



DEPARTMENT OF CITY PLANNING

APPEAL RECOMMENDATION REPORT

City Planning Commission

Date: February 22, 2024
Time: After 8:30 A.M.
Place: Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

*And via Teleconference.
Information will be provided no
later than 72 hours before the
meeting on the meeting agenda
published at
<https://planning.lacity.org/about/commissions-boards-hearings> and/or by
contacting cpc@lacity.org.*

Public Hearing: Required
Appeal Status: Not further appealable
Expiration Date: February 26, 2024
Multiple Approval: No

Case No.: ADM-2023-5502-DB-HCA-1A
CEQA No.: N/A
Related Case: N/A
Council No.: 13 – Soto-Martinez
Plan Area: Hollywood
Plan Overlays: N/A
Certified NC: Hollywood Hills West
Land Use Designation: Neighborhood Office Commercial
Zone: C4-1D

Applicant: Alexander Massachi, 7979 Sunset LLC
Applicant's Representative: Dana Sayles, ThreeSixty

Appellants: Alberto Sanchez
Chris Weaver
Dan Green
Jaime Masada
Jose Luna
Kelli Ellen
William Dawes

Appellants' Representative: N/A

PROJECT LOCATION: 7971-7979 West Sunset Boulevard

PROPOSED PROJECT: The proposed project involves the construction, use, and maintenance of a new seven-story mixed use building 75 feet in height, containing a total of 41 dwelling units, including four (4) units reserved for Very Low Income Households. The proposed development will contain 35,085 square feet of floor area, including 4,459 square feet of ground floor commercial space, equating to a Floor Area Ratio (FAR) of 3:1. The project will provide 29 vehicular parking spaces and 46 bicycle parking spaces.

APPEALS: Appeals of the December 13, 2023, Planning Director's Determination which:

1. **Determined** based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1);
2. **Approved** a ministerial review of Density Bonus Compliance, pursuant to LAMC Section 12.22 A.25, a 35 percent Density Bonus (with 11 percent of the base number of units set

aside for Very Low Income Households), for a project totaling 41 dwelling units, reserving four (4) units for Very Low Income Households for a period of 55 years, along with the following two (2) On-Menu Incentives for a qualifying project:

- a. **Floor Area Ratio.** To permit an FAR of 3 to 1 in lieu of the otherwise required FAR of 1 to 1; and
- b. **Yard/Setback.** To permit a reduction of the northern side yard setback to 8 feet, in lieu of 10 feet otherwise required, for a total of a 20 percent reduction; and

3. **Adopted** the Conditions of Approval and Findings.

RECOMMENDED ACTIONS:

1. **Deny** the appeal;
2. **Determine** based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1);
3. **Sustain** the Planning Director's Determination to approve a ministerial review of Density Bonus Compliance requesting a 35 percent increase in density, along with the following two (2) On-Menu Incentives, for a project totaling 41 dwelling units, reserving four (4) units for Very Low Income Households for a period of 55 years:
 - a. **Floor Area Ratio (FAR).** To permit an FAR of 3 to 1 in lieu of the otherwise permitted FAR of 1 to 1; and
 - b. **Yard/Setback.** To permit a reduction of the northern side yard setback to 8 feet, in lieu of 10 feet otherwise required, for a total of a 20 percent reduction; and
4. **Adopt** the Planning Director's Conditions of Approval and Findings.

VINCENT P. BERTONI, AICP
Director of Planning



Heather Bleemers
Senior City Planner



Trevor Martin
City Planner



Alice Okumura
City Planning Associate

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 532, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). 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) 978-1299.

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PROJECT ANALYSIS

PROJECT SUMMARY

The proposed project, located at 7971-7979 West Sunset Boulevard, involves the approval of a ministerial review for Density Bonus Compliance to allow the construction, use, and maintenance, of a new, seven-story, 75-foot-high mixed-use development in the Hollywood Community Plan area. The proposed project will contain a total of 41 dwelling units, including four (4) units reserved for Very Low Income Households with 35,085 square feet of floor area, including 4,459 square feet of ground floor commercial space, equating to an FAR of 3:1. The proposed building's residential units will consist of 12 studio units, 20 one-bedroom units, and nine (9) two-bedroom units. The project is utilizing the parking provisions of Assembly Bill 2097 and in addition, is providing 29 vehicular parking spaces. Vehicular parking will be located in one subterranean level as well as within the second level of building. The project will provide a total of 46 bicycle parking stalls, including 39 long-term, and seven (7) short-term stalls.

PROJECT BACKGROUND

The project site consists of one (1) corner lot encompassing approximately 11,660 square feet of lot area. The subject property is rectangular-shaped and has a street frontage of approximately 65 feet along Laurel Avenue to the west and approximately 180 feet along Sunset Boulevard to the south. The project site is situated at the northeast corner of the intersection of Laurel Avenue and Sunset Boulevard and is bounded by Sunset Boulevard to the south, Laurel Avenue to the west, Sunset Car Wash to the east, and residential uses to the north. The project site was previously developed with a service station that was demolished in 2019 and is currently undeveloped and vacant.

The subject site is located within the Hollywood Community Plan Area and is zoned C4-1D with a corresponding land use designation of Neighborhood Office Commercial. Ordinance No. 164714 establishes the D Limitation where floor area on the lot shall not exceed a 1:1 FAR. The subject site is located within the Los Angeles State Transit Priority Area (Z1-2452) and is subject to a 10-foot building line requirement established under Ordinance No. 95452. The subject site is not within the boundaries of any specific plan, community design overlay, or interim control ordinance.

Surrounding Properties

The surrounding area is heavily urbanized with relatively level topography. North of the subject site is a neighborhood developed with primarily two- to three-story multi-family residential uses that are zoned R3-1XL. Properties to the west and south of the subject site on Sunset Boulevard, are zoned C4-1D, [T][Q]C2-2D, and [Q]C2-1. Surrounding land uses include a six-story mixed-use building and strip commercial center to the south, a comedy club (Laugh Factory) to the west, and a car wash (Sunset Car Wash) to the east.

Streets and Circulation

Laurel Avenue, adjoining the subject property to the west, is a designated Local Street – Standard, dedicated to a width of 60 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Sunset Boulevard, adjoining the subject property to the south, is a designated Avenue I, dedicated to a width of 10 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Relevant Cases

Subject Property:

No relevant cases for the subject property.

Surrounding Properties:

The following relevant cases were identified to be within 1,000 feet of the project site:

Case No. CPC-2013-2551-CUB-DB-SPR– On August 17, 2016, the City Planning Commission approved two incentives for a qualifying Density Bonus project, in conjunction with the construction, use and maintenance of an approximately 234-foot-high mixed-use development with 249 residential units, reserving 28 units for Very Low Income Households and 111,339 square-foot of commercial retail and restaurant uses, in the C4-1D Zone, located at 8148-8182 West Sunset Boulevard.

APPROVED ACTIONS

On December 13, 2023, the designee of the Director of Planning issued a Determination for Case No. ADM-2021-5502-DB-HCA, which approved the project and two on-menu incentives as a ministerial review under the Density Bonus and Affordable Housing Incentives Program. As part of the approval, the project was found to be statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1). While the approval is ministerial in nature, the Los Angeles Municipal Code, under Section 12.22 A 25, contains provisions to allow for an appeal. Until this Code Section is updated, the City must accept such appeals for ministerial projects.

Density Bonus and Affordable Housing Incentive Program

The California State Legislature has declared that "[t]he availability of housing is of vital statewide importance," and has determined that state and local governments have a responsibility to "make adequate provision for the housing needs of all economic segments of the community." Section 65580, subds. (a), (d). Section 65915 further provides that an applicant must agree to, and the municipality must ensure, the "continued affordability of all low and very low income units that qualified the applicant" for the density bonus.

With Senate Bill 1818 (2004), state law created a requirement that local jurisdictions approve a density bonus and up to three "concessions or incentives" for projects that include defined levels of affordable housing in their projects. In response to this requirement, the City created an ordinance that includes a menu of incentives (referred to as "on-menu" incentives) comprised of eight zoning adjustments that meet the definition of concessions or incentives in state law (California Government Code Section 65915). The eight on-menu incentives allow for: 1) reducing setbacks; 2) reducing lot coverage; 3) reducing lot width, 4) increasing floor area ratio (FAR); 5) increasing height; 6) reducing required open space; 7) allowing for an alternative density calculation that includes streets/alley dedications; and 8) allowing for "averaging" of FAR, density, parking or open space. In order to grant approval of an on-menu incentive, the City utilizes the same findings contained in state law for the approval of incentives or concessions.

Under Government Code Sections 65915(a), 65915(d)(2)(C), and 65915(d)(3), the City of Los Angeles complies with the State Density Bonus law by adopting density bonus regulations and procedures as codified in Section 12.22-A,25 of the LAMC. Section 12.22-A,25 creates a

procedure to waive or modify zoning code standards which may prevent, preclude or interfere with the effect of the density bonus by which the incentive or concession is granted, including legislative body review. The Ordinance must apply equally to all new residential development.

In exchange for setting aside a defined number of affordable dwelling units within a development, applicants may request up to three incentives in addition to the density bonus and parking relief. The incentives are deviations from the City's development standards, thus providing greater relief from regulatory constraints. Utilization of the Density Bonus/Affordable Housing Incentives Program supersedes requirements of the LAMC and underlying ordinances relative to density, number of units, parking, and other requirements relative to incentives, if requested.

As an eligible Housing Development Project, the project is seeking to utilize the provisions of State Density Bonus law and the LAMC. In exchange for setting aside at least 11 percent of the base number of units for Very Low Income households, the project is permitted an increase in density of up to 35 percent. Based on the underlying zone, the project is permitted a base density of 30 units; therefore, in exchange for reserving 11 percent of this base density for Very Low Income households, the project is eligible for and is seeking a 35 percent increase in density to allow 41 units. Furthermore, in exchange for setting aside at least ten percent of the base number of units for Very Low Income households, the project is also eligible for up to two development Incentives. The project is seeking the following two Incentives: 1) to permit an FAR of up to 3 to 1 in lieu of the otherwise permitted FAR of 1 to 1; and 2) a reduction of the northern side yard setback to 8 feet, in lieu of 10 feet otherwise allowed, for a total of a 20 percent reduction. The project is setting aside four (4) units, equal to approximately 11 percent of the base number of units, for Very Low Income households; accordingly, the project is eligible for a 35 percent Density Bonus to allow up to 41 units, as well as up to two requested Incentives.

The project will be providing 29 vehicular parking spaces, pursuant to the provisions of Assembly Bill 2097.

APPEAL ANALYSIS

On December 13, 2023, the designee of the Director of Planning issued a Determination to approve ministerial review of Density Bonus Compliance for the proposed project. On December 28, 2023, within the required 15-day appeal period, a total of seven (7) appeals were filed by the following parties: Alberto Sanchez, Chris Weaver, Dan Green, Jaime Masada, Jose Luna, Kelli Ellen, and William Dawes.

The following statements have been compiled and summarized from the submitted appeals and responded to below. The appeal applications and their justifications have been attached herein for reference, as Exhibit B.

1. APPEAL POINT:

Several of the appellants argue that the City failed to notice the public regarding the project, located at 7971-7979 West Sunset Boulevard. Additionally, having the Density Bonus appeals deadline occurring near the Christmas holiday was an inconvenient and unfair timeline for the public. The appellant also states that notification of the decision letter and having the appeal period take place during the holidays is not adequate of a timeframe for the public to review the project and submit an appeal.

STAFF RESPONSE:

Planning followed standard notification procedures for ministerial Density Bonus projects requesting only On-Menu Incentives pursuant to LAMC Section 12.22 A.25.g.2.(ii)(d), which requires the following:

“Within three business days of making a decision, the Director shall transmit a copy by First Class Mail to the applicant and to all owners of properties abutting, across the street or alley from, or having a common corner with the subject property, and to the local Certified Neighborhood Council.”

The majority of the appellants were not mailed, and therefore did not receive, a copy of the Determination because they are not owners of the abutting property. Pursuant to LAMC Section 12.22A.25(g)(2)(ii)(d) the City mailed notice only to abutting property owners. Appellant, Jamie Masada, received a copy of the Determination as the owner of the west-abutting comedy club (Laugh Factory), as well as owner of the north-abutting residential property at 5510 Laurel Avenue. In addition, a public hearing is not legally required for a ministerial project. As such, the project followed notification procedures as set forth in the LAMC with the required appeal timeframe for ministerial Density Bonus projects.

2. APPEAL POINT:

The Appellants stated that the project failed to conduct community engagement regarding the protection of an existing mural that is located on the adjacent property.

STAFF RESPONSE:

The mural along the southerly wall of the north-abutting residential property does not have any federal, state, or historical designation. The appellant has not provided any substantial evidence that otherwise proves the historic designation of the mural. Therefore, as an eligible Housing Development Project under the provisions of State Density Bonus law and the Los Angeles Municipal Code (LAMC), the project will not negatively affect any historic-

cultural monuments. For these reasons, the Planning Director's designee did not err in their ministerial review of this project and the project complies with all applicable LAMC and State Density Bonus regulations.

3. APPEAL POINT:

The Appellants state that the project's proposed setbacks along Sunset Boulevard and at the property line with 1510 Laurel Avenue are unsatisfactory.

STAFF RESPONSE:

As an eligible Housing Development Project, reserving at least 11 percent of the base number of units for Very Low Income Households, the project is permitted up to a 35 percent increase in density along with two On-Menu Incentives under the provisions of State Density Bonus law. As an eligible project under State Density Bonus law, the project is entitled to incentives and waivers. There is no substantial evidence submitted by the appellants to demonstrate the neighborhood will be negatively affected by the reduced northerly setback in the project's utilization of on-menu Density Bonus incentives. For these reasons, the Planning Director's designee did not err in their ministerial review of this project and the project complies with all applicable LAMC and State Density Bonus regulations.

4. APPEAL POINT:

The Appellants state that the project will contribute to the overcrowding street parking in the neighborhood because the project is not providing commercial on-site vehicular parking spaces.

STAFF RESPONSE:

The project is located within a Transit Priority Area and is subject to Assembly Bill 2097, where a local agency may not impose any minimum parking requirements on the proposed mixed-use project. Nevertheless, the project will include 29 on-site parking spaces. Additionally, the project site is within a half mile proximity to a major transit stop. The Metro Local Line 2 and Metro Route 217 bus lines have bus stop located two blocks east of the subject property at the intersection of Sunset Boulevard and Fairfax Avenue. For these reasons, the Planning Director's designee did not err in their ministerial review of this project and the project complies with all applicable Assembly Bills, LAMC, and State Density Bonus regulations.

5. APPEAL POINT:

The Appellants state the ingress and egress to the parking location of the project, located along Laurel Avenue, will cause traffic congestion.

STAFF RESPONSE:

Pursuant to guidance from the Los Angeles Department of Transportation (LADOT), the entry to the parking garage is located along Laurel Avenue, as LADOT's long-standing policy is to minimize curb cuts and accessways on major boulevards in the City in order to maximize pedestrian safety. As such, the driveway location on Laurel Avenue is consistent with LADOT's location requirements.

The placement of the driveway along Laurel Avenue, as opposed to Sunset Boulevard, is consistent with the Los Angeles Department of Transportation's (LADOT) long-standing

policy to have projects minimize curb cuts and avoid having vehicular ingress and egress along major boulevards in the City in order to maximize pedestrian safety. As such, the driveway location on Laurel Avenue is consistent with LADOT's location requirements.

Additionally, there are street trees located along Sunset Boulevard, as well as the project's transformer, that render the frontage unable to provide adequate and safe vehicular access to LADOT's driveway standards. Vehicular access is not appropriate from Sunset Boulevard as it is a major thoroughfare, and a vehicular entry would be more dangerous along Sunset Boulevard than Laurel Avenue. As such, the entry along Laurel Avenue is appropriate for the Project and consistent with LADOT requirements, and will not negatively affect public health and safety or the environment caused by the vehicular access location.

6. APPEAL POINT:

The Appellants states problematic conditions relating to vagrancy and an unhoused individual that has frequented the project site over the last several years.

STAFF RESPONSE:

While the City is continuing to provide homeless individuals and families the resources they need to achieve independent, stable and secure housing, the fact that the vacant project site is experiencing homelessness issues is not a factor in the Director's authority to approve ministerial requests related to the City's Density Bonus program.

7. APPEAL POINT:

The Appellants state concerns about the seven-story height of the project in comparison to the adjacent buildings and the surrounding neighborhood.

STAFF RESPONSE:

As an eligible Housing Development Project under the provisions of State Density Bonus law and the Los Angeles Municipal Code (LAMC), the project is zoned C4-1D and pursuant to LAMC Section 12.21 1.A, the C4-1D Zone allows for unlimited building height and stories as a mixed-use development for residential and commercial uses. The project is not seeking any development incentives for building height, and is permitted a building height of 75 feet, seven stories by right. Thus, there is no violation of zoning code or law related to the proposed building height. Properties north of the project site are primarily developed with two- to three-story multi-family residential buildings and are zoned R3-1XL. Properties to the west and south of the subject site on Sunset Boulevard are primarily developed with two to five-story commercial buildings and are zoned C4-1D, [T][Q]C2-2D, and [Q]C2-1. Surrounding land uses include a six-story mixed-use building and strip commercial center to the south, a comedy club (Laugh Factory) to the west, and the Sunset Car Wash to the east. The concerns regarding shadow from building height do not pose a negative impact on public health or safety or on the environment, as shade and shadow impacts cannot be considered significant impacts in a designated Transit Priority Area. For these reasons, the Planning Director's designee did not err in their ministerial review of this project and the project complies with all applicable LAMC and State Density Bonus regulations.

8. APPEAL POINT:

The Appellant states he is concerned about toxicity from underground gas tanks as the project is located on the same location as a former service station as well as pollution and

noise concerns from the second floor garage due to vehicle exhaust that will be directed to neighboring buildings.

STAFF RESPONSE:

The Property was formerly developed with a service station that was demolished in. PIC Environmental Services was contracted on behalf of the prior property owner, Sunset Laurel, LLC to remove three Underground Storage Tanks (USTs) and to satisfy the regulatory closure obligations of the City of Los Angeles. Removal of these tanks was conducted between November 15, 2019 and January 3, 2020 to the satisfaction of the City of Los Angeles Fire Department. A “No Further Action” Letter was granted by the City of Los Angeles dated April 2, 2020, attesting to the safe removal of the tanks. The Executive Summary of PIC’s UST Removal and Closure Report, as well as the No Further Action letter is included in Exhibit F

The former use of the Property does not negatively affect public health and safety or the environment, as the prior service station use was closed, and any underground storage tanks removed accordance with standards of regulatory compliance outlined and required by the City of Los Angeles and the State of California. As such, the former service station use, and relation to underground parking, is not a relevant concern regarding the Density Bonus and incentives approval. Additionally, the location of the garage on the second floor will not negatively affect public health and safety or the environment. For these reasons, the Planning Director’s designee did not err in their ministerial review of this project and the project complies with all applicable LAMC and State Density Bonus regulations.

9. APPEAL POINT:

The Appellant states the proposed location of the pool and rooftop amenities will result in noise issues for the neighborhood.

STAFF RESPONSE:

As an eligible Housing Development Project under the provisions of State Density Bonus law and the Los Angeles Municipal Code (LAMC), there is no substantial evidence submitted by the appellant to demonstrate the pool and rooftop amenities will negatively affect the public health and safety or the environment. The conditions of the project require full compliance with applicable provisions of the LAMC, Chapter IX (Building Code). For these reasons, the Planning Director’s designee did not err in their ministerial review of this project and the project complies with all applicable LAMC and State Density Bonus regulations.

10. APPEAL POINT:

The Appellants claim that the trash route and the location of trash receptacles along Laurel Avenue for trash collection are problematic due to a fire lane.

STAFF RESPONSE:

The location of the proposed trash receptacles and trash collection will be in accordance with the LAMC. Just as in every neighborhood containing both commercial and residential uses, trash collection will be standardized and is not expected to interfere with fire or rescue services. For these reasons, the Planning Director’s designee did not err in their ministerial review of this project and the project complies with all applicable LAMC and State Density Bonus regulations.

11. APPEAL POINT:

The Appellants state concerns over the lack of affordable dwelling units that the project is providing, in relation to the total number of units the project is proposing.

STAFF RESPONSE:

As an eligible Housing Development Project, the project is entitled to a 35 percent increase in density along with two On-Menu Incentives under the provisions of State Density Bonus law and the Los Angeles Municipal Code (LAMC). As such, the project is seeking to utilize an On-Menu Incentive to permit an FAR of 3:1, and an On-Menu Incentive to permit up to maximum 20 percent reduction of the northerly side yard setback in exchange for setting aside at least 11 percent of the base number of units, for a total of four (4) Very Low Income households. For these reasons, the Planning Director's designee did not err in their ministerial review of this project and the project complies with all applicable LAMC and State Density Bonus regulations.

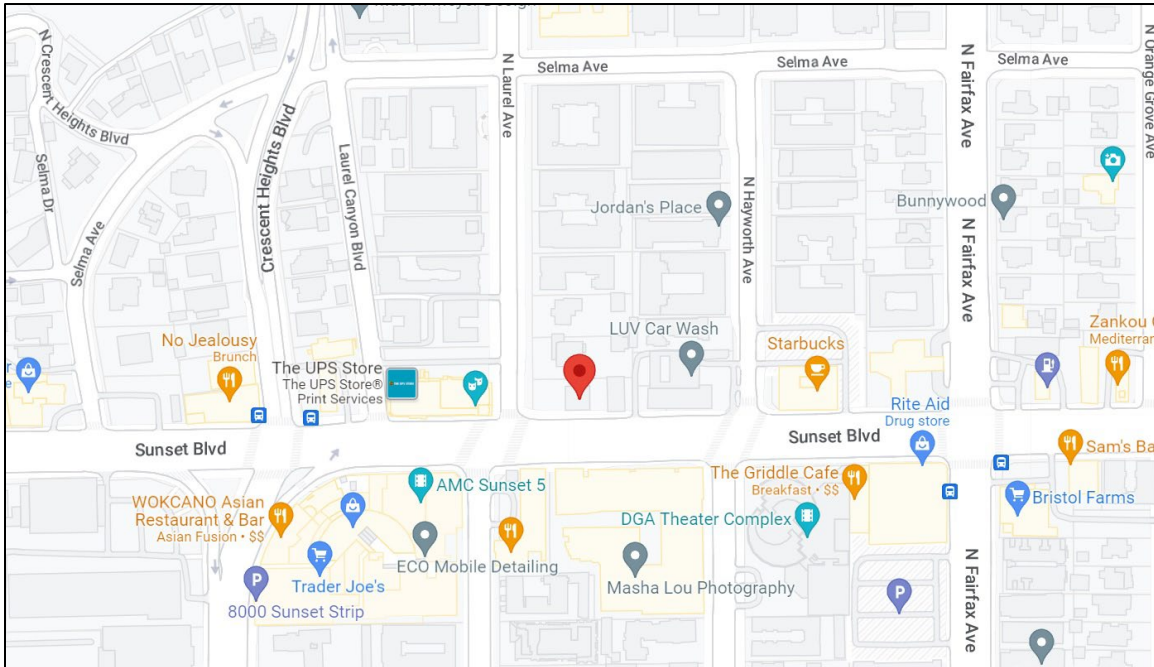
CONCLUSION AND STAFF RECOMMENDATION

For the reasons stated herein, and in the findings of the Director's Determination, the proposed project does comply with the applicable provisions of the Density Bonus Affordable Housing Incentive Program and the California Environmental Quality Act (CEQA). Planning staff evaluated the proposed project and determined it meets the objective criteria set forth in the Density Bonus Ordinance. Based on the complete plans submitted by the applicant and considering the appellant's arguments for appeal, staff finds that the project meets the required findings.

Therefore, it is recommended that the City Planning Commission deny the appeals and sustain the Determination by the Director of Planning.

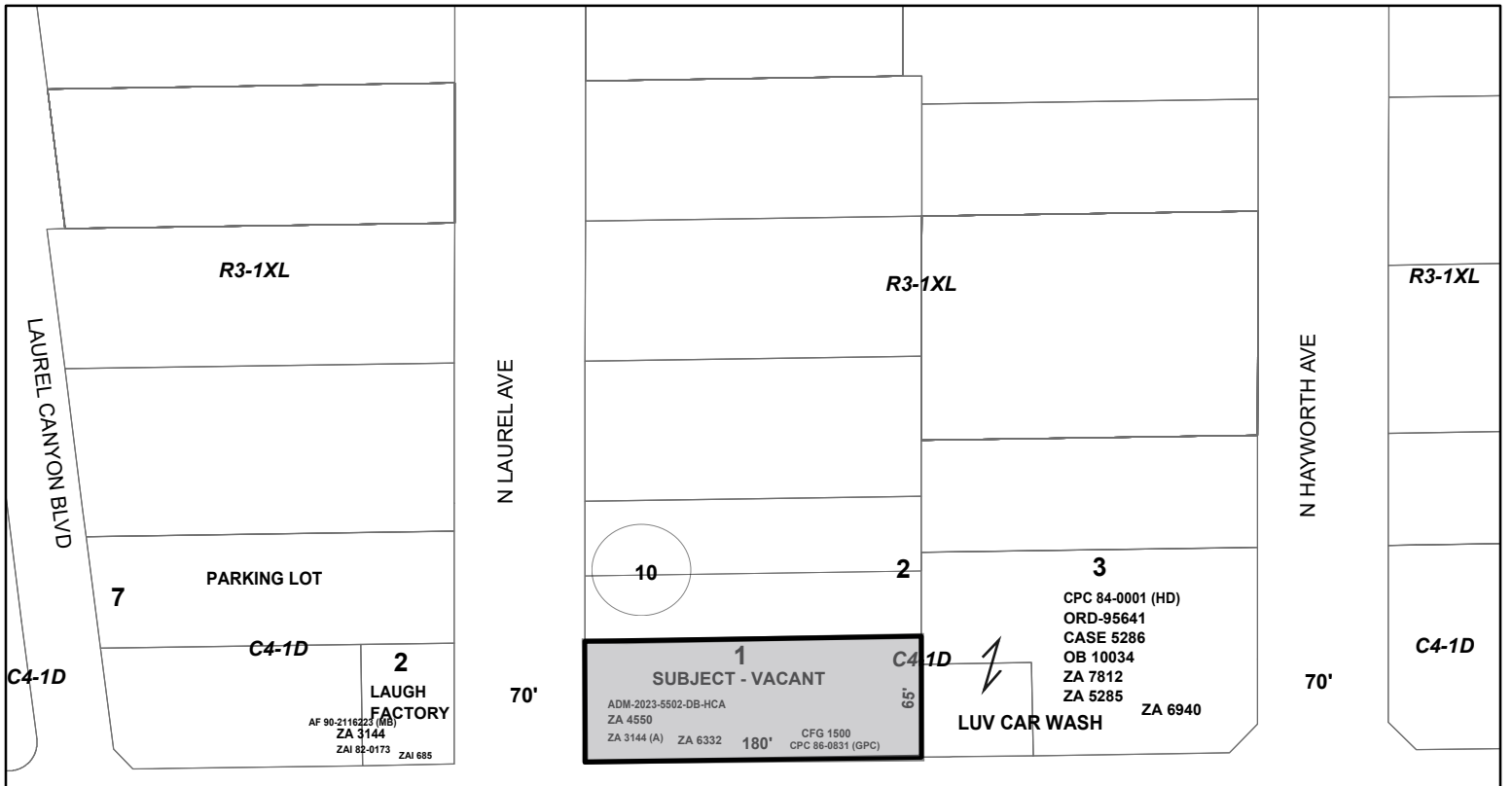
Exhibit A - Maps

VICINITY MAP



Primary Address: 7979 Sunset Boulevard
Los Angeles, CA 90046

Supplemental Addresses: 7971 SUNSET BOULEVARD



1
SUBJECT - VACANT
 ADM-2023-5502-DB-HCA
 ZA 4550
 ZA 3144 (A) ZA 6332 180' CFG 1500
 CPC 86-0831 (GPC)

3
 CPC 84-0001 (HD)
 ORD-95641
 CASE 5286
 OB 10034
 ZA 7812
 ZA 5285
 ZA 6940
LUV CAR WASH

2
LAUGH FACTORY
 AF 90-2116223 (M)
 ZA 3144
 ZAI 82-0173 ZAI 685

W SUNSET BLVD
 100'

8000 SUNSET STRIP
 RETAIL, RESTAURANTS,
 TRADER JOE'S, MOVIE THEATER,
 SALONS
[Q]C2-2D
 RES-1295
 AFF 15485
 AFF 17580
 CASE 3144 (B)
 AFF 10187
 ZA 95-0128 (CUB)
 CASE 14566
 CASE 9965
 ZA-2000-1436-CUB-ZV
 CPC 87-0404 (BL)
 ZA 92-0770 (AB)
 BZA 4723
 AFF 67992
 CPC 95-0151 (ZC)
6

5
 SUNSET LAUREL
 PLAZA
C4-1D
 CPC 86-0831 (GPC)
 ZA 3144 (C)
 ZA 4628
 AFF 61161
 ZA 87-1288 (E)
(Q)RAS4-1
 FLAVOR OF INDIA
(Q)RAS4-1
[T][Q]C2-1
R4-1D
[T][Q]C2-1

181
 ZA 94-0464 (CUB/CUX)
 AFF 50049
 CPC 84-0001 (HD)
 AFF 18564
 ZA 10607
 AFF 60255
 CPC 94-0464 (CUB/CUX)
C4-1D

DENSITY BONUS

PROJECT ADDRESS:
 7979 W SUNSET BLVD
 LOS ANGELES, CA 90046
 NET ACREAGE: .310

CENTERPOINT RADIUS MAPS
 263 W OLIVE AVE # 193
 BURBANK, CA 91502
 818.220.5401
 centerpointradiusmaps@gmail.com
 www.centerpointradiusmaps.com
DRAWN BY: J BOONE
DATE: 09-29-2023

THOMAS BROTHERS:
 PAGE: 593, GRID: B5

LEGAL:
 LOT: FR 16
 TRACT: TR 1607
 M.B: 21 - 54 / 55
 BLOCK: NONE
 MAP SHEET: 147B177

 C.D: 13
 C.T: 1898.01
 P.A: HOLLYWOOD
 USES: FIELD
 CASE #: _____

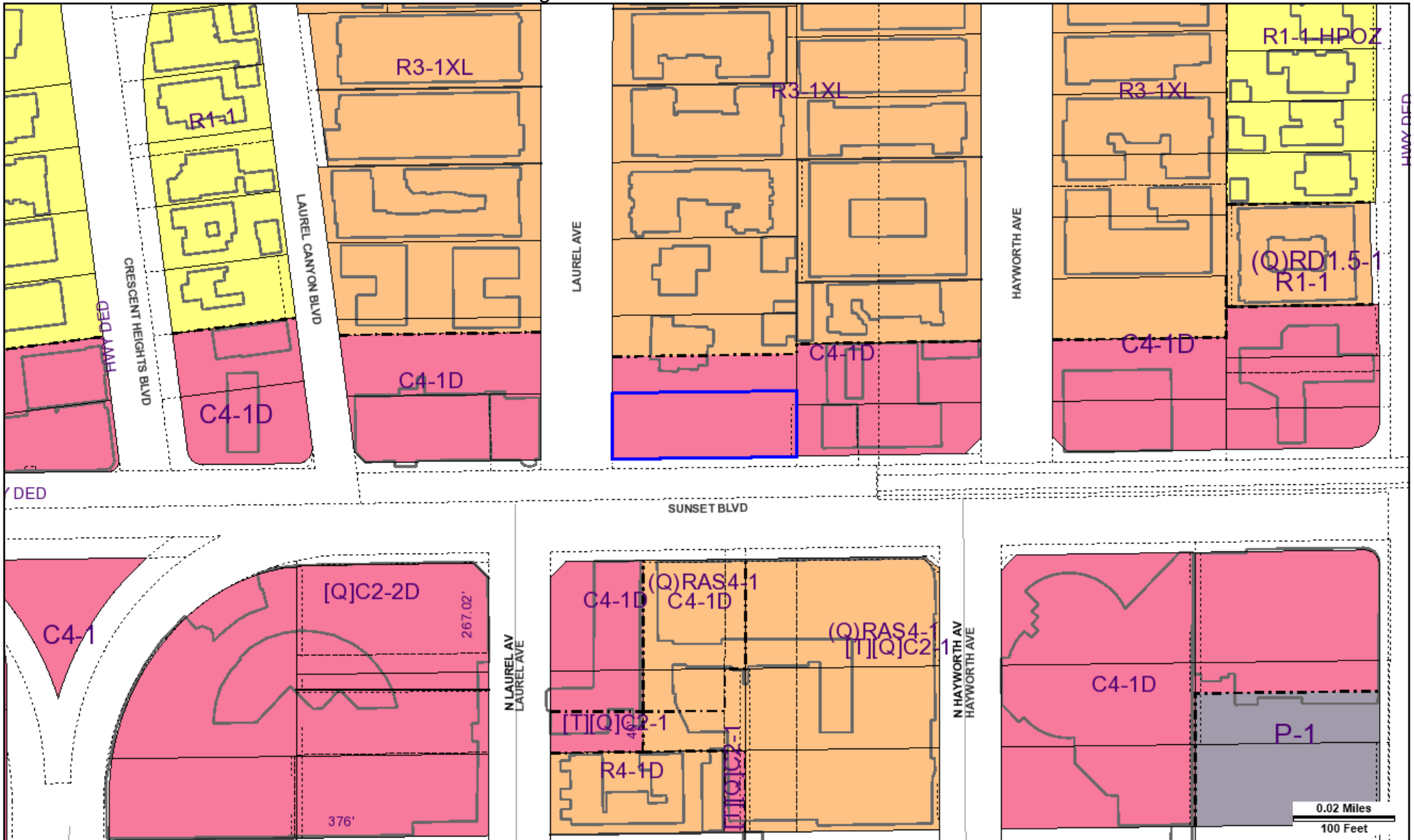


ZIMAS INTRANET

Generalized Zoning

02/06/2024

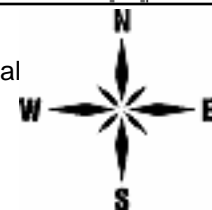
City of Los Angeles
Department of City Planning



Address: 7971 W SUNSET BLVD
APN: 5551017007
PIN #: 147B177 991

Tract: TR 1607
Block: None
Lot: FR 16
Arb: None

Zoning: C4-1D
General Plan: Neighborhood Office Commercial



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
- Limited 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




































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off- Ramp
-  Railroad
-  Scenic Freeway Highway


























MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor





POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

COASTAL ZONE



 Coastal Commission Permit Area
 Dual Permit Jurisdiction Area
 Single Permit Jurisdiction Area
 Not in Coastal Zone

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.

WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS






























 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells - Active
 Building Outlines 2020	 Tract Map	 Wells - Inactive
 Building Outlines 2017	 Parcel Map	

Exhibit B - Appeal Documents

APPLICATIONS



APPEAL APPLICATION Instructions and Checklist

ORIGINAL

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

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APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

- Area Planning Commission (APC) City Planning Commission (CPC) City Council
 Zoning Administrator (ZA) Director of Planning (DIR)

CASE INFORMATION

Case Number: ADM-2023-5502-DB-HCA
Project Address: 7979 West Sunset Blvd LA CA 90046
Final Date to Appeal: 12/28/23

APPELLANT

For main entitlement cases, except for Building and Safety Appeals:

Check all that apply.

- Person, other than the Applicant, Owner or Operator claiming to be aggrieved
 Representative Property Owner Applicant Operator of the Use/Site

For Building and Safety Appeals only:

Check all that apply.

- Person claiming to be aggrieved by the determination made by **Building and Safety**¹
 Representative Property Owner Applicant Operator of the Use/Site

¹ Appellants of a Building and Safety Appeal are considered the Applicant and must provide the Noticing Requirements identified on page 4 of this form at the time of filing. Pursuant to LAMC Section 12.26 K, an appeal fee shall be required pursuant to LAMC Section 19.01 B.2.

APPELLANT INFORMATION

Appellant Name: Alberto J Hernandez Sanchez

Company/Organization: _____

Mailing Address: 1510 N Laurel Ave Apt # 2

City: LA State: CA Zip Code: 90046

Telephone: (323) 217-6849 E-mail: Betohdz14@live.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?
 Self Other: _____

Is the appeal being filed to support the original applicant's position? YES NO

REPRESENTATIVE / AGENT INFORMATION

Representative/Agent Name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part? Entire Part

Are specific Conditions of Approval being appealed? YES NO

If Yes, list the Condition Number(s) here: see list : 1, 6b, 7+

On a separate sheet provide the following:

- Reason(s) for the appeal
- Specific points at issue
- How you are aggrieved by the decision
- How the decision-maker erred or abused their decision

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature: [Signature] Date: 12/21/23

GENERAL NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

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THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: _____

\$166

Reviewed & Accepted by (DSC Planner): _____

J. CLAW

Receipt No.: _____

2023361004 56

Date: _____

12/22/23

Determination authority notified

Original receipt and BTC receipt (if original applicant)

GENERAL APPEAL FILING REQUIREMENTS

If dropping off an appeal at a Development Services Center (DSC), the following items are required. See also additional instructions for specific case types. To file online, visit our [Online Application System \(OAS\)](#).

APPEAL DOCUMENTS

1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

- Appeal Application
- Justification/Reason for Appeal
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2. Electronic Copy

- Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., "Appeal Form", "Justification/Reason Statement", or "Original Determination Letter"). No file should exceed 70 MB in size.

3. Appeal Fee

- Original Applicant.* The fee charged shall be in accordance with LAMC Section 19.01 B.1(a), or a fee equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.
- Aggrieved Party.* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b).

4. Noticing Requirements (Applicant Appeals or Building and Safety Appeals Only)

- Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all Applicant appeals. Appellants for BSAs are considered Original Applicants.
- BTC Receipt.* Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning's mailing contractor (BTC).

See the Mailing Procedures Instructions ([CP-2074](#)) for applicable requirements.

SPECIFIC CASE TYPES

ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITIES (TOC)

Appeal procedures for DB/TOC cases are pursuant to LAMC Section 12.22 A.25(g).

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.
 - Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to LAMC Section 12.37 I.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

[VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant LAMC Section 17.54 A.

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

BUILDING AND SAFETY APPEAL

First Level Appeal

Procedures for an appeal of a determination by the Los Angeles Department of Building and Safety (LADBS) (i.e., Building and Safety Appeal, or BSA) are pursuant LAMC Section 12.26 K.1.

- The Appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

1. Appeal Fee

- Appeal fee shall be in accordance with LAMC Section 19.01 B.2 (i.e., the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code, plus surcharges).

2. Noticing Requirement

- Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per LAMC Section 12.26 K.3. Appellants for BSAs are considered Original Applicants.

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Second Level Appeal

Procedures for a appeal of the Director's Decision on a BSA Appeal are pursuant to LAMC Section 12.26 K.6. The original Appellant or any other aggrieved person may file an appeal to the APC or CPC, as noted in the LOD.

1. Appeal Fee

- Original Applicant.* Fees shall be in accordance with the LAMC Section 19.01 B.1(a).

2. Noticing Requirement

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NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to LAMC Section 12.27.1 C.4. Nuisance Abatement/Revocations cases are only appealable to the City Council.

1. Appeal Fee

- Applicant (Owner/Operator).* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(a).

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under LAMC Section 19.01 B.1(a) shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

- Aggrieved Party.* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b).

As a longtime resident of 5510 North Laurel Avenue and neighbor of the developing property at 7979 W. Sunset Blvd.. i am outraged by the fact we have received no outward facing public notices or documentation from the city or developer about the project they are trying to fast track in our neighborhood, which is unlawful. Two, I have been aggrieved by multiple conditions:

1. (1) Site development: building this property and not engaging with the community members and neighbors about the historic mural they plan to block or displace.
2. (6b) The setback conditions on our property line.
3. (7) The parking garage entrance and exit which will further congest the neighborhood with more traffic and make it less safe for pedestrians.
4. The height and shadow of the 7 story building.
5. These high density projects are being fast tracked to help alleviate some of the housing and homelessness problems in LA which is great. We would like to see this building have more than only 2 low income units out of 40+.

We must come together to find solutions to the concerns many of us in the community have in regards to the 7979 project.

Concerned neighbor,
Alberto Hernandez Sanchez
12/20/23

APPLICATIONS



APPEAL APPLICATION Instructions and Checklist

ORIGINAL

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

PURPOSE

This application is for the appeal of Los Angeles City Planning determinations, as authorized by the LAMC, as well as first-level Building and Safety Appeals.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

- Area Planning Commission (APC) City Planning Commission (CPC) City Council
 Zoning Administrator (ZA) Director of Planning (DIR)

CASE INFORMATION

Case Number: ADM-2023-5502-DB-HCA
Project Address: 7979 SUNSET BLVD LOS ANGELES, CA 90046
Final Date to Appeal: Dec 28th 2023

APPELLANT

For main entitlement cases, except for Building and Safety Appeals:

Check all that apply.

- Person, other than the Applicant, Owner or Operator claiming to be aggrieved
 Representative Property Owner Applicant Operator of the Use/Site

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Check all that apply.

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APPELLANT INFORMATION

Appellant Name: CHRIS WEAVER

Company/Organization:

Mailing Address: 1510 N. LAUREL AVE. #4 LA CA 90046

City: LOS ANGELES State: CA Zip Code: 90046

Telephone: (818) 481-7054 E-mail: ChrisW@laughfactory.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

[X] Self [] Other:

Is the appeal being filed to support the original applicant's position? [X] YES [] NO

REPRESENTATIVE / AGENT INFORMATION

Representative/Agent Name (if applicable):

Company:

Mailing Address:

City: State: Zip Code:

Telephone: E-mail:

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part? [X] Entire [] Part

Are specific Conditions of Approval being appealed? [X] YES [] NO

If Yes, list the Condition Number(s) here: (1) (7) (6b) All of it

On a separate sheet provide the following:

- [] Reason(s) for the appeal
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I certify that the statements contained in this application are complete and true.

Appellant Signature: Christopher Weaver Date: 12-20-23

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THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: \$ 166

Reviewed & Accepted by (DSC Planner): J. Altan

Receipt No.: 2023361004-55 Date: 12/27/23

Determination authority notified Original receipt and BTC receipt (if original applicant)

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- Applicant (Owner/Operator).* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(a).

For appeals filed by the property owner and/or business owner/operator, or any individuals/ agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under LAMC Section 19.01 B.1(a) shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.
- Aggrieved Party.* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b).

As a longtime resident of 5510 North Laurel Avenue and neighbor of the developing property at 7979 W. Sunset Blvd., I am outraged by the fact we have received no outward facing public notices or documentation from the city or developer about the project they are trying to fast track in our neighborhood, which is unlawful. Two, I have been aggrieved by multiple conditions:

1. (1) Site development: building this property and not engaging with the community members and neighbors about the historic mural they plan to block or displace.
2. (6b) The setback conditions on our property line.
3. Commercial parking. Laugh Factory/Greenblatts, Trader Joe's/Starbucks have their own load-in/commercial parking. Where will this development have its commercial parking for their retail spaces?
4. (7) The parking garage entrance and exit which will further congest the neighborhood with more traffic and make it less safe for pedestrians. With only 30 spaces, where will retail park?. Laurel Avenue is already congested and one side is a fire line this will cause a burden to all residents who live on Laurel not to mention those who commute to
5. The height and shadow of the 7 story building.
6. These high density projects are being fast tracked to help alleviate some of the housing and homelessness problems in LA which is great. We would like to see this building have more than only 2 low income units out of 40+.

We must come together to find solutions to the concerns many of us in the community have in regards to the 7979 project.

Concerned neighbor,

Christopher Weaver
12/20/23

APPLICATIONS



APPEAL APPLICATION Instructions and Checklist

ORIGINAL

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

PURPOSE

This application is for the appeal of Los Angeles City Planning determinations, as authorized by the LAMC, as well as first-level Building and Safety Appeals.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

- Area Planning Commission (APC) City Planning Commission (CPC) City Council
 Zoning Administrator (ZA) Director of Planning (DIR)

CASE INFORMATION

Case Number: ADM-2023-5502-DB-HCA
Project Address: 7979 W. Sunset Blvd Los Angeles 90046
Final Date to Appeal: 12-28-23

APPELLANT

For main entitlement cases, except for Building and Safety Appeals:

Check all that apply.

- Person, other than the Applicant, Owner or Operator claiming to be aggrieved
 Representative Property Owner Applicant Operator of the Use/Site

For Building and Safety Appeals only:

Check all that apply.

- Person claiming to be aggrieved by the determination made by **Building and Safety**¹
 Representative Property Owner Applicant Operator of the Use/Site

¹ Appellants of a Building and Safety Appeal are considered the Applicant and must provide the Noticing Requirements identified on page 4 of this form at the time of filing. Pursuant to LAMC Section 12.26 K, an appeal fee shall be required pursuant to LAMC Section 19.01 B.2.

APPELLANT INFORMATION

Appellant Name: DANIEL GREEN

Company/Organization: _____

Mailing Address: 1510 N LAUREL AVE, APT 7

City: LOS ANGELES State: CA Zip Code: 90046

Telephone: 713 518 6525 E-mail: txaussiedan@gmail.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

Self Other: _____

Is the appeal being filed to support the original applicant's position? YES NO

REPRESENTATIVE / AGENT INFORMATION

Representative/Agent Name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part? Entire Part

Are specific Conditions of Approval being appealed? YES NO

If Yes, list the Condition Number(s) here: ①, ⑥b, ⑦

On a separate sheet provide the following:

- Reason(s) for the appeal
- Specific points at issue
- How you are aggrieved by the decision
- How the decision-maker erred or abused their decision

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature:  Date: 12/20/25

GENERAL NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: \$166

Reviewed & Accepted by (DSC Planner): J. Carter

Receipt No.: 221223C2B Date: 12/27/23

Determination authority notified Original receipt and BTC receipt (if original applicant)

GENERAL APPEAL FILING REQUIREMENTS

If dropping off an appeal at a Development Services Center (DSC), the following items are required. See also additional instructions for specific case types. To file online, visit our [Online Application System \(OAS\)](#).

APPEAL DOCUMENTS

1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

- Appeal Application
- Justification/Reason for Appeal
- Copy of Letter of Determination (LOD) for the decision being appealed

2. Electronic Copy

- Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., “Appeal Form”, “Justification/Reason Statement”, or “Original Determination Letter”). No file should exceed 70 MB in size.

3. Appeal Fee

- Original Applicant.* The fee charged shall be in accordance with LAMC Section 19.01 B.1(a), or a fee equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.
- Aggrieved Party.* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b).

4. Noticing Requirements (Applicant Appeals or Building and Safety Appeals Only)

- Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all Applicant appeals. Appellants for BSAs are considered Original Applicants.
- BTC Receipt.* Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning’s mailing contractor (BTC).

See the Mailing Procedures Instructions ([CP-2074](#)) for applicable requirements.

SPECIFIC CASE TYPES

ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITIES (TOC)

Appeal procedures for DB/TOC cases are pursuant to LAMC Section 12.22 A.25(g).

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.

Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to LAMC Section 12.37 I.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

[VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant LAMC Section 17.54 A.

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

BUILDING AND SAFETY APPEAL

First Level Appeal

Procedures for an appeal of a determination by the Los Angeles Department of Building and Safety (LADBS) (i.e., Building and Safety Appeal, or BSA) are pursuant LAMC Section 12.26 K.1.

- The Appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

1. Appeal Fee

- Appeal fee shall be in accordance with LAMC Section 19.01 B.2 (i.e., the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code, plus surcharges).

2. Noticing Requirement

- Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per LAMC Section 12.26 K.3. Appellants for BSAs are considered Original Applicants.

- BTC Receipt.* Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning's mailing contractor (BTC).

See the Mailing Procedures Instructions ([CP-2074](#)) for applicable requirements.

Second Level Appeal

Procedures for a appeal of the Director's Decision on a BSA Appeal are pursuant to LAMC Section 12.26 K.6. The original Appellant or any other aggrieved person may file an appeal to the APC or CPC, as noted in the LOD.

1. Appeal Fee

- Original Applicant.* Fees shall be in accordance with the LAMC Section 19.01 B.1(a).

2. Noticing Requirement

- Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per LAMC Section 12.26 K.7. Appellants for BSAs are considered Original Original Applicants.
- BTC Receipt.* Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning's mailing contractor (BTC).

See the Mailing Procedures Instructions ([CP-2074](#)) for applicable requirements.

NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to LAMC Section 12.27.1 C.4. Nuisance Abatement/Revocations cases are only appealable to the City Council.

1. Appeal Fee

- Applicant (Owner/Operator).* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(a).

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under LAMC Section 19.01 B.1(a) shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

- Aggrieved Party.* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b).

STATEMENT BY DANIEL GREEN AS AT 12/20/2023
REGARDING 7979 SUNSET BLVD, LOS ANGELES CA 90046

I currently reside in Apartment 7 at 1510 N Laurel Ave, Los Angeles CA and have so since 2020. My apartment is directly next door to and faces the vacant lot on 7979 Sunset Blvd. From the day I moved in until the present, that vacant lot has housed an illegal resident that has decreased the quality of life that I would have expected as a legal tenant of this building.

For three years the landlord of the 7979 Sunset Blvd has encouraged an extremely violent, unstable man to sleep in and occupy that space. From nightly hours long screaming rants filled with racist obscenities to destruction of property and lately to his recent obsession with setting the lot on fire, the longtime homeless resident of that vacant lot has become a serious and dangerous threat to all the tenants of 1510 N Laurel Ave.

I have been threatened with violence by this individual on numerous occasions and I do not feel safe in my own apartment late at night as a result.

The constant threat affected my sleeping patterns over a three year period resulting in debilitating anxiety and associated weight loss.

For the entire 2020 and 2021 period that individual was allowed to live unfettered in that lot with exactly zero interaction from property management.

In 2022 temporary fencing was constructed, but he set that on fire and continued frequenting the lot. The latest fencing, while robust, does little to stop this individual from spending his nights in the lot disturbing and intimidating surrounding residents.

His frequent violent acts made residents of 1510 N Laurel targets in their own homes. From verbal abuse, to rock throwing at tenants, fire lighting and numerous occasions where he tried to forcibly gain entry to the building.

Repeated attempts were made to get the management of 7979 Sunset to acknowledge the problem and rectify the situation but no action was taken.

The failure of the landlord of the 7979 Sunset Blvd to keep this individual out of said space has directly and negatively impacted my health, well being and entire experience as a tenant of 1510 N Laurel Ave.

With continued development proposed for 7979 Sunset I am unable to trust the current landlord of that address to plan and construct any structure on that space with any integrity, professionalism or concern for the surrounding community and its residents. I strongly object to any development moving forward until the concerns of its neighbors have been addressed and protocols have been installed to ensure that the poor judgment shown over the last three years is not replicated in the future.



Daniel Green

Apt 7

1510 N Laurel Ave

Los Angeles CA 90046

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

MONIQUE LAWSHE
VICE-PRESIDENT

MARIA CABILDO
CAROLINE CHOE

ILISSA GOLD
HELEN LEUNG

KAREN MACK

JACOB NOONAN

ELIZABETH ZAMORA

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

**ADMINISTRATIVE DETERMINATION
DENSITY BONUS & AFFORDABLE HOUSING INCENTIVES PROGRAM**

December 13, 2023

Applicant / Owner
Alexander Massachi
7979 Sunset LLC
1206 Lexington Rd
Beverly Hills, CA 90210

Representative
Dana Sayles
Three6ixty
11287 Washington Blvd.
Culver City, CA 90230

Case No. ADM-2023-5502-DB-HCA
CEQA: N/A
Location: 7971-7979 West Sunset
Boulevard

Council District: 13 – Soto-Martinez
Neighborhood Council: Hollywood Hills West
Community Plan Area: Hollywood
Land Use Designation: Neighborhood Office
Commercial

Zone: C4-1D
Legal Description: Lot FR 16, TR 1607

Last Day to File an Appeal: December 28, 2023

DETERMINATION – Density Bonus & Affordable Housing Incentives Program

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

1. **Determine**, based on the whole of the record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1);
2. **Approve a ministerial review of Density Bonus Compliance**, pursuant to LAMC Section 12.22 A.25, a 35 percent Density Bonus (with 11 percent of the base number of units set aside for Very Low Income Households), for a project totaling 41 dwelling units, reserving four (4) units for Very Low Income Household occupancy for a period of 55 years, along with the following two (2) On-Menu Incentives for a qualifying project:
 - a. **Floor Area Ratio:** to permit a FAR of 3 to 1 in lieu of the otherwise required 1 to 1; and

- b. **Side Yard Requirements:** a reduction of the northern side yard setback to 8 feet, in lieu of 10 feet otherwise allowed, for a total of a 20 percent reduction.

