angeles Municipal Code Section 16.05 and various code sections.

**PURPOSE:** The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

### GENERAL INFORMATION

- Administrative: <u>Prior</u> to the submittal of a referral form with LADOT, a Planning case must have been filed with Los Angeles City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area <u>may be required to pay a traffic impact assessment fee</u> regardless of the need to prepare a transportation assessment.
- ➤ Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at <a href="http://ladot.lacity.org">http://ladot.lacity.org</a>.
- ➤ A transportation study is not needed for the following project applications:
  - Ministerial / by-right projects
  - o Discretionary projects <u>limited to</u> a request for change in hours of operation
  - o Tenant improvement within an existing shopping center for change of tenants
  - Any project only installing a parking lot or parking structure
  - Time extension
  - Single family home (unless part of a subdivision)
- This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, and other issues. These items require separate review and approval by LADOT.

### **SPECIAL REQUIREMENTS**

| Wł | nen submitting this referral form to LADOT, include the completed documents listed below.  |
|----|--|
|    | Copy of Department of City Planning Application (CP-7771.1).   |
|    | Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation. |
|    | If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application  |
|    | Copy of project-specific VMT Calculator analysis results.  |

### TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW

**LADOT DEVELOPMENT SERVICES DIVISION OFFICES**: Please route this form for processing to the appropriate LADOT Development Review Office as follows (see <a href="https://example.com/thistory/baselines/">this map</a> for geographical reference):

 Metro
 West LA
 Valley

 213-972-8482
 213-485-1062
 818-374-4699

 100 S. Main St, 9<sup>th</sup> Floor
 7166 W. Manchester Blvd
 6262 Van Nuys Blvd, 3<sup>rd</sup> Floor

 Los Angeles, CA 90012
 Los Angeles, CA 90045
 Van Nuys, CA 91401

| 1.  | PROJECT | INFORMATION |
|-----|---------|-------------|
| • • |         | ••          |

Case Number:

| Address:   |   |                            |                          |  |
|--|---|----------------------------|--------------------------|--|
| Project Desc   | ription:  |                            |                          |  |
| Seeking Exis   | ting Use Credit (will be calculated by LADOT): Yes  | No                         | Not sure                 |  |
| Applicant Na   | me:   |                            |                          |  |
| Applicant E-r  | nail: Applicant F                                   | Phone:                     |                          |  |
| Planning Staff Initials: Date:   |   |                            |                          |  |
| 2. PROJEC  | T REFERRAL TABLE                                    |                            |                          |  |
|  | Land Use (list all)                                 | Size / Unit                | Daily Trips <sup>1</sup> |  |
|  |   |                            |                          |  |
| Proposed <sup>1</sup>  |   |                            |                          |  |
| Порозси  |   |                            |                          |  |
|  |   | Total trips <sup>1</sup> : |                          |  |
|  | he proposed project involve a discretionary action? |                            | Yes □ No □               |  |
| <b>b.</b> Would the proposed project generate 250 or more daily vehicle trips <sup>2</sup> ? <b>Yes</b> $\Box$ <b>No</b> $\Box$  |   |                            |                          |  |
| c. If the project is replacing an existing number of residential units with a smaller<br>number of residential units, is the proposed project located within one-half mile |   |                            |                          |  |
| of a heavy rail, light rail, or bus rapid transit station³?  Yes □ No □  |   |                            |                          |  |
| If <b>YES</b> to <b>a.</b> and <b>b.</b> or <b>c.</b> , or to <b>all</b> of the above, the Project <u>must</u> be referred to LADOT for further                            |   |                            |                          |  |
| assessme   |   |                            |                          |  |
| Verified by  | /: Planning Staff Name:                             | Phone:                     |                          |  |
|  | Signature: Kevin Fulton                             | _Date:_                    |                          |  |

<sup>&</sup>lt;sup>1</sup> Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.

<sup>&</sup>lt;sup>2</sup>To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's <u>VMT Calculator User Guide</u> and the LADOT Transportation Assessment Guidelines (available on the LADOT website).

