



DEPARTMENT OF CITY PLANNING

APPEAL RECOMMENDATION REPORT

City Planning Commission

Date: March 28, 2024
Time: After 8:30 a.m.*
Place: Van Nuys City Hall, Council Chamber
14410 Sylvan Street, 2nd Floor
Van Nuys, CA 91401

This meeting may be available virtually, in hybrid format. Please check the meeting agenda (available at the link below) approximately 72 hours before the meeting for additional information or contact cpc@lacity.org.

<https://planning.lacity.org/about/commissions-boards-hearings>

Public Hearing: Required
Appeal Status: Not further appealable
Expiration Date: April 2, 2024

Multiple Approval: Yes

Case No.: DIR-2023-5089-TOC-SPP-VHCA-1A
CEQA No.: ENV-2023-5090-CE
Incidental Cases: None
Council No.: 13 – Soto-Martinez
Plan Area: Hollywood
Specific Plan: Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan – Subarea A (Neighborhood Conservation)
Certified NC: Hollywood United
GPLU: Low Medium II Residential
Zone: RD1.5-1XL
Applicant: Leor Maciborski
The Leor Maciborski Trust
Representative: Gary Benjamin
Alchemy Planning + Land Use
Appellant: (1) Daniela Istrate; and (2) Podjane Varee
Appellant's Representative: N/A

PROJECT LOCATION: 1807 North Van Ness Avenue (1807 and 1809 North Van Ness Avenue)

PROPOSED PROJECT: The proposed project includes the demolition of an existing single-family dwelling and guest home; and the construction, use, and maintenance of one (1) 3,085 square-foot duplex, one (1) 3,308 square-foot duplex, and one (1) 1,079 square-foot single-family residence, for a total of five (5) residential dwelling units located within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan.

REQUESTED ACTION: A Partial Appeal by the Appellants of the January 3, 2024, Director of Planning's determination which:

1. **Determined** that based on the whole of the administrative record as supported by the justification prepared and found in the administrative case file, the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303 (New Construction Or Conversion Of Small Structures) Class 3 and Section 15332 (In-Fill Development Project) Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;

2. **Approved with Conditions** the following project consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Tier 3, to permit a project consisting of five (5) residential units by reserving one (1) dwelling unit, equal to 20% of the total units, for one (1) Extremely Low Income Household Occupancy for a period of 55 years, with Base Incentives permitted pursuant to LAMC 12.21 A.31, in addition to the following two (2) Additional Incentives:
 - a. **Side Yards.** An up to 30% reduction in the required yard setback, for a minimum of four (4) feet and 11 inches for the northerly and southerly side yards, in lieu of the otherwise required seven (7) feet; and
 - b. **Height.** An up to 22-foot increase in the height requirement, allowing up to 52 feet in overall height, in lieu of the 30 feet permitted per the RD1.5-1XL Zone.
3. **Approved with Conditions** a Project Permit Compliance Review for the demolition of an existing single-family dwelling and guest home; and the construction, use, and maintenance of one (1) 3,085 square-foot duplex, one (1) 3,308 square-foot duplex, and one (1) 1,079 square-foot single-family residence, for a total of five (5) residential dwelling units located within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan.

RECOMMENDED ACTIONS:

1. **Determine**, based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Statute and Guidelines, Article 19, Section 15332 (Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to State CEQA Statute and Guidelines, Section 15300.2 applies;
2. **Deny** the appeals of DIR-2023-5089-TOC-SPP-VHCA;
3. **Sustain** the action of the Director of Planning in approving DIR-2023-5089-TOC-SPP-VHCA to conditionally approve a Transit Oriented Communities Affordable Housing Incentive Program and Project Permit Compliance Review to permit the demolition of an existing single-family dwelling and guest home; and the construction, use, and maintenance of one (1) 3,085 square-foot duplex, one (1) 3,308 square-foot duplex, and one (1) 1,079 square-foot single-family residence, for a total of five (5) residential dwelling units, with one (1) dwelling unit reserved for Extremely Low Income Households, and,
4. **Adopt** the Director of Planning's **revised** Conditions of Approval and Findings for DIR-2023-5089-TOC-SPP-VHCA.


VINCENT P. BERTONI, AICP
Director of Planning



Jane Choi, AICP, Principal City Planner



Danalynn Dominguez, City Planner



Yamillet Brizuela, AICP, City Planning Associate
yamillet.brizuela@lacity.org

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 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300) or emailed to cpc@lacity.org. While all written communications are given to the Commission for consideration, the initial packets are sent to the Commission 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 agendaized 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 no 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 is for the demolition of an existing single-family dwelling and guest home; and the construction, use, and maintenance of one (1) 3,085 square-foot duplex, one (1) 3,308 square-foot duplex, and one (1) 1,079 square-foot single-family residence, for a total of five (5) residential dwelling units and measuring 43 feet and three (3) inches in height. The project provides 900 square feet of open space and six (6) residential parking spaces.

Pursuant to the TOC Guidelines, the project is eligible for Base Incentives and up to three (3) Additional Incentives for setting aside 10 percent of the total five (5) units and at least eleven (11) percent of the base six (6) units (maximum allowable density allowed by the zoning, prior to any density increase) for Extremely Low-Income Households.



Figure 1. Rendering of the proposed project.

The applicant is seeking a discretionary approval of the TOC Housing Incentive Program with the following incentives:

Base Incentives:

1. No density increase or other base incentive requested.

Additional Incentives:

1. An up to 30% reduction in the required yard setback, for a minimum of four (4) feet and 11 inches for the northerly and southerly side yards, in lieu of the otherwise required seven (7) feet; and
2. An up to 22-foot increase in the height requirement, allowing up to 52 feet in overall height, in lieu of the 30 feet permitted per the RD1.5-1XL Zone.

On January 3, 2024, the Director of Planning approved the Project, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Tier 3 and a Project Permit Compliance Review for the demolition of an existing single-family dwelling and guest home; and the construction, use, and maintenance of one (1) 3,085 square-foot duplex, one (1) 3,308 square-foot duplex, and one (1) 1,079 square-foot single-family residence, for a total of five (5) residential dwelling units located within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan.

Revised Floor Area Ratio and Height

On January 6, 2024, the Applicant team's representative notified City Planning staff of an error in the Floor Area Ratio (FAR) stated in Condition of Approval No. 7 and in the Height stated in Condition of Approval No. 8 of the Letter of Determination. The original Letter of Determination's Condition of Approval No. 7 inadvertently called out the approved FAR as 0.88:1, which does not correspond to the correct buildable floor area of the project site. As seen in Exhibit A, the correct buildable floor area of the project site is 5,444 square feet, or a FAR of 1.38:1. Additionally, the original Letter of Determination's Condition of Approval No. 8 inadvertently cited an approved height of 43 feet and six (6) inches, in lieu of the actual height of 43 feet and three (3) inches. Therefore, Planning Staff has submitted revised conditions and findings under Exhibit "F" which reflects the correct FAR and height in the conditions and findings.

Background

The subject property consists of one lot with approximately 62 feet of frontage along the westerly side of North Van Ness Avenue. The subject lot has a total lot size of 8,412 square feet according to a topographic survey prepared by Ofer Shapira, Licensed Surveyor No. 7123. The project site is located within the Hollywood Community Plan and Subarea A (Neighborhood Conservation) of the Vermont/Western SNAP. The site is zoned RD1.5-1XL, designated for Low Medium II Residential land uses, and is currently developed with a single-family dwelling and guest home.

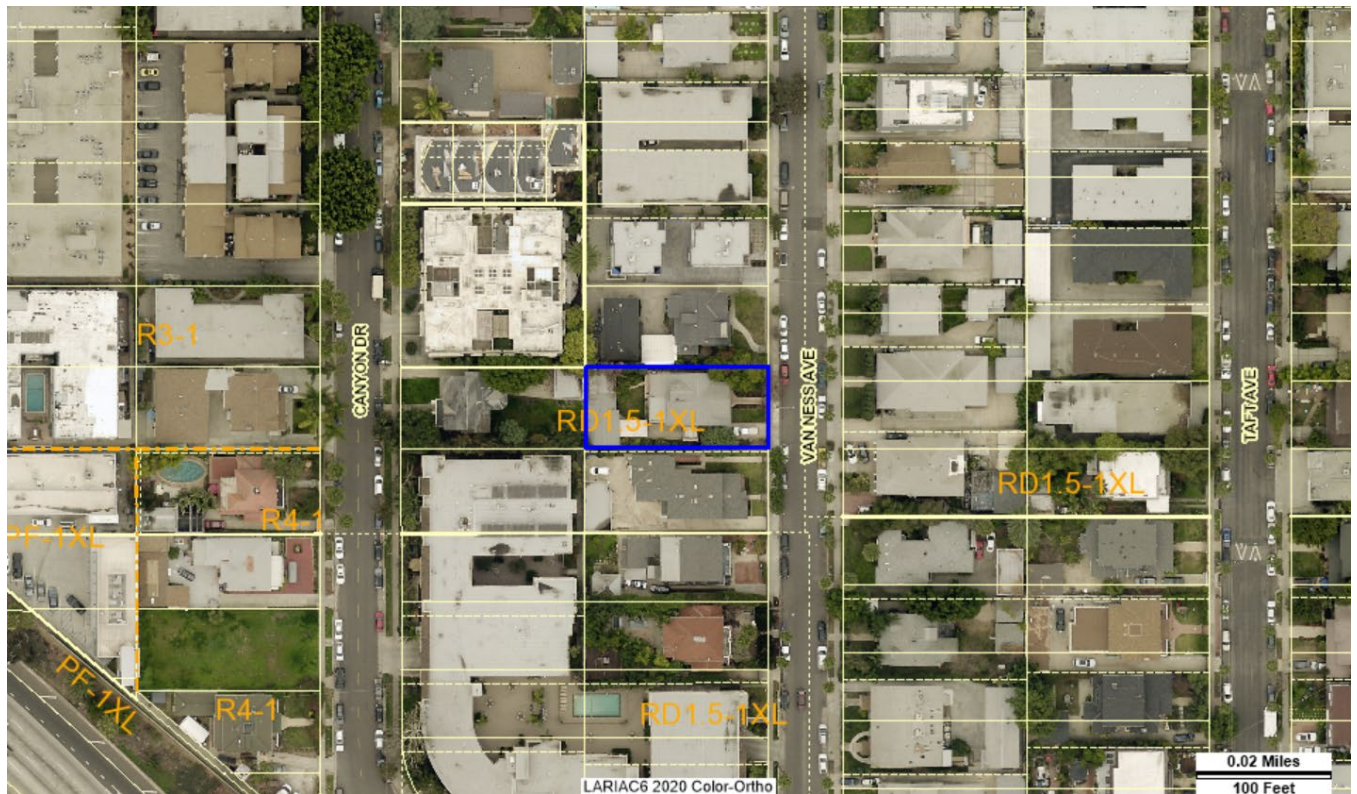


Figure 2. Aerial view of the subject property.

The surrounding area is characterized by improved streets and single- and multi-residential buildings. Properties to the north, south, east, and west are zoned RD1.5-1XL, located within Subarea A (Neighborhood Conservation) of the Vermont/Western SNAP Specific Plan, and developed with one- to three-story residential buildings.

Summary of Appeal

On January 18, 2024, two Appellants filed a partial appeal of the Director's Determination issued on January 3, 2024. The following section provides a summary of the appellants' points and responses from Planning staff to each point. Given that the appellants' reasons for challenging the Director's Determination largely overlap, Planning staff has consolidated the appeals into two (2) separate points.

Appeal Analysis

Appeal Point 1: *The TOC incentive to allow the Project up to a 22-foot increase in the height requirement, allowing up to 52 feet in overall height in lieu of the 30 feet permitted per the RD1.5-1XL Zone blocks sunlight and views from neighbors that will negatively affect neighbors' gardens and raise heating costs, and therefore not compatible with the existing properties.*

Staff's Response: The project site is zoned RD1.5-1XL which allows for a maximum building height of 30 feet by-right. Pursuant to the TOC Guidelines, the project is eligible for up to three (3) Additional Incentives for setting aside 10 percent of the total five (5) units and at least eleven (11) percent of the base six (6) units (maximum allowable density allowed by the zoning, prior to any density increase) for Extremely Low-Income Households. The applicant is not proposing to utilize any base incentives. The applicant is requesting two (2) Additional Incentives. One

of the additional incentives is to permit an up to a 22-foot increase in height allowing up to 52 feet in overall height instead of the maximum 30 feet otherwise permitted in the RD1.5-1XL Zone. The proposed project is not utilizing the entire 22-foot increase that is allowed by the TOC Program. Instead, the proposed project is utilizing a 13-foot and 3 (3)-inch increase in height to permit 43 feet and three (3) inches of maximum building height.

The surrounding area is generally characterized by low to medium density with similar heights. The surrounding structures vary in height from one (1) to three (3) stories in height. Properties to the north, south, east, and west are zoned RD1.5-1XL, located within Subarea A (Neighborhood Conservation) of the Vermont/Western SNAP Specific Plan, and developed with single-family and multi-family residential buildings. The proposed project includes a three (3) story residential level over one at grade level parking for a total of four (4) stories in height, which is similar in height to the multi-family residential development located in the vicinity of the project site. The project's massing and height are within the allowances permitted through the TOC Program.

Furthermore, the Director determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32 (Exhibit D). On September 2013, the Governor signed into law Senate Bill (SB) 743 which establishes that projects located within Transit Priority Areas (TPA), are exempt from aesthetic character, shade and shadow, light and glare, or any other aesthetic impact as defined in the City's CEQA and shall not be considered an impact for infill projects within TPAs. Specifically, Section 1099(d)(1) of the Public Resources Code (PRC) states that a project's aesthetic and parking impacts shall not be considered a significant impact on the environment if: (1) the project is a residential, mixed-use residential, or employment center project; and (2) the project is located on an infill site within a transit priority area. Section 21099(a) of the PRC defines a TPA to mean an area within one-half mile of a major transit stop that is existing or planned. The project site is located within one-half mile (approximately 2,460 feet) of the Hollywood/Western Metro Red Line Station, which qualifies the project as a TPA. The proposed project is subject to SB 743 as it is a residential project proposed on an infill site within a Transit Priority Area. Therefore, none of the potential aesthetic impacts associated with the project can be considered a significant impact on the environment. Therefore, the Director's decision was appropriate.

Appeal Point 2:

The TOC incentive to allow the Project up to a 30% reduction in the required yard setback, for a minimum of four (4) feet and 11 inches in lieu of the otherwise required seven (7) feet will negatively affect the neighboring properties possible future development, and negatively affect neighbor's privacy. Additionally, the reduced side yards will cause safety issues due to the proposed buildings proximity to the neighboring properties.

Staff's Response:

The project site is zoned RD1.5-1XL which requires seven (7)-foot side yard setbacks. Pursuant to the TOC Guidelines, the project is eligible for Base Incentives and up to three (3) incentives from the Additional Incentives category for setting aside 10 percent of the total five (5) units and at least eleven (11) percent of the base six (6) units (maximum allowable density allowed by the zoning, prior to any density increase) for Extremely Low-Income Households. The applicant is not proposing to utilize any base incentives. The applicant is requesting two (2) incentives in the Additional Incentives category. One of the incentives is to permit an up to 30 percent reduction to permit a northerly and

southerly side yard of four, in lieu of the otherwise required seven (7) feet. Therefore, through the application of the TOC Program Incentives to the regulations established by Chapter 1 of the LAMC, the project complies with the setback regulations.

In terms of loss of privacy, on September 2013, the Governor signed into law Senate Bill (SB) 743 which establishes that projects located within Transit Priority Areas (TPA), are exempt from aesthetic character, shade and shadow, light and glare, or any other aesthetic impact as defined in the City's CEQA and shall not be considered an impact for infill projects within TPAs. Specifically, Section 1099(d)(1) of the Public Resources Code (PRC) states that a project's aesthetic and parking impacts shall not be considered a significant impact on the environment if: (1) the project is a residential, mixed-use residential, or employment center project; and (2) the project is located on an infill site within a transit priority area. Section 21099(a) of the PRC defines a TPA to mean an area within one-half mile of a major transit stop that is existing or planned. The project site is located within one-half mile (approximately 2,460 feet) of the Hollywood/Western Metro Red Line Station, which qualifies the project as a TPA. The proposed project is subject to SB 743 as it is a residential project proposed on an infill site within a Transit Priority Area. The proposed project is subject to SB 743 as it is a residential project proposed on an infill site within a Transit Priority Area. Therefore, none of the potential aesthetic impacts associated with the project can be considered a significant impact on the environment.

Finally, there is no substantial evidence in the record that the proposed incentives will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (Chapter 1 of the Los Angeles Municipal Code Section 12.22.A.25(b)). The appellants have not identified an objective public health or safety standard upon which to base this argument. Consequently, there is no substantial evidence to make the finding to deny the proposed project.

For the reasons explained above, the Director's decision was appropriate.

STAFF'S RECOMMENDATION:

In consideration of the foregoing, it is submitted that the Director of Planning acted reasonably in conditionally approving a Transit Oriented Communities (TOC) Affordable Housing Incentive Program, and a Project Permit Compliance Review for the demolition of an existing single-family dwelling and guest home; and the construction, use, and maintenance of two (2) duplexes and one (1) single-family residence, for a total of five (5) residential dwelling units located within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. Staff recommends that the Los Angeles City Planning Commission deny the appeal, determine that the project is categorically exempt from CEQA as a Class 32 In-fill Project, sustain the action of the Director of Planning in approving a Transit Oriented Communities (TOC) Affordable Housing Incentive Program and a Project Permit Compliance Review, and adopt the Revised Conditions of Approval and Findings of the Director of Planning.

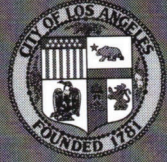
A – APPEAL DOCUMENTS

- A.1 - APPELLANT #1 APPLICATION AND JUSTIFICATION**
- A.2 - APPELLANT #2 APPLICATION AND JUSTIFICATION**

A – APPEAL DOCUMENTS

A.1 - APPELLANT #1 APPLICATION AND JUSTIFICATION

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: DIR-2023-5089-TOC-SPP-VHCA

Project Address: 1807 NORTH VAN NESS AVE. LOS ANGELES, CA. 90028

Final Date to Appeal: JANUARY 18, 2024

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: DANIELA ISTRATE

Company/Organization: _____

Mailing Address: 1801 N.VAN NESS AVE.

City: LOS ANGELES State: CA Zip Code: 90028

Telephone: 8182199922 E-mail: gdwestrealty@yahoo.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: _____ #8 Height. #10 Side Yards (Additional incentives (a) Side Yards and (b) Height (see page 2 of 24)

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: 01/17/2024

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): Ruben Vasquez _____

Receipt No.: 180124O17-1AEEF789-55E3-42C5-A416-134A892F3BDD **Date :** 1/18/24 _____

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).

- Compose
- Mail
- Inbox 4
- Starred
- Snoozed
- Important
- Sent
- Drafts 29
- Categories
- More
- Labels +
- [Gmail]
- Notes
- Personal
- More

Subject: Justification / Reason for Appeal - Property Height and Side Yard Conditions

Case No: DIR-2023-5089-TOC-SPP-VHCA

Dear Director of Planning,

I hope this letter finds you well. We are writing to formally appeal two specific conditions (Additional Incentives) related to the construction project adjacent to our property, and we seek your understanding and consideration on the matter. Please see the two conditions/approved - Additional Incentives (a) and (b) listed on page #2 of 24 of the DIRECTOR'S DETERMINATION dated January 03,2024

(a) *Side Yard Condition:**

The designated side yard conditions pose challenges that directly impact our property's functionality and enjoyment. There will be a 30% reduction in the required yard setback for a minimum of four (4) feet and 11 inches in lieu of the otherwise required seven (7) feet. This will negatively affect for any future upgrades to our property should we choose to build. We would have a feeling of claustrophobia due to the proximity and in addition believe our privacy would be encroached upon. This could also cause safety issues with the property being so close. We propose a reconsideration of these conditions to ensure a balanced and fair outcome for all parties involved.

(b) **Height of the Property:**

The proposed height of the neighboring property has raised concerns for our community. There will up to a 22 foot increase in the height requirement, allowing up to 52 feet in overall height in lieu of the 30 feet permitted per the RD1.5-1XL Zone. With our house being well below this, the sunlight coming into our home will be overshadowed and take away sunlight . Our home would also be obscured from sunlight impacting heat and warmth for our house, possibly increasing heating costs.

We believe that the overall height of the 30 feet permitted per the RD1.5-1XL Zone would better align with the existing landscape and contribute to the harmonious coexistence of properties.

In summary, we kindly request a thorough review of our appeal, taking into account the specific points mentioned above. We believe that a modification of the mentioned conditions would contribute to the overall well-being and satisfaction of our community.

Thank you for your time and attention to this matter. We look forward to a fair and just resolution.

Sincerely,

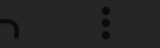
Daniela Istrate

1801 N Van Ness Ave.

Los Angeles. Ca.90028

gdwestrealty@yahoo.com

8:14 PM (31 minutes ago)



A – APPEAL DOCUMENTS

A.2 - APPELLANT #2 APPLICATION AND JUSTIFICATION

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: DIR-2023-5089-TOC-SPP-VHCA

Project Address: 1807 NORTH VAN NESS AVENUE LOS ANGELES, CA 90028

Final Date to Appeal: JANUARY 18, 2024

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: PODJANEE VAREE

Company/Organization: VAREE FAMILY TRUST

Mailing Address: 1815 NORTH VAN NESS AVENUE

City: LOS ANGELES **State:** CA **Zip Code:** 90028

Telephone: 3235803662 **E-mail:** PODJANEEVAREE@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: 8. refer to page 2 (b) HEIGHT 10. refer to page 2 (a) SIDE YARDS

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:** 01/16/2024

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): Ruben Vasquez

Receipt No.: 180124C18-59D918BA-91DA-4C1F-8CCB-E2AD5C58DCF6 **Date:** 01/18/2024

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).

Subject: Justification / Reason for Appeal - Property Height and Side Yard Conditions

Case No: DIR-2023-5089-TOX-SPP-VCHA

Dear Director of Planning,

I hope this letter finds you well. We are writing to formally appeal two specific conditions related to the construction project adjacent to our property, and we seek your understanding and consideration on the matter. Please see the two conditions/approved incentives below:

8. Refer to page 2 (b) ****Height of the Property:****

The proposed height of the neighboring property has raised concerns for our community. There will be up to a 22 foot increase in the height requirement, allowing up to 52 feet in overall height in lieu of the 30 feet permitted per the RD1.5-1XL Zone. With our house being well below this, the sunlight coming into our home will be overshadowed and take away important sunlight for our garden. Our home would also be obscured from sunlight impacting heat and warmth for our house, possibly increasing heating costs. This would also obstruct our beautiful view of Los Angeles from our window. We believe that a more moderate height would better align with the existing landscape and contribute to the harmonious coexistence of properties.

10. Refer to page 2 (a) ****Side Yard Condition:****

The designated side yard conditions pose challenges that directly impact our property's functionality and enjoyment. There will be a 30% reduction in the required yard setback, for a minimum of four feet and 11 inches in lieu of the otherwise required seven feet. This will negatively affect for any future upgrades to our property should we choose to build. We would have a feeling of claustrophobia due to the proximity and in addition believe our privacy would be encroached upon. This could also cause safety issues with the property being so close. We propose a reconsideration of these conditions to ensure a balanced and fair outcome for all parties involved.

In summary, we kindly request a thorough review of our appeal, taking into account the specific points mentioned above. We believe that a modification of the mentioned conditions would contribute to the overall well-being and satisfaction of our community.

Thank you for your time and attention to this matter. We look forward to a fair and just resolution.

Sincerely,

Podjanevaree

1815 North Van Ness Avenue

Los Angeles, CA

Podjanevaree@gmail.com

323-580-3662

B – MAPS

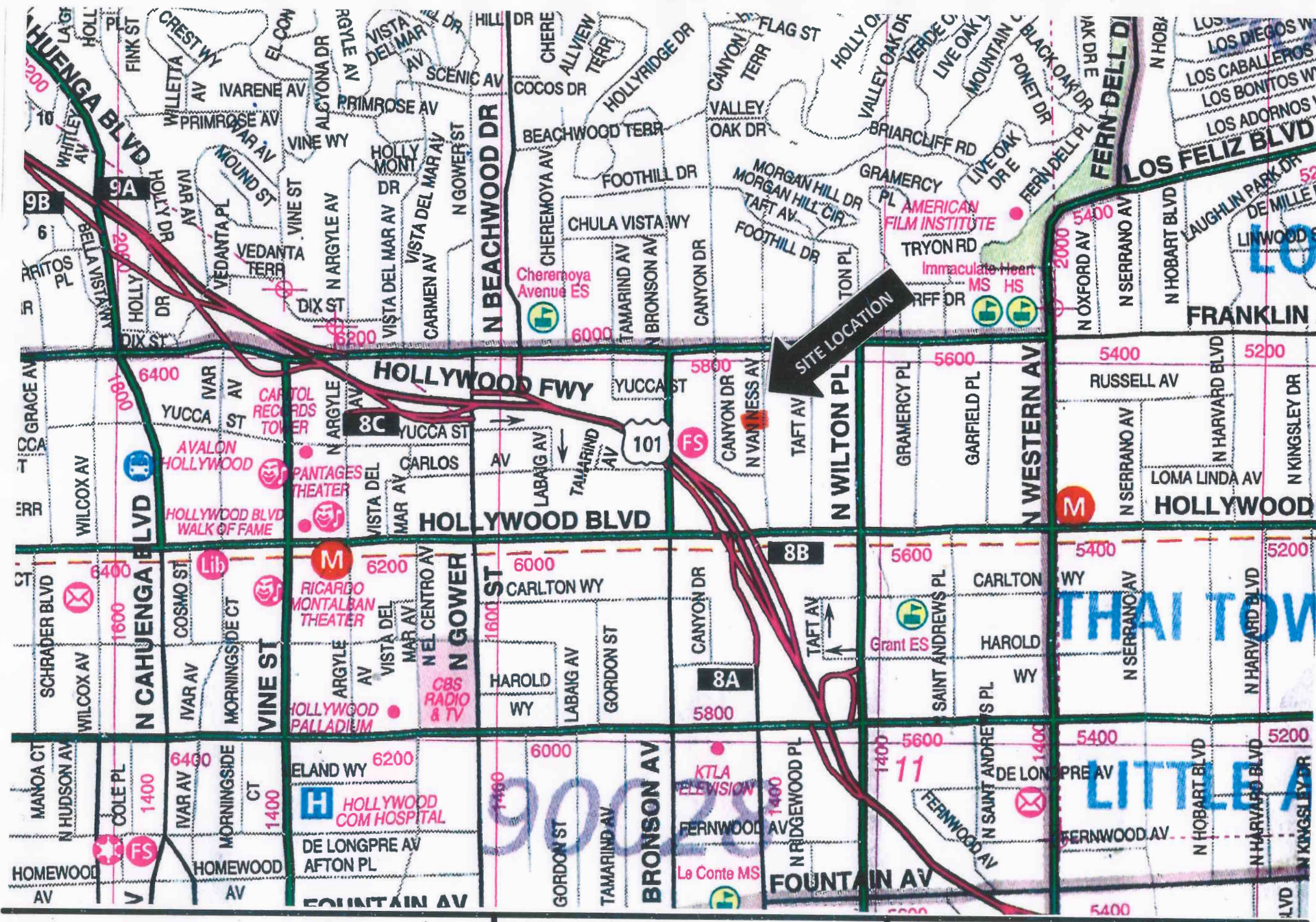
B.1 - VICINITY MAP

B.2 - RADIUS MAP

B.3 - ZIMAS MAP

B – MAPS

B.1 - VICINITY MAP



VICINITY MAP

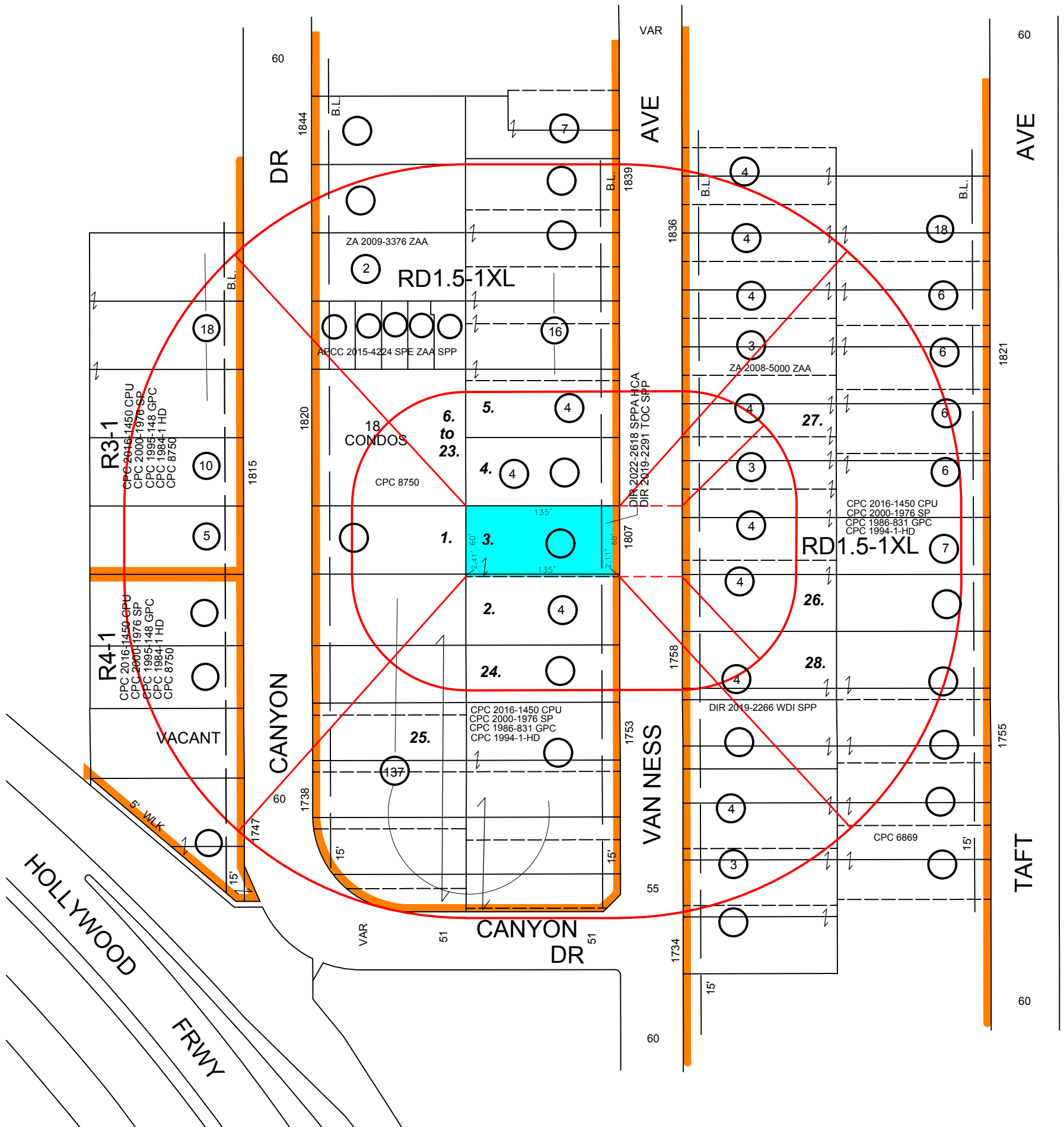
SITE LOCATION:
 1807 N. VAN NESS AVENUE
 LOS ANGELES, CA 90028

CASE NO:
 T.B. PAGE: 593 GRID: G-4

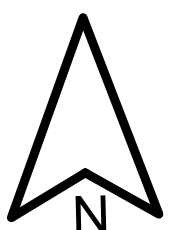


B – MAPS

B.2 - RADIUS MAP



C.D. 13
 C.T. 1903.01
 P.A. HOLLYWOOD
 N.C. HOLLYWOOD UNITED



NET AC. 0.192

TRANSIT ORIENTED COMMUNITIES & SPECIFIC PLAN PROJECT PERMIT COMPLIANCE

RADIUS MAPS ETC
 3544 PORTOLA AVENUE
 LOS ANGELES CA 90032
 OFF/FAX:(323) 221-4555
 radiusmapsetc@yahoo.com

SITE LOCATION:
 1807 N. VAN NESS AVENUE
 LOS ANGELES, CA 90028

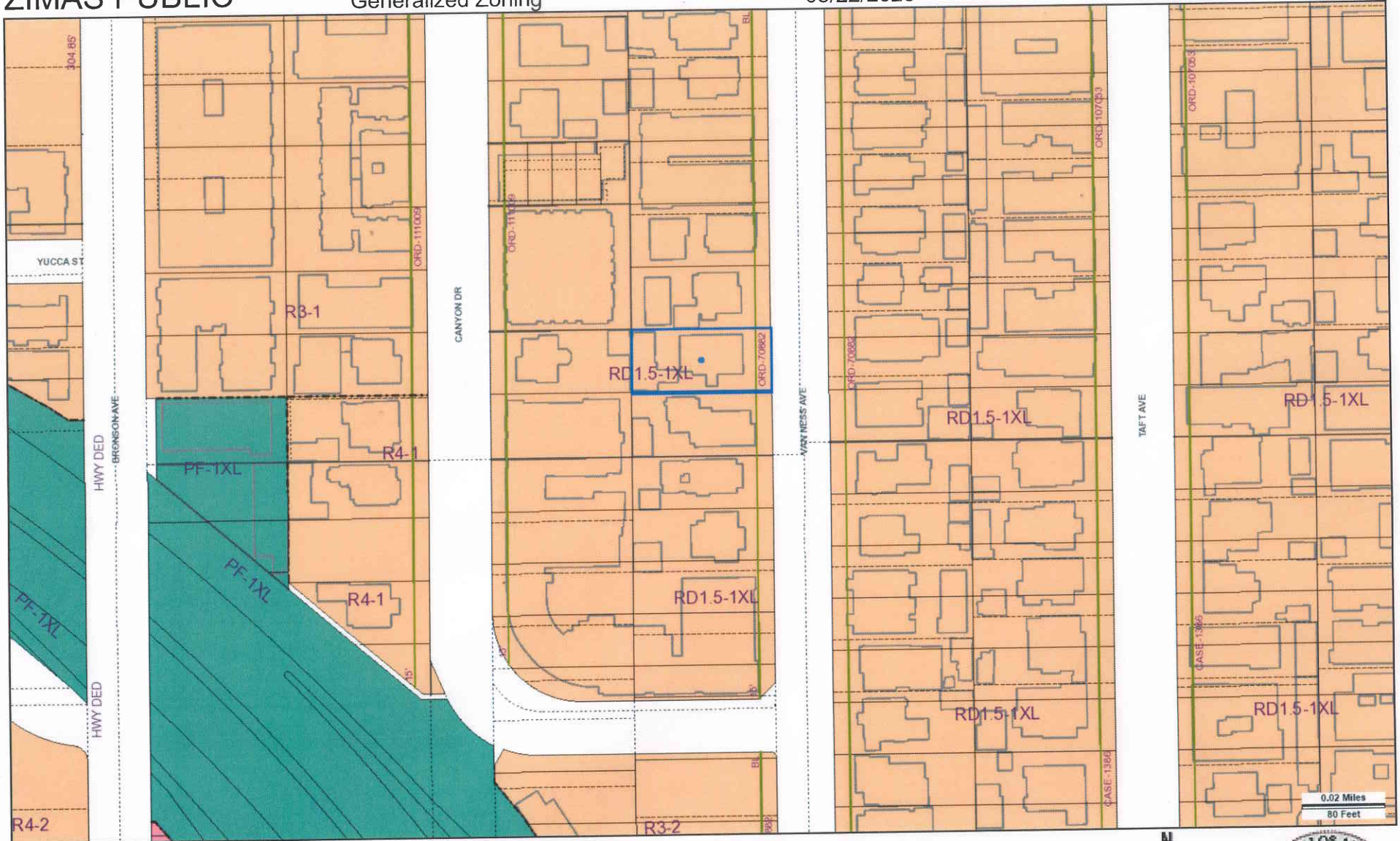
LEGAL DESCRIPTION:
 LOT 31 AND POR. OF LOT 30 (ARB 2),
 TRACT NO. 1647, M.B. 20-56.
 (SEE APPLICATION)

CASE NO.