3. **Adopt** the attached Findings.

CONDITIONS OF APPROVAL

Pursuant to Section 12.22 A.25 of the LAMC, the following conditions are hereby imposed upon the use of the subject property:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. Changes beyond minor deviations required by other City Departments or the LAMC may not be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of Planning. Each change shall be identified and justified in writing.
2. **Residential Density.** The project shall be limited to a maximum density of 41 residential units, including Density Bonus units.
3. **On-site Restricted Affordable Units.** The project shall set aside the number and type of Restricted Affordable Units, as defined by State Density Bonus Law in California Government Code Section 65915(C)(2), corresponding to the percentage of Density Bonus and number of Incentives utilized, consistent with LAMC Section 12.22 A.25.
4. **Changes in On-site Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25 and Government Code Section 65915.
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make four (4) dwelling units available to Very Low Income Households, for sale or rental as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22 A.25, to the satisfaction of LAHD, and in consideration of the project's SB 8 Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD. Refer to the Density Bonus Legislation Background section of this determination.
6. **On-Menu Incentives.**
 - a. **Floor Area Ratio:** to permit a FAR of 3 to 1 in lieu of the otherwise required 1 to 1; and
 - b. **Side Yard:** a 20 percent reduction of the northern side yard setback to 8 feet, in lieu of 10 feet otherwise allowed.

7. **Parking.**

- a. Automobile parking shall be provided consistent with the LAMC and/or Assembly Bill (AB) 2097. A greater number than the minimum required may be provided at the applicant's discretion. In the event that the number of On-Site Restricted Affordable Units should increase or the composition of such units should change, then no modification of this determination shall be necessary and the number of vehicle parking spaces shall be re-calculated consistent with Section 12.22 A.31.
- b. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21-A.16. In the event that the number of On-Site Restricted Affordable Units should increase or the composition of such units should change, then no modification of this determination shall be necessary and the number of bicycle parking spaces shall be re-calculated consistent with LAMC Section 12.21 A.16.
- c. **Unbundling.** Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable units which shall include any required parking in the base rent or sales price, as verified by LAHD.
- d. **Adjustments.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e., the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety pursuant to LAMC Section 12.22 A.25 or California Government Code Section 65915.

8. **Landscaping.** All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the Department of City Planning.

- a. **Tree Requirement.** The project shall provide at least the minimum number of trees on-site to comply with the landscape requirement (LAMC Section 12.21 G(a)(3)). Pursuant to Ordinance No. 170978, required trees shall not be palm trees.
- b. **Street Trees.** Street trees shall be provided to the satisfaction of the Urban Forestry Division. Street trees may be used to satisfy on-site tree requirements pursuant to LAMC Article Section 12.21.G.3 (Chapter 1, Open Space Requirement for Six or More Residential Units).

9. **Sign Regulations.** Signs shall be required to obtain and meet all applicable permits requirements from applicable regulations in the Los Angeles Building Code and Los Angeles Municipal Code.

Administrative Conditions

10. **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.

11. **Rent Stabilization Ordinance.** 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.
12. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building & Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
13. **Notations on Plans.** Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
14. **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.
15. **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.
16. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the LAMC, Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building & Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
17. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

18. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
19. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
20. **Expedited Processing Section Fee.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
21. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

PROJECT BACKGROUND

The project site consists of one (1) corner lot encompassing approximately 11,660 square feet of lot area. The subject property is rectangular-shaped and has a street frontage of approximately 65 feet along Laurel Avenue to the west and approximately 180 feet along Sunset Boulevard to the south. The project site is situated at the northeast corner of the intersection located at Laurel Avenue and Sunset Boulevard and is bounded by Sunset Boulevard to the south, Laurel Avenue to the west, Sunset Car Wash to the east, and residential uses to the north. The project site was previously developed with a service station that was demolished in 2019 and is currently undeveloped and vacant.

The subject site is located within the Hollywood Community Plan Area and zoned C4-1D with a corresponding land use designation of Neighborhood Office Commercial. Ordinance No. 164714 establishes the D Limitation where floor area on the lot shall not exceed 1:1 FAR. The subject site is located within the Los Angeles State Transit Priority Area (ZI-2452), and within a 10-foot Building Line requirement established under Ordinance No. 95452. The subject site is not within the boundaries of any specific plan, community design overlay, or interim control ordinance.

The surrounding area is heavily urbanized with relatively level topography. North of the subject site is a neighborhood developed with primarily two- to three-story multi-family residential uses and zoned R3-1XL. Properties to the west and south of the subject site on Sunset Boulevard, are zoned C4-1D, [T][Q]C2-2D, and [Q]C2-1. Surrounding land uses include a 6-story mixed-use building and strip commercial center to the south, the Laugh Factory to the west, and Sunset Car Wash to the east.

The proposed project involves the construction, use, and maintenance of a new seven-story mixed use building containing 41 dwelling units, including four (4) units reserved for Very Low Income Households and approximately 4,459 square feet of ground floor commercial space. The proposed building will encompass approximately 35,085 square feet of floor area, resulting in a

Floor Area Ratio (FAR) of 3:1 and a height of 75 feet. Of the 41 dwelling units proposed, twelve (12) will be studio units, twenty (20) will be one-bedroom units, and 9 (9) will be two-bedroom units.

The project will be providing 29 vehicular parking spaces, pursuant to the provisions of Assembly Bill 2097. Parking will be located in one subterranean level and the second level, where the second level will be screened from public view. A total of 46 bicycle parking spaces will be provided, calculated from 36 long-term residential bicycle parking, four (4) short term residential bicycle parking, three (3) long-term commercial bicycle parking spaces, and three (3) short-term bicycle parking spaces. Bicycle parking will be located on the second level and the ground floor. A total of 5,523 square feet of open space will be provided, located on the 3rd level as a patio deck and with the majority of open space square footage located on the 7th level rooftop and amenities. Seventeen (17) on-site trees will be provided.

As an eligible Housing Development Project, the project is seeking to utilize the provisions of State Density Bonus law and the LAMC. In exchange for setting aside at least 11 percent of the base number of units for Very Low Income households, the project is permitted an increase in density of up to 35 percent. Based on the underlying zone, the project is permitted a base density of 30 units; therefore, in exchange for reserving 11 percent of this base density, equal to four (4) units, for Very Low Income households, the project is eligible for and is seeking a 35 percent increase in density to allow 41 units.

Furthermore, in exchange for setting aside at least ten percent of the base number of units for Very Low Income households, the project qualifies for up to two (2) "on-menu" development Incentives. The project is seeking the following two (2) Incentives: 1) a maximum floor area ratio of 3 to 1 in lieu of the otherwise required 1 to 1; and 2) to decrease northern side yard to 8 feet, in lieu of 10 feet otherwise allowed, for a total of a 20 percent reduction. The project is setting aside four (4) Very Low Income Household units, equal to approximately 11 percent of the base number of units for Very Low Income households; accordingly, the project is eligible for a 35 percent Density Bonus to allow up to 41 units, as well as two (2) Incentives.

STREETS

Laurel Avenue, adjoining the subject property to the west, is a designated Local Street – Standard, dedicated to a width of 60 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Sunset Boulevard, adjoining the subject property to the south, is a designated Avenue I, dedicated to a width of 10 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

HOUSING REPLACEMENT

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

Assembly Bill 2222 (AB 2222) amended the State Density Bonus Law to require applicants of density bonus projects filed as of January 1, 2015, to demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to

persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households.

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

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

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 on a site that will require demolition of existing dwelling units or occupied or vacant “Protected Units” unless the project replaces those units. The project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the property within the past 5 years. Additionally, the project must also replace all existing or demolished “Protected Units”.

The subject site is currently undeveloped and vacant. The site was formerly occupied by a 1,710 square feet service station and was demolished in 2019. Pursuant to the Housing Crisis Act of 2019 (SB 8) Replacement Unit Determination, dated May 25, 2023, the Los Angeles Housing Department (LAHD) has determined that no units are subject to replacement, pursuant to SB 8. The project will comply with these requirements to the satisfaction of LAHD. The Determination made by LAHD provides additional information.

DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES PROGRAM ON-MENU INCENTIVES ELIGIBILITY CRITERIA

Pursuant to LAMC Section 12.22-A,25(e)(2), in order to be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria:

- a. *The façade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the façade is not a flat surface.*

The proposed project site has street frontages along Laurel Avenue to the west and Sunset Boulevard to the south. The proposed building provides a variety of architectural materials and building planes along all facades, including those facing the street from the storefront entrances along Sunset Boulevard and Laurel Avenue, as well as the lobby entrance along Sunset Boulevard. Each façade features accent building materials, roof elements, and variations in fenestration, all of which enhance the appearance of the building and provide breaks in the façade plane. Therefore, the façade of any portion of the building that abuts a street is articulated such that the façade is not an entirely flat surface.

- b. *All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street facing elevation.*

The proposed project site has street frontages along Laurel Avenue to the west and Sunset Boulevard to the south. Access to parking is oriented on Laurel Avenue. Pedestrian access is oriented on Sunset Boulevard with entrances to commercial use and the residential lobby. Ground floor commercial use areas feature transparent elements to further open up into the primary street frontage. Entrances, windows, and balconies are provided along the street facing elevations and are accentuated with architectural detailing including overhangs that highlight the prominence of the façade and the orientation of the building towards the street. Therefore, the proposed building will be oriented towards the street.

- c. *The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not involve a structure that is a City of Los Angeles designated Historic-Cultural Monument (HCM).*

The proposed project is not located within a designated Historic Preservation Overlay Zone, and it does not involve a property that is designated as a City Historic-Cultural Monument.

- d. *The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of the LAMC.*

The project is not located in either a Hillside Area or Very High Fire Hazard Severity Zone.

DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS

1. **Pursuant to Section 12.22 A.25(g)(2)(i)(c) of the LAMC and Section 65915(e) of the California Government Code, the Director of Planning shall approve a density bonus and requested incentive(s) unless they find that:**

- a. *The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.*

The record does not contain substantial evidence that would allow the Director of Planning to make a finding that the requested incentives do not result in identifiable and actual cost reduction to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for 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 proposed project provides 11 percent of the base units for Very Low Income Households as a means to qualify for the 35 percent Density Bonus and the requested Incentives. The requested Incentives for a reduction of side yard setback requirements and increase in FAR will result in a building design that provides cost reductions for affordable housing. The requests will allow the developer to expand the building envelope so the additional affordable units can be constructed, and the overall space dedicated to

residential uses is increased. The increase in FAR will allow for the construction of additional units that will result in a reduction in the cost of constructing housing. These Incentives support the applicant's decision to set aside four (4) dwelling units for Very Low Income Households for 55 years.

Additionally, the list of On-Menu Incentives in Section 12.22-A.25 of the LAMC were pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the Density Bonus On-Menu Incentives do result in identifiable and actual cost reductions to provide for affordable housing costs because the incentives by their nature increase the scale of the project and thus facilitates the provision of affordable housing units.

Floor Area Ratio. The requested On-Menu Incentive for an increase in maximum floor area ratio is expressed in the LAMC as an allowable exception to zoning requirements that result in building design or construction efficiencies that facilitate the creation of affordable housing. Specifically, an eligible Density Bonus housing development project may seek an Incentive for an increase in maximum floor area ratio of 3 to 1. Per the underlying C4-1D Zone, the project would be limited to a maximum FAR of 1 to 1. Accordingly, the project is requesting to utilize this Incentive to increase the proposed maximum floor area ratio of 3 to 1.

Northerly Side Yard Setback. The requested On-Menu Incentive for a reduction in the northerly side yard setback only is expressed in the LAMC as an allowable exception to zoning requirements that result in building design or construction efficiencies that facilitate the creation of affordable housing. Specifically, an eligible Density Bonus housing development project may seek an Incentive for a maximum reduction of 20 percent in the northerly side yard setback. Per the underlying C4-1D Zone, the project would be required to provide a northerly side yard setback of 10 feet; accordingly, the project is requesting to utilize this Incentive to reduce the proposed side yard setback to 8 feet.

Therefore, all requested On-Menu Incentives are necessary to provide for affordable housing costs.

- b. The incentives would 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 and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income and moderate-income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.*

There is no evidence that the proposed incentives will have a specific adverse impact upon public health and safety or the physical environment, or 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. Accordingly, the project will not have a significant impact on any on-site resource or any resource in the surrounding area. The project is not located within any special hazard

area; accordingly, the project will not have a specific adverse impact upon public health and safety or the physical environment. The property is not located on a substandard street in a Hillside area or in a Very High Fire Hazard Severity Zone, or any other special hazard area. The project is required to comply with all other pertinent regulations including those governing construction, use, and maintenance, and will not create any significant direct impacts on public health and safety. Therefore, there is no substantial evidence that the proposed project, and thus the requested incentive, will have a specific adverse impact on the physical environment, on public health and safety or the physical environment, or on any Historical Resource.

c. *The Incentives is contrary to state or federal law.*

There is no substantial evidence in the record indicating that the requested Incentives are contrary to any State or federal laws.

ADDITIONAL MANDATORY FINDINGS

2. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside a flood zone.
3. It has been determined based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1).

DENSITY BONUS LEGISLATION BACKGROUND

The California State Legislature has declared that "[t]he availability of housing is of vital statewide importance," and has determined that state and local governments have a responsibility to "make adequate provision for the housing needs of all economic segments of the community." Section 65580, subs. (a), (d). Section 65915 further provides that an applicant must agree to, and the municipality must ensure, the "continued affordability of all low and very low income units that qualified the applicant" for the density bonus.

With Senate Bill 1818 (2004), state law created a requirement that local jurisdictions approve a density bonus and up to three "concessions or incentives" for projects that include defined levels of affordable housing in their projects. In response to this requirement, the City created an ordinance that includes a menu of incentives (referred to as "on-menu" incentives) comprised of eight zoning adjustments that meet the definition of concessions or incentives in state law (California Government Code Section 65915). The eight on-menu incentives allow for: 1) reducing setbacks; 2) reducing lot coverage; 3) reducing lot width, 4) increasing floor area ratio (FAR); 5) increasing height; 6) reducing required open space; 7) allowing for an alternative density calculation that includes streets/alley dedications; and 8) allowing for "averaging" of FAR, density, parking or open space. In order to grant approval of an on-menu incentive, the City utilizes the same findings contained in state law for the approval of incentives or concessions.

Under Government Code Sections 65915(a), 65915(d)(2)(C), and 65915(d)(3), the City of Los Angeles complies with the State Density Bonus law by adopting density bonus regulations and procedures as codified in Section 12.22-A,25 of the LAMC. Section 12.22-A,25 creates a procedure to waive or modify zoning code standards which may prevent, preclude or interfere

with the effect of the density bonus by which the incentive or concession is granted, including legislative body review. The Ordinance must apply equally to all new residential development.

In exchange for setting aside a defined number of affordable dwelling units within a development, applicants may request up to three incentives in addition to the density bonus and parking relief which are permitted by right. The incentives are deviations from the City's development standards, thus providing greater relief from regulatory constraints. Utilization of the Density Bonus/Affordable Housing Incentives Program supersedes requirements of the LAMC and underlying ordinances relative to density, number of units, parking, and other requirements relative to incentives, if requested.

For the purpose of clarifying the Covenant Subordination Agreement between the City of Los Angeles and the United States Department of Housing and Urban Development (HUD) note that the covenant required in the Conditions of Approval herein shall prevail unless pre-empted by State or Federal law.

TIME LIMIT – OBSERVANCE OF CONDITIONS

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25 A.2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles, West Los Angeles Development Services Center, or the Marvin Braude Constituent Service Center in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077, (310) 231-2901, (818) 374-5050, or through the Department of City Planning website at <http://cityplanning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction. Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

TRANSFERABILITY

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

VIOLATION OF THESE CONDITIONS, A MISDEMEANOR

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

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

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning’s DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

*Metro DSC
(213) 482-7077
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
Planning.figcounter@lacity.org*

*Van Nuys DSC
(818) 374-5050
6262 Van Nuys Boulevard,
Suite 251
Van Nuys, CA 91401
Planning.mbc2@lacity.org*

*West Los Angeles DSC
(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
Planning.westla@lacity.org*

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](http://appointments.lacity.org) portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal
Filing



QR Code to Forms for In-
Person Appeal Filing



QR Code to BuildLA Appointment Portal
for Condition Clearance

Only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property can appeal this Transit Oriented Communities/Density Bonus Compliance Review Determination. Per the Density Bonus Provision of State Law (Government Code Section 65915), the Density Bonus increase in units above the base density limits per the underlying zone(s) and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per LAMC Sections 12.22 A.25 and 12.22 A.31, appeals of Density Bonus Compliance Review and Transit Oriented Communities cases with the Director of Planning or Zoning Administrator as the initial decision maker are heard by the City Planning Commission.

Note of Instruction Regarding the Notice of Exemption: Applicant is hereby advised to file the Notice of Exemption for the associated categorical exemption after the issuance of this letter. If filed, the form shall be filed with the County of Los Angeles, 12400 Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). More information on the associated fees can be found online here: <https://www.lavote.net/home/county-clerk/environmental-notices-fees>. The best practice is to go in person and photograph the posted

notice in order to ensure compliance. Pursuant to Public Resources Code Section 21167 (d), the filing of this notice of exemption starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations, **and the possibility of a CEQA appeal**, being extended to 180 days.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:



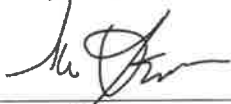
Heather Bleemers
Senior City Planner

Reviewed by:



Sophia Kim
City Planner

Prepared by:



Alice Okumura
City Planning Associate

Attachments:
Exhibit A: Architectural Plans

APPLICATIONS



APPEAL APPLICATION Instructions and Checklist

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

PURPOSE

This application is for the appeal of Los Angeles City Planning determinations, as authorized by the LAMC, as well as first-level Building and Safety Appeals.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

- Area Planning Commission (APC) City Planning Commission (CPC) City Council
 Zoning Administrator (ZA) Director of Planning (DIR)

CASE INFORMATION

Case Number: #ADM-2023-5502-DB-TTGA
Project Address: 7979 W. Sunset Blvd LA CA 90046
Final Date to Appeal: 12-28-23

APPELLANT

For main entitlement cases, except for Building and Safety Appeals:

Check all that apply.

- Person, other than the Applicant, Owner or Operator claiming to be aggrieved
 Representative Property Owner Applicant Operator of the Use/Site

For Building and Safety Appeals only:

Check all that apply.

- Person claiming to be aggrieved by the determination made by **Building and Safety**¹
 Representative Property Owner Applicant Operator of the Use/Site

¹ Appellants of a Building and Safety Appeal are considered the Applicant and must provide the Noticing Requirements identified on page 4 of this form at the time of filing. Pursuant to LAMC Section 12.26 K, an appeal fee shall be required pursuant to LAMC Section 19.01 B.2.

APPELLANT INFORMATION

Appellant Name: Jamie Masada

Company/Organization: Laugh Factory

Mailing Address: 8001 W. Sunset Blvd.

City: Los Angeles State: CA Zip Code: 90046

Telephone: (310) 722-2774 E-mail: JCMasada@gmail.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

Self Other: _____

Is the appeal being filed to support the original applicant's position? YES NO

REPRESENTATIVE / AGENT INFORMATION

Representative/Agent Name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part? Entire Part

Are specific Conditions of Approval being appealed? YES NO

If Yes, list the Condition Number(s) here: 1, 6b, 7

On a separate sheet provide the following:

- Reason(s) for the appeal
- Specific points at issue
- How you are aggrieved by the decision
- How the decision-maker erred or abused their decision

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature:  Date: 12-27-23

GENERAL NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: \$164

Reviewed & Accepted by (DSC Planner): J. Khan

Receipt No.: 2023361024-53 Date: 12/21/23

Determination authority notified Original receipt and BTC receipt (if original applicant)

GENERAL APPEAL FILING REQUIREMENTS

If dropping off an appeal at a Development Services Center (DSC), the following items are required. See also additional instructions for specific case types. To file online, visit our [Online Application System \(OAS\)](#).

APPEAL DOCUMENTS

1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

- Appeal Application
- Justification/Reason for Appeal
- Copy of Letter of Determination (LOD) for the decision being appealed

2. Electronic Copy

- Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., "Appeal Form", "Justification/Reason Statement", or "Original Determination Letter"). No file should exceed 70 MB in size.

3. Appeal Fee

- Original Applicant.* The fee charged shall be in accordance with LAMC Section 19.01 B.1(a), or a fee equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.
- Aggrieved Party.* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b).

4. Noticing Requirements (Applicant Appeals or Building and Safety Appeals Only)

- Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all Applicant appeals. Appellants for BSAs are considered Original Applicants.
- BTC Receipt.* Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning's mailing contractor (BTC).

See the Mailing Procedures Instructions ([CP-2074](#)) for applicable requirements.

SPECIFIC CASE TYPES ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITIES (TOC)

Appeal procedures for DB/TOC cases are pursuant to LAMC Section 12.22 A.25(g).

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.
- Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to LAMC Section 12.37 I.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

[VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant LAMC Section 17.54 A.

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

BUILDING AND SAFETY APPEAL

First Level Appeal

Procedures for an appeal of a determination by the Los Angeles Department of Building and Safety (LADBS) (i.e., Building and Safety Appeal, or BSA) are pursuant LAMC Section 12.26 K.1.

- The Appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

1. Appeal Fee

- Appeal fee shall be in accordance with LAMC Section 19.01 B.2 (i.e., the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code, plus surcharges).

2. Noticing Requirement

- Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per LAMC Section 12.26 K.3. Appellants for BSAs are considered Original Applicants.

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Second Level Appeal

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1. Appeal Fee

- Original Applicant.* Fees shall be in accordance with the LAMC Section 19.01 B.1(a).

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1. Appeal Fee

- Applicant (Owner/Operator).* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(a).

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under LAMC Section 19.01 B.1(a) shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

- Aggrieved Party.* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b).

As the owner of 5510 North Laurel Avenue and long time neighbor of the developing property at 7979 W. Sunset Blvd.. i am outraged by the fact we have received no outward facing public notices or documentation from the city or developer about the project they are trying to fast track Two, I have been aggrieved by multiple conditions:

1. (1) Site development: building this property and not engaging with the community members and neighbors about the historic mural they plan to block or displace.
2. (6b) The setback conditions on Sunset Blvd.
3. Commercial parking. Laugh Factory/Greenblatts, Trader Joe's/Starbucks have their own load-in/commercial parking. Where will this development have its commercial parking for their retail spaces?
4. (7) The parking garage entrance and exit on Laurel Avenue will further congest the neighborhood with more traffic and make it less safe for pedestrians. With only 30 spaces, where will retail park? Laurel Avenue is highly congested and has accidents weekly if not daily, and one side is a fire lane. Having an entrance and exit on Laurel will cause a heavy burden to all residents who live on Laurel not to mention those who commute to he Valley. We would like the entrance and exit to the 7979 project moved to the original space on Sunset. We know this can be done as the previous occupant of 7979 W. Sunset Blvd had and entrance and exit on Sunset for 40 years.
5. Ingress/Egress both need to be located on Sunset Blvd.

Over the past three and a half years the owners of the 7979 lot have allowed five fires to happen on their property, left debris from said fires for months causing the block to look dilapidated and without care, have disturbed and brought down the quality of life on the block which left me personally susceptible to lawsuits from my tenants. We have tried to communicate our frustrations with the owners and to work with them but in return have been subjected to blatant disregard.

We must come together to find solutions to the concerns many of us in the community have in regards to the 7979 project.

Concerned neighbor,

Jamie Masada
12/20/23

APPLICATIONS



APPEAL APPLICATION Instructions and Checklist

ORIGINAL

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

PURPOSE

This application is for the appeal of Los Angeles City Planning determinations, as authorized by the LAMC, as well as first-level Building and Safety Appeals.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

- Area Planning Commission (APC) City Planning Commission (CPC) City Council
 Zoning Administrator (ZA) Director of Planning (DIR)

CASE INFORMATION

Case Number: # ADM - 2023 - 5502 - DB - HCA
Project Address: 7979 W. Sunset Blvd Los Angeles CA 90046
Final Date to Appeal: Dec. 28th 2023

APPELLANT

For main entitlement cases, except for Building and Safety Appeals:

Check all that apply.

- Person, other than the Applicant, Owner or Operator claiming to be aggrieved
 Representative Property Owner Applicant Operator of the Use/Site

For Building and Safety Appeals only:

Check all that apply.

- Person claiming to be aggrieved by the determination made by **Building and Safety**¹
 Representative Property Owner Applicant Operator of the Use/Site

¹ Appellants of a Building and Safety Appeal are considered the Applicant and must provide the Noticing Requirements identified on page 4 of this form at the time of filing. Pursuant to LAMC Section 12.26 K, an appeal fee shall be required pursuant to LAMC Section 19.01 B.2.

APPELLANT INFORMATION

Appellant Name: José Isabel Rosas Luna

Company/Organization: _____

Mailing Address: 1510 N Laurel Ave #5

City: Los Angeles State: CA Zip Code: 90046

Telephone: 213 676 6271 E-mail: _____

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

Self Other: _____

Is the appeal being filed to support the original applicant's position? YES NO

REPRESENTATIVE / AGENT INFORMATION

Representative/Agent Name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part? Entire Part

Are specific Conditions of Approval being appealed? YES NO

If Yes, list the Condition Number(s) here: (213) (1) site development (6b) and (7A) o

On a separate sheet provide the following:

- Reason(s) for the appeal
- Specific points at issue
- How you are aggrieved by the decision
- How the decision-maker erred or abused their decision

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature:  Date: 12-21-23

GENERAL NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

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THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: \$166

Reviewed & Accepted by (DSC Planner): J. Curran

Receipt No.: 2023361024-54 Date: 12/27/21

Determination authority notified Original receipt and BTC receipt (if original applicant)

GENERAL APPEAL FILING REQUIREMENTS

If dropping off an appeal at a Development Services Center (DSC), the following items are required. See also additional instructions for specific case types. To file online, visit our [Online Application System \(OAS\)](#).

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1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

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- Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., "Appeal Form", "Justification/Reason Statement", or "Original Determination Letter"). No file should exceed 70 MB in size.

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- Original Applicant.* The fee charged shall be in accordance with LAMC Section 19.01 B.1(a), or a fee equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.
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Appeal procedures for DB/TOC cases are pursuant to LAMC Section 12.22 A.25(g).

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
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- Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to LAMC Section 12.37 I.

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- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

[VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant LAMC Section 17.54 A.

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

BUILDING AND SAFETY APPEAL

First Level Appeal

Procedures for an appeal of a determination by the Los Angeles Department of Building and Safety (LADBS) (i.e., Building and Safety Appeal, or BSA) are pursuant LAMC Section 12.26 K.1.

- The Appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

1. Appeal Fee

- Appeal fee shall be in accordance with LAMC Section 19.01 B.2 (i.e., the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code, plus surcharges).

2. Noticing Requirement

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- Aggrieved Party.* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b).

As a longtime resident of 5510 North Laurel Avenue and neighbor of the developing property at 7979 W. Sunset Blvd., I am outraged by the fact we have received no outward facing public notices or documentation from the city or developer about the project they are trying to fast track in our neighborhood, which is unlawful. Two, I have been aggrieved by multiple conditions:

1. (1) Site development: building this property and not engaging with the community members and neighbors about the historic mural they plan to block or displace.
2. (6b) The setback conditions on our property line.
3. Commercial parking. Laugh Factory/Greenblatts, Trader Joe's/Starbucks have their own load-in/commercial parking. Where will this development have its commercial parking for their retail spaces?
4. (7) The parking garage entrance and exit which will further congest the neighborhood with more traffic and make it less safe for pedestrians. With only 30 spaces, where will retail park?. Laurel Avenue is already congested and one side is a fire line this will cause a burden to all residents who live on Laurel not to mention those who commute to
5. The height and shadow of the 7 story building.
6. These high density projects are being fast tracked to help alleviate some of the housing and homelessness problems in LA which is great. We would like to see this building have more than only 2 low income units out of 40+.

We must come together to find solutions to the concerns many of us in the community have in regards to the 7979 project.

Concerned neighbor,
Jose Luna
12/20/23

APPLICATIONS



APPEAL APPLICATION Instructions and Checklist

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

PURPOSE

This application is for the appeal of Los Angeles City Planning determinations, as authorized by the LAMC, as well as first-level Building and Safety Appeals.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

- Area Planning Commission (APC) City Planning Commission (CPC) City Council
 Zoning Administrator (ZA) Director of Planning (DIR)

CASE INFORMATION

Case Number: ADM-2023-5502-DB-HCA
Project Address: 7979 WEST SUNSET BLVD LOS ANGELES, CA 90046
Final Date to Appeal: DECEMBER 28, 2023

APPELLANT

For main entitlement cases, except for Building and Safety Appeals:

Check all that apply.

- Person, other than the Applicant, Owner or Operator claiming to be aggrieved
 Representative Property Owner Applicant Operator of the Use/Site

For Building and Safety Appeals only:

Check all that apply.

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APPELLANT INFORMATION

Appellant Name: KELLI ELLEN

Company/Organization: _____

Mailing Address: 1510 N LAUREL AVE #11

City: LOS ANGELES State: CA Zip Code: 90046

Telephone: 323-251-0420 E-mail: CUSTOMTYINSTALLS@GMAIL.COM

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

Self Other: _____

Is the appeal being filed to support the original applicant's position? YES NO

REPRESENTATIVE / AGENT INFORMATION

Representative/Agent Name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part? Entire Part

Are specific Conditions of Approval being appealed? YES NO

If Yes, list the Condition Number(s) here: (7A) parking (6b) side yard reduction (1) site development

On a separate sheet provide the following:

- Reason(s) for the appeal
- Specific points at issue
- How you are aggrieved by the decision
- How the decision-maker erred or abused their decision

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature: KELLI ELLEN Date: DECEMBER 21, 2023

GENERAL NOTES

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THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: _____

\$166

Reviewed & Accepted by (DSC Planner): _____

J. Alton

Receipt No.: _____

221223 C1 C

Date: _____

12/20/22

Determination authority notified

Original receipt and BTC receipt (if original applicant)

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2. Noticing Requirement

- Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per LAMC Section 12.26 K.3. Appellants for BSAs are considered Original Applicants.

List of Grievances

Failure of City of Los Angeles to mail, post or otherwise inform neighbors of the impending appeals deadline. Filing the determination letter on Dec 13th, during the holidays when the city offices are not at full capacity.

Parking garage on second floor - this will result in noise and exhaust from cars that will come out directly towards our building and apartments. That area should have a requirement for a scrubber and some sort of noise abatement to minimize impact on our building.

Pool on and amenities on roof - the pool is on the side closest to our building. What about noise - will there be sound abatement? What are hours of use?

Ingress/Egress - the driveway is going to be on Laurel, people will not be able to come out and turn left, it's too close to the intersection (traffic will be blocked and back up across Sunset). That means all traffic must turn right. Is there a requirement that they curve the exit driveway north so that people are physically stopped from turning left?

Description of Laurel Ave. Laurel has speed humps due to existing high speeds and excessive traffic. That was not mentioned in the city's description of Laurel Avenue.

Truck Access - How will large trucks be able to make the turn into the garage? Especially if there will be any restaurants on the bottom floor getting deliveries. What about moving trucks? Is there enough room in the garage for a truck to pull in and turn around? Trucks cannot park on Laurel and Sunset is a traffic lane most of the day.

Trash - where will the dumpsters be pulled out onto the street? There is limited space on Laurel Ave and most is a fire lane.

Reduced setbacks - Will firefighters and emergency personnel be able to fit between the buildings to access units on the north side of the building? Have they checked with the fire department about any concerns they may have?

Prior Gas Station - The developer and city describe the current state of the lot as "vacant" but there may still be gas tanks underground that need to be abated, especially since they intend to have a level of underground parking.

Parking - With only 30 parking spaces, where will residents and retail customers park? Laurel Ave has limited parking spaces due to one side being a fire lane. This will cause a burden to residents already struggling to find parking.

Commercial Parking - all the nearby commercial buildings referenced have their own parking lots (Laugh Factory/Greenblatts, Veggie Grill/Starbucks, Trader Joe's building, etc). Street parking on Sunset is only available for a few hours a day, not during peak times when it's a traffic lane. Other nearby lots are for those businesses only, so where will people park for the businesses in this development?

APPLICATIONS



APPEAL APPLICATION Instructions and Checklist

ORIGINAL

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

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 Zoning Administrator (ZA) Director of Planning (DIR)

CASE INFORMATION

Case Number: ADM-2023-5502-DB HCA-
Project Address: 7971-7979 WEST SUNSET BLVD
Final Date to Appeal: Dec. 28, 2023

APPELLANT

For main entitlement cases, except for Building and Safety Appeals:

Check all that apply.

- Person, other than the Applicant, Owner or Operator claiming to be aggrieved
 Representative Property Owner Applicant Operator of the Use/Site

For Building and Safety Appeals only:

Check all that apply.

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APPELLANT INFORMATION

Appellant Name: WILLIAM DOWES

Company/Organization: sc/p

Mailing Address: 1510 NORTH LAUREL AVE #3

City: LA State: CA Zip Code: 90048

Telephone: 917-239-0248 E-mail: billdowescomics@gmail.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

Self Other: _____

Is the appeal being filed to support the original applicant's position? YES NO

REPRESENTATIVE / AGENT INFORMATION

Representative/Agent Name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part? Entire Part

Are specific Conditions of Approval being appealed? YES NO

If Yes, list the Condition Number(s) here: garage opening on Sunset, traffic, exit, entry points, etc

On a separate sheet provide the following: (1), (7), 6b

Reason(s) for the appeal

Specific points at issue

How you are aggrieved by the decision

How the decision-maker erred or abused their decision

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature: [Signature] Date: 12/20/23

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THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: \$166

Reviewed & Accepted by (DSC Planner): I curran

Receipt No.: 22122303B Date: 12/22/22

Determination authority notified Original receipt and BTC receipt (if original applicant)

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Appeal procedures for DB/TOC cases are pursuant to LAMC Section 12.22 A.25(g).

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.
- Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to LAMC Section 12.37 I.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

[VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant LAMC Section 17.54 A.

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

BUILDING AND SAFETY APPEAL

First Level Appeal

Procedures for an appeal of a determination by the Los Angeles Department of Building and Safety (LADBS) (i.e., Building and Safety Appeal, or BSA) are pursuant LAMC Section 12.26 K.1.

- The Appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

1. Appeal Fee

- Appeal fee shall be in accordance with LAMC Section 19.01 B.2 (i.e., the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code, plus surcharges).

2. Noticing Requirement

- Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per LAMC Section 12.26 K.3. Appellants for BSAs are considered Original Applicants.

- BTC Receipt.* Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning's mailing contractor (BTC).

See the Mailing Procedures Instructions ([CP-2074](#)) for applicable requirements.

Second Level Appeal

Procedures for a appeal of the Director's Decision on a BSA Appeal are pursuant to LAMC Section 12.26 K.6. The original Appellant or any other aggrieved person may file an appeal to the APC or CPC, as noted in the LOD.

1. Appeal Fee

- Original Applicant.* Fees shall be in accordance with the LAMC Section 19.01 B.1(a).

2. Noticing Requirement

- Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per LAMC Section 12.26 K.7. Appellants for BSAs are considered Original Original Applicants.
- BTC Receipt.* Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning's mailing contractor (BTC).

See the Mailing Procedures Instructions ([CP-2074](#)) for applicable requirements.

NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to LAMC Section 12.27.1 C.4. Nuisance Abatement/Revocations cases are only appealable to the City Council.

1. Appeal Fee

- Applicant (Owner/Operator).* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(a).

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under LAMC Section 19.01 B.1(a) shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

- Aggrieved Party.* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b).

THREE YEARS OF TORTURE

billdawescomic@gmail.com | Thu, 21 Dec 2023 15:21:03 -0800 | 4 minute(s) read

This is my statement regarding the torture I've endured the past 3 years:

My name is William Dawes and I have been a resident of 1510 North Laurel for 6 and 1/2 years. Part of the reason I live in this location is that it's right next door to the Laugh Factory, my main place of employment. Prior to the horror of the past 3 years, life in this apartment building was happy, safe and peaceful.

Shortly after the community mural was painted in the empty lot, I noticed that a Caucasian man in his 30's-40's of average height and build, short hair and a goatee, had created a makeshift shanty in the otherwise empty lot. Days later, while waking past the lot with my landlord, Jamie Masada, this same man began screaming at us (and I'm quoting for full disclosure) "Fuck you, nigger!" and "Nigger lover!" and "I'll kill you!" while making aggressive moves towards us. He then threw a large ROCK at me which struck my shoulder, which Mr. Masada can attest to. It was not the last time he threw projectiles at me. Luckily, I never sustained serious physical injuries.

In the ensuing months, the same man continued to scream at me whenever I passed by. To exacerbate matters, he began screaming throughout the night - screaming so loudly and violently that it would wake me up in the middle of the night. I didn't feel safe at all, a sentiment I soon learned was echoed by everyone living there, particularly my female neighbors, Susan and Maria, both young women of color who were clearly terrified. On one occasion, I saw the lot owner and Mr. Masada speaking in the lot. They had a heated discussion in which I overheard Mr. Masada telling him that "the tenants are suffering," "it's not fair," "please do something." The lot owner only said "I'll see what I can do." Ironically, things only got worse.

Although I tried to tell myself I wasn't in danger, the harassment began to affect my daily life. My stress and anxiety worsened as this individual's behavior worsened, and I needed to seek therapy for PTSD and procure prescriptions to both Ambien and Xanax. I have doctor's orders to show this.

In 2022, fires started coming from the empty lot. I asked my neighbor Kelli Ellen about it, who informed me the man had already committed arson 4-5 times and actively trying to burn the mural and the fence separating the adjoining properties. I felt like a prisoner and kept attempting to move, but the rent for my apartment was only \$750 a month. As a struggling actor and comic, I couldn't find anything else available that was affordable.

On JUNE 21st of this year, 2023, the man started another massive fire - a fire which burned down much of the fence and several trees separating the two properties. During this intense heat, it struck me how EASILY the fire could have ignited the entire building. Adding to the incessant screaming and threat of violence was now the distinct possibility of being burned alive in my home while I slept, which only worsened my insomnia and PTSD.

Like many of my neighbors, I was dumbfounded that the owner of the empty lot did not take ANY steps to evict this man. As a matter of fact, I once asked a police officer on the premises about any recourse, and he told me this man was “allowed” by the lot owner to live there.

I hope and pray that the current property owner is ordered to redress his negligence and take full accountability. As of this writing, the lot owner has not repaired the burned fence, but still enjoys massive amounts of revenue from signage surrounding the lot. A city inspector informed me that - although the man has received multiple citations for “improper signage” around the perimeter of the lot - he still receives upwards of \$75,000 a month for ads. STILL, because of his obvious and apparent greed and gross negligence, nothing has been fixed from the arson, and I continue to live in fear and in a precarious state of mental and emotional health. My physical health has worsened as well and I now I have shingles all over my neck and stomach. In my honest opinion, this negligence borders on criminal. The lot owner could have handled this at any point, but it's insanity to me that this man has allowed this to happen, keeping all of the neighboring tenants terrified and anxious. I don't understand how he allowed it.

I would love the opportunity to tell my harrowing story in front of a jury of my peers and I want my neighbors to tell their story as well. I would like a jury to decide if it's justice to allow one wealthy man to create an environment of suffering for several tenants for no reason other than greed and indifference. I know the American justice system would not let something as egregious as this stand without serious redress.

Lastly, I would like to mention that since the integrity of the lot owner is seriously in question, I am very truly afraid that he might put the tenants living here through another 3 or 4 years of torture. It's hard for me to believe the owner will construct a new development with any concern for the basic needs and safety concerns of the tenants living here. We have already been betrayed by him, please don't allow him to put us through several more years of torment.

Please feel free to reach out to me if you require any further information or clarification.

Sincerely,
William D. Dawes
917-239-2048

**Exhibit C - Administrative Determination,
ADM-2023-5502-DB-HCA**

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

MONIQUE LAWSHE
VICE-PRESIDENT

MARIA CABILDO
CAROLINE CHOE
ILISSA GOLD
HELEN LEUNG
KAREN MACK
JACOB NOONAN
ELIZABETH ZAMORA

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
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VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

**ADMINISTRATIVE DETERMINATION
DENSITY BONUS & AFFORDABLE HOUSING INCENTIVES PROGRAM**

December 13, 2023

Applicant / Owner
Alexander Massachi
7979 Sunset LLC
1206 Lexington Rd
Beverly Hills, CA 90210

Representative
Dana Sayles
Three6ixty
11287 Washington Blvd.
Culver City, CA 90230

Case No. ADM-2023-5502-DB-HCA

CEQA: N/A

Location: 7971-7979 West Sunset
Boulevard

Council District: 13 – Soto-Martinez

Neighborhood Council: Hollywood Hills West

Community Plan Area: Hollywood

Land Use Designation: Neighborhood Office
Commercial

Zone: C4-1D

Legal Description: Lot FR 16, TR 1607

Last Day to File an Appeal: December 28, 2023

DETERMINATION – Density Bonus & Affordable Housing Incentives Program

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

1. **Determine**, based on the whole of the record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1);
2. **Approve a ministerial review of Density Bonus Compliance**, pursuant to LAMC Section 12.22 A.25, a 35 percent Density Bonus (with 11 percent of the base number of units set aside for Very Low Income Households), for a project totaling 41 dwelling units, reserving four (4) units for Very Low Income Household occupancy for a period of 55 years, along with the following two (2) On-Menu Incentives for a qualifying project:
 - a. **Floor Area Ratio:** to permit a FAR of 3 to 1 in lieu of the otherwise required 1 to 1; and

- b. **Side Yard Requirements:** a reduction of the northern side yard setback to 8 feet, in lieu of 10 feet otherwise allowed, for a total of a 20 percent reduction.

3. **Adopt** the attached Findings.

CONDITIONS OF APPROVAL

Pursuant to Section 12.22 A.25 of the LAMC, the following conditions are hereby imposed upon the use of the subject property:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. Changes beyond minor deviations required by other City Departments or the LAMC may not be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of Planning. Each change shall be identified and justified in writing.
2. **Residential Density.** The project shall be limited to a maximum density of 41 residential units, including Density Bonus units.
3. **On-site Restricted Affordable Units.** The project shall set aside the number and type of Restricted Affordable Units, as defined by State Density Bonus Law in California Government Code Section 65915(C)(2), corresponding to the percentage of Density Bonus and number of Incentives utilized, consistent with LAMC Section 12.22 A.25.
4. **Changes in On-site Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25 and Government Code Section 65915.
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make four (4) dwelling units available to Very Low Income Households, for sale or rental as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22 A.25, to the satisfaction of LAHD, and in consideration of the project's SB 8 Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD. Refer to the Density Bonus Legislation Background section of this determination.
6. **On-Menu Incentives.**
 - a. **Floor Area Ratio:** to permit a FAR of 3 to 1 in lieu of the otherwise required 1 to 1; and
 - b. **Side Yard:** a 20 percent reduction of the northern side yard setback to 8 feet, in lieu of 10 feet otherwise allowed.

7. **Parking.**

- a. Automobile parking shall be provided consistent with the LAMC and/or Assembly Bill (AB) 2097. A greater number than the minimum required may be provided at the applicant's discretion. In the event that the number of On-Site Restricted Affordable Units should increase or the composition of such units should change, then no modification of this determination shall be necessary and the number of vehicle parking spaces shall be re-calculated consistent with Section 12.22 A.31.
- b. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21-A.16. In the event that the number of On-Site Restricted Affordable Units should increase or the composition of such units should change, then no modification of this determination shall be necessary and the number of bicycle parking spaces shall be re-calculated consistent with LAMC Section 12.21 A.16.
- c. **Unbundling.** Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable units which shall include any required parking in the base rent or sales price, as verified by LAHD.
- d. **Adjustments.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e., the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety pursuant to LAMC Section 12.22 A.25 or California Government Code Section 65915.

8. **Landscaping.** All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the Department of City Planning.

- a. **Tree Requirement.** The project shall provide at least the minimum number of trees on-site to comply with the landscape requirement (LAMC Section 12.21 G(a)(3)). Pursuant to Ordinance No. 170978, required trees shall not be palm trees.
- b. **Street Trees.** Street trees shall be provided to the satisfaction of the Urban Forestry Division. Street trees may be used to satisfy on-site tree requirements pursuant to LAMC Article Section 12.21.G.3 (Chapter 1, Open Space Requirement for Six or More Residential Units).

9. **Sign Regulations.** Signs shall be required to obtain and meet all applicable permits requirements from applicable regulations in the Los Angeles Building Code and Los Angeles Municipal Code.

Administrative Conditions

10. **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.

11. **Rent Stabilization Ordinance.** 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.
12. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building & Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
13. **Notations on Plans.** Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
14. **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.
15. **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.
16. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the LAMC, Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building & Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
17. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

18. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
19. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
20. **Expedited Processing Section Fee.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
21. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

PROJECT BACKGROUND

The project site consists of one (1) corner lot encompassing approximately 11,660 square feet of lot area. The subject property is rectangular-shaped and has a street frontage of approximately 65 feet along Laurel Avenue to the west and approximately 180 feet along Sunset Boulevard to the south. The project site is situated at the northeast corner of the intersection located at Laurel Avenue and Sunset Boulevard and is bounded by Sunset Boulevard to the south, Laurel Avenue to the west, Sunset Car Wash to the east, and residential uses to the north. The project site was previously developed with a service station that was demolished in 2019 and is currently undeveloped and vacant.

The subject site is located within the Hollywood Community Plan Area and zoned C4-1D with a corresponding land use designation of Neighborhood Office Commercial. Ordinance No. 164714 establishes the D Limitation where floor area on the lot shall not exceed 1:1 FAR. The subject site is located within the Los Angeles State Transit Priority Area (ZI-2452), and within a 10-foot Building Line requirement established under Ordinance No. 95452. The subject site is not within the boundaries of any specific plan, community design overlay, or interim control ordinance.

The surrounding area is heavily urbanized with relatively level topography. North of the subject site is a neighborhood developed with primarily two- to three-story multi-family residential uses and zoned R3-1XL. Properties to the west and south of the subject site on Sunset Boulevard, are zoned C4-1D, [T][Q]C2-2D, and [Q]C2-1. Surrounding land uses include a 6-story mixed-use building and strip commercial center to the south, the Laugh Factory to the west, and Sunset Car Wash to the east.

The proposed project involves the construction, use, and maintenance of a new seven-story mixed use building containing 41 dwelling units, including four (4) units reserved for Very Low Income Households and approximately 4,459 square feet of ground floor commercial space. The proposed building will encompass approximately 35,085 square feet of floor area, resulting in a

Floor Area Ratio (FAR) of 3:1 and a height of 75 feet. Of the 41 dwelling units proposed, twelve (12) will be studio units, twenty (20) will be one-bedroom units, and 9 (9) will be two-bedroom units.

The project will be providing 29 vehicular parking spaces, pursuant to the provisions of Assembly Bill 2097. Parking will be located in one subterranean level and the second level, where the second level will be screened from public view. A total of 46 bicycle parking spaces will be provided, calculated from 36 long-term residential bicycle parking, four (4) short term residential bicycle parking, three (3) long-term commercial bicycle parking spaces, and three (3) short-term bicycle parking spaces. Bicycle parking will be located on the second level and the ground floor. A total of 5,523 square feet of open space will be provided, located on the 3rd level as a patio deck and with the majority of open space square footage located on the 7th level rooftop and amenities. Seventeen (17) on-site trees will be provided.

As an eligible Housing Development Project, the project is seeking to utilize the provisions of State Density Bonus law and the LAMC. In exchange for setting aside at least 11 percent of the base number of units for Very Low Income households, the project is permitted an increase in density of up to 35 percent. Based on the underlying zone, the project is permitted a base density of 30 units; therefore, in exchange for reserving 11 percent of this base density, equal to four (4) units, for Very Low Income households, the project is eligible for and is seeking a 35 percent increase in density to allow 41 units.

Furthermore, in exchange for setting aside at least ten percent of the base number of units for Very Low Income households, the project qualifies for up to two (2) “on-menu” development Incentives. The project is seeking the following two (2) Incentives: 1) a maximum floor area ratio of 3 to 1 in lieu of the otherwise required 1 to 1; and 2) to decrease northern side yard to 8 feet, in lieu of 10 feet otherwise allowed, for a total of a 20 percent reduction. The project is setting aside four (4) Very Low Income Household units, equal to approximately 11 percent of the base number of units for Very Low Income households; accordingly, the project is eligible for a 35 percent Density Bonus to allow up to 41 units, as well as two (2) Incentives.

STREETS

Laurel Avenue, adjoining the subject property to the west, is a designated Local Street – Standard, dedicated to a width of 60 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Sunset Boulevard, adjoining the subject property to the south, is a designated Avenue I, dedicated to a width of 10 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

HOUSING REPLACEMENT

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

Assembly Bill 2222 (AB 2222) amended the State Density Bonus Law to require applicants of density bonus projects filed as of January 1, 2015, to demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to

persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households.

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

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

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 on a site that will require demolition of existing dwelling units or occupied or vacant “Protected Units” unless the project replaces those units. The project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the property within the past 5 years. Additionally, the project must also replace all existing or demolished “Protected Units”.

The subject site is currently undeveloped and vacant. The site was formerly occupied by a 1,710 square feet service station and was demolished in 2019. Pursuant to the Housing Crisis Act of 2019 (SB 8) Replacement Unit Determination, dated May 25, 2023, the Los Angeles Housing Department (LAHD) has determined that no units are subject to replacement, pursuant to SB 8. The project will comply with these requirements to the satisfaction of LAHD. The Determination made by LAHD provides additional information.

DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES PROGRAM ON-MENU INCENTIVES ELIGIBILITY CRITERIA

Pursuant to LAMC Section 12.22-A,25(e)(2), in order to be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria:

- a. *The façade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the façade is not a flat surface.*

The proposed project site has street frontages along Laurel Avenue to the west and Sunset Boulevard to the south. The proposed building provides a variety of architectural materials and building planes along all facades, including those facing the street from the storefront entrances along Sunset Boulevard and Laurel Avenue, as well as the lobby entrance along Sunset Boulevard. Each façade features accent building materials, roof elements, and variations in fenestration, all of which enhance the appearance of the building and provide breaks in the façade plane. Therefore, the façade of any portion of the building that abuts a street is articulated such that the façade is not an entirely flat surface.

- b. *All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street facing elevation.*

The proposed project site has street frontages along Laurel Avenue to the west and Sunset Boulevard to the south. Access to parking is oriented on Laurel Avenue. Pedestrian access is oriented on Sunset Boulevard with entrances to commercial use and the residential lobby. Ground floor commercial use areas feature transparent elements to further open up into the primary street frontage. Entrances, windows, and balconies are provided along the street facing elevations and are accentuated with architectural detailing including overhangs that highlight the prominence of the façade and the orientation of the building towards the street. Therefore, the proposed building will be oriented towards the street.

- c. *The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not involve a structure that is a City of Los Angeles designated Historic-Cultural Monument (HCM).*

The proposed project is not located within a designated Historic Preservation Overlay Zone, and it does not involve a property that is designated as a City Historic-Cultural Monument.

- d. *The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of the LAMC.*

The project is not located in either a Hillside Area or Very High Fire Hazard Severity Zone.

DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS

1. **Pursuant to Section 12.22 A.25(g)(2)(i)(c) of the LAMC and Section 65915(e) of the California Government Code, the Director of Planning shall approve a density bonus and requested incentive(s) unless they find that:**

- a. *The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.*

The record does not contain substantial evidence that would allow the Director of Planning to make a finding that the requested incentives do not result in identifiable and actual cost reduction to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for 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 proposed project provides 11 percent of the base units for Very Low Income Households as a means to qualify for the 35 percent Density Bonus and the requested Incentives. The requested Incentives for a reduction of side yard setback requirements and increase in FAR will result in a building design that provides cost reductions for affordable housing. The requests will allow the developer to expand the building envelope so the additional affordable units can be constructed, and the overall space dedicated to

residential uses is increased. The increase in FAR will allow for the construction of additional units that will result in a reduction in the cost of constructing housing. These Incentives support the applicant's decision to set aside four (4) dwelling units for Very Low Income Households for 55 years.

Additionally, the list of On-Menu Incentives in Section 12.22-A.25 of the LAMC were pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the Density Bonus On-Menu Incentives do result in identifiable and actual cost reductions to provide for affordable housing costs because the incentives by their nature increase the scale of the project and thus facilitates the provision of affordable housing units.

Floor Area Ratio. The requested On-Menu Incentive for an increase in maximum floor area ratio is expressed in the LAMC as an allowable exception to zoning requirements that result in building design or construction efficiencies that facilitate the creation of affordable housing. Specifically, an eligible Density Bonus housing development project may seek an Incentive for an increase in maximum floor area ratio of 3 to 1. Per the underlying C4-1D Zone, the project would be limited to a maximum FAR of 1 to 1. Accordingly, the project is requesting to utilize this Incentive to increase the proposed maximum floor area ratio of 3 to 1.

Northerly Side Yard Setback. The requested On-Menu Incentive for a reduction in the northerly side yard setback only is expressed in the LAMC as an allowable exception to zoning requirements that result in building design or construction efficiencies that facilitate the creation of affordable housing. Specifically, an eligible Density Bonus housing development project may seek an Incentive for a maximum reduction of 20 percent in the northerly side yard setback. Per the underlying C4-1D Zone, the project would be required to provide a northerly side yard setback of 10 feet; accordingly, the project is requesting to utilize this Incentive to reduce the proposed side yard setback to 8 feet.

Therefore, all requested On-Menu Incentives are necessary to provide for affordable housing costs.

- b. The incentives would 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 and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income and moderate-income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.*

There is no evidence that the proposed incentives will have a specific adverse impact upon public health and safety or the physical environment, or 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. Accordingly, the project will not have a significant impact on any on-site resource or any resource in the surrounding area. The project is not located within any special hazard

area; accordingly, the project will not have a specific adverse impact upon public health and safety or the physical environment. The property is not located on a substandard street in a Hillside area or in a Very High Fire Hazard Severity Zone, or any other special hazard area. The project is required to comply with all other pertinent regulations including those governing construction, use, and maintenance, and will not create any significant direct impacts on public health and safety. Therefore, there is no substantial evidence that the proposed project, and thus the requested incentive, will have a specific adverse impact on the physical environment, on public health and safety or the physical environment, or on any Historical Resource.

c. The Incentives is contrary to state or federal law.

There is no substantial evidence in the record indicating that the requested Incentives are contrary to any State or federal laws.

ADDITIONAL MANDATORY FINDINGS

2. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside a flood zone.
3. It has been determined based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1).

DENSITY BONUS LEGISLATION BACKGROUND

The California State Legislature has declared that "[t]he availability of housing is of vital statewide importance," and has determined that state and local governments have a responsibility to "make adequate provision for the housing needs of all economic segments of the community." Section 65580, subds. (a), (d). Section 65915 further provides that an applicant must agree to, and the municipality must ensure, the "continued affordability of all low and very low income units that qualified the applicant" for the density bonus.

With Senate Bill 1818 (2004), state law created a requirement that local jurisdictions approve a density bonus and up to three "concessions or incentives" for projects that include defined levels of affordable housing in their projects. In response to this requirement, the City created an ordinance that includes a menu of incentives (referred to as "on-menu" incentives) comprised of eight zoning adjustments that meet the definition of concessions or incentives in state law (California Government Code Section 65915). The eight on-menu incentives allow for: 1) reducing setbacks; 2) reducing lot coverage; 3) reducing lot width, 4) increasing floor area ratio (FAR); 5) increasing height; 6) reducing required open space; 7) allowing for an alternative density calculation that includes streets/alley dedications; and 8) allowing for "averaging" of FAR, density, parking or open space. In order to grant approval of an on-menu incentive, the City utilizes the same findings contained in state law for the approval of incentives or concessions.

Under Government Code Sections 65915(a), 65915(d)(2)(C), and 65915(d)(3), the City of Los Angeles complies with the State Density Bonus law by adopting density bonus regulations and procedures as codified in Section 12.22-A,25 of the LAMC. Section 12.22-A,25 creates a procedure to waive or modify zoning code standards which may prevent, preclude or interfere

with the effect of the density bonus by which the incentive or concession is granted, including legislative body review. The Ordinance must apply equally to all new residential development.

In exchange for setting aside a defined number of affordable dwelling units within a development, applicants may request up to three incentives in addition to the density bonus and parking relief which are permitted by right. The incentives are deviations from the City's development standards, thus providing greater relief from regulatory constraints. Utilization of the Density Bonus/Affordable Housing Incentives Program supersedes requirements of the LAMC and underlying ordinances relative to density, number of units, parking, and other requirements relative to incentives, if requested.

For the purpose of clarifying the Covenant Subordination Agreement between the City of Los Angeles and the United States Department of Housing and Urban Development (HUD) note that the covenant required in the Conditions of Approval herein shall prevail unless pre-empted by State or Federal law.

TIME LIMIT – OBSERVANCE OF CONDITIONS

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25 A.2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles, West Los Angeles Development Services Center, or the Marvin Braude Constituent Service Center in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077, (310) 231-2901, (818) 374-5050, or through the Department of City Planning website at <http://cityplanning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction. Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

TRANSFERABILITY

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

VIOLATION OF THESE CONDITIONS, A MISDEMEANOR

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

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

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

*Metro DSC
(213) 482-7077
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
Planning.figcounter@lacity.org*

*Van Nuys DSC
(818) 374-5050
6262 Van Nuys Boulevard,
Suite 251
Van Nuys, CA 91401
Planning.mbc2@lacity.org*

*West Los Angeles DSC
(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
Planning.westla@lacity.org*

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](https://www.lacity.org/buildla) portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal
Filing



QR Code to Forms for In-
Person Appeal Filing



QR Code to BuildLA Appointment Portal
for Condition Clearance

Only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property can appeal this Transit Oriented Communities/Density Bonus Compliance Review Determination. Per the Density Bonus Provision of State Law (Government Code Section 65915), the Density Bonus increase in units above the base density limits per the underlying zone(s) and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per LAMC Sections 12.22 A.25 and 12.22 A.31, appeals of Density Bonus Compliance Review and Transit Oriented Communities cases with the Director of Planning or Zoning Administrator as the initial decision maker are heard by the City Planning Commission.

Note of Instruction Regarding the Notice of Exemption: Applicant is hereby advised to file the Notice of Exemption for the associated categorical exemption after the issuance of this letter. If filed, the form shall be filed with the County of Los Angeles, 12400 Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). More information on the associated fees can be found online here: <https://www.lavote.net/home/county-clerk/environmental-notices-fees>. The best practice is to go in person and photograph the posted

notice in order to ensure compliance. Pursuant to Public Resources Code Section 21167 (d), the filing of this notice of exemption starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations, **and the possibility of a CEQA appeal**, being extended to 180 days.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:



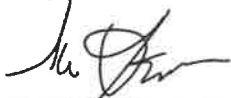
Heather Bleemers
Senior City Planner

Reviewed by:



Sophia Kim
City Planner

Prepared by:



Alice Okumura
City Planning Associate

Attachments:
Exhibit A: Architectural Plans



5737 VENICE BLVD.
LOS ANGELES, CA 90019
www.tighemanufacturing.com

7079 SUNSET MIXED-USE
7079 SUNSET BLVD
LOS ANGELES, CA 90046

REVISION
CONCEPT DESIGN 01/17/2023
P/LA SUBMITTAL #1 04/06/2023
P/LA SUBMITTAL #2 11/02/2023



COVER
G.000

SHEET INDEX

ABBREVIATIONS

PROJECT CONTACTS

PROJECT INFORMATION

ZONING INFO

APPLICABLE CODES

PARKING CALCULATIONS

BIKE/PARKING REQUIREMENTS

AREA CALCULATOR PER ZONING CODE

1-10	ADDITIONAL SHEET INDEX	11-20	CONCRETE
21-30	FOUNDATION	31-40	EXTERIOR
41-50	GENERAL CONTRACTOR	51-60	FLOORING
61-70	MECHANICAL	71-80	ROOFING
81-90	ELECTRICAL	91-100	STRUCTURAL
101-110	PAINT	111-120	WALLS
121-130	WOODWORK	131-140	WINDOWS
141-150	MECHANICAL	151-160	PLUMBING
161-170	ELECTRICAL	171-180	MECHANICAL
181-190	ELECTRICAL	191-200	ELECTRICAL
201-210	ELECTRICAL	211-220	ELECTRICAL
221-230	ELECTRICAL	231-240	ELECTRICAL
241-250	ELECTRICAL	251-260	ELECTRICAL
261-270	ELECTRICAL	271-280	ELECTRICAL
281-290	ELECTRICAL	291-300	ELECTRICAL
301-310	ELECTRICAL	311-320	ELECTRICAL
321-330	ELECTRICAL	331-340	ELECTRICAL
341-350	ELECTRICAL	351-360	ELECTRICAL
361-370	ELECTRICAL	371-380	ELECTRICAL
381-390	ELECTRICAL	391-400	ELECTRICAL
401-410	ELECTRICAL	411-420	ELECTRICAL
421-430	ELECTRICAL	431-440	ELECTRICAL
441-450	ELECTRICAL	451-460	ELECTRICAL
461-470	ELECTRICAL	471-480	ELECTRICAL
481-490	ELECTRICAL	491-500	ELECTRICAL
501-510	ELECTRICAL	511-520	ELECTRICAL
521-530	ELECTRICAL	531-540	ELECTRICAL
541-550	ELECTRICAL	551-560	ELECTRICAL
561-570	ELECTRICAL	571-580	ELECTRICAL
581-590	ELECTRICAL	591-600	ELECTRICAL
601-610	ELECTRICAL	611-620	ELECTRICAL
621-630	ELECTRICAL	631-640	ELECTRICAL
641-650	ELECTRICAL	651-660	ELECTRICAL
661-670	ELECTRICAL	671-680	ELECTRICAL
681-690	ELECTRICAL	691-700	ELECTRICAL
701-710	ELECTRICAL	711-720	ELECTRICAL
721-730	ELECTRICAL	731-740	ELECTRICAL
741-750	ELECTRICAL	751-760	ELECTRICAL
761-770	ELECTRICAL	771-780	ELECTRICAL
781-790	ELECTRICAL	791-800	ELECTRICAL
801-810	ELECTRICAL	811-820	ELECTRICAL
821-830	ELECTRICAL	831-840	ELECTRICAL
841-850	ELECTRICAL	851-860	ELECTRICAL
861-870	ELECTRICAL	871-880	ELECTRICAL
881-890	ELECTRICAL	891-900	ELECTRICAL
901-910	ELECTRICAL	911-920	ELECTRICAL
921-930	ELECTRICAL	931-940	ELECTRICAL
941-950	ELECTRICAL	951-960	ELECTRICAL
961-970	ELECTRICAL	971-980	ELECTRICAL
981-990	ELECTRICAL	991-1000	ELECTRICAL

OWNER: PATRICK J. TORRES, PHA
PROJECT: 7079 SUNSET MIXED-USE
15000 WILSON BLVD, LOS ANGELES, CA 90046

PROJECT INFORMATION
LOCATION: 7079 SUNSET BLVD, LOS ANGELES, CA 90046
LEGAL DESCRIPTION: LOT 10, TRACT 51, MAP 4, COMMERCIAL DISTRICT, LOS ANGELES COUNTY, CALIFORNIA

ZONING INFO
USE: COMMERCIAL MIXED-USE
HEIGHT: 40 FT
FLOOR AREA: 100,000 SQ FT
GROSS VOLUME: 1,000,000 CU FT

APPLICABLE CODES
CITY OF LOS ANGELES
UNIFORM BUILDING CODE (UBC) 2021
CALIFORNIA ELECTRICAL CODE (CEC) 2022

PARKING CALCULATIONS

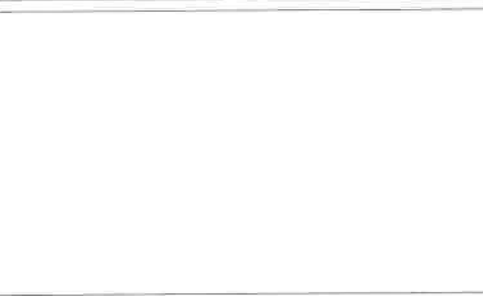
TYPE	COM	MIN	TOTAL
RETAIL	1	1	1
OFFICE	1	1	1
RESIDENTIAL	1	1	1
INDUSTRIAL	1	1	1
TRUCK	1	1	1
BICYCLE	1	1	1

BIKE/PARKING REQUIREMENTS

MINIMUM	1 BICYCLE PER 100 SQ FT
MAXIMUM	2 BICYCLES PER 100 SQ FT
TOTAL	10 BICYCLES

AREA CALCULATOR PER ZONING CODE

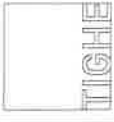
TYPE	AREA
FLOOR AREA	100,000 SQ FT
VOLUME	1,000,000 CU FT
PERIMETER	1,000 FT



PLANNING SUBMISSION #3 - 11/22/2023

SUNSET / LAUREL MIXED USE
7079 SUNSET BLVD,
LOS ANGELES, CA 90046

EXHIBIT "A"
Page No. 1 of 28
Case No. ADM-2023-5502-DB-HCA



5757 VENICE BLVD.
LOS ANGELES, CA 90019
323.457.7538
www.tighearchitects.com

795 MARKET MEADOWS
2950 MARKET BLVD.
LOS ANGELES, CA 90048

RENDERING
CONCEPT DESIGN: 04/11/2021
PDA SUBMITTAL: 03/08/2023
PLANNING SUBMISSION: 03/11/2023



RENDERINGS
G.003



— 115 E. 115TH STREET, WESTPORT, CA —



— 5757 MARKET MEADOWS, WESTPORT, CA —



— 115 E. 115TH STREET, WESTPORT, CA —

EXHIBIT "A"
Page No. 2 of 28
Case No. ADM-2023-5502-09-HCA



5757 VENICE BLVD.
LOS ANGELES, CA 90019
www.tighearchitecture.com

7778 BURBANK MEDICAL
7778 BURBANK BLVD.
LOS ANGELES, CA 90046

REVISIONS
CONCEPT DESIGN 01/11/2023
PFA/BURBANK/45 01/18/2023
PLANNING PERMISSIONS 01-11-2023

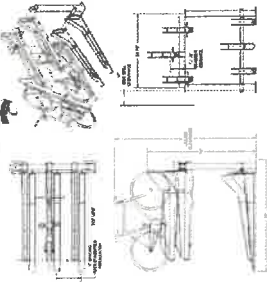


PEREIRA ENGINEERING

G.020



10000 WILSON BLVD.
SUITE 100
DOWNEY, CA 90241
TEL: (562) 944-1000
WWW.MADRAX.COM

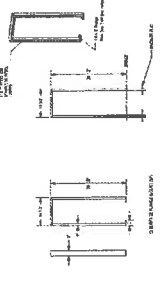


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DATE: 01/11/2023
DRAWN BY: [Name]
CHECKED BY: [Name]

1. ARCHITECTURAL ELEVATION



FOR THE ARCHITECT AND ENGINEER'S USE ONLY
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DATE: 01/11/2023
DRAWN BY: [Name]
CHECKED BY: [Name]



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DATE: 01/11/2023
DRAWN BY: [Name]
CHECKED BY: [Name]



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DATE: 01/11/2023
DRAWN BY: [Name]
CHECKED BY: [Name]

2. ARCHITECTURAL ELEVATION

3. ARCHITECTURAL ELEVATION

4. ARCHITECTURAL ELEVATION

5. ARCHITECTURAL ELEVATION

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27. ARCHITECTURAL ELEVATION

28. ARCHITECTURAL ELEVATION

29. ARCHITECTURAL ELEVATION

30. ARCHITECTURAL ELEVATION



5757 VENICE BLVD.
 SUITE 200
 LOS ANGELES, CA 90019
 T: 323-424-7284
 www.tighearchitecture.com

1778 SUNSET MIXED-USE
 1078 SUNSET BLVD.
 LOS ANGELES, CA 90024

REVISIONS
 CONCEPT DESIGN 04/11/2023
 PRELIMINARY 05/01/2023
 PLANNING SUBMISSION 05/11/2023



ZONING AREA DIAGRAM

G.050

AREA CALCULATIONS PER ZONING CODE (SEE CLAR)

ITEM	AREA	PERCENT
TOTAL	43,073 SF	100%
OFFICE	11,000 SF	25.5%
RETAIL	11,000 SF	25.5%
RESIDENTIAL	11,000 SF	25.5%
LOBBY	1,000 SF	2.3%
MECHANICAL	1,000 SF	2.3%
STAIRWELL	1,000 SF	2.3%
TRASH RECYCLE	1,000 SF	2.3%
OTHER	1,000 SF	2.3%
TOTAL TYPICAL DATA	34,000 SF	78.9%

1/2 OF 2023 CALIFORNIA ZONING CODE (11.14)

LAND STAMP AREA

ITEM	AREA
LAND STAMP AREA	43,073 SF

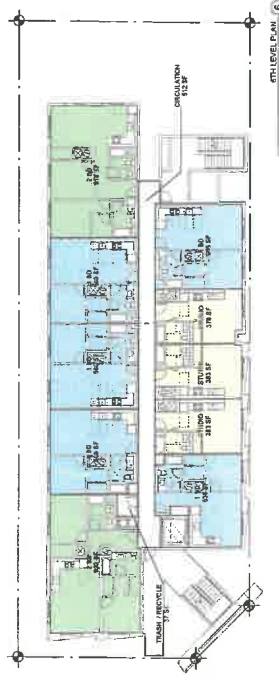
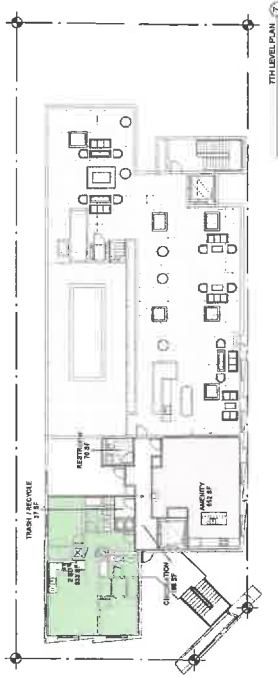
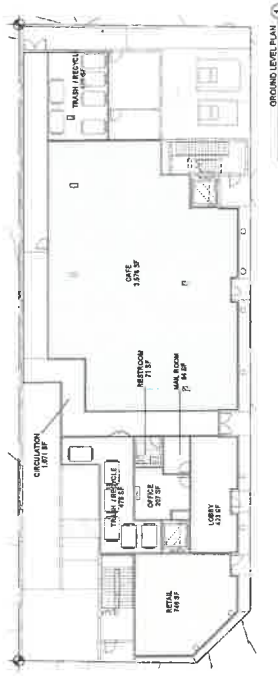
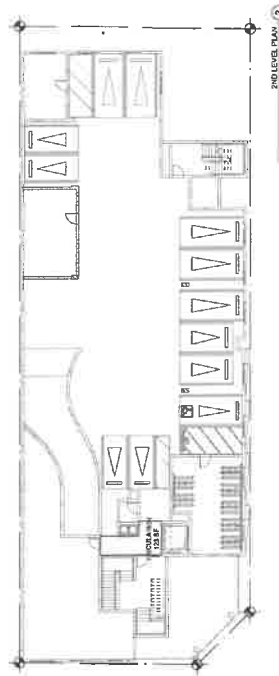


EXHIBIT "A"
 Page No. 5 of 28
 Case No. ADM-2023-5502-08-HCA



5757 VENICE BLVD.
LOS ANGELES, CA, 90019
www.tighebond.com

7979 MARKET LANE-106
7979 SUNSET BLVD
LOS ANGELES, CA 90048

NOTED:
COMPTON 09/11/2020
P2-SUBMITTAL 05/08/16/2020
PLANNING SUBMISSION 01-10/2020



OPEN SPACE DIAGRAM

G.051

OPEN SPACE LANDSCAPE REQUIREMENTS (SEE L.00)
 PER LASC SECTION 15.21 G3
 ALL UNITS PROVIDED
 TO BEE PROVIDED: 1) TREE PLANTED
 2) 100 SF OF OPEN SPACE
 3) 100 SF OF PROPOSED OPEN SPACE
 4) 100 SF OF PLANTING PROVIDED

LANDSCAPE AREAS (SEE L.00)
 PROVIDER BUILDING
 100 SF
 COMMON AREAS
 100 SF
 SOFTSCAPE AREA
 400 SF
 HARDSCAPE AREA
 100 SF

OPEN SPACE CALCULATIONS (SEE G.051)

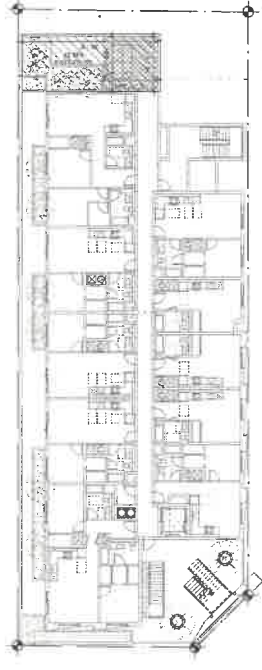
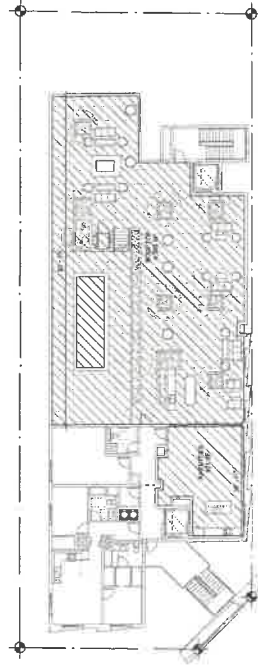
UNIT TYPE	COUNT	REQD AMT	TOTAL REQD
STUDIO/RES	4	400 SF	1,600 SF
TOTAL OPEN SPACE REQD			4,200 SF

REQ. COMPLETION OF PROPOSED OPEN SPACE
 AS TO 25% OF 100 SF OR 25% OF 100 SF IS AN APPROPRIATE

PROVIDED:

AREA	PROVIDED
PROVIDER BUILDING	100 SF
COMMON AREAS	100 SF
SOFTSCAPE AREA	400 SF
HARDSCAPE AREA	100 SF
TOTAL OPEN SPACE PROVIDED	700 SF

LOWER STUMP AREA





5757 VENICE BLVD
 LOS ANGELES, CA 90019
 T 323.424.7684
 www.tighearchitecture.com

7999 BARNETT MANICURE
 7999 BARNETT BLVD
 LOS ANGELES, CA 90046

ARCHITECT
 CONCEPT DESIGN: 08/11/2020
 2D DEVELOPMENT: 08/26/2020
 PLANNING SUBMISSION #1: 10/20/20

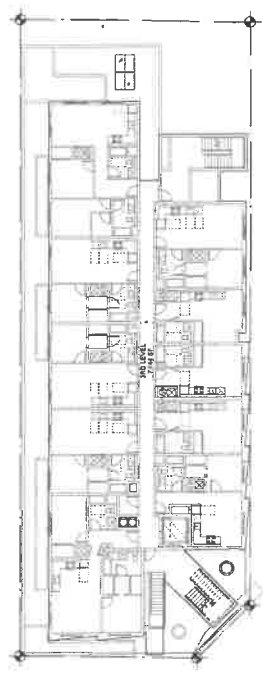


BUILDING AREA DIAGRAM

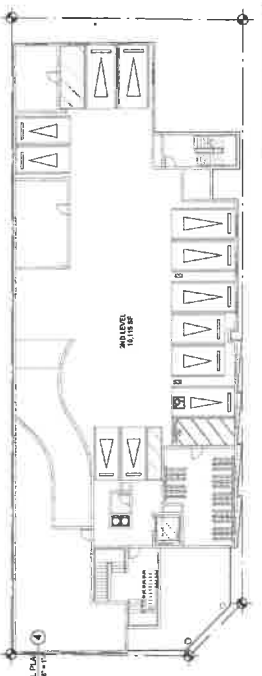
G.052

BUILDING AREA CALCULATION	
AREA	AREA
GROUND LEVEL	9,215 SF
2ND LEVEL	14,115 SF
3RD LEVEL	7,214 SF
4TH LEVEL	7,214 SF
5TH LEVEL	7,214 SF
6TH LEVEL	7,214 SF
7TH LEVEL	7,214 SF
BASEMENT LEVEL	7,214 SF
GRAND TOTAL	62,818 SF

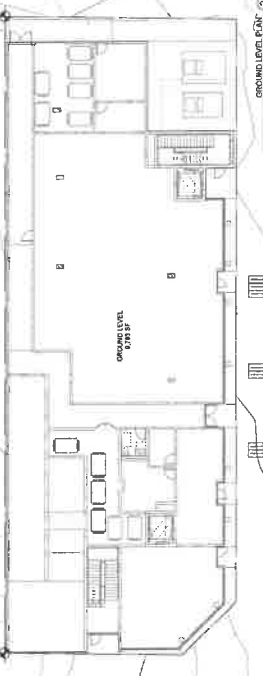
LABOR STAMP AREA



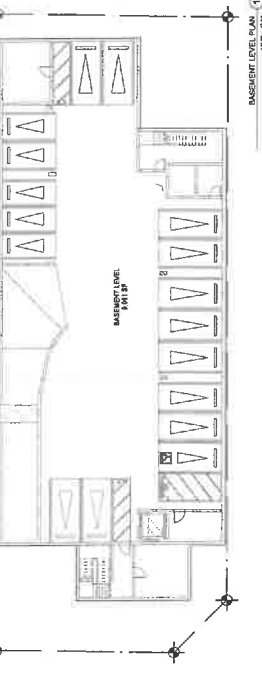
1ST LEVEL PLAN
 1/8" = 1'-0"



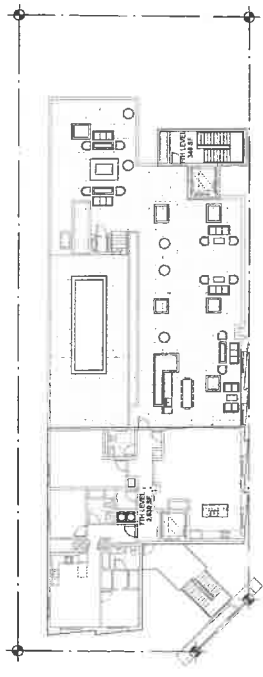
2ND LEVEL PLAN
 1/8" = 1'-0"



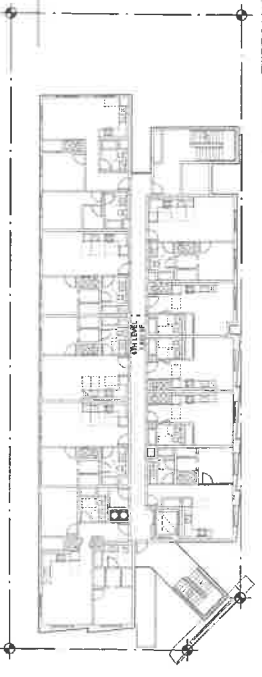
3RD LEVEL PLAN
 1/8" = 1'-0"



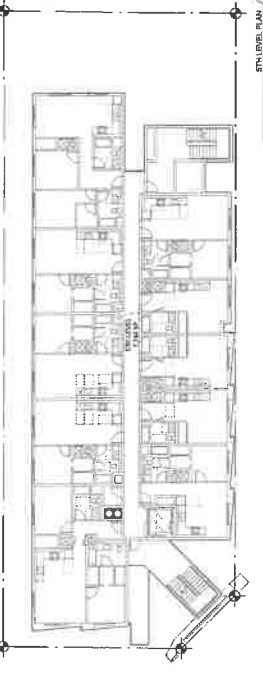
4TH LEVEL PLAN
 1/8" = 1'-0"



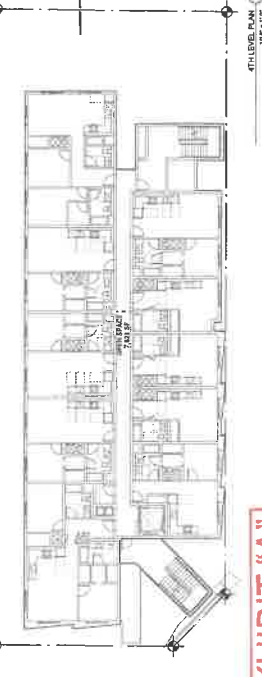
5TH LEVEL PLAN
 1/8" = 1'-0"



6TH LEVEL PLAN
 1/8" = 1'-0"



7TH LEVEL PLAN
 1/8" = 1'-0"



8TH LEVEL PLAN
 1/8" = 1'-0"

EXHIBIT "A"
 Page No. 7 of 28
 Case No. ADM-2023-5502-DB-HCA



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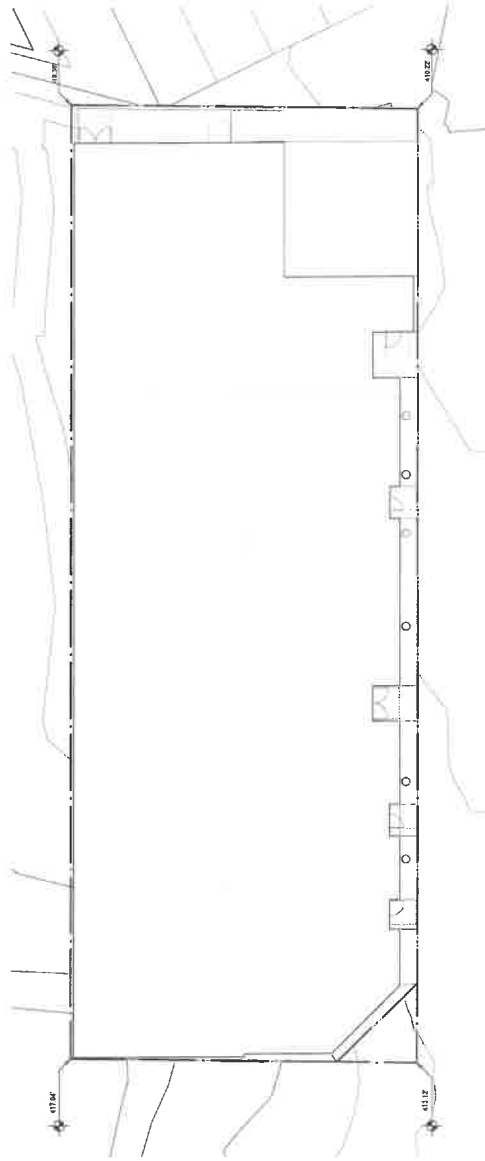
7025 SUNSET AVENUE
7019 SUNSET BLVD
LOS ANGELES, CA 90048

MEMORANDUM
COMMITTEE: 06/11/2023
PDA SUBMITTAL #: 06/18/2023
PLANNING SUBMISSION #: 110293



AVENUE NATURAL GROUSE

G.053



AVERAGE NATURAL GROUSE CALCULATION
AVG. NATURAL GROUSE PLANT = 1000 PL/HA
AVG. NATURAL GROUSE PLANT = 1000 PL/HA

SHEET NO. 1



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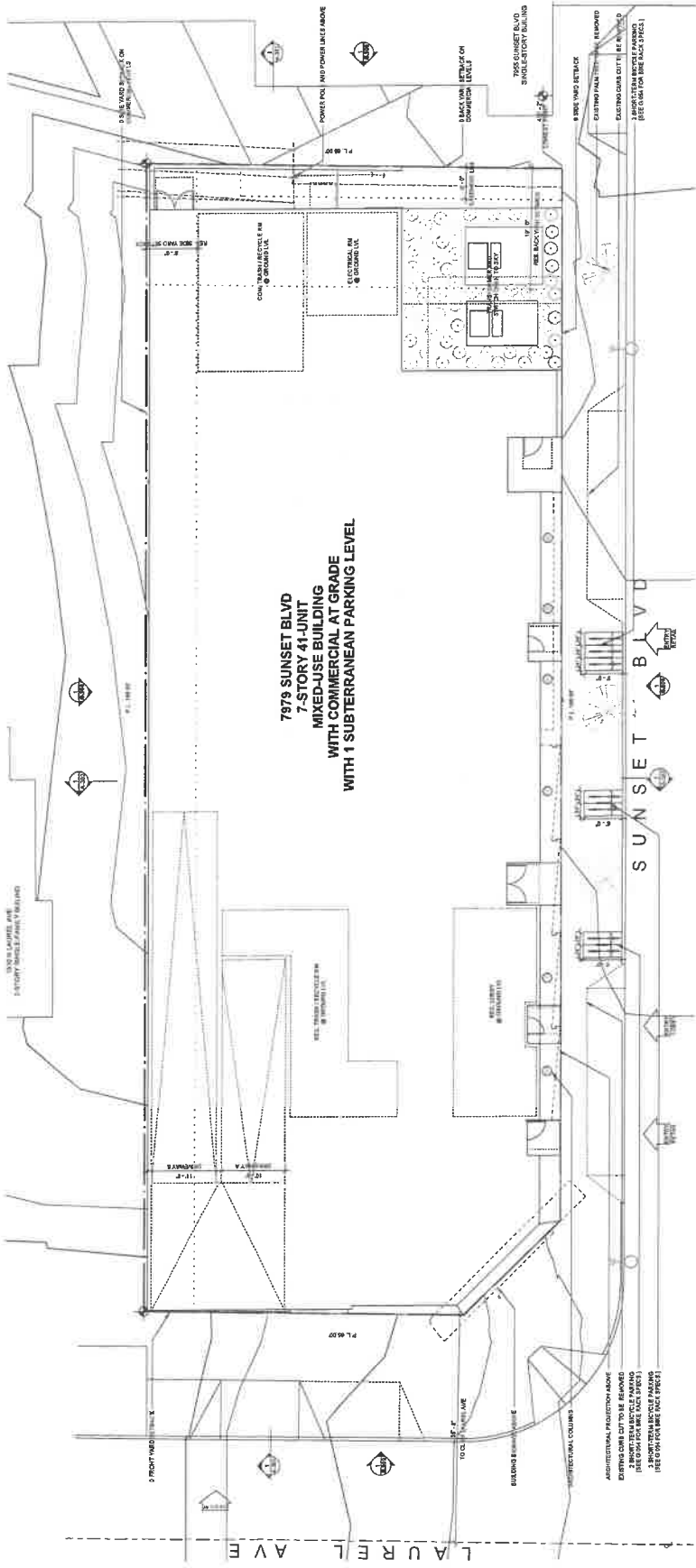
7979 SUNSET BLVD. SUC
7979 SUNSET BLVD
LOS ANGELES, CA 90048

REVISION
CONCEPTS 06/11/2023
FOR SUBMITTAL 06/19/2023
PLANNING SUBMISSION 06/11/2023



SITE PLAN

G.100



**7979 SUNSET BLVD
7-STORY 41-UNIT
MIXED-USE BUILDING
WITH COMMERCIAL AT GRADE
WITH 1 SUBTERRANEAN PARKING LEVEL**

SITE PLAN
1/4" = 1' - 0"

AREA CALCULATIONS PER ZONING CODE (SEE 0.4.04)

TYPE	AREA	USE
1.00	11,000 SF	RESIDENTIAL
2.00	11,000 SF	COMMERCIAL
3.00	11,000 SF	PARKING
4.00	11,000 SF	MECHANICAL
5.00	11,000 SF	STAIRWAYS
6.00	11,000 SF	ELEVATORS
7.00	11,000 SF	MECHANICAL
8.00	11,000 SF	MECHANICAL
9.00	11,000 SF	MECHANICAL
10.00	11,000 SF	MECHANICAL
11.00	11,000 SF	MECHANICAL
12.00	11,000 SF	MECHANICAL
13.00	11,000 SF	MECHANICAL
14.00	11,000 SF	MECHANICAL
15.00	11,000 SF	MECHANICAL
16.00	11,000 SF	MECHANICAL
17.00	11,000 SF	MECHANICAL
18.00	11,000 SF	MECHANICAL
19.00	11,000 SF	MECHANICAL
20.00	11,000 SF	MECHANICAL
21.00	11,000 SF	MECHANICAL
22.00	11,000 SF	MECHANICAL
23.00	11,000 SF	MECHANICAL
24.00	11,000 SF	MECHANICAL
25.00	11,000 SF	MECHANICAL
26.00	11,000 SF	MECHANICAL
27.00	11,000 SF	MECHANICAL
28.00	11,000 SF	MECHANICAL
29.00	11,000 SF	MECHANICAL
30.00	11,000 SF	MECHANICAL
31.00	11,000 SF	MECHANICAL
32.00	11,000 SF	MECHANICAL
33.00	11,000 SF	MECHANICAL
34.00	11,000 SF	MECHANICAL
35.00	11,000 SF	MECHANICAL
36.00	11,000 SF	MECHANICAL
37.00	11,000 SF	MECHANICAL
38.00	11,000 SF	MECHANICAL
39.00	11,000 SF	MECHANICAL
40.00	11,000 SF	MECHANICAL
41.00	11,000 SF	MECHANICAL
42.00	11,000 SF	MECHANICAL
43.00	11,000 SF	MECHANICAL
44.00	11,000 SF	MECHANICAL
45.00	11,000 SF	MECHANICAL
46.00	11,000 SF	MECHANICAL
47.00	11,000 SF	MECHANICAL
48.00	11,000 SF	MECHANICAL
49.00	11,000 SF	MECHANICAL
50.00	11,000 SF	MECHANICAL
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77.00	11,000 SF	MECHANICAL
78.00	11,000 SF	MECHANICAL
79.00	11,000 SF	MECHANICAL
80.00	11,000 SF	MECHANICAL
81.00	11,000 SF	MECHANICAL
82.00	11,000 SF	MECHANICAL
83.00	11,000 SF	MECHANICAL
84.00	11,000 SF	MECHANICAL
85.00	11,000 SF	MECHANICAL
86.00	11,000 SF	MECHANICAL
87.00	11,000 SF	MECHANICAL
88.00	11,000 SF	MECHANICAL
89.00	11,000 SF	MECHANICAL
90.00	11,000 SF	MECHANICAL
91.00	11,000 SF	MECHANICAL
92.00	11,000 SF	MECHANICAL
93.00	11,000 SF	MECHANICAL
94.00	11,000 SF	MECHANICAL
95.00	11,000 SF	MECHANICAL
96.00	11,000 SF	MECHANICAL
97.00	11,000 SF	MECHANICAL
98.00	11,000 SF	MECHANICAL
99.00	11,000 SF	MECHANICAL
100.00	11,000 SF	MECHANICAL

- GENERAL NOTES:**
1. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA MECHANICAL CODE (CMC).
 2. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE (CEC) AND THE CALIFORNIA FIRE CODE (FC).
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE (CPC) AND THE CALIFORNIA GAS CODE (CGC).
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PEST CONTROL CODE (PCOC).
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LANDFILL REGULATIONS (LFR).
 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA AIR QUALITY REGULATIONS (AQR).
 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SOIL CONSERVATION REGULATIONS (SCR).
 8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA WATER CONTROL REGULATIONS (WCR).
 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA WASTE MANAGEMENT REGULATIONS (WMR).
 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL REGULATIONS (ER).
 11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HISTORIC PRESERVATION REGULATIONS (HPR).
 12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CULTURAL RESOURCES REGULATIONS (CRR).
 13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ANTI-CORRUPTION REGULATIONS (ACR).
 14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CAMPAIGN FINANCE REGULATIONS (CFR).
 15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ETHICS REGULATIONS (ER).
 16. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA GOVERNMENT ACCOUNTABILITY ACT (GAA).
 17. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA OPEN PUBLIC RECORDS ACT (OPRA).
 18. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FREEDOM OF INFORMATION ACT (FOIA).
 19. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PRIVACY ACT (CPA).
 20. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SECURITY ACT (CSA).
 21. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA DATA PROTECTION ACT (DPA).
 22. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CONSUMER PROTECTION ACT (CPA).
 23. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA UNFAIR AND DECEPTIVE PRACTICES ACT (UDPA).
 24. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUSINESS AND PROFESSIONS REGULATION ACT (BPR).
 25. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR RELATIONS ACT (LRA).
 26. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA EMPLOYMENT RELATIONS ACT (ERA).
 27. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA WAGE AND HOUR ACT (WHA).
 28. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR CODE (LC).
 29. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR RELATIONS BOARD (LRB).
 30. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA NATIONAL LABOR RELATIONS BOARD (NLRB).
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 50. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA NATIONAL LABOR RELATIONS BOARD (NLRB).

EXHIBIT "A"
Page No. 10 of 28
Case No. ADM-2023-5502-DB-HCA



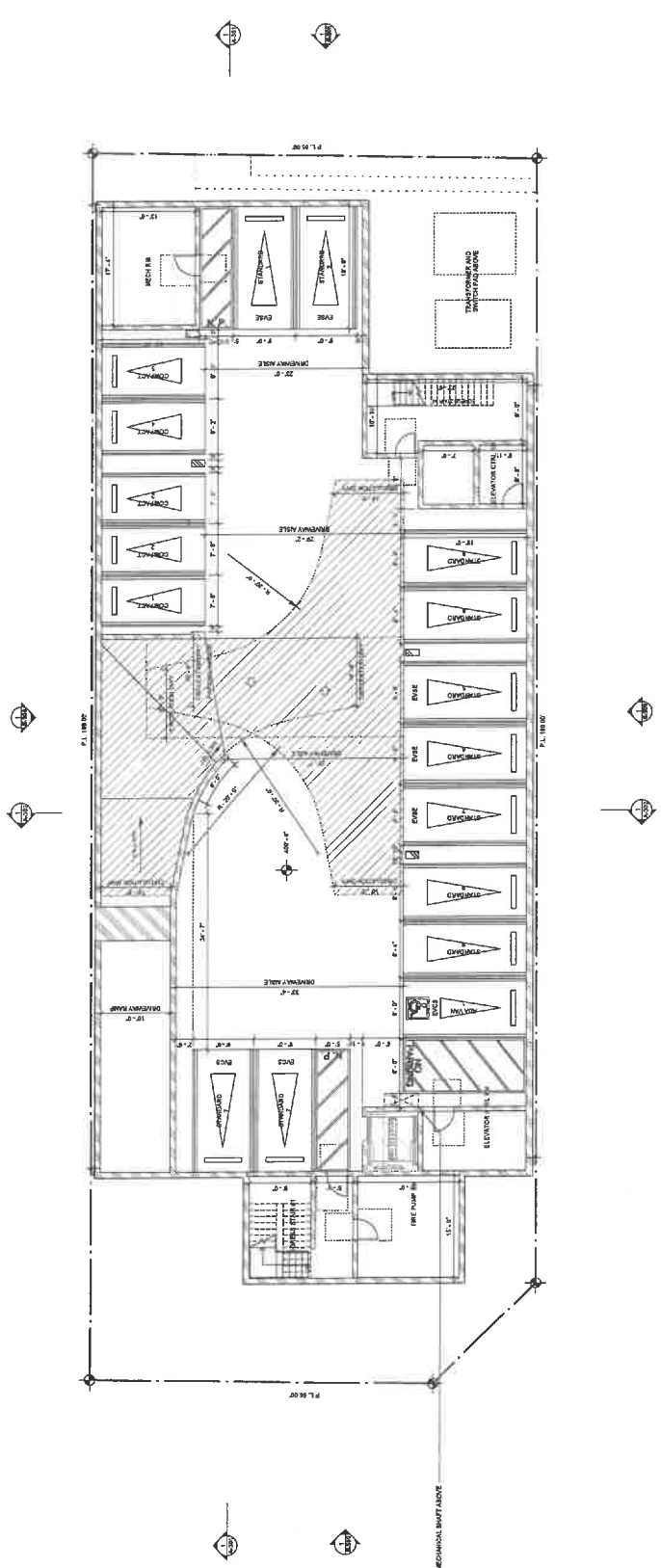
5757 VENICE BLVD.
LOS ANGELES, CA 90019
1 323 624 7354
www.tighearchitecture.com

7019 SUNSET BLVD. SUITE
7019 SUNSET BLVD.
LOS ANGELES, CA 90048

REVISIONS
CONCEPT DESIGN 08/11/2023
PFA SUBMITTAL #1 09/16/2023
PLANNING SUBMISSION #1 - 11/20/23



BASEMENT LEVEL PLAN
G.200



AREA CALCULATIONS (SEE CLASS)

CLASS	AREA (SQ FT)	PERCENT
MECHANICAL	11,000	11.0%
STAIRS	1,500	1.5%
ELEVATOR	1,500	1.5%
STORAGE	1,500	1.5%
UTILITY	1,500	1.5%
TOTAL	100,000	100.0%

OPEN SPACE CALCULATIONS (SEE CLASS)

CLASS	AREA (SQ FT)	PERCENT
MECHANICAL	11,000	11.0%
STAIRS	1,500	1.5%
ELEVATOR	1,500	1.5%
STORAGE	1,500	1.5%
UTILITY	1,500	1.5%
TOTAL	100,000	100.0%

PARKING CALCULATIONS (SEE CLASS)

CLASS	AREA (SQ FT)	PERCENT
MECHANICAL	11,000	11.0%
STAIRS	1,500	1.5%
ELEVATOR	1,500	1.5%
STORAGE	1,500	1.5%
UTILITY	1,500	1.5%
TOTAL	100,000	100.0%

- MECHANICAL NOTES:**
- MECHANICAL ROOMS SHALL BE PROVIDED WITH A MINIMUM OF TWO EXHAUST FANS TO MAINTAIN POSITIVE PRESSURE AND PREVENT AIR FROM OTHER AREAS FROM ENTERING.
 - MECHANICAL ROOMS SHALL BE PROVIDED WITH A MINIMUM OF TWO EXHAUST FANS TO MAINTAIN POSITIVE PRESSURE AND PREVENT AIR FROM OTHER AREAS FROM ENTERING.
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AREA CALCULATIONS (SEE CLASS)

CLASS	AREA (SQ FT)	PERCENT
MECHANICAL	11,000	11.0%
STAIRS	1,500	1.5%
ELEVATOR	1,500	1.5%
STORAGE	1,500	1.5%
UTILITY	1,500	1.5%
TOTAL	100,000	100.0%

OPEN SPACE CALCULATIONS (SEE CLASS)

CLASS	AREA (SQ FT)	PERCENT
MECHANICAL	11,000	11.0%
STAIRS	1,500	1.5%
ELEVATOR	1,500	1.5%
STORAGE	1,500	1.5%
UTILITY	1,500	1.5%
TOTAL	100,000	100.0%

PARKING CALCULATIONS (SEE CLASS)

CLASS	AREA (SQ FT)	PERCENT
MECHANICAL	11,000	11.0%
STAIRS	1,500	1.5%
ELEVATOR	1,500	1.5%
STORAGE	1,500	1.5%
UTILITY	1,500	1.5%
TOTAL	100,000	100.0%

- MECHANICAL NOTES:**
- MECHANICAL ROOMS SHALL BE PROVIDED WITH A MINIMUM OF TWO EXHAUST FANS TO MAINTAIN POSITIVE PRESSURE AND PREVENT AIR FROM OTHER AREAS FROM ENTERING.
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- MECHANICAL ROOMS SHALL BE PROVIDED WITH A MINIMUM OF TWO EXHAUST FANS TO MAINTAIN POSITIVE PRESSURE AND PREVENT AIR FROM OTHER AREAS FROM ENTERING.
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EXHIBIT 'A'
Page No. 11 of 28
Case No. ADM-2023-5502-09-HCA



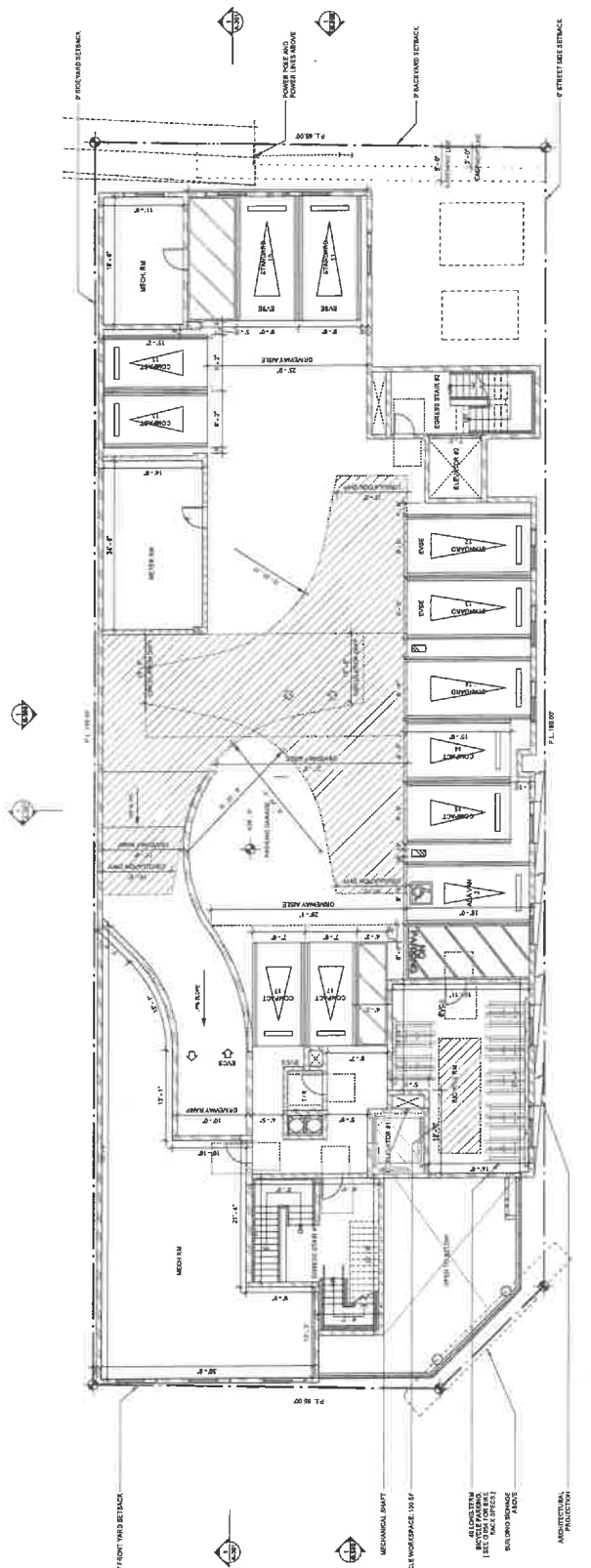
5757 VENICE BLVD.
LOS ANGELES, CA 90019
323.254.7584
www.tighearchitecture.com

7010 BUNNET PLACE
7010 BUNNET BLVD.
LOS ANGELES, CA 90048

REVISIONS
CONCEPT DESIGN: 01/11/2023
PDR SUBMITTAL: 01/19/2023
PLANNING SUBMISSION: 01/10/2023



2ND LEVEL PLAN
G.220



SECOND LEVEL PLAN
18' x 11' 0"

AREA	MEASUREMENT	COMMENTS
TOTAL AREA	198.00 SF	
MECHANICAL ROOM	12.00 SF	
OFFICE	186.00 SF	

OTHER SPACE CALCULATIONS (SEE CLS)