<sup>&</sup>lt;sup>3</sup> Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

### TO BE COMPLETED BY LADOT

### 3. PROJECT INFORMATION

|  |      | Land Use (list all)   | ize / Unit          | Daily T  | rips |
|--|------|---|---------------------|----------|------|
|  |      |   |                     |          |      |
| Propose  | ed   |   |                     |          |      |
|  | -    |   | tal naw tring:      |          |      |
|  | +    | 70  | tal new trips:      |          |      |
|  | ŀ    |   |                     |          |      |
| Existing   | g    |   |                     |          |      |
|  |      | Total e   | existing trips:     |          |      |
|  |      | Net Increase / Decr   | ease (+ or - )      |          |      |
| <b>a.</b> Is   | the  | project a single retail use that is less than 50,000 square   | feet?               | Yes □    | No □ |
|  |      | the project generate a net increase of 250 or more daily  |                     | Yes □    | No □ |
| c. Would the project generate a net increase of 500 or more daily vehicle trips? |      |   | Yes □               | No □     |      |
|  |      | the project result in a net increase in daily VMT?  |                     | Yes □    | No □ |
|  |      | project is replacing an existing number of residential units  |                     |          |      |
|  |      | er of residential units, is the proposed project located with<br>eavy rail, light rail, or bus rapid transit station?   | in one-nair mile    | Yes □    | No □ |
|  |      |   |                     |          |      |
|  |      | the project trigger Site Plan Review (LAMC 16.05)?  |                     | Yes □    | No □ |
| <b>g.</b> Pr   | •    | t size:<br>Would the project generate a net increase of 1,000 or m  | ore daily vehicle   | a trine? |      |
|  | I.   | Would the project generate a net increase or 1,000 or in  | lore daily verilore | Yes 🗆    | No □ |
| i  | ii.  | Is the project's frontage 250 linear feet or more along a   |                     |          |      |
|  | ::   | as an Avenue or Boulevard per the City's General Plan?  |                     | Yes □    | No □ |
| "  | ii.  | Is the project's building frontage encompassing an entire street classified as an Avenue or Boulevard per the City  |                     | ? Yes □  | No □ |
|  |      | lysis (CEQA Review)   |                     |          |      |
|  |      | a. and NO to e. a VMT analysis is NOT required.   |                     |          |      |
| IT YES   | i oi | ooth <b>b.</b> and <b>d.</b> ; <u>or</u> to <b>e.</b> a VMT analysis <b>is</b> required.  |                     |          |      |
|  |      | Safety, and Circulation Assessment (Corrective Co   |                     |          |      |
|  |      | <b>c.</b> , a project access, safety, and circulation evaluation ma<br><b>c.</b> and either <b>g.i</b> ., <b>g.ii</b> ., or <b>g.iii</b> ., an access assessment ma | ,                   |          |      |
|  |      |   | ly bo roquirou.     |          |      |
| LADOT C  | omr  | nents.  |                     |          |      |
|  |      |   |                     |          |      |
|  |      |   |                     |          |      |

Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, and other issues. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.

| 4. | Specific Plan with Trip Fee or TDM Requirements:                                      |      | Yes □ | No □ |
|----|---|------|-------|------|
|    | Fee Calculation Estimate:   |      | _     |      |
|    | VMT Analysis Required (Question b. satisfied):  | ,    | Yes □ | No □ |
|    | Access, Safety, and Circulation Evaluation Required (Question c. satisfied):          |      | Yes □ | No □ |
|    | Access Assessment Required (Question c., f., and either g.i., g.ii. or g.iii satisfic | ed): | Yes □ | No □ |
|    | Prepared by DOT Staff Name: Phone:  |      |       |      |
|    | Signature: Date: _  |      |       |      |

### **CITY OF LOS ANGELES VMT CALCULATOR Version 1.3**



### Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

# Project Information Project: 1383 Midvale Off Menu DB Scenario: WWW Address: 1383 S MIDVALE AVE, 90024 PENTURA PROJECT INFORMATION OF SANTARION OF SANTARION

Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

| • Yes • No |
|------------|
|------------|

## Existing Land Use Land Use Type Value Unit Housing | Multi-Family 8 DU Housing | Multi-Family 8 DU

☐ Click here to add a single custom land use type (will be included in the above list)

### **Proposed Project Land Use**

| Land Ose Type          | Va | iiue | Unit |   |
|------------------------|----|------|------|---|
| Housing   Multi-Family | -  |      | DU   | • |
| Housing   Multi-Family | 20 |      | DU   |   |
|                        |    |      |      |   |
|                        |    |      |      |   |
|                        |    |      |      |   |
|                        |    |      |      |   |
|                        |    |      |      |   |
|                        |    |      |      |   |
|                        |    |      |      |   |
|                        |    |      |      |   |
|                        |    |      |      |   |