DATE: 05 - 22 - 2023
 SCALE: 1" = 100'
 D.M.: 150 A 191
 T.B. PAGE: 593 GRID: G-4
 APN: 5586-029-017

B – MAPS

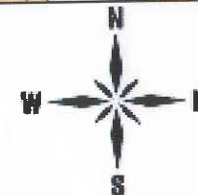
B.3 - ZIMAS MAP



Address: 1809 N VAN NESS AVE
 APN: 5586029017
 PIN #: 150A191 332

Tract: HARTFORD VILLA TRACT
 Block: None
 Lot: 31
 Arb: None

Zoning: RD1.5-1XL
 General Plan: Low Medium II Residential



0.02 Miles
80 Feet

C – DIR-2023-5089-TOC-SPP-VHCA LETTER OF DETERMINATION

**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

**DIRECTOR'S DETERMINATION
TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM
VERMONT/WESTERN SNAP PROJECT PERMIT COMPLIANCE REVIEW**

January 03, 2024

Applicant/ Owner

Leeor Maciborski
The Leeor Maciborski Trust
6464 West Sunset Boulevard,
Suite 610
Los Angeles, CA 90028

Case No. DIR-2023-5089-TOC-SPP-VHCA

CEQA: ENV-2023-5090-CE

Specific Plan Subarea: A – Neighborhood Conservation

Location: 1807 North Van Ness Avenue
(1807 and 1809 North Van Ness
Avenue)

Representative

Gary Benjamin
Alchemy Planning + Land Use
1110 North Virgil Avenue,
Space 187
Los Angeles, CA 90029

Council District: 13 – Soto-Martinez

Neighborhood Council: Hollywood United

Community Plan Area: Hollywood

Land Use Designation: Low Medium II Residential

Zone: RD1.5-1XL

Legal Description: Lot 31, HARTFORD VILLA TRACT

Last Day to File an Appeal: January 18, 2024

DETERMINATION

Pursuant to the Los Angeles Municipal Code ("LAMC") Section 12.22 A.31, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Determine that based on the whole of the administrative record as supported by the justification prepared and found in the administrative case file, the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303 (New Construction Or Conversion Of Small Structures) Class 3 and Section 15332 (In-Fill Development Project) Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

Approve with Conditions the following project consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Tier 3, to permit a project consisting of five (5) residential units by reserving one (1) dwelling unit, equal to 20% of the total units, for one (1) Extremely-Low Income Household Occupancy for a period of 55 years, with Base Incentives permitted pursuant to LAMC 12.21 A.31, in addition to the following two (2) Additional Incentives:

- a. **Side Yards.** An up to 30% reduction in the required yard setback, for a minimum of four (4) feet and 11 inches for the northerly and southerly side yards, in lieu of the otherwise required seven (7) feet; and
- b. **Height.** An up to 22-foot increase in the height requirement, allowing up to 52 feet in overall height, in lieu of the 30 feet permitted per the RD1.5-1XL Zone.

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C and the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan Ordinance No. 186,735, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Project Permit Compliance Review for the demolition of an existing single-family dwelling and guest home; and the construction, use, and maintenance of one (1) 3,085 square-foot duplex, one (1) 3,308 square-foot duplex, and one (1) 1,079 square-foot single-family residence, for a total of five (5) residential dwelling units located within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan;

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

CONDITIONS OF APPROVAL

TOC Affordable Housing Incentive Program Conditions

1. **Residential Density.** The project shall be limited to a maximum density of five (5) dwelling units including On-Site Restricted Affordable Units.
2. **On-Site Restricted Affordable Units.** The project shall provide a minimum of one (1) On-Site Restricted Affordable unit, consisting of one (1) unit for Extremely Low-Income Households, as defined in California Health and Safety Code to the satisfaction of the Los Angeles Housing Department (LAHD). In the event, that the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
3. **SB 8 Replacement Units.** The project shall be required to comply with the Replacement Unit Determination (RUD) letter, dated May 19, 2023, to the satisfaction of LAHD. The most restrictive affordability levels shall be followed in the covenant. In the event, the On-site Restricted Affordable Units condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
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.31.
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 one (1) unit available to Extremely Low-Income Households or equal to 20 percent of the project's total proposed residential density allowed, for sale or rental as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22 A.31, to the satisfaction of LAHD, and in consideration of the project's Replacement Unit Determination.
6. **Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from LAHD regarding the 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.
7. **Floor Area Ratio (FAR).** The maximum FAR area shall be limited to 0.88:1 FAR, or 7,472 square feet.
8. **Height.** The project shall be limited to a maximum building height of 43 feet and six (6) inches, as measured from grade to the highest point of the roof pursuant to the TOC Affordable Housing Incentive Program.
9. **TOC Stepback.** The project shall require any height increases over 11 feet to be stepped-back at least 15 feet from the exterior face of the ground floor of the building located along Van Ness Avenue at 41 feet in height, consistent with the TOC Affordable Housing Incentive Area.

10. **Side Yards.** The project shall provide a side yard of four (4) feet and 11 inches along the northerly and southerly property lines.

SNAP Conditions

11. **Site Development.** The project shall be in substantial conformance with the plans and materials submitted by the Applicant, including the proposed building design elements and materials, stamped Exhibit "A," attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Project Planning Bureau, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions.
12. **Parks First.** Prior to the issuance of a Certificate of Occupancy, the applicant shall complete the following:
 - a. Make a payment to the Department of Recreation and Parks (RAP) for the required Park Fee pursuant to LAMC Section 17.12. Contact RAP staff by email at rap.parkfees@lacity.org, by phone at (213) 202-2682 or in person at the public counter at 221 N. Figueroa St., Suite 400 (4th Floor), Los Angeles, CA 90012 to arrange for payment.
 - b. Make a payment of \$17,200 to the Parks First Trust Fund for the net increase of four (4) residential dwelling units. The calculation of a Parks First Trust Fund Fee to be paid pursuant to the Vermont/Western SNAP shall be off-set by the Park Fee paid pursuant to LAMC Section 17.12 as a result of the project.
 - c. The applicant shall provide proof of payment for the Park Fee to the Department of City Planning (DCP), Central Project Planning Division staff to determine the resulting amount of Parks First Trust Fund Fee to be paid. DCP staff shall sign off on the Certificate of Occupancy in the event there are no resulting Parks First Trust Fund Fee to be paid.
 - d. In the event there are remaining Parks First Trust Fund Fees to be paid, the applicant shall make a payment to the Office of the City Administrative Officer (CAO), Parks First Trust Fund. Contact Melinda Gejer and Kristine Harutyunyan of the CAO to arrange for payment. Melinda Gejer may be reached at (213) 473-9758 or Melinda.Gejer@lacity.org. Kristine Harutyunyan may be reached at (213) 473-7573 or Kristine.Harutyunyan@lacity.org. The applicant shall submit proof of payment for the Parks First Trust Fund Fee to DCP staff, who will then sign off on the Certificate of Occupancy.
 - e. All residential units in a project containing units set aside as affordable for Very Low or Low-Income Households that are subsidized with public funds and/or Federal or State Tax Credits with affordability covenants of at least 30 years are exempt from the Parks First Trust Fund.
13. **Building Setback.** The exterior wall of the building frontage shall be located no closer to the street and no farther from the street than the exterior walls of the adjacent buildings within the same Subarea. As such, the exterior walls of the subject project shall have a minimum building setback of 14 feet, eight (8) inches and a maximum building setback of 30 feet, six (6) inches from the front property line.
14. **Open Space.** The project shall provide a minimum of 875 square feet of usable open space. At least 438 square feet must be located at grade or first habitable room level. The

common open space shall be open to the sky, must be at least 400 square feet in size, and have a minimum dimension of 20 feet when measured perpendicular from any point on each of the boundaries of the open space area. Balconies shall have a minimum dimension of six feet and patios shall have a minimum dimension of ten feet. Common open space areas or balconies not meeting the minimum dimension requirements when measured perpendicular from any point on each of the boundaries of the open space area cannot be counted towards the square footage allocated towards meeting the overall usable open space requirement.

15. **Required Trees per 12.21 G.2.** As conditioned herein, a final submitted landscape plan shall be reviewed to be in substantial conformance with Exhibit "A". There shall be a minimum of two (2) 24-inch box, or larger, trees onsite pursuant to LAMC Section 12.21 G.2. Any required trees pursuant to LAMC Section 12.21 G.2 shown in the public right-of-way in Exhibit "A" shall be preliminarily reviewed and approved by the Urban Forestry Division prior to building permit issuance. In-lieu fees pursuant to LAMC Section 62.177 shall be paid if placement of required trees in the public right-of-way is proven to be infeasible due to City-determined physical constraints.
16. **Landscaping.** The landscape plan shall indicate landscape points for the project equivalent to **10% more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities, or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
17. **Residential Automobile Parking.** The project shall be permitted to provide a minimum of zero parking space pursuant to California Government Code Section 65863.2 (AB 2097) and limited to no more than 10 residential parking spaces and one (1) guest parking space, for a total of 11 maximum parking spaces per the SNAP.
18. **Bicycle Parking.** The project shall provide a minimum of two (2) bicycle parking space on-site.
19. **Street Trees.** Street trees must be installed and maintained prior to issuance of the building permit or suitably guaranteed through a bond and all improvements must be completed prior to the issuance of a Certificate of Occupancy.
 - a. Four (4), 24-inch box shade trees shall be provided in the public right-of-way along Van Ness Avenue, subject to the Bureau of Street Services, Urban Forestry Division requirements.
 - b. The project site currently includes existing trees within the 62.11 feet of frontage along Van Ness Avenue. Whether the street tree should remain or should be replaced is subject to the Bureau of Street Services, Urban Forestry Division.
 - c. A tree well cover shall be provided for each new and existing tree in the public right-of-way adjacent to the subject property to the satisfaction of the Bureau of Street Services.
 - d. The applicant shall be responsible for new street tree planting and pay fees for clerical, inspection, and maintenance per the Los Angeles Municipal Code Section 62.176 for each tree.
 - e. An automatic irrigation system shall be provided.

Note: Contact the Urban Forestry Division, Subdivision staff, at (213) 847-3088 for site inspection prior to any street tree work.

20. **Utilities.** All new utility lines which directly service the lot or lots shall be installed underground. If underground service is not currently available, then provisions shall be made by the applicant for future underground service.
21. **Curb Cuts.** Only one curb cut that is 20 feet in width for every 100 feet of street frontage is allowed, unless otherwise required by the Departments of Public Works, Transportation, or Building and Safety. Approval by the Departments of Public Works, Transportation, or Building and Safety for a curb cut exceeding 20 feet in width must be provided to the Department of City Planning once received.
22. **Driveways.** The first 25 feet in length of the driveway shall be constructed of Portland cement concrete, pervious cement, grass-crete, or any other porous surface that reduces heat radiation and/or increases surface absorption, thereby reducing runoff.
23. **Trash, Service Equipment, and Satellite Dishes.** Trash, service equipment, and satellite dishes, including transformer areas, shall be located away from streets and enclosed or screened by landscaping, fencing, or other architectural means. The trash area shall be enclosed by a minimum six-foot-high decorative masonry wall. Each trash enclosure shall have a separate area for recyclables. Any transformer area within the front yard shall be enclosed or screened.
24. **Rooftop Appurtenances.** All rooftop equipment and building appurtenances shall be screened from any street, public right-of-way, or adjacent property with enclosures or parapet walls constructed of materials complementary to the materials and design of the main structure.
25. **Roof Lines.** As illustrated in 'Exhibit A', all roof lines greater than 40 feet in length shall be broken up with the use of gables, formers, plant-ons, cutouts, or other appropriate means.
26. **Privacy.** As illustrated in 'Exhibit A', the façade shall avoid placing windows facing windows across property lines or facing private outdoor spaces of other residential units.
27. **Façade Relief.** As illustrated in 'Exhibit A', all exterior elevations shall provide a break in the plane every 20 feet in horizontal length and every 15 feet in vertical length.
28. **Landscape Plan.** The applicant shall submit a final landscape plan prepared by a licensed landscape architect showing enhanced paving such as stamped concrete, permeable paved surfaces, tile, and/or brick within paved areas in front, side, and rear yards.
29. **Irrigation Plan.** A final irrigation plan shall be prepared and included.

Administrative Conditions

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

31. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.
32. **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.
33. **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.
34. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
35. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
36. **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.
37. **Recording Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs, or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center at the time of Condition Clearance for attachment to the subject case file.
38. **Indemnification and Reimbursement of Litigation Costs.** The 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, 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 subject property consists of one lot with approximately 62 feet of frontage along the westerly side of North Van Ness Avenue. The subject lot has a total lot size of 8,412 square feet according to a topographic survey prepared by Ofer Shapira, Licensed Surveyor No. 7123. The project site is located within the Hollywood Community Plan and Subarea A (Neighborhood Conservation) of the Vermont/Western SNAP. The site is zoned RD1.5-1XL, designated for Low Medium II Residential land uses, and is currently developed with a single family dwelling and guest home.

The applicant requests a Project Permit Compliance to permit the demolition of an existing single-family dwelling and guest home; and the construction, use, and maintenance of one (1) 3,085 square-foot duplex, one (1) 3,308 square-foot duplex, and one (1) 1,079 square-foot single-family residence, for a total of five (5) dwelling units. The two (2) duplexes measure up to 43 feet and three (3) inches in overall height and the single-family residence measures 34 feet and eight (8) inches in overall height. The project site will include 900 square feet of usable open space and two (2) short-term bicycle parking spaces. The proposed project includes six (6) automobile spaces on-site; however, pursuant to Assembly Bill (AB) 2097, the applicant is proposing no minimum required automobile parking spaces. As the proposed project includes the construction of a residential building and the site is located within half a mile of a major transit stop, the project qualifies for the parking reduction under the provisions of AB 2097.

The applicant is seeking a discretionary approval of the TOC Housing Incentive Program with the following incentives:

Base Incentives:

1. Zero base incentive requested.

Additional Incentives:

1. An up to 30% reduction in the required yard setback, for a minimum of four (4) feet and 11 inches for the northerly and southerly side yards, in lieu of the otherwise required seven (7) feet; and
2. An up to 22-foot increase in the height requirement, allowing up to 52 feet in overall height, in lieu of the 30 feet permitted per the RD1.5-1XL Zone.

The surrounding area is characterized by improved streets and single- and multi-residential buildings. Properties to the north, south, east, and west are zoned RD1.5-1XL, located within Subarea A (Neighborhood Conservation) of the Vermont/Western SNAP Specific Plan, and developed with one- to three-story residential buildings.

Urban Design Review

On August 9, 2023, the proposed project was taken to Urban Design Studio's (UDS) Office Hours for review. UDS' Office Hours function is to provide input directly to the project planner at meetings. The Studio's feedback focuses on ways a project can be improved to comply more fully with the Studio's three (3) design approaches which are: 1) Pedestrian First Design, 2) 360 Degree Design, and 3) Climate Adaptive Design. At this meeting, UDS had comments relating to the artificial turf, and recommended it be replaced by any other landscape surface that is not artificial turf since artificial turf gets to 175° or more in the sun. Based on these comments, the project team updated their plans in order to address all comments to the extent feasible. The project no longer proposed artificial turf.

HOUSING REPLACEMENT (HOUSING CRISIS ACT OF 2021 – SB 8 DETERMINATION)

The Los Angeles Housing Department (LAHD) reviewed all of the existing structures at the subject site and has determined, per the Housing Crisis Act of 2019 (SB 8) Replacement Unit Determination (RUD), dated May 19, 2023, that one (1) unit is subject to replacement pursuant to requirements of the HCA, including one (1) unit restricted to Very Low Income Households. The one (1) total unit required by the SB 8 RUD is satisfied by the one (1) unit set aside for habitation by Extremely Low-Income Households proposed through the Transit Oriented Communities Affordable Housing Incentive Project, and the project will be required to comply with all applicable regulations set forth by LAHD.

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

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND

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

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

The project site is located approximately 2,460 feet from the Hollywood/Western Metro Red Line Station, which qualifies the site as Tier 3 of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Guidelines) according to the TOC Referral Form dated July 24, 2023.

Pursuant to the TOC Guidelines, the project is eligible for Base Incentives and up to three (3) Additional Incentives for setting aside 10 percent of the total five (5) units and at least eleven (11) percent of the base six (6) units for Extremely Low-Income Households. The applicant is not proposing to utilize any base incentives. The applicant requests two (2) Additional Incentives as follows: (1) an up to 30 percent reduction to permit a northerly and southerly side yard of four (4) feet and 11 inches in lieu of the minimum seven (7) feet otherwise required; and (2) an up to 13-foot and six (6)-inch increase in height to permit 43 feet and six (6) inches of maximum building height in lieu of the maximum 30 feet otherwise permitted in the RD1.5-1XL Zone.

The project site is zoned RD1.5-1XL, which limits the residential density of the subject property to a maximum of one dwelling unit for each 1,500 square feet of lot area. The RD1.5 density allows a maximum base density of six (6) units on an 8,412 square-foot lot. The project proposes a total of five (5) units, which is within the maximum density permitted. The project will consist of 7,472 square feet of floor area, which results in a maximum .88:1 FAR. Per the TOC Guidelines, a project containing five (5) dwelling units within Tier 3 units is required to provide a minimum of three (3) residential automobile parking spaces based on a ratio of 0.5 spaces per unit. However, the applicant proposes to utilize Assembly Bill (AB) 2097, which is a California law that prohibits public agencies or cities from imposing a minimum automobile parking

requirement on most development projects located within a half-mile radius of a major transit stop. As the proposed project is a residential project and the site is located within half a mile of a major transit stop, the project qualifies for the parking reduction under the provisions of AB 2097. However, the project is still subject to the maximum parking requirement per the SNAP. The SNAP limits the maximum number of automobile parking spaces to 11, inclusive of guest parking spaces. AB 2097 replaces the parking requirement in the TOC Guidelines and SNAP Parking requirements for residential projects. The project proposes six (6) residential parking spaces which is within the TOC minimum requirement and SNAP maximum requirement, thereby satisfying this requirement.

TRANSIT-ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS

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

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

The project site is located within a Tier 3 TOC Affordable Housing Incentive Area according to the TOC Referral Form dated July 24, 2023. As part of the proposed development, the project is required to reserve at least 10 percent, or one (1) unit, of the total five (5) units for Extremely Low-Income Households. The project proposes one (1) unit for Extremely Low-Income Household occupancy. As such, the project meets the eligibility requirement for On-Site Restricted Affordable Units.

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

A Major Transit Stop is a site containing a retail station or the intersection of two (2) or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. The project site is located approximately 2,460 feet from the Hollywood/Western Metro Red Line Station. As such, the project meets the eligibility requirement for proximity to a Major Transit Stop.

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

Pursuant to the Determination made by the Los Angeles Housing Department (LAHD), previously known as the Los Angeles Housing and Community Investment Department or HCIDLA, dated May 19, 2023, that there is one (1) unit subject to replacement pursuant to the requirements of the Housing Crisis Act of 2019 (SB 8). The one (1) unit must be equivalent type, with one (1) unit restricted to Very Low Income household occupancy. The proposed project is reserving one (1) unit for Extremely Low-Income Household occupancy. As such, the project meets the eligibility requirement for providing replacement housing consistent with California Government Code Section 65915(c)(3).

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

The project is not seeking any additional density or development bonuses under the provisions of the State Density Bonus Law or any other State or local program that provides development bonuses, including, but not limited to a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, CPIO, Specific Plan, or overlay district. As such, the project meets this eligibility requirement.

5. ***Base Incentives and Additional Incentives.*** *All Eligible Housing Developments are eligible to receive the Base Incentives listed in Section VI of the TOC Guidelines. Up to three (3) Additional Incentives listed in Section VII of the TOC Guidelines may be granted based upon the affordability requirements described below. For the purposes of this section below, “base units” refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through these Guidelines. The affordable housing units required per this section may also count towards the On-Site Restricted Affordable Units requirement in Eligibility Requirement No. 1 above (except Moderate Income units).*
 - a. *One Additional Incentive may be granted for projects that include at least 4% of the base units for Extremely Low-Income Households, at least 5% of the base units for Very Low-Income Households, at least 10% of the base units for Lower Income Households, or at least 10% of the base units for persons and families of Moderate Income in a common interest development.*
 - b. *Two Additional Incentives may be granted for projects that include at least 7% of the base units for Extremely Low-Income Households, at least 10% of the base units for Very Low-Income Households, at least 20% of the base units for Lower Income Households, or at least 20% of the base units for persons and families of Moderate Income in a common interest development.*
 - c. *Three Additional Incentives may be granted for projects that include at least 11% of the base units for Extremely Low-Income Households, at least 15% of the base units for Very Low-Income Households, at least 30% of the base units for Lower Income Households, or at least 30% of the base units for persons and families of Moderate Income in a common interest development.*

The project is seeking two (2) Additional Incentives as follows: (1) a 30 percent reduction to permit a northerly and southerly side yard of four (4) feet, 11 inches in lieu of the minimum seven (7) feet otherwise required; and (2) a 13-foot and six (6)-inch increase in height to permit 43 feet and six (6) inches of maximum building height in lieu of the maximum 30 feet otherwise permitted in the RD1.5-1XL Zone. The project is required to set aside seven (7) percent, or one (1) unit, of the base six (6) units for Extremely Low-Income Households to qualify for two incentives. The applicant is proposing to set aside one (1) unit for Extremely Low Income Household occupancy. As such, the project meets the eligibility requirement for Base and Additional Incentives.

6. ***Projects Adhering to Labor Standards.*** *Projects that adhere to the labor standards required in LAMC 11.5.11 may be granted two (2) Additional Incentives from the menu in Section VII of these Guidelines (for a total of up to five (5) Additional Incentives).*

The project is not seeking two (2) Additional Incentives beyond the two (2) permitted in exchange for reserving at least seven (7) percent, or one (1) unit, of the base six (6) units for Extremely Low-Income Households. As such, the project need not adhere to the labor standards required in LAMC Section 11.5.11 and this eligibility requirement does not apply.

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

The project site consists of one (1) lot, which is located within a Tier 3 TOC Affordable Housing Incentive Area. As such, this eligibility requirement does not apply.

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

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

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

The project does not consist of 100% On-Site Restricted Affordable units. As such, this eligibility requirement does not apply.

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

Pursuant to Section 12.22 A.31(e) of the LAMC, the Director shall review a Transit Oriented Communities (TOC) Affordable Housing Incentive Program project application in accordance with the procedures outlined in LAMC Section 12.22 A.25(g).

1. **Pursuant to Section 12.22 A.25(g) of the LAMC, the Director shall approve a density bonus and requested incentives unless the Director finds that:**
 - a. **The incentives are not required to provide for affordable housing costs for rents for the affordable units.**

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed a predetermined percentage of income based on area median income thresholds dependent on affordability levels.

The list of incentives in the TOC Guidelines were pre-evaluated at the time the TOC Affordable Housing Incentive Program Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always conclude that the base incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project. The following incentives allow the developer to reduce yard setbacks and increase the building height so that affordable housing units can be constructed, and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to reserve one (1) unit for Extremely Low-Income Household occupancy.

Yards: The applicant requests an up to 30 percent reduction in the required yard setback, for a minimum of four (4) feet and 11 inches for the northerly and southerly side yards, in lieu of the otherwise required seven (7) feet. These reductions are expressed in the Menu of Incentives in the TOC Guidelines which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs.

Height: The applicant requests a 13-foot increase in height to permit 43 feet and six (6) inches of maximum building height in lieu of the maximum 30 feet otherwise permitted in the RD1.5-1XL Zone. The requested increase in height is expressed in the Menu of Incentives in the TOC Guidelines, which permit exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs.

- b. The Incentive will not 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 are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income Households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.**

There is no substantial evidence in the record that the proposed incentives will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). As required by Section 12.22 A.25 (e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also 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. Therefore, there is no substantial evidence that the proposed incentives will have a specific adverse impact on public health and safety.

VERMONT/WESTERN SNAP FINDINGS

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

- A. Parks First.** Section 6.F of the Vermont/Western Specific Plan requires the applicant to pay a Parks First Trust Fund of \$4,300 for each new residential unit, prior to the issuance of a Certificate of Occupancy. The project includes the demolition of an existing single-family dwelling and guest home; and the construction, use, and maintenance of one (1) 3,085 square-foot duplex, one (1) 3,308 square-foot duplex, and one (1) 1,079 square-foot single-family residence, for a total of five (5) units. The project is therefore required to pay a total of \$17,200 into the Parks First Trust Fund. The calculation of a Parks First Trust Fund fee to be paid or actual park space to be provided pursuant to the Parks First Ordinance shall be off-set by the amount of any fee pursuant to LAMC Section 17.12 or dwelling unit construction tax pursuant to LAMC Section 21.10.1, et seq. This requirement is reflected in the Condition of Approval. As conditioned, the project complies with Section 6.F of the Specific Plan.
- B. Residentially Zoned Properties.** Section 7.A of the Vermont/Western Specific Plan states that residential uses allowed by the existing residential zoning classification of any lot located within Subarea A shall be permitted, provided that no more than two (2) lots have a total combined lot area of 15,000 square feet may be tied together to form a single building site. Furthermore, parking shall be prohibited in the required front yard areas. The proposed project is located within the RD1.5 Zone, which permits one dwelling unit for every 1,500 square feet of lot area. The subject site is composed of one (1) lot measuring 8,412 square feet in size, allowing a maximum of six (6) dwelling units. The applicant is proposing five (5) units on-site which is within the allowed maximum. Therefore, as conditioned, the project complies with Section 7.A of the Specific Plan.
- C. Commercially Zoned Properties.** Section 7.B of the Vermont/Western Specific Plan states that commercial uses on commercially zoned properties are limited to those uses defined as “Neighborhood Retail” and “Neighborhood Serving” in LAMC Section 13.07 and limited to the ground floor only. The project site is not commercially zoned and does not propose commercial uses. Therefore, Section 7.B of the Specific Plan does not apply.
- D. Schools, Child Care and Community Facilities.** Section 7.C of the Vermont/Western Specific Plan states that public or private schools, child care facilities, parks, community gardens, community facilities, shall be permitted on any lot or lots provided that the building site for those uses has no more than two (2) acres of combined lot area. The project does not include any school, child care or community facilities uses. Therefore, Section 7.C of the Specific Plan does not apply.
- E. Transitional Height.** Section 7.D of the Vermont/Western Specific Plan states that the maximum height of any new building within Subarea A shall not exceed a height that is within 15 feet of the height of the shortest adjacent building on any adjacent lot within the same Subarea. However, in no circumstance can the project exceed the 30-foot height limit of the underlying RD1.5-1XL Zone. The Specific Plan further stipulates that roofs and roof structures for the purposes specified in the Los Angeles Municipal Code (LAMC) Section 12.21.1 B.3 of the Code and architectural rooftop features may be erected up to 10 feet above the transitional height limit, if the structures and features are set back a minimum of 10 feet from the roof perimeter and screened from view at street level.

However, the applicant is seeking up to a 13-foot and three (3) inches increase in height to permit 43 feet and three (3) inches of maximum transitional building height in exchange for setting aside seven (7) percent of the base six (6) units for Extremely Low-Income Households. The applicant has agreed to reserve one (1) unit for Extremely Low-Income Household occupancy.

Height Increase			
	Limit	With TOC	Proposed
Transitional Height	30'4" + 15' = 45' 4"	N/A	43' 3"
Underlying Zone Height	30	30' + 13'3" = 43' 3"	43' 3"

The project has a maximum overall height limitation of 43 feet and three (3) inches, which is within the maximum transitional height of 45 feet and within the maximum underlying zone height limit of 43 feet and three (3) inches when applying the 13 foot and three (3) inches TOC height incentive. Therefore, as conditioned and in conjunction with the TOC Affordable Housing Incentive Program, the project complies with Section 7.D of the Specific Plan.

F. Building Setback. Section 7.E of the Vermont/Western Specific Plan states that all buildings shall face a public street. The proposed development fronts along Van Ness Avenue with a main pedestrian entrance located along the street frontage. Section 7.E. of the Vermont/Western Specific Plan also states that the exterior wall of the building frontage shall be located no closer to the street and no farther from the street than the exterior walls of the adjacent buildings within the same Subarea. The adjacent property to the north (1815 North Van Ness Avenue) is located approximately 33 feet and 6 inches from the front property line and the adjacent property to the south (1801 North Van Ness Avenue) is located 14 feet and eight (8) inches from the front property line. The proposed development will be located 14 feet and nine (9) inches from the front property line. Therefore, the project complies with Section 7.E of the Specific Plan.

G. Usable Open Space. Section 7.F of the Vermont/Western Specific Plan states that residential Projects with two (2) or more dwelling units must provide specified amounts of common and private open space pursuant to the standards set forth in LAMC 12.21 G.2. The Specific Plan further stipulates that 50 percent of the total open space must be provided at ground level or first habitable room level of the project, and that roof decks may be used in their entirety as common or private open space, excluding that portion of the roof within 20 feet of the roof perimeter. Units containing less than three (3) habitable rooms require 100 square feet of open space per unit. Units containing three (3) habitable rooms require 125 square feet of open space per unit. Units containing more than three (3) habitable rooms require 175 square feet of open space per unit. The Vermont/Western SNAP sets forth the minimum usable open space requirement, as shown in the table below:

SNAP Minimum Usable Open Space			
	Units	Sq. Ft. Required	Usable Open Space (sq. ft.)
Dwelling Units with Less than 3 Habitable Rooms	0	100	0

Dwelling Units with 3 Habitable Rooms	0	125	0
Dwelling Units with More than 3 Habitable Rooms	5	175	875
Total Minimum Usable Open Space			875
50% located at grade or first habitable room level			438

The project proposes a total of 900 square feet of usable open space that meets the dimension criteria and is located at the rear yard. Therefore, as conditioned, the project complies with Section 7.F of the Specific Plan.