SPACE	AREA	COMMENTS
MECH ROOM	12.00 SF	
OFFICE	186.00 SF	
TOTAL OTHER SPACE	198.00 SF	

AREA CALCULATION BY ZONING CODE (SEE CLS)

ZONING CODE	AREA	COMMENTS
MECH ROOM	12.00 SF	
OFFICE	186.00 SF	
TOTAL	198.00 SF	

PARKING CALCULATION

TYPE	AREA	COMMENTS
TOTAL PARKING	198.00 SF	
MECH ROOM	12.00 SF	
OFFICE	186.00 SF	

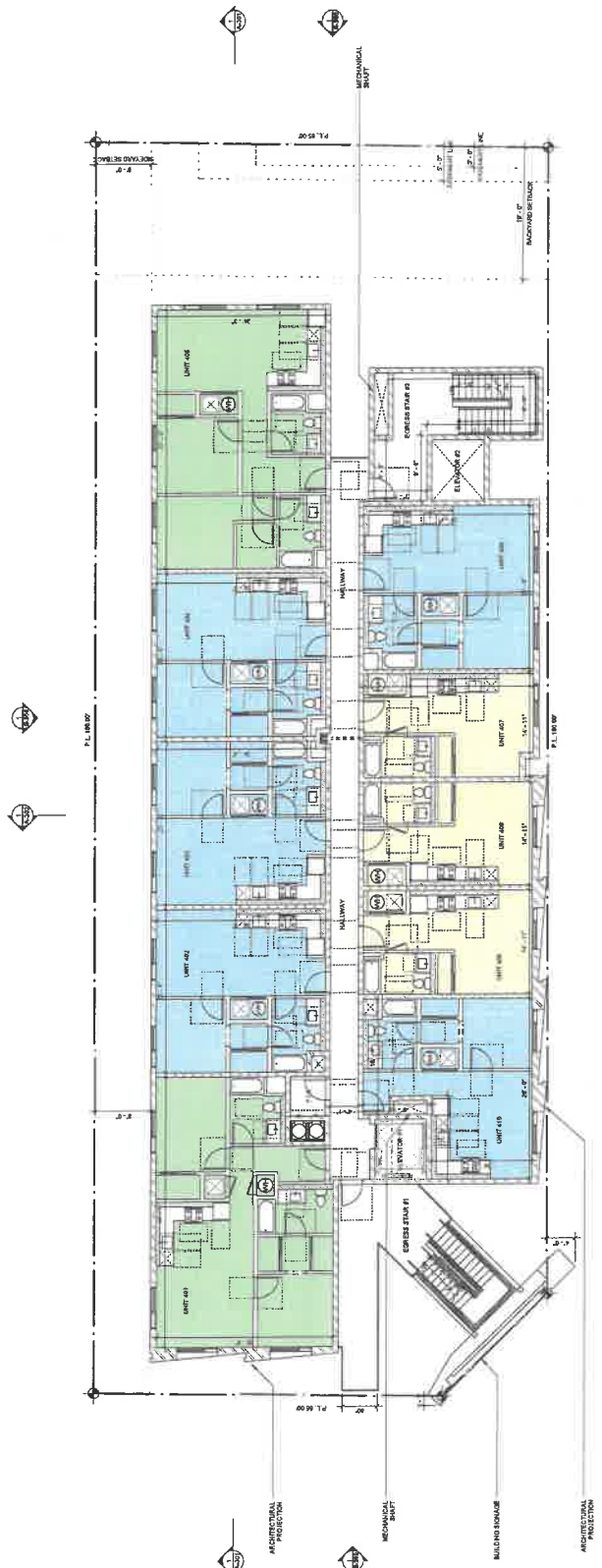
1. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 1-A:10 IN EACH MECH ROOM AND OFFICE.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 1-A:10 IN EACH OFFICE.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 1-A:10 IN EACH OFFICE.
4. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 1-A:10 IN EACH OFFICE.
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EXHIBIT 'A'
Page No. 13 of 28
Case No. ADM-2023-5502-DB-HCA



FOURTH LEVEL PLAN

AREA CALCULATIONS PER ZONING CODE (SEE G.040)

AREA	AREA	AREA	AREA	AREA	
UNIT 401	1,100 SF	UNIT 402	1,100 SF	UNIT 403	1,100 SF
UNIT 404	1,100 SF	UNIT 405	1,100 SF	UNIT 406	1,100 SF
UNIT 407	1,100 SF	UNIT 408	1,100 SF	UNIT 409	1,100 SF
TOTAL UNIT AREA					
11,000 SF					

OPEN SPACE CALCULATIONS (SEE G.041)

UNIT TYPE	COUNT	AREA (SQ FT)	TOTAL AREA (SQ FT)
UNIT 401	1	1,100	1,100
UNIT 402	1	1,100	2,200
UNIT 403	1	1,100	3,300
UNIT 404	1	1,100	4,400
UNIT 405	1	1,100	5,500
UNIT 406	1	1,100	6,600
UNIT 407	1	1,100	7,700
UNIT 408	1	1,100	8,800
UNIT 409	1	1,100	9,900
TOTAL OPEN SPACE			
11,000 SF			

PARKING CALCULATIONS

TYPE	COUNT	AREA (SQ FT)	TOTAL AREA (SQ FT)
UNIT 401	1	1,100	1,100
UNIT 402	1	1,100	2,200
UNIT 403	1	1,100	3,300
UNIT 404	1	1,100	4,400
UNIT 405	1	1,100	5,500
UNIT 406	1	1,100	6,600
UNIT 407	1	1,100	7,700
UNIT 408	1	1,100	8,800
UNIT 409	1	1,100	9,900
TOTAL PARKING			
11,000 SF			

- GENERAL NOTE:** ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
1. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS OF ALL WORK ARE AS SHOWN ON THE PLANS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 2. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS OF ALL WORK ARE AS SHOWN ON THE PLANS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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EXHIBIT "A"
 Page No. 15 of 28
 Case No. ADM-2023-5302-DB-HCA



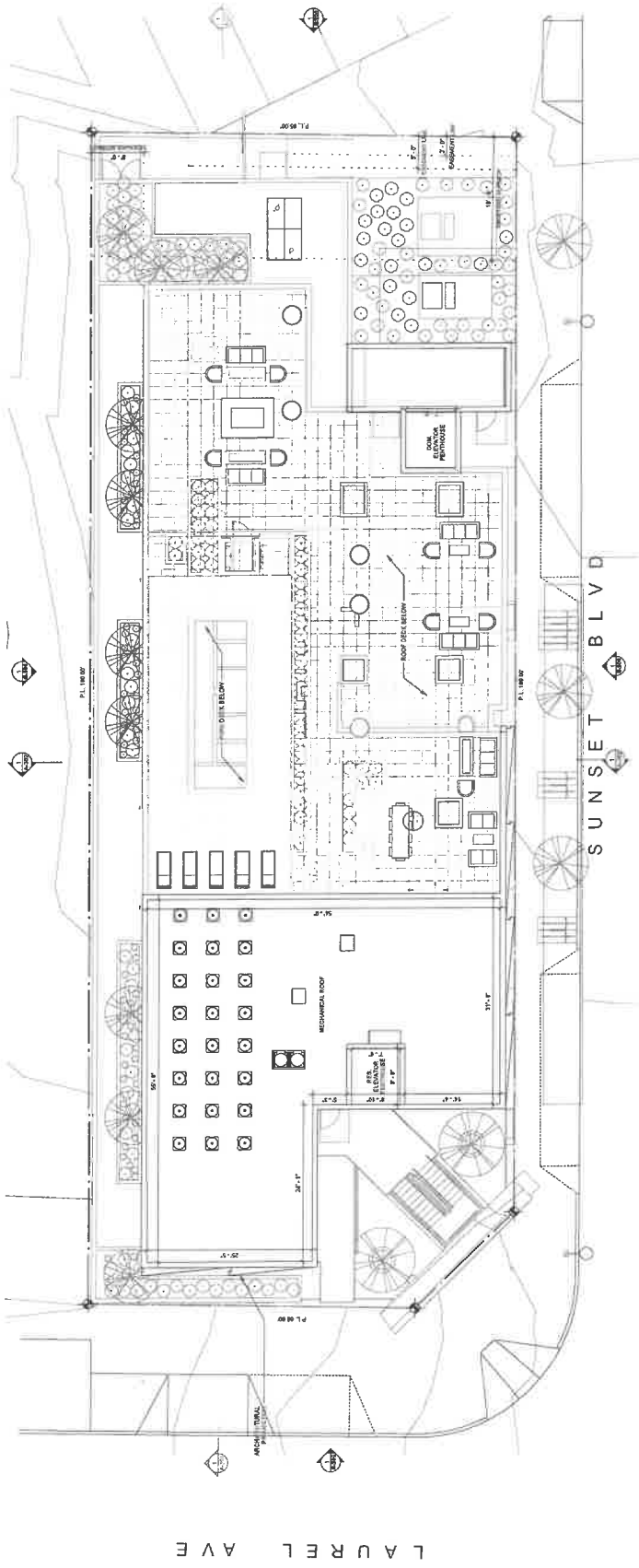
575 VENICE BLVD.
LOS ANGELES, CA 90019
310.422.7534
www.tighearchitecture.com

7874 SUNSET MARCISSE
7874 SUNSET BLVD
LOS ANGELES, CA 90046

PROJECT LEADER: M/11/2023
PLANNING SUBMISSION #1 - 10/23



ROOF LEVEL PLAN
G.300



ROOF LEVEL PLAN
1/8" = 1'-0"

PARKING CALCULATIONS

TYPE	NO. OF SPACES	NO. OF CARS	NO. OF VEHICLES	TOTAL
TOTAL PARKING	110	110	110	110
MINIMUM REQUIRED	110	110	110	110

NOTE: THIS IS A MAXIMUM USE PROJECT WITH UNBANKED PARKING LANE. CONTACT ENGINEER TO GET APPLICABLE PROJECT SPECIFICATIONS TO BE EXACT.

OTHER SPACE CALCULATIONS (SEE CLM)

SPACE TYPE	AREA (SQ FT)	COUNT	REQUIRED	TOTAL
STAIR	100	1	1	1
MECHANICAL	100	1	1	1
STAIR	100	1	1	1
MECHANICAL	100	1	1	1

AREA CALCULATIONS PER ZONING CODE (SEE CLM)

AREA TYPE	AREA (SQ FT)	PERCENTAGE
COVERED	100	100%
UNCOVERED	100	100%
TOTAL	200	200%

PROGRAM LEGEND

SYMBOL	DESCRIPTION
[Symbol]	STAIR
[Symbol]	MECHANICAL
[Symbol]	STAIR
[Symbol]	MECHANICAL

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CULVER CITY AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CULVER CITY AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CULVER CITY AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR).

MEANS OF EGRESS NOTES

1. MEANS OF EGRESS SHALL BE PROVIDED WITH FINISH FLOOR FINISHES, WITH SLOPE OF 1/4" PER FOOT.
2. MEANS OF EGRESS SHALL BE PROVIDED WITH FINISH FLOOR FINISHES, WITH SLOPE OF 1/4" PER FOOT.
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EXHIBIT "A"
Page No. 19 of 28
Case No. ADP-2023-SSD-DB-HCA



5757 VENICE BLVD.
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www.tighearchitect.com

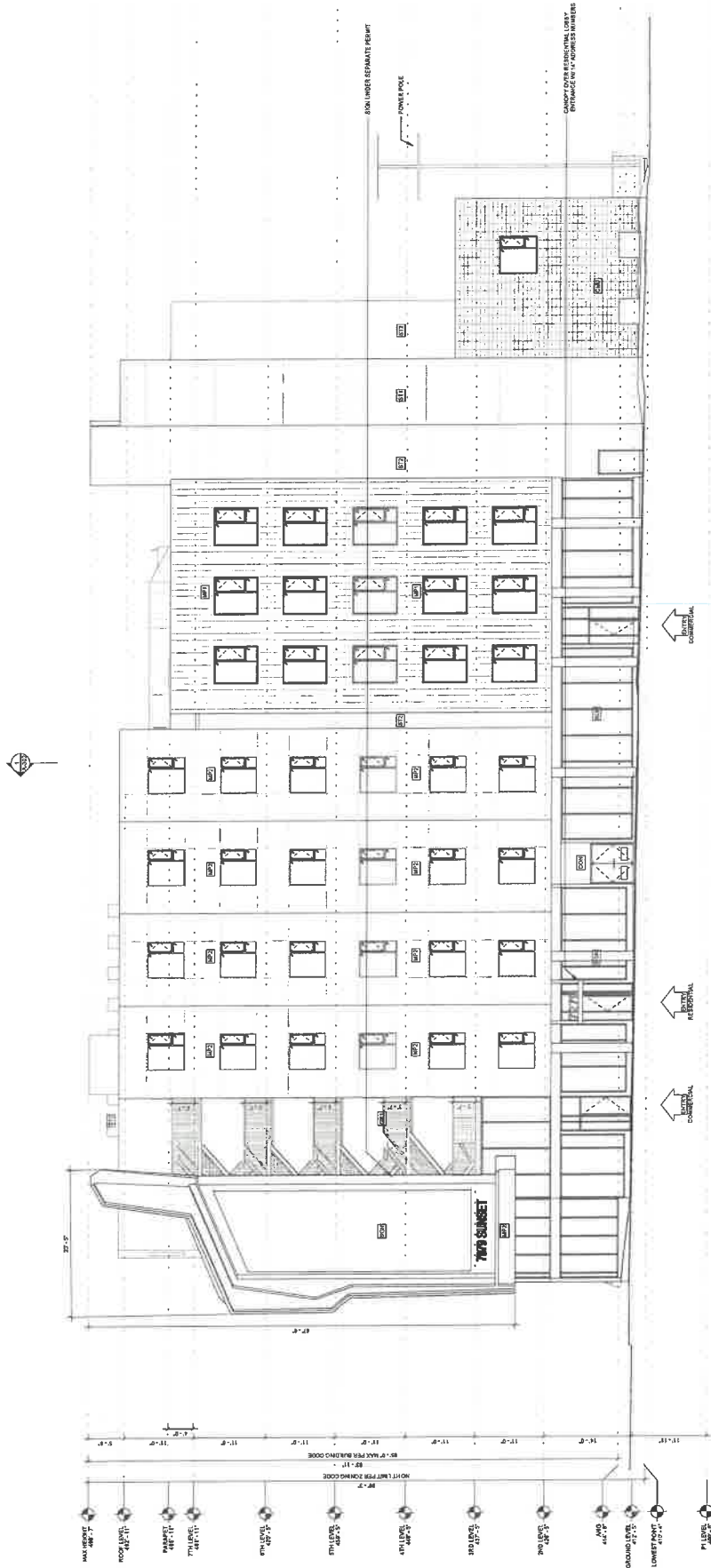
799 SUNSET APARTMENTS
799 SUNSET BLVD
LOS ANGELES, CA 90048

ARCHITECT
CONCEPT DESIGN: 01/14/2023
Preliminary: 03/09/2023
PLANNING COMMISSION: 04/11/2023



SOUTH ELEVATION

G.500



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

LOBBY STAMP AREA

MATERIAL LEGEND

01	STEEL, TROWELLED FINISHED / INTERIORS WHITE
02	STEEL, TROWELLED FINISHED / INTERIORS MEDIUM GRAY
03	PAINTED CONCRETE / EXTERIORS MEDIUM GRAY
04	CONCRETE / EXTERIORS MEDIUM GRAY
05	CONCRETE / EXTERIORS MEDIUM GRAY
06	CONCRETE / EXTERIORS MEDIUM GRAY
07	CONCRETE / EXTERIORS MEDIUM GRAY
08	CONCRETE / EXTERIORS MEDIUM GRAY
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97	CONCRETE / EXTERIORS MEDIUM GRAY
98	CONCRETE / EXTERIORS MEDIUM GRAY
99	CONCRETE / EXTERIORS MEDIUM GRAY
100	CONCRETE / EXTERIORS MEDIUM GRAY

EXHIBIT "A"
Page No. 20 of 28
Case No. ADM-2023-5502-DB-HCA



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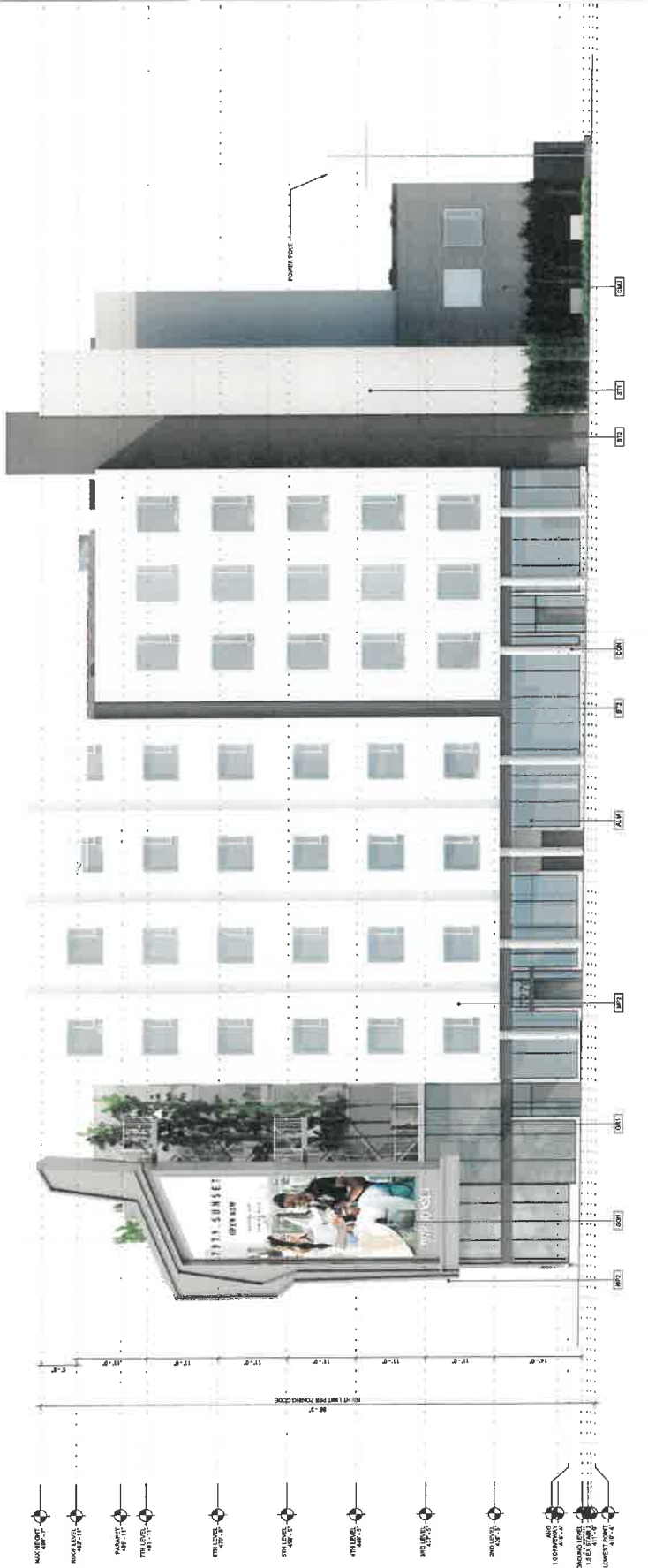
700 SUNSET WOODLAGE
700 SUNSET BLVD.
LOS ANGELES, CA 90049

ARCHITECT
CONCEPT DESIGN: 04/11/2025
PDA SUBMITTAL: 04/08/2025
PLANNING SUBMISSION #: 110201



SOUTH ELEVATION RENDER

G.501



LOOK & STOP HERE

MATERIAL LEGEND

011	STEEL TROWELED FINISH / SMOOTH / INTERNAL WHITE
012	STEEL TROWELED FINISH / SMOOTH / INTERNAL REDDISH GRAY
020	STAINED WHITE GRC / NOMINAL / UNDRY / GROUT
021	CAST IN PLACE CONCRETE / SMOOTH / INTERNAL / UNDRY FINISH
022	ANODIZED ALUMINUM CLADDING
023	100% STEEL PANEL / EXTERNAL / PAINTED / UNDRY
024	100% STEEL PANEL / EXTERNAL / PAINTED / UNDRY
025	100% STEEL PANEL / EXTERNAL / PAINTED / UNDRY
026	100% STEEL PANEL / EXTERNAL / PAINTED / UNDRY
027	WALL / GRC CLADDING / PAINTED / UNDRY / METAL PANEL

EXHIBIT "A"
Page No. 21 of 28
Case No. ADM-2023-5592-DS-HCA



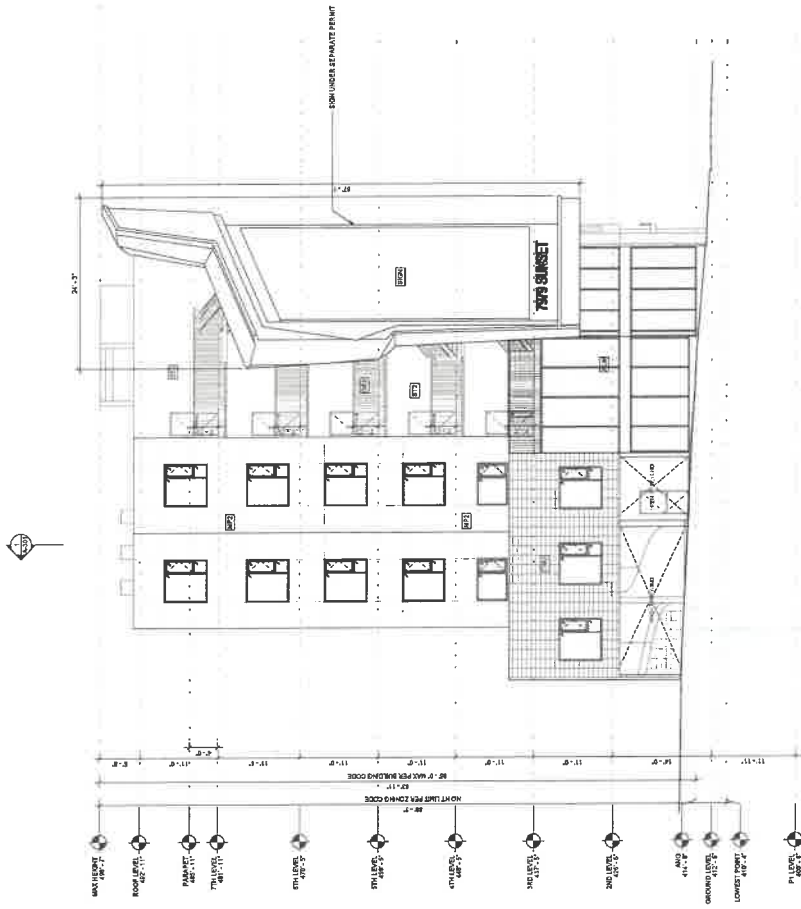
5757 VENICE BLVD.
LOS ANGELES, CA, 90019
www.tighearchitecture.com

7979 SUNSET PARCELS
7979 SUNSET BLVD
LOS ANGELES, CA 90049

REVISIONS
CONCEPT DESIGN: 08/14/2023
P&A SUBMITTAL: 09/08/2023
PLANNING SUBMISSION: 11/20/23

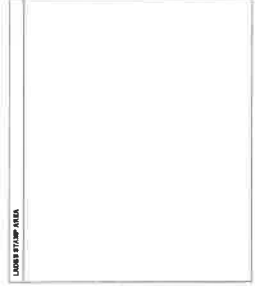


WEST ELEVATION
G.510



MATERIAL LEGEND

01	STEEL TRAVELLED FINISH / SMOOTH - INTERIOR WHITE
02	STEEL TRAVELLED FINISH / SMOOTH - INTERIOR MEDIUM GRAY
03	STAINED OAK / OAK BURNISH / W/ GREY GROUT
04	CAST IN PLACE CONCRETE / SMOOTH / NATURAL / W/CH FINISH
05	ANODIZED ALUMINUM CLADDING
06	SP. 2 STEEL POCKET QUADRANT / PAINTED LT. GREY
07	METAL PANEL / VERTICAL FINISH / PAINTED MEDIUM GREY
08	METAL PANEL / HORIZONTAL FINISH / PAINTED MEDIUM GREY
09	WALL LIGHT DESIGN / WHITE / PAINT METAL PANEL





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LOS ANGELES, CA 90019
www.tighearc.com

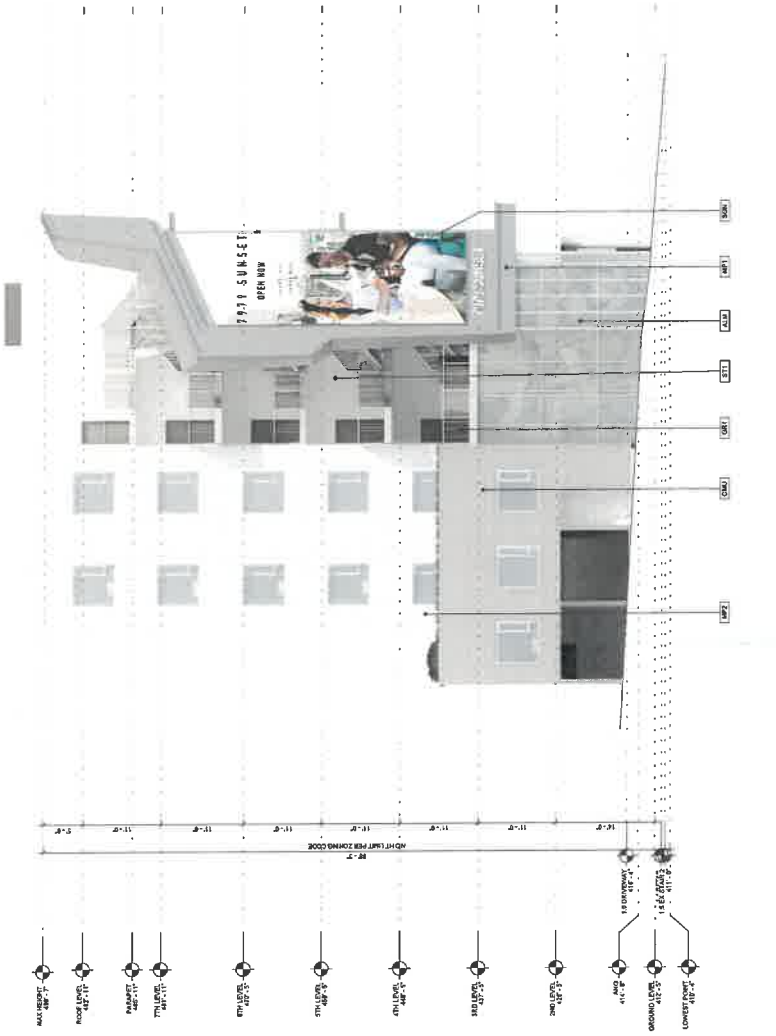
7750 MARKET AVENUE SUITE
2775 MARKET BLVD.
LOS ANGELES, CA 90015

REVISIONS
CONCEPT DESIGN 04/11/16
P&L SUBMITTAL 05/24/16
PLANNING SUBMISSION 05-11-2020

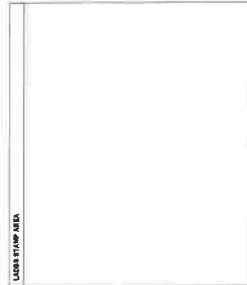


WEST ELEVATION RENDER

G.511



WEST ELEVATION
1/8" = 1'-0"



MATERIAL LEGEND

017	STEEL, TROUSSELED STUCCO / SMOOTH / INTERIOR WHITE
017	STEEL, TROUSSELED STUCCO / SMOOTH / INTERIOR ALUMINUM GRAY
024	FINISHED GYPSUM BOARD / INTERIOR WHITE GYPSUM BOARD
024	CAST IN PLACE CONCRETE / SMOOTH / NATURAL SAND FINISH
024	ADOBED CONCRETE / SMOOTH
024	ADOBED CONCRETE / SMOOTH / INTERIOR WHITE GYPSUM BOARD
024	STEEL PANEL / INTERIOR FINISHED GYPSUM BOARD / INTERIOR WHITE GYPSUM BOARD
024	STEEL PANEL / INTERIOR FINISHED GYPSUM BOARD / INTERIOR WHITE GYPSUM BOARD
024	STEEL PANEL / INTERIOR FINISHED GYPSUM BOARD / INTERIOR WHITE GYPSUM BOARD



5757 VENICE BLVD.
 CULVER CITY, CA 90019
 L 310.402.2028
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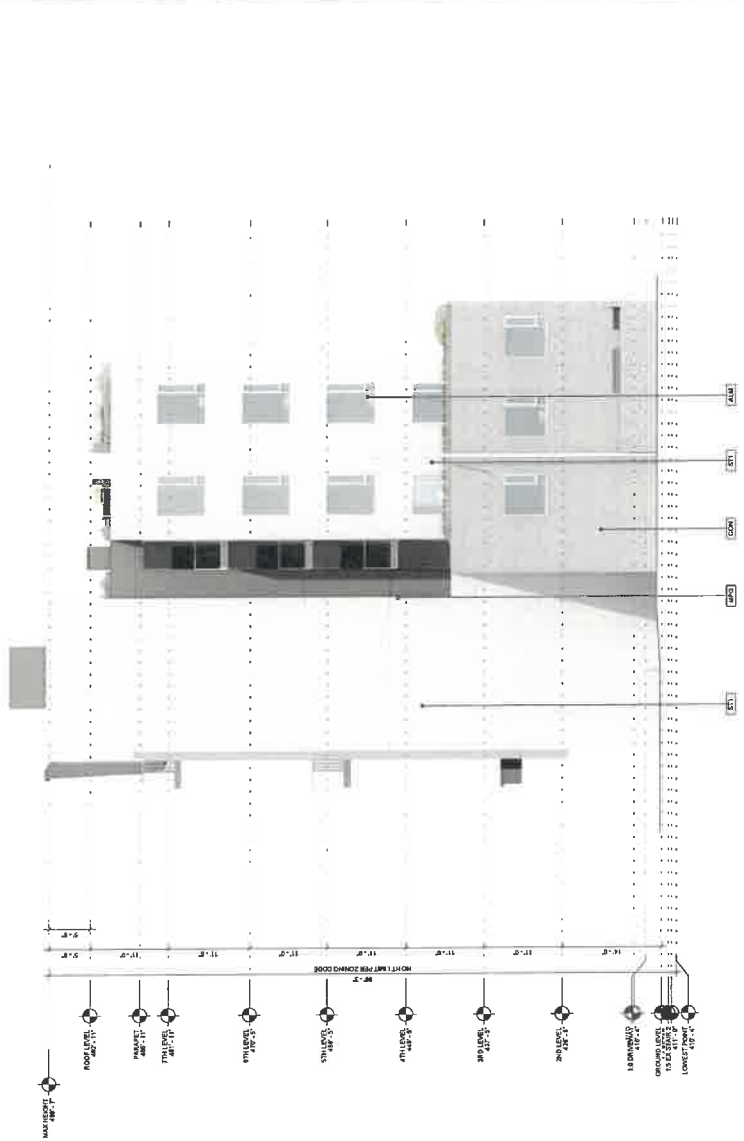
7179 SUNSET WILDCARE
 7179 SUNSET BLVD
 LOS ANGELES, CA 90046

REVISION
 CONCEPT DESIGN 04/14/2023
 02A SUBMITTAL #0 04/19/2023
 PLANNING SUBMISSION #1 - 11/20/23



EAST ELEVATION RENDER

G-521



EAST ELEVATION
 1/8" = 1'-0"



MATERIAL LEGEND	
021	STEEL TROMBLES STUCCO (SMOOTH) INTERNAL WHITE
022	STEEL TROMBLES STUCCO (SMOOTH) INTERNAL INTERMID GRAY
023	STAINED GREY OMB (INTERNAL) NO GREY (OUT)
024	CONCRETE (SMOOTH) INTERNAL, EXTERIOR FINISH
025	CONCRETE (SMOOTH) INTERNAL, EXTERIOR FINISH
026	100% POLYURETHANE (SMOOTH) PAINTED 1/2 GREY
027	METAL PANEL (1" SECTION) STAINLESS STEEL 1/2 GREY
028	METAL PANEL (1" SECTION) STAINLESS STEEL 1/2 GREY
029	WALL FINISH GLASS IN WHITE FLAT METAL PANEL



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LOS ANGELES, CA 90019
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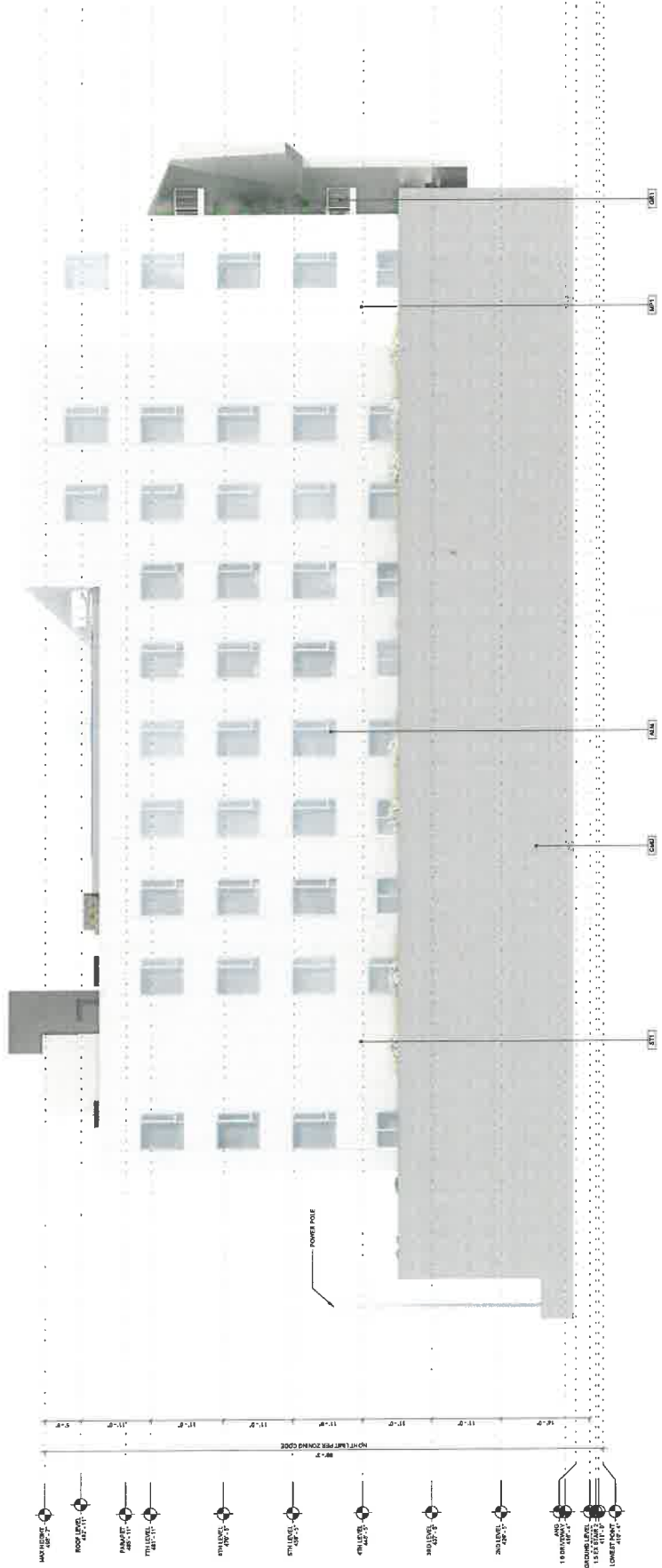
709 SUNSET WOODSIDE
709 SUNSET BLVD
LOS ANGELES, CA 90049

NOVEMBER
SCHEMATIC DESIGN # 11/1/2023
P&L SUBMITTAL # 11/15/2023
PLANNING SUBMISSION # 11/22/2023



NORTH ELEVATION RENDER

G.531



NORTH ELEVATION
18' x 12'

LOOK STAMP AREA

MATERIAL LEGEND

[S1]	STEEL TRIMWELLED STUCCO / SMOOTH INTERIOR WHITE
[S2]	STEEL TRIMWELLED STUCCO / SMOOTH INTERIOR MEDIUM GRAY
[S3]	SPACED GRAY CMU / INTERIOR W/ SILKY BRUSH
[S4]	CAST IN PLACE CONCRETE / SMOOTH / NATURAL LIGHT FINISH
[S5]	ANODIZED ALUMINUM BOUND
[S6]	SP. 2 STEEL TRIMWELLED STUCCO / SMOOTH INTERIOR WHITE
[S7]	SP. 2 STEEL TRIMWELLED STUCCO / SMOOTH INTERIOR MEDIUM GRAY
[S8]	METAL PANEL / 1/4" ALUMINUM CLAD / 1/4" CORE
[S9]	WALLS TO BE CLAD IN WHITE FLAT METAL PANEL



LANDSCAPE AREA PLAN 1/8" = 1'-0"



WOOD STAMP AREA

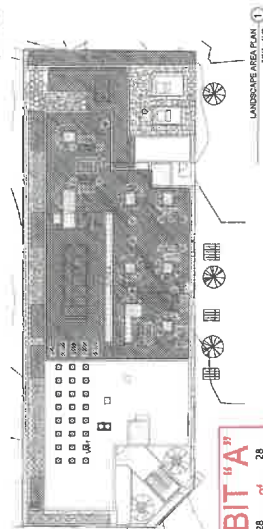
PLANT TYPE	BOTANICAL PLANT NAME	COMMON PLANT NAME	COMMENTS	NUMBER TO BE PLANTED	HEIGHT (FEET)	SPREAD (FEET)	WATER USE (LOW/MOD/HIGH)	WIND RESISTANCE (YES/NO)	SHOOT TO EXISTING PLANT
1	SHRUB	BURNING BROOM	FLORAL	32	11.2	21.7	LOW	YES	NO
2	SHRUB	BURNING BROOM	FLORAL	47	21.7	21.7	LOW	YES	NO
3	SHRUB	BURNING BROOM	FLORAL	88	21.7	21.7	LOW	YES	NO
4	SHRUB	BURNING BROOM	FLORAL	100	21.7	21.7	LOW	YES	NO
5	SHRUB	BURNING BROOM	FLORAL	33	21.7	21.7	LOW	YES	NO
6	TREE	BURNING BROOM	FLORAL TREE	10	20.0	20.0	MODERATE	YES	NO
7	TREE	BURNING BROOM	FLORAL TREE	4	20.0	20.0	MODERATE	YES	NO
8	TREE	BURNING BROOM	FLORAL TREE	3	21.4	21.4	MODERATE	YES	NO

OPEN SPACE LANDSCAPE REQUIREMENT [PAGE L.100]
 14' WIDE STRIPS REQUIRED FOR USE OR MORE SWELING JANTS
 18' TREES REQUIRED, 17' TREES PROVIDED
 25% OF SIZE OF COMMON OPEN SPACE
 27.5% OF 200' = 55.5% OF PLANTING REQUIRED
 14' WIDE STRIPS PROVIDED

LANDSCAPE AREA [PAGE L.100]
 PLANTING AREA: 10,000 SQ. FT.
 ROOF DECK PLANTING AREA: 1,000 SQ. FT.
 TOTAL PLANTING AREA: 11,000 SQ. FT.



PLANTER AREA PLAN 3/8" = 1'-0"



LANDSCAPE AREA PLAN 3/8" = 1'-0"

Exhibit D - Approved Project Plans

PROJECT INFORMATION

THE PROPOSAL CONSISTS OF A NEW 35,085 SF SEVEN STORY 41-UNIT MIXED-USE BUILDING WITH COMMERCIAL AT GRADE AND ONE LEVEL OF UNDERGROUND PARKING & PARKING AT SECOND LEVEL W/ 33 PARKING SPACES ON A 11,695 SF LOT.

LOCATION: 7979 SUNSET BLVD LOS ANGELES, CA 90046

APN: 5551-017-007

LEGAL DESCRIPTION: LOT 16 OF TRACT NO. 1607, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGES 54 AND 55, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOT AREA: 11,695 SF PER SURVEY

LOT DENSITY: 11,695 SF / 400 SF (PER D.U.) = 29.23 (ROUND UP IF AFFORDABLE IS PROVIDED)
30 X 35% BONUS DENSITY INCREASE = 10.5
30 X 10.5 = 49.5

41 UNITS ALLOWED
41 UNITS PROVIDED
PROJECT DEVELOPMENT INCLUDES 11% VLI & SHALL BE GRANTED MIN DENSITY BONUS 35% PER LAMC 12.22 A25 c.1

FAR: 11,695 SF X 1 = 11,695 SF MAX ALLOWED
11,695 SF X 3 = 35,085 SF PER STATE DENSITY BONUS

AVERAGE NATURAL GRADE (A.N.G.): 413.60'

BUILDING USE / OCCUPANCY: R-2 MULTIFAMILY / A-2 RESTAURANT / M RETAIL / A-3 COURTYARD - ROOF DECK / S-2 PARKING GARAGE

BUILDING CONSTRUCTION TYPE: TYPE I-A / TYPE III-A FULLY SPRINKLERED

MAX. TRAVEL DIST. TO EXITS: SPRINKLERED BUILDING = 250 FEET MAX.

FIRE PROTECTION SYSTEM: THIS BUILDING AND GARAGE MUST BE EQUIPPED AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. COMMERCIAL GRADESPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION. (SECTION 903.3.1.1) THIS BUILDING FALLS UNDER THE EXCEPTION OF 510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE. EMERGENCY RESPONDER RADIO COVERAGE REQ'D PER LA CITY FIRE CODE SECTION 510.

OBTAIN SEPARATE APPROVALS FOR: - RETAINING WALLS (OTHER THAN BUILDING FOUNDATION SYSTEM)
- GRADING WORK
- CMU FENCE WALLS & TRASH ENCLOSURES
- SIGNS
- FIRE SPRINKLER SYSTEMS (NFPA13 SYSTEM, SEE ABOVE)
- FIRE ALARM SYSTEMS
- ELECTRICAL, MECHANICAL, PLUMBING WORK
- PHOTOVOLTAIC SOLAR PANEL SYSTEM(S)

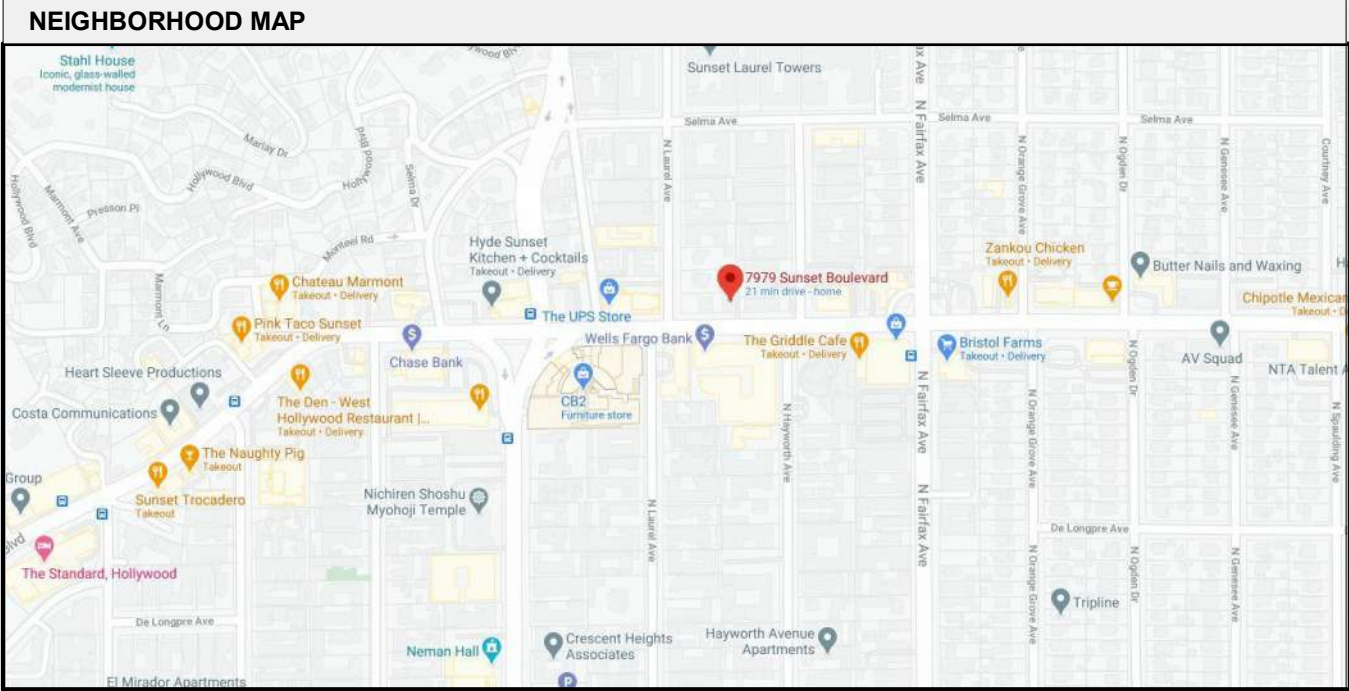
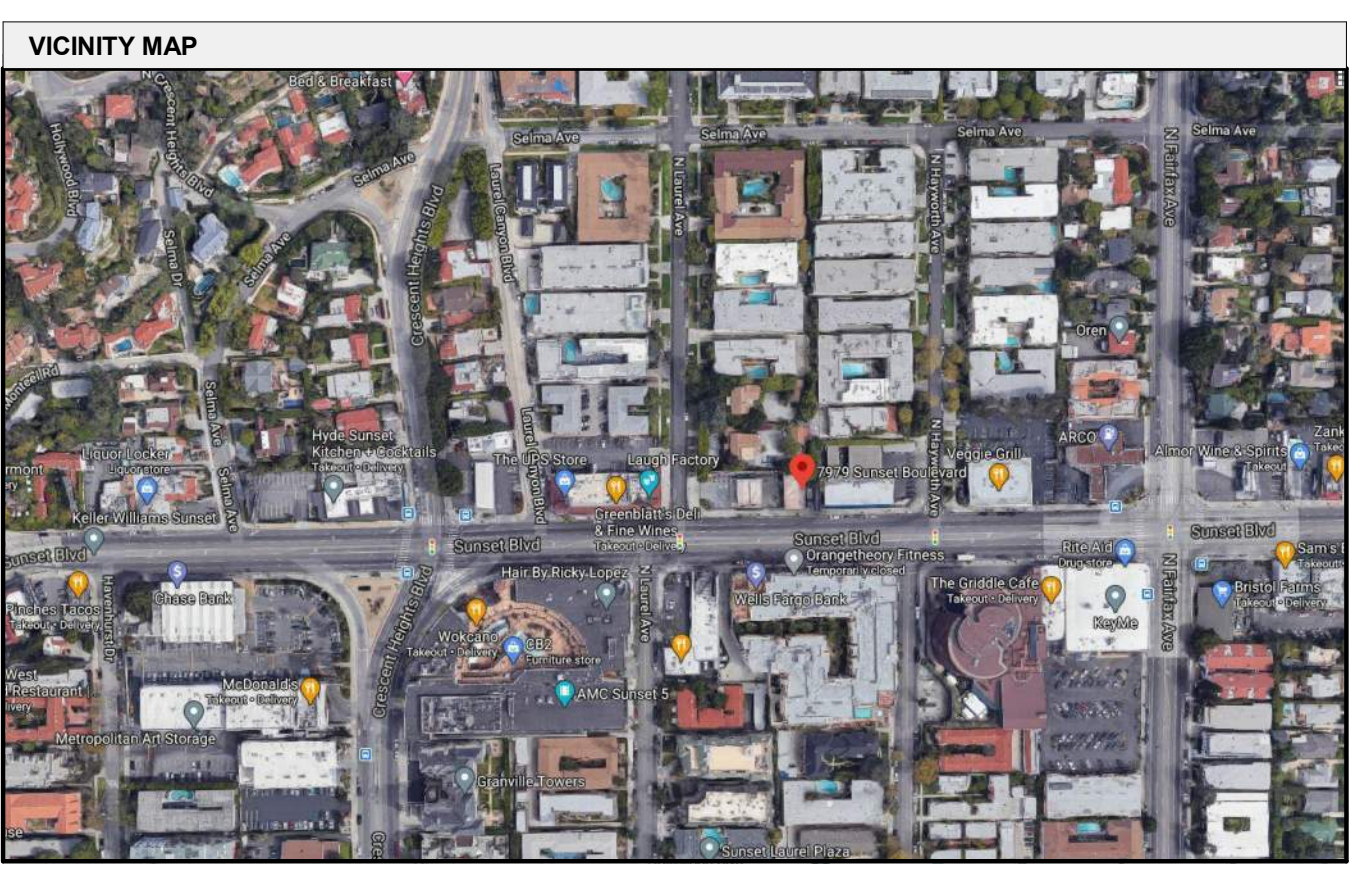
SITE DATA [SEE A100]: PROJECT IS 100% PRIVATELY FUNDED, NO TAX CREDIT, NOT PUBLIC HOUSING

INCENTIVES / WAIVERS: INCENTIVE - REDUCE REQUIRED SIDE YARD 10' MIN. BY 20% TO 8'

PROJECT CONTACTS

OWNER: 7979 SUNSET, LLC
O. 323.336.9716

ARCHITECT: PATRICK J. TIGHE, FAIA
CA LICENSE C27987
TIGHE ARCHITECTURE, INC.
5747 VENICE BLVD.
LOS ANGELES, CA. 90019
T: 323.424.7594



ZONING INFO

ZONING INFORMATION	C4-1D
USE	MIXED USE COMMERCIAL RESIDENTIAL
SETBACK	PROPOSED MIN. REQUIRED PER LAMC
FRONT - LAUREL AVE	0' - 0"
REAR	19' - 0"
SOUTH SIDE - SUNSET BLVD PER 12.22 A, 18 (c) 3	0' - 0"
NORTH SIDE	8' - 0" (INCENTIVE) 10' - 0"
HEIGHT	ACTUAL MAX. ALLOWED NO LIMIT
	75' - 0" (6 STORIES)

AREA CALCULATIONS PER ZONING CODE [SEE G.050]

NAME	COUNT	AREA
RESIDENTIAL		
STUDIO	30	4,573 SF
1 BD	50	11,660 SF
2 BD	21	8,335 SF
RESIDENTIAL	101	24,568 SF
GENERAL		
AMENITY	1	652 SF
CAFE	1	3,276 SF
CIRCULATION	13	3,441 SF
LOBBY	1	423 SF
MAIL ROOM	1	84 SF
OFFICE	1	207 SF
RESTROOM	2	140 SF
RETAIL	1	746 SF
TRASH / RECYCLE	13	1,085 SF
GENERAL	34	10,354 SF
TOTAL ZONING AREA	135	34,923 SF

35,085 SF MAX ALLOWED PER STATE DENSITY BONUS

APPLICABLE CODES

- 2023 CALIFORNIA BUILDING CODE
- 2023 CALIFORNIA RESIDENTIAL CODE
- 2023 CALIFORNIA GREEN BUILDING CODE
- 2023 CALIFORNIA MECHANICAL CODE
- 2023 CALIFORNIA ELECTRICAL CODE
- 2023 CALIFORNIA PLUMBING CODE
- 2023 CALIFORNIA ENERGY CODE
- 2023 CALIFORNIA FIRE CODE
- TITLE 24 (ADA) CALIFORNIA ADMINISTRATIVE CODE
- CALIFORNIA 2023 COUNTY OF L.A. AMENDMENTS TO ALL THE ABOVE MENTIONED STATE CODES, ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS.

PARKING CALCULATIONS

TOTAL PROVIDED	STD	COMP	ADA VAN	TOTAL
16	11	2	29	

(NOTE: THIS IS A MIXED-USE PROJECT WITH UNBUNDLED PARKING. LAMC COMPACT REQUIREMENTS DO NOT APPLY TO MIXED-USE PROJECTS.)