Click here to add a single custom land use type (will be included in the above list)

### **Project Screening Summary**

| Existing Proposed Land Use Project   |                    |                      |  |
|--|--------------------|----------------------|--|
| Land Ose Project   |                    |                      |  |
| 29 73  |                    |                      |  |
| Daily Vehicle Trips  | Daily Vehicle      | e Trips              |  |
| 190 488  |                    |                      |  |
| Daily VMT  | Daily VI           | ΛT                   |  |
| Tier 1 Screening Criteria  |                    |                      |  |
| Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. |                    |                      |  |
| Tier 2 Screening Criteria  |                    |                      |  |
| The net increase in daily trips < 250 trips  44  Net Daily Trips   |                    |                      |  |
| The net increase in daily VMT ≤ 0  |                    | 298<br>Net Daily VMT |  |
| The proposed project consi   | sts of only retail | 0.000                |  |
| land uses ≤ 50,000 square feet total. ksf  |                    |                      |  |
| The proposed project is not required to perform VMT analysis.  |                    |                      |  |



## EXHIBIT E PUBLIC CORRESPONDENCE



Kevin Fulton <a href="mailto:kevin.fulton@lacity.org">kevin.fulton@lacity.org</a>

### 1383 S. Midvale Ave

3 messages

Grant Machado <grant.j.machado@gmail.com> To: kevin.fulton@lacity.org

Wed, Apr 19, 2023 at 8:05 PM

I am writing this on behalf of the other tenants currently living at 1383 S Midvale Ave,

Here are the questions they have and I have.

- 1) when will we know if they will demolish this?
- 2) can current residents live in the 6 units that will be lower rent? Since we moved in with it rent stabilized.
- 3) how long would construction take, and when would it start?
- 4) if we live in our homes until they demolish, can we be free from any damage charges so we get our entire security deposit back? Like holes in walls or painting walls?
- 5) How long of a notice would we get for us to have to move out?
- 6) How much will we be compensated for being forced out of our homes when we have been paying our rent, some of us for more than 3 years?
- 7) How do you justify replacing 8 units with 6 as a affordable housing project? At best it is adding 0 new units of housing or it is removing several units that were affordable. Why couldn't more units be made affordable if there is room for 20 units.

Thank you for reading and I look forward to hearing back from you,

From: Grant Machado

Kevin Fulton <a href="mailto:kevin.fulton@lacity.org">kevin.fulton@lacity.org</a> To: Esther Serrato < Esther. Serrato@lacity.org > Thu, Apr 20, 2023 at 1:29 PM

[Quoted text hidden]



**Kevin Fulton** City Planning Associate Los Angeles City Planning 200 N. Spring St., Room 721 Los Angeles, CA 90012 T: (213) 978-1210 | Planning4LA.org









Pronouns: He, His, Him

Kevin Fulton <a href="mailto:kevin.fulton@lacity.org">kevin.fulton@lacity.org</a> To: Grant Machado <grant.j.machado@gmail.com>

Thu, Apr 27, 2023 at 1:39 PM

Hi Grant,

Thank you for reaching out - I will add your letter to the case file and relay your questions to the building owner.

In the meantime, the Los Angeles Housing Department may be able to answer some of your questions. Here's a link with their contact information.

Best,

Kevin

[Quoted text hidden]

[Quoted text hidden]



### Kevin Fulton < kevin.fulton@lacity.org>

### (no subject)

2 messages

**Grant Machado** <grant.j.machado@gmail.com> To: kevin.fulton@lacity.org

Mon, May 8, 2023 at 12:35 PM

Hi Kevin,

I wanted to ask if you have heard anything yet from the building owner in response to my questions and the other tenants questions about the proposed demolition of my apartment.

Thank you,

From: Grant Machado

**Kevin Fulton** <a href="mailto:kevin.fulton@lacity.org">kevin.fulton@lacity.org</a>
To: Grant Machado <a href="mailto:grant.j.machado@gmail.com">grant.j.machado@gmail.com</a>

Thu, May 11, 2023 at 6:29 PM

Hi Grant,

We haven't received any correspondence from the owner after relaying your questions.

Best,

### Kevin

[Quoted text hidden]



Kevin Fulton
City Planning Associate
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012

Los Angeles, CA 90012 T: (213) 978-1210 | Planning4LA.org













Pronouns: He, His, Him