- H. **Project Parking Requirements.** Section 7.G.1 of the Vermont/Western Specific Plan sets forth a minimum and maximum parking standard for residential projects, as shown in the tables below:

SNAP Minimum Parking Spaces			
	Parking Space Per Square Feet / Unit	Units	Parking Spaces
Dwelling Units with Less than 3 Habitable Rooms	0	0	0
Dwelling Units with 3 Habitable Rooms	1	0	0
Dwelling Units with More than 3 Habitable Rooms	1.5	5	7
Total <u>Residential</u> Required Spaces			7
Guest	.25	5	1
Total Minimum Required Spaces (inclusive of guest parking)			8

SNAP Maximum Parking Spaces			
	Parking Space Per Square Feet / Unit	Units	Parking Spaces
Dwelling Units with Less than 3 Habitable Rooms	1	0	0
Dwelling Units with 3 Habitable Rooms	1.5	0	0
Dwelling Units with More than 3 Habitable Rooms	2	5	10
Total <u>Residential</u> Allowed Spaces			10
Guest	.25	5	1
Total Maximum Allowed Spaces (inclusive of guest parking)			11

The applicant proposes to utilize Assembly Bill (AB) 2097, which is a California law that prohibits public agencies or cities from imposing a minimum automobile parking

requirement on most development projects located within a half-mile radius of a major transit stop. As the proposed project is a residential project and the site is located within half a mile of a major transit stop, the project qualifies for the parking reduction under the provisions of AB 2097. However, the project is still subject to the maximum parking requirement per the SNAP. The SNAP limits the maximum number of automobile parking spaces to 11, inclusive of guest parking spaces. AB 2097 replaces the parking requirement in the TOC Guidelines and SNAP Parking requirements for residential projects. The Applicant is providing six (6) residential parking spaces and zero guest parking spaces, thereby satisfying the TOC Guidelines and the maximum SNAP parking requirements. Therefore, as conditioned and in conjunction with the reduced residential parking spaces per TOC, the project complies with Section 7.G.1 of the Specific Plan.

Bicycles. 7.G.2 of the Vermont/Western Specific Plan requires any residential project with two (2) or more dwelling units to provide one-half (0.5) bicycle parking space per residential unit. The proposed development consists of five (5) residential dwelling units, thus, requiring two (2) bicycle parking spaces. The proposed project includes two (2) bicycle spaces on-site along Van Ness Avenue. Therefore, the project complies with Section 7.G.2 of the Specific Plan.

- I. **Conversion Requirements.** Section 7.H of the Vermont/Western Specific Plan sets forth requirements pertaining to the conversion of existing structures to residential condominium uses. The project proposes the demolition of an existing single-family dwelling and guest home; and the construction, use, and maintenance of one (1) 3,085 square-foot duplex, one (1) 3,308 square-foot duplex, and one (1) 1,079 square-foot single-family residence, for a total of five (5) units. The project does not include the conversion of existing structures to residential condominium uses. Therefore, Section 7.H of the Specific Plan does not apply.
- J. **Development Standards.** Section 7.I of the Vermont/Western Specific Plan requires that all Projects be in substantial conformance with the following Development Standards and Design Guidelines.

Development Standards

- (1) **Landscaped Focal Point.** This Development Standard requires all new development projects to be designed around a landscaped focal point or courtyard. The applicant has submitted a Landscape Plan showing landscaped areas within the front and rear yards of the project site. The front yard and rear yard will be landscaped with trees and shrubbery such as Crape Myrtle tree, Compact Southern Magnolia tree, Upright Rosemary shrub, Dwarf Pink Indian Hawthorn shrub, Blue fox perennial, Fortnight Lily perennial, and Fox Tail Agave succulents. Therefore, the project complies with this Development Standard.
- (2) **Landscape Plan.** This Development Standard requires that all open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities shall be landscaped by lawns and other ground coverings. The applicant has submitted a Landscape Plan which includes a landscaped front yard and rear yard as described above. In addition, a Condition of Approval has been included requiring the applicant to provide a final landscape plan prepared by a licensed landscape architect. Therefore, as conditioned, the project complies with this Development Standard.
- (3) **Usable Open Space.** This Development Standard requires that common usable open space must have a dimension of 20 feet and a minimum common open space area of 400 square feet for projects with less than 10 dwelling units and 600 square

feet for projects with 10 dwelling units or more. The Development Standard further stipulates that private usable open space, such as balconies with a minimum dimension of six feet may reduce the required usable open space directly commensurate with the amount of private open space provided. The applicant proposes a common open space area that measures 30 feet by 30 feet with a total area of 900 square feet located at the rear yard. Therefore, the project complies with this Development Standard.

- (4) **Street Trees.** This Development Standard requires one, 24-inch box shade tree to be planted and maintained in the public right-of-way for every 20 feet of street frontage. The subject site occupies approximately 62 feet of street frontage along North Van Ness Avenue, requiring four (4) street trees in the public right-of-way. The Specific Plan requires the preservation of any existing Palm trees in the right of way and the project will be permitted to count any existing Palm trees towards the Specific Plan street tree requirement. As seen in Exhibit A Sheet A-100 and L-1, the proposed project includes one (1) existing street tree which will not be removed and three (3) new street trees for a total of four (4) street trees along North Van Ness Avenue. The Development Standard further requires that an automatic irrigation system be provided within the tree well. The project is conditioned herein to provide a total of three (3) street trees and an automatic irrigation system to the satisfaction of Bureau of Street Services, Urban Forestry Division. Therefore, as conditioned, the project complies with this Development Standard.
- (5) **Utilities.** The Development Standards require that when new utility service is installed in conjunction with new development or extensive remodeling, all proposed utilities on the project site shall be placed underground. The project does not propose any installation of new utility service at this time. However, in the event new utility lines are to be installed on the site, the Conditions of Approval require all new utility lines which directly service the lot, or lots shall be installed underground. If underground service is not currently available, then provisions shall be made for future underground service. Therefore, as conditioned, the project complies with this Development Standard.
- (6) **Pedestrian Access.** This Development Standard requires that pedestrian access shall be in the form of walks provided from the public street to the main building entrance and that they provide a view into any existing interior courtyard or landscaped open area. The proposed development offers pedestrian access via a direct path to the building entrance along North Van Ness Avenue. The front yard and pathway are landscaped with shrubbery, trees, and groundcover. Therefore, the project complies with this Development Standard.
- (7) **Alley Access.** This Development Standard requires vehicle and pedestrian access from existing alleys or side streets to be preserved and enhanced. The subject site is not accessible via an alley. Therefore, this Development Standard does not apply.
- (8) **Curb Cuts.** This Development Standard allows no more than one curb cut per lot or 100 feet of lot frontage and further requires curb cuts to be a maximum of 20 feet in width unless more is required by the Department of Transportation (DOT) or the Department of Building and Safety (DBS). The proposed project includes the demolition of an existing single-family dwelling and guest home; and the construction, use, and maintenance of one (1) 3,085 square-foot duplex, one (1) 3,308 square-foot duplex, and one (1) 1,079 square-foot single-family residence, for a total of five (5) units. The applicant is proposing a 15-foot, one (1)-inch curb cut for ingress and egress purposes. A Condition of Approval has been included to require only one curb cut that is 20 feet in width for every 100 feet of street frontage is

allowed, unless otherwise required by the Departments of Public Works, Transportation, or Building and Safety. Therefore, the project complies with this Development Standard.

- (9) **Driveways.** This Development Standard requires that the first 25 feet in length of driveways to be constructed of Portland cement concrete, pervious cement, grass-crete, or any other porous surface that reduces heat radiation and/or increases surface absorption, thereby reducing runoff. The proposed development is accessible from North Van Ness Avenue. A Condition of Approval has been included requiring the first 25 feet in length of the driveway to be constructed of Portland cement concrete, pervious cement, grass-crete, or any other porous surface that reduces heat radiation and/or increases surface absorption, thereby reducing runoff. Therefore, as conditioned, the project complies with this Development Standard.
- (10) **Parking Lots and Structures.** This Development Standard requires surface parking lots, structures, garages and carports to be located at the rear of buildings. Furthermore, surface parking lots shall be paved with Portland cement concrete, pervious cement, grass-crete, or any other porous surface that will reduce the heat radiation and/or increase the surface absorption. The proposed project includes its residential parking spaces within carport structures located at grade-level below each proposed duplex. The proposed parking spaces are not located within the front yard setback area. Therefore, the project complies with this Development Standard.
- (11) **Trash, Service Equipment and Satellite Dishes.** This Development Standard requires that trash, service equipment and satellite dishes to be located away from streets and enclosed or screened by landscaping, fencing or other architectural means. Additionally, the trash area shall be enclosed by a minimum six (6)-foot high decorative masonry wall. The applicant proposes a recycling and trash located at ground-level to the rear of Duplex #2. However, the plans submitted as part of this application do not indicate the location of service equipment and satellite dishes. In the event that any service equipment or satellite dishes are installed in the future, a Condition of Approval has been included requiring that they be located away from North Van Ness Avenue. Therefore, as conditioned, the project complies with this Development Standard.
- (12) **Roofs and Rooftop Appurtenances.** This Development Standard requires that all rooftop equipment be screened from public view or architecturally integrated into the design of the building. In the event that additional rooftop mechanical equipment is proposed in the future, a Condition of Approval has been included requiring said equipment and ducts be screened from view from any street, public right-of-way, or adjacent property and the screening wall be solid and match the exterior materials, design, and color of the building. Therefore, as conditioned, the project complies with this Development Standard.
- (13) **Roof Lines.** This Development Standard requires that all roof lines in excess of 40 feet in horizontal length must be broken up through the use of gables, dormers, plant-ons, cutouts or other appropriate means. As seen in Exhibit A, Sheets A-112, A-122, A-131, A-200, A-210, A-220, and A-230, all roof lines are continuously broken up, through the use of cutouts, to not exceed a horizontal roof line of 40 feet or greater. Therefore, the project complies with this Development Standard.
- (14) **Privacy.** This Development Standard requires that buildings be arranged to avoid windows facing windows across property lines, or the private open space of other residential units. As seen in Exhibit A, Sheet A-201, the project abuts residential uses to the north and south. The applicant has provided elevations which depict the

windows of existing adjacent structures to the east and west superimposed onto the proposed project. The elevations show that some of the windows of adjacent residential properties will be marginally affected by the new construction. Given the constraints as an infill development located in an urbanized area, the applicant has demonstrated efforts to arrange windows to avoid directly facing windows across property lines or private open space of other residential units. Therefore, the project complies with this Development Standard.

- (15) **Façade Relief.** This Development Standard requires that all exterior building elevations, walls, or fences provide a break in the plane for every 20 feet in horizontal length, and every 15 feet in vertical length created by an architectural detail or a change in material. The Specific Plan further requires architectural treatments on the building front elevation to be continued on the sides and back of buildings. All facades of the proposed building comply with the requirement by providing breaks in the plane through the use of varied building material, recessed windows, façade line treatments, and modulation along the elevations as seen in Exhibit A, A-200, A-210, A-220, and A-230. Therefore, the project complies with this Development Standard.

Design Guidelines

- (16) **General Building Design.** This Design Guideline recommends that buildings should be compatible in form with the existing neighborhood atmosphere. The surrounding area is currently developed with one- to three-story single- and multi-family residential buildings. Through an additional TOC incentive, the project will receive 13-foot and six (6) inches increase in height to permit 43 feet and six (6) inches of maximum building height in lieu of the maximum 30 feet otherwise permitted in the RD1.5-1XL Zone for setting aside seven (7) percent of the base six (6) units for Extremely Low-Income Households. The applicant has agreed to set aside a total of one (1) unit for Extremely Low-Income Household occupancy. The building massing of multiple existing buildings along the block has a lot of coverage that takes up the majority of their subject lot(s). The proposed project will have a similar lot coverage as those found along the northerly and southerly sides of Van Ness Avenue. Therefore, as conditioned and in conjunction with the TOC Affordable Housing Incentive Program, the project satisfies this Design Guideline.
- (17) **Architectural Features.** The Design Guidelines encourage courtyards, balconies, arbors, roof gardens, water features, and trellises. Appropriate visual references to historic building forms are encouraged in new construction. The proposed project provides balconies and other architectural features similar to the nearby single-family and multi-family dwellings surrounding the site. Furthermore, the street-facing elevation employs a variety of building materials and articulation by way of changes in building plane and materials. Therefore, the project complies with this Design Guideline.
- (18) **Shade.** This Design Guideline recommends that canopies, building overhangs and arbors be incorporated into the design of new structures to provide shade. The building includes projections along the facades such as overhangs, thus providing shade. Therefore, the project satisfies this Design Guideline.
- (19) **Building Color.** The Design Guidelines encourage buildings be painted three colors: a dominant color, a subordinate color and a “grace note” color. The project proposes Belgian Cream (off-white) as its dominant color, More than a Week (gray) as its subordinate color, and Autumn Bark (light brown) as its grace note. Therefore, the project satisfies this Design Guideline.

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

The Department of City Planning determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject Project as Categorical Exempt under Section 15303 (Class 3(b), New Construction) and Section 15332 (Class 32, In-Fill Development Project), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

See *Justification for Categorical Exemption Case No. ENV-2023-5090-CE* in the case file for the narrative demonstrating that exceptions do not apply.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

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

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

APPEAL PERIOD - EFFECTIVE DATE

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 N. Figueroa Street
Los Angeles, CA 90012
planning.figcounter@lacity.org

Van Nuys DSC
(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401
planning.mbc2@lacity.org

West Los Angeles DSC
(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West 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 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 the Transit Oriented Communities/Density Bonus Compliance Review Determination. Per the Density Bonus Provision of State Law (Government Code Section 65915), the Density Bonus increase in units above the base density limits per the underlying zone(s) and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per LAMC Sections 12.22 A.25 and 12.22 A.31, appeals of Density Bonus Compliance Review and Transit Oriented Communities cases with the Director of Planning or Zoning Administrator as the initial decision maker are heard by the City Planning Commission.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:

Jane Choi

Jane Choi, AICP, Principal City Planner

Reviewed by:

[Signature]

Danalynn Dominguez, City Planner

Prepared by:

Yamillet Brizuela

Yamillet Brizuela, AICP, City Planning Associate
yamillet.brizuela@lacity.org

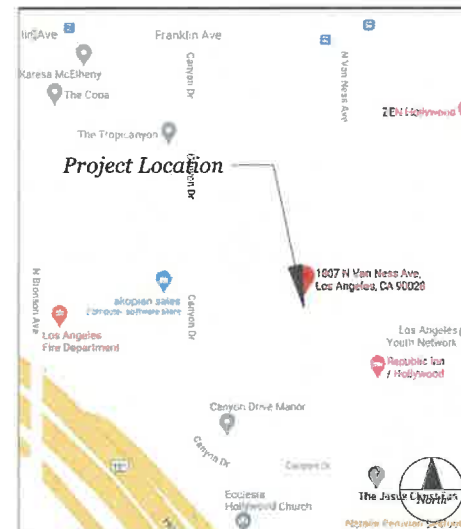
D – “EXHIBIT A” PROJECT PLANS DIR-2023-5089-TOC-SPP-VHCA

VAN NESS APARTMENTS

1807 N. VAN NESS AVE
LOS ANGELES, CA 90028

REVISED PLANNING SET 06
10/06/2023

VICINITY MAP



DRAWINGS INDEX

SHEET	GENERAL DRAWINGS	REV. DATE
G-100	COVER SHEET	
G-101	RENTERS	
G-110	AREA SUMMARY	

SHEET	CIVIL DRAWINGS	REV. DATE
CS-01	SITE SURVEY	
C-000	TITLE SHEET	
C-100	EROSION CONTROL PLAN	
C-200	ROUGH GRADING PLAN	
C-210	GRADING PLAN	
C-300	LOW IMPACT DEVELOPMENT PLAN	

SHEET	LANDSCAPE DRAWINGS	REV. DATE
L-1	PLANTING PLAN	
L-2	IRRIGATION PLAN	
L-3	IRRIGATION DETAILS	

SHEET	ARCHITECTURAL DRAWINGS	REV. DATE
A-000	DEMO PLAN	
A-100	SITE PLAN	
A-101	OVERVIEW SITE PLAN LEVEL 01	
A-102	OVERVIEW SITE PLAN LEVEL 02	
A-103	OVERVIEW SITE PLAN LEVEL 03	
A-104	OPEN SPACE PLAN	
A-110	BUILDING A PLANS	
A-111	BUILDING A PLANS	
A-120	BUILDING B PLANS	
A-121	BUILDING B PLANS	
A-130	BUILDING C PLANS	
A-131	BUILDING C PLANS	
A-200	SITE ELEVATION	
A-201	PRIVACY STUDY	
A-210	BUILDING A ELEVATIONS	
A-220	BUILDINGS B ELEVATIONS	
A-230	BUILDING C ELEVATIONS	
A-310	BUILDING A SECTIONS	
A-320	BUILDING B SECTIONS	
A-330	BUILDING C SECTIONS	
A-600	WINDOW SCHEDULE	
A-601	DOOR SCHEDULE	
A-901	MATERIAL BOARD	

RENTERS



LAMC FLOOR AREAS

BUILDING A:	AREA
LEVEL 01	423 SF
LEVEL 02	999 SF
LEVEL 03	851 SF
LEVEL 04	812 SF
BUILDING A TOTAL	3,085 SF

BUILDING B:	AREA
LEVEL 01	420 SF
LEVEL 02	1,127 SF
LEVEL 03	840 SF
LEVEL 04	919 SF
BUILDING B TOTAL	3,306 SF

BUILDING C:	AREA
LEVEL 01	396 SF
LEVEL 02	404 SF
LEVEL 03	279 SF
BUILDING C TOTAL	1,079 SF

SITE TOTAL FLOOR AREA 7,472 SF

CBC BUILDING AREAS

BUILDING A (DUPLEX):	AREA
LEVEL 01	1,117 SF
LEVEL 02	1,111 SF
LEVEL 03	1,111 SF
LEVEL 04	935 SF
BUILDING A TOTAL	4,274 SF

BUILDING B (DUPLEX):	AREA
LEVEL 01	1,311 SF
LEVEL 02	1,236 SF
LEVEL 03	1,236 SF
LEVEL 04	1,040 SF
BUILDING B TOTAL	4,823 SF

BUILDING C (SFR):	AREA
LEVEL 01	462 SF
LEVEL 02	456 SF
LEVEL 03	318 SF
BUILDING C TOTAL	1,236 SF

SITE TOTAL CBC BUILDING AREA 10,333 SF

GROSS FOOTPRINT AREAS

BUILDING A:	AREA
LEVEL 01	1,218 SF
LEVEL 02	1,218 SF
LEVEL 03	1,218 SF
LEVEL 04	1,063 SF
BUILDING A TOTAL	4,717 SF

BUILDING B:	AREA
LEVEL 01	1,355 SF
LEVEL 02	1,355 SF
LEVEL 03	1,355 SF
LEVEL 04	1,165 SF
BUILDING B TOTAL	5,420 SF

BUILDING C:	AREA
LEVEL 01	512 SF
LEVEL 02	512 SF
LEVEL 03	512 SF
BUILDING C TOTAL	1,536 SF

SITE TOTAL GROSS FA 11,493 SF

PROJECT DIRECTORY

CLIENT
Leor Macaborski
ROM Investments
6464 Sunset Blvd, Suite 910
Hollywood, CA 90028
310-597-0132

GENERAL CONTRACTOR
TBD
Company
Address
City, State
xxx-xxx-xxxx

SOILS ENGINEER
Allen Lee
GSS Engineering, Inc.
11823 Slauson Ave, Suite 46
Santa Fe Springs, CA 90670
562-696-6062

ARCHITECT
Luis Gil
TALLER
7610 Beverly Blvd., Ste 48144
Los Angeles, CA 90048
310-955-1331

CIVIL ENGINEER
TBD
Company
Address
City, State
xxx-xxx-xxxx

STRUCTURAL ENGINEER
Thang Le
Thang Le and Associates
319 E. Foothill Blvd.
Arcadia, CA 91006
626-538-2702

PROJECT SCOPE

NEW CONSTRUCTION OF TWO DUPLEX BUILDINGS; AND NEW CONSTRUCTION OF ONE SINGLE FAMILY RESIDENCE. ONE AFFORDABLE UNIT PROVIDED, TOC PROJECT.

ZONING INFORMATION

ZONING: RD1.5-1XL
GEN. PLAN USE: Low Medium II Residential
SPECIFIC PLAN: Vermont/Western TOD SNAP, Subarea A
PASSAGEWAY: 12'-0" to 14'-0" (12.21.C.2b)
FRONT SETBACK: 14'-8" (SNAP)
REAR SETBACK: 15'-0"
BASE SIDE SETBACK: 6'-0" to 7'-0" (12.09.1.B.2(a))
REDUCED SIDE SETBACK (TOC): 4'-11" (TOC)
LOT BUILDABLE AREA: 5,444 sf (see G-110)
BASE MAX. HEIGHT: 30'-0"
INCREASED BLD. HEIGHT: 52' Max. (TOC Incentive)
PROPOSED BLDG HEIGHTS:
BLDGS A and B 43'-3"
BLDG C 34'-8"
BLDG. STORIES: No Limit (12.21.1.A.1)
FAR: 3.0 (12.21.1.A.1)
ALLOWABLE RFA (FAR x LOT AREA): 16,332 sf
ALLOWABLE BASE DUs: 8,412 / 1,500 = 5.6 DU
BASE RD1.5 DWELLING UNITS: 5 DU
TOC BASE DWELLING UNITS: 6 DU
TOC TIER 3 DENSITY BONUS: 40%
TOC DENSITY CALC: 6 * 1.4 = 8.4
MAX. DUs WITH TOC BONUS: 9
PROPOSED DENSITY: 5 D.U.s

ADJACENT BLDG HEIGHTS:
1815 VAN NESS: 34'-4" (SNAP)
1801 VAN NESS: 30'-4" (SNAP)
MAX. SNAP HEIGHT: 45'-4" (30'-4" + 15')

TOC

TOC INCENTIVES

INCENTIVE AREA TIER: TIER 3
BASE DENSITY: 8,412/1,500 = 6 (round up)
ELIGIBILITY: 10% EL INCOME
EL INCOME UNITS: 1
EL INCOME PROVIDED: 1/6 = 16.67%
BASE INCENTIVES REQUESTED
NONE
ADDITIONAL INCENTIVES REQUESTED
TWO TOTAL (>7% BASE UNIT ELI)
REDUCTION IN SIDE YARDS
BASE SIDE YARDS: 7'-0"
ALLOWED REDUCTION: 30%
REQ. SIDE YARD: 4'-11"
ADDITIONAL HEIGHT
BASE HEIGHT: 30'-0"
ALLOWED INCREASE: 22'-0"
ALLOWED MAX HEIGHT: 52'-0"

TOC STEP BACK REQUIRED
15' STEP BACK @ HEIGHTS OVER 41'-0"
APPLIES TO BUILDINGS A AND B

PROPOSED HEIGHTS
BUILDINGS A + B: 43'-3"
BUILDING C: 34'-8"

PROJECT DATA

PROJECT NAME VAN NESS APARTMENTS
PROJECT ADDRESS 1807 N. VAN NESS AVE, Los Angeles, CA 90027

APN 5586-029-017
LOT SIZE 8,412 sf
ZONING RD1.5-1XL
SPECIFIC PLAN VERMONT/WESTERN TOD SNAP
DENSITY ANALYSIS
MIN LOT AREA PER DWELLING 1,500 SF/D.U.
LOT AREA 8,412 SF
ALLOWABLE DENSITY 5.6 D.U.
PROPOSED DENSITY 5 D.U.

LEGAL DESCRIPTION
MAP REFERENCE NUMBER M B 8-58/59
SUBDIVISION NAME: N/A
LOT/PARCEL: 31 AND PORTION OF 30
BLOCK: NONE
TRACT: HARTFORD VILLA TRACT
ARB: NONE AND 2
BUILDING TYPE V-A, SPRINKLERED

EARTHWORK QUANTITIES
CUT: 29 CY
FILL: 0 CY
REMOVAL/RECOMPACTION: 973 CY
NET (CUT/FILL) 29 CY (EXPORT)

EXHIBIT "A"
Page No. 1 of 34
Case No. DIR-2023-5089-TOC-SPP-VHCA

PARKING

NO MINIMUM PARKING REQUIRED.
Per AB 2097; project is within a half-mile of transit.

SNAP MAXIMUM
Max per unit (1.5) x Units (5): 7 Spaces
Max guest parking (0.25) x Units (5): 1 Space
SNAP MAX PARKING 8 Spaces

PROVIDED PARKING:
Standard Parking Stalls: 4 Spaces
Compact Parking Stalls: 2 Spaces
Total Provided Parking: 6 SPACES

TALLER
310-955-1331
www.taller.com

CONSULTANTS

ARCHITECT SEAL



ENGINEER SEAL

CLIENT

ROM INVESTMENTS
6464 Sunset Blvd
Suite 910
Hollywood, CA 90028

PROJECT

VAN NESS APARTMENTS
1807 N. Van Ness Ave.
Los Angeles, CA 90028

REV. DATE/ISS
09/23/2023 PC SHEET 1 - 600K CD
10/04/2023 PC SHEET 1 - 600K CD
10/04/2023 PC SHEET 1 - 600K CD

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SHEET NAME

TITLE SHEET

SHEET NUMBER

G-100



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 Page No. 2 of 34
 Case No. DIR-2023-5089-TOC-SPP-VHCA

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CONSULTANTS

ARCHITECT SEAL



ENGINEER SEAL

CLIENT

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 6464 Sunset Blvd
 Suite 910
 Hollywood, CA 90028

PROJECT

VAN NESS APARTMENTS
 1807 N. Van Ness Ave.
 Los Angeles, CA 90028

REV.	DATE	DESCRIPTION
01	02/15/2023	PC KEY 1 - 50% CD
02	06/15/2023	PC WEA 3 - 50% CD
03	10/15/2023	PCN PROCP

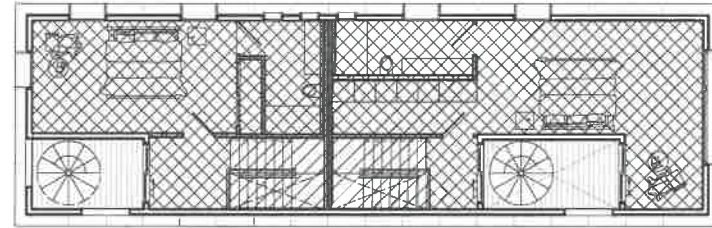
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SHEET NAME

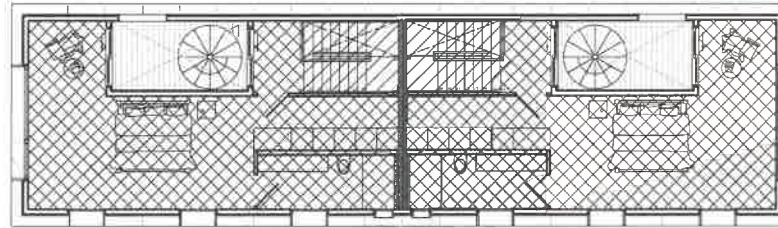
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SHEET NUMBER

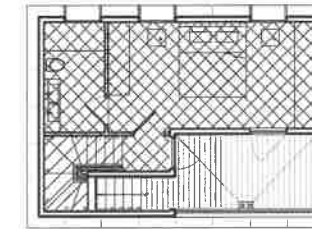
G-101



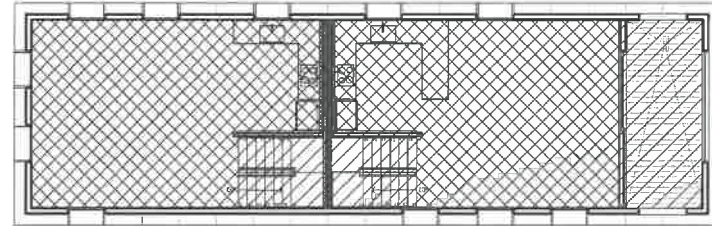
BUILDING A LEVEL 04



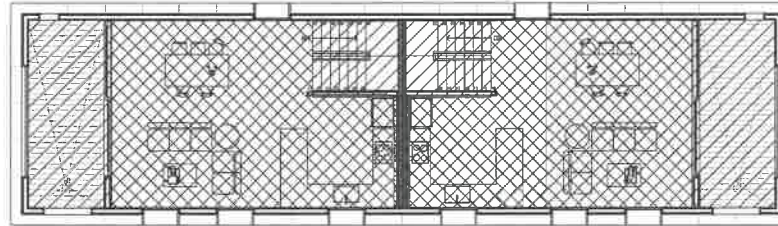
BUILDING B LEVEL 04



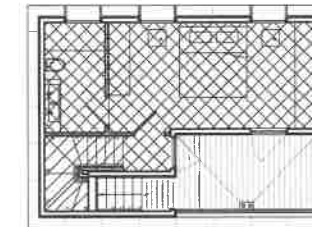
BUILDING C LEVEL 03



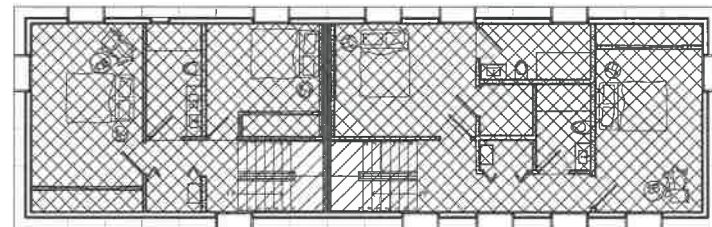
BUILDING A LEVEL 03



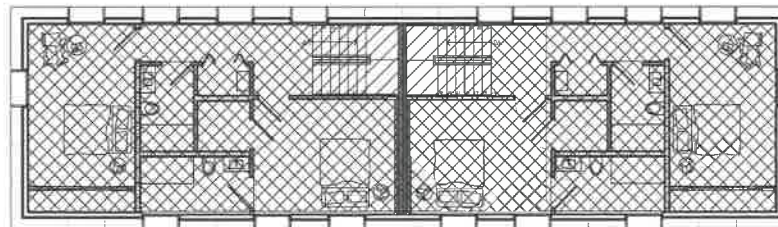
BUILDING B LEVEL 03



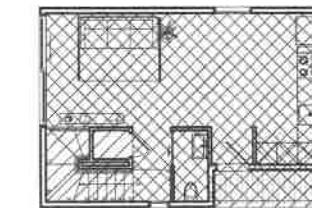
BUILDING C LEVEL 02



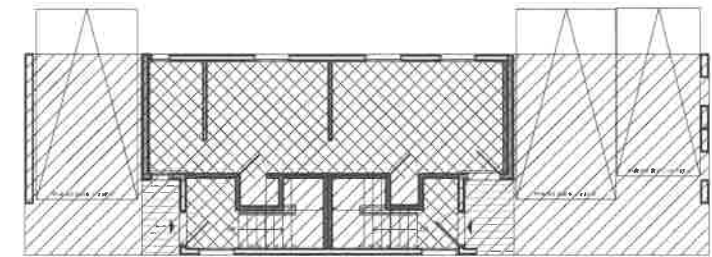
BUILDING A LEVEL 02



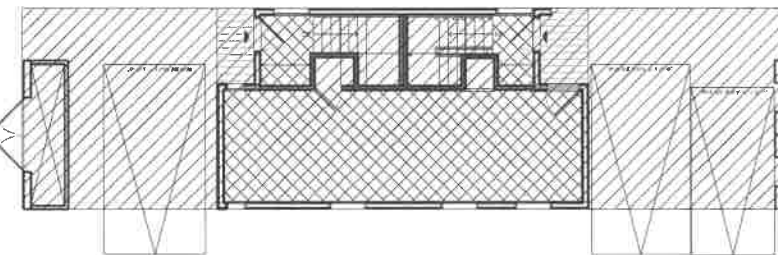
BUILDING B LEVEL 02



BUILDING C LEVEL 01



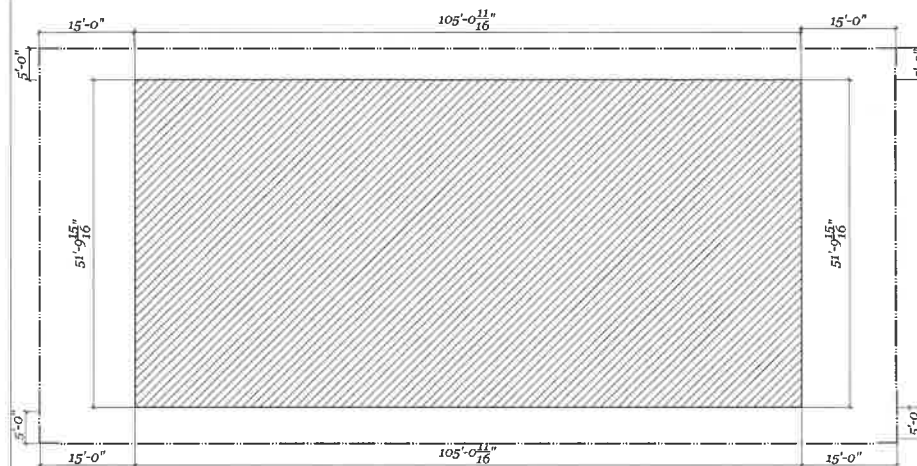
BUILDING A LEVEL 01



BUILDING B LEVEL 01

AREA SUMMARY DIAGRAMS

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



LOT BUILDABLE AREA DIAGRAM

GROSS FOOTPRINT AREAS

Building	Level	Area (SF)
BUILDING A:	LEVEL 01	1,218 SF
	LEVEL 02	1,218 SF
	LEVEL 03	1,218 SF
	LEVEL 04	1,063 SF
BUILDING A TOTAL		4,717 SF
BUILDING B:	LEVEL 01	1,355 SF
	LEVEL 02	1,355 SF
	LEVEL 03	1,355 SF
	LEVEL 04	1,175 SF
	BUILDING B TOTAL	5,240 SF
BUILDING C:	LEVEL 01	512 SF
	LEVEL 02	512 SF
	LEVEL 03	512 SF
	BUILDING C TOTAL	1,536 SF