(30% TO BE EV FUTURE) (9 EVCS, FUTURE)
(10% TO BE EVCS) (3 EVCS, INSTALLED)

OPEN SPACE CALCULATIONS [SEE G.051]

REQUIRED:	UNIT TYPE	COUNT	REQ'D / UNIT	TOTAL REQ'D
STUDIO / 1 BD		32	100 SQ FT	3,200 SF
2 BD		9	125 SQ FT	1,125 SF
TOTAL OPEN SPACE REQ'D				4,325 SF

REC. ROOM REDUCTION
MAXIMUM ALLOWED 25% OF REQUIRED OPEN SPACE
4,325 SF x 25% = 1,081 SF MAX APPLICABLE

PROVIDED:	AREA
3RD LEVEL PATIO DECK	599 SF
7TH LEVEL ROOFTOP	4,303 SF
7TH LEVEL AMENITIES	621 SF
TOTAL OPEN SPACE PROVIDED	5,523 SF

BICYCLE PARKING REQUIREMENTS

RESIDENTIAL REQUIRED:	LONG TERM	SHORT TERM
# UNITS	1 / 1 UNIT	1 / 10 UNITS
125 UNITS	25 SPACES	2.5 SPACES
25 UNITS		
26-100 UNIT	1 / 1.5 UNIT	1 / 15 UNITS
16 UNITS	10.7 SPACES	1.1 SPACE
TOTAL RES. PROVIDED:	36 LONG TERM	4 SHORT TERM
41 UNITS		
COMMERCIAL REQUIRED:	LONG TERM	SHORT TERM
COMMERCIAL	1 PER 2,000 SF	1 PER 2,000 SF
4,459 SF	3 SPACES	3 SPACES
TOTAL COMMERCIAL PROVIDED:	3 SPACES	3 SPACES
4,459 SF		

ABBREVIATIONS

AFB	ABOVE FINISHED FLOOR	LAV	LAVATORY
AFG	ABOVE FINISHED GRADE	LT FXT	LIGHT FIXTURE
ACOUS	ACOUSTICAL	MAX	MAXIMUM
ADJ	ADJUSTABLE	MECH	MECHANICAL
ALUM	ALUMINUM	MTL	METAL
ANCH	ANCHOR	MIN	MINIMUM
APPROX	APPROXIMATELY	OC	ON CENTER
ATTEN	ATTENTION	OD	OUTSIDE DIAMETER
B	BASE	OPP	OPPOSITE
BD	BOARD	P	PAINT
BLDG	BUILDING	PL	PROPERTY LINE
BLK	BLOCK	PLAM	PLASTIC LAMINATE
BM	BEAM	PLAS	PLASTER
BOT	BOTTOM	PLWD	PLYWOOD
C	CARPET	PTD	PAINTED
CMU	CONCRETE MASONRY UNIT	R	RISERS
CAB	CABINET	RD	ROOD DRAIN
CEM	CEMENT	RO	ROUGH OPENING
CER	CERAMIC	RAD	RADIUS
CL	CENTER LINE	REC	RECESSED
CLG	CILING	REIN	REINFORCED
CLR	CLEAR	REQ'D	REQUIRED
COL	COLUMN	RES	RESISTANT
CONC	CONCRETE	RESIL	RESILIENT
CONST	CONSTRUCTION	RET	RETAINING
CONT	CONTINUOUS	RM	ROOM
DBL	DOUBLE	SED	SEE ELECTRICAL DRAWING
DET	DETAIL	SD	SMOKE DETECTOR
DIA	DIAMETER	SCHED	SCHEDULE
DIAG	DIAGONAL	SECT	SECTION
DIM	DIMENSION	SED	SEE ELECTRICAL DRAWING
DN	DOWN	SFD	SMOKE FIRE DAMPER
DS	DOWN SPOUT	SHT	SHEET
DWG	DRAWING	SHTG	SHEATHING
EA	EACH	SIM	SIMILAR
EL	ELEVATION	SLD	SEE LANDSCAPE DRAWING
ELECT	ELECTRICAL	SMD	SEE MECHANICAL DRAWING
EQ	EQUAL	SPEC	SPECIFICATION
EQUIP	EQUIPMENT	SPD	SEE PLUMBING DRAWING
EXIST	EXISTING	SQ	SQUARE
EXT	EXTERIOR	SS	STAINLESS STEEL
FD	FLOOR DRAIN	SSD	SEE STRUCTURAL DRAWING
FEC	FIRE EXTINGUISHER CABINET	STD	STANDARD
FFE	FINISHED FLOOR ELEVATION	STL	STEEL
FIN	FINISH	STRUCT	STRUCTURAL
FG	FINISH GRADE	SUSP	SUSPENDED
FLR	FLOOR	SV	SHEET VINYL
FLOUR	FLUORESCENT	T	TREADS
FT	FOOT	T & N	TOP AND BOTTOM
FTG	FOOTING	T & G	TOUGUE AND GROOVE
GI	GALVANIZED IRON	TO	TOP OF
GA	GALVE	TOC	TOP OF CONCRETE
GALV	GALVANIZED	TEL	TELEPHONE
GL	GLASS	TEM	TEMPERED
GYP BD	GYPSUM BOARD	TYP	TYPICAL
HD	HEAD	VCT	VINYL COMP. TILE
HDWG	HARDWOOD	VERT	VERTICAL
HM	HOLLOW METAL	W	WITH
HR	HOUR	WC	WATER CLOSET
HORIZ	HORIZONTAL	WF	WIDE FLANGE
HT	HEIGHT	WP	WATER PROOF
IN	INCH	W	WOOD
INSUL	INSULATION		
INT	INTERIOR		

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G.000	OPEN SPACE DIAGRAM
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G.230	4TH LEVEL PLAN
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G.250	6TH LEVEL PLAN
G.260	7TH LEVEL PLAN
G.270	ROOF LEVEL PLAN
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G.300	
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G.501	WEST ELEVATION
G.510	WEST ELEVATION RENDER
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G.521	NORTH ELEVATION
G.530	NORTH ELEVATION RENDER
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L.100	

SHEET INDEX

COVER	COVER
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G.054	
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G.220	3RD LEVEL PLAN
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G.300	
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G.521	NORTH ELEVATION
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LANDSCAPE	LANDSCAPE
L.100	

TIGHE

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7979 SUNSET MIXED-USE
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PLANNING SUBMISSION #3 - 11 / 22 / 2023

REVISIONS

CONCEPT DESIGN	08 / 16 / 2023
PZA SUBMITTAL #3	09 / 05 / 2023
PLANNING SUBMISSION #3 - 11/22/23	



SUNSET / LAUREL MIXED USE

7979 SUNSET BLVD,
LOS ANGELES, CA 90046

LABBS STAMP AREA



COVER
G.000

EXHIBIT "A"
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EAST VIEW - SUNSET RENDERING 2



SOUTH VIEW - SUNSET RENDERING 3



CORNER - SUNSET / LAUREL VIEW RENDERING 1

REVISIONS
CONCEPT DESIGN 08 / 16 / 2023
PZA SUBMITTAL #3 09 / 05 / 2023
PLANNING SUBMISSION #3 - 11/22/23



RENDERINGS

G.003

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LOS ANGELES, CA 90046

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CONCEPT DESIGN 08 / 16 / 2023
PZA SUBMITTAL #3 09 / 05 / 2023
PLANNING SUBMISSION #3 - 11/22/23

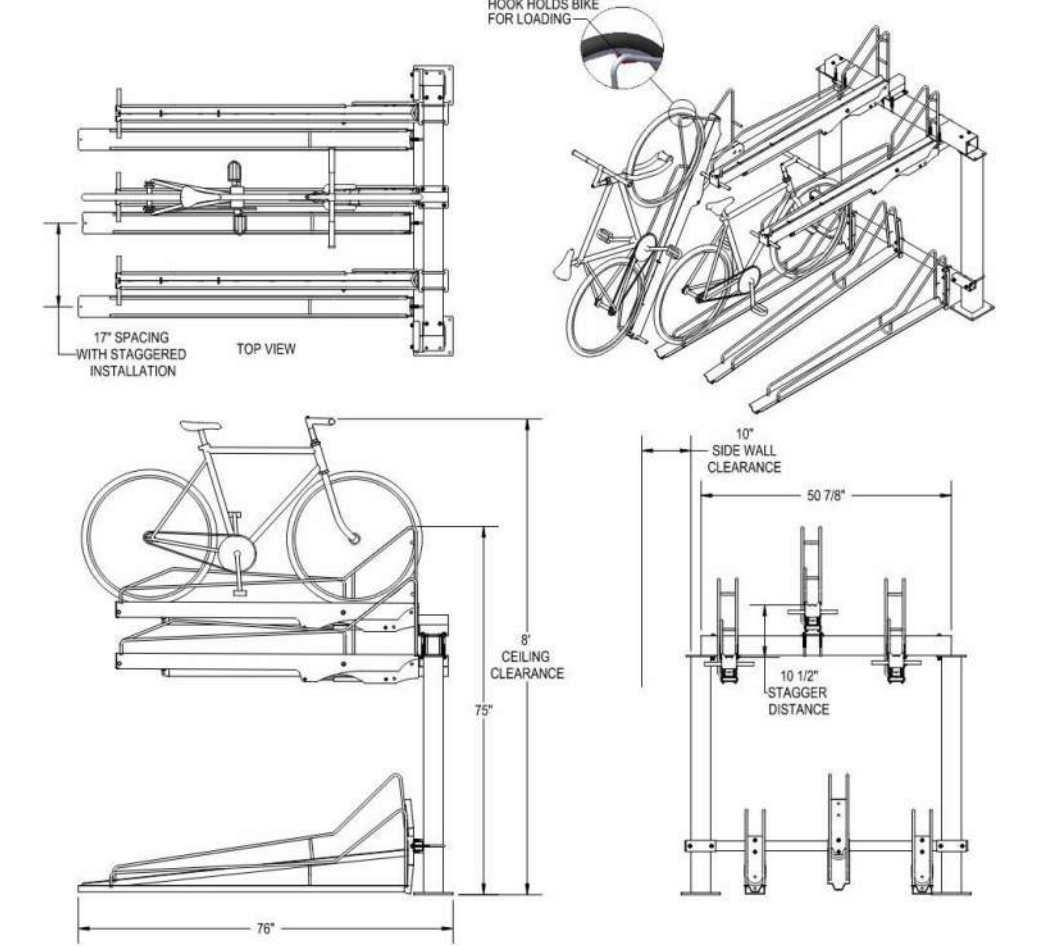


BIKE RACK SPECIFICATIONS

G.020



MACRAX DIVISION
GRABER MANUFACTURING, INC.
1000 ZEPHYRUS DRIVE
VALLEJO, CA 94588
P: 707.446.7031 F: 707.446.7025 FAX: 707.446.7021
WWW.MADRAX.COM E: MAIL: SALES@MACRAX.COM



PRODUCT: BBS-B242
DESCRIPTION: BOOST BIKE STORAGE, 4 BIKE CAPACITY
DATE: 10/1/2023
ENG: BLW

NOTES:
1. THE FINISH IS HOT DIP GALVANIZE FOR CORROSION PROTECTION
2. HANDLE IS COATED FOR VISIBILITY AND PROTECTION
3. RED FRONT WHEEL HOOK HOLDS THE BIKE FOR LOADING AND KEEPS IT SECURE

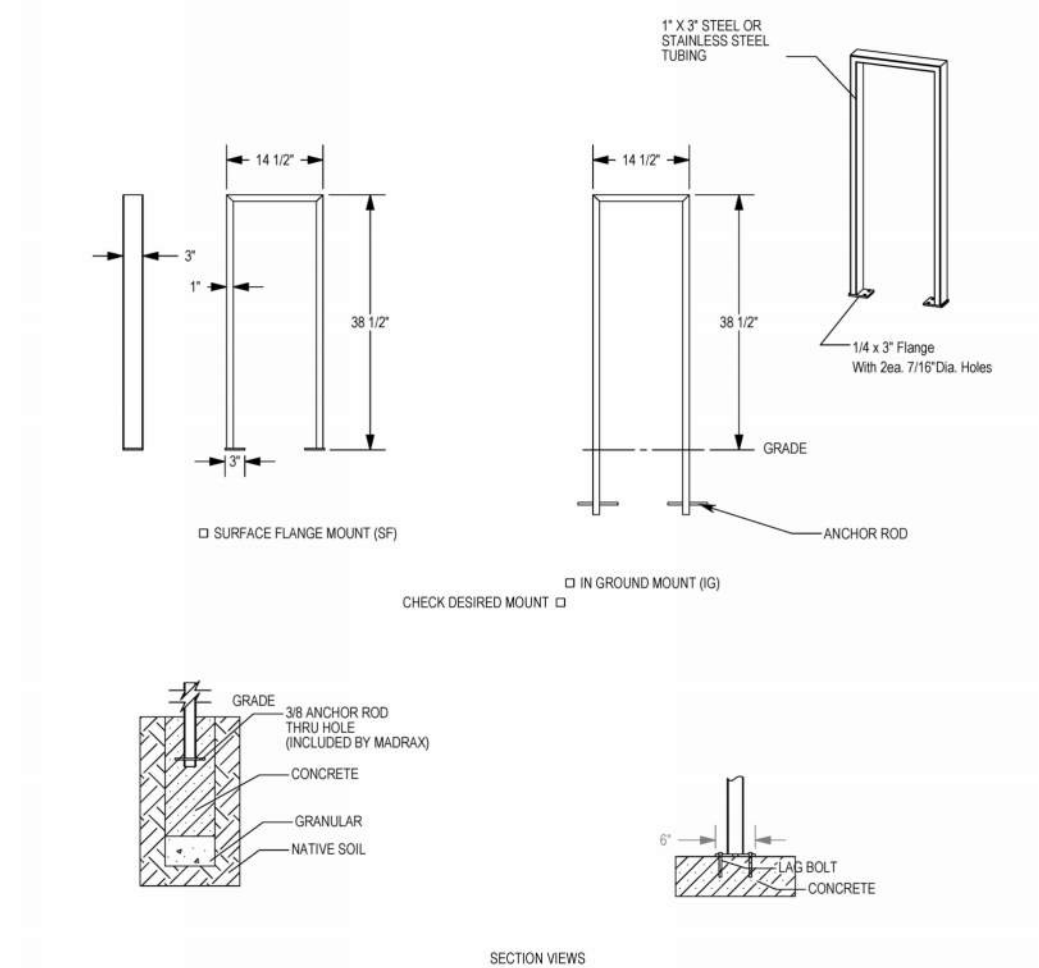
NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS
2. CONSULT TYP TO SELECT COLOR FINISH. SEE MANUFACTURER'S SPECIFICATIONS
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

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LONG-TERM BIKE PARKING SPECIFICATION 2



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VALLEJO, CA 94588
P: 707.446.7031 F: 707.446.7025 FAX: 707.446.7021
WWW.MADRAX.COM E: MAIL: SALES@MACRAX.COM



PRODUCT: BBS-1200
DESCRIPTION: METRO BIKE RACK
DATE: 08/20/15
ENG: BLW

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS
2. CONSULT TYP TO SELECT COLOR FINISH. SEE MANUFACTURER'S SPECIFICATIONS
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

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SHORT-TERM BIKE PARKING SPECIFICATION 1

LADBS STAMP AREA

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7979 SUNSET MIXED-USE
7979 SUNSET BLVD
LOS ANGELES, CA 90046

REVISIONS
CONCEPT DESIGN 08/16/2023
PZA SUBMITTAL #3 09/05/2023
PLANNING SUBMISSION #3 - 11/22/23

AREA CALCULATIONS PER ZONING CODE [SEE G.050]		
NAME	COUNT	AREA
RESIDENTIAL		
STUDIO	30	4,573 SF
1 BD	50	11,660 SF
2 BD	21	8,335 SF
RESIDENTIAL	101	24,568 SF
GENERAL		
AMENITY	1	652 SF
CAFE	1	3,576 SF
CIRCULATION	13	3,441 SF
LOBBY	1	423 SF
MAIL ROOM	1	84 SF
OFFICE	1	207 SF
RESTROOM	2	140 SF
RETAIL	1	746 SF
TRASH / RECYCLE	13	1,085 SF
GENERAL	34	10,354 SF
TOTAL ZONING AREA	135	34,923 SF

35,085 SF MAX ALLOWED PER STATE DENSITY BONUS



ZONING AREA DIAGRAMS

G.050

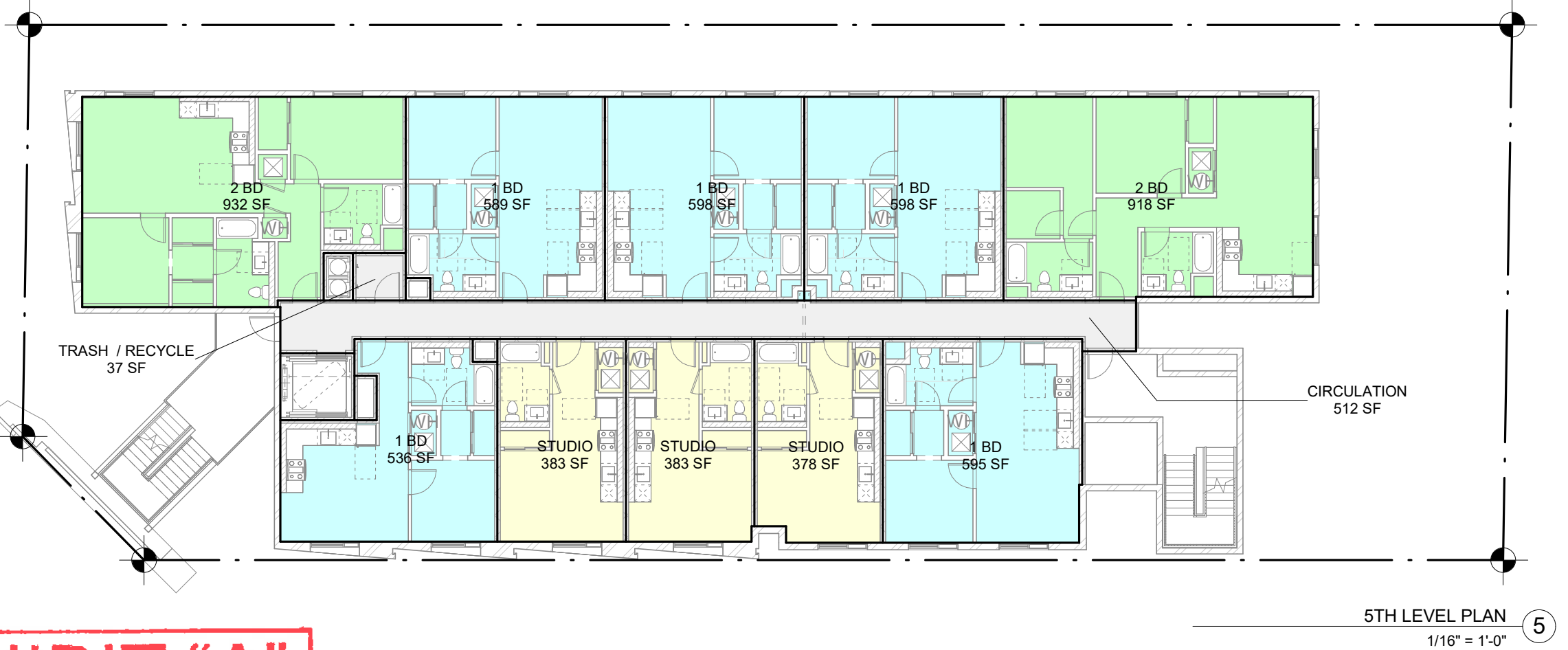
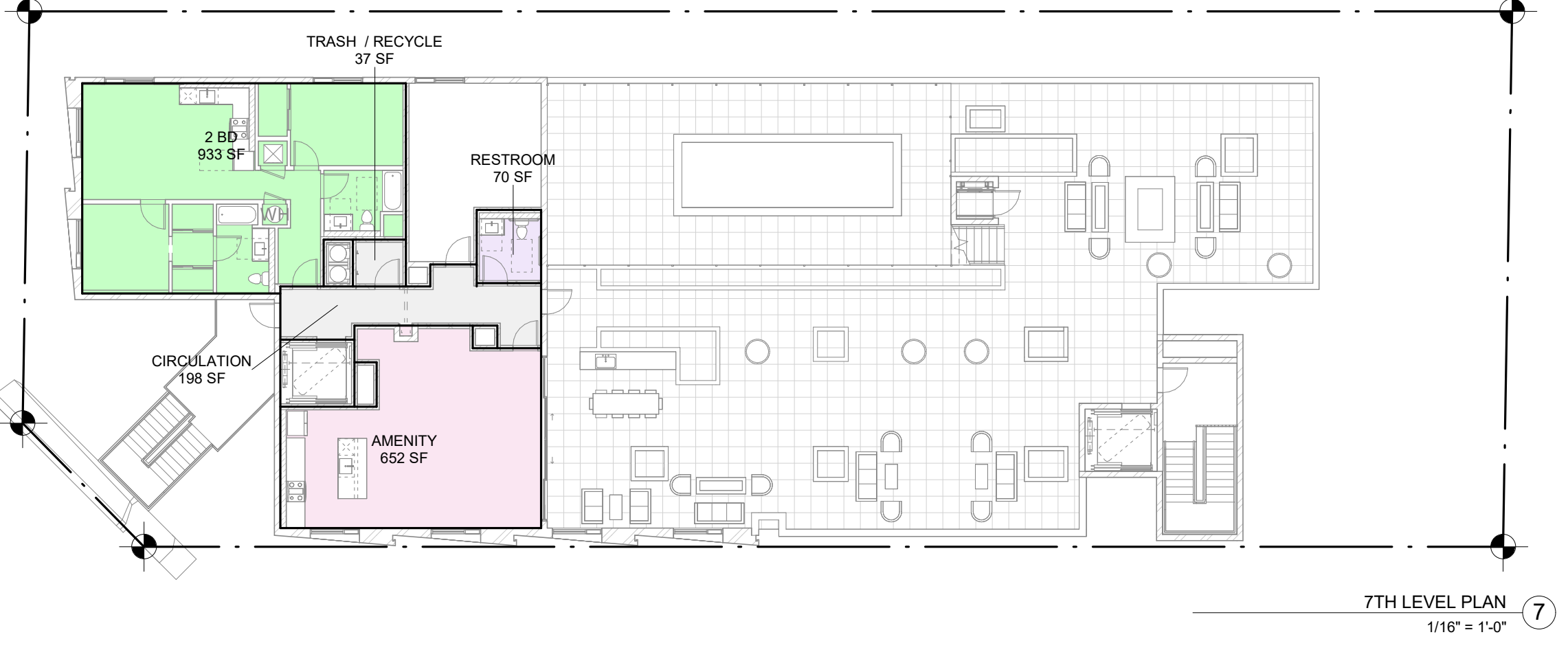
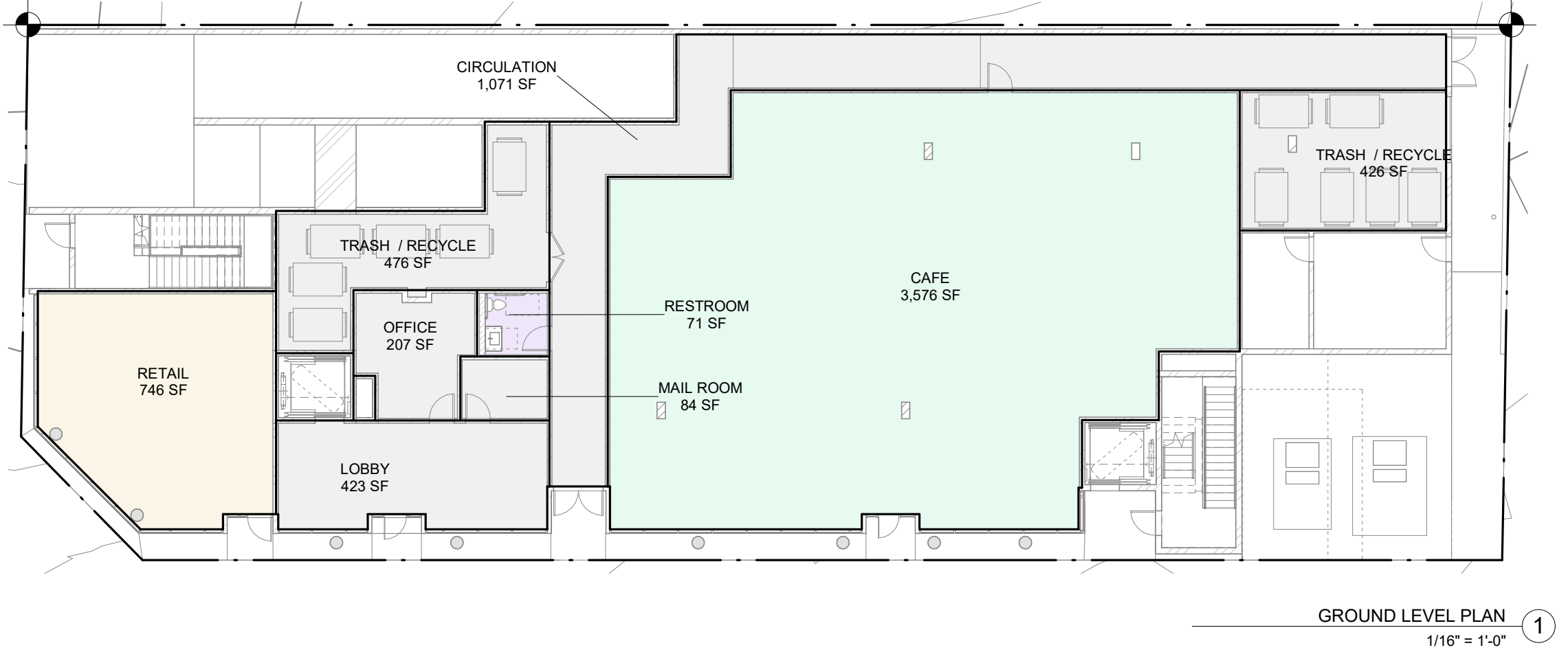
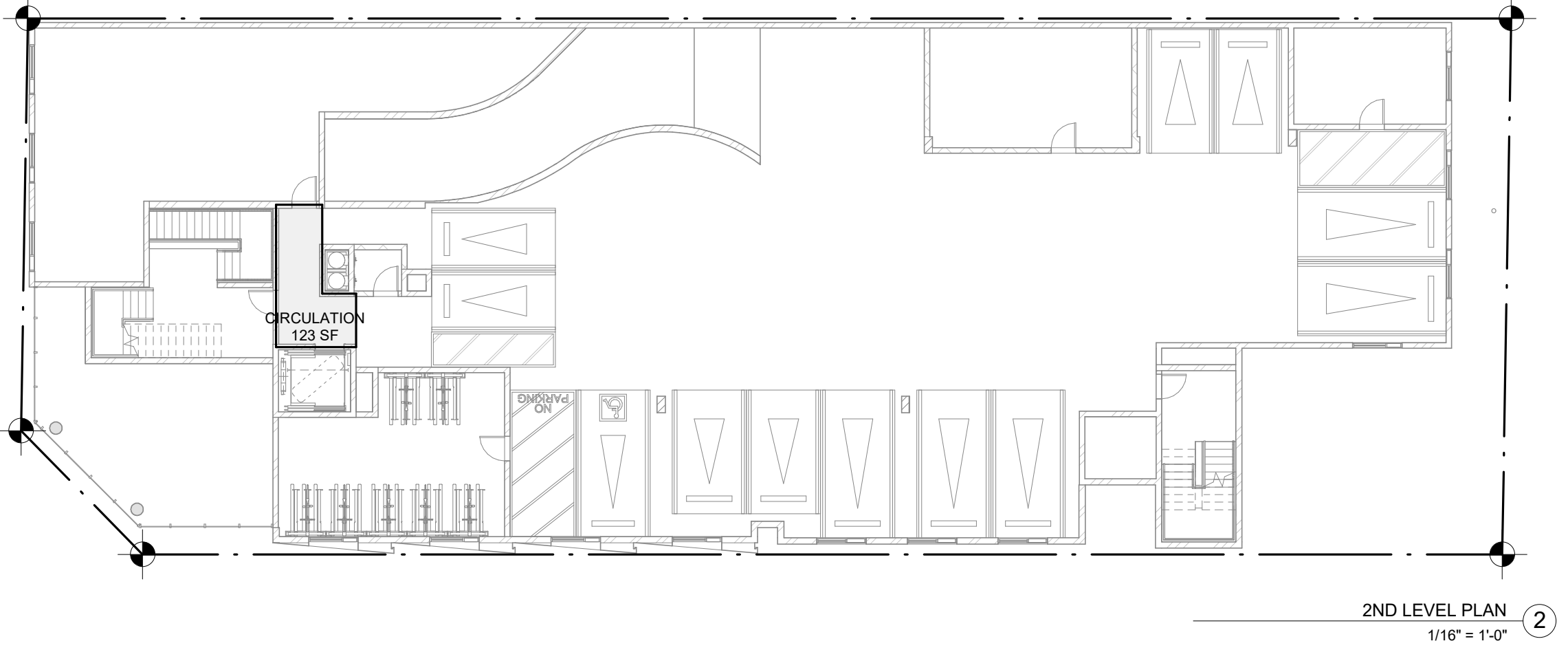
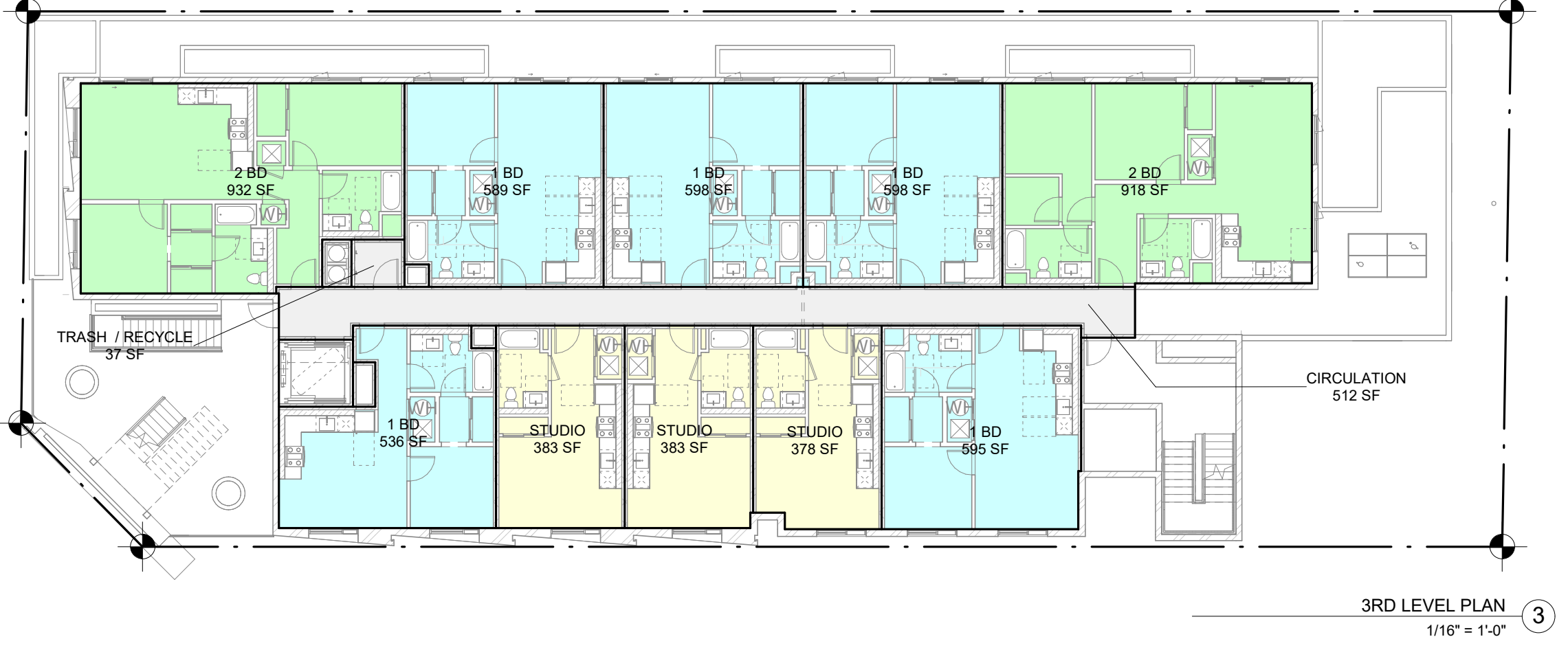
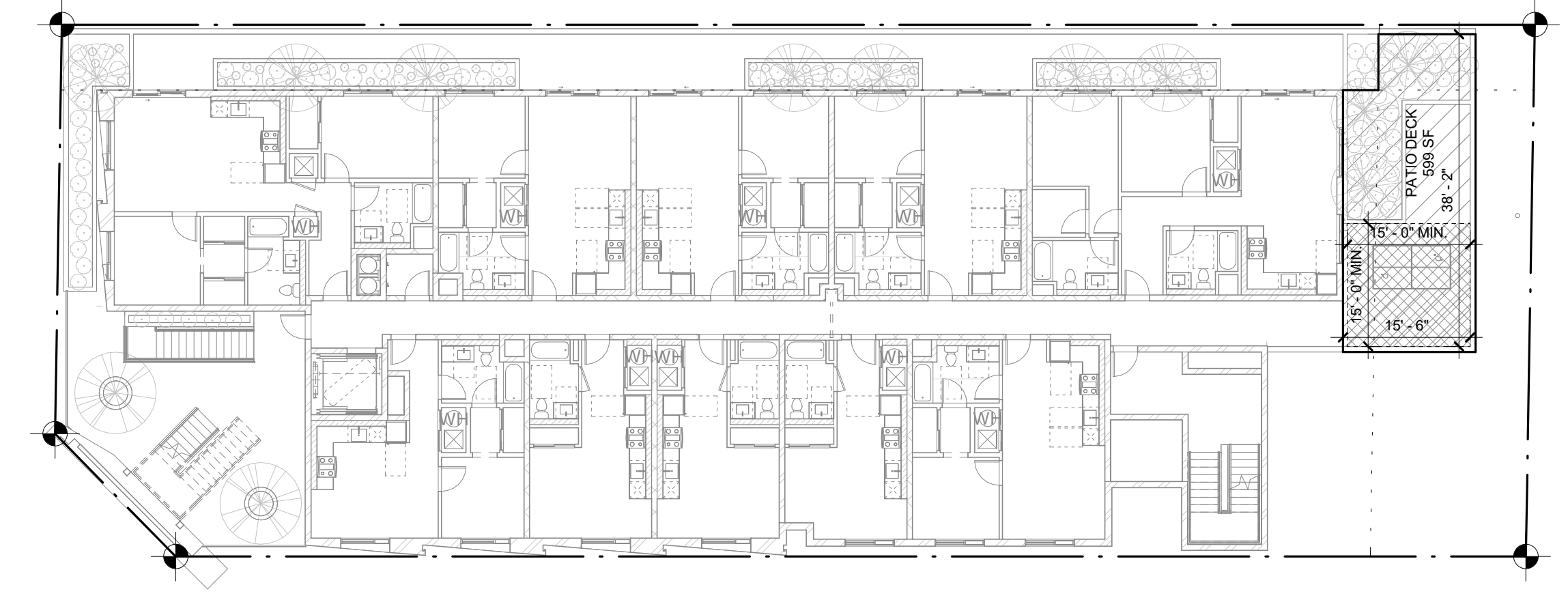
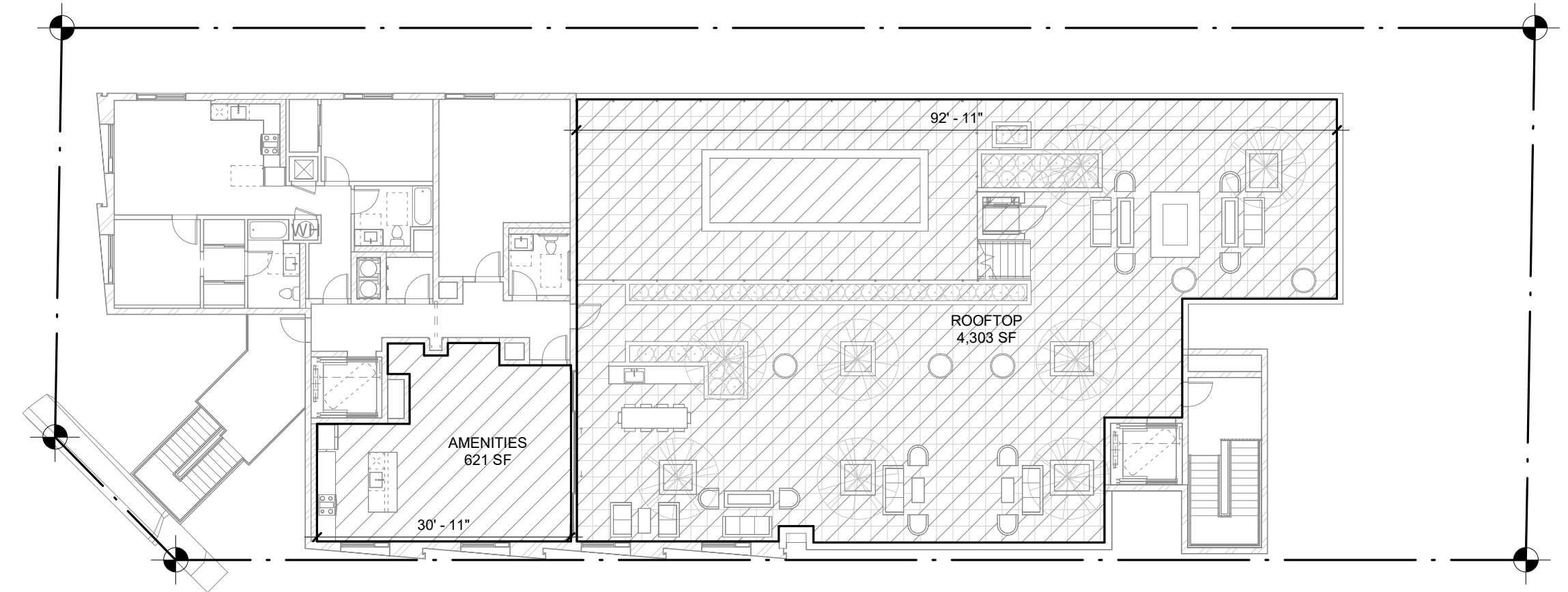


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OPEN SPACE LANDSCAPE REQUIREMENT [SEE L.100]

OPEN SPACE REQUIREMENT FOR SIX OR MORE DWELLING UNITS
PER LAMC SECTION 12.21 G.2

41 UNITS PROVIDED

10 TREES REQUIRED, 17 TREES PROVIDED

25% OF REQ'D OF COMMON OPEN SPACE
5,405 SF x 50% = 2,703 SF REQ'D COMMON OPEN SPACE
2,703 SF x 25% = 676 SF PLANTING REQUIRED
684 SF OF PLANTING PROVIDED

LANDSCAPE AREAS [SEE L.100]

PROPOSED BUILDING	
PLANTER AREA	
BACK YARD @ 3RD LVL	260 SF
ROOFTOP @ 7TH LEVEL	424 SF
TOTAL PLANTER AREA	684 SF
SOFTSCAPE AREA	477 SF
HARDSCAPE AREA	5,035 SF

OPEN SPACE CALCULATIONS [SEE G.051]

REQUIRED:	UNIT TYPE	COUNT	REQ'D / UNIT	TOTAL REQ'D
STUDIO / 1 BD		32	100 SQ FT	3,200 SF
	2 BD	9	125 SQ FT	1,125 SF
TOTAL OPEN SPACE REQ'D				4,325 SF

REC. ROOM REDUCTION
MAXIMUM ALLOWED 25% OF REQUIRED OPEN SPACE
4,325 SF x 25% = 1,081 SF MAX. APPLICABLE

PROVIDED:	AREA
3RD LEVEL	PATIO DECK 599 SF
7TH LEVEL	ROOFTOP 4,303 SF
7TH LEVEL	AMENITIES 621 SF
TOTAL OPEN SPACE PROVIDED	5,523 SF

LADBS STAMP AREA

REVISIONS

CONCEPT DESIGN 08 / 16 / 2023

PZA SUBMITTAL #3 09 / 05 / 2023

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OPEN SPACE DIAGRAM

G.051

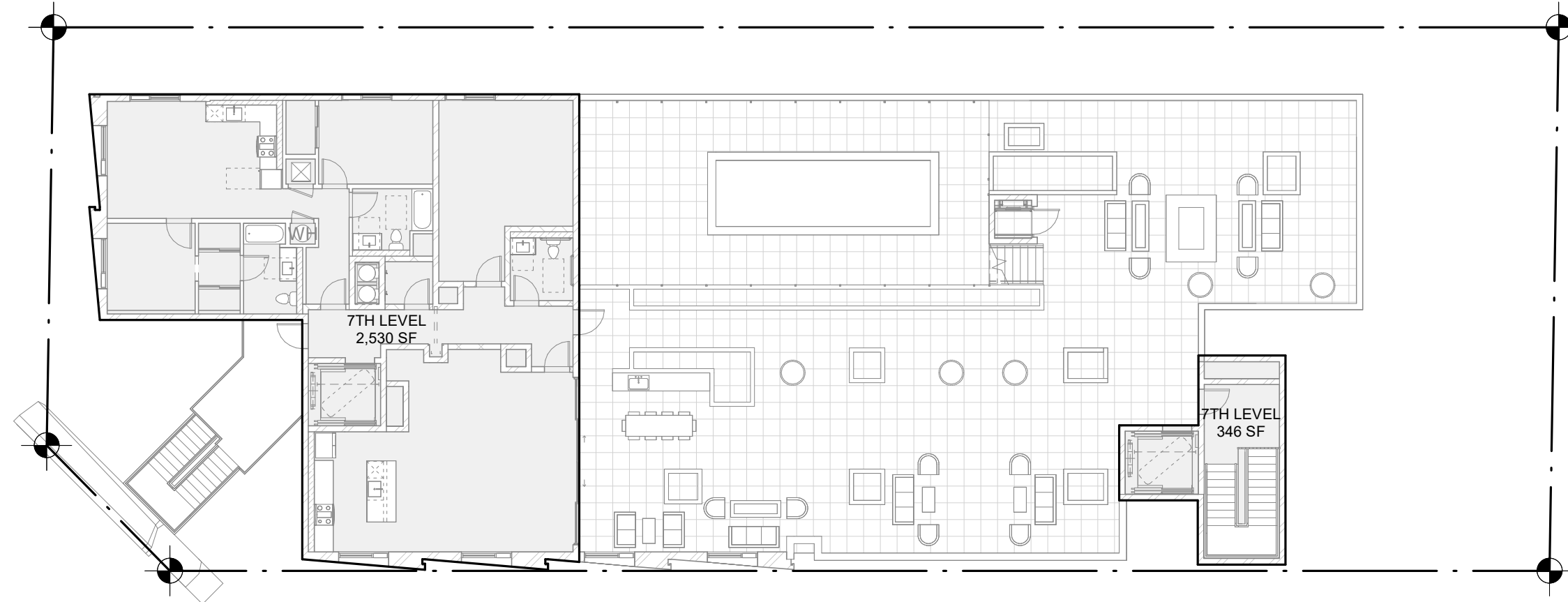
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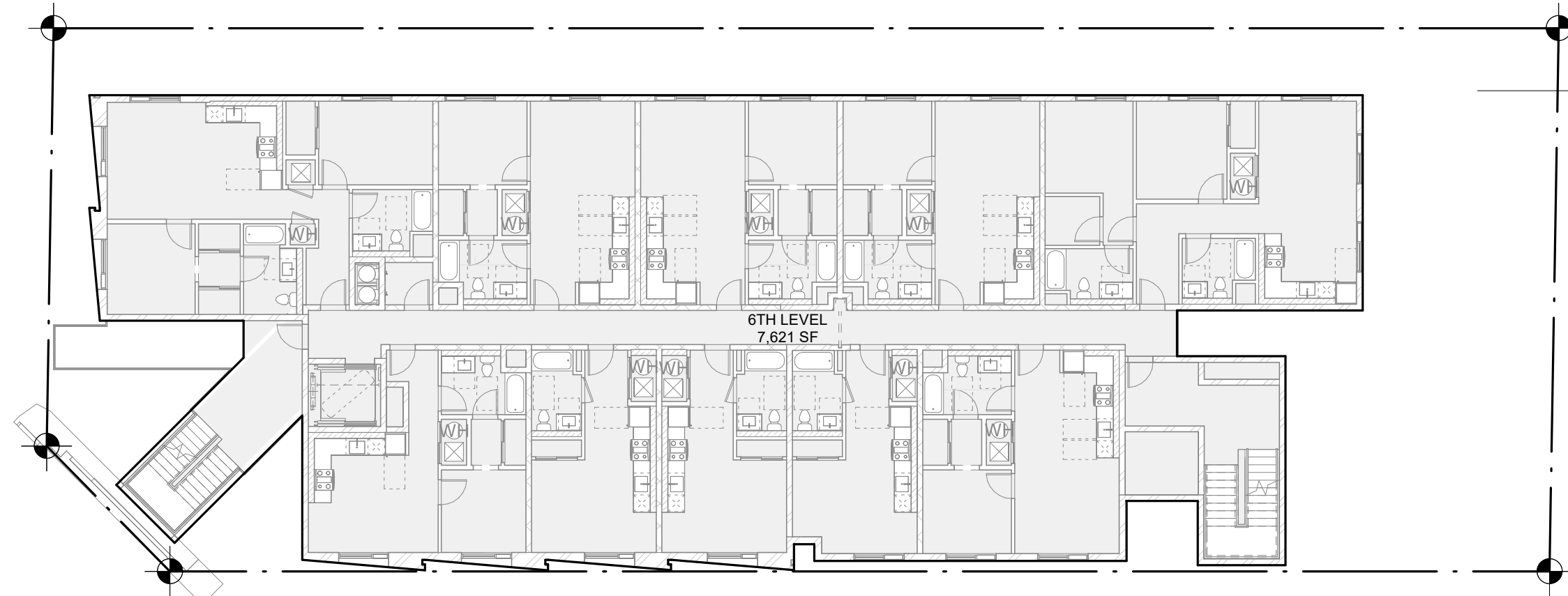
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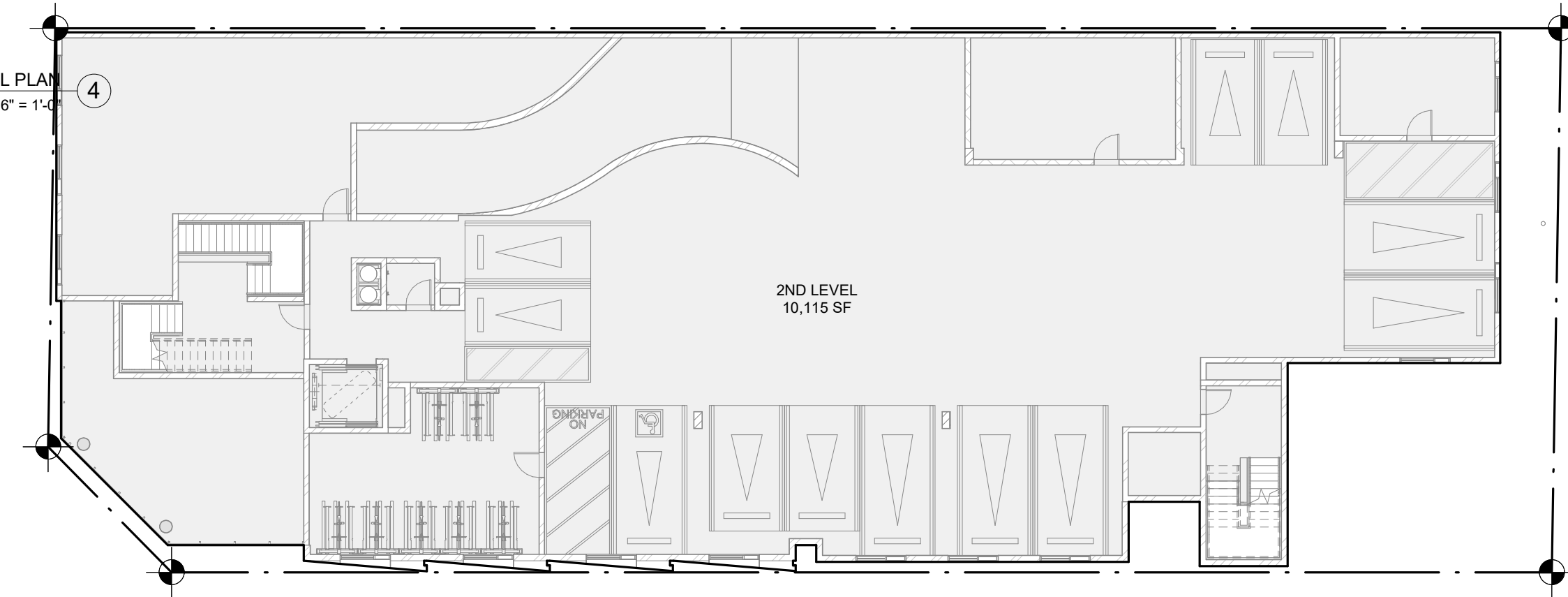
7TH LEVEL PLAN
1/16" = 1'-0"