SITE TOTAL GROSS FA 11,493 SF

LAMC FLOOR AREAS

Building	Level	Area (SF)
BUILDING A:	LEVEL 01	423 SF
	LEVEL 02	999 SF
	LEVEL 03	851 SF
	LEVEL 04	812 SF
BUILDING A TOTAL		3,085 SF
BUILDING B:	LEVEL 01	420 SF
	LEVEL 02	1,127 SF
	LEVEL 03	840 SF
	LEVEL 04	919 SF
	BUILDING B TOTAL	3,306 SF
BUILDING C:	LEVEL 01	396 SF
	LEVEL 02	404 SF
	LEVEL 03	279 SF
	BUILDING C TOTAL	1,079 SF

SITE TOTAL FLOOR AREA 7,472 SF

ALLOWABLE AREAS

LOT AREA	8,412 sqft
BUILDABLE AREA (SEE DIAGRAM)	5,444 sqft
FAR (RD1.5-1XL)	3:1
ALLOWABLE FLOOR AREA FOR SITE	16,332 sqft

LEGEND

- CBC BUILDING AREA CALC
- LAMC FLOOR AREA CALC
- LAMC FLOOR AREA + CBC BLDG. AREA

CONSULTANTS

ARCHITECT SEAL



ENGINEER SEAL

CLIENT

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 Hollywood, CA 90028

PROJECT

VAN NESS APARTMENTS
 1807 N. Van Ness Ave.
 Los Angeles, CA 90028

REV. DATE/TAG

04/15/2023	REVISED SWAP SET
04/18/2023	REVISED SWAP SET
06/01/2023	REVISED SWAP SET
06/26/2023	REVISED SWAP SET
07/17/2023	REV. PLANNING SET
09/06/23	REV. PLANNING SET 5
10/05/23	REV. PLANNING SET 6

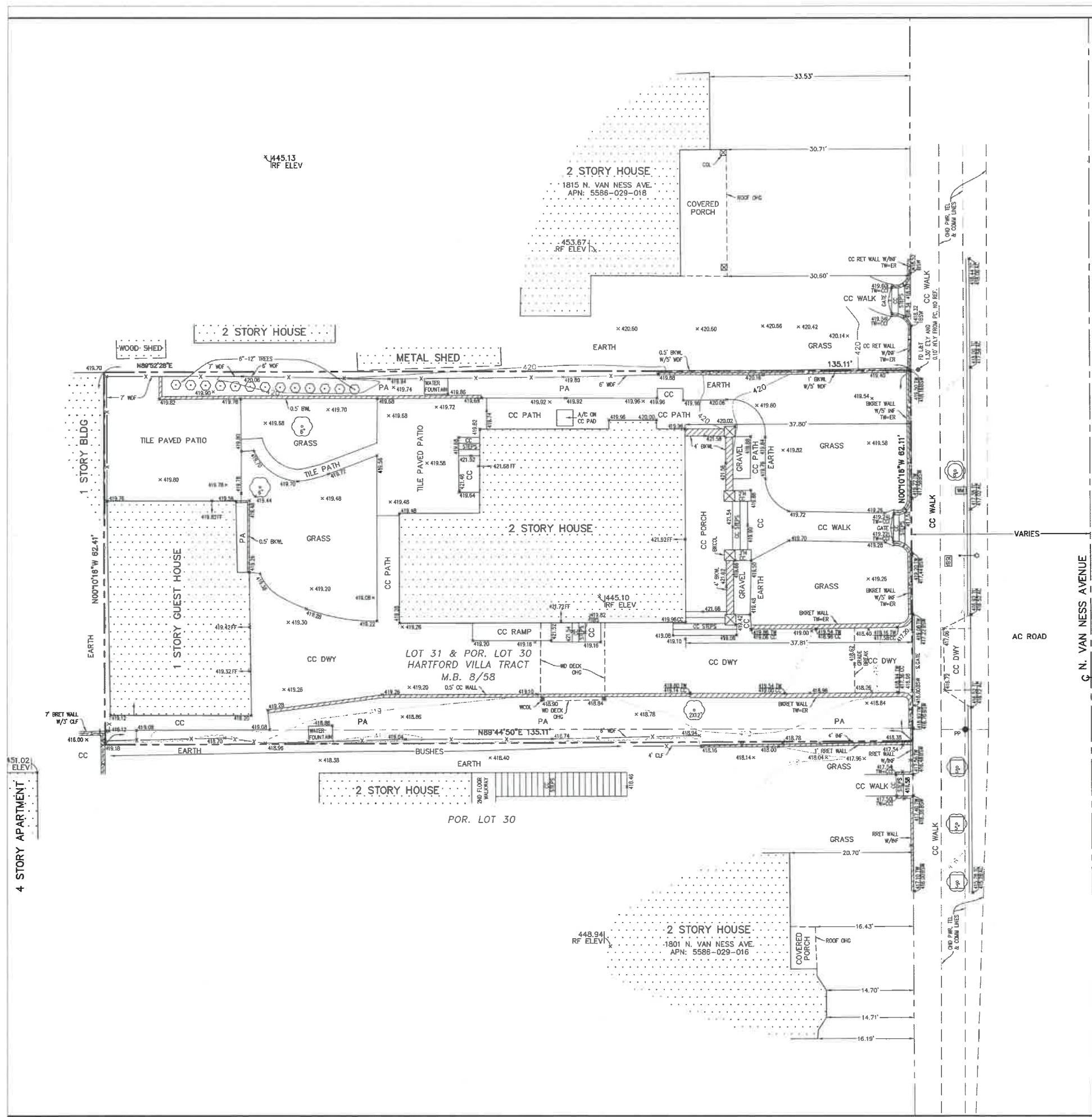
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SHEET NAME

AREA SUMMARY

SHEET NUMBER

G-110



LEGEND		ABBREVIATIONS	
---	CENTER LINE	A/C	AIR CONDITION
---	PROPERTY LINE	AC	ASPHALT CONCRETE
---	CURB UNLESS OTHERWISE NOTED	BK	BRICK
---	WALL	BKCOL	BRICK COLUMN
---	FENCE	BKRET	BRICK RETAINING
---	COLUMN	BKWL	BRICK WALL
●	POWER POLE	BLDG	BUILDING
---	SURFACE DRAIN	BRET	BLOCK RETAINING
○	TREE WITH TRUNK DIAMETER	BSW	BACK OF SIDEWALK
○	STREET LIGHT	BWL	BLOCK WALL
		CC	CONCRETE
		CLF	CHAIN LINK FENCE
		COL	COLUMN
		CDM	COMMUNICATION
		DK	DECK
		DWY	DRIVEWAY
		E'LY	EASTERLY
		ELEV	ELEVATION
		ER	EARTH
		FD	FOUND
		FF	FINISH FLOOR
		GV	GAS VALVE
		INF	IRON FENCE
		M.B.	MAP BOOK
		N'LY	NORTHERLY
		OHD	OVERHEAD
		DHG	OVERHANG
		PC	PROPERTY CORNER
		POR.	PORCH
		PP	POWER POLE
		REF.	REFERENCE
		RET	RETAINING
		RFP	ROOF
		RRET	ROCK RETAINING
		S.GATE	SLIDE GATE
		TC	TOP OF CURB
		TEL	TELEPHONE
		TV	TOP OF WALL
		V'LY	VERTICALLY
		WCOL	WOOD COLUMN
		WD	WOOD
		WDF	WOOD FENCE
		WF	WIRE FENCE
		WH	WATER HEATER
		WM	WATER METER
		YBSL	YARD BOX STREET LIGHT

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NOTES

- REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS: FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT, ORDER NO. 00214495, DATED JANUARY 7, 2019.
- ASSESSOR'S PARCEL NUMBER: 5586-029-017.
- LAND AREA: 8,412 SQ. FT. 0.193 ACRE

BRIEF LEGAL DESCRIPTION

LOT 31 AND A PORTION OF LOT 30 OF HARTFORD VILLA TRACT M.B. 8/58.

EASEMENT NOTE

THERE ARE NO EASEMENTS PER THE PROVIDED PRELIMINARY TITLE REPORT REFERENCED ABOVE.

BASIS OF BEARINGS

THE CENTERLINE OF FRANKLIN AVENUE, BEING N 89°52'30" E PER HARTFORD VILLA TRACT M.B. 8/58.

BENCH MARK

CITY OF LOS ANGELES BENCH MARK NO. 12-20538 ELEV=+29.548 DATUM: NAVD 1988 YEAR: 2000

DESCRIPTION: WIRE SPK IN E CURB TAFT AVE 9.5FT N OF FRANKLIN AVE S END CULVERT INLET.

Offer Slapira
 3-5-19 DATE

OFFER SLAPIRA
 LICENSE NO.: L.S. 7123
 EXPIRES: 12/31/2020

LICENSED LAND SURVEYOR
OFFER SLAPIRA
NO. 7123
Exp. 12-31-20
STATE OF CALIFORNIA

Surveying & Drafting Services, Inc.
 901 Seward Street, Los Angeles, CA 90038
 Tel: (323) 366-2882 Fax: (323) 857-1079 Email: mailbox@surveyinganddrafting.com
 www.surveyinganddrafting.com

**TOPOGRAPHIC SURVEY OF 1807 NORTH VAN NESS AVENUE
 LOS ANGELES, CALIFORNIA 90028**

DATE: 3-5-19	DRAWN BY: A.S., R.P.
DATE OF SURVEY: 1-22-19, 3-5-19	CHECKED BY: O.S.
JOB NAME: TSA/LECOR-1807 VAN NESS	SHEET: 1 OF 1

TALLER

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 Los Angeles, CA 90028
 (310) 441-1111
 taller.com

CONSULTANTS

ARCHITECT SEAL

CLIENT

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 Hollywood, CA 90028

PROJECT

VAN NESS APARTMENTS
 1807 N. Van Ness Ave.
 Los Angeles, CA 90028

REV. DATE/TAG

REV.	DATE/TAG
1	04/17/2019 REVISED SNIP SET
2	04/18/2023 REVISED SNIP SET
3	06/07/2023 REVISED SNIP SET
4	06/26/2023 REVISED SNIP SET
5	07/17/2023 REV. PLANNING SET
6	08/08/23 REV. PLANNING SET 5
7	10/06/23 REV. PLANNING SET 6

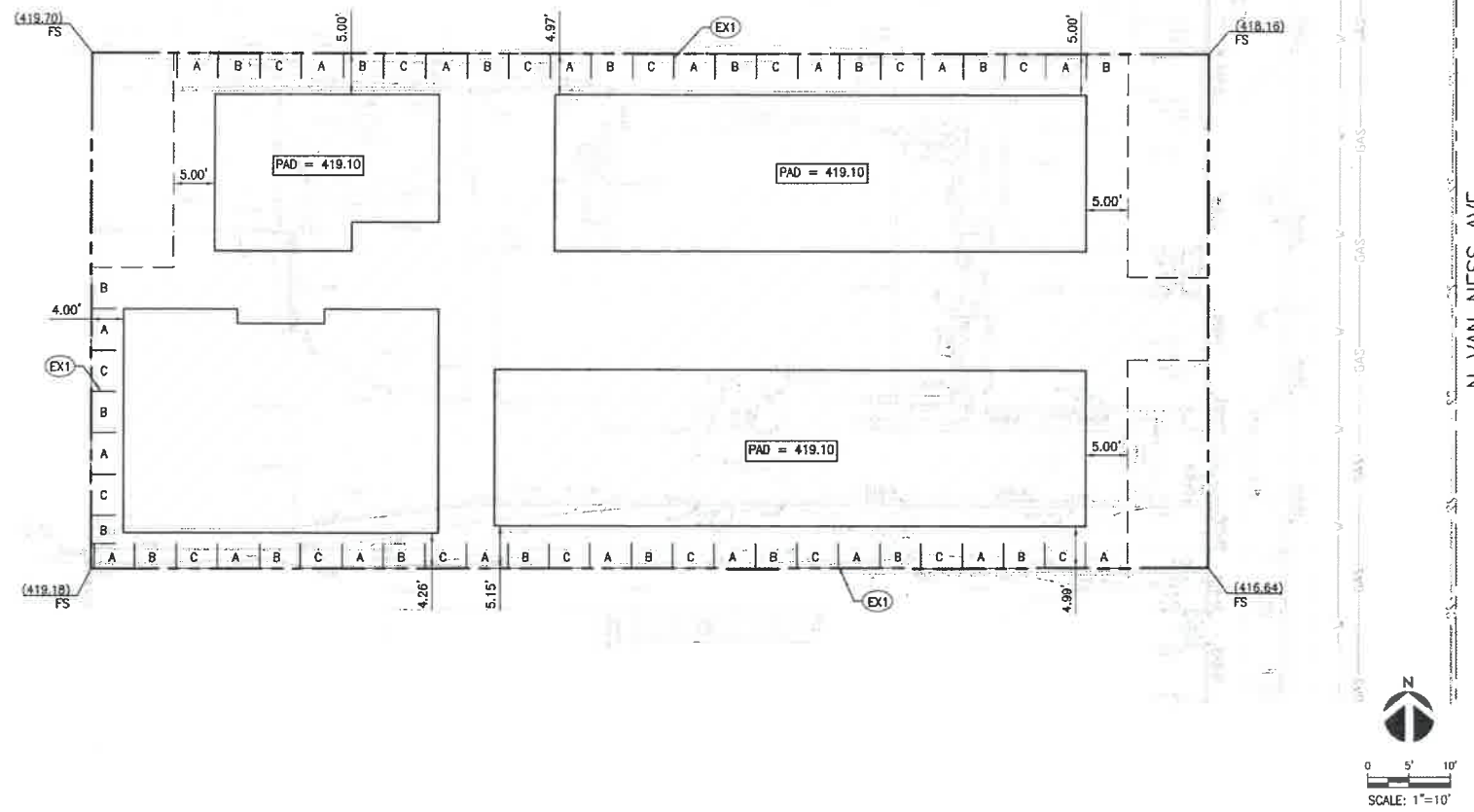
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SHEET NAME

SITE SURVEY

SHEET NUMBER

CS-01



LEGEND

	BUILDING PAD
	PROPERTY LINE
	LIMIT OF REMOVAL & RECOMPACTION
	REMOVAL & RECOMPACTION

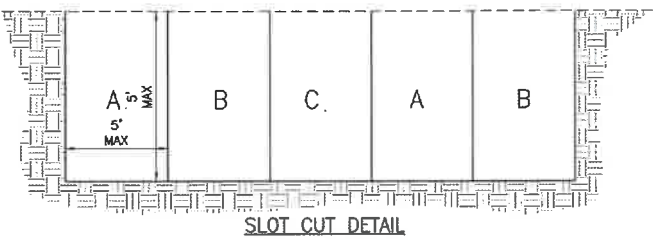
EXHIBIT "A"
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 Case No. DIR-2023-5089-TOC-SPP-VHCA

EXCAVATION NOTES

- (EX1) A-B-C SLOT CUT PER DETAIL 1, HEREON.

NOTES

- ROUGH GRADE ASSUMES PAD IS 6" BELOW FINISH FLOOR. SEE ARCHITECTURAL PLANS AND STRUCTURAL PLANS FOR FINAL ELEVATIONS AND FOUNDATION DETAILS.
- ALL OVEREXCAVATION PROCEDURES SHALL ADHERE TO THE RECOMMENDATIONS PROVIDED IN THE PROJECT GEOTECHNICAL REPORT.



NOTES:

- TO PROTECT THE PUBLIC PLEASE PROVIDE PROTECTIVE MEASURES ALONG THE ROW ADJACENT TO SLOT CUTS AND TEMPORARY EXCAVATIONS.
- IF ANY ADJACENT ROW STRUCTURES AND SUB-STRUCTURES ARE DAMAGED DO TO THE UN-RETAINED SOILS FROM THE SLOT CUTS AND TEMPORARY EXCAVATIONS, THE DEVELOPING OWNER/CONTRACTOR WILL NEED TO REPAIR IT AT NO COST TO THE CITY.
- STOCKPILING OF EXCAVATED MATERIAL SHALL NOT BE ALLOWED ADJACENT TO OPEN EXCAVATIONS.

1 A-B-C SLOT CUT
 C200 N.T.S.

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 319 Main Street
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 f: 213.239.9699
 LFA Job No. 22408



ENGINEER SEAL
 FRANCIS JOSEPH LARCO
 No. C75121
 Exp. 12/31/2023
 CIVIL
 STATE OF CALIFORNIA
 SIGN DATE 03/28/2023

CLIENT
ROM INVESTMENTS
 6464 Sunset Blvd
 Suite 910
 Hollywood, CA 90028

PROJECT
VAN NESS APARTMENTS
 1807 N. Van Ness Ave.
 Los Angeles, CA 90028

REV.	DATE/TIME	DESCRIPTION
1	03/28/2023 10:55 AM	ISSUE FOR PERMITS
2	03/28/2023 11:00 AM	ADD COMMENTS
3	03/28/2023 11:05 AM	ADD COMMENTS
4	03/28/2023 11:10 AM	ADD COMMENTS
5	03/28/2023 11:15 AM	ADD COMMENTS
6	03/28/2023 11:20 AM	ADD COMMENTS
7	03/28/2023 11:25 AM	ADD COMMENTS
8	03/28/2023 11:30 AM	ADD COMMENTS
9	03/28/2023 11:35 AM	ADD COMMENTS
10	03/28/2023 11:40 AM	ADD COMMENTS
11	03/28/2023 11:45 AM	ADD COMMENTS
12	03/28/2023 11:50 AM	ADD COMMENTS
13	03/28/2023 11:55 AM	ADD COMMENTS

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ROUGH GRADING PLAN

C-200

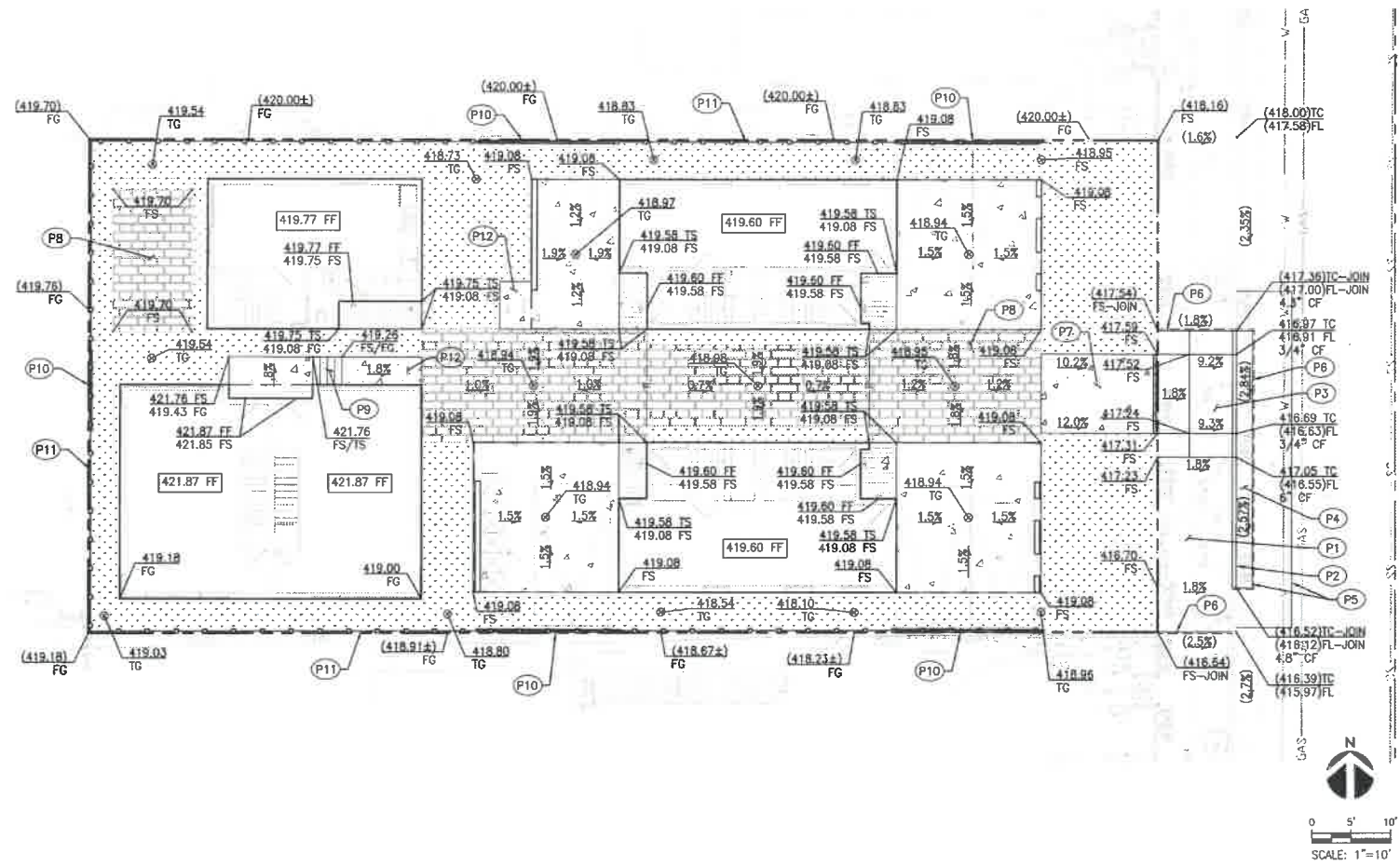
EXHIBIT "A"

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TALLER
 310 S. Los Angeles Street, Ste. 502
 Los Angeles, CA 90014
 310.651.1011
 www.tallerla.com

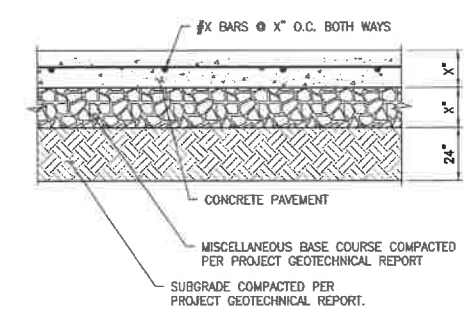
COMMITANTS

 319 Main Street
 El Segundo, CA 90245
 t: 213.239.9700
 f: 213.239.9699
 LFA Job No. 22408



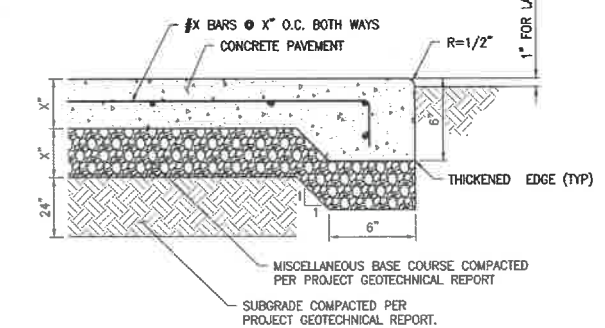
- LEGEND**
- PROPERTY LINE
 - RIDGE
 - SAWCUT UNDER SEPARATE PERMIT
 - ▭ CONCRETE PAVEMENT
 - ▭ ONGRADE PAD PER STRUCTURAL PLANS
 - ▭ OFFSITE CONCRETE UNDER SEPARATE PERMIT
 - ▭ OFFSITE AC PAVEMENT UNDER SEPARATE PERMIT
 - ▭ LANDSCAPE PER LANDSCAPE PLANS
 - ▭ PERMEABLE PAVERS PER LANDSCAPE PLANS
 - ⊕ AREA DRAIN, SEE SHEET C-300

- CONSTRUCTION NOTES**
- (P1) CONCRETE WALK PER CITY OF L.A. STD. PLAN NO. S-444-0 UNDER SEPARATE PERMIT.
 - (P2) TYPE A CONCRETE CURB PER CITY OF L.A. STD. PLAN NO. S-410-2 UNDER SEPARATE PERMIT.
 - (P3) DRIVEWAY PER CITY OF L.A. STD. PLAN NO. S-440-4 UNDER SEPARATE PERMIT. CASE 2, W=10', X=3', Y=5.9', Q=4', Q=9.9'.
 - (P4) FULL DEPTH AC PAVEMENT REPLACEMENT UNDER SEPARATE PERMIT. t=4".
 - (P5) COLDPLANE (MILL) EXISTING AC PAVEMENT AND INFILL WITH NEW AC PAVEMENT UNDER SEPARATE PERMIT. t=2" MIN.
 - (P6) SAWCUT UNDER SEPARATE PERMIT.
 - (P7) CONCRETE PAVEMENT PER DETAIL 1, HEREON.
 - (P8) PERMEABLE PAVERS PER LANDSCAPE PLANS.
 - (P9) STAIRS PER ARCHITECTURAL PLANS. 5 RISERS AT 6".
 - (P10) WALL PER ARCHITECTURAL PLANS.
 - (P11) FENCE PER ARCHITECTURAL PLANS.
 - (P12) CONCRETE WALK PER DETAIL 2, HEREON.



- NOTES:**
1. PAVEMENT SECTIONS ARE BASED ON RECOMMENDATIONS FROM THE PROJECT GEOTECHNICAL REPORT.
 2. REFER TO ARCHITECTURAL PLANS FOR CONCRETE COLOR, PATTERN, TEXTURE, AND FINISH.
 3. SEE PLAN FOR LOCATION OF CONTROL JOINTS.

1 REINFORCED CONCRETE PAVEMENT
 Q210 N.T.S.



- NOTES:**
1. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
 2. REFER TO ARCHITECTURAL DRAWINGS FOR COLOR, PATTERN, TEXTURE, AND FINISH.
 3. SEE PLAN FOR LOCATION OF CONTROL JOINTS.

2 CONCRETE WALK SECTION
 Q210 N.T.S.



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 Hollywood, CA 90028

PROJECT
VAN NESS APARTMENTS
 1807 N. Van Ness Ave.
 Los Angeles, CA 90028

REV.	DATE/TAG
1	03/28/2023
2	03/28/2023
3	03/28/2023
4	03/28/2023
5	03/28/2023
6	03/28/2023
7	03/28/2023
8	03/28/2023
9	03/28/2023
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46	03/28/2023
47	03/28/2023
48	03/28/2023
49	03/28/2023
50	03/28/2023

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SHEET NAME
GRADING PLAN

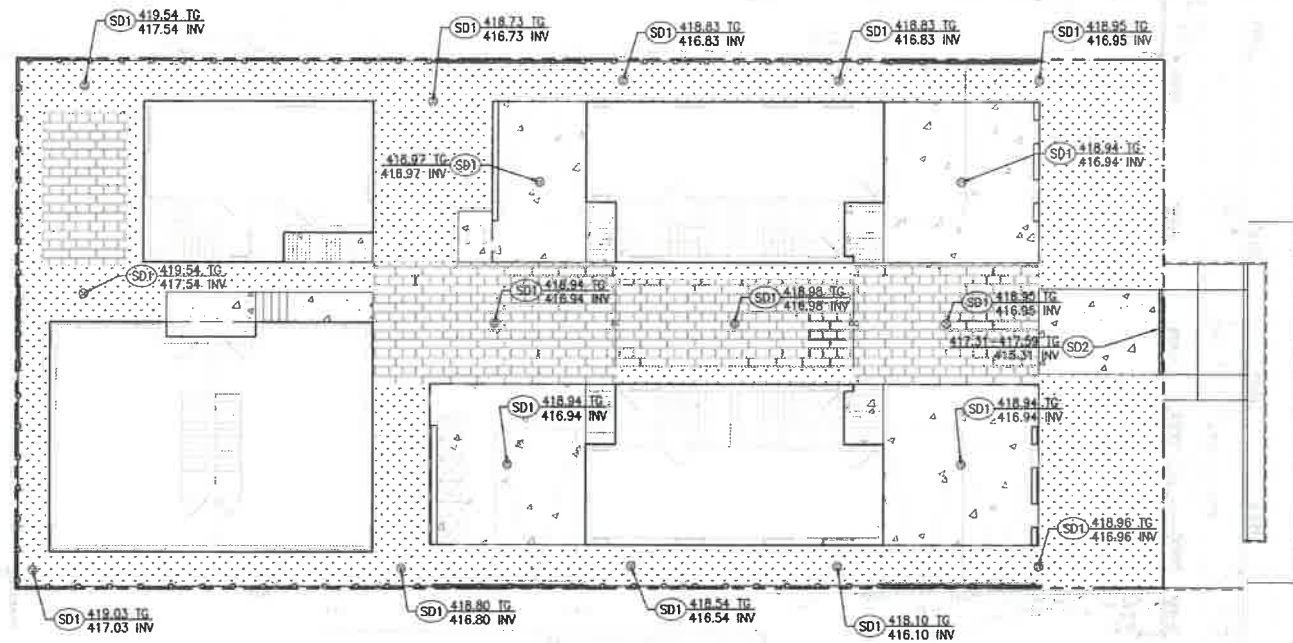
SHEET NUMBER
C-210

REV.	DATE/TITLE
1	03/28/2023 15% CD SET ISSUE
2	04/12/2023 30% SET ISSUE
3	04/17/2023 100% SET ISSUE
4	04/19/2023 100% SET ISSUE
5	04/20/2023 100% SET ISSUE
6	04/24/2023 100% SET ISSUE
7	04/24/2023 100% SET ISSUE

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SHEET NAME
LOW IMPACT DEVELOPMENT PLAN

SHEET NUMBER
C-300



LEGEND

---	PROPERTY LINE
▭	CONCRETE PAVEMENT
▭	ONGRADE PAD PER STRUCTURAL PLANS
▭	OFFSITE CONCRETE UNDER SEPARATE PERMIT
▭	OFFSITE AC PAVEMENT UNDER SEPARATE PERMIT
▭	LANDSCAPE PER LANDSCAPE PLANS
▭	PERMEABLE PAVERS PER LANDSCAPE PLANS
⊕	AREA DRAIN, SEE SHEET C-300

STORM DRAIN CONSTRUCTION NOTES

- SD1 6" AREA DRAIN BY NDS OR APPROVED EQUAL.
- SD2 3" TRENCH DRAIN BY NDS (PRO SERIES CHANNEL DRAIN) OR APPROVED EQUAL.
- SD3 PVC STORM DRAIN PIPE.
- SD4 PVC STORM DRAIN OVERFLOW PIPE.
- SD5 CURB DRAIN PER APWA STD. PLAN 150-4.

BMP NOTES

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

PROJECT SITE CHARACTERISTICS	
	QUANTITIES
TOTAL SITE AREA (S.F.)	8,412
TOTAL TRIBUTARY AREA (S.F.)	8,412
IMPERVIOUS AREA (S.F.)	4,406
PERCENT IMPERVIOUS	52%
B5TH PERCENTILE RAINFALL (IN.)	1.0
SWD _v (C.F.)	359

Low Impact Development (LID)
 Post Construction Stormwater Mitigation
 Best Management Practices (BMPs)



STORMWATER OBSERVATION REPORT FORM
 (Residential ≥ 5 units & All other Development)



LOW IMPACT DEVELOPMENT

Upon installation of the approved stormwater BMPs, a Stormwater Observation Report (SOR) Form shall be submitted to Department of Public Works, Bureau of Sanitation, 201 N. Figueroa, 3rd floor, station 18. The SOR Form must be with filed and approved by the Bureau of Sanitation prior to the issuance of a Certificate of Occupancy.

Project Address: 1807 N. VAN NESS AVE., LOS ANGELES, CA 90028

RESIDENTIAL, (4 UNITS OR LESS, <10,000SF, <2,500 SF within a ESA)

Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
1	Rain Tank(s) - 55 to 120 gal each		
2	Rain Tank(s) - > 120 gal min		
3	Shade Tree - min 15 gal		
4	Flow thru Planter(s)		
5	Permeable pavers / Porous concrete (min 10% open space)	<input type="checkbox"/> Incidental: total SF	
		<input type="checkbox"/> Infiltration: total SF	
6	Rain Garden	<input type="checkbox"/> # - Lined: total SF	
		<input type="checkbox"/> # - Unlined: total SF	
7	Dry Well		
8	SUMP Pump (modification is not required)		

ALL OTHER DEVELOPMENT
 (Residential: 5 ≥ units, 10,000 ≥ SF, within a ESA and ≥2,500SF)

Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
1	Infiltration Basin / Trench	<input type="checkbox"/> Above Grade	
		<input type="checkbox"/> Below Grade	
2	Dry Well	<input type="checkbox"/> Above Grade	
		<input type="checkbox"/> Below Grade	
3	Permeable pavers / Porous concrete (min 10% open space)	<input type="checkbox"/> Incidental: total SF	
		<input type="checkbox"/> Infiltration: total SF	
4	Rain Tank(s) - 530 gal min	<input type="checkbox"/> Above Grade	
		<input type="checkbox"/> Below Grade	
Treat & Discharge	6	Flow thru Planter(s)	
	7	Bioinfiltration	
	8	Vegetative Swale / Filter Strip	
	9	Catch Basin Filter(s)	
	10	Trench Drain Filter(s)	
	11	Down Spout Filter(s)	
	12	SUMP Pump (modification is not required)	

* At a minimum: Site Plan, Architectural Elevations, Roof Plan, Civil Sheets and Detail

IN THE EVENT THAT THE APPROVED STORMWATER BMP CANNOT BE BUILT PER PLANS (OR ANY MODIFICATION), CONSULT WITH BUREAU OF SANITATION STAFF PRIOR TO ANY PLAN MODIFICATIONS. FAILURE TO DO SO MAY DELAY OBTAINING A FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY (C OF O).

STORMWATER OBSERVATION means the visual observation of the stormwater related Best Management Practices (BMPs) for conformance with the approved LID Plan at significant construction stages and at completion of the project. Stormwater observation does not include or waive the responsibility for the inspections required by Section 168 or other sections of the City of Los Angeles Building Code.

STORMWATER OBSERVATION must be performed by the engineer or architect responsible for the approved LID Plan or designated staff in their employ. As part of the observation, provide photos of the BMPs taken during various construction phases.

STORMWATER OBSERVATION REPORT must be signed and stamped (see below) by the engineer or architect responsible for the approved LID Plan and submitted to the city prior to the issuance to the certificate of occupancy. PRIOR TO CERTIFICATE OF OCCUPANCY (C OF O), SOR FORM, PRINTED PHOTOS OF THE BMPs TAKEN DURING VARIOUS CONSTRUCTION PHASES AND APPROVED STAMPED PLANS BY THE BUREAU OF SANITATION MUST BE SUBMITTED TO THE PUBLIC COUNTER FOR STAFF APPROVAL.

Project Address: 1807 N. VAN NESS AVE. LOS ANGELES, CA 90028	Building Permit No.: XXXX-XXXX-XXXX
Name of Engineer/Architect responsible for the approved LID Plan: FRANK LAROCCA, P.E.	Phone Number: 213.239.9700 X150

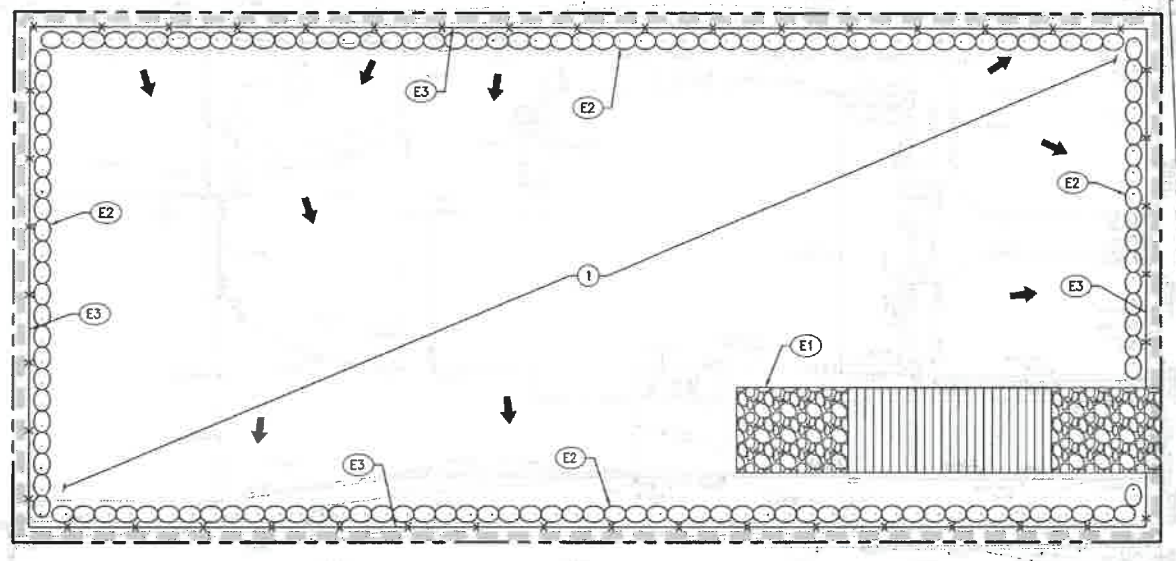
List all BMPs installed as part of the project. Coordinates of the most significant (or typical) BMPs:

BMP Type: _____ # of units: _____	BMP Type: _____ # of units: _____
Lat: _____ ; Long: _____	Lat: _____ ; Long: _____
Ex: Lat: 34.04152; Long: -118.25962 (5 sig digits)	
BMP Type: _____ # of units: _____	BMP Type: _____ # of units: _____
Lat: _____ ; Long: _____	Lat: _____ ; Long: _____

I DECLARE THAT THE FOLLOWING STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE:

- 1. I am the engineer or architect responsible for the approved LID Plan, and;
- 2. I, or designated staff under my responsible charge, has performed the required site visits at each significant construction stage and at the completion to verify that the Best Management Practices (BMPs) as shown on approved plans have been constructed and installed in accordance with the approved LID Plan.

Signature _____ Date _____
 Wet Stamp of Engineer or Architect



EROSION CONTROL NOTES

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR.
3. WHEN THE INSPECTOR SO DIRECTS, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
4. STORM AND SEWER DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS.
5. EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15).
6. SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO DIRECTS.
7. A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE PERMITEE OR THE CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS. THE PARTY TO BE CONTACTED IS:
 NAME: _____ (TO BE FILLED IN BY CONTRACTOR)
 PHONE NUMBER: _____

BMP NOTES

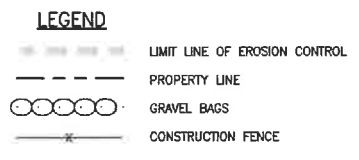
- THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JULY 2012, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):
- | | |
|--|---|
| EROSION CONTROL | WIND EROSION CONTROL |
| EC1-SCHEDULING | WE1-WIND EROSION CONTROL |
| EC2-PRESERVATION OF EXISTING VEGETATION | |
| EC3-HYDRAULIC MULCH | NON-Stormwater Management |
| EC4-HYDROSEEDING | NS1-WATER CONSERVATION PRACTICES |
| EC5-SOIL BINDERS | NS2-DEWATERING OPERATIONS |
| EC6-STRAW MULCH | NS3-PAVING AND GRINDING OPERATIONS |
| EC7-GEOTEXTILES AND MATS | NS4-TEMPORARY STREAM CROSSING |
| EC8-WOOD MULCHING | NS5-CLEAR WATER DIVERSION |
| EC9-EARTH DIKES AND DRAINAGE SWALES | NS6-ILLCIT CONNECTION/DISCHARGE |
| EC10-VELOCITY DISSIPATION DEVICES | NS7-POTABLE WATER/IRRIGATION |
| EC11-SLOPE DRAINS | NS8-VEHICLE AND EQUIPMENT CLEANING |
| EC12-STREAMBANK STABILIZATION | NS9-VEHICLE AND EQUIPMENT FUELING |
| EC13-RESERVED | NS10-VEHICLE AND EQUIPMENT MAINTENANCE |
| EC14-COMPOST BLANKET | NS11-PILE DRIVING OPERATIONS |
| EC15-SOIL PREPARATION/ROUGHENING | NS12-CONCRETE CURING |
| EC16-NON-VEGETATIVE STABILIZATION | NS13-CONCRETE FINISHING |
| | NS14-MATERIAL OVER WATER |
| TEMPORARY SEDIMENT CONTROL | NS15-DEMOLITION ADJACENT TO WATER |
| SE1-SILT FENCE | NS16-TEMPORARY BATCH PLANTS |
| SE2-SEDIMENT BASIN | |
| SE3-SEDIMENT TRAP | WASTE MANAGEMENT & MATERIALS |
| SE4-CHECK DAM | POLLUTION CONTROL |
| SE5-FIBER ROLLS | WM1-MATERIAL DELIVERY AND STORAGE |
| SE6-GRAVEL BAG BERM | WM2-MATERIAL USE |
| SE7-STREET SWEEPING AND VACUUMING | WM3-STOCKPILE MANAGEMENT |
| SE8-SANDBAG BARRIER | WM4-SPILL PREVENTION AND CONTROL |
| SE9-STRAW BALE BARRIER | WM5-SOLID WASTE MANAGEMENT |
| SE10-STORM DRAIN INLET PROTECTION | WM6-HAZARDOUS WASTE MANAGEMENT |
| SE11-ACTIVE TREATMENT SYSTEMS | WM7-CONTAMINATED SOIL MANAGEMENT |
| SE12-MANUFACTURED LINEAR SEDIMENT CONTROLS | WM8-CONCRETE WASTE MANAGEMENT |
| SE13-COMPOST SOCKS AND BERMS | WM9-SANITARY/SEPTIC WASTE MANAGEMENT |
| SE14-BIOFILTER BAGS | WM10-LIQUID WASTE MANAGEMENT |
| EQUIPMENT TRACKING CONTROL | |
| TC1-STABILIZED CONSTRUCTION ENTRANCE/EXIT | |
| TC2-STABILIZED CONSTRUCTION ROADWAY | |
| TC3-ENTRANCE/OUTLET TIRE WASH | |

DUST CONTROL NOTES

1. DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE AMOUNT AT THE LOCATIONS AS DIRECTED BY THE ENGINEER.
2. WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTORS OR PIPE LINES EQUIPPED WITH A SPRAY SYSTEM OR HOSES WITH NOZZLES THAT WILL INSURE A UNIFORM APPLICATION OF WATER.
3. UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF 100 GALLONS SHALL BE AVAILABLE FOR APPLYING WATER.
4. ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
5. PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.
6. PROVIDE FOR RAPID CLEAN-UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
7. LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING & EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.

GENERAL DEMOLITION NOTES

1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
11. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

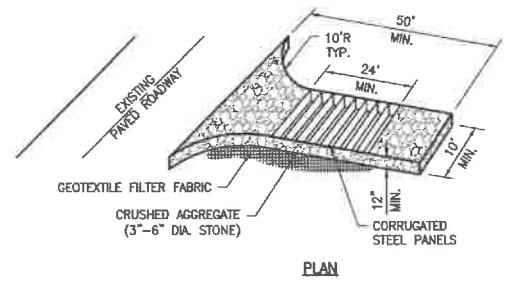
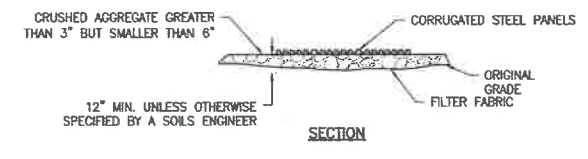
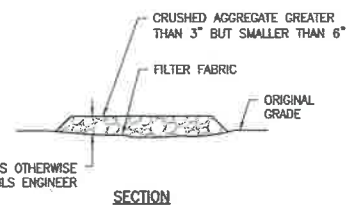
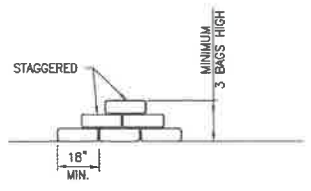
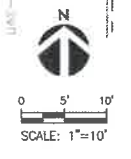


EROSION CONTROL NOTES

- (E1) POSSIBLE STABILIZED CONSTRUCTION ENTRANCE LOCATIONS PER DETAIL 1, HEREON.
- (E2) PLACE GRAVEL BAG BARRIER, TRIPLE ROW PER DETAIL 2, HEREON.
- (E3) INSTALL TEMPORARY CONSTRUCTION FENCE PER PLAN.

DEMOLITION NOTES

- REMOVE & DEMOLISH**
1. SEE GENERAL DEMOLITION NOTES HEREON.
 2. WORK WITHIN THE PUBLIC RIGHT OF WAY TO BE PERFORMED UNDER SEPARATE PERMIT.



NOTES:

1. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
3. IF A WASH RACK IS INCLUDED, A SEDIMENT TRAP OF SOME KIND MUST ALSO BE PROVIDED TO COLLECT WASH WATER RUNOFF.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE.

STREET MAINTENANCE NOTES

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.



319 Main Street
 El Segundo, CA 90245
 t: 213.239.9700
 f: 213.239.9699
 LFA Job No. 22408



CLIENT
ROM INVESTMENTS
 6464 Sunset Blvd
 Suite 910
 Hollywood, CA 90028

PROJECT
VAN NESS APARTMENTS
 1807 N. Van Ness Ave.
 Los Angeles, CA 90028

REV.	DATE	DESCRIPTION
1	08/28/2023	ISSUE FOR PERMITS
2	09/12/2023	ISSUE FOR PERMITS
3	09/12/2023	ISSUE FOR PERMITS
4	09/12/2023	ISSUE FOR PERMITS
5	09/12/2023	ISSUE FOR PERMITS
6	09/12/2023	ISSUE FOR PERMITS
7	09/12/2023	ISSUE FOR PERMITS
8	09/12/2023	ISSUE FOR PERMITS
9	09/12/2023	ISSUE FOR PERMITS
10	09/12/2023	ISSUE FOR PERMITS

TALLER HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGN WHICH ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING EXPRESS WRITTEN PERMISSION.

EROSION CONTROL PLAN

C-100

UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled as 24" (603 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials

1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product # BR 24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7808).

2. Root barrier shall be recyclable, black, injection molded panels with 0.80" (2.03 mm) wall thickness in modules 24" (603 mm) long and 24" (603 mm) deep.

3. Root barrier shall be manufactured with 75% recycled polypropylene with added ultraviolet inhibitors.

4. Root barrier shall be comprised of 24" (60.36 cm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing ribs of a minimum 0.075" (1.90 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & B.)

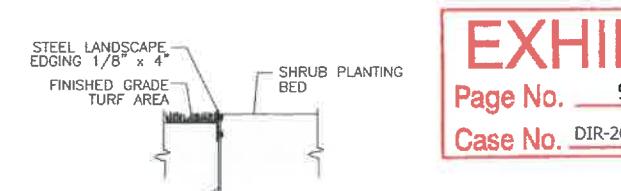
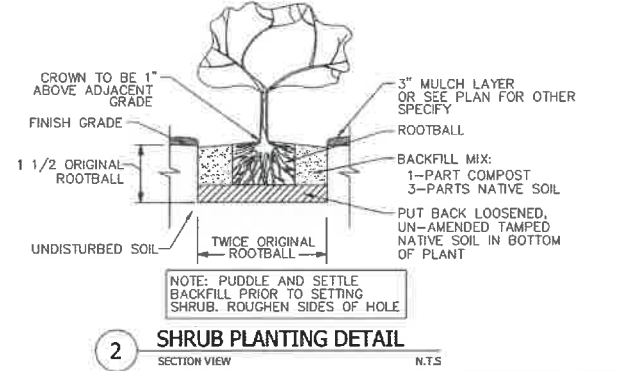
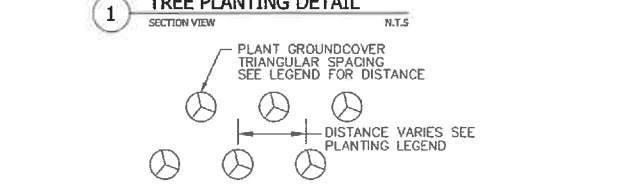
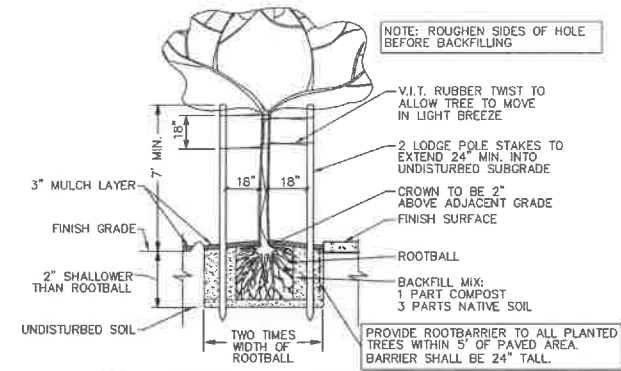
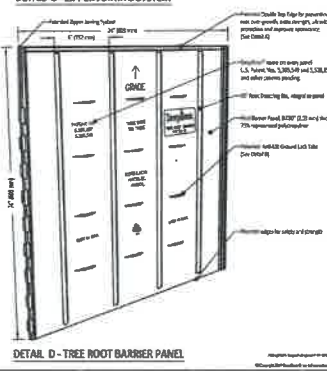
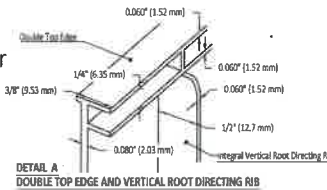
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical root directing ribs (See Detail A).

6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.075" (1.90 mm) thickness in the shape of a segment of an oblong, 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The locking ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (Four (4) between each set of ribs, see Details B & D).

7. Root barrier shall have an integrated zipper joining system for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,549, and 5,578,857 Other Patents Pending.

Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	3,254 PSI	D638
Tensile strength @ yield - Ribs	2,846 PSI	D638
Yield Elongation - Wall	7.4%	D638
Yield Elongation - Ribs	7.0%	D638
Residual Modulus	119,625 Psi	D790B
Notched Izod Impact - Wall	3.54 (ft-lb)	D256A
Notched Izod Impact - Ribs	3.4	D256A



NOTE: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."
 Licensed Architect _____ Date 09-25-2023

OPEN SPACE REQUIREMENTS:
PER LA CITY ZONING CODE, SECTION 12.21

TOTAL OPEN SPACE REQUIRED:	= 1,000 S.F.
TOTAL OPEN SPACE PROVIDED:	= 1,605 S.F.
25% OF OPEN SPACE TO BE LANDSCAPED:	= 401 S.F.
LANDSCAPED OPEN SPACE PROVIDED:	= 1,251 S.F. (78%)

TREE QUANTITY REQUIREMENTS - MINIMUM 24" BOX
ALL TREES PLANTED IN MINIMUM 30" SOIL DEPTH

1 24" BOX TREE PER 4 UNITS	5 UNITS/4 =	TREES REQUIRED	2
TREES PROVIDED: (24" BOX OR GREATER)	OPEN SPACE AREA =	TOTAL TREES	2
	STREET TREES IN PARKWAY =		1
			3

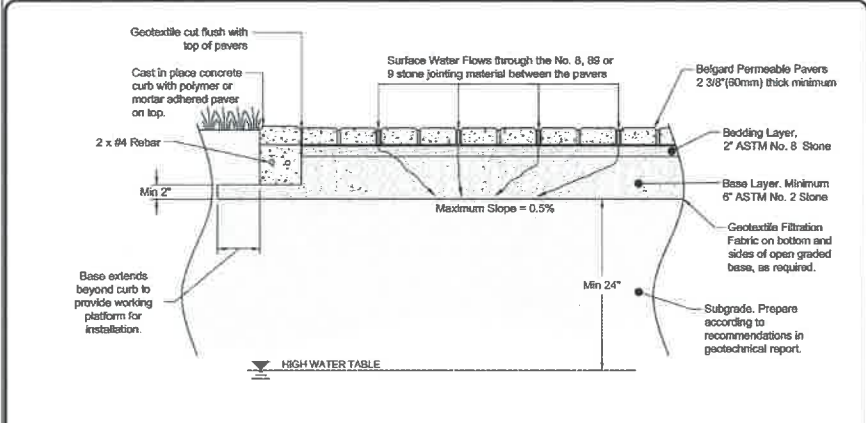
FRONT YARD TREE REQUIREMENT:
PER LA CITY ZONING CODE, SECTION 12.21
(ONE TREE PER 500 S.F. OF UNPAVED FRONT YARD)

TOTAL FRONT YARD S.F. = 750 S.F.	
TREES REQUIRED 24" BOX OR GREATER:	= 2 TREES
TREES PROVIDED 24" BOX OR GREATER:	= 2 TREES

EXHIBIT "A"
Page No. 9 of 34
Case No. DIR-2023-5089-TOC-SPP-VHCA

PLANT LEGEND

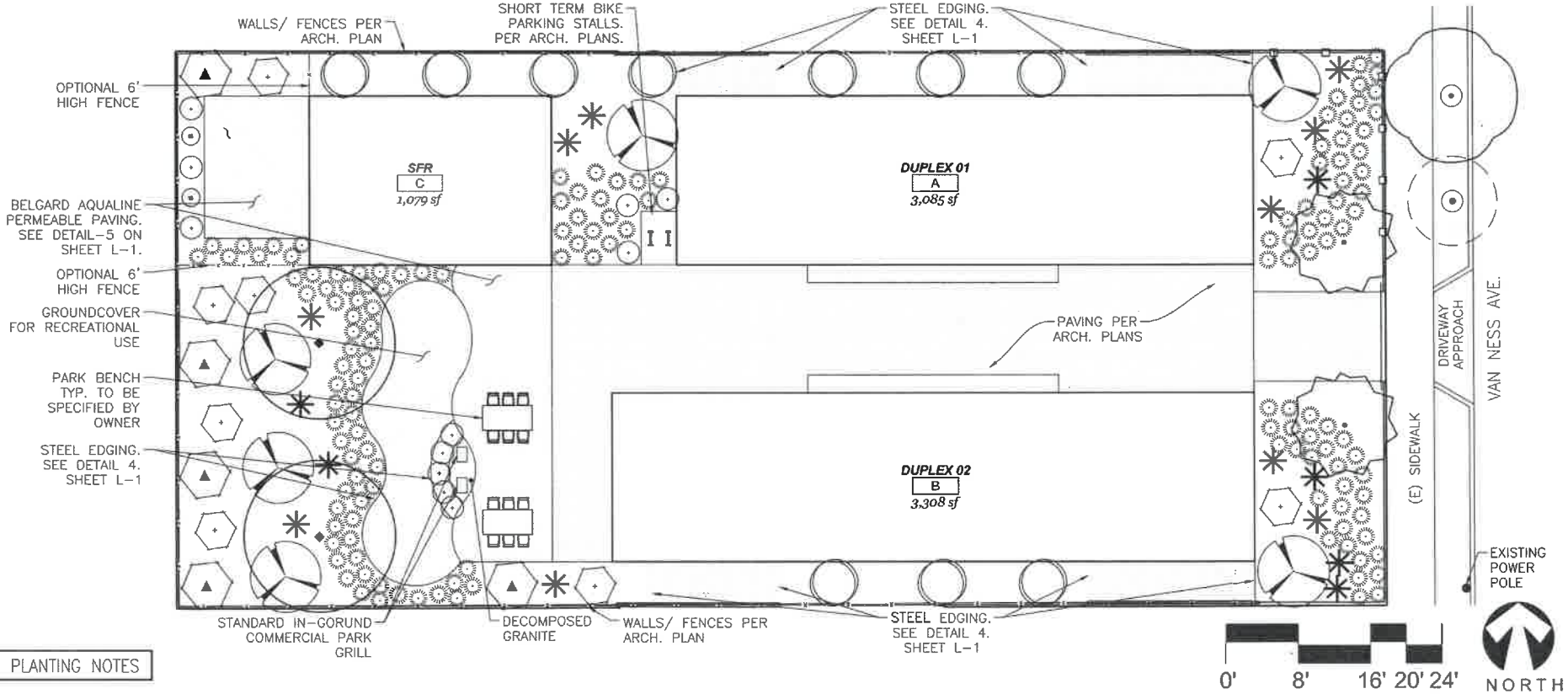
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS FACTOR	REMARKS
TREES						
	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	24" box	1	Moderate	Standard
	Cercis occidentalis	Western Redbud	24" box	2	Low	Standard
	Chilopsis linearis	Desert Willow	24" box	2	Low	Standard
Existing street tree to remain						
SHRUBS						
	Ribes aureum	Golden Currant	5 gal	10	Low	
	Encelia californica 'Paleo Yellow'	California Bush Sunflower	5 gal	8	Low	
	Arctostaphylos 'Sunset'	Sunset Manzanita	15 gal	5	Low	
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	5 gal	6	Low	
PERENNIALS						
	Achillea millefolium	Western Yarrow	5 gal	145	Low	
	Salvia spathacea	Hummingbird Sage	5 gal	11	Low	
	Mimulus guttatus	Seep Monkey Flower	5 gal	2	Low	
SUCCULENTS						
	Agave attenuata	Fox Tail Agave	5 gal	16	Low	
GROUND COVERS						
	Senecio mandraliscae	Blue Chalksticks	flats	5	Low	plant @ 12" o.c.
	Dymondia margaretae	Silver Carpet	flats	5	Low	plant @ 12" o.c.
1/2" - 1" Mixed Mexican Beach gravel or similar. 3" deep.						
*All exposed landscape areas to be covered with 3" layer of 'Spec Mulch'. See mulch installation note.						



Design Notes:

- Cross section as shown is suitable for pedestrian or commercial plaza use only. Depth of base subject to site specific hydraulic and structural requirements. Contact Oldcastle Architectural for design assistance.
- Paver dimensions subject to aspect and plan ratio requirements based on traffic loading, including any maintenance and/or emergency vehicles.
- Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
- Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging.
- Cast in place curb can be without power on top. In such case, top of curb should be level with concrete paver field.

Belgard Permeable Paving Detail
PICP Full Infiltration Plaza Design
1" = 1'-0"
1/23/2016



5 BELGARD AQUALINE PERMEABLE PAVING

5 BELGARD AQUALINE PAVING

NOTE: SEE SHEET L-2 FOR PLANTING NOTES

Hof
PURPOSEFUL PLANNING
1705 W. Arrow Route #106, Upland, CA 91786
Phone: 951.961.4003 info@hofplanning.com www.hofplanning.com

SEAL - DESIGN ENGINEER
LICENSED LANDSCAPE ARCHITECT
JAMES MACIAS No. 5810
12-31-2023
09-25-2023
STATE OF CALIFORNIA

Revisions:

No.	Date	Description
1	3-23-2022	Site Change
2	4-12-2023	Site Change
3	7-03-2023	Street Trees
4	9-25-2023	Open Space

PROJECT:
MULTI-FAMILY RESIDENTIAL
1807 N VAN NESS AVE.
LOS ANGELES CA, 90028

DATE: 10-11-2021
DRAWN: S.K.
REVIEWED: J.M.
PROJECT NO: 2135
SCALE: 1/8" = 1'-0"
SHEET TITLE: PLANTING PLAN
SHEET NO: L-1
SHEET: 1 OF 3

GENERAL IRRIGATION NOTES

- It is the responsibility of the irrigation Contractor to familiarize himself with all grade differences, location of well, retaining walls, structures and utilities. The Contractor shall repair or replace, at no additional cost to the owner, all items damaged by his work. The Contractor shall coordinate his work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.
- The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, or differences in the area dimension exist that might not have been addressed in the design of the irrigation system. Such obstructions or differences shall be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the Contractor shall assume full responsibility for any necessary alterations to the work.
- The Contractor shall obtain, coordinate, and pay for any and all inspections as required.
- The Contractor shall be responsible and liable for any encroachment into adjacent property, R.O.W.'s easements setbacks or any other legal property restrictions either marked or unmarked.
- The irrigation system design is based on a minimum operation pressure of 40 PSI and a maximum flow demand of 10.0 GPM. The Contractor shall verify water pressure prior to construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection to the Landscape Architect.
- This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The Contractor shall locate all valves in shrub or groundcover areas.
- Trenching within the dripline of large existing trees shall be performed by hand, and with extreme care not to sever roots 1-1/2" in diameter and larger. Where roots 1-1/2" in diameter and larger are encountered, the Contractor shall tunnel under said roots. Exposed roots that have been tunneled under shall be wrapped in wet burlap and kept moist while the trench is open.
- All Main line piping, lateral line piping, and control wires under all paving shall be installed in Schedule 40 PVC sleeves at a minimum depth of 18". Sleeves shall be installed before paving is in place. All sleeve sized shall be a minimum of twice the diameter of the pipe to be sleeved. Control wire sleeves shall be of sufficient size for the required number of wires under paving.
- Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of soil rejection.
- The Contractor shall flush and adjust all drip tubing, and valves for optimum coverage with minimal misting and/or over spray onto walks, streets, walls, etc. Substitution of nozzle pattern or radius as required to achieve optimum coverage is responsibility of contractor.
- All irrigation equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- Drip tubing shall be installed in parallel rows (wherever possible) 18" apart on top the finish grade (unless stated otherwise on plan OR irrigation legend) and covered with 3" of specify groundcover material- see planting plan. Emitter spacing of adjacent rows staggered. Tubing shall be firmly staked in place with U-staples at 5' on center (24" on center around tight curves), in steeply sloped areas, install tubing rows perpendicular to the direction of the slope. Install flush valves at the circuit's major low points (verify in field). Install flush valves in 6" valve boxes. Drip irrigation tubing shall be connected to Schedule 40 PVC supply line and exhaust manifolds where indicated on the plans.
- 120 VAC electrical power source at controller location shall be provided by Electrician or General Contractor. The Contractor shall make the final connection from the electrical source to the controller.
- Pressure test Mainline at 150 PSI per three(3) hours constant.

Point of Connection # 1

Maximum Applied Water Allowance (MAWA)
Total MAWA = (ET_o x 0.55 x LA x 0.62) = Gallons per year for LA+SLA

where:
MAWA = Maximum Applied Water Allowance (gallons per year)
ET_o = Reference Evapotranspiration Appendix C (inches per year)
0.55 = Evapotranspiration Adjustment Factor (ETAF) residential
0.45 = Evapotranspiration Adjustment Factor (ETAF) non-residential
1.0 = ETAF for Special Landscaped Area
LA = Landscaped Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Special Landscaped Area (square feet)

MAWA Calculation:

	ET _o	ETAF	LA or SLA (#2)	Conversion	MAWA (Gallons Per Year)
MAWA for LA=	50.1	x 0.55	x 3,300	x 0.62	= 56,378.00
Total MAWA =			3,300		= 56,378.00 Gal./ Year

Estimated Applied Water Use
EAWU = ET_o x K_L x LA x 0.62 x IE = Gallons per year

where:
EAWU = Estimated Applied Water Use (gallons per year)
ET_o = Reference Evapotranspiration Appendix C (inches per year)
K_L = Landscape Coefficient
LA = Landscaped Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
IE = Irrigation Efficiency

EAWU Calculation:

	ET _o	K _L	LA	Conversion	IE	EAWU (Gallons per year)
(Drip) Low Water Using Shrub	50.1	x 0.2	x 3,230	x 0.62	÷ 0.81	= 24,773.00
(Bubbler) Moderate Water Using Trees	50.1	x 0.5	x 70	x 0.62	÷ 0.81	= 1,342.00
Total EAWU =			3,300			26,115.00 Gal./ Year

VALVE 2,3,4 →

VALVE 1,5 →

DRIP IRRIGATION

EXHIBIT "A"

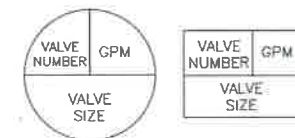
Page No. 10 of 34

Case No. DIR-2023-5089-TOC-SPP-VHCA

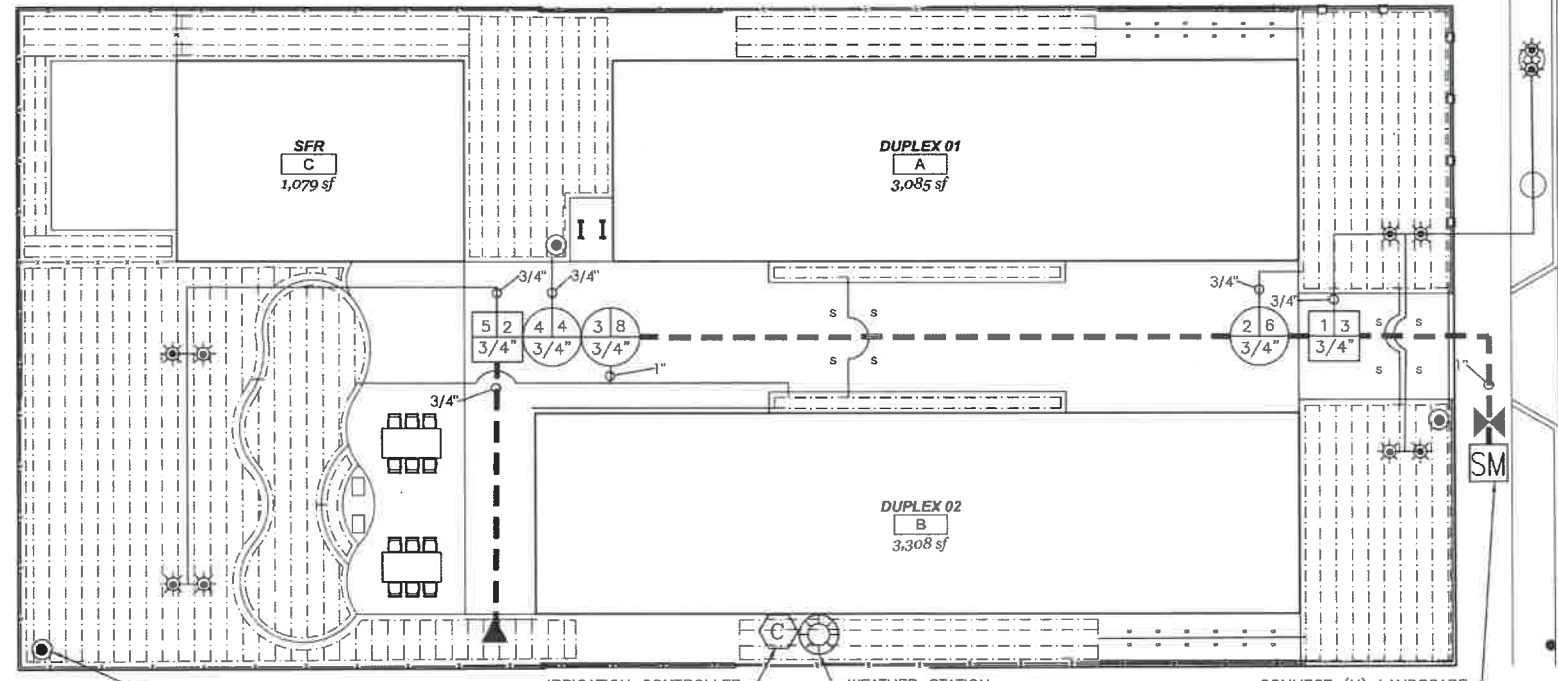
IRRIGATION LEGEND

SYMBOL	MFG	MODEL DESCRIPTION	PATN.	GPM	PSI	RAD	DET
	RAINBIRD	RWS-M-B-1402 INSTALL PER MANUFACTURE SPECS. FULL		0.5	30	--	B
	NETAFIM	MANUAL FLUSH VALVE IN 6" VALVE BOX MODEL #TL5OV					C
	CHAMPION	3/4" BRASS HOSE BIBB, INSTALL NEW BRASS VACUUM BREAKER PER UNIT					E
	HUNTER	WEATHER BASED CONTROLLER: MODEL: PRO-C (8 STATION) VERIFY LOCATION W/ GENERAL CONTRACTOR(G.C.) NOTE: CONTROLLER TO BE INSTALL ON A DEDICATED CIRCUIT AND GROUNDED PER LOCAL CODES.					F
	HUNTER	MODEL: SOLAR-SYNC-SEN, MOUNT TO ROOF EAVE. PER MANUFACTURE SPECS. VERIFY LOCATION W/ G.C.					F
	ANY APPROVED	PVC SCHEDULE 40 SLEEVING, INSTALL UNDERGROUND (AT LEAST TWICE LINE SIZE)					G
	ANY APPROVED	PVC SCHEDULE 40 LATERAL LINE SIZE AS INDICATED ON PLAN					T
	ANY APPROVED	PVC SCHEDULE 40 MAIN LINE, SIZE AS INDICATED ON PLAN NOTE: USE CLASS 315 PVC FOR LINES 2" AND LARGER					T
	NETAFIM	TECHLINE MODEL: TLHCVR5-12 LINES LAYOUT @ 18" O.C.		0.53 GPH	40		H
	HUNTER	MODEL: PGV-ASV, SIZE AS PER PLAN					I
	HUNTER	MODEL: PGV-ASV, SIZE AS PER PLAN INSTALL A SENINGER PR-40 PRESSURE REGULATOR & NETAFIM FILTER MDL# DF075-140					J
	NIBCO	BRASS BALL VALVE, MODEL: T-580-A LINE SIZE					K
	RAINBIRD	FMD SERIES LANDSCAPE SUB-WATER METERS MODEL: FM100B, SIZE 1", INSTALL PER MANUFACTURE SPECIFICATIONS AND LOCAL CODES					-

VALVE SYMBOLS



NOTE:
THIS DESIGN IS DIAGRAMMATIC
FOR CLARIFICATION. THE LOCATION
OF MAINLINES, LATERALS, VALVES,
AND OTHER IRRIGATION COMPONENTS
SHALL BE LOCATED INSIDE PLANTER
AREAS AS MUCH AS POSSIBLE.
VERIFY WITH GENERAL CONTRACTOR.