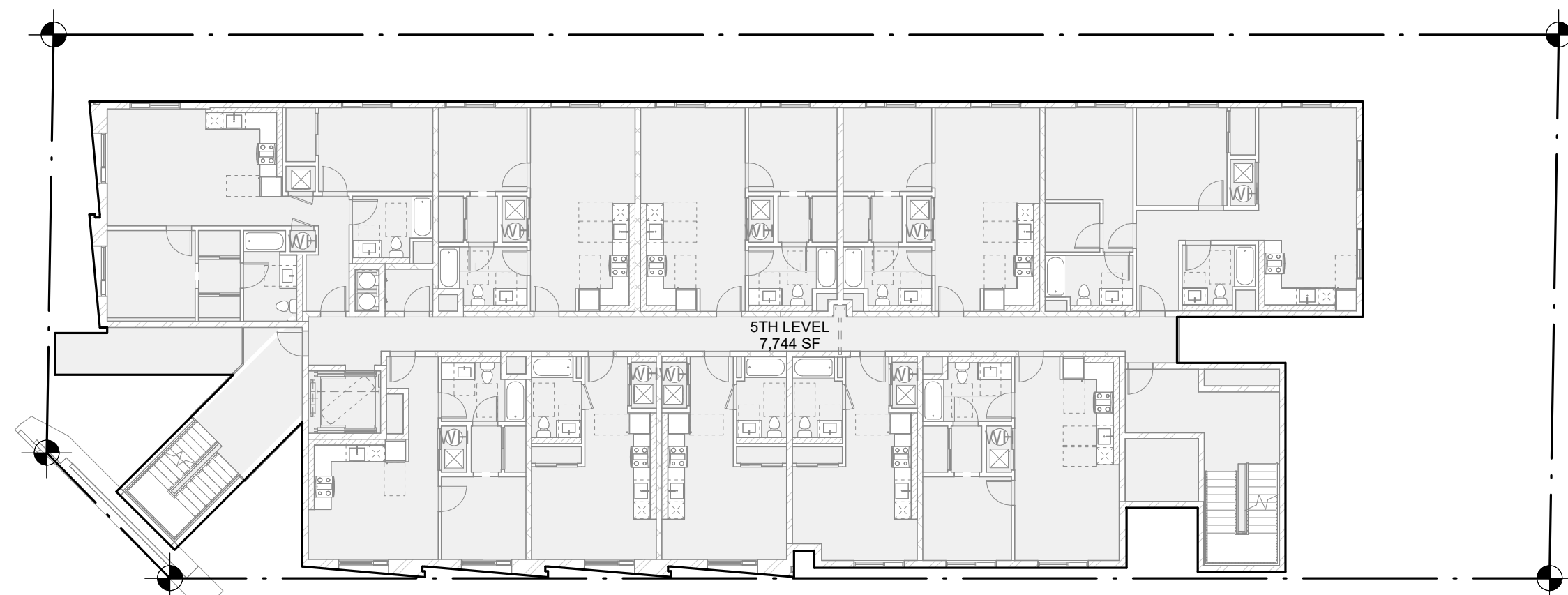
3RD LEVEL PLAN
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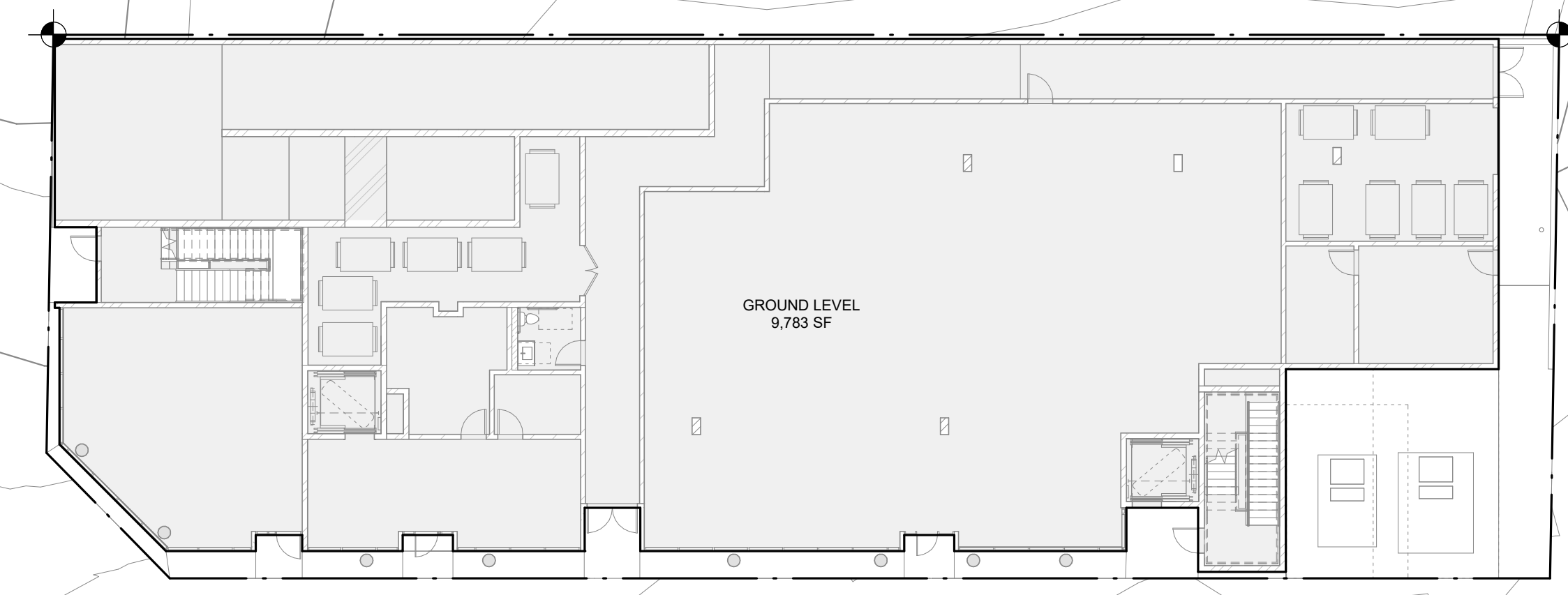
6TH LEVEL PLAN
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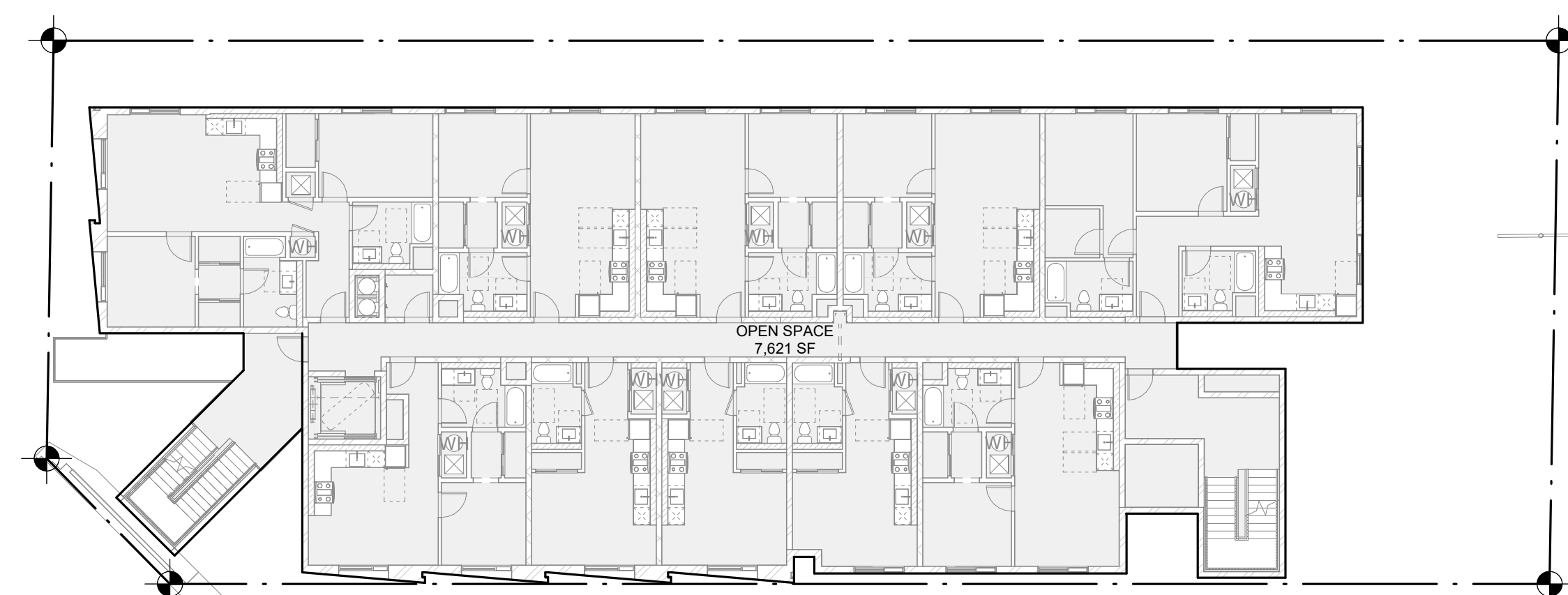
2ND LEVEL PLAN
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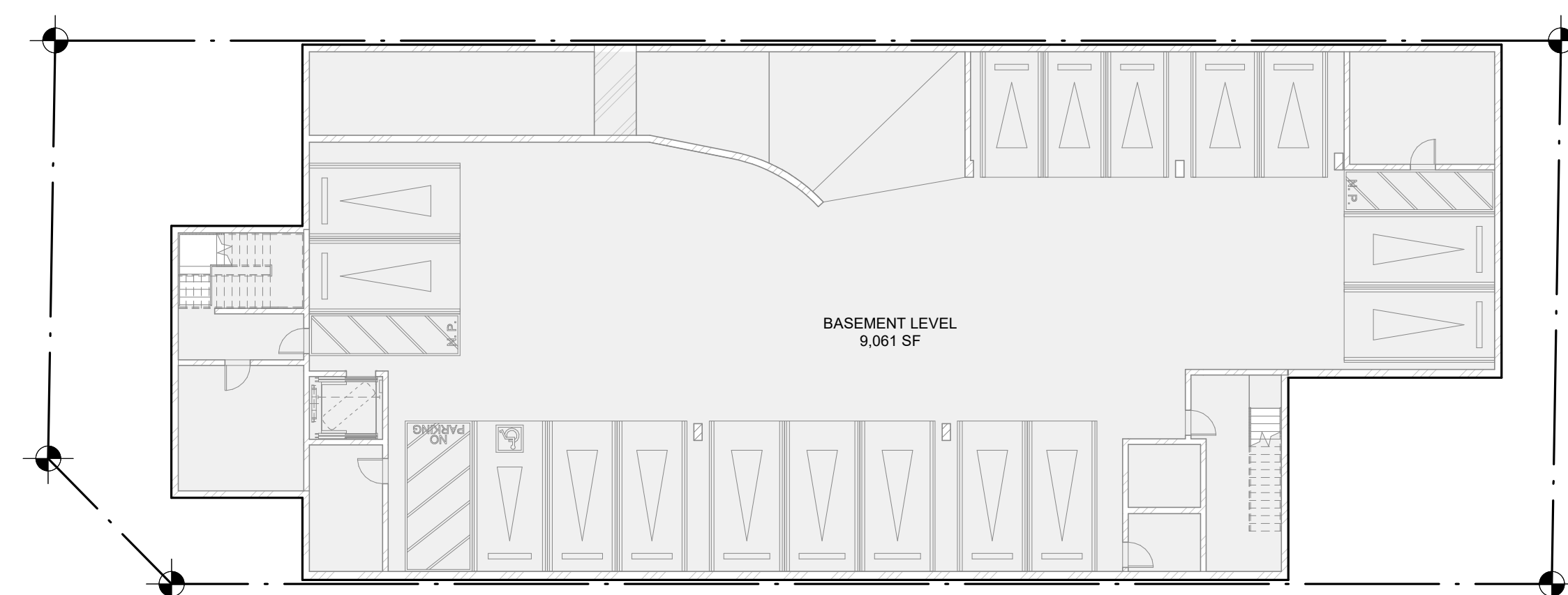
5TH LEVEL PLAN
1/16" = 1'-0"



GROUND LEVEL PLAN
1/16" = 1'-0"



4TH LEVEL PLAN
1/16" = 1'-0"



BASEMENT LEVEL PLAN
1/16" = 1'-0"

BUILDING AREA CALCULATION	
NAME	AREA
BASEMENT LEVEL	9,061 SF
GROUND LEVEL	9,783 SF
2ND LEVEL	10,115 SF
3RD LEVEL	7,744 SF
OPEN SPACE	7,621 SF
5TH LEVEL	7,744 SF
6TH LEVEL	7,621 SF
7TH LEVEL	2,876 SF
GROSS BUILDING AREA TOTAL	62,565 SF

LADBS STAMP AREA



BUILDING AREA DIAGRAM

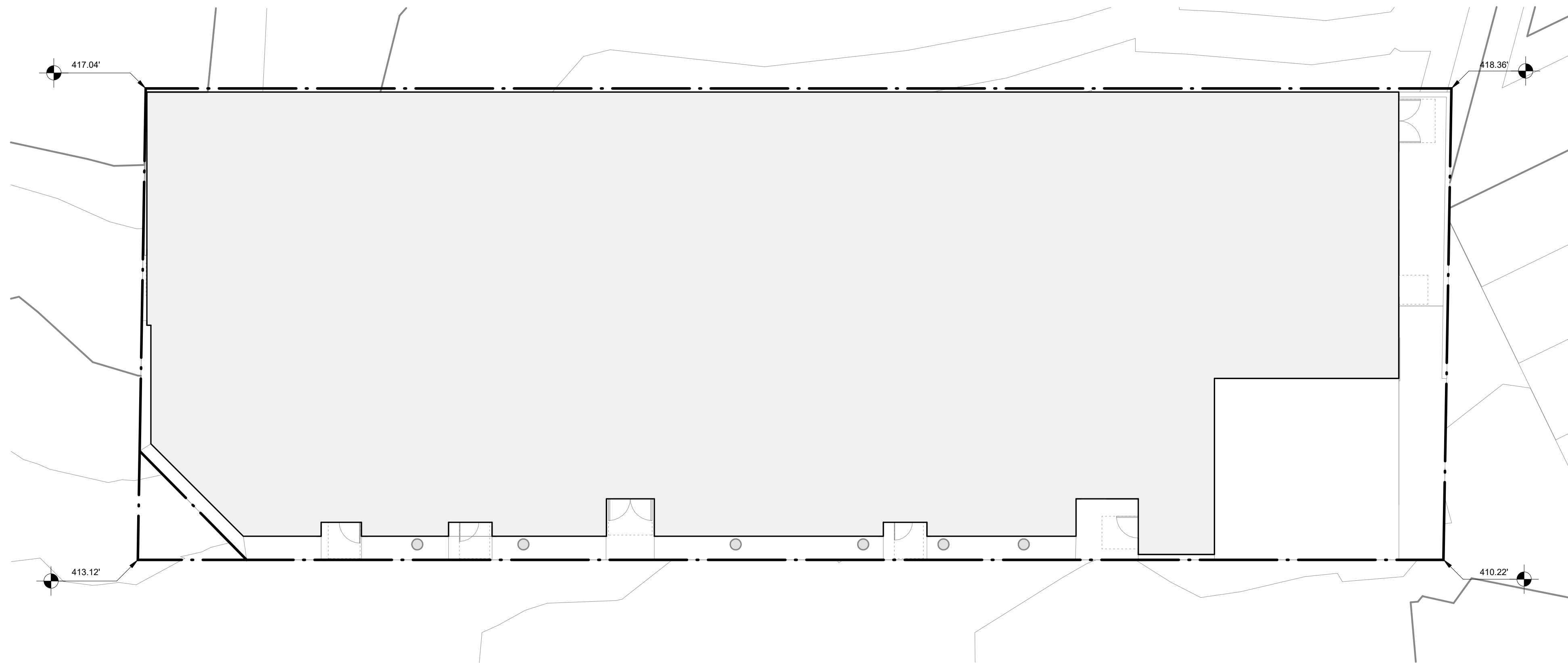
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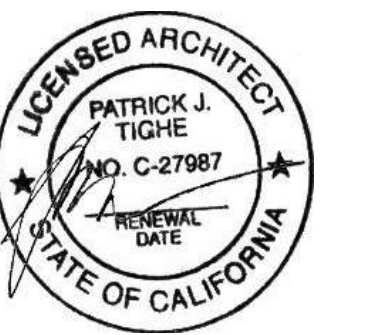
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AVERAGE NATURAL GRADE CALCULATION
417.04' + 418.36' + 410.22' + 413.12' = 1658.74 / 4 =
AVERAGE GRADE PLANE = 414.69'

LADBS STAMP AREA

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AVERAGE NATURAL GRADE

G.053

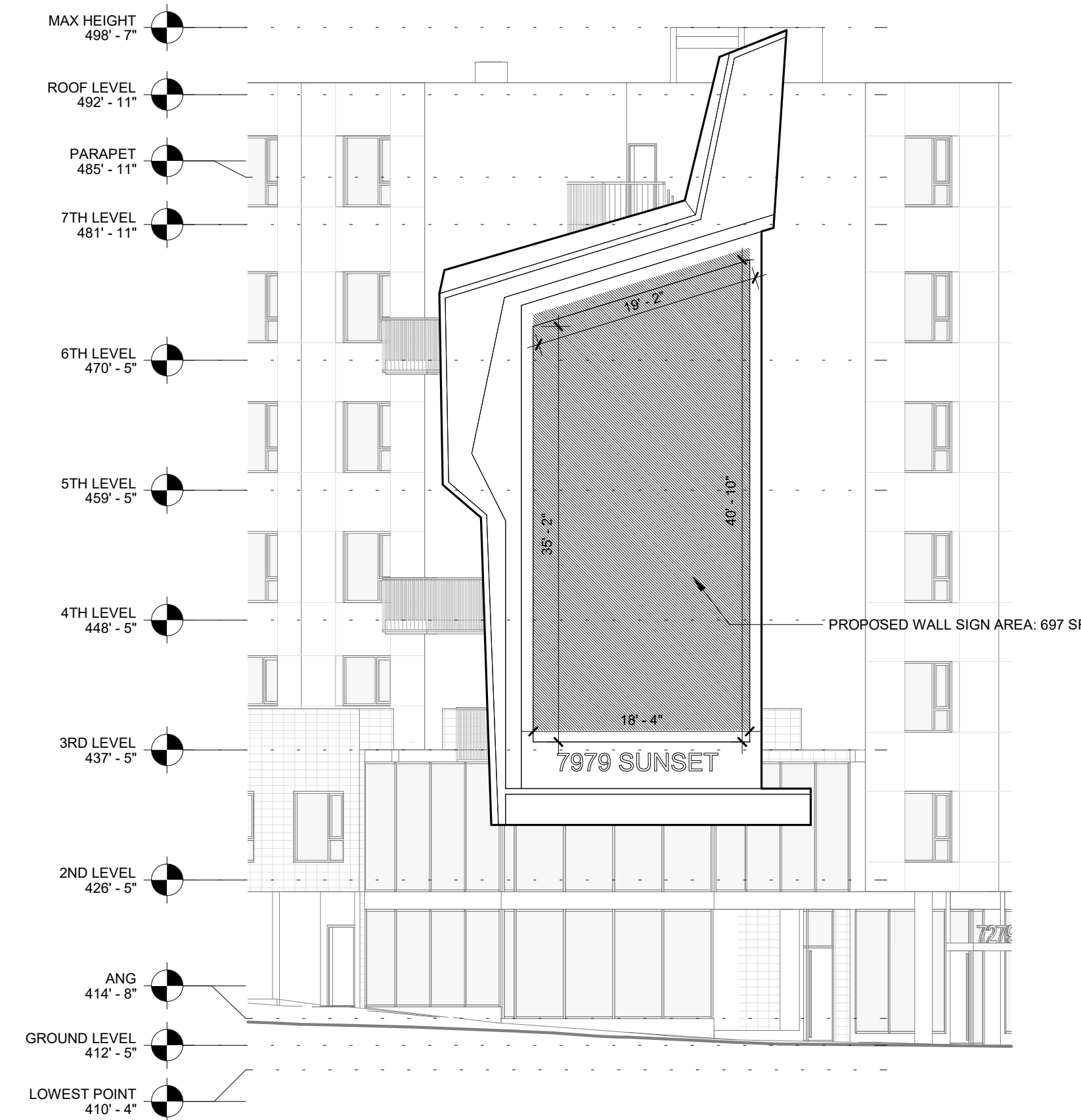
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SITE PLAN ①
3/32" = 1'-0"

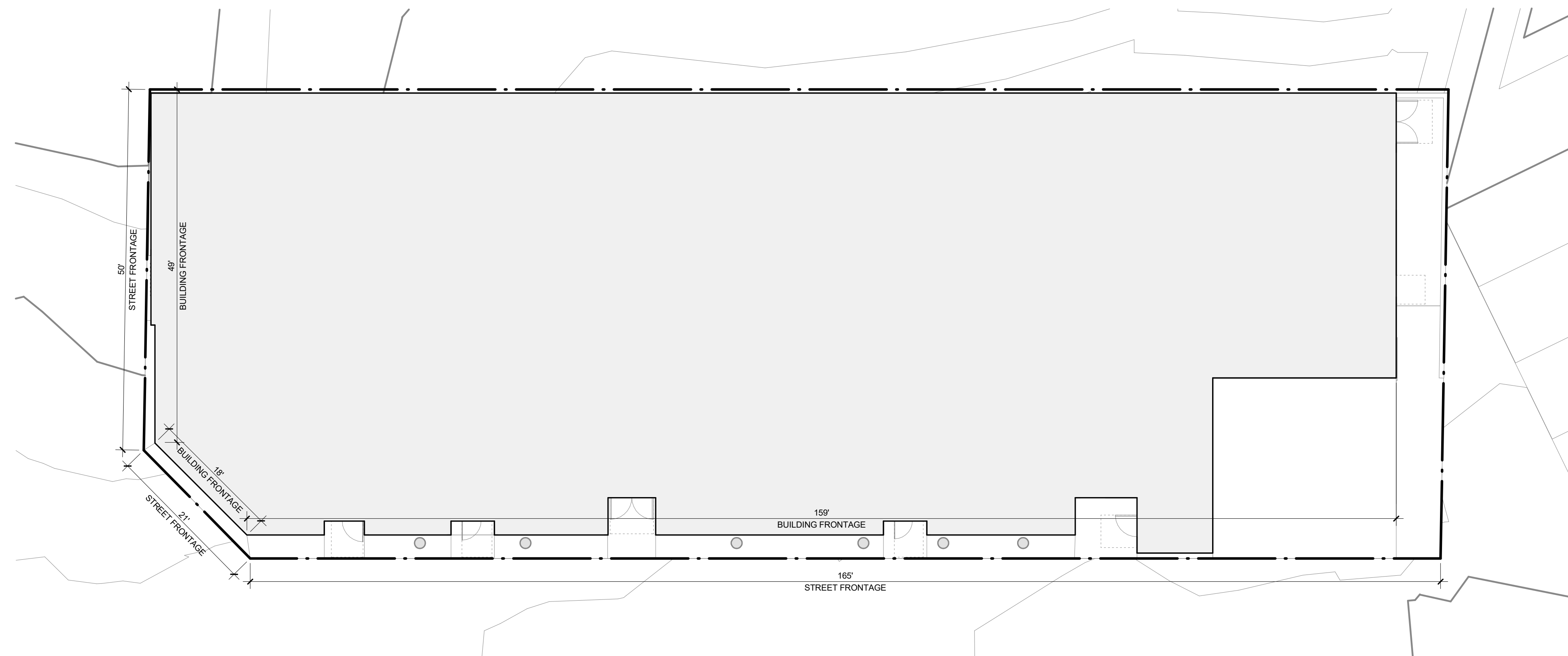


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SIGNAGE ELEVATION ②
3/32" = 1'-0"



SITE PLAN ①
3/32" = 1'-0"

NOTE: SIGNAGE UNDER SEPARATE PERMIT

SIGNAGE AREA CALCULATION	
STREET FRONTAGE	= 165' + 21' + 50' = 236'
BUILDING FRONTAGE	= 159' + 18' + 49' = 226'
ALLOWABLE ILLUMINATED ARCHITECTURAL CANOPY SIGN AREA:	472 SF
2 SF FOR EACH FT OF STREET FRONTAGE	226 SF
1 SF FOR EACH FT OF BUILDING FRONTAGE	226 SF
TOTAL ALLOWABLE ILLUMINATED ARCHITECTURAL CANOPY SIGN AREA:	698 SF
TOTAL ALLOWABLE INFORMATIONAL SIGN AREA:	25 SF
ALLOWABLE MONUMENT SIGN AREA:	354 SF
1.5 SF FOR EACH FT OF STREET FRONTAGE	75 SF
NOR A MAXIMUM OF	75 SF
TOTAL ALLOWABLE MONUMENT SIGN AREA:	75 SF
TOTAL ALLOWABLE PROJECTING SIGN AREA:	300 SF
ALLOWABLE WALL SIGN AREA:	NOT APPLICABLE
FOR SINGLE STORY	NOT APPLICABLE
2 SF FOR EACH FT OF STREET FRONTAGE	472 SF
1 SF FOR EACH FT OF BUILDING FRONTAGE	226 SF
TOTAL ALLOWABLE WALL SIGN AREA FOR A SINGLE-STORY BUILDING:	698 SF
FOR SEVEN STORIES	
50% INCREASE OF AREA PERMITTED FOR A SINGLE-STORY BUILDING:	349 SF
TOTAL ALLOWABLE WALL SIGN AREA FOR A SEVEN-STORY BUILDING	1,047 SF
EXCEEDS TOTAL ALLOWABLE	
TOTAL ALLOWABLE AREA FOR COMBINED SIGNS:	944 SF
4 SF FOR EACH FT OF STREET FRONTAGE	944 SF
TOTAL ALLOWABLE WALL SIGN AREA:	944 SF
ALLOWABLE POLE SIGN COUNT:	1 POLE SIGN
ONE POLE SIGN FOR EACH 200' OR FRACTION OF THAT AREA OF STREET FRONTAGE, IF THE STREET FRONTAGE DOES NOT CONTAIN AN EXISTING POLE SIGN OR PROJECTING SIGN	400 SF
MAXIMUM AREA OF ANY ONE POLE SIGN	400 SF
TOTAL ALLOWABLE POLE SIGN AREA:	400 SF
ALLOWABLE ROOF SIGN AREA:	472 SF
2 SF FOR EACH FT OF STREET FRONTAGE	226 SF
1 SF FOR EACH FT OF BUILDING FRONTAGE	226 SF
TOTAL ALLOWABLE ROOF SIGN AREA:	698 SF
NOT APPLICABLE TO THIS PROJECT	
TOTAL ALLOWABLE WINDOW SIGN AREA:	10% OF THE AREA OF WINDOW
TOTAL ALLOWABLE ORIGINAL ART MURAL:	
NOT SUBJECT TO THE PROVISIONS OF THE L.A.M.C. SECTIONS THAT REGULATE SIGNS	

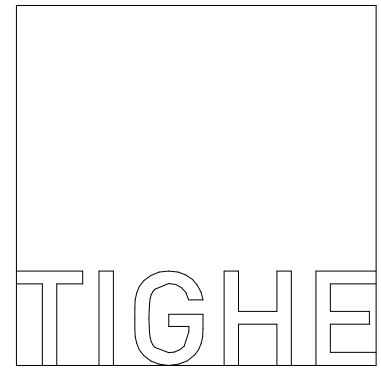
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LADBS STAMP AREA



SIGNAGE AREA CALC

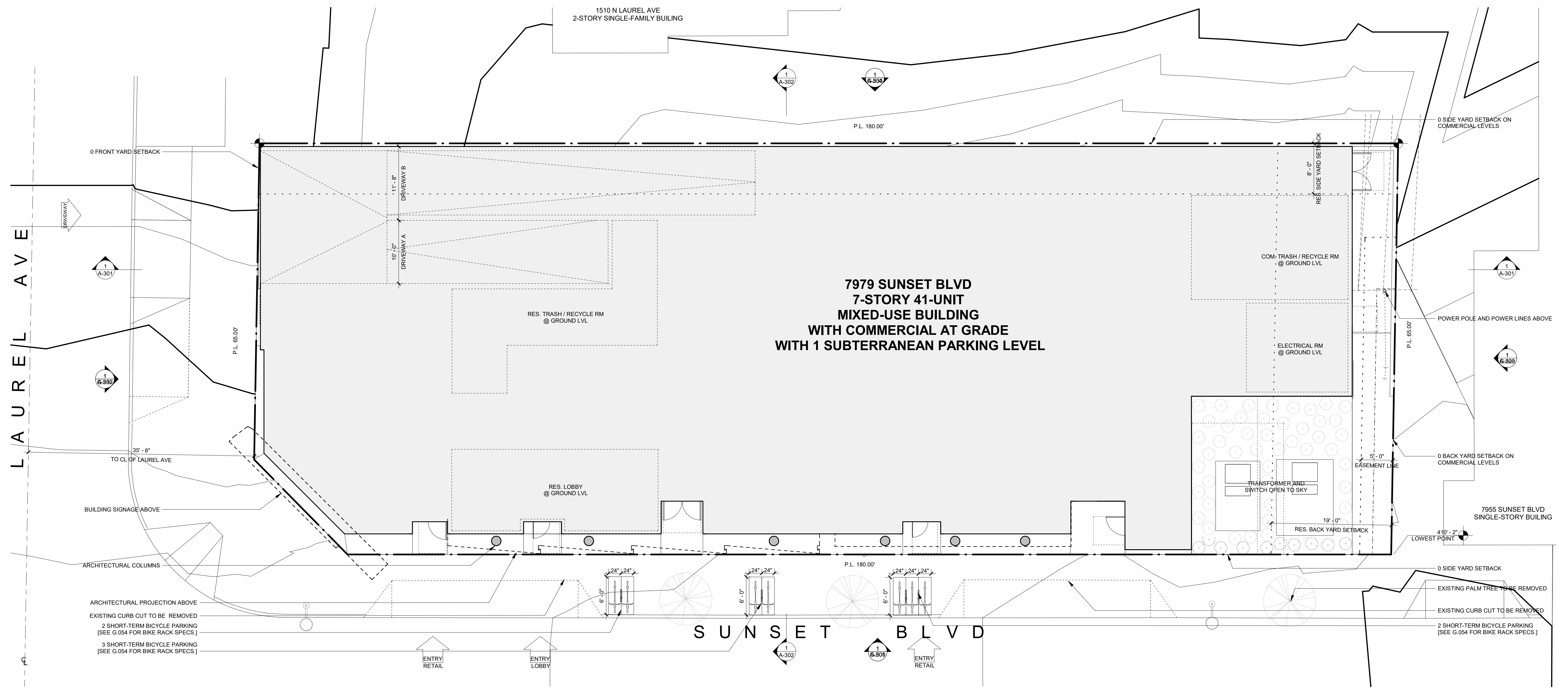
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**7979 SUNSET BLVD
7-STORY 41-UNIT
MIXED-USE BUILDING
WITH COMMERCIAL AT GRADE
WITH 1 SUBTERRANEAN PARKING LEVEL**



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

GENERAL NOTES:

- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOR-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(g) SHALL BE PROVIDED TO THE OCCUPANT.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1206.2 OR SHALL BE PROVIDED AN AVERAGE ILLUMINATION OF 10 FOOT-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL (1205.1 & 1205.3)
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170.158) (INCLUDES COMMERCIAL ADDITION AND TI WORK OVER \$10,000) SEPARATE PLUMBING PERMIT IS REQUIRED.
- SECTION 4.303.2 PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODE.
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION EXISTING SHOWERS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- SHOWER COMPARTMENTS AND WALLS ABOVE THE BATH-TUBS W/ INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3.
- WATER HEATERS MUST BE STRAPPED TO A WALL (SEC.507.3, UPC)
- PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (LAMC 91.6306)
- PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL, RETAIL, AND PUBLIC TOILET ROOM(S), [1210].

- DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS, AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED W/ NFPA13 SPRINKLER SYSTEM (3000 SF BETWEEN DRAFT STOPS)
- DRAFT STOP SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED W/ NFPA 13 SPRINKLER SYSTEM (1000 SF BETWEEN DRAFT STOPS)
- FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 717 AT THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10' INTERVALS ALONG THE LENGTH OF THE WALL.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
- IF THIS BUILDING IS OF TYPE V-A CONSTRUCTION, PROVIDE:
 - CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED UNLESS THE WALLS ARE WITHIN THE UNIT AND NON-BEARING, BACK TO BACK TUBS WITH A COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HOUR BUILDINGS.
 - ALL INTERIOR PARTITIONS SHALL BE CONSTRUCTED OF NOT LESS THAN 1-HOUR FIRE-RESISTIVE CONSTRUCTION. ATTIC ACCESS OPENINGS IN 1-HOUR CEILING CAN BE 2 LAYERS OF 3/4" PLYWOOD OR ONE LAYER OF 1-5/8" T&G MATERIAL, SELF-CLOSING.
 - ALL OPENINGS IN FLOORS ARE REQUIRED TO BE ENCLOSED BY A SHIRT HAVING WALL, FLOOR, AND CEILING OF 2 HOUR FIRE RESISTIVE CONSTRUCTION (708.4)
 - RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE "X" DRYWALL TO MAINTAIN THE 1-HR CEILING ASSEMBLY.
 - CONTINUOUS DRYWALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND MEDICINE CABINETS.
 - EXHAUST FANS FROM THE BATHROOM MUST ENTER THROUGH THE WALL, DAMPERS ARE REQUIRED IF THE CEILING IS PENETRATED. (716.5)
 - PLUMBING PENETRATION THROUGH HORIZONTAL OCCUPANCY SEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIAL. INSULATION IS NOT APPROVED. (713.4.1.1)
 - PENETRATION OF THE 1 HOUR CEILING BY DUCTS FROM THE FAU AND THE STOVE HOOD, REQUIRE DAMPERS USE A DUCTLESS HOOD WHENEVER POSSIBLE). ATTIC UNITS (INCLUDING HEAT PUMPS) REQUIRE DAMPERS AT ALL CEILING PENETRATIONS. (716.6)
 - ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.

- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
- PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
- PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
- CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMP TO BE CLASS C.
- PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1868.
- DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS.
- DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.

INTERIOR FINISHES

- INTERIOR FINISH MATERIALS FOR WALLS AND CEILINGS TO BE CLASS C, THEY SHALL BE TESTED AS SPECIFIED IN SECTION 803.
- THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (1-803.9)
- ANY DECORATIONS SHALL BE NONCOMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.)

GREEN NOTES

- IRRIGATION CONTROLLERS SHALL BE WEATHER OR SOIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
- PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
- PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
- LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
- FORM GRN16 AND AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.401.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.
- LOOKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
- FORM GRN16 AND AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.401.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

MEANS OF EGRESS NOTES

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES.
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
- THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY W/ SECTION 1008.1.9 - 1008.1.9.12.
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

RESIDENTIAL FIRE NOTES

- APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER LAF.C. 505.1
- IN EVERY GROUP A, E, I, R-1, R-2 AND R-2.1, ALL DRAPES, HANGINGS, CURTAINS, DROPS AND OTHER DECORATIVE MATERIAL SHALL BE MADE FROM A NONFLAMMABLE MATERIAL OR TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF FLAME RETARDANT SOLUTION OR PROCESS APPROVED BY THE OSFM (TITLE 19, DIV.1, 3.08)
- AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH AND LINEN CHUTES AND IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT ALTERNATE FLOORS AND AT THE LOWEST INTAKE. LAF.C 903.2.11.2.
- MOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED SMOKE ALARMS SHALL RECIEVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
- CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECIEVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.

PLAN NOTES:

- SEE DOOR SCHEDULE ON SHEETS A910 - A911
- SEE WINDOW SCHEDULE ON SHEETS A920 - A921
- SEE FINISH SCHEDULE ON SHEET A930
- SEE STOREFRONT SCHEDULE ON SHEETS A900 - A901
- SEE LIGHTING DRAWINGS ON SHEETS LT200 - LT300
- PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL, RETAIL, AND PUBLIC TOILET ROOM(S). [1210].
- DOOR, DOOR FRAME AND STUCCO TO BE PAINTED AS PER PAINT SCHEDULE
- SEE SOLAR LAYOUT PLAN AND INFORMATION ON SHEET A302

AREA CALCULATIONS PER ZONING CODE [SEE G.050]		
NAME	COUNT	AREA
RESIDENTIAL		
STUDIO	30	4,573 SF
1 BD	50	11,660 SF
2 BD	21	8,335 SF
RESIDENTIAL	101	24,568 SF
GENERAL		
AMENITY	1	652 SF
CAFE	1	3,576 SF
CIRCULATION	13	3,441 SF
LOBBY	1	423 SF
MAIL ROOM	1	84 SF
OFFICE	1	207 SF
RESTROOM	2	140 SF
RETAIL	1	746 SF
TRASH / RECYCLE	13	1,085 SF
GENERAL	34	10,354 SF
TOTAL ZONING AREA	135	34,923 SF

OPEN SPACE CALCULATIONS [SEE G.051]			
REQUIRED UNIT TYPE	COUNT	REQ'D / UNIT	TOTAL REQ'D
STUDIO / 1 BD	32	100 SQ FT	3,200 SF
2 BD	9	125 SQ FT	1,125 SF
TOTAL OPEN SPACE REQ'D			4,325 SF
REC. ROOM REDUCTION			
MAXIMUM ALLOWED 25% OF REQUIRED OPEN SPACE			4,325 SF x 25% = 1,081 SF MAX APPLICABLE
PROVIDED:			AREA
3RD LEVEL		PATIO DECK	589 SF
7TH LEVEL		ROOFTOP	4,303 SF
7TH LEVEL		AMENITIES	621 SF
TOTAL OPEN SPACE PROVIDED			5,523 SF

PARKING CALCULATIONS				
TOTAL PROVIDED	STD 16	COMP 11	ADA VAN 2	TOTAL 29
(NOTE: THIS IS A MIXED-USE PROJECT WITH UNBUNDLED PARKING. LAMC COMPACT REQUIREMENTS DO NOT APPLY TO MIXED-USE PROJECTS.)				
(30% TO BE EV FUTURE) (9 EVSE, FUTURE)				
(10% TO BE EVCS) (3 EVCS, INSTALLED)				

PROGRAM LEGEND		
STUDIO	1 BD	2 BD
AMENITIES	RETAIL	SERVICES

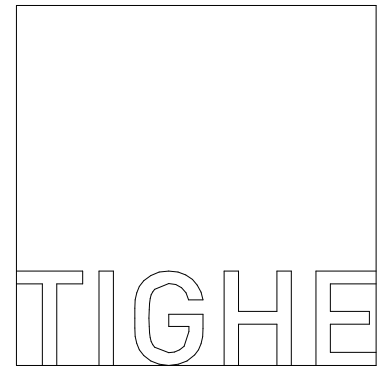
LABDS STAMP AREA	

REVISIONS
CONCEPT DESIGN 08 / 16 / 2023
PZA SUBMITTAL #3 09 / 05 / 2023
PLANNING SUBMISSION #3 - 11/22/23



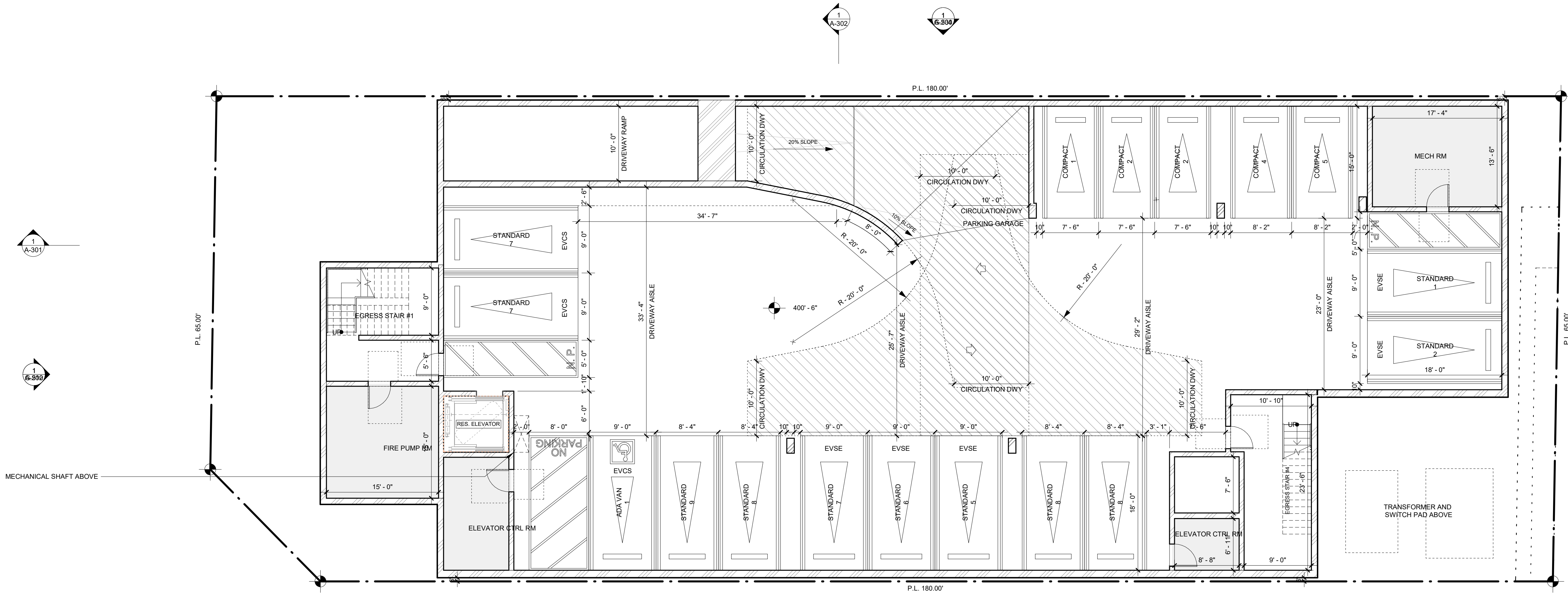
SITE PLAN
G.100

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7979 SUNSET MIXED-USE
7979 SUNSET BLVD
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BASEMENT LEVEL 1
1/8" = 1'-0"

GENERAL NOTES:

- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOR-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(g) SHALL BE PROVIDED TO THE OCCUPANT.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED W/ NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE W/ SECTION 1205.2 OR SHALL BE PROVIDED AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL (1205.1 & 1205.3)
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170.158) (INCLUDES COMMERCIAL ADDITION AND TI WORK OVER \$10,000) SEPARATE PLUMBING PERMIT IS REQUIRED.
- SECTION 4.303.2 PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODES
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. PROVIDE SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- SHOWER COMPARTMENTS AND WALLS ABOVE THE BATHTUBS W/ INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3.
- WATER HEATERS MUST BE STRAPPED TO A WALL (SEC.507.3, UPC)
- PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (L.M.C 91.6306)
- PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL, RETAIL, AND PUBLIC TOILET ROOM(S), [1210].

- DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS, AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED W/ NFPA13 SPRINKLER SYSTEM (3000 SF BETWEEN DRAFT STOPS)
- DRAFT STOP SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED W/ NFPA 13 SPRINKLER SYSTEM (1000 SF BETWEEN DRAFT STOPS)
- FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 717 AT THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10' INTERVALS ALONG THE LENGTH OF THE WALL.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
- IF THIS BUILDING IS OF TYPE V-A CONSTRUCTION, PROVIDE:
 - CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED UNLESS THE WALLS ARE WITHIN THE UNIT AND NON-BEARING, BACK TO BACK TUBS WITH A COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HOUR BUILDINGS.
 - ALL INTERIOR PARTITIONS SHALL BE CONSTRUCTED OF NOT LESS THAN 1-HOUR FIRE-RESISTIVE CONSTRUCTION.
 - ATTIC ACCESS OPENINGS IN 1-HOUR CEILING CAN BE 2 LAYERS OF 3/4" PLYWOOD OR ONE LAYER OF 1-5/8" T&G MATERIAL, SELF-CLOSING.
 - ALL OPENINGS IN FLOORS ARE REQUIRED TO BE ENCLOSED BY A SHAFT HAVING WALL, FLOOR, AND CEILING OF 2 HOUR FIRE RESISTIVE CONSTRUCTION (708.4)
 - RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE "X" DRYWALL TO MAINTAIN THE 1-HR CEILING ASSEMBLY.
 - CONTINUOUS DRYWALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND MEDICINE CABINETS.
 - EXHAUST FANS FROM THE BATHROOM MUST ENTER THROUGH THE WALL, DAMPERS ARE REQUIRED IF THE CEILING IS PENETRATED. (716.5)
 - PLUMBING PENETRATION THROUGH HORIZONTAL OCCUPANCY SEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIAL. INSULATION IS NOT APPROVED. (713.4.1.1)
 - PENETRATION OF THE 1 HOUR CEILING BY DUCTS FROM THE FAU AND THE STOVE HOOD, REQUIRE DAMPERS USE A DUCTLESS HOOD (WHENEVER POSSIBLE). ATTIC UNITS (INCLUDING HEAT PUMPS) REQUIRE DAMPERS AT ALL CEILING PENETRATIONS. (716.6)
 - ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.

- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
- PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
- PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
- CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMP TO BE CLASS C.
- PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1868.
- DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS.
- DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.

INTERIOR FINISHES

- INTERIOR FINISH MATERIALS FOR WALLS AND CEILING TO BE CLASS C, THEY SHALL BE TESTED AS SPECIFIED IN SECTION 803.
- THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (7-803.9)
- ANY DECORATIONS SHALL BE NONCOMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, HANGINGS, ETC)

GREEN NOTES

- IRRIGATION CONTROLLERS SHALL BE WEATHER OR SOIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
- PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
- PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
- LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
- FORM GRN16 AND AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.401.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.
- LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.

MEANS OF EGRESS NOTES

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES.
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
- THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY W/ SECTION 1008.1.9 - 1008.1.9.12.
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

RESIDENTIAL FIRE NOTES

- APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER LAFD. 505.1 1008.1.9 - 1008.1.9.12.
- IN EVERY GROUP A, E, I, R-1, R-2 AND R-2.1, ALL DRAPES, HANGINGS, CURTAINS, DROPS AND OTHER DECORATIVE MATERIAL SHALL BE MADE FROM A NONFLAMMABLE MATERIAL OR TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF FLAME RETARDANT SOLUTION OR PROCESS APPROVED BY THE OSFM (TITLE 19, DIV.1, 3.08)
- AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH AND LINEN CHUTES AND IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT ALTERNATE FLOORS AND AT THE LOWEST INTAKE. LAFD 903.2.11.2.
- MOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
- CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.

PLAN NOTES:

- SEE DOOR SCHEDULE ON SHEETS A910 - A911
- SEE WINDOW SCHEDULE ON SHEETS A920 - A921
- SEE FINISH SCHEDULE ON SHEET A930
- SEE STOREFRONT SCHEDULE ON SHEETS A900 - A901
- SEE LIGHTING DRAWINGS ON SHEETS LT200 - LT300
- PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL, RETAIL, AND PUBLIC TOILET ROOM(S). [1210].
- DOOR, DOOR FRAME AND STUCCO TO BE PAINTED AS PER PAINT SCHEDULE
- SEE SOLAR LAYOUT PLAN AND INFORMATION ON SHEET A302

AREA CALCULATIONS PER ZONING CODE [SEE G.050]

NAME	COUNT	AREA
RESIDENTIAL		
STUDIO	30	4,573 SF
1 BD	50	11,660 SF
2 BD	21	8,335 SF
RESIDENTIAL	101	24,568 SF
GENERAL		
AMENITY	1	652 SF
CAFE	1	3,576 SF
CIRCULATION	13	3,441 SF
LOBBY	1	423 SF
MAIL ROOM	1	84 SF
OFFICE	1	207 SF
RESTROOM	2	140 SF
RETAIL	1	746 SF
TRASH / RECYCLE	13	1,085 SF
GENERAL	34	10,354 SF
TOTAL ZONING AREA	135	34,923 SF

35.085 SF MAX ALLOWED PER STATE DENSITY BONUS

OPEN SPACE CALCULATIONS [SEE G.051]

REQUIRED: UNIT TYPE	COUNT	REQ'D / UNIT	TOTAL REQ'D
STUDIO / 1 BD	32	100 SQ FT	3,200 SF
2 BD	9	125 SQ FT	1,125 SF
TOTAL OPEN SPACE REQ'D			4,325 SF
REC. ROOM REDUCTION			
MAXIMUM ALLOWED 25% OF REQUIRED OPEN SPACE			4,325 SF x 25% = 1,081 SF MAX APPLICABLE
PROVIDED:			AREA
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7TH LEVEL		AMENITIES	621 SF
TOTAL OPEN SPACE PROVIDED			5,523 SF

PROGRAM LEGEND

STUDIO	1 BD	2 BD
AMENITIES	RETAIL	SERVICES

PARKING CALCULATIONS

TOTAL PROVIDED	STD	COMP	ADA VAN	TOTAL
16	11	2	29	

(NOTE: THIS IS A MIXED-USE PROJECT WITH UNBUNDLED PARKING. LAMC COMPACT REQUIREMENTS DO NOT APPLY TO UNBUNDLED PROJECTS.)

(30% TO BE EV FUTURE) (9 EVSE, FUTURE)
(10% TO BE EVCS) (3 EVCS, INSTALLED)

REVISIONS

CONCEPT DESIGN 08 / 16 / 2023

PZA SUBMITTAL #3 09 / 05 / 2023

PLANNING SUBMISSION #3 - 11/22/23

LADBS STAMP AREA



BASEMENT LEVEL PLAN

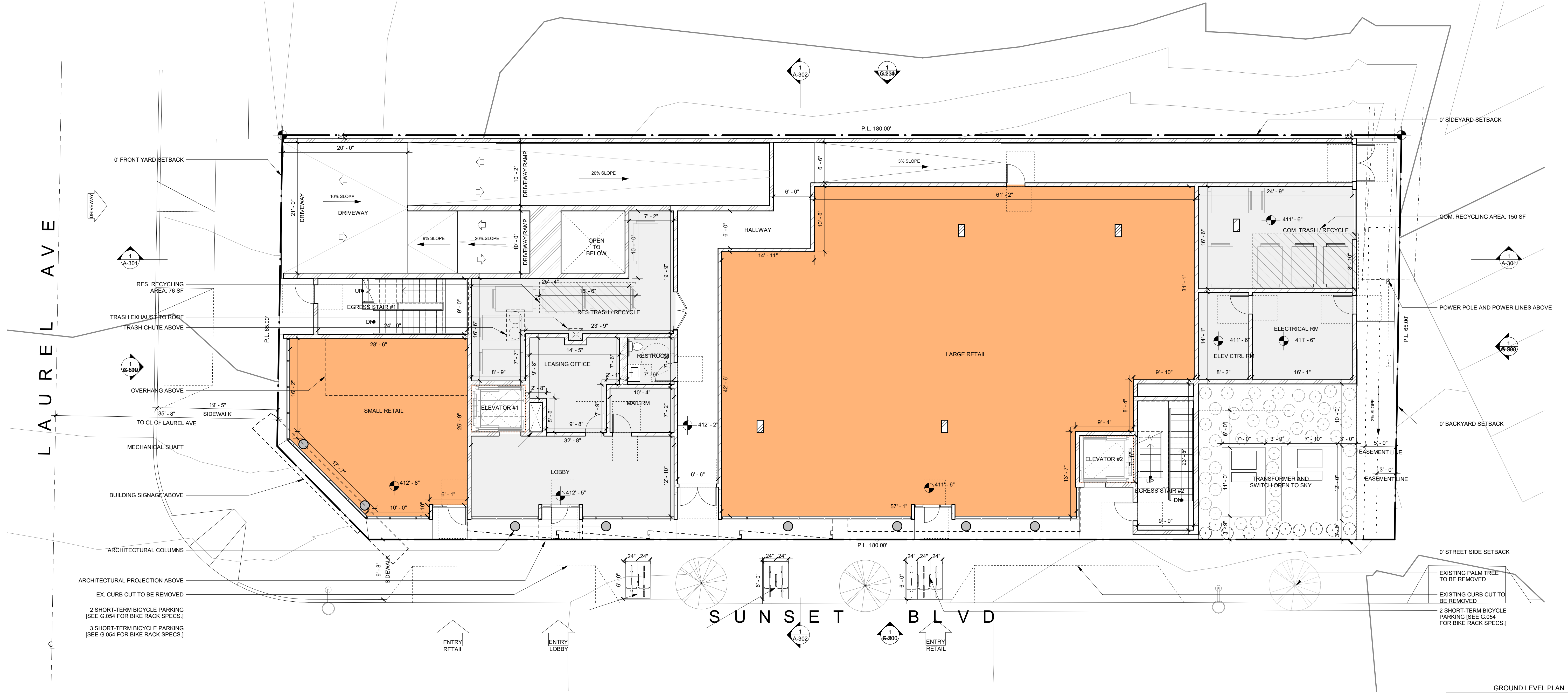
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7979 SUNSET MIXED-USE
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GROUND LEVEL PLAN 1
1/8" = 1'-0"

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 - PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION EXCEPT SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
 - SHOWER COMPARTMENTS AND WALLS ABOVE THE BATH-TUBS W/ INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3.
 - WATER HEATERS MUST BE STRAPPED TO A WALL (SEC.507.3, UPC)
 - PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (LAMC 91.6306)
 - PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL, RETAIL, AND PUBLIC TOILET ROOM(S). [1210]

- DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS, AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED W/ NFPA13 SPRINKLER SYSTEM (3000 SF BETWEEN DRAFT STOPS)
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- FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 717 AT THE FOLLOWING LOCATIONS:
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 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10' INTERVALS ALONG THE LENGTH OF THE WALL.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
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- IF THIS BUILDING IS OF TYPE V-A CONSTRUCTION, PROVIDE:
 - CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED UNLESS THE WALLS ARE WITHIN THE UNIT AND NON-BEARING, BACK TO BACK TUBS WITH A COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HOUR BUILDINGS.
 - ALL INTERIOR PARTITIONS SHALL BE CONSTRUCTED OF NOT LESS THAN 1-HOUR FIRE-RESISTIVE CONSTRUCTION.
 - ATTIC ACCESS OPENINGS IN 1-HOUR CEILING CAN BE 2 LAYERS OF 3/4" PLYWOOD OR ONE LAYER OF 1-5/8" TAG MATERIAL, SELF-CLOSING.
 - ALL OPENINGS IN FLOORS ARE REQUIRED TO BE ENCLOSED BY A SHAFT HAVING WALL, FLOOR, AND CEILING OF 2 HOUR FIRE RESISTIVE CONSTRUCTION (708.4)
 - RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE "X" DRYWALL TO MAINTAIN THE 1-HR CEILING ASSEMBLY.
 - CONTINUOUS DRYWALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND MEDICINE CABINETS.
 - EXHAUST FANS FROM THE BATHROOM MUST ENTER THROUGH THE WALL, DAMPERS ARE REQUIRED IF THE CEILING IS PENETRATED. (716.5)
 - PLUMBING PENETRATIONS THROUGH HORIZONTAL OCCUPANCY SEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIAL. INSULATION IS NOT APPROVED. (713.4.1.1)
 - PENETRATION OF THE 1 HOUR CEILING BY DUCTS FROM THE FAU AND THE STOVE HOOD, REQUIRE DAMPERS USE A DUCTLESS HOOD (WHENEVER POSSIBLE), ATTIC UNITS (INCLUDING HEAT PUMPS) REQUIRE DAMPERS AT ALL CEILING PENETRATIONS. (716.6)
 - ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.

- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
 - PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
 - PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
 - CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMP TO BE CLASS C.
 - PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1888.
 - DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS.
- INTERIOR FINISHES**
- INTERIOR FINISH MATERIALS FOR WALLS AND CEILINGS TO BE CLASS C, THEY SHALL BE TESTED AS SPECIFIED IN SECTION 803.
 - THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (7-803.9)
 - ANY DECORATIONS SHALL BE NONCOMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, HANGINGS, ETC)

- GREEN NOTES**
- IRRIGATION CONTROLLERS SHALL BE WEATHER OR SOIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
 - PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
 - PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
 - FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
 - SEE WINDOW SCHEDULE ON SHEETS A910 - A911
 - SEE STOREFRONT SCHEDULE ON SHEETS A900 - A901
 - SEE LIGHTING DRAWINGS ON SHEETS LT200 - LT300
 - PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL, RETAIL, AND PUBLIC TOILET ROOM(S). [1210].
 - DOOR, DOOR FRAME AND STUCCO TO BE PAINTED AS PER PAINT SCHEDULE
 - SEE SOLAR LAYOUT PLAN AND INFORMATION ON SHEET A302

AREA CALCULATIONS PER ZONING CODE [SEE G.050]

NAME	COUNT	AREA
RESIDENTIAL		
STUDIO	30	4,573 SF
1 BD	50	11,660 SF
2 BD	21	8,335 SF
RESIDENTIAL	101	24,568 SF
GENERAL		
AMENITY	1	652 SF
CAFE	1	3,576 SF
CIRCULATION	13	3,441 SF
LOBBY	1	423 SF
MAIL ROOM	1	84 SF
OFFICE	1	207 SF
RESTROOM	2	140 SF
RETAIL	1	746 SF
TRASH / RECYCLE	13	1,085 SF
GENERAL	34	10,354 SF
TOTAL ZONING AREA	135	34,923 SF

35.085 SF MAX ALLOWED PER STATE DENSITY BONUS

OPEN SPACE CALCULATIONS [SEE G.051]

REQUIRED UNIT TYPE	COUNT	REQ'D / UNIT	TOTAL REQ'D
STUDIO / 1 BD	32	100 SQ FT	3,200 SF
2 BD	9	125 SQ FT	1,125 SF
TOTAL OPEN SPACE REQ'D			4,325 SF

REC. ROOM REDUCTION
MAXIMUM ALLOWED 25% OF REQUIRED OPEN SPACE
4,325 SF x 25% = 1,081 SF MAX APPLICABLE

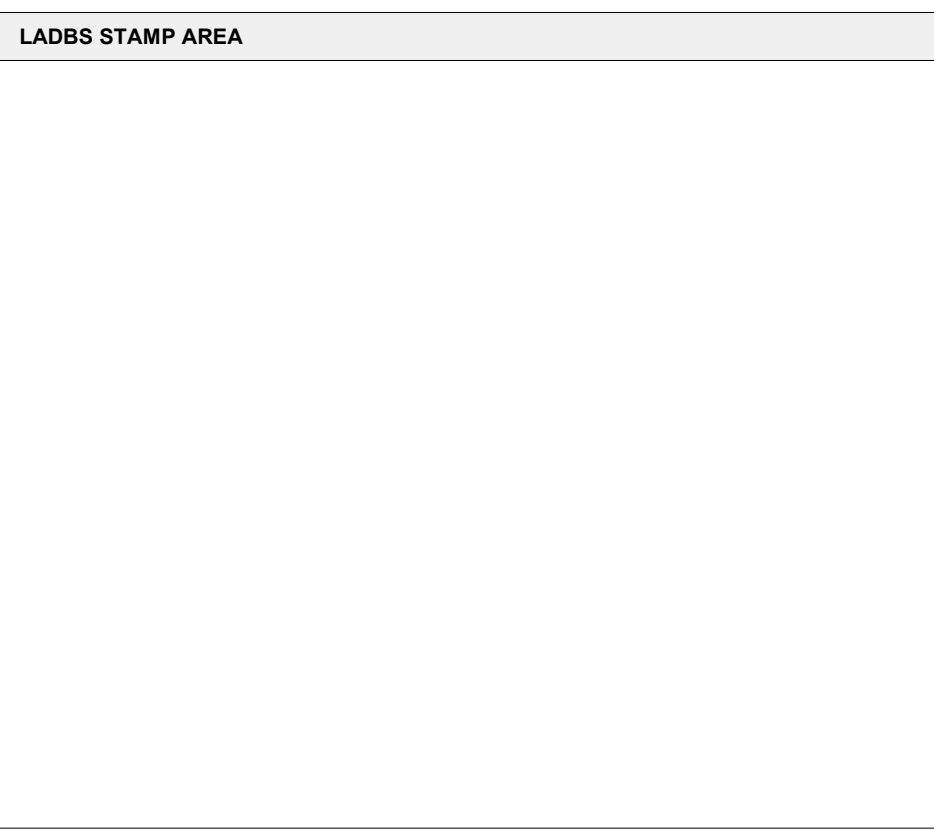
PROVIDED:	AREA
3RD LEVEL	PATIO DECK 599 SF
7TH LEVEL	ROOFTOP 4,303 SF
7TH LEVEL	AMENITIES 621 SF
TOTAL OPEN SPACE PROVIDED	5,523 SF

PROGRAM LEGEND

STUDIO	1 BD	2 BD
AMENITIES	RETAIL	SERVICES

PARKING CALCULATIONS

TOTAL PROVIDED	STD 16	COMP 11	ADA VAN 2	TOTAL 29
(NOTE: THIS IS A MIXED-USE PROJECT WITH UNBUNDLED PARKING. LAMC COMPACT REQUIREMENTS DO NOT APPLY TO MIXED-USE PROJECTS.)				
(30% TO BE EV FUTURE) (9 EVSE, FUTURE)				
(10% TO BE EVCS) (3 EVCS, INSTALLED)				



REVISIONS

CONCEPT DESIGN	08 / 16 / 2023
PZA SUBMITTAL #3	09 / 05 / 2023
PLANNING SUBMISSION #3	11/22/23

GROUND LEVEL PLAN

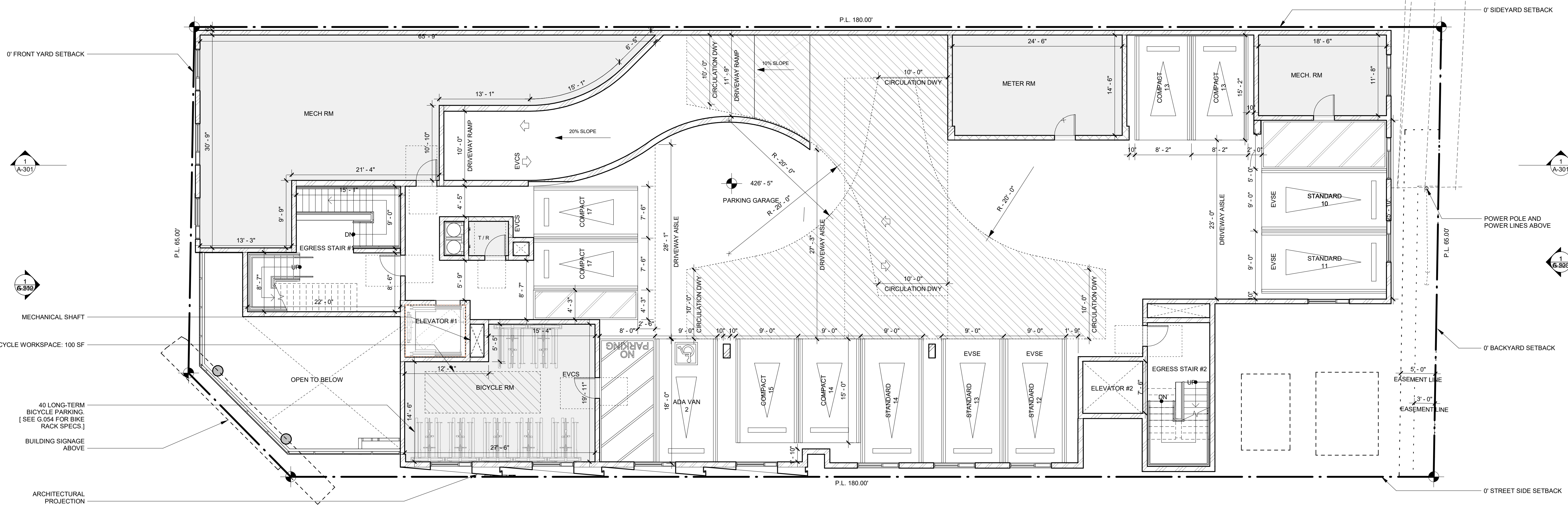
G.210

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7979 SUNSET MIXED-USE
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SECOND LEVEL PLAN 1
1/8" = 1'-0"

- GENERAL NOTES:**
1. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
 2. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOKUP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
 3. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(g) SHALL BE PROVIDED TO THE OCCUPANT.*
 4. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED W/ NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE W/ SECTION 1205.2 OR SHALL BE PROVIDED AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL (1205.1 & 1205.3)
 5. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170-158) (INCLUDES COMMERCIAL ADDITION AND TI WORK OVER \$10,000) SEPARATE PLUMBING PERMIT IS REQUIRED.
 6. SECTION 4.303.2 PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODES.
 7. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION ACCESS TOILETS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
 8. SHOWER COMPARTMENTS AND WALLS ABOVE THE BATHTUBS W/ INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3.
 9. WATER HEATERS MUST BE STRAPPED TO A WALL (SEC.507.3, UPC)
 10. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (LASC 91.6306)
 11. PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL, RETAIL, AND PUBLIC TOILET ROOM(S), [1210].

2. DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS, AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED W/ NFPA13 SPRINKLER SYSTEM (3000 SF BETWEEN DRAFT STOPS)
3. DRAFT STOP SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED W/ NFPA 13 SPRINKLER SYSTEM (1000 SF BETWEEN DRAFT STOPS)
4. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 717 AT THE FOLLOWING LOCATIONS:
 - a. IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
 - b. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10" INTERVALS ALONG THE LENGTH OF THE WALL.
 - c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
 - e. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
5. IF THIS BUILDING IS OF TYPE V-A CONSTRUCTION, PROVIDE:
 - a. CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED UNLESS THE WALLS ARE WITHIN THE UNIT AND NON-BEARING, BACK TO BACK TUBS WITH A COMMON PLUMBING LINE ARE IMPRACTICAL IN 1-HOUR BUILDINGS.
 - b. ALL INTERIOR PARTITIONS SHALL BE CONSTRUCTED OF NOT LESS THAN 1-HOUR FIRE-RESISTIVE CONSTRUCTION.
 - c. ATTIC ACCESS OPENINGS IN 1-HOUR CEILING CAN BE 2 LAYERS OF 3/4" PLYWOOD OR ONE LAYER OF 1-5/8" T&G MATERIAL, SELF-CLOSING.
 - d. ALL OPENINGS IN FLOORS ARE REQUIRED TO BE ENCLOSED BY A SHAFT HAVING WALL, FLOOR, AND CEILING OF 2 HOUR FIRE RESISTIVE CONSTRUCTION (708.4)
 - e. RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE "X" DRYWALL TO MAINTAIN THE 1-HR CEILING ASSEMBLY.
 - f. CONTINUOUS DRYWALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND MEDICINE CABINETS.
 - g. EXHAUST FANS FROM THE BATHROOM MUST ENTER THROUGH THE WALL, DAMPERS ARE REQUIRED IF THE CEILING IS PENETRATED. (716.5)
 - h. PLUMBING PENETRATIONS THROUGH HORIZONTAL OCCUPANCY SEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIAL. INSULATION IS NOT APPROVED. (713.4.1.1)
 - i. PENETRATION OF THE 1 HOUR CEILING BY DUCTS FROM THE FAU AND THE STOVE HOOD, REQUIRE DAMPERS USE A DUCTLESS HOOD (WHENEVER POSSIBLE), ATTIC UNITS (INCLUDING HEAT PUMPS) REQUIRE DAMPERS AT ALL CEILING PENETRATIONS. (716.6)
 - j. ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.

3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
 4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
 5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
 6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS TO BE CLASS C.
 7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1868.
 8. DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS.
- INTERIOR FINISHES**
1. INTERIOR FINISH MATERIALS FOR WALLS AND CEILINGS TO BE CLASS C. THEY SHALL BE TESTED AS SPECIFIED IN SECTION 803.
 2. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (1-803.9)
 3. ANY DECORATIONS SHALL BE NONCOMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.)
- GREEN NOTES**
1. IRRADIATION CONTROLLERS SHALL BE WEATHER OR SOIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
 2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
 3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
 4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
 5. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
 6. FORM GRN16 AND AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.401.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.
- MEANS OF EGRESS NOTES**
1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
 2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES.
 3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
 5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
 6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
 7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
 8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
 9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY W/ SECTION 1008.1.9 - 1008.1.9.12.
 10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
- RESIDENTIAL FIRE NOTES**
1. APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER LAFD. 505.1
 2. IN EVERY GROUP A, E, I, R-1, R-2 AND R-2.1, ALL DRAPES, HANGINGS, CURTAINS, DROPS AND OTHER DECORATIVE MATERIAL SHALL BE MADE FROM A NONFLAMMABLE MATERIAL OR TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF FLAME RETARDANT SOLUTION OR PROCESS APPROVED BY THE OSFM (TITLE 19, DIV.1, 3.08)
 3. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH AND LINEN CHUTES AND IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT ALTERNATE FLOORS AND AT THE LOWEST INTAKE. LAFD 903.2.11.2.
 4. MOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
 5. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
- PLAN NOTES:**
1. SEE DOOR SCHEDULE ON SHEETS A910 - A911
 2. SEE WINDOW SCHEDULE ON SHEETS A920 - A921
 3. SEE FINISH SCHEDULE ON SHEET A930
 4. SEE STOREFRONT SCHEDULE ON SHEETS A900 - A901
 5. SEE LIGHTING DRAWINGS ON SHEETS LT200 - LT300
 6. PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL, RETAIL, AND PUBLIC TOILET ROOM(S). [1210].
 7. DOOR, DOOR FRAME AND STUCCO TO BE PAINTED AS PER PAINT SCHEDULE
 8. SEE SOLAR LAYOUT PLAN AND INFORMATION ON SHEET A302

AREA CALCULATIONS PER ZONING CODE [SEE G.050]		
NAME	COUNT	AREA
RESIDENTIAL		
STUDIO	30	4,573 SF
1 BD	50	11,660 SF
2 BD	21	8,335 SF
RESIDENTIAL	101	24,568 SF
GENERAL		
AMENITY	1	652 SF
CAFE	1	3,576 SF
CIRCULATION	13	3,441 SF
LOBBY	1	423 SF
MAIL ROOM	1	84 SF
OFFICE	1	207 SF
RESTROOM	2	140 SF
RETAIL	1	746 SF
TRASH / RECYCLE	13	1,085 SF
GENERAL	34	10,354 SF
TOTAL ZONING AREA	135	34,923 SF

OPEN SPACE CALCULATIONS [SEE G.051]			
REQUIRED: UNIT TYPE	COUNT	REQ'D / UNIT	TOTAL REQ'D
STUDIO / 1 BD	32	100 SQ FT	3,200 SF
2 BD	9	125 SQ FT	1,125 SF
TOTAL OPEN SPACE REQ'D			4,325 SF
REC. ROOM REDUCTION			
MAXIMUM ALLOWED 25% OF REQUIRED OPEN SPACE			4,325 SF x 25% = 1,081 SF MAX APPLICABLE
PROVIDED:			AREA
3RD LEVEL	PATIO DECK		589 SF
7TH LEVEL	ROOFTOP		4,303 SF
7TH LEVEL	AMENITIES		621 SF
TOTAL OPEN SPACE PROVIDED			5,523 SF

PARKING CALCULATIONS				
TOTAL PROVIDED	STD	COMP	ADA VAN	TOTAL
16	11	2	29	

(NOTE: THIS IS A MIXED-USE PROJECT WITH UNBUNDLED PARKING. LAMC COMPACT REQUIREMENTS DO NOT APPLY TO MIXED-USE PROJECTS.)

(30% TO BE EV FUTURE) (9 EVSE, FUTURE)
(10% TO BE EVCS) (3 EVCS, INSTALLED)

PROGRAM LEGEND			
STUDIO	1 BD	2 BD	
AMENITIES	RETAIL	SERVICES	

LADBS STAMP AREA

REVISIONS

CONCEPT DESIGN	08 / 16 / 2023
PZA SUBMITTAL #3	09 / 05 / 2023
PLANNING SUBMISSION #3	11 / 22 / 23



2ND LEVEL PLAN

G.220

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Case No. ADM-2023-5502-DB-HCA



THIRD LEVEL PLAN
1/8" = 1'-0"

GENERAL NOTES:

- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(g) SHALL BE PROVIDED TO THE OCCUPANT.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1206.2 OR SHALL BE PROVIDED AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL (1205.1 & 1205.3)
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170-158) (INCLUDES COMMERCIAL ADDITION AND TI WORK OVER \$10,000) SEPARATE PLUMBING PERMIT IS REQUIRED.
- SECTION 4.303.2 PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODES.
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- SHOWER COMPARTMENTS AND WALLS ABOVE THE BATHTUBS/W/ INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3.
- WATER HEATERS MUST BE STRAPPED TO A WALL (SEC.507.3, UPC)
- PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (LAMC 91.6306)
- PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL/RETAIL, AND PUBLIC TOILET ROOM(S), [1210].

FIRE-RESISTANCE RATED CONSTRUCTION

- SMOKE AND FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS:
- DUCT PENETRATIONS OF FIRE WALLS
 - DUCT PENETRATIONS OF FIRE BARRIERS, EXCEPT EXIT ENCLOSURES AND EXIT PASSAGEWAYS WHERE THEY ARE NOT ALLOWED TO PENETRATE
 - DUCTS PENETRATING SHAFTS
 - DUCTS PENETRATING FIRE PARTITIONS AND FIRE RATED CORRIDOR WALLS
 - DUCTS PENETRATING SMOKE BARRIERS
 - DUCTS PENETRATING HORIZONTAL ASSEMBLIES.

- DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS, AND SIMILAR CONCEALED SPACES FORMED BY COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED W/ NFPA13 SPRINKLER SYSTEM (3000 SF BETWEEN DRAFT STOPS)
- DRAFT STOP SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED BY COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED W/ NFPA 13 SPRINKLER SYSTEM (1000 SF BETWEEN DRAFT STOPS)
- FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 717 AT THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10' INTERVALS ALONG THE LENGTH OF THE WALL.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
- IF THIS BUILDING IS OF TYPE V-A CONSTRUCTION, PROVIDE:
 - CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED UNLESS THE WALLS ARE WITHIN THE UNIT AND NON-BEARING, BACK TO BACK TUBS WITH A COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HOUR BUILDINGS.
 - ALL INTERIOR PARTITIONS SHALL BE CONSTRUCTED OF NOT LESS THAN 1-HOUR FIRE-RESISTIVE CONSTRUCTION.
 - ATTIC ACCESS OPENINGS IN 1-HOUR CEILING CAN BE 2 LAYERS OF 3/4" PLYWOOD OR ONE LAYER OF 1-5/8" T&G MATERIAL, SELF-CLOSING.
 - ALL OPENINGS IN FLOORS ARE REQUIRED TO BE ENCLOSED BY A SHAFT HAVING WALL, FLOOR, AND CEILING OF 2 HOUR FIRE RESISTIVE CONSTRUCTION (708.4)
 - RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE "X" DRYWALL TO MAINTAIN THE 1-HR CEILING ASSEMBLY.
 - CONTINUOUS DRYWALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND MEDICINE CABINETS.
 - EXHAUST FANS FROM THE BATHROOM MUST ENTER THROUGH THE WALL, DAMPERS ARE REQUIRED IF THE CEILING IS PENETRATED. (716.5)
 - PLUMBING PENETRATION THROUGH HORIZONTAL OCCUPANCY SEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIAL. INSULATION IS NOT APPROVED. (713.4.1.1)
 - PENETRATION OF THE 1 HOUR CEILING BY DUCTS FROM THE FAU AND THE STOVE HOOD, REQUIRE DAMPERS USE A DUCTLESS HOOD (WHENEVER POSSIBLE), ATTIC UNITS (INCLUDING HEAT PUMPS) REQUIRE DAMPERS AT ALL CEILING PENETRATIONS. (716.6)
 - ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.

FIRE PROTECTION

- THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-B WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.

- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
 - PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
 - PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
 - CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS TO BE CLASS C.
 - PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1868.
 - DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS.
 - DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
- INTERIOR FINISHES**
- INTERIOR FINISH MATERIALS FOR WALLS AND CEILING TO BE CLASS C. THEY SHALL BE TESTED AS SPECIFIED IN SECTION 803.
 - THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (7-803.9)
 - ANY DECORATIONS SHALL BE NONCOMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.)
- GREEN NOTES**
- IRRIGATION CONTROLLERS SHALL BE WEATHER OR SOIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
 - PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
 - PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
 - FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
 - LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
 - FORM GRN16 AND AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.401.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.
 - LOOKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
 - FORM GRN16 AND AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.401.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.
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 - LOOKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
- MEANS OF EGRESS NOTES**
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
 - EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES.
 - INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
 - EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
 - EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
 - DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
 - THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
 - ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY W/ SECTION 1008.1.9 - 1008.1.9.12.
 - THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
- RESIDENTIAL FIRE NOTES**
- APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER LAFD. 505.1
 - IN EVERY GROUP A, E, I, R-1, R-2 AND R-2.1, ALL DRAPES, HANGINGS, CURTAINS, DROPS AND OTHER DECORATIVE MATERIAL SHALL BE MADE FROM A NONFLAMMABLE MATERIAL OR TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF FLAME RETARDANT SOLUTION OR PROCESS APPROVED BY THE OSFM (TITLE 19, DIV. 1, 3.08)
 - AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH AND LINEN CHUTES AND IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT ALTERNATE FLOORS AND AT THE LOWEST INTAKE. LAFD 903.2.11.2.
 - MOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
 - CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
- PLAN NOTES:**
- SEE DOOR SCHEDULE ON SHEETS A910 - A911
 - SEE WINDOW SCHEDULE ON SHEETS A920 - A921
 - SEE FINISH SCHEDULE ON SHEET A930
 - SEE STOREFRONT SCHEDULE ON SHEETS A900 - A901
 - SEE LIGHTING DRAWINGS ON SHEETS LT200 - LT300
 - PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL/RETAIL, AND PUBLIC TOILET ROOM(S). [1210].
 - DOOR, DOOR FRAME AND STUCCO TO BE PAINTED AS PER PAINT SCHEDULE
 - SEE SOLAR LAYOUT PLAN AND INFORMATION ON SHEET A302

AREA CALCULATIONS PER ZONING CODE [SEE G.050]		
NAME	COUNT	AREA
RESIDENTIAL		
STUDIO	30	4,573 SF
1 BD	50	11,660 SF
2 BD	21	8,335 SF
RESIDENTIAL	101	24,568 SF
GENERAL		
AMENITY	1	652 SF
CAFE	1	3,576 SF
CIRCULATION	13	3,441 SF
LOBBY	1	423 SF
MAIL ROOM	1	84 SF
OFFICE	1	207 SF
RESTROOM	2	140 SF
RETAIL	1	746 SF
TRASH / RECYCLE	13	1,085 SF
GENERAL	34	10,354 SF
TOTAL ZONING AREA	135	34,923 SF

OPEN SPACE CALCULATIONS [SEE G.051]			
REQUIRED: UNIT TYPE	COUNT	REQ'D / UNIT	TOTAL REQ'D
STUDIO / 1 BD	32	100 SQ FT	3,200 SF
2 BD	9	125 SQ FT	1,125 SF
TOTAL OPEN SPACE REQ'D			4,325 SF
REC. ROOM REDUCTION			
MAXIMUM ALLOWED 25% OF REQUIRED OPEN SPACE			4,325 SF x 25% = 1,081 SF MAX APPLICABLE
PROVIDED:			AREA
3RD LEVEL		PATIO DECK	589 SF
7TH LEVEL		ROOFTOP	4,303 SF
7TH LEVEL		AMENITIES	621 SF
TOTAL OPEN SPACE PROVIDED			5,523 SF

PARKING CALCULATIONS				
TOTAL PROVIDED	STD	COMP	ADA VAN	TOTAL
	16	11	2	29

(NOTE: THIS IS A MIXED-USE PROJECT WITH UNBUNDLED PARKING. LAMC COMPACT REQUIREMENTS DO NOT APPLY TO MIXED-USE PROJECTS.)

(30% TO BE EV FUTURE) (9 EVSE, FUTURE)
(10% TO BE EVCS) (3 EVCS, INSTALLED)

PROGRAM LEGEND			
STUDIO	1 BD	2 BD	
AMENITIES	RETAIL	SERVICES	

LABDS STAMP AREA	

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7979 SUNSET MIXED-USE
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FOURTH LEVEL PLAN
1/8" = 1'-0"

GENERAL NOTES:

- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOR-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(g) SHALL BE PROVIDED TO THE OCCUPANT.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED W/ NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE W/ SECTION 1205.2 OR SHALL BE PROVIDED AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL (1205.1 & 1205.3)
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170.158) (INCLUDES COMMERCIAL ADDITION AND TI WORK OVER \$10,000) SEPARATE PLUMBING PERMIT IS REQUIRED.
- SECTION 4.303.2 PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODE.
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- SHOWER COMPARTMENTS AND WALLS ABOVE THE BATHTUBS W/ INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3.
- WATER HEATERS MUST BE STRAPPED TO A WALL (SEC.507.3, UPC)
- PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (L.A.M.C. 91.6306)
- PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL, RETAIL, AND PUBLIC TOILET ROOM(S). [1210].

- DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS, AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED W/ NFPA13 SPRINKLER SYSTEM (3000 SF BETWEEN DRAFT STOPS)
- DRAFT STOP SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED W/ NFPA 13 SPRINKLER SYSTEM (1000 SF BETWEEN DRAFT STOPS)
- FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 717 AT THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10' INTERVALS ALONG THE LENGTH OF THE WALL.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
- IF THIS BUILDING IS OF TYPE V-A CONSTRUCTION, PROVIDE:
 - CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED UNLESS THE WALLS ARE WITHIN THE UNIT AND NON-BEARING. BACK TO BACK TUBS WITH A COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HOUR BUILDINGS.
 - ALL INTERIOR PARTITIONS SHALL BE CONSTRUCTED OF NOT LESS THAN 1-HOUR FIRE-RESISTIVE CONSTRUCTION.
 - ATTIC ACCESS OPENINGS IN 1-HOUR CEILING CAN BE 2 LAYERS OF 3/4" PLYWOOD OR ONE LAYER OF 1-5/8" T&G MATERIAL, SELF-CLOSING.
 - ALL OPENINGS IN FLOORS ARE REQUIRED TO BE ENCLOSED BY A SHAFT HAVING WALL, FLOOR, AND CEILING OF 2 HOUR FIRE RESISTIVE CONSTRUCTION (708.4)
 - RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE "X" DRYWALL TO MAINTAIN THE 1-HR CEILING ASSEMBLY.
 - CONTINUOUS DRYWALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND MEDICINE CABINETS.
 - EXHAUST FANS FROM THE BATHROOM MUST ENTER THROUGH THE WALL. DAMPERS ARE REQUIRED IF THE CEILING IS PENETRATED. (716.5)
 - PLUMBING PENETRATION THROUGH HORIZONTAL OCCUPANCY SEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIAL. INSULATION IS NOT APPROVED. (713.4.1.1)
 - PENETRATION OF THE 1 HOUR CEILING BY DUCTS FROM THE FAU AND THE STOVE HOOD, REQUIRE DAMPERS USE A DUCTLESS HOOD WHENEVER POSSIBLE). ATTIC UNITS (INCLUDING HEAT PUMPS) REQUIRE DAMPERS AT ALL CEILING PENETRATIONS. (716.6)
 - ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.

- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
- PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
- PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
- CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS TO BE CLASS C.
- PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1868.
- DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS.
- DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.

INTERIOR FINISHES

- INTERIOR FINISH MATERIALS FOR WALLS AND CEILINGS TO BE CLASS C. THEY SHALL BE TESTED AS SPECIFIED IN SECTION 803.
- THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (1-803.9)
- ANY DECORATIONS SHALL BE NONCOMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.)

GREEN NOTES

- IRRIGATION CONTROLLERS SHALL BE WEATHER OR SOIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
- PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
- PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
- LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
- FORM GRN16 AND AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.401.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.

MEANS OF EGRESS NOTES

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES.
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
- THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY W/ SECTION 1008.1.9 - 1008.1.9.12.
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

RESIDENTIAL FIRE NOTES

- APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER L.A.F.C. 505.1
- IN EVERY GROUP A, E, I, R-1, R-2 AND R-2.1, ALL DRAPES, HANGINGS, CURTAINS, DROPS AND OTHER DECORATIVE MATERIAL SHALL BE MADE FROM A NONFLAMMABLE MATERIAL OR TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF FLAME RETARDANT SOLUTION OR PROCESS APPROVED BY THE OSFM (TITLE 19, DIV.1, 3.08)
- AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH AND LINEN CHUTES AND IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT ALTERNATE FLOORS AND AT THE LOWEST INTAKE. L.A.F.C. 903.2.11.2.
- MOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
- CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.

PLAN NOTES:

- SEE DOOR SCHEDULE ON SHEETS A910 - A911
- SEE WINDOW SCHEDULE ON SHEETS A920 - A921
- SEE FINISH SCHEDULE ON SHEET A930
- SEE STOREFRONT SCHEDULE ON SHEETS A900 - A910
- SEE LIGHTING DRAWINGS ON SHEETS LT200 - LT300
- PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL, RETAIL, AND PUBLIC TOILET ROOM(S). [1210].
- DOOR, DOOR FRAME AND STUCCO TO BE PAINTED AS PER PAINT SCHEDULE
- SEE SOLAR LAYOUT PLAN AND INFORMATION ON SHEET A302

AREA CALCULATIONS PER ZONING CODE [SEE G.050]		
NAME	COUNT	AREA
RESIDENTIAL		
STUDIO	30	4,573 SF
1 BD	50	11,660 SF
2 BD	21	8,335 SF
RESIDENTIAL	101	24,568 SF
GENERAL		
AMENITY	1	652 SF
CAFE	1	3,576 SF
CIRCULATION	13	3,441 SF
LOBBY	1	423 SF
MAIL ROOM	1	84 SF
OFFICE	1	207 SF
RESTROOM	2	140 SF
RETAIL	1	746 SF
TRASH / RECYCLE	13	1,085 SF
GENERAL	34	10,354 SF
TOTAL ZONING AREA	135	34,923 SF

35.085 SF MAX ALLOWED PER STATE DENSITY BONUS

OPEN SPACE CALCULATIONS [SEE G.051]			
REQUIRED: UNIT TYPE	COUNT	REQ'D / UNIT	TOTAL REQ'D
STUDIO / 1 BD	32	100 SQ FT	3,200 SF
2 BD	9	125 SQ FT	1,125 SF
TOTAL OPEN SPACE REQ'D			4,325 SF
REC. ROOM REDUCTION			
MAXIMUM ALLOWED 25% OF REQUIRED OPEN SPACE			
4,325 SF x 25% = 1,081 SF MAX APPLICABLE			
PROVIDED:			AREA
3RD LEVEL		PATIO DECK	589 SF
7TH LEVEL		ROOFTOP	4,303 SF
7TH LEVEL		AMENITIES	621 SF
TOTAL OPEN SPACE PROVIDED			5,523 SF

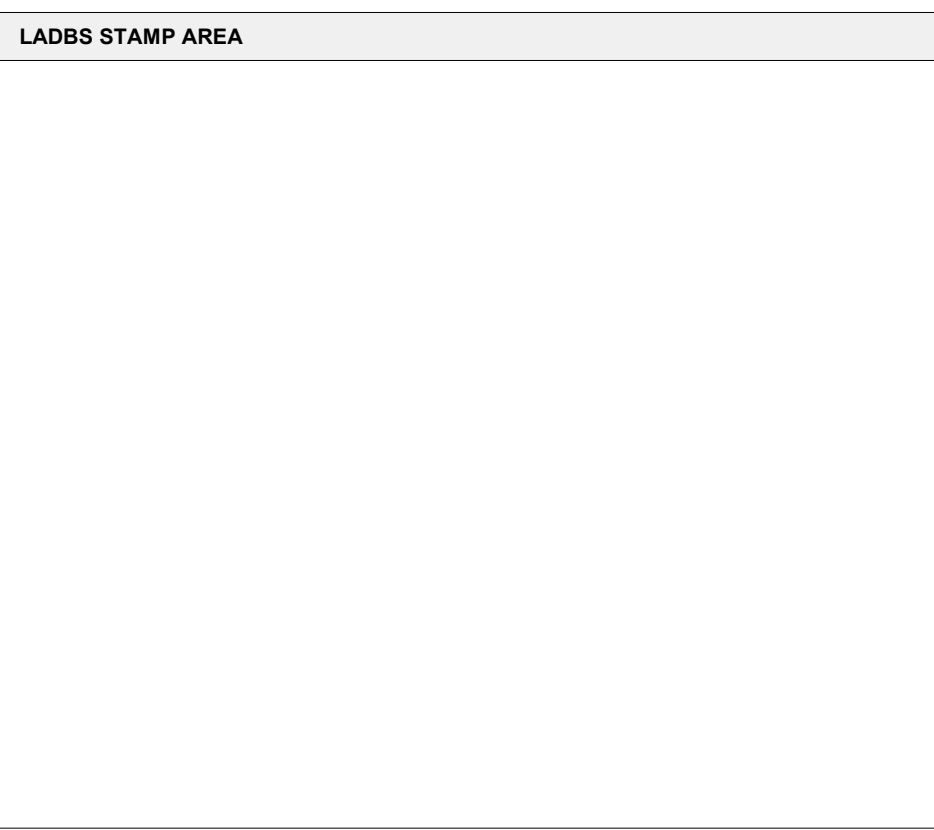
PROGRAM LEGEND

 STUDIO	 1 BD	 2 BD
 AMENITIES	 RETAIL	 SERVICES

PARKING CALCULATIONS				
TOTAL PROVIDED	STD	COMP	ADA VAN	TOTAL
16	11	2	29	

(NOTE: THIS IS A MIXED-USE PROJECT WITH UNBUNDLED PARKING. LAMC COMPACT REQUIREMENTS DO NOT APPLY TO MIXED-USE PROJECTS.)

(30% TO BE EV FUTURE) (9 EVSE, FUTURE)
(10% TO BE EVCS) (3 EVCS, INSTALLED)



REVISIONS
CONCEPT DESIGN 08/16/2023
PZA SUBMITTAL #3 09/05/2023
PLANNING SUBMISSION #3 - 11/22/23



4TH LEVEL PLAN

G.240

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FIFTH LEVEL PLAN
1/8" = 1'-0"

GENERAL NOTES:

1. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
2. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOR-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
3. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(g) SHALL BE PROVIDED TO THE OCCUPANT.
4. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1206.2 OR SHALL BE PROVIDED AN AVERAGE ILLUMINATION OF 10 FOOT-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL (1205.1 & 1205.3)
5. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170.158) (INCLUDES COMMERCIAL ADDITION AND T1 WORK OVER \$10,000) SEPARATE PLUMBING PERMIT IS REQUIRED.
6. SECTION 4.303.2 PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODES.
7. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
8. SHOWER COMPARTMENTS AND WALLS ABOVE THE BATHTUBS/W/ INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3.
9. WATER HEATERS MUST BE STRAPPED TO A WALL (SEC.507.3, UPC)
10. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (LAMC 91.6306)
11. PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL, RETAIL, AND PUBLIC TOILET ROOM(S), [1210].

FIRE-RESISTANCE RATED CONSTRUCTION

- a. DUCT PENETRATIONS OF FIRE WALLS
- b. DUCT PENETRATIONS OF FIRE BARRIERS, EXCEPT EXIT ENCLOSURES AND EXIT PASSAGEWAYS WHERE THEY ARE NOT ALLOWED TO PENETRATE
- c. DUCTS PENETRATING SHAFTS
- d. DUCTS PENETRATING FIRE PARTITIONS AND FIRE RATED CORRIDOR WALLS
- e. DUCTS PENETRATING SMOKE BARRIERS
- f. DUCTS PENETRATING HORIZONTAL ASSEMBLIES.

2. DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS, AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED W/ NFPA13 SPRINKLER SYSTEM (3000 SF BETWEEN DRAFT STOPS)
3. DRAFT STOP SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED W/ NFPA 13 SPRINKLER SYSTEM (1000 SF BETWEEN DRAFT STOPS)
4. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 717 AT THE FOLLOWING LOCATIONS:
 - a. IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
 - b. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10" INTERVALS ALONG THE LENGTH OF THE WALL.
 - c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
 - e. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
5. IF THIS BUILDING IS OF TYPE V-A CONSTRUCTION, PROVIDE:
 - a. CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED UNLESS THE WALLS ARE WITHIN THE UNIT AND NON-BEARING. BACK TO BACK TUBS WITH A COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HOUR BUILDINGS.
 - b. ALL INTERIOR PARTITIONS SHALL BE CONSTRUCTED OF NOT LESS THAN 1-HOUR FIRE-RESISTIVE CONSTRUCTION.
 - c. ATTIC ACCESS OPENINGS IN 1-HOUR CEILING CAN BE 2 LAYERS OF 3/4" PLYWOOD OR ONE LAYER OF 1-5/8" T&G MATERIAL, SELF-CLOSING.
 - d. ALL OPENINGS IN FLOORS ARE REQUIRED TO BE ENCLOSED BY A SHAFT HAVING WALL, FLOOR, AND CEILING OF 2 HOUR FIRE RESISTIVE CONSTRUCTION (708.4)
 - e. RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE "X" DRYWALL TO MAINTAIN THE 1-HR CEILING ASSEMBLY.
 - f. CONTINUOUS DRYWALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND MEDICINE CABINETS.
 - g. EXHAUST FANS FROM THE BATHROOM MUST ENTER THROUGH THE WALL. DAMPERS ARE REQUIRED IF THE CEILING IS PENETRATED. (716.5)
 - h. PLUMBING PENETRATION THROUGH HORIZONTAL OCCUPANCY SEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIAL. INSULATION IS NOT APPROVED. (713.4.1.1)
 - i. PENETRATION OF THE 1 HOUR CEILING BY DUCTS FROM THE FAU AND THE STOVE HOOD, REQUIRE DAMPERS USE A DUCTLESS HOOD (WHENEVER POSSIBLE). ATTIC UNITS (INCLUDING HEAT PUMPS) REQUIRE DAMPERS AT ALL CEILING PENETRATIONS. (716.6)
 - j. ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.

FIRE PROTECTION

1. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.

3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
 4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
 5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
 6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS TO BE CLASS C.
 7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1868.
 8. DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS.
 9. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
- INTERIOR FINISHES**
1. INTERIOR FINISH MATERIALS FOR WALLS AND CEILINGS TO BE CLASS C. THEY SHALL BE TESTED AS SPECIFIED IN SECTION 803.
 2. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (7-803.9)
 3. ANY DECORATIONS SHALL BE NONCOMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.)
- GREEN NOTES**
1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR SOIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
 2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
 3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
 4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
 5. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
 6. FORM GRN16 AND AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.401.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.
- MEANS OF EGRESS NOTES**
1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
 2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES.
 3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
 5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
 6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
 7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
 8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
 9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY W/ SECTION 1008.1.9 - 1008.1.9.12.
 10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
- RESIDENTIAL FIRE NOTES**
1. APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER LAFD. 505.1
 2. IN EVERY GROUP A, E, I, R-1, R-2 AND R-2.1, ALL DRAPES, HANGINGS, CURTAINS, DROPS AND OTHER DECORATIVE MATERIAL SHALL BE MADE FROM A NONFLAMMABLE MATERIAL OR TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF FLAME RETARDANT SOLUTION OR PROCESS APPROVED BY THE OSFM (TITLE 19, DIV.1, 3.08)
 3. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH AND LINEN CHUTES AND IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT ALTERNATE FLOORS AND AT THE LOWEST INTAKE. LAFD 903.2.11.2.
 4. MOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
 5. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
- PLAN NOTES:**
1. SEE DOOR SCHEDULE ON SHEETS A910 - A911
 2. SEE WINDOW SCHEDULE ON SHEETS A920 - A921
 3. SEE FINISH SCHEDULE ON SHEET A930
 4. SEE STOREFRONT SCHEDULE ON SHEETS A900 - A901
 5. SEE LIGHTING DRAWINGS ON SHEETS LT200 - LT300
 6. PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL, RETAIL, AND PUBLIC TOILET ROOM(S). [1210].
 7. DOOR, DOOR FRAME AND STUCCO TO BE PAINTED AS PER PAINT SCHEDULE
 8. SEE SOLAR LAYOUT PLAN AND INFORMATION ON SHEET A302

AREA CALCULATIONS PER ZONING CODE [SEE G.050]		
NAME	COUNT	AREA
RESIDENTIAL		
STUDIO	30	4,573 SF
1 BD	50	11,660 SF
2 BD	21	8,335 SF
RESIDENTIAL	101	24,568 SF
GENERAL		
AMENITY	1	652 SF
CAFE	1	3,576 SF
CIRCULATION	13	3,441 SF
LOBBY	1	423 SF
MAIL ROOM	1	84 SF
OFFICE	1	207 SF
RESTROOM	2	140 SF
RETAIL	1	746 SF
TRASH / RECYCLE	13	1,085 SF
GENERAL	34	10,354 SF
TOTAL ZONING AREA	135	34,923 SF

35.085 SF MAX ALLOWED PER STATE DENSITY BONUS

OPEN SPACE CALCULATIONS [SEE G.051]			
REQUIRED: UNIT TYPE	COUNT	REQ'D / UNIT	TOTAL REQ'D
STUDIO / 1 BD	32	100 SQ FT	3,200 SF
2 BD	9	125 SQ FT	1,125 SF
TOTAL OPEN SPACE REQ'D			4,325 SF
REC. ROOM REDUCTION			
MAXIMUM ALLOWED 25% OF REQUIRED OPEN SPACE			
4,325 SF x 25% = 1,081 SF MAX APPLICABLE			
PROVIDED:			AREA
3RD LEVEL		PATIO DECK	589 SF
7TH LEVEL		ROOFTOP	4,303 SF
7TH LEVEL		AMENITIES	621 SF
TOTAL OPEN SPACE PROVIDED			5,523 SF

PROGRAM LEGEND			
STUDIO	1 BD	2 BD	
AMENITIES	RETAIL	SERVICES	

PARKING CALCULATIONS				
TOTAL PROVIDED	STD	COMP	ADA VAN	TOTAL
16	11	2	29	

(NOTE: THIS IS A MIXED-USE PROJECT WITH UNBUNDLED PARKING. LAMC COMPACT REQUIREMENTS DO NOT APPLY TO MIXED-USE PROJECTS.)

(30% TO BE EV FUTURE) (9 EVSE, FUTURE)
(10% TO BE EVCS) (3 EVCS, INSTALLED)

LADBS STAMP AREA

EXHIBIT "A"
Page No. 16 of 28
Case No. ADM-2023-5502-DB-HCA

REVISIONS

CONCEPT DESIGN 08/16/2023

PZA SUBMITTAL #3 09/05/2023

PLANNING SUBMISSION #3 - 11/22/23

5TH LEVEL PLAN

G.250



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7979 SUNSET MIXED-USE
7979 SUNSET BLVD
LOS ANGELES, CA 90046



SIXTH LEVEL PLAN
1/8" = 1'-0"

- GENERAL NOTES:**
1. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
 2. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOR-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
 3. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(g) SHALL BE PROVIDED TO THE OCCUPANT.
 4. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1206.2 OR SHALL BE PROVIDED AN AVERAGE ILLUMINATION OF 10 FOOT-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL (1205.1 & 1205.3)
 5. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170.158) (INCLUDES COMMERCIAL ADDITION AND TI WORK OVER \$10,000) SEPARATE PLUMBING PERMIT IS REQUIRED.
 6. SECTION 4.303.2 PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODES.
 7. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
 8. SHOWER COMPARTMENTS AND WALLS ABOVE THE BATHTUBS/W/ INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3.
 9. WATER HEATERS MUST BE STRAPPED TO A WALL (SEC.507.3, UPC)
 10. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (LAMC 91.6306)
 11. PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL, RETAIL, AND PUBLIC TOILET ROOM(S). [1210].

2. DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS, AND SIMILAR CONCEALED SPACES FORMED BY COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED W/ NFPA13 SPRINKLER SYSTEM (3000 SF BETWEEN DRAFT STOPS)
3. DRAFT STOP SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED BY COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED W/ NFPA 13 SPRINKLER SYSTEM (1000 SF BETWEEN DRAFT STOPS)
4. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 717 AT THE FOLLOWING LOCATIONS:
 - a. IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
 - b. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10" INTERVALS ALONG THE LENGTH OF THE WALL.
 - c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
 - e. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
5. IF THIS BUILDING IS OF TYPE V-A CONSTRUCTION, PROVIDE:
 - a. CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED UNLESS THE WALLS ARE WITHIN THE UNIT AND NON-BEARING. BACK TO BACK TUBS WITH A COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HOUR BUILDINGS.
 - b. ALL INTERIOR PARTITIONS SHALL BE CONSTRUCTED OF NOT LESS THAN 1-HOUR FIRE-RESISTIVE CONSTRUCTION.
 - c. ATTIC ACCESS OPENINGS IN 1-HOUR CEILING CAN BE 2 LAYERS OF 3/4" PLYWOOD OR ONE LAYER OF 1-5/8" T&G MATERIAL, SELF-CLOSING.
 - d. ALL OPENINGS IN FLOORS ARE REQUIRED TO BE ENCLOSED BY A SHAFT HAVING WALL, FLOOR, AND CEILING OF 2 HOUR FIRE RESISTIVE CONSTRUCTION (708.4)
 - e. RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE "X" DRYWALL TO MAINTAIN THE 1-HR CEILING ASSEMBLY.
 - f. CONTINUOUS DRYWALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND MEDICINE CABINETS.
 - g. EXHAUST FANS FROM THE BATHROOM MUST ENTER THROUGH THE WALL. DAMPERS ARE REQUIRED IF THE CEILING IS PENETRATED. (716.5)
 - h. PLUMBING PENETRATION THROUGH HORIZONTAL OCCUPANCY SEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIAL. INSULATION IS NOT APPROVED. (713.4.1.1)
 - i. PENETRATION OF THE 1 HOUR CEILING BY DUCTS FROM THE FAU AND THE STOVE HOOD, REQUIRE DAMPERS USE A DUCTLESS HOOD (WHENEVER POSSIBLE). ATTIC UNITS (INCLUDING HEAT PUMPS) REQUIRE DAMPERS AT ALL CEILING PENETRATIONS. (716.6)
 - j. ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.

3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
 4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
 5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
 6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS TO BE CLASS C.
 7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1868.
 8. DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS.
- RESIDENTIAL FIRE NOTES**
1. APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER LAFD. 505.1
 2. IN EVERY GROUP A, E, I, R-1, R-2 AND R-2.1, ALL DRAPES, HANGINGS, CURTAINS, DROPS AND OTHER DECORATIVE MATERIAL SHALL BE MADE FROM A NONFLAMMABLE MATERIAL OR TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF FLAME RETARDANT SOLUTION OR PROCESS APPROVED BY THE OSFM (TITLE 19, DIV. 1, 3.08)
 3. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH AND LINEN CHUTES AND IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT ALTERNATE FLOORS AND AT THE LOWEST INTAKE. LAFD 903.2.11.2.
 4. MOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
 5. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
- PLUMBING NOTES:**
1. SEE DOOR SCHEDULE ON SHEETS A910 - A911
 2. SEE WINDOW SCHEDULE ON SHEETS A920 - A921
 3. SEE FINISH SCHEDULE ON SHEET A930
 4. SEE STOREFRONT SCHEDULE ON SHEETS A900 - A901
 5. SEE LIGHTING DRAWINGS ON SHEETS LT200 - LT300
 6. PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL, RETAIL, AND PUBLIC TOILET ROOM(S). [1210].
 7. DOOR, DOOR FRAME AND STUCCO TO BE PAINTED AS PER PAINT SCHEDULE
 8. SEE SOLAR LAYOUT PLAN AND INFORMATION ON SHEET A302

4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
 5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
 6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
 7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
 8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
 9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY W/ SECTION 1008.1.9 - 1008.1.9.12.
 10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
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 5. SEE LIGHTING DRAWINGS ON SHEETS LT200 - LT300
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 7. DOOR, DOOR FRAME AND STUCCO TO BE PAINTED AS PER PAINT SCHEDULE
 8. SEE SOLAR LAYOUT PLAN AND INFORMATION ON SHEET A302

AREA CALCULATIONS PER ZONING CODE [SEE G.050]		
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1 BD	50	11,660 SF
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GENERAL	34	10,354 SF
TOTAL ZONING AREA	135	34,923 SF

OPEN SPACE CALCULATIONS [SEE G.051]			
REQUIRED: UNIT TYPE	COUNT	REQ'D / UNIT	TOTAL REQ'D
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TOTAL OPEN SPACE REQ'D			4,325 SF
REC. ROOM REDUCTION			
MAXIMUM ALLOWED 25% OF REQUIRED OPEN SPACE			
4,325 SF x 25% = 1,081 SF MAX APPLICABLE			
PROVIDED:			AREA
3RD LEVEL		PATIO DECK	589 SF
7TH LEVEL		ROOFTOP	4,303 SF
7TH LEVEL		AMENITIES	621 SF
TOTAL OPEN SPACE PROVIDED			5,523 SF

PARKING CALCULATIONS				
TOTAL PROVIDED	STD	COMP	ADA VAN	TOTAL
	16	11	2	29

(NOTE: THIS IS A MIXED-USE PROJECT WITH UNBUNDLED PARKING. LAMC COMPACT REQUIREMENTS DO NOT APPLY TO MIXED-USE PROJECTS.)