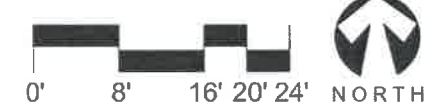


IDENTIFY THE LOWEST ELEVATION POINT FOR EACH SYSTEM AND INSTALL A FLUSH VALVE PER DETAIL (TYPICAL)

IRRIGATION CONTROLLER MOUNT TO WALL FACE VERIFY LOCATION W/ GENERAL CONTRACTOR

WEATHER STATION INSTALL PER MANUF. SPECS.

CONNECT (N) LANDSCAPE IRRIGATION SUBMETER TO (E) WATER METER. VERIFY P.O.C. IN FIELD



PLANTING NOTES

- Contractor shall review plans, verify site conditions and plant quantities prior to installation. Contractor shall take sole responsibility for any cost incurred due to damage of existing utilities. Plant material quantities are listed for the convenience of the Contractor. Actual number of symbols shall have priority over quantity designated. Conflicts between the Owner and these plans or within these plans shall be brought to the attention of the Landscape Architect prior to landscape installation. Any deviation(s) from the plans or specifications will require written approval from the Owner and/or Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- The Contractor shall maintain a qualified supervisor on the site at all times during construction through completion of pick-up work.
- The Contractor shall receive site graded within 0.10 foot of finish grade. Commencement of work indicates Contractor's acceptance of existing grades and conditions. Final grades shall be adjusted by Contractor as directed by Owner's representative. All grading shall be completed prior to commencement of planting operation.
- The Contractor shall furnish and pay for all container grown trees, shrubs, vines, seeded/sodded turf, hydromulches, and flatted groundcovers. The Contractor shall also be responsible for and pay for planting, staking, and guarantee of all plant materials. See planting details for planting and staking/guying requirements.
- The Landscape Architect and/or Owner shall approve plant material placement by Contractor prior to installation.
- Fertilizer for all planting areas shall be a slow-release, high-nitrogen fertilizer incorporated into the soil during planting.
- For areas to be landscaped and irrigated, the following amendments shall be uniformly broadcast and thoroughly incorporated 6" deep by means of a rototiller or equal.
Amount per 1000 square feet
4 cu. yds. nitrogen stabilized organic compost
50 pounds agricultural gypsum
- The planting pits for trees shall be dug twice the diameter of the root ball and two inches shallower than the rootball. Planting pits for shrubs and perennials shall be dug twice the original root ball width, and one-and-a-half times as deep as the rootball. Planting pits for groundcovers shall be dug one-and-a-half times the original root ball size in all directions.
- The Landscape Contractor shall maintain all planted areas shown on the plans, including (but not limited to) watering, pruning, edging, and mowing, for a period of thirty (30) days after completion of project and acceptance by Owner.
- The Landscape Contractor shall warranty and replace any plant material that shows signs of lack of vigor or other unhealthy appearance within ninety (90) days of completion of contract. Trees that have been topped or otherwise improperly pruned by the Contractor shall be removed and replaced by the Contractor at no cost to the Owner.

GENERAL NOTES

- A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting ground covers, or direct seeding applications where mulch is contraindicated.
- A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape architect for the project.
- For soil amendments see "Planting Notes", #7.

HOLD HARMLESS & INDEMNIFICATION CLAUSE

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, THE CSA, COUNTY OF LOCAL JURISDICTION, AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, THE CSA, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.



Revisions:

No.	Date	Description
1	3-23-2022	Site Change
2	4-12-2023	Site Change
3	7-03-2023	Street Trees
4	9-25-2023	Open Space

VAN NESS AVE.

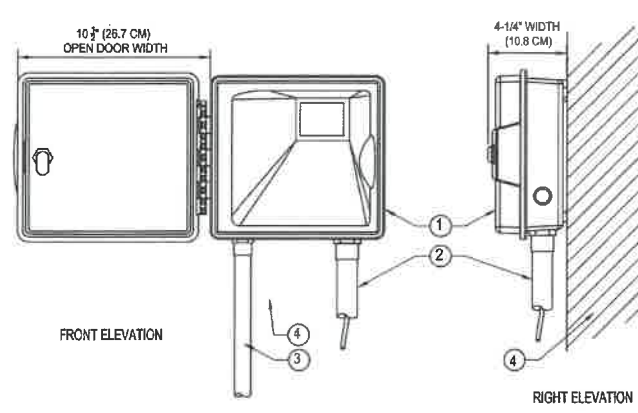
PROJECT:
MULTI-FAMILY RESIDENTIAL
1807 N VAN NESS AVE.
LOS ANGELES CA, 90028

DATE:	10-11-2021
DRAWN:	S.K.
REVIEWED:	J.M.
PROJECT NO.:	2135
SCALE:	1/8" = 1'-0"

IRRIGATION PLAN

SHEET NO:

L-2

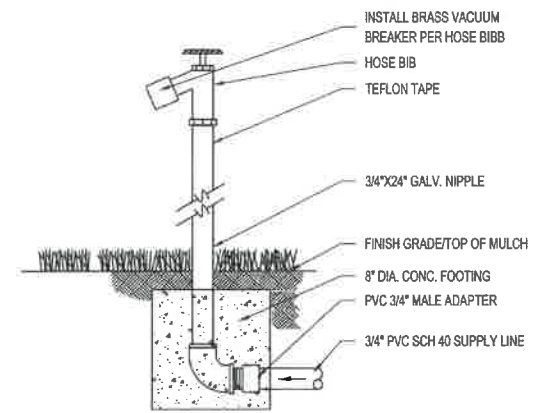


LEGEND:

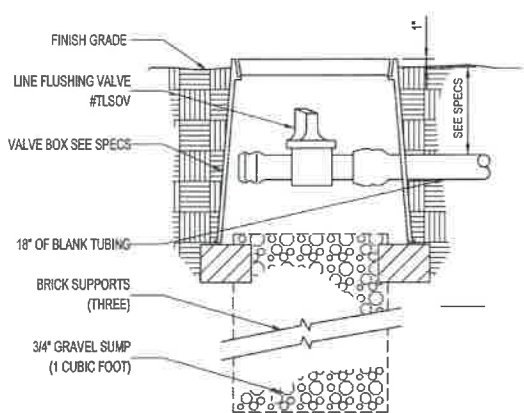
- IRRIGATION CONTROLLER PER PLAN LEGEND
- IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
- ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
- ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE: MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE. CONTROLLER TO BE INSTALLED ON A DEDICATED CIRCUIT AND GROUNDED PER LOCAL CODES.

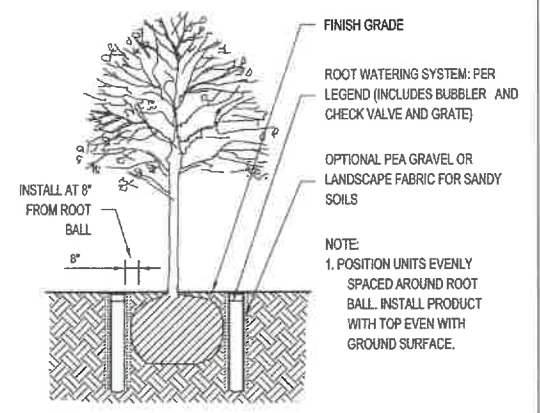
F HUNTER IRRIGATION CONTROLLER N.T.S.



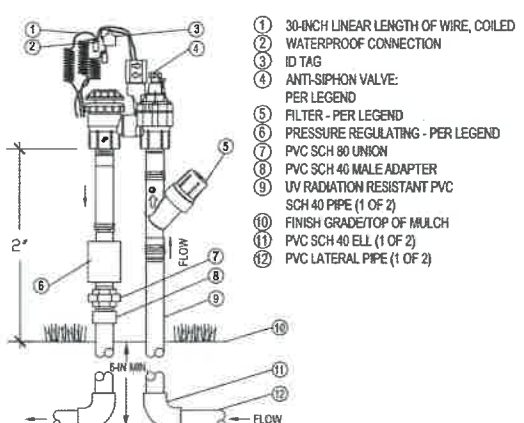
E HOSE BIBB N.T.S.



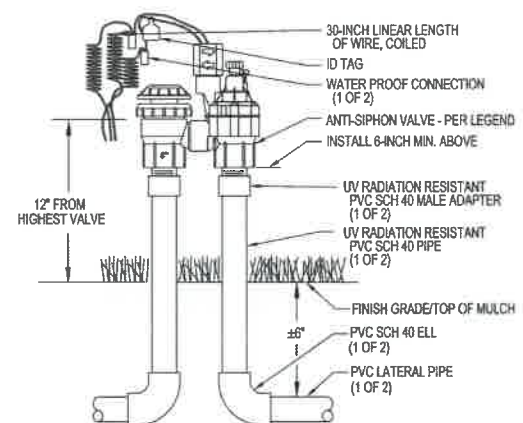
C MANUAL LINE FLUSHING VALVE TISOV (PLUMBED TO POLY) N.T.S.



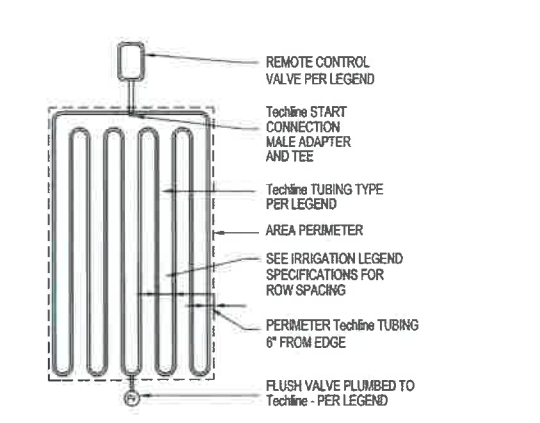
B ROOT WATERING FOR (N) TREES N.T.S.



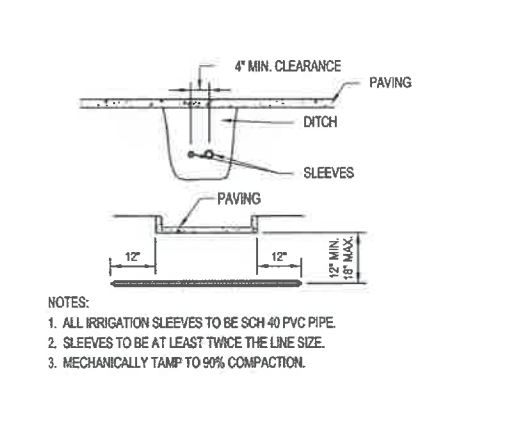
J ANTI-SIPHON VALVE DRIP IRRIGATION SYSTEM N.T.S.



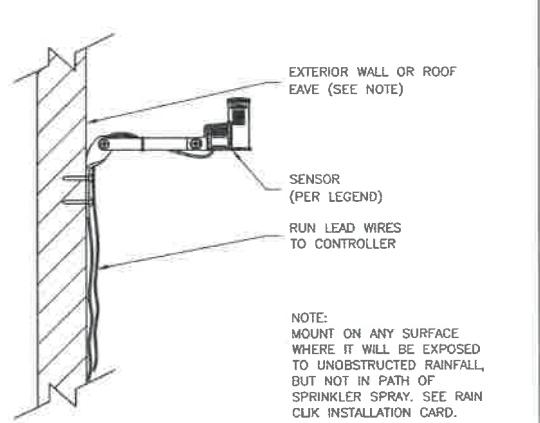
I ANTI-SIPHON VALVE N.T.S.



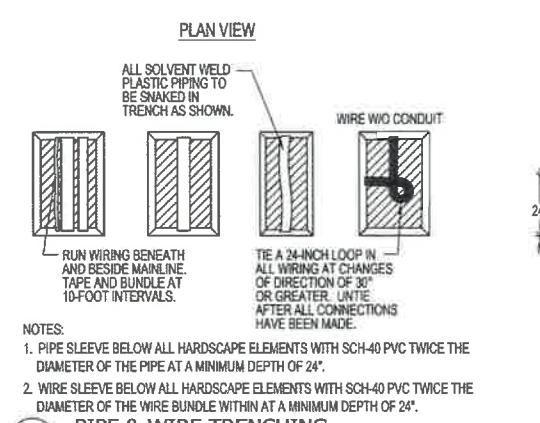
H TECHLINE DRIP (END FEED LAYOUT) ON-SURFACE INSTALLATION N.T.S.



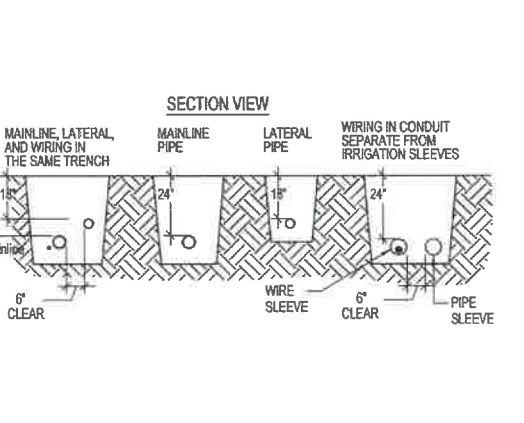
G SLEEVES N.T.S.



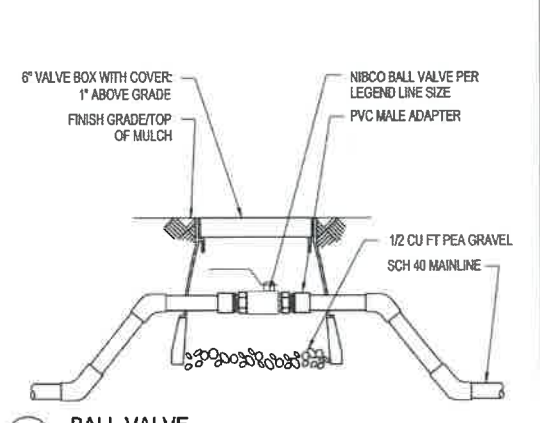
F WEATHER SENSOR N.T.S.



T PIPE & WIRE TRENCHING TYPICAL DETAIL N.T.S.



N.T.S.



K BALL VALVE N.T.S.

Hof

PURPOSEFUL PLANNING

1706 W. Arrow Route #106, Upland, CA 91786
 Phone: 951.981.4003 info@hofplanning.com www.hofplanning.com

SEAL - DESIGN ENGINEER

Revisions:		
No.	Date	Description
1	3-23-2022	Site Change
2	4-12-2023	Site Change
3	7-03-2023	Street Trees
4	9-25-2023	Open Space

PROJECT:

MULTI-FAMILY RESIDENTIAL
1807 N VAN NESS AVE.
LOS ANGELES CA, 90028

DATE:	10-11-2021
DRAWN:	S.K.
REVIEWED:	J.M.
PROJECT NO.:	2135
SCALE:	1/8" = 1'-0"

SHEET TITLE:

IRRIGATION DETAILS

SHEET NO.:

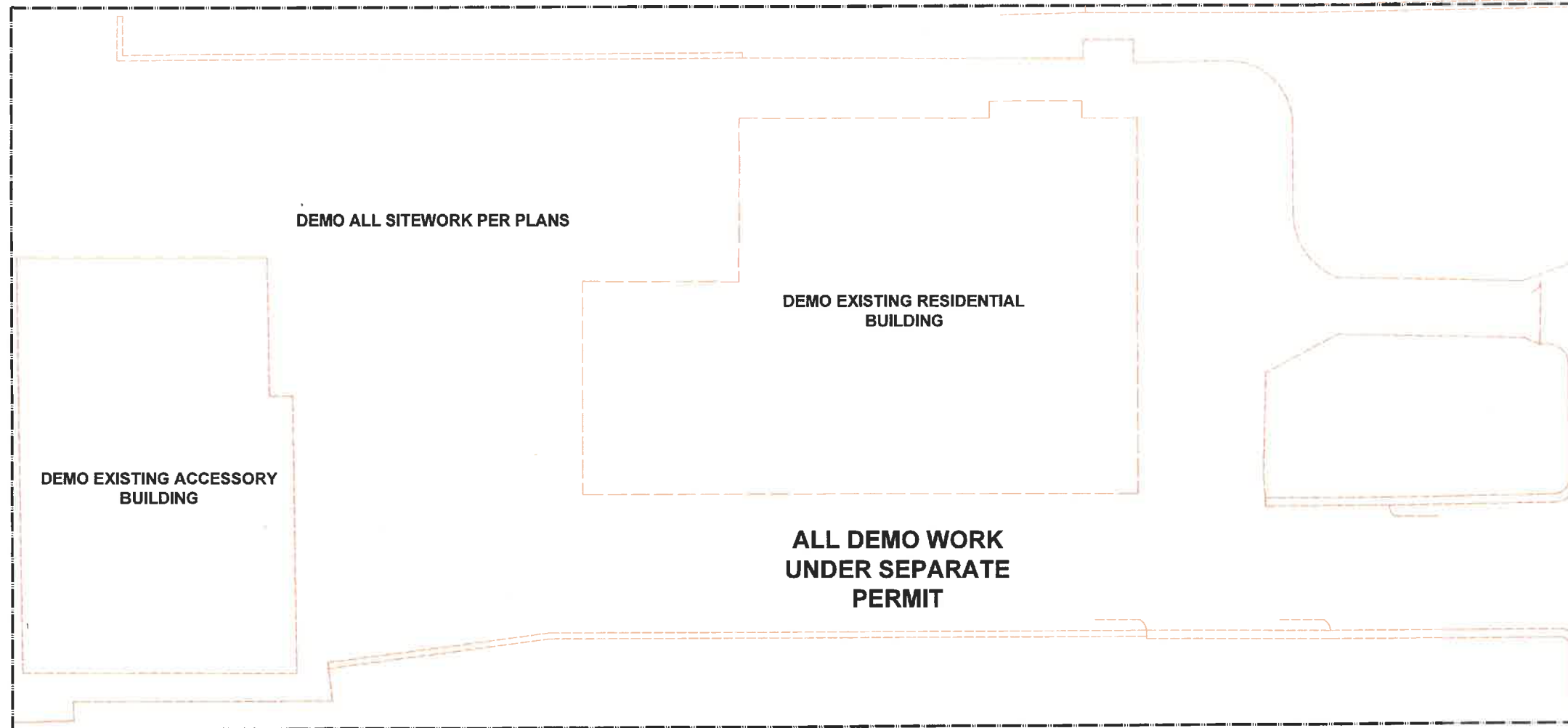
L-3

SHEET 3 OF 3

EXHIBIT "A"

Page No. 11 of 34

Case No. DIR-2023-5089-TOC-SPP-VHCA



DEMO PLAN
Scale: 3/16" = 1'-0"



EXHIBIT "A"
Page No. 12 of 34
Case No. DIR-2023-5089-TOC-SPP-VHCA

LEGEND

- NEW WALL PER PLANS
- - - EXISTING WALL TO BE DEMOLISHED
- ▒ MIN 1HR RATED DEMISING WALL REFER TO SHEET A-020
- ⊙ NEW WINDOW - REFER TO SCHEDULE
- ⊕ NEW DOOR - REFER TO SCHEDULE
- ◇ WALL TAG - REFER TO SHEET A-020
- ⊖ EXHAUST FAN
- ⊖ EV CHARGING STATION
- — — — — PROPERTY LINE
- — — — — LINE OVERHEAD
- - - - - FENCE LINE

CONSULTANTS

ARCHITECT SEAL



ENGINEER SEAL

CLIENT

ROM INVESTMENTS
6464 Sunset Blvd
Suite 910
Hollywood, CA 90028

PROJECT

VAN NESS APARTMENTS
1807 N. Van Ness Ave.
Los Angeles, CA 90028

REV. DATE/TAG

04/12/2023	REVISED S&AP SET
04/28/2023	REVISED S&AP SET
06/07/2023	NEW SITE S&AP SET
06/25/2023	REVISED S&AP SET
07/17/2023	REV. PLANNING SET
09/08/23	REV. PLANNING SET 5
10/06/23	REV. PLANNING SET 6

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SHEET NAME

DEMO PLAN

SHEET NUMBER

A-000

CONSULTANTS

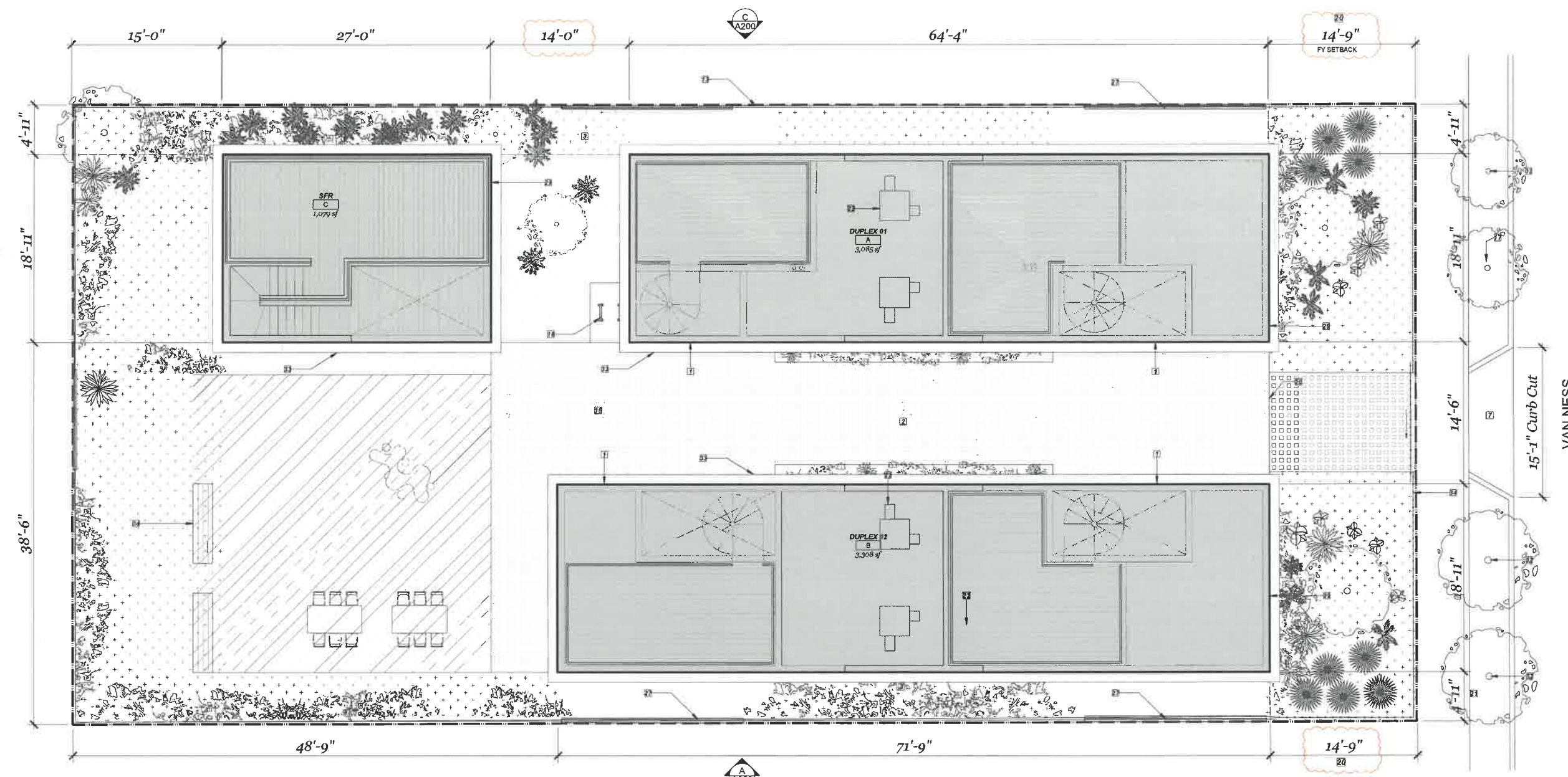


ENGINEER SEAL

CLIENT
ROM INVESTMENTS
6464 Sunset Blvd
Suite 910
Hollywood, CA 90028

PROJECT
VAN NESS APARTMENTS
1807 N. Van Ness Ave.
Los Angeles, CA 90028

REV.	DATE/TAG
04/17/2023	REVISED SNAP SET
04/28/2023	REVISED SNAP SET
06/07/2023	REVISED SNAP SET
06/26/2023	REVISED SNAP SET
07/17/2023	REV PLANNING SET
09/06/23	REV PLANNING SET 1
10/05/23	REV PLANNING SET 2



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

EXHIBIT "A"
Page No. 13 of 34
Case No. DIR-2023-5089-TOC-SPP-VHCA

REQUIRED OPEN SPACE	CBC BUILDING AREAS	LAMC FLOOR AREAS	REQUIRED PARKING	ZONING INFORMATION	PLAN NOTES	SITE AREA
BUILDING A Unit 01 (4 hab. rooms): 175 SF Unit 02 (4 hab. rooms): 175 SF BUILDING A TOTAL 350 SF BUILDING B Unit 01 (4 hab. rooms): 175 SF Unit 02 (4 hab. rooms): 175 SF BUILDING B TOTAL 350 SF BUILDING C SFR (4 hab. rooms): 175 SF BUILDING C TOTAL 175 SF TOTAL REQ'D PER LAMC/SNAP: 875 SF PROVIDED (SEE SHEET A-105) PRIVATE OPEN SPACE 817 SF COMMON OPEN SPACE 900 SF TOTAL PROVIDED FOR SITE: 1,717 SF	BUILDING A (DUPLEX): LEVEL 01 1,117 SF LEVEL 02 1,111 SF LEVEL 03 1,111 SF LEVEL 04 812 SF BUILDING A TOTAL 4,274 SF BUILDING B (DUPLEX): LEVEL 01 1,311 SF LEVEL 02 1,236 SF LEVEL 03 1,236 SF LEVEL 04 919 SF BUILDING B TOTAL 4,823 SF BUILDING C (SFR): LEVEL 01 462 SF LEVEL 02 456 SF LEVEL 03 318 SF BUILDING C TOTAL 1,236 SF SITE TOTAL BUILDING AREA 10,333 SF	BUILDING A: LEVEL 01 423 SF LEVEL 02 999 SF LEVEL 03 851 SF LEVEL 04 812 SF BUILDING A TOTAL 3,085 SF BUILDING B: LEVEL 01 420 SF LEVEL 02 1,127 SF LEVEL 03 840 SF LEVEL 04 919 SF BUILDING B TOTAL 3,308 SF BUILDING C: LEVEL 01 396 SF LEVEL 02 404 SF LEVEL 03 279 SF BUILDING C TOTAL 1,079 SF SITE TOTAL FLOOR AREA 7,472 SF	NO MINIMUM PARKING REQUIRED. Per AB 2097, project is within a half-mile of transit. SNAP MAXIMUM Max Per Unit: 1.5 Spaces No. of Units: 5 DU Max. Pkg. per SNAP: 8 Spaces PROVIDED PARKING: Standard Parking Stalls: 4 Spaces Compact Parking Stalls: 2 Spaces Total Provided Parking: 6 SPACES REQUIRED BIKE PARKING SITE PROJECT REQUIREMENTS (SNAP) Total No. of DU: 5 DU Spaces per DU: 0.5 PER DU Total bike pkg. required: 2 BIKE PKG.	ZONING: RD1.5-1X1 GEN. PLAN USE: Medium Residential SPECIFIC PLAN: Vermont/Western TOD PASSAGEWAY: 14'-0" (12.21.C.2b) FRONT SETBACK: 14'-9" (SNAP) REAR SETBACK: 15'-0" (SNAP) MIN. SIDE SETBACK: 4'-11" (30% reduction from 7'-0" per TOC) PROVIDED SIDE SETBACK: 4'-11" BASE MAX. HEIGHT: 30'-0" MAX. HEIGHT: 52'-0" (TOC) PROPOSED HEIGHTS BLDG A + B 43'-3" BLDG C 34'-8" MAX. STORIES: No Limit (12.21.1.A.1) FAR: 3.0 (12.21.1.A.1)	1 OPEN CARPORT PROVIDED BELOW. 2 PERVIOUS PAVERS PROPOSED FOR COMMON DRIVEWAY. REFER TO LANDSCAPE DRAWINGS. 3 LANDSCAPED AREA, REFER TO SHEET L-1 FOR LANDSCAPE DRAWINGS. 4 30' x 30' COMMON OPEN SPACE, EXCEEDS 20' x 20' MINIMUM REQUIRED PER SPECIFIC PLAN. DESIGNATED COMMON OPEN SPACE TO BE 100% LANDSCAPED, PARK BENCHES, SEATING, AND PICNIC TABLES INCLUDED, SEE LANDSCAPE DRAWINGS. 5 NEW CURB CUT IN PUBLIC R.O.W. FOR DRIVEWAY. 6 ONE STANDARD STALL WIDTH OF 8'-4" AND COMPACT STALL 8'-0" PROVIDED AS REQUIRED FOR PROVIDED BACK-UP AISLE OF 24'-0". 7 PLANTED BUFFER AT GROUND. 8 6' PERIMETER FENCE. 9 PERVIOUS PAVING, REFER TO LANDSCAPE DRAWINGS 10 TWO (2) SHORT-TERM BIKE PARKING STALLS AS REQUIRED PER SNAP GUIDELINES. EACH STALL 2'x6' PER LAMC 12.21.A.16(b). SEE SHEET A901 FOR DETAILS. 11 EXISTING TREE. 12 5'x 15' (45 SF) RECYCLING AND TRASH AREA. 8'-0" MIN CEILING CLEARANCE. 13 6' FENCE ENCLOSING DESIGNATED PRIVATE PATIO. 14 FRONT SETBACK DETERMINED BY NEIGHBORING PROPERTY'S SETBACK OF 14'-0" PER VERMONT/WESTERN TOD SNAP, SECTION 7E. REFER TO SURVEY ON SHEET CS-01. 15 PROPOSED REDUCTION TO REQUIRED SIDE YARD LESS THAN 30% AS ALLOWED FOR VIA TOC INCENTIVES. 16 MECHANICAL EQUIPMENT FOR BUILDING TO BE CONCEALED BY SCREEN. 17 SOLID FENCE WALL OF AT LEAST 5'-9" IN HEIGHT TO BE PROVIDED AT PARKING AREAS AS SHOWN PER THE REQUIREMENTS OF LAMC 12.12.A.6(3)-(1). 18 BUILDING LINE. 19 OMITTED. 20 ENCLOSED RECYCLE / TRASH ROOM PER 12.21.A.19(c). SEE UNIT PLANS ENCLOSED WITH DECORATIVE BOARD FORMED CONCRETE TO MATCH FRONT. 21 THREE NEW 24-INCH BOX STREET TREES TO BE PLANTED IN PUBLIC ROW PER SNAP REQUIREMENTS. 22 LINE OF BELT COURSE PROTRUDING PAST BUILDING FACE AS ALLOWED PER LAMC 12.22.C.20(b). 23 3'-6" DECORATIVE FENCE WITH ROLLING AUTOMOBILE ENTRY GATE AND SWINGING PEDESTRIAN ENTRY GATE. REFER TO ELEVATIONS.	COMBINED SITE AREA: 8,412 SF LEGEND [Symbol] DESIGNATED OPEN SPACE, SEE A-104 [Symbol] PROPOSED PERVIOUS SURFACE [Symbol] PROPOSED LANDSCAPE AREA [Symbol] EXISTING TO BE DEMOLISHED PROPERTY LINE --- SETBACK - - - FENCE LINE - - -

SITE PLAN

SHEET NUMBER

A-100

CONSULTANTS

ARCHITECT SEAL



ENGINEER SEAL

CLIENT

ROM INVESTMENTS
 6464 Sunset Blvd
 Suite 910
 Hollywood, CA 90028

PROJECT

VAN NESS APARTMENTS
 1807 N. Van Ness Ave.
 Los Angeles, CA 90028

REV. DATE/DESC

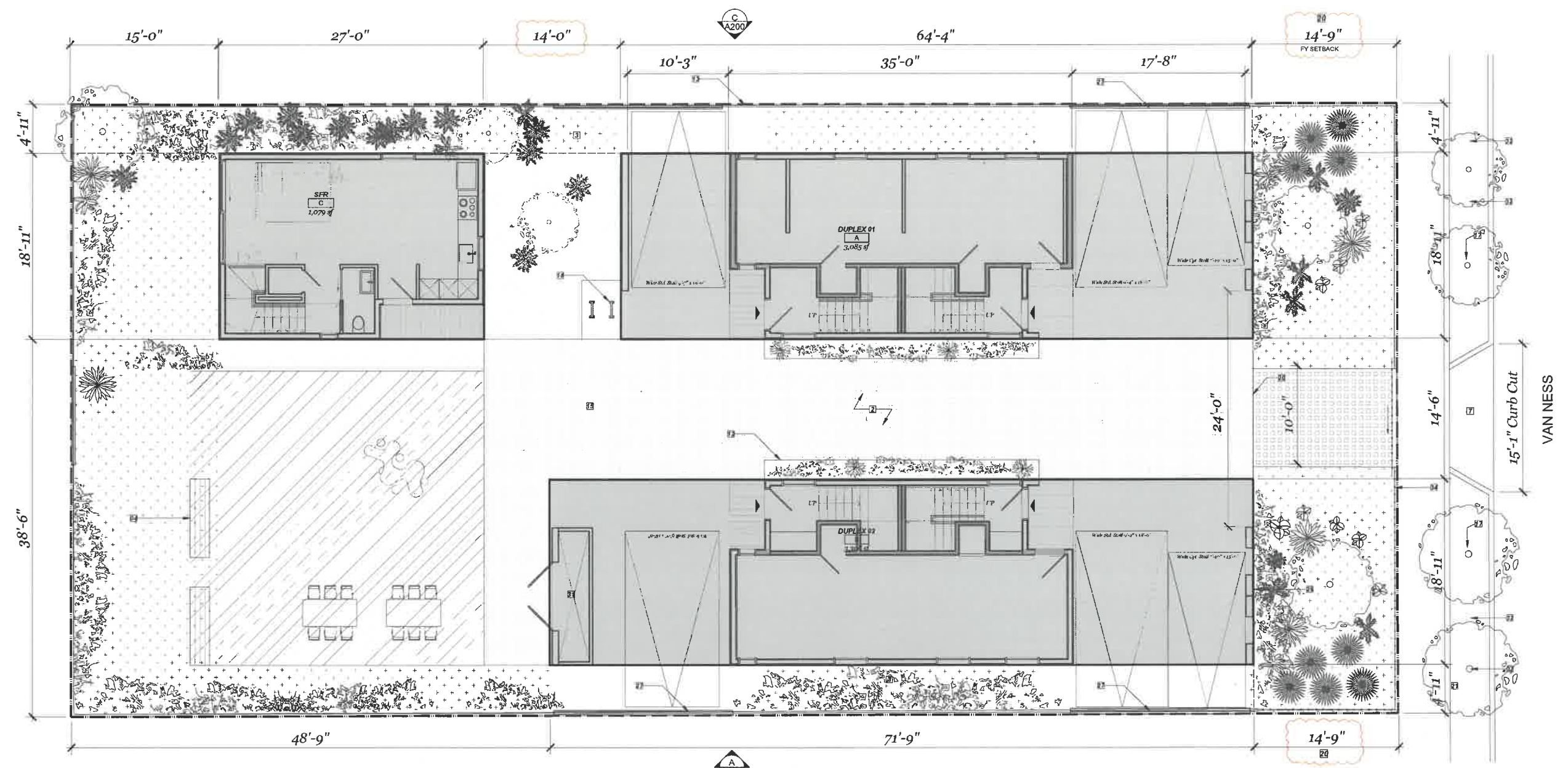
04/12/2023	REVISED SNAP SET
04/28/2023	REVISED SNAP SET
06/07/2023	REVISED SNAP SET
06/26/2023	REVISED SNAP SET
07/17/2023	REV PLANNING SET
09/28/23	REV PLANNING SET 1
10/09/23	REV PLANNING SET 2

SHEET NAME

OVERVIEW LEVEL 01

SHEET NUMBER

A-101



OVERALL LEVEL 01 SITE PLAN
 Scale: 3/16" = 1'-0"

EXHIBIT "A"
 Page No. 14 of 34
 Case No. DIR-2023-5089-TOC-SPP-VHCA

REQUIRED OPEN SPACE	CBC BUILDING AREAS	LAMC FLOOR AREAS
BUILDING A	BUILDING A (DUPLEX):	BUILDING A:
Unit 01 (4 hab. rooms): 175 SF	LEVEL 01 1,117 SF	LEVEL 01 423 SF
Unit 02 (4 hab. rooms): 175 SF	LEVEL 02 1,111 SF	LEVEL 02 999 SF
BUILDING A TOTAL 350 SF	LEVEL 03 1,111 SF	LEVEL 03 851 SF
	LEVEL 04 935 SF	LEVEL 04 812 SF
BUILDING B	BUILDING A TOTAL 4,274 SF	BUILDING A TOTAL 3,085 SF
Unit 01 (4 hab. rooms): 175 SF		
Unit 02 (4 hab. rooms): 175 SF	BUILDING B (DUPLEX):	BUILDING B
BUILDING B TOTAL 350 SF	LEVEL 01 1,311 SF	LEVEL 01 420 SF
	LEVEL 02 1,236 SF	LEVEL 02 1,127 SF
BUILDING C	LEVEL 03 1,236 SF	LEVEL 03 840 SF
SFR (4 hab. rooms): 175 SF	LEVEL 04 1,040 SF	LEVEL 04 919 SF
BUILDING C TOTAL 175 SF	BUILDING B TOTAL 4,823 SF	BUILDING B TOTAL 3,308 SF
TOTAL REQ'D PER LAMC/SNAP: 876 SF	BUILDING C (SFR):	BUILDING C
PROVIDED (SEE SHEET A-105)	LEVEL 01 462 SF	LEVEL 01 396 SF
PRIVATE OPEN SPACE 817 SF	LEVEL 02 456 SF	LEVEL 02 404 SF
COMMON OPEN SPACE 900 SF	LEVEL 03 318 SF	LEVEL 03 279 SF
TOTAL PROVIDED FOR SITE: 1,717 SF	BUILDING C TOTAL 1,236 SF	BUILDING C TOTAL 1,079 SF
	SITE TOTAL BUILDING AREA 10,333 SF	SITE TOTAL FLOOR AREA 7,472 SF

REQUIRED PARKING	ZONING INFORMATION
NO MINIMUM PARKING REQUIRED. Per AB 2097; project is within a half-mile of transit.	ZONING: RD1.5-1XL GEN. PLAN USE: Medium Residential Vermont/Western TOD
SNAP MAXIMUM Max Per Unit: 1.5 Spaces No. of Units: 5 DU Max. Pkg. per SNAP: 8 Spaces	PASSAGEWAY: 14'-0" (12.21.C.2b) FRONT SETBACK: 14'-9" (SNAP) REAR SETBACK: 15'-0" MIN. SIDE SETBACK: 4'-11" (30% reduction from 7'-0" per TOC) PROVIDED SIDE SETBACK: 4'-11" BASE MAX. HEIGHT: 30'-0" MAX. HEIGHT: 52'-0" (TOC) PROPOSED HEIGHTS BLDG A + B 43'-3" BLDG C 34'-8"
PROVIDED PARKING: Standard Parking Stalls: 4 Spaces Compact Parking Stalls: 2 Spaces Total Provided Parking: 6 SPACES	MAX. STORIES: No Limit (12.21.1.A.1) FAR: 3.0 (12.21.1.A.1)
REQUIRED BIKE PARKING SITE PROJECT REQUIREMENTS (SNAP) Total No. of DU: 5 DU Spaces per DU: 0.5 PER DU Total bike pkg. required: 2 BIKE PKG.	SNAP REQ. SETBACKS/TRANS. HEIGHT FY SETBACKS ADJ. PROPERTIES, SEE SURVEY (CS-01) 1815 VAN NESS: 30.60' 1801 VAN NESS: 14.70' MIN. REQ. FY SETBACK: 14.70'

PLAN NOTES	SITE AREA
1 OPEN CARPORT PROVIDED BELOW.	COMBINED SITE AREA: 8,412 SF
2 PAVEMENT PAVING PROPOSED FOR COMMON DRIVEWAY. REFER TO LANDSCAPE DRAWINGS.	LEGEND [Symbol] DESIGNATED OPEN SPACE, SEE A-104 [Symbol] PROPOSED PERVIOUS SURFACE [Symbol] PROPOSED LANDSCAPE AREA [Symbol] EXISTING TO BE DEMOLISHED
3 LANDSCAPED AREA, REFER TO SHEET L-1 FOR LANDSCAPE DRAWINGS.	PROPERTY LINE - - - - - SETBACK - - - - - FENCE LINE - - - - -
4 30' x 30' COMMON OPEN SPACE. EXCEEDS 20' x 20' MINIMUM REQUIRED PER SPECIFIC PLAN. DESIGNATED COMMON OPEN SPACE TO BE 100% LANDSCAPED. PARK BENCHES, SEATING, AND PICNIC TABLES INCLUDED, SEE LANDSCAPE DRAWINGS.	
5 NEW CURB CUT IN PUBLIC R.O.W. FOR DRIVEWAY.	
6 ONE STANDARD STALL WIDTH OF 5'-4" AND COMPACT STALL 8'-0" PROVIDED AS REQUIRED FOR PROVIDED BACK-UP AISLE OF 24'-0".	
7 PLANTED BUFFER AT GROUND.	
8 6' PERIMETER FENCE.	
9 PERVIOUS PAVING, REFER TO LANDSCAPE DRAWINGS	
10 TWO (2) SHORT-TERM BIKE PARKING STALLS AS REQUIRED PER SNAP GUIDELINES. EACH STALL 2'X6' PER LAMC 12.21.A.16(b). SEE SHEET A901 FOR DETAILS.	
11 EXISTING TREE.	
12 3' x 15' (45 sq) RECYCLING AND TRASH AREA. 8'-0" MIN CEILING CLEARANCE.	
13 6' FENCE ENCLOSING DESIGNATED PRIVATE PATIO.	
14 FRONT SETBACK DETERMINED BY NEIGHBORING PROPERTY'S SETBACK OF 14.70' PER VERMONT/WESTERN TOD SNAP, SECTION 7E. REFER TO SURVEY ON SHEET CS-01.	
15 PROPOSED REDUCTION TO REQUIRED SIDE YARD LESS THAN 30% AS ALLOWED FOR VIA TOC INCENTIVES.	
16 MECHANICAL EQUIPMENT FOR BUILDING TO BE CONCEALED BY SCREEN.	
17 SOLID FENCE WALL OF AT LEAST 5'-9" IN HEIGHT TO BE PROVIDED AT PARKING AREAS AS SHOWN PER THE REQUIREMENTS OF LAMC 12.22.A.6(4)-(1).	
18 BUILDING LINE.	
19 OMITTED.	
20 ENCLOSED RECYCLE / TRASH ROOM PER 12.21.A.19(c). SEE UNIT PLANS ENCLOSED WITH DECORATIVE BOARD FORMED CONCRETE TO MATCH FRONT.	
21 THREE NEW 24-INCH BOX STREET TREES TO BE PLANTED IN PUBLIC ROW PER SNAP REQUIREMENTS.	
22 LINE OF BELT COURSE PROTRUDING PAST BUILDING FACE AS ALLOWED PER LAMC 12.22.C.20(b).	
23 3'-6" DECORATIVE FENCE WITH ROLLING AUTOMOBILE ENTRY GATE AND SWINGING PEDESTRIAN ENTRY GATE. REFER TO ELEVATIONS.	

CONSULTANTS

ARCHITECT SEAL

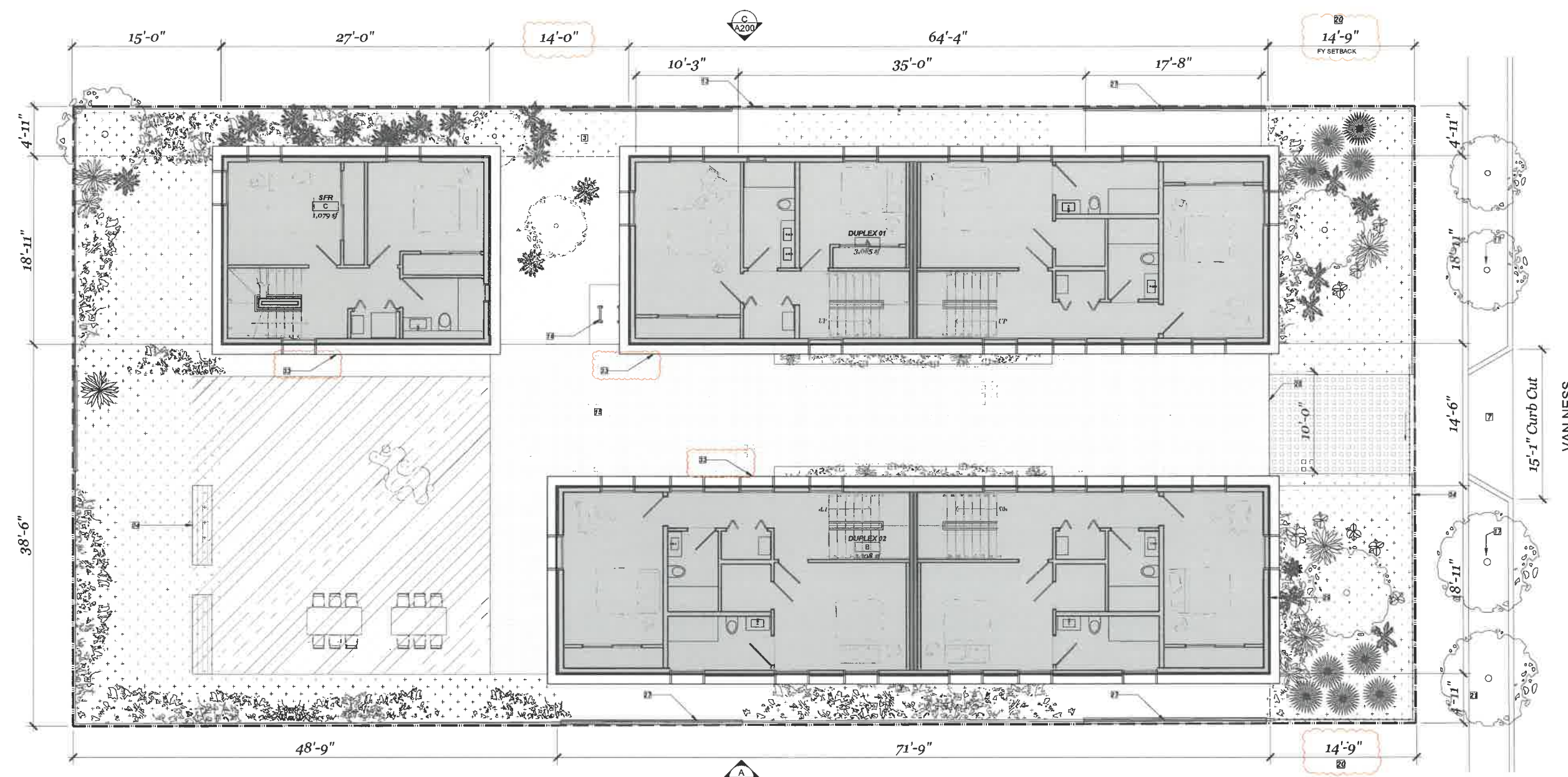
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 Hollywood, CA 90028

PROJECT
VAN NESS APARTMENTS
 1807 N. Van Ness Ave.
 Los Angeles, CA 90028

REV. DATE/ISSUE

REV.	DATE/ISSUE
1	06/12/2023 REVISED SNAPP SET
2	02/28/2023 REVISED SNAPP SET
3	06/07/2023 REVISED SNAPP SET
4	06/20/2023 REVISED SNAPP SET
5	07/17/2023 REV PLANNING SET
6	06/08/23 REV PLANNING SET
7	05/16/23 REV PLANNING SET



OVERALL LEVEL 02 SITE PLAN
 Scale: 3/16" = 1'-0"

EXHIBIT "A"
 Page No. 15 of 34
 Case No. DIR-2023-5089-TOC-SPP-VHCA

REQUIRED OPEN SPACE	CBC BUILDING AREAS	LAMC FLOOR AREAS	REQUIRED PARKING	ZONING INFORMATION	PLAN NOTES	SITE AREA
BUILDING A	BUILDING A (DUPLEX):	BUILDING A:	NO MINIMUM PARKING REQUIRED.	ZONING: RD1.5-1XL	1 OPEN CARPORT PROVIDED BELOW.	COMBINED SITE AREA: 8,412 SF
Unit 01 (4 hab. rooms): 175 SF	LEVEL 01 1,111 SF	LEVEL 01 423 SF	Per AB 2097; project is within a half-mile of transit.	GEN. PLAN USE: Medium Residential Vermont/Western TOD	2 PAVEMENT PAVED DRIVEWAY PROPOSED FOR COMMON DRIVEWAY. REFER TO LANDSCAPE DRAWINGS.	LEGEND
Unit 02 (4 hab. rooms): 175 SF	LEVEL 02 1,111 SF	LEVEL 02 999 SF		SPECIFIC PLAN: 14'-0" (12.21.C.2b)	3 LANDSCAPED AREA, REFER TO SHEET L-1 FOR LANDSCAPE DRAWINGS.	DESIGNATED OPEN SPACE, SEE A-104
BUILDING A TOTAL 350 SF	LEVEL 03 1,111 SF	LEVEL 03 851 SF	SNAP MAXIMUM	PASSAGEWAY: 14'-0" (SNAP)	4 30' x 30' COMMON OPEN SPACE. EXCEEDS 20% MINIMUM REQUIRED PER SPECIFIC PLAN. DESIGNATED COMMON OPEN SPACE TO BE 100% LANDSCAPED. PARK BENCHES, SEATING, AND PICNIC TABLES INCLUDED, SEE LANDSCAPE DRAWINGS.	PROPOSED PERVIOUS SURFACE
	LEVEL 04 935 SF	LEVEL 04 812 SF	Max Per Unit: 1.5 Spaces	FRONT SETBACK: 14'-9" (SNAP)	5 NEW CURBS CUT IN PUBLIC R.O.W. FOR DRIVEWAY.	PROPOSED LANDSCAPE AREA
	BUILDING A TOTAL 4,274 SF	BUILDING A TOTAL 3,085 SF	No. of Units: 5 DU	REAR SETBACK: 15'-0"	6 ONE STANDARD STALL WIDTH OF 9'-4" AND COMPACT STALL 8'-0" PROVIDED AS REQUIRED FOR PROVIDED BACK-UP AISLE OF 24'-0".	EXISTING TO BE DEMOLISHED
			Max. Pkg. per SNAP: 8 Spaces	MIN. SIDE SETBACK: 4'-11" (30% reduction from 7'-0" per TOC)	7 PLANTED BUFFER AT GROUND.	PROPERTY LINE
BUILDING B	BUILDING B (DUPLEX):	BUILDING B	PROVIDED PARKING:	PROVIDED SIDE SETBACK: 4'-11"	8 6' PERIMETER FENCE.	SETBACK
Unit 01 (4 hab. rooms): 175 SF	LEVEL 01 1,311 SF	LEVEL 01 420 SF	Standard Parking Stalls: 4 Spaces	BASE MAX. HEIGHT: 30'-0"	9 PERVIOUS PAVING, REFER TO LANDSCAPE DRAWINGS	FENCE LINE
Unit 02 (4 hab. rooms): 175 SF	LEVEL 02 1,236 SF	LEVEL 02 1,127 SF	Compact Parking Stalls: 2 Spaces	MAX. HEIGHT: 52'-0" (TOC)	10 TWO (2) SHORT-TERM BIKE PARKING STALLS AS REQUIRED PER SNAPP GUIDELINES. EACH STALL 2'X6' PER LAMC 12.21.A.16(b). SEE SHEET A901 FOR DETAILS.	
BUILDING B TOTAL 350 SF	LEVEL 03 1,236 SF	LEVEL 03 840 SF	Total Provided Parking: 6 SPACES	PROPOSED HEIGHTS	11 EXISTING TREE.	
	LEVEL 04 1,040 SF	LEVEL 04 919 SF		BLDG A + B 43'-3"	12 3'x 15' (45#) RECYCLING AND TRASH AREA. 8'-0" MIN CEILING CLEARANCE.	
	BUILDING B TOTAL 4,823 SF	BUILDING B TOTAL 3,308 SF		BLDG C 34'-8"	13 LINE OF BELT COURSE PROTRUDING PAST BUILDING FACE AS ALLOWED PER LAMC 12.22.C.20(b).	
BUILDING C	BUILDING C (SFR):	BUILDING C	REQUIRED BIKE PARKING	MAX. STORIES: No Limit (12.21.A.1)	14 3'-6" DECORATIVE FENCE WITH ROLLING AUTOMOBILE ENTRY GATE AND SWINGING PEDESTRIAN ENTRY GATE. REFER TO ELEVATIONS.	
SFR (4 hab. rooms): 175 SF	LEVEL 01 462 SF	LEVEL 01 396 SF	SITE PROJECT REQUIREMENTS (SNAP)	FAR: 3.0 (12.21.A.1)		
BUILDING C TOTAL 175 SF	LEVEL 02 456 SF	LEVEL 02 404 SF	Total No. of DU: 5 DU	SNAP REQ. SETBACKS/TRANS. HEIGHT		
	LEVEL 03 318 SF	LEVEL 03 279 SF	Spaces per DU: 0.5 PER DU	ADJ. PROPERTIES, SEE SURVEY (CS-01)		
	BUILDING C TOTAL 4,823 SF	BUILDING C TOTAL 1,079 SF	Total bike pkg. required: 2 BIKE PKG.	1815 VAN NESS: 30.80'		
TOTAL REQ'D PER LAMC/SNAP: 875 SF	SITE TOTAL BUILDING AREA 10,333 SF	SITE TOTAL FLOOR AREA 7,472 SF		1801 VAN NESS: 14.70'		
PROVIDED (SEE SHEET A-105)				MIN. REQ. FY SETBACK: 14.70'		
PRIVATE OPEN SPACE 817 SF						
COMMON OPEN SPACE 900 SF						
TOTAL PROVIDED FOR SITE: 1,717 SF						

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OVERVIEW LEVEL 02

CONSULTANTS

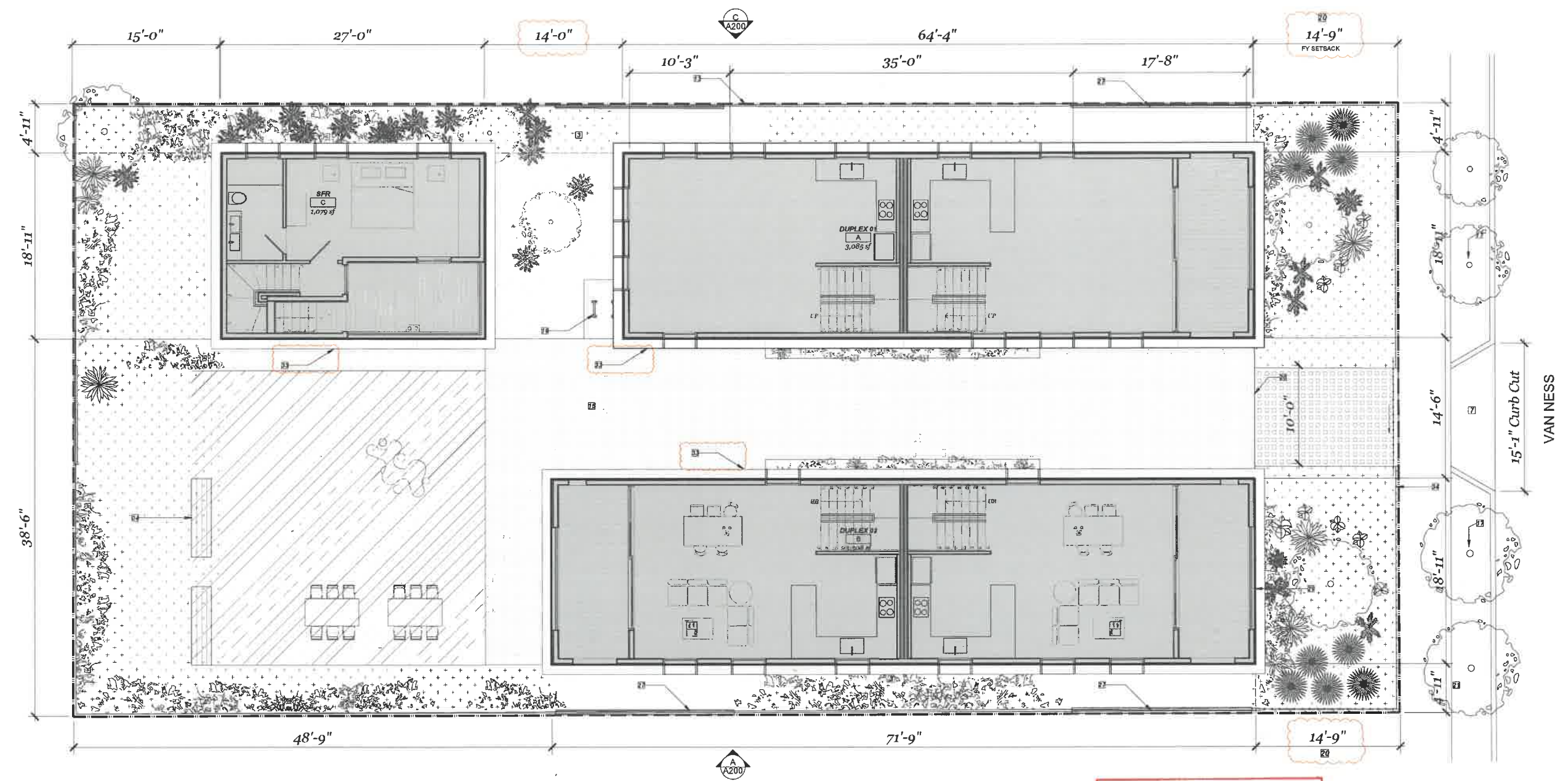


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REV.	DATE/ISSUE
▲	04/17/2023 REVISED SLIP SET
▲	04/28/2023 REVISED SLIP SET
▲	06/01/2023 REVISED SLIP SET
▲	06/26/2023 REVISED SLIP SET
▲	07/17/2023 REV PLAN# 301 SET
▲	09/04/23 REV PLAN# 301 SET
▲	10/04/23 REV PLAN# 301 SET



OVERALL LEVEL 03 SITE PLAN
 Scale: 3/16" = 1'-0"

EXHIBIT "A"
 Page No. 16 of 34
 Case No. DIR-2023-5089-TOC-SPP-VHCA

REQUIRED OPEN SPACE	CBC BUILDING AREAS	LAMC FLOOR AREAS	REQUIRED PARKING	ZONING INFORMATION	PLAN NOTES	SITE AREA
BUILDING A Unit 01 (4 hab. rooms): 175 SF Unit 02 (4 hab. rooms): 175 SF BUILDING A TOTAL 350 SF BUILDING B Unit 01 (4 hab. rooms): 175 SF Unit 02 (4 hab. rooms): 175 SF BUILDING B TOTAL 350 SF BUILDING C SFR (4 hab. rooms): 175 SF BUILDING C TOTAL 175 SF TOTAL REQ'D PER LAMC/SNAP: 875 SF PROVIDED (SEE SHEET A-105) PRIVATE OPEN SPACE 817 SF COMMON OPEN SPACE 900 SF TOTAL PROVIDED FOR SITE: 1,717 SF	BUILDING A (DUPLX): LEVEL 01 1,117 SF LEVEL 02 1,111 SF LEVEL 03 1,111 SF LEVEL 04 935 SF BUILDING A TOTAL 4,274 SF BUILDING B (DUPLX): LEVEL 01 1,311 SF LEVEL 02 1,236 SF LEVEL 03 1,236 SF LEVEL 04 1,040 SF BUILDING B TOTAL 4,823 SF BUILDING C (SFR): LEVEL 01 462 SF LEVEL 02 404 SF LEVEL 03 318 SF BUILDING C TOTAL 1,236 SF SITE TOTAL BUILDING AREA 10,333 SF	BUILDING A: LEVEL 01 423 SF LEVEL 02 999 SF LEVEL 03 851 SF LEVEL 04 812 SF BUILDING A TOTAL 3,085 SF BUILDING B: LEVEL 01 420 SF LEVEL 02 1,127 SF LEVEL 03 840 SF LEVEL 04 919 SF BUILDING B TOTAL 3,306 SF BUILDING C: LEVEL 01 396 SF LEVEL 02 404 SF LEVEL 03 279 SF BUILDING C TOTAL 1,079 SF SITE TOTAL FLOOR AREA 7,472 SF	NO MINIMUM PARKING REQUIRED. Per AB 2097, project is within a half-mile of transit. SNAP MAXIMUM Max Per Unit: 1.5 Spaces No. of Units: 5 DU Max. Pkg. per SNAP : 8 SPACES PROVIDED PARKING: Standard Parking Stalls: 4 Spaces Compact Parking Stalls: 2 Spaces Total Provided Parking: 6 SPACES REQUIRED BIKE PARKING SITE PROJECT REQUIREMENTS (SNAP) Total No. of DU: 5 DU Spaces per DU: 0.5 PER DU Total bike pkg. required: 2 BIKE PKG.	ZONING: RD1.5-1XL GEN. PLAN USE: Medium Residential SPECIFIC PLAN: Vermont/Western TOD PASSAGEWAY: 14'-0" (12.21.C.2b) FRONT SETBACK: 14'-9" (SNAP) REAR SETBACK: 15'-0" (30% reduction from 7'-0" per TOC) MIN. SIDE SETBACK: 4'-11" PROVIDED SIDE SETBACK: 4'-11" BASE MAX. HEIGHT: 30'-0" MAX. HEIGHT: 52'-0" (TOC) PROPOSED HEIGHTS BLDG A + B 43'-3" BLDG C 34'-8" MAX. STORIES: No Limit (12.21.1.A.1) FAR: 3.0 (12.21.1.A.1)	1 OPEN CARPORT PROVIDED BELOW. 2 PERVIOUS PAVERS PROPOSED FOR COMMON DRIVEWAY. REFER TO LANDSCAPE DRAWINGS. 3 LANDSCAPED AREA. REFER TO SHEET L-1 FOR LANDSCAPE DRAWINGS. 4 30' x 30' COMMON OPEN SPACE. EXCEEDS 20'x20' MINIMUM REQUIRED PER SPECIFIC PLAN. DESIGNATED COMMON OPEN SPACE TO BE 100% LANDSCAPED. PARK BENCHES, SEATING, AND PICNIC TABLES INCLUDED. SEE LANDSCAPE DRAWINGS. 5 NEW CURB CUT IN PUBLIC R.O.W. FOR DRIVEWAY. 6 ONE STANDARD STALL WIDTH OF 8'-4" AND COMPACT STALL 8'-0" PROVIDED AS REQUIRED FOR PROVIDED BACK-UP AISLE OF 24'-0". 7 PLANTED BUFFER AT GROUND. 8 6' PERIMETER FENCE. 9 PERVIOUS PAVING. REFER TO LANDSCAPE DRAWINGS 10 TWO (2) SHORT-TERM BIKE PARKING STALLS AS REQUIRED PER SNAP GUIDELINES. EACH STALL 2'x6' PER LAMC 12.21.A.16(b). SEE SHEET A901 FOR DETAILS. 11 EXISTING TREE. 12 3'x 15' (45 sf) RECYCLING AND TRASH AREA. 8'-0" MIN CEILING CLEARANCE. 13 6' FENCE ENCLOSING DESIGNATED PRIVATE PATIO. 14 FRONT SETBACK DETERMINED BY NEIGHBORING PROPERTY'S SETBACK OF 14.70' PER VERMONT/WESTERN TOD SNAP, SECTION 7E. REFER TO SURVEY ON SHEET CS-01. 15 PROPOSED REDUCTION TO REQUIRED SIDE YARD LESS THAN 30% AS ALLOWED FOR VIA TOC INCENTIVES. 16 MECHANICAL EQUIPMENT FOR BUILDING TO BE CONCEALED BY SCREEN. 17 SOLID FENCE WALL OF AT LEAST 5'-0" IN HEIGHT TO BE PROVIDED AT PARKING AREAS AS SHOWN PER THE REQUIREMENTS OF LAMC 12.22.A.6(3)-(4). 18 BUILDING LINE. 19 OMITTED. 20 ENCLOSED RECYCLE / TRASH ROOM PER 12.21.A.19(5). SEE UNIT PLANS ENCLOSED WITH DECORATIVE BOARD FORMED CONCRETE TO MATCH FRONT. 21 THREE NEW 24-INCH BOX STREET TREES TO BE PLANTED IN PUBLIC ROW PER SNAP REQUIREMENTS. 22 LINE OF BELT COURSE PROTRUDING EAST BUILDING FACE AS ALLOWED PER LAMC 12.22.C.20(b). 23 3'-0" DECORATIVE FENCE WITH ROLLING AUTOMOBILE ENTRY GATE AND SWINGING PEDESTRIAN ENTRY GATE. REFER TO ELEVATIONS.	COMBINED SITE AREA: 8,412 SF LEGEND [Symbol] DESIGNATED OPEN SPACE, SEE A-104 [Symbol] PROPOSED PERVIOUS SURFACE [Symbol] PROPOSED LANDSCAPE AREA [Symbol] EXISTING TO BE DEMOLISHED PROPERTY LINE SETBACK FENCE LINE