(30% TO BE EV FUTURE) (9 EVSE, FUTURE)
(10% TO BE EVCS) (3 EVCS, INSTALLED)

PROGRAM LEGEND			
STUDIO	1 BD	2 BD	
AMENITIES	RETAIL	SERVICES	

LADBS STAMP AREA

REVISIONS

CONCEPT DESIGN 08 / 16 / 2023

PZA SUBMITTAL #3 09 / 05 / 2023

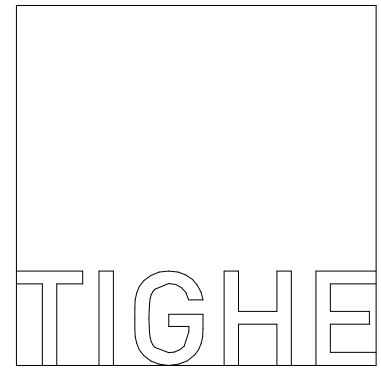
PLANNING SUBMISSION #3 - 11/22/23

6TH LEVEL PLAN

G.260

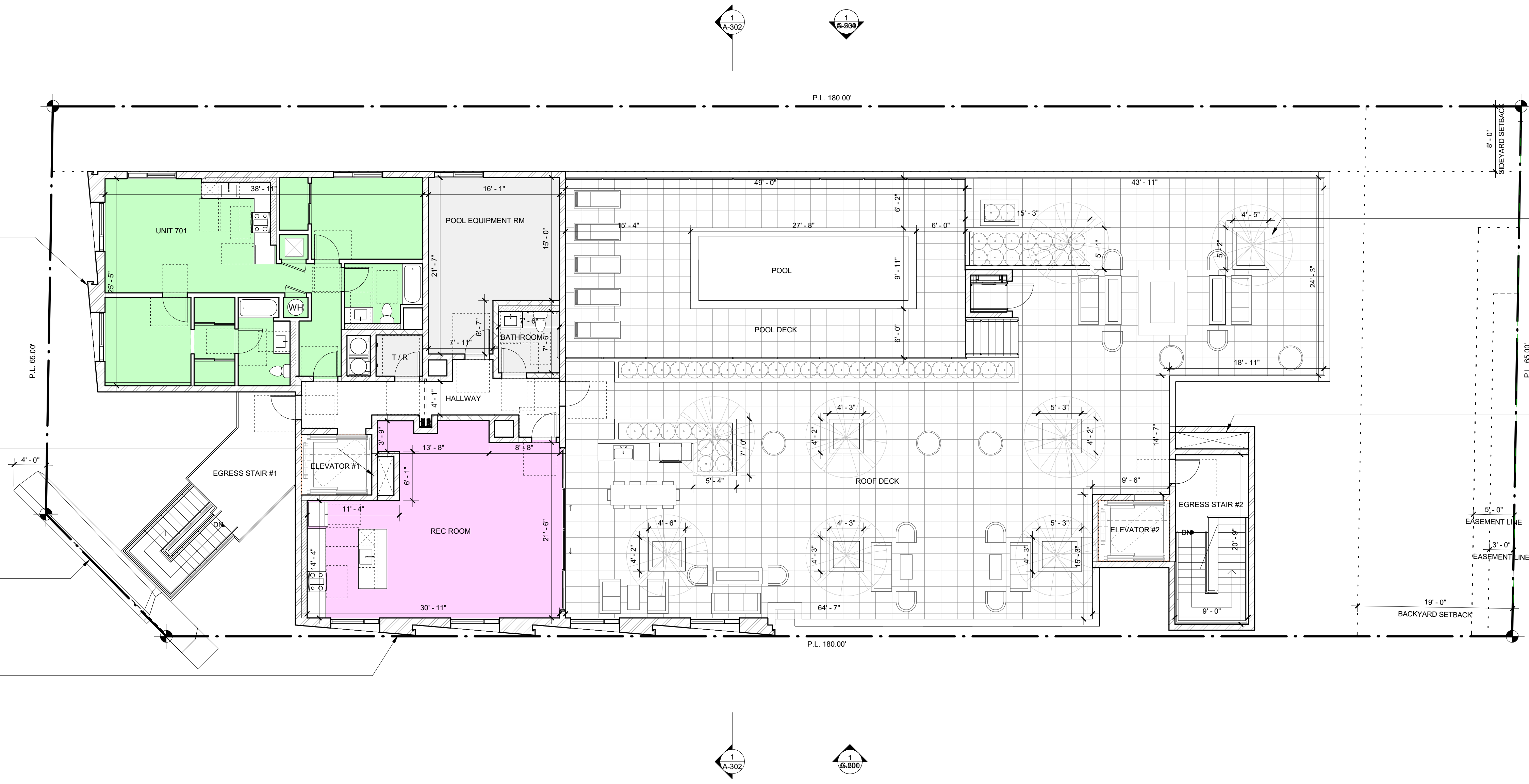
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LOS ANGELES, CA 90046



SEVENTH LEVEL PLAN
1/8" = 1'-0"

GENERAL NOTES:

- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOR-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(g) SHALL BE PROVIDED TO THE OCCUPANT.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED W/ NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE W/ SECTION 1205.2 OR SHALL BE PROVIDED AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL (1205.1 & 1205.3)
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170.158) (INCLUDES COMMERCIAL ADDITION AND TI WORK OVER \$10,000) SEPARATE PLUMBING PERMIT IS REQUIRED.
- SECTION 4.303.2 PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODES.
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- SHOWER COMPARTMENTS AND WALLS ABOVE THE BATHTUBS W/ INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3.
- WATER HEATERS MUST BE STRAPPED TO A WALL (SEC.507.3, UPC)
- PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (L.A.M.C 91.6306)
- PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL, RETAIL, AND PUBLIC TOILET ROOM(S). [1210]

- DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS, AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED W/ NFPA13 SPRINKLER SYSTEM (3000 SF BETWEEN DRAFT STOPS)
- DRAFT STOP SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED W/ NFPA 13 SPRINKLER SYSTEM (1000 SF BETWEEN DRAFT STOPS)
- FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 717 AT THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10' INTERVALS ALONG THE LENGTH OF THE WALL.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
- IF THIS BUILDING IS OF TYPE V-A CONSTRUCTION, PROVIDE:
 - CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED UNLESS THE WALLS ARE WITHIN THE UNIT AND NON-BEARING. BACK TO BACK TUBS WITH A COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HOUR BUILDINGS.
 - ALL INTERIOR PARTITIONS SHALL BE CONSTRUCTED OF NOT LESS THAN 1-HOUR FIRE-RESISTIVE CONSTRUCTION.
 - ATTIC ACCESS OPENINGS IN 1-HOUR CEILING CAN BE 2 LAYERS OF 3/4" PLYWOOD OR ONE LAYER OF 1-5/8" T&G MATERIAL, SELF-CLOSING.
 - ALL OPENINGS IN FLOORS ARE REQUIRED TO BE ENCLOSED BY A SHAFT HAVING WALL, FLOOR, AND CEILING OF 2 HOUR FIRE RESISTIVE CONSTRUCTION (708.4)
 - RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE "X" DRYWALL TO MAINTAIN THE 1-HR CEILING ASSEMBLY.
 - CONTINUOUS DRYWALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND MEDICINE CABINETS.
 - EXHAUST FANS FROM THE BATHROOM MUST ENTER THROUGH THE WALL. DAMPERS ARE REQUIRED IF THE CEILING IS PENETRATED. (716.5)
 - PLUMBING PENETRATION THROUGH HORIZONTAL OCCUPANCY SEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIAL. INSULATION IS NOT APPROVED. (713.4.1.1)
 - PENETRATION OF THE 1 HOUR CEILING BY DUCTS FROM THE FAU AND THE STOVE HOOD, REQUIRE DAMPERS USE A DUCTLESS HOOD (WHENEVER POSSIBLE). ATTIC UNITS (INCLUDING HEAT PUMPS) REQUIRE DAMPERS AT ALL CEILING PENETRATIONS. (716.6)
 - ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.

- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
- PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
- PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
- CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMP TO BE CLASS C.
- PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1868.
- DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS.
- DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.

INTERIOR FINISHES

- INTERIOR FINISH MATERIALS FOR WALLS AND CEILINGS TO BE CLASS C. THEY SHALL BE TESTED AS SPECIFIED IN SECTION 803.
- THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (7-803.9)
- ANY DECORATIONS SHALL BE NONCOMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.)

GREEN NOTES

- IRRIGATION CONTROLLERS SHALL BE WEATHER OR SOIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
- PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
- PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
- LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
- FORM GRN16 AND AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.401.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.

MEANS OF EGRESS NOTES

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES.
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

AREA CALCULATIONS PER ZONING CODE [SEE G.050]		
NAME	COUNT	AREA
RESIDENTIAL		
STUDIO	30	4,573 SF
1 BD	50	11,660 SF
2 BD	21	8,335 SF
RESIDENTIAL	101	24,568 SF
GENERAL		
AMENITY	1	652 SF
CAFE	1	3,576 SF
CIRCULATION	13	3,441 SF
LOBBY	1	423 SF
MAIL ROOM	1	84 SF
OFFICE	1	207 SF
RESTROOM	2	140 SF
RETAIL	1	746 SF
TRASH / RECYCLE	13	1,085 SF
GENERAL	34	10,354 SF
TOTAL ZONING AREA	135	34,923 SF

35,085 SF MAX ALLOWED PER STATE DENSITY BONUS

OPEN SPACE CALCULATIONS [SEE G.051]			
REQUIRED: UNIT TYPE	COUNT	REQ'D / UNIT	TOTAL REQ'D
STUDIO / 1 BD	32	100 SQ FT	3,200 SF
2 BD	9	125 SQ FT	1,125 SF
TOTAL OPEN SPACE REQ'D			4,325 SF
REC. ROOM REDUCTION			
MAXIMUM ALLOWED 25% OF REQUIRED OPEN SPACE			4,325 SF x 25% = 1,081 SF MAX APPLICABLE
PROVIDED:			AREA
3RD LEVEL		PATIO DECK	589 SF
7TH LEVEL		ROOFTOP	4,303 SF
7TH LEVEL		AMENITIES	621 SF
TOTAL OPEN SPACE PROVIDED			5,523 SF

PROGRAM LEGEND

- STUDIO
- 1 BD
- 2 BD
- AMENITIES
- RETAIL
- SERVICES

PARKING CALCULATIONS				
TOTAL PROVIDED	STD	COMP	ADA VAN	TOTAL
16	11	2	29	

(NOTE: THIS IS A MIXED-USE PROJECT WITH UNBUNDLED PARKING. LAMC COMPACT REQUIREMENTS DO NOT APPLY TO MIXED-USE PROJECTS.)

(30% TO BE EV FUTURE) (9 EVSE, FUTURE)
(10% TO BE EVCS) (3 EVCS, INSTALLED)

LADBS STAMP AREA

REVISIONS

CONCEPT DESIGN 08 / 16 / 2023

PZA SUBMITTAL #3 09 / 05 / 2023

PLANNING SUBMISSION #3 - 11/22/23



7TH LEVEL PLAN

G.270

EXHIBIT "A"
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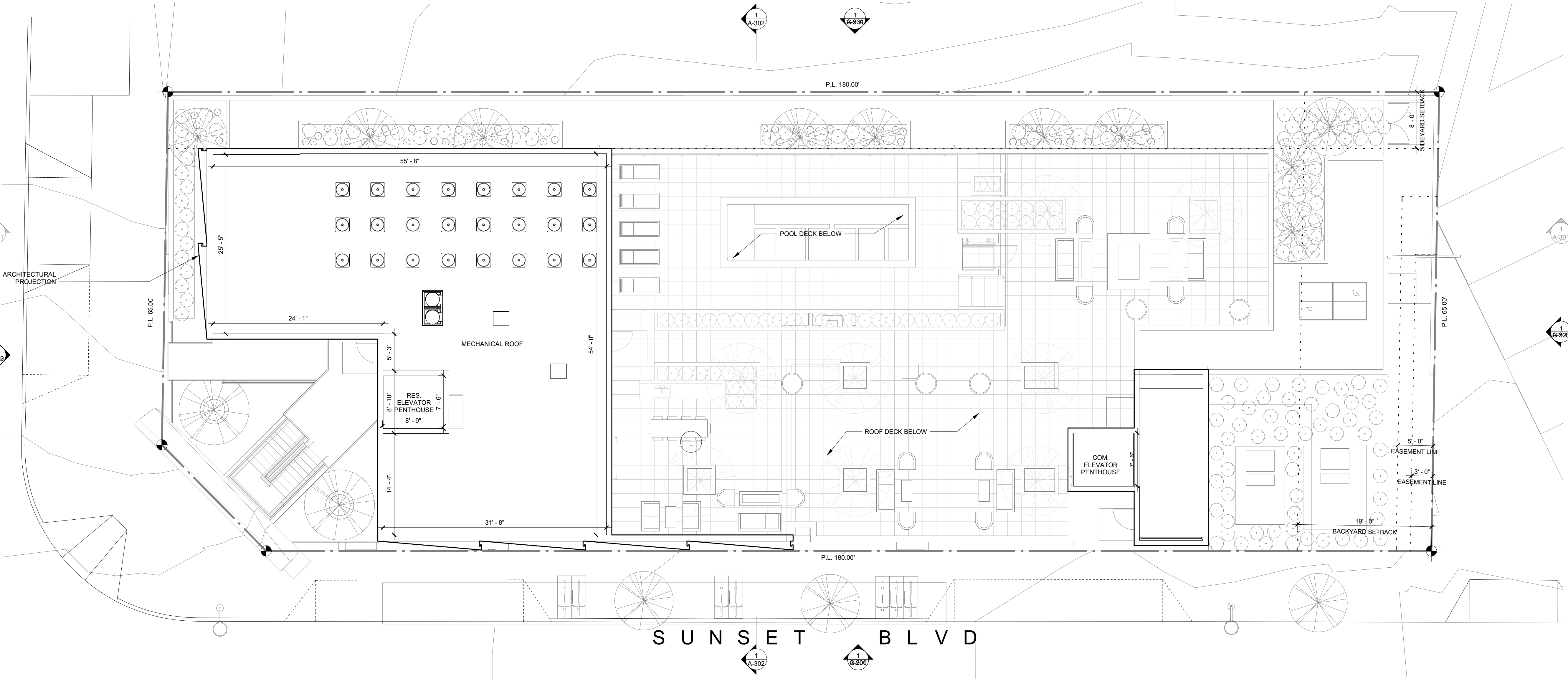


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L A U R E L A V E

S U N S E T B L V D



ROOF LEVEL PLAN
1/8" = 1'-0"

GENERAL NOTES:
1. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
2. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOR-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
3. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(g) SHALL BE PROVIDED TO THE OCCUPANT.
4. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED AN AVERAGE ILLUMINATION OF 10 FOOT-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL (1205.1 & 1205.3).
5. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170.158) (INCLUDES COMMERCIAL ADDITION AND TI WORK OVER \$10,000) SEPARATE PLUMBING PERMIT IS REQUIRED.
6. SECTION 4.303.2 PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODE.
7. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
8. SHOWER COMPARTMENTS AND WALLS ABOVE THE BATHTUBS W/ INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3.
9. WATER HEATERS SHALL BE STRAPPED TO A WALL (SEC.507.3, UPC)
10. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (LAMC 91.6306)
11. PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL, RETAIL, AND PUBLIC TOILET ROOM(S), [1210].

FIRE-RESISTANCE RATED CONSTRUCTION
SMOKE AND FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS:
a. DUCT PENETRATIONS OF FIRE WALLS
b. DUCT PENETRATIONS OF FIRE BARRIERS, EXCEPT EXIT ENCLOSURES AND EXIT PASSAGEWAYS WHERE THEY ARE NOT ALLOWED TO PENETRATE
c. DUCTS PENETRATING SHAFTS
d. DUCTS PENETRATING FIRE PARTITIONS AND FIRE RATED CORRIDOR WALLS
e. DUCTS PENETRATING SMOKE BARRIERS
f. DUCTS PENETRATING HORIZONTAL ASSEMBLIES.

2. DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS, AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED W/ NFPA13 SPRINKLER SYSTEM (3000 SF BETWEEN DRAFT STOPS)
3. DRAFT STOP SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED W/ NFPA 13 SPRINKLER SYSTEM (1000 SF BETWEEN DRAFT STOPS)
4. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 717 AT THE FOLLOWING LOCATIONS:
a. IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
b. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10" INTERVALS ALONG THE LENGTH OF THE WALL.
c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
e. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
5. IF THIS BUILDING IS OF TYPE V-A CONSTRUCTION, PROVIDE:
a. CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED UNLESS THE WALLS ARE WITHIN THE UNIT AND NON-BEARING, BACK TO BACK TUBS WITH A COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HOUR BUILDINGS.
b. ALL INTERIOR PARTITIONS SHALL BE CONSTRUCTED OF NOT LESS THAN 1-HOUR FIRE-RESISTIVE CONSTRUCTION.
c. ATTIC ACCESS OPENINGS IN 1-HOUR CEILING CAN BE 2 LAYERS OF 3/4" PLYWOOD OR ONE LAYER OF 1-5/8" TAG MATERIAL, SELF-CLOSING.
d. ALL OPENINGS IN FLOORS ARE REQUIRED TO BE ENCLOSED BY A SHAFT HAVING WALL, FLOOR, AND CEILING OF 2 HOUR FIRE RESISTIVE CONSTRUCTION (708.4)
e. RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE "X" DRYWALL TO MAINTAIN THE 1-HR CEILING ASSEMBLY.
f. CONTINUOUS DRYWALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND MEDICINE CABINETS.
g. EXHAUST FANS FROM THE BATHROOM MUST ENTER THROUGH THE WALL, DAMPERS ARE REQUIRED IF THE CEILING IS PENETRATED. (716.5)
h. PLUMBING PENETRATION THROUGH HORIZONTAL OCCUPANCY SEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIAL. INSULATION IS NOT APPROVED. (713.4.1.1)
i. PENETRATION OF THE 1 HOUR CEILING BY DUCTS FROM THE FAU AND THE STOVE HOOD, REQUIRE DAMPERS USE A DUCTLESS HOOD (WHENEVER POSSIBLE), ATTIC UNITS (INCLUDING HEAT PUMPS) REQUIRE DAMPERS AT ALL CEILING PENETRATIONS. (716.6)
j. ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.

FIRE PROTECTION
1. THIS BUILDING MUST BE EQUIPPED W/ AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-ABC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.

3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1888.
8. DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS.
DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.

INTERIOR FINISHES
1. INTERIOR FINISH MATERIALS FOR WALLS AND CEILINGS TO BE CLASS C, THEY SHALL BE TESTED AS SPECIFIED IN SECTION 803.
2. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (7-803.9)
3. ANY DECORATIONS SHALL BE NONCOMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.)

GREEN NOTES
1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR SOIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
6. FORM GRN16 AND AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.401.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.
7. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

MEANS OF EGRESS NOTES
1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES.
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY W/ SECTION 1008.1.9 - 1008.1.9.12.
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

RESIDENTIAL FIRE NOTES
1. APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER LAFD. 505.1
2. IN EVERY GROUP A, E, I, R-1, R-2 AND R-2.1, ALL DRAPES, HANGINGS, CURTAINS, DROPS AND OTHER DECORATIVE MATERIAL SHALL BE MADE FROM A NONFLAMMABLE MATERIAL OR TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF FLAME RETARDANT SOLUTION OR PROCESS APPROVED BY THE OSFM (TITLE 19, DIV. 1, 3.08)
3. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH AND LINEN CHUTES AND IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT ALTERNATE FLOORS AND AT THE LOWEST INTAKE. LAFD 903.2.11.2
4. MOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
5. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
6. PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL, RETAIL, AND PUBLIC TOILET ROOM(S). [1210].
7. DOOR, DOOR FRAME AND STUCCO TO BE PAINTED AS PER PAINT SCHEDULE
8. SEE SOLAR LAYOUT PLAN AND INFORMATION ON SHEET A302

AREA CALCULATIONS PER ZONING CODE [SEE G.050]

NAME	COUNT	AREA
RESIDENTIAL		
STUDIO	30	4,573 SF
1 BD	50	11,660 SF
2 BD	21	8,335 SF
RESIDENTIAL	101	24,568 SF
GENERAL		
AMENITY	1	652 SF
CAFE	1	3,576 SF
CIRCULATION	13	3,441 SF
LOBBY	1	423 SF
MAIL ROOM	1	84 SF
OFFICE	1	207 SF
RESTROOM	2	140 SF
RETAIL	1	746 SF
TRASH / RECYCLE	13	1,085 SF
GENERAL	34	10,354 SF
TOTAL ZONING AREA	135	34,923 SF

35.085 SF MAX ALLOWED PER STATE DENSITY BONUS

OPEN SPACE CALCULATIONS [SEE G.051]

REQUIRED UNIT TYPE	COUNT	REQ'D / UNIT	TOTAL REQ'D
STUDIO / 1 BD	32	100 SQ FT	3,200 SF
2 BD	9	125 SQ FT	1,125 SF
TOTAL OPEN SPACE REQ'D			4,325 SF
REC. ROOM REDUCTION			
MAXIMUM ALLOWED 25% OF REQUIRED OPEN SPACE			4,325 SF x 25% = 1,081 SF MAX APPLICABLE
PROVIDED:			AREA
3RD LEVEL	PATIO DECK		589 SF
7TH LEVEL	ROOFTOP		4,303 SF
7TH LEVEL	AMENITIES		621 SF
TOTAL OPEN SPACE PROVIDED			5,523 SF

PROGRAM LEGEND

STUDIO	1 BD	2 BD
AMENITIES	RETAIL	SERVICES

PARKING CALCULATIONS

TOTAL PROVIDED	STD	COMP	ADA VAN	TOTAL
	16	11	2	29

(NOTE: THIS IS A MIXED-USE PROJECT WITH UNBUNDLED PARKING. LAMC COMPACT REQUIREMENTS DO NOT APPLY TO MIXED-USE PROJECTS.)
(30% TO BE EV FUTURE) (9 EVSE, FUTURE)
(10% TO BE EVCS) (3 EVCS, INSTALLED)

LADBS STAMP AREA

REVISIONS
CONCEPT DESIGN 08 / 16 / 2023
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ROOF LEVEL PLAN

G.300

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SOUTH ELEVATION
1/8" = 1'-0" ①

LADBS STAMP AREA

MATERIAL LEGEND	
ST1	STEEL TROWELLED STUCCO / SMOOTH / INTEGRAL WHITE
ST2	STEEL TROWELLED STUCCO / SMOOTH / INTEGRAL MEDIUM GRAY
CMU	STACKED GREY CMU BONDWALL W/ GREY GROUT
CON	CAST IN PLACE CONCRETE / SMOOTH / NATURAL ARCH FINISH
ALM	ANODIZED ALUMINUM GLAZING
GR1	1/2" x 2" STEEL PICKET GUARDRAIL / PAINTED LT GREY
MP1	METAL PANEL / 12" VERTICAL STANDING SEAM / LT GREY
MP2	METAL PANEL / FLAT INTERLOCKING SEAM / LT GREY
SGN	WALL SIGN CLADDED IN WHITE FLAT METAL PANEL



SOUTH ELEVATION

G.500

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SOUTH ELEVATION RENDER

G.501



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MATERIAL LEGEND	
ST1	STEEL TROWELLED STUCCO / SMOOTH / INTEGRAL WHITE
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LADBS STAMP AREA



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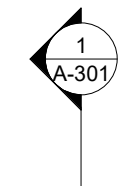
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WEST ELEVATION

G.510



WEST ELEVATION
1/8" = 1'-0" ①

LADBS STAMP AREA

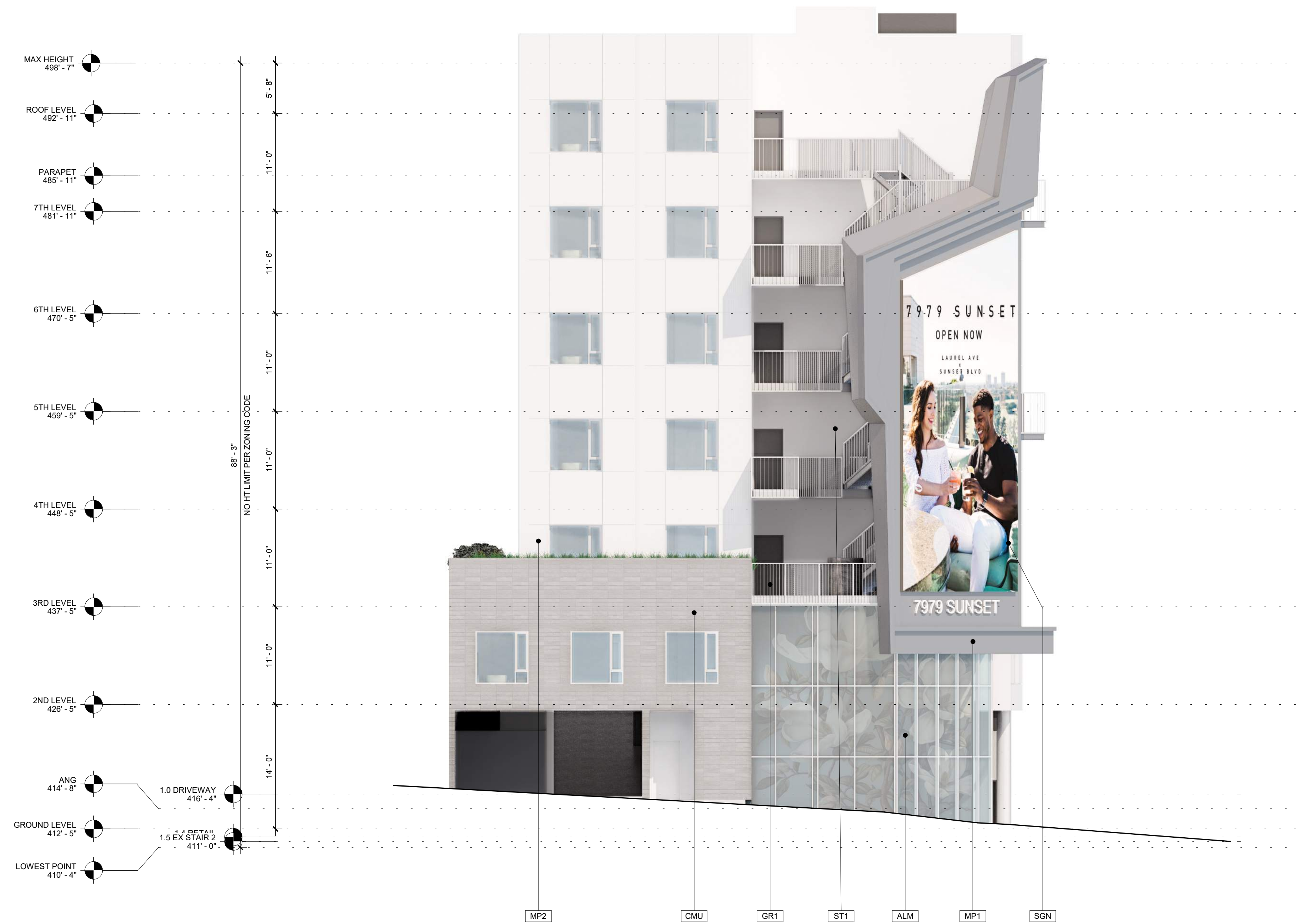
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WEST ELEVATION ①
1/8" = 1'-0"

LADBS STAMP AREA

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SGN	WALL SIGN CLADDED IN WHITE FLAT METAL PANEL



WEST ELEVATION RENDER

G.511

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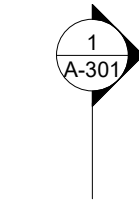
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EAST ELEVATION

G.520



EAST ELEVATION ①
1/8" = 1'-0"

LADBS STAMP AREA

MATERIAL LEGEND	
ST1	STEEL TROWELLED STUCCO / SMOOTH / INTEGRAL WHITE
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EAST ELEVATION
1/8" = 1'-0" ①

LADBS STAMP AREA

MATERIAL LEGEND	
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EAST ELEVATION RENDER

G.521

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NORTH ELEVATION

G.530



NORTH ELEVATION
1/8" = 1'-0"

LADBS STAMP AREA

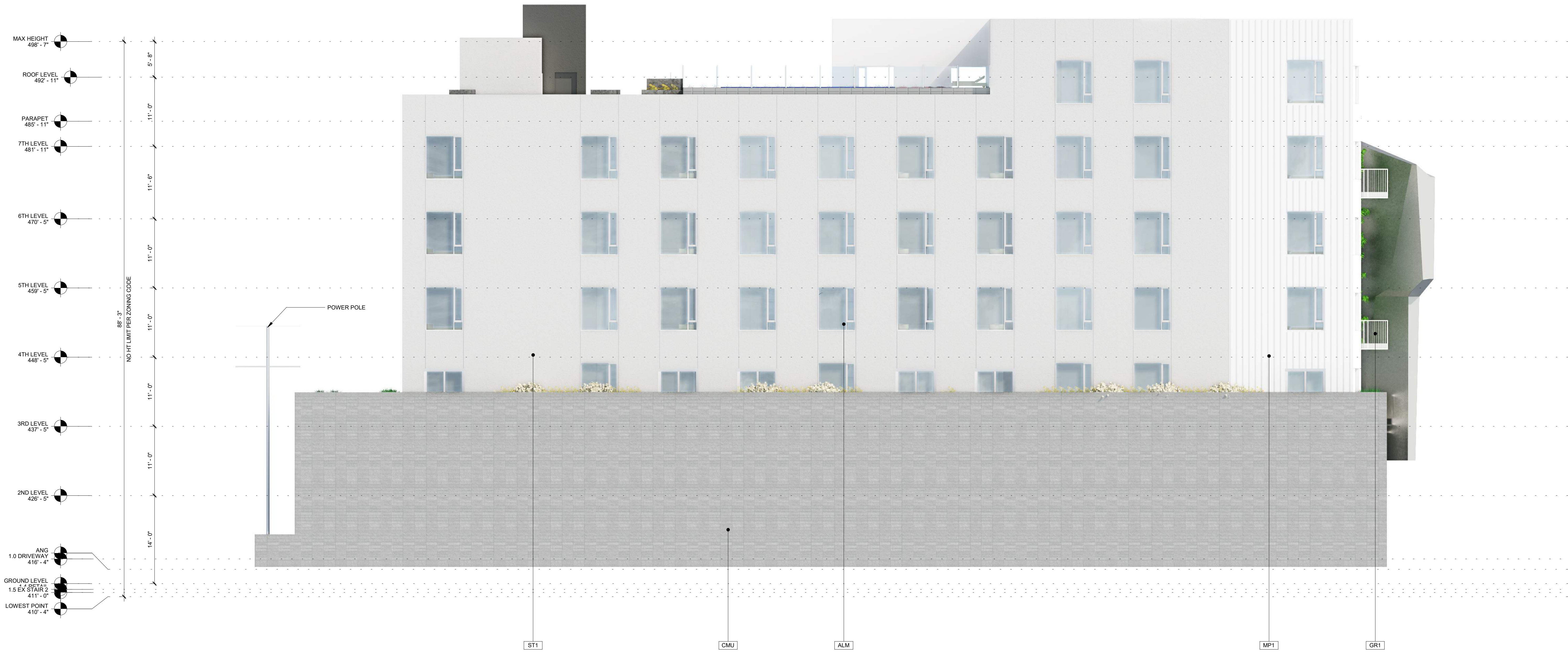
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NORTH ELEVATION
1/8" = 1'-0"

LADBS STAMP AREA

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NORTH ELEVATION RENDER

G.531

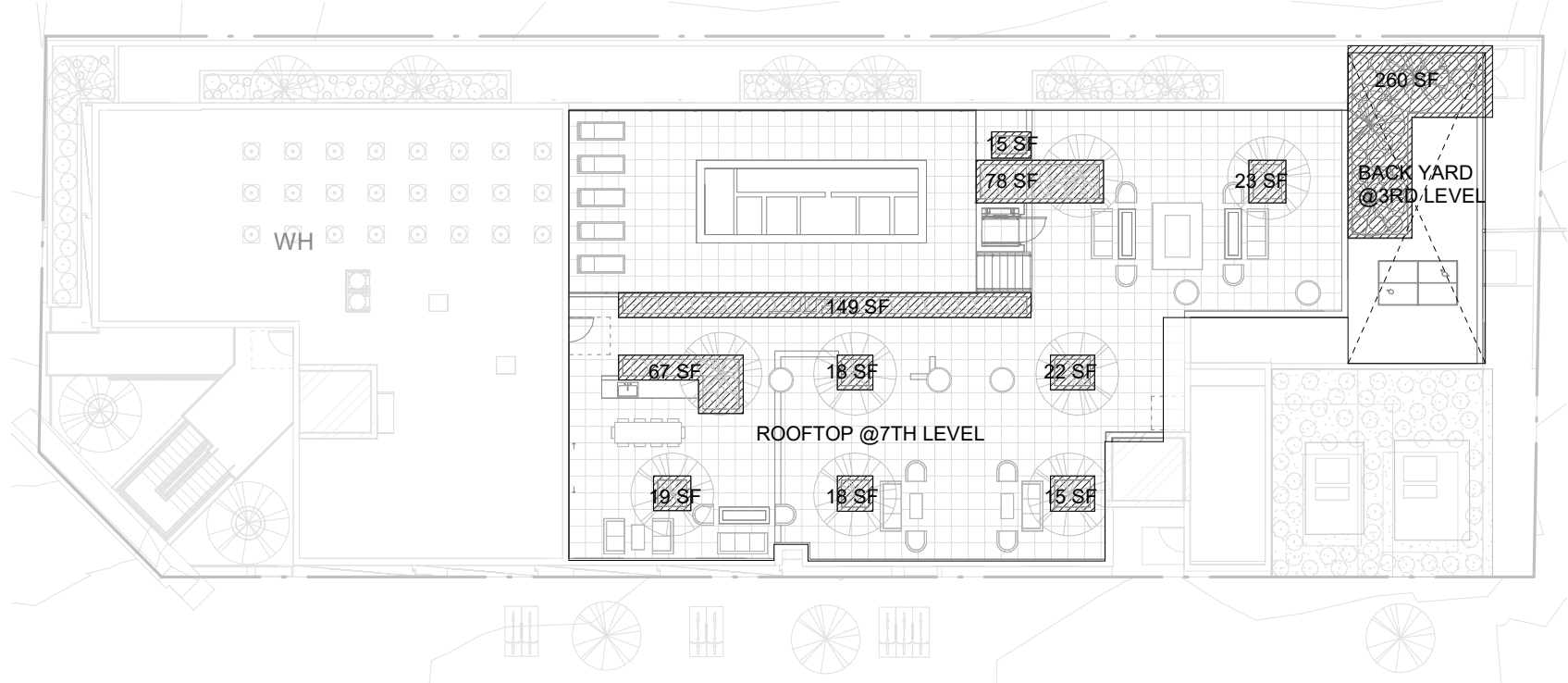
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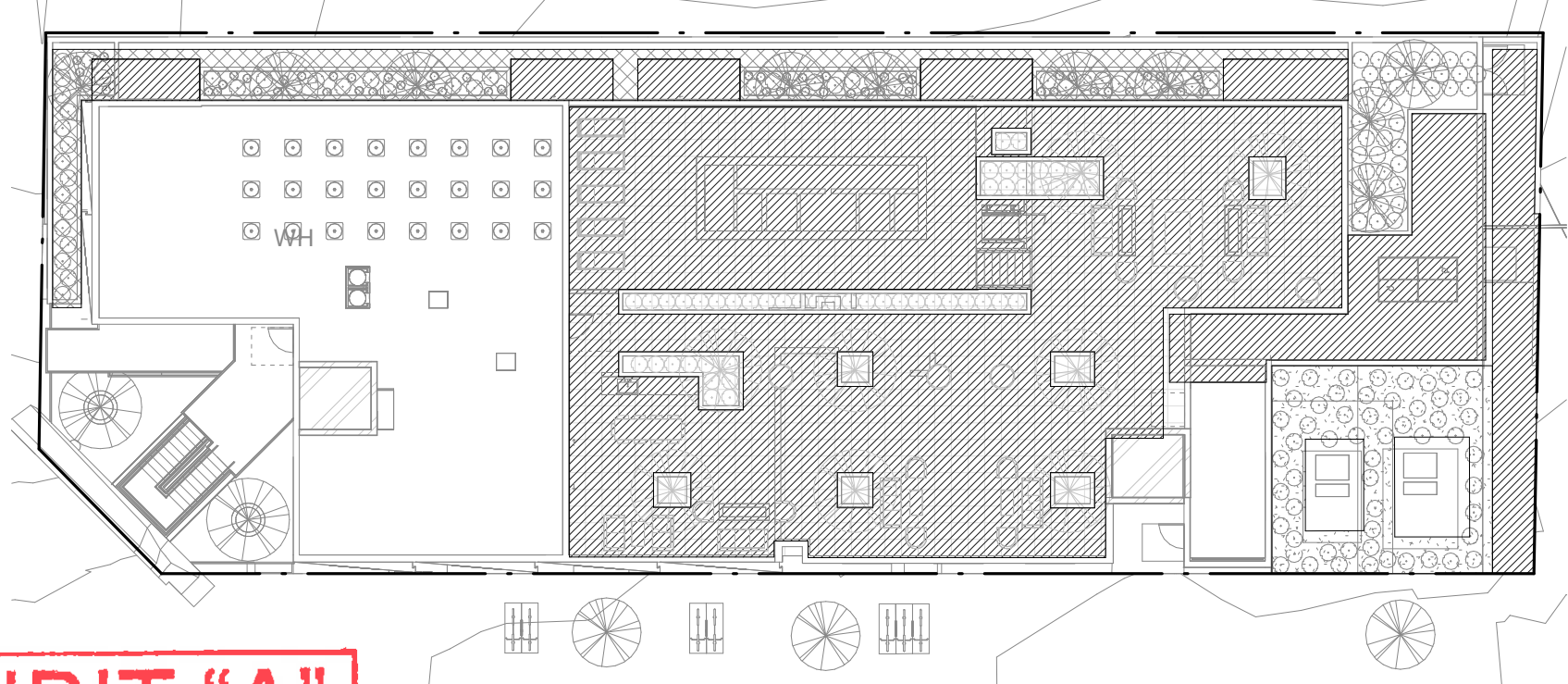
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LANDSCAPE AREA PLAN ③
1/8" = 1'-0"



PLANTER AREAS PLAN ②
3/16" = 1'-0"



LANDSCAPE AREA PLAN ①
3/16" = 1'-0"

PLANTING LEGEND










MATERIAL LEGEND






OPEN SPACE LANDSCAPE REQUIREMENT [SEE L.100]
 OPEN SPACE REQUIREMENT FOR SIX OR MORE DWELLING UNITS PER LAMC SECTION 12.21 G.2
 41 UNITS PROVIDED
 10 TREES REQUIRED, 17 TREES PROVIDED
 25% OF REQ'D COMMON OPEN SPACE
 5,405 SF x 50% = 2,703 SF REQ'D COMMON OPEN SPACE
 2,703 SF x 25% = 676 SF PLANTING REQUIRED
 684 SF OF PLANTING PROVIDED

LANDSCAPE AREAS [SEE L.100]	
PROPOSED BUILDING	
PLANTER AREA	260 SF
BACK YARD @ 3RD LVL	424 SF
ROOFTOP @ 7TH LEVEL	684 SF
TOTAL PLANTER AREA	1,368 SF
SOFTSCAPE AREA	477 SF
HARDSCAPE AREA	5,035 SF

LANDSCAPE AREAS											
#	SYMBOL	PLANT TYPE	BOTANICAL PLANT NAME	COMMON PLANT NAME	CONTAINER SIZE	NUMBER TO BE PLANTED	HEIGHT AND WIDTH (PLANTED)	HEIGHT AND WIDTH (MATURE)	WATER USE CLASSIFICATION OF SPECIES	DROUGHT TOLERANT	NATIVE PLANT
1		GRASS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	32	1' x 2'	2' x 3'	LOW	YES	NO
2		GRASS	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	47	1' x 2'	2' x 3'	LOW	YES	NO
3		GRASS	LEYMUS CONDENSATUS	CANYON PRINCE	1 GAL	68	2' x 4'	3' x 6'	LOW	YES	YES
4		GRASS	MISCANTHUS	SILVER GRASS	1 GAL	103	1' x 1'	2' x 2'	LOW	YES	NO
5		SHRUB	LONICERA HISPIDULA	PINK HONEYSUCKLE	1 GAL	33	2' x 4'	25' x 25'	LOW	YES	NO
6		TREE	OLEA EUROPAEA	OLIVE TREE	25' BOX	10	4' x 4'	20' x 12'	MODERATE	YES	NO
7		TREE	ARBUTUS MARINA	MARINA STRAWBERRY	25' BOX	8	4' x 4'	20' x 12'	MODERATE	YES	NO
8		TREE	WASHINGTONIA ROBUSTA	WASHINGTON PALM	25' BOX	2	5' x 4'	75' x 15'	MODERATE	YES	NO

LADBS STAMP AREA

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LANDSCAPE

L.100

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Exhibit E - Affordable Housing Referral Form

REFERRAL FORM



AFFORDABLE HOUSING REFERRAL FORM

This form is to serve as a referral to the Los Angeles City Planning's 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 City Planning DSC Affordable Housing Services Section (AHSS) 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 AHSS Staff is prohibited. City Planning 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 AHSS STAFF ONLY

Planning Staff Name & Title: Aida Karapetian/ Planning Assistant

Planning Staff Signature: _____

Referral Date: 06/29/2023

Expiration Date: 12/27/2023

TRANSPORTATION QUALIFIERS (if applicable)

Major Transit Stop Paratransit / Fixed Bus Route

Other: _____

Location of Transit: Sunset/Fairfax Station

Qualifier #1: Metro Route 217 (NextGen Tier 1 Rapid)

Service Interval #1: NB=10.0 min

Service Interval #2: SB=9.1 min

Qualifier #2: Local Line 2

Service Interval #1: WB=7.4 min

Service Interval #2: EB=8.6 min

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.

2. DETAILED DESCRIPTION OF PROPOSED PROJECT

The Project is a 7-story mixed-use development consisting of 41 dwelling units and a approx 3,999 sf of commercial. The building has a height of 75 feet and a floor area of approx. 35,068 square feet.

The project will provide approx. 33 parking spaces.

3. DETAILED DESCRIPTION OF EXISTING SITE AND DEVELOPMENT

The site is currently vacant and undeveloped. The site was formerly occupied by a 1,710 square feet service station. The use was demolished in 2019.

Existing Uses Dwelling Unit (DU) Square Footage (SF)	Existing No. of DUs or Non-Residential SF	Existing No. of DUs or Non-Residential SF to be Demolished	Proposed ³ No. of DUs or Non-Residential SF
Guest Rooms	0	0	0
Studios	0	0	18
One Bedrooms	0	0	13
Two Bedrooms	0	0	10
Three Bedrooms	0	0	0
_____ Bedrooms	0	0	0
Non-Residential SF	0	0	3,999
Other			

³ Per AB 2556, replacement units shall be equivalent to the number of units and number of bedrooms of the existing development.

Coastal Development Permit per LAMC Section 12.20.2 or 12.20.2.1

Tract or Parcel Map per LAMC Section 17.00 or 17.50

Other (specify): _____

5. ENVIRONMENTAL REVIEW

Project is Exempt⁴

Not Yet Filed

Filed (Case No.): _____

6. HOUSING DEVELOPMENT PROJECT TYPE

CHECK ALL THAT APPLY:

For Rent For Sale Mixed-Use Project Residential Hotel

Extremely Low Income Very Low Income Low Income Moderate Income

Market Rate Supportive Housing Senior

Special Needs (describe): _____

Other Category (describe): _____

7. DENSITY CALCULATION

A. Base Density: Maximum density allowable per zoning

Lot size (including any ½ of alleys)⁵ 11,660 SF (a)

Density allowed by Zone 400 SF of lot area per DU (b)

No. of DUs allowed by right (per LAMC) 29 DUs (c) [c = a/b, round down to whole number]

Base Density 30 DUs (d) [d = a/b, round up to whole number]

B. Maximum Allowable Density Bonus⁶ 41 DUs (e) [e = dx1.35, round up to whole number]

⁴ Project may be exempt from CEQA review if it qualifies for a CEQA Exemption or is a Ministerial Project (aka, "By Right").

⁵ 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.

⁶ 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.

8. SITE PLAN REVIEW CALCULATION

An application for Site Plan Review (SPR) may be required for projects that meet any of the SPR thresholds as outlined in LAMC Section 16.05 C, unless otherwise exempted per LAMC Section 16.05 D. For Density Bonus projects involving bonus units, please use the formula provided below to determine if the project meets the SPR threshold for unit count. If the project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05 D, please confirm the exemption with City Planning's DSC AHSS.

29 units allowed by right (permitted by LAMC) – 0 existing units = 29 units

YES, SPR is required.

Proposed by-right units minus existing units is equal to or greater than 50⁷

NO, SPR is not required.

Base Density units minus existing units is less than 50

Exempt.

Specify reason: _____

II. DENSITY BONUS (LAMC SECTION 12.22 A.25, ORDINANCE NO. 179,681)

9. PARKING OPTIONS

CHECK ALL THAT APPLY:

Automobile Parking Reductions via Bicycle Parking for Residential Uses⁸. 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 Options listed below*)

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

Required Parking per LAMC: _____

Required Parking after the 30% reduction: _____

⁷ Site Plan Review may also be required if other characteristics of the project exceeds the thresholds listed in LAMC Section 16.05.

⁸ Any project utilizing Parking Option 3 may not further reduce automobile parking via bicycle parking.

- 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 Provided
Located within 0.5 miles of Major Transit Stop with unobstructed access to project	0.5		

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	<input type="checkbox"/> 5% to <10%	<input type="checkbox"/> 10% to <20%	<input type="checkbox"/> 10% to <20%
Two	<input checked="" type="checkbox"/> 10% to <15%	<input type="checkbox"/> 20% to <30%	<input type="checkbox"/> 20% to <30%
Three	<input type="checkbox"/> 15% or greater	<input type="checkbox"/> 30% or greater	<input type="checkbox"/> 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.

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 lahd-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)

A. 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 lahd-landuse@lacity.org.

- 5% of the total number of DUs provided for VLI households; and
- One of the following shall be provided:
 - 10% of the total number of DUs for LI households; or
 - 15% of the total number of DUs for Moderate Income households; or
 - 20% of the total number of DUs for Workforce Income households, and
- 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

B. 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
- No parking required for units for households earning less than 50% AMI
- No more than one parking space required for each dwelling unit

C. 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)

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. Off-Site Construction – Construction of affordable units at the following rate:

- Within 0.5 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.0
- Within 2 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.25
- Within 3 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.5

Updated Required Number of Affordable Units

ELI _____ VLI _____ LI _____ Moderate Income _____

B. Off-Site Acquisition – Acquisition of property that will provide affordable units at the following rate:

- Within 0.5 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.0
- Within 1 mile of the outer edge of the Project, Affordable Units in Section 13 x 1.25
- Within 2 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.5

Updated Required Number of Affordable Units

ELI _____ VLI _____ LI _____ Moderate Income _____

C. In-Lieu Fee – From the Affordability Gaps Study published by the Los Angeles City Planning

Total In-Lieu Fee _____ (Note: Final fee TBD if/when the project is approved)

15. DEVELOPER INCENTIVES

Please describe up to a maximum of three (3) incentives:

- 1) _____

- 2) _____

- 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.

Exhibit F - Applicant Response to Appellants



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January 23, 2024

VIA EMAIL ONLY

Los Angeles City Planning Commission
200 N. Spring Street, Room 272
Los Angeles, CA. 90012
c/o Cecila Lamas, Commission Executive Assistant II
CPC@lacity.org

RE: Case No. ADM-2023-5502-DB-HCA-1A; 7979 Sunset Boulevard

Dear City Planning Commissioners:

Gonzales Law Group APC (“GLG”) represents 7979 Sunset, LLC (“Applicant”) in connection with the above referenced case, which is before you on a very narrow appeal. Applicant has requested and the City’s Planning Director (“Director”) has approved a ministerial review of State Density Bonus and two on-menu incentives pursuant to applicable provisions of California Government Code Section 65915 and Los Angeles Municipal Code (“LAMC”) Section 12.22.A.25. The Applicant has neither requested nor has the Director approved any discretionary entitlements in connection with the proposed project. Accordingly, as a ministerial review, the Director’s review is not subject to the California Environmental Quality Act (“CEQA”).¹

Although the City’s appeal procedures for ministerial review of Density Bonus with on-menu incentives cites a provision of the LAMC requiring review for error or abuse of discretion, there was absolutely no discretion exercised by the Director.² Accordingly, this Commission’s appeal authority is strictly limited to review of the objective application of the State Density Bonus and on-menu incentives.

¹ California Public Resources Code Section 21080(b)(1).

² See LAMC section 12.22.A.25(g)(2)(i)f; applying the standards set forth in LAMC Section 11.5.7.C.6

As noted in a detailed letter filed by Three6ixty concurrently herewith, Applicant requested a 35% density bonus, an on-menu incentive for a floor area ratio (“FAR”) of 3 to 1, and an on-menu setback reduction of no more than 20%. If an applicant restricts the required amount of affordable housing, the City must ministerially grant a density bonus. The Applicant restricted 11% of the Project’s base density as very low-income units and received the legally mandated ministerial 35% density bonus.

LAMC section 12.22.A.25(f)(1) allows a 20% setback reduction as an on-menu request. The applicant requested a 2-foot rear yard reduction from 10 feet to 8 feet (i.e., a 20% reduction). LAMC section 12.22.A.25(f)(4) allows a 3 to 1 FAR for commercially zoned property in Height District 1 that fronts on a major highway as an on-menu incentive. The Property is zoned C4 and is in Height District 1D and fronts on Sunset Boulevard.³ The Property, therefore qualifies for an FAR of up to 3 to 1. The Applicant requested and the Director approved an FAR of no more than 3 to 1. Accordingly, the Director correctly applied the objective standards set forth in the requested on-menu incentives.

Moreover, Government Code section 65915 requires approval of an incentive or concession unless the City makes a written finding supported by substantial evidence that the incentive or concession: (1) does not result in affordable housing cost reductions; (2) has a specific adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources; and (3) is contrary to state or federal law.

State law mandates the granting of a specific number of incentives and concessions based on the percentage of affordable housing set aside in a project. In this case, the Project includes 11% very low-income dwelling units, which qualifies for two incentives and concessions. The Applicant requested and the Director approved two on-menu incentives and concessions. Pursuant to various Department of City Planning Memoranda issued by the Planning Department’s Executive Office,⁴ the City’s review authority (and this Commission’s review authority on appeal) is narrowly tailored and does not involve any subjective discretion. First, the aforementioned memos make clear that the City has already found that selection of an on-menu incentive leads to affordable housing cost reductions. Second, the City’s adoption of the on-menu incentive also implicitly found that such incentives are not contrary to state or federal law. Third, the memos make clear that a finding on specific adverse impact on public health and safety or designated historic resources is an objective inquiry and does not require the exercise of subjective discretion. Accordingly, notwithstanding the reference to “abuse of discretion” in LAMC Section 11.5.7.C.6 (the appeal review standards required by LAMC section 12.22.A.25(g)(2)(i)f), there was absolutely no discretion exercised by the Director in connection with the Project’s ministerial review.

³ Sunset Boulevard is designated as an Avenue 1 by Mobility Plan 2035, which is the equivalent of a Major Highway.

⁴ On Menu Density Bonus Ministerial Review Process (January 25, 2021); Implementation of the Density Bonus Ordinance (October 16, 2014).

Accordingly, this Commission's review authority on appeal is limited to assessing whether the Director erred in applying the two requested on-menu incentives (i.e., an increased 3 to 1 FAR and a 20% setback reduction). As set forth in the Three6ixty letter submitted concurrently herewith, the Project is allowed no more than a 3 to 1 FAR and is allowed a 2-foot (20%) setback reduction. In addition, the Commission can assess if the Director's conclusion that these predetermined and typical incentives result in significant impacts to public health and safety or designated historic resources. As discussed in more detail in the Three6ixty letter submitted concurrently herewith, there is no substantial evidence in the record the incentives have such impacts. Accordingly, the Director did not err in applying the objective State Density Bonus standards. This Commission, therefore, must deny all appeals.

Sincerely,

A handwritten signature in black ink, appearing to read 'MG', is written over a light gray circular stamp.

Michael Gonzales
Gonzales Law Group APC

cc: Dana Sayles, Three6ixty (EMAIL ONLY)