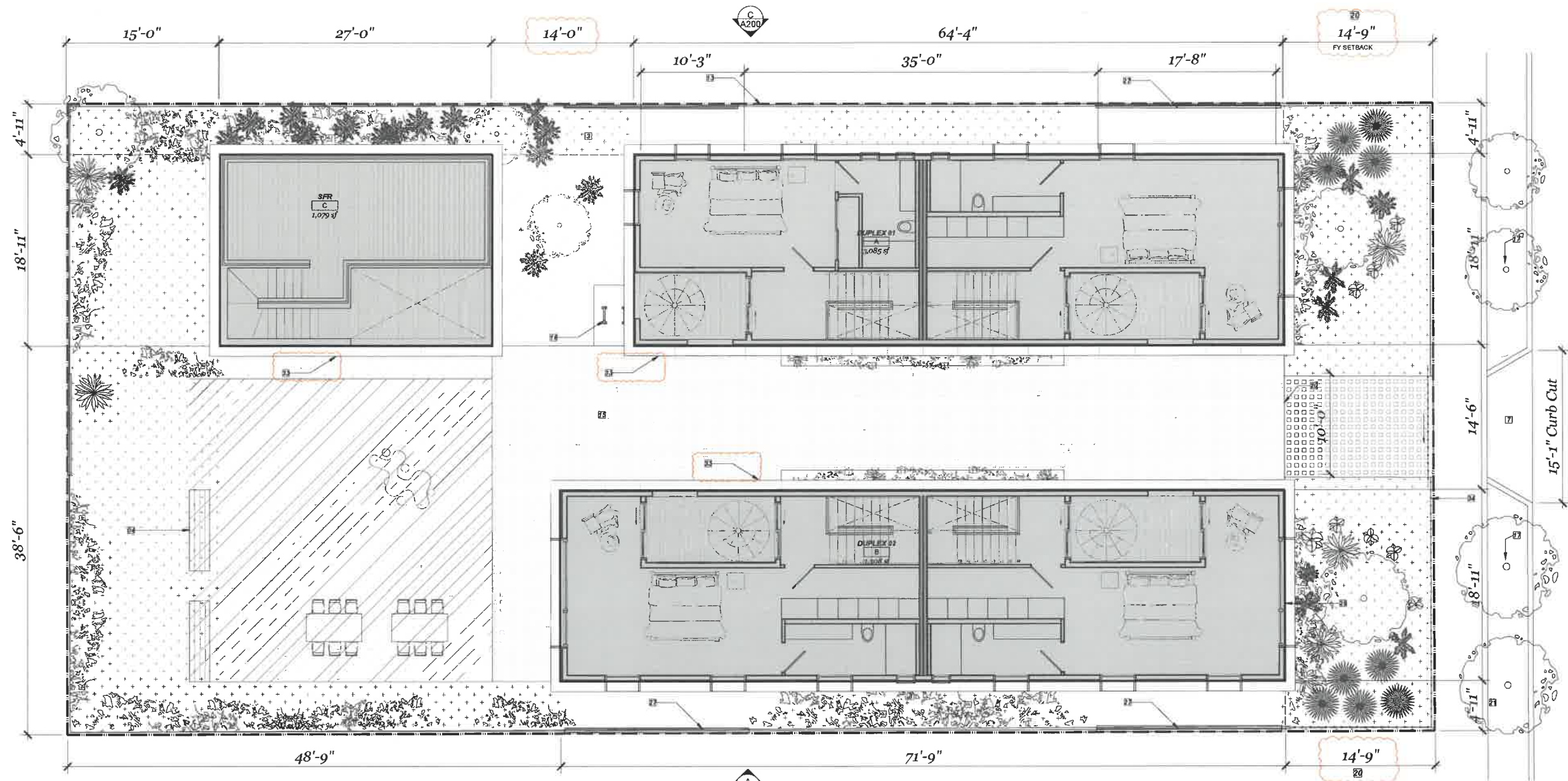
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SHEET NAME

OVERVIEW LEVEL 03

SHEET NUMBER

A-103



OVERALL LEVEL 04 SITE PLAN

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

EXHIBIT "A"
 Page No. 17 of 34
 Case No. DIR-2023-5089-TOC-SPP-VHCA

REQUIRED OPEN SPACE	
BUILDING A	
Unit 01 (4 hab. rooms):	175 SF
Unit 02 (4 hab. rooms):	175 SF
BUILDING A TOTAL	350 SF
BUILDING B	
Unit 01 (4 hab. rooms):	175 SF
Unit 02 (4 hab. rooms):	175 SF
BUILDING B TOTAL	350 SF
BUILDING C	
SFR (4 hab. rooms):	175 SF
BUILDING C TOTAL	175 SF
TOTAL REQ'D PER LAMC/SNAP:	875 SF
PROVIDED (SEE SHEET A-105)	
PRIVATE OPEN SPACE	817 SF
COMMON OPEN SPACE	900 SF
TOTAL PROVIDED FOR SITE:	1,717 SF

CBC BUILDING AREAS	
BUILDING A (DUPLEX):	
LEVEL 01	1,117 SF
LEVEL 02	1,111 SF
LEVEL 03	1,111 SF
LEVEL 04	812 SF
BUILDING A TOTAL	4,224 SF
BUILDING B (DUPLEX):	
LEVEL 01	1,311 SF
LEVEL 02	1,236 SF
LEVEL 03	1,236 SF
LEVEL 04	1,040 SF
BUILDING B TOTAL	4,823 SF
BUILDING C (SFR):	
LEVEL 01	462 SF
LEVEL 02	456 SF
LEVEL 03	318 SF
BUILDING C TOTAL	1,236 SF
SITE TOTAL BUILDING AREA	10,333 SF

LAMC FLOOR AREAS	
BUILDING A:	
LEVEL 01	423 SF
LEVEL 02	999 SF
LEVEL 03	851 SF
LEVEL 04	812 SF
BUILDING A TOTAL	3,085 SF
BUILDING B	
LEVEL 01	420 SF
LEVEL 02	1,127 SF
LEVEL 03	840 SF
LEVEL 04	919 SF
BUILDING B TOTAL	3,308 SF
BUILDING C	
LEVEL 01	396 SF
LEVEL 02	404 SF
LEVEL 03	279 SF
BUILDING C TOTAL	1,079 SF
SITE TOTAL FLOOR AREA	7,472 SF

REQUIRED PARKING	
NO MINIMUM PARKING REQUIRED.	
Per AB 2097; project is within a half-mile of transit.	
SNAP MAXIMUM	
Max Per Unit:	1.5 Spaces
No. of Units:	5 DU
Max. Pkg. per SNAP :	8 Spaces
PROVIDED PARKING:	
Standard Parking Stalls:	4 Spaces
Compact Parking Stalls:	2 Spaces
Total Provided Parking:	6 SPACES
REQUIRED BIKE PARKING	
SITE PROJECT REQUIREMENTS (SNAP)	
Total No. of DU:	5 DU
Spaces per DU:	0.5 PER DU
Total bike pkg. required:	2 BIKE PKG.

ZONING INFORMATION

ZONING: RD1.5-1XL
 Medium Residential Vermont/Western TOD

GEN. PLAN USE: Medium Residential Vermont/Western TOD

SPECIFIC PLAN: 14'-0" (12.21.C.2b)

PASSAGEWAY: 14'-9" (SNAP)

FRONT SETBACK: 15'-0" (30% reduction from 7'-0" per TOC)

REAR SETBACK: 4'-11" (30% reduction from 7'-0" per TOC)

MIN. SIDE SETBACK: 4'-11" (30% reduction from 7'-0" per TOC)

PROVIDED SIDE SETBACK: 4'-11"

BASE MAX. HEIGHT: 30'-0"

MAX. HEIGHT: 52'-0" (TOC)

PROPOSED HEIGHTS: BLDG A + B 43'-3" BLDG C 34'-8"

MAX. STORIES: No Limit (12.21.1.A.1) FAR: 3.0 (12.21.1.A.1)

SNAP REQ. SETBACKS/TRANS. HEIGHT FY SETBACKS: ADJ. PROPERTIES. SEE SURVEY (CS-01) 1815 VAN NESS: 30.80' 1801 VAN NESS: 14.70' **MIN. REQ. FY SETBACK:** 14.70'

- PLAN NOTES**
- OPEN CARPORT PROVIDED BELOW.
 - PERVIOUS PAVERS PROPOSED FOR COMMON DRIVEWAY. REFER TO LANDSCAPE DRAWINGS.
 - LANDSCAPED AREA, REFER TO SHEET L-1 FOR LANDSCAPE DRAWINGS.
 - 30' x 30' COMMON OPEN SPACE. EXCEEDS 20'x20' MINIMUM REQUIRED PER SPECIFIC PLAN. DESIGNATED COMMON OPEN SPACE TO BE 100% LANDSCAPED. PARK BENCHES, SEATING, AND PICNIC TABLES INCLUDED, SEE LANDSCAPE DRAWINGS.
 - NEW CURB CUT IN PUBLIC R.O.W. FOR DRIVEWAY.
 - ONE STANDARD STALL WIDTH OF 5'-8" AND COMPACT STALL 5'-0" PROVIDED AS REQUIRED FOR PROVIDED BACK-UP AISLE OF 24'-0".
 - PLANTED BUFFER AT GROUND.
 - 6' PERIMETER FENCE.
 - PERVIOUS PAVING, REFER TO LANDSCAPE DRAWINGS
 - TWO (2) SHORT-TERM BIKE PARKING STALLS AS REQUIRED PER SNAP GUIDELINES. EACH STALL 2'x6' PER LAMC 12.21.A.16(b). SEE SHEET A901 FOR DETAILS.
 - EXISTING TREE.
 - 3'x 15' (45 sq) RECYCLING AND TRASH AREA. 8'-0" MIN CEILING CLEARANCE.

- SITE AREA**
- COMBINED SITE AREA: 8,412 SF
- LEGEND**
- DESIGNATED OPEN SPACE, SEE A-104
 - PROPOSED PERVIOUS SURFACE
 - PROPOSED LANDSCAPE AREA
 - EXISTING TO BE DEMOLISHED
- PROPERTY LINE
- SETBACK
- FENCE LINE
- 6' FENCE ENCLOSING DESIGNATED PRIVATE PATIO.
 - FRONT SETBACK DETERMINED BY NEIGHBORING PROPERTY'S SETBACK OF 14'-0" PER VERMONT/WESTERN TOD SNAP, SECTION 7E. REFER TO SURVEY ON SHEET CS-01.
 - PROPOSED REDUCTION TO REQUIRED SIDE YARD LESS THAN 30% AS ALLOWED FOR VIA TOC INCENTIVES.
 - MECHANICAL EQUIPMENT FOR BUILDING TO BE CONCEALED BY SCREEN.
 - SOLID FENCE WALL OF AT LEAST 5'-9" IN HEIGHT TO BE PROVIDED AT PARKING AREAS AS SHOWN PER THE REQUIREMENTS OF LAMC 12.21.A.6(d)-(f).
 - BUILDING LINE.
 - OMITTED.
 - ENCLOSED RECYCLE / TRASH ROOM PER 12.21.A.19(e). SEE UNIT PLANS ENCLOSED WITH DECORATIVE BOARD FORMED CONCRETE TO MATCH FRONT.
 - THREE NEW 24-INCH BOX STREET TREES TO BE PLANTED IN PUBLIC ROW PER SNAP REQUIREMENTS.
 - LINE OF BELT COURSE PROTRUDING PAST BUILDING FACE AS ALLOWED PER LAMC 12.22.C.20(b).
 - 3'-6" DECORATIVE FENCE WITH ROLLING AUTOMOBILE ENTRY GATE AND SWINGING PEDESTRIAN ENTRY GATE. REFER TO ELEVATIONS.

TALLER

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PROJECT
VAN NESS APARTMENTS
 1807 N. Van Ness Ave.
 Los Angeles, CA 90028

REV.	DATE/TAG	DESCRIPTION
04/12/2023		REVISED SNAP SET
04/28/2023		REVISED SNAP SET
06/07/2023		REVISED SNAP SET
06/14/2023		REVISED SNAP SET
07/17/2023		REV. PLANNING SET
09/08/23		REV. PLANNING SET 1
10/06/23		REV. PLANNING SET 2

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SHEET NAME

OVERVIEW LEVEL 04

SHEET NUMBER

A-104

CONSULTANTS

ARCHITECT SEAL



ENGINEER SEAL

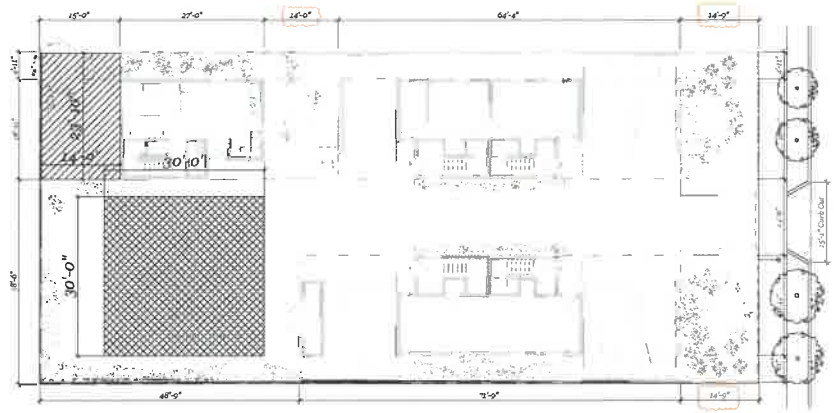
CLIENT

ROM INVESTMENTS
 6464 Sunset Blvd
 Suite 910
 Hollywood, CA 90028

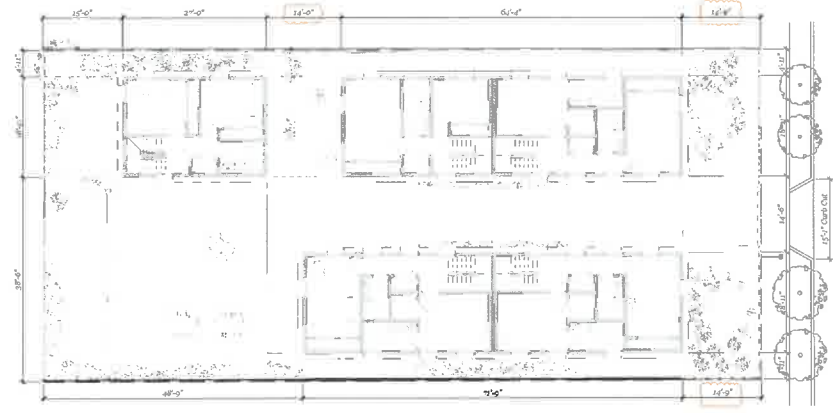
PROJECT

VAN NESS APARTMENTS
 1807 N. Van Ness Ave.
 Los Angeles, CA 90028

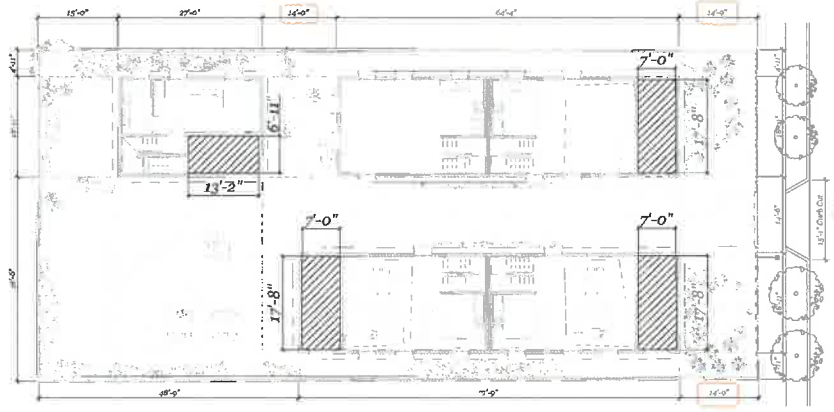
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▲	04/18/2023 REVISED SNAP SET
▲	06/07/2023 REVISED SNAP SET
▲	06/25/2023 REVISED SNAP SET
▲	07/17/2023 REV PLANNING SET
▲	09/06/23 REV PLANNING SET 1
▲	10/04/23 REV PLANNING SET 2



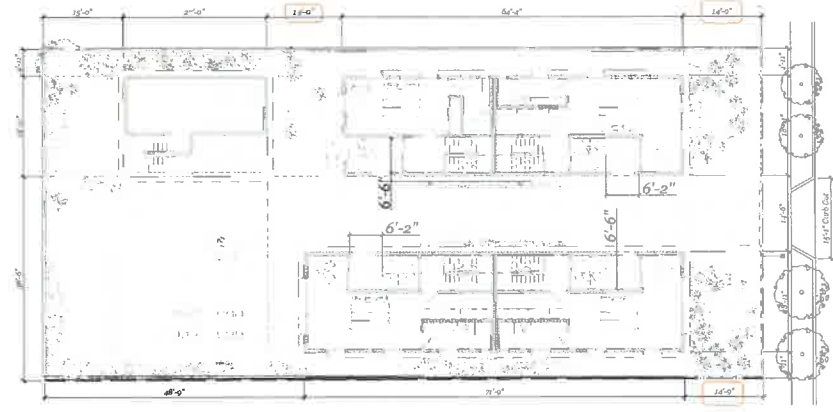
LEVEL 01 SITE PLAN
 Scale: 1/16" = 1'-0"



LEVEL 02 SITE PLAN
 Scale: 1/16" = 1'-0"



LEVEL 03 SITE PLAN
 Scale: 1/16" = 1'-0"



LEVEL 04 SITE PLAN
 Scale: 1/16" = 1'-0"

OPEN SPACE AREAS			
	COMMON	PRIVATE	TOTAL
LEVEL 01	900 SF	350 SF	1,250 SF
LEVEL 02	-	-	-
LEVEL 03	-	467 SF	467 SF
LEVEL 04	-	-	-
ROOF	-	-	-
TOTAL	900 SF	817 SF	1,717 SF

TOTAL REQUIRED:	875 SF
COMMON (PER SNAP DEV. STAND.):	Min. 400 SF
PRIVATE (PER SNAP DEV. STAND.):	-
TOTAL PROVIDED:	1,717 SF
COMMON OPEN SPACE:	900 SF
PRIVATE OPEN SPACE:	817 SF

CBC BUILDING AREAS	
BUILDING A (DUPLEX):	
LEVEL 01	1,117 SF
LEVEL 02	1,111 SF
LEVEL 03	1,111 SF
LEVEL 04	935 SF
BUILDING A TOTAL	4,274 SF
BUILDING B (DUPLEX):	
LEVEL 01	1,311 SF
LEVEL 02	1,236 SF
LEVEL 03	1,236 SF
LEVEL 04	1,040 SF
BUILDING B TOTAL	4,823 SF
BUILDING C (SFR):	
LEVEL 01	462 SF
LEVEL 02	456 SF
LEVEL 03	318 SF
BUILDING C TOTAL	1,236 SF
BUILDING D (2 ADUs):	
LEVEL 01	943 SF
LEVEL 02	936 SF
BUILDING D TOTAL	1,879 SF
SITE TOTAL BUILDING AREA	12,212 SF

LAMC FLOOR AREAS	
BUILDING A:	
LEVEL 01	423 SF
LEVEL 02	999 SF
LEVEL 03	851 SF
LEVEL 04	812 SF
BUILDING A TOTAL	3,085 SF
BUILDING B:	
LEVEL 01	420 SF
LEVEL 02	1,127 SF
LEVEL 03	840 SF
LEVEL 04	919 SF
BUILDING B TOTAL	3,308 SF
BUILDING C:	
LEVEL 01	396 SF
LEVEL 02	404 SF
LEVEL 03	279 SF
BUILDING C TOTAL	1,079 SF
BUILDING D (ADUs):	
LEVEL 01	827 SF
LEVEL 02	862 SF
BUILDING D TOTAL	1,689 SF
SITE TOTAL FLOOR AREA	9,161 SF

PLAN NOTES

LEGEND

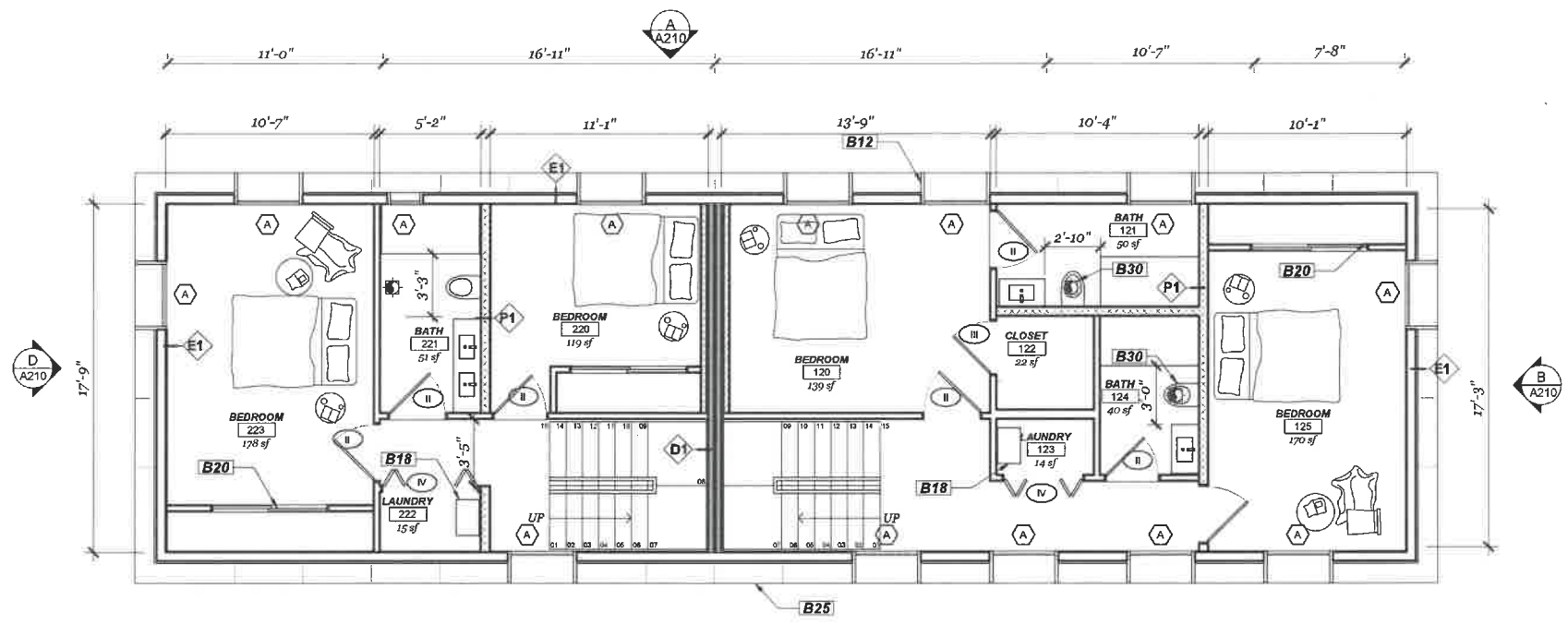
- PRIVATE OPEN SPACE
- COMMON OPEN SPACE

EXHIBIT "A"
 Page No. 18 of 34
 Case No. DIR-2023-5089-TOC-SPP-VHCA

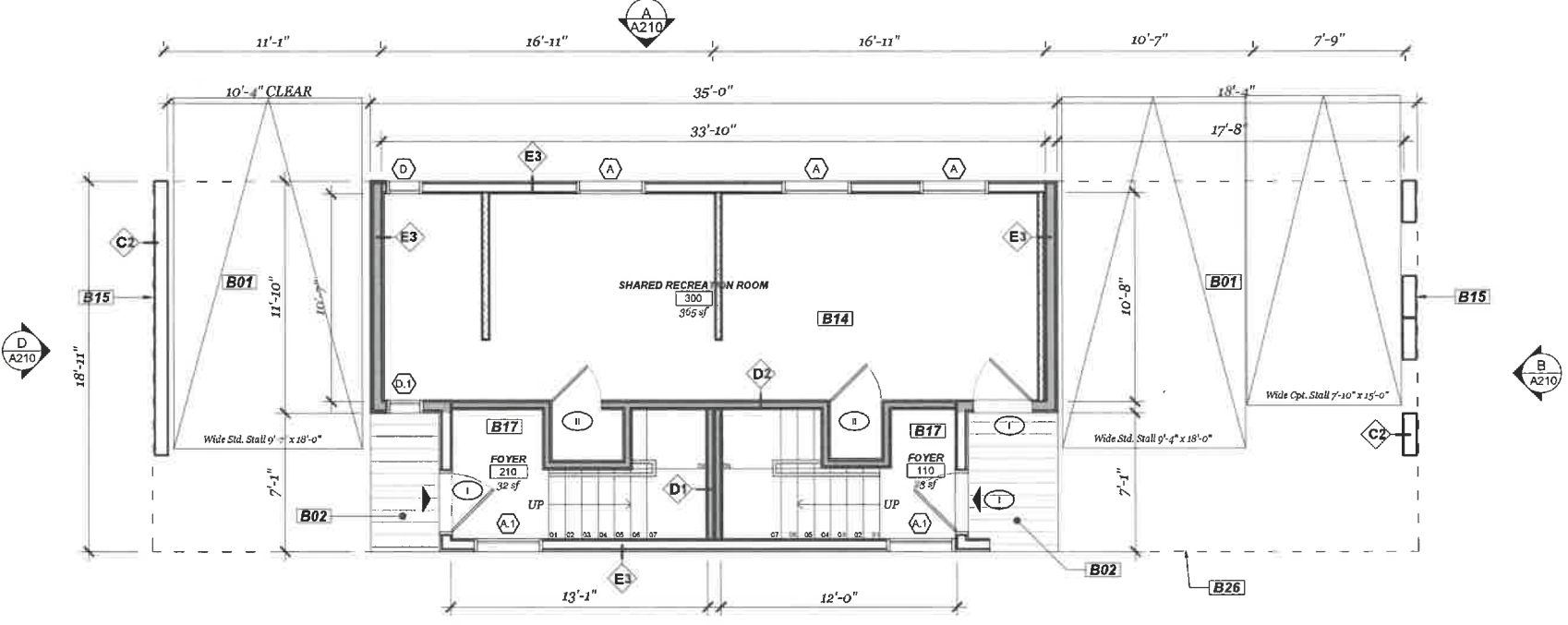
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SHEET NAME
OPEN SPACE PLANS

SHEET NUMBER
A-105



LEVEL 02 - BLDG A
Scale: 1/4" = 1'-0"



LEVEL 01 - BLDG A
Scale: 1/4" = 1'-0"

PLAN KEY NOTES

- | KEY | APPL. | DESCRIPTION |
|-----|-------|---|
| B01 | | COVERED OPEN CARPORT FOR PARKING. |
| B02 | | RAISED ENTRY DECK. |
| B03 | | UNDER-STAIR STORAGE CLOSET. |
| B04 | | ONE 8'-10" WIDE PARKING SPOT PROVIDED. |
| B05 | | STORAGE. |
| B06 | | STACKED WASHER / DRYER. |
| B07 | | SPIRAL STAIRCASE ACCESS TO ROOF DECK. |
| B08 | | ROOF DECK, AREA NOT INCLUDED IN OPEN SPACE CALCULATIONS. |
| B09 | | 42" HIGH METAL GUARDRAILS AROUND PERIMETER OF ROOF DECK AND BALCONIES PER PLANS. |
| B10 | | SOLAR PANELS PER CA ENERGY CODE, NUMBER OF PANELS APPROXIMATED PER EQUATION 150.1. |
| B11 | | MECHANICAL EQUIPMENT FOR BUILDING TO BE CONCEALED BY METAL SCREEN. |
| B12 | | METAL WINDOW SHROUD FOR PRIVACY AND SHADING TO PROTRUDE UP TO 12" MAX. AS ALLOWED PER LAMC 12.22.c.20(b). |
| B13 | | FULL HEIGHT PANTRY CASEWORK. |
| B14 | | RECREATION ROOM FOR USE BY ALL TENANTS. |
| B15 | | BOARD FORMED CONCRETE WALL. REFER TO ELEVATIONS AND STRUCTURAL DRAWINGS. |
| B16 | | TRASH ENCLOSURE FOR WASTE BINS. |
| B17 | | ENTRY "MUD ROOM" WITH BUILT IN BENCH WITH STORAGE. |
| B18 | | TANKLESS WATER HEATER FOR UNIT. |
| B19 | | SLIDING GLASS DOOR. REFER TO SCHEDULES AND ELEVATIONS. |
| B20 | | FULL HEIGHT BUILT-IN CLOSET CASEWORK. |
| B21 | | UNGLAZED OPENINGS AT COVERED EXTERIOR PORCH, TYP. |
| B22 | | WINDER STAIR TREADS PER R911.7.5.2.1. |
| B23 | | EXTERIOR STAIRCASE TO ROOF DECK. |
| B24 | | DEPRESSED ENTRY ACCESS. NOT CONSIDERED GRADE FOR HEIGHT CALCULATIONS PER LADES ZONING MANUAL. |
| B25 | | BELT COURSE, REFER TO ELEVATIONS. |
| B26 | | LINE OF FLOOR / STRUCTURE ABOVE. |
| B27 | | SHORT TERM BICYCLE PARKING RACK. |
| B28 | | HANDRAIL TO BE 34" - 38" ABOVE NOSE TREADING. REFER SECTIONS AND ELEVATIONS. |
| B29 | | FLOOR DRAIN, CONNECT TO STORMWATER MITIGATION SYSTEM THROUGH CONCEALED DRAIN. |
| B30 | | EXHAUST FAN ENERGY STAR RATED, 50 CFM EXHAUSTED TO THE OUTSIDE. |
| B31 | | DRYER, PROVIDE EXHAUST VENT TO THE OUTSIDE. |
| B32 | | ROOF BREAK PROVIDED TO ADHERE TO SNAP REQUIREMENTS VIA RAISED PARAPET WALL. REFER TO BUILDING ELEVATIONS. |

EXHIBIT "A"

Page No. 19 of 34
Case No. DIR-2023-5089-TOC-SPP-VHCA

LEGEND

- NEW WALL PER PLANS
- EXISTING WALL TO BE DEMOLISHED
- MIN 1HR RATED DEMISING WALL REFER TO SHEET A-020
- NEW WINDOW - REFER TO SCHEDULE
- NEW DOOR - REFER TO SCHEDULE
- ◇ WALL TAG - REFER TO SHEET A-020
- ⊙ EXHAUST FAN
- ⊠ EV CHARGING STATION
- PROPERTY LINE
- LINE OVERHEAD
- - - - - FENCE LINE

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CONSULTANTS

ARCHITECT SEAL

 ENGINEER SEAL

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ROM INVESTMENTS
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Suite 910
Hollywood, CA 90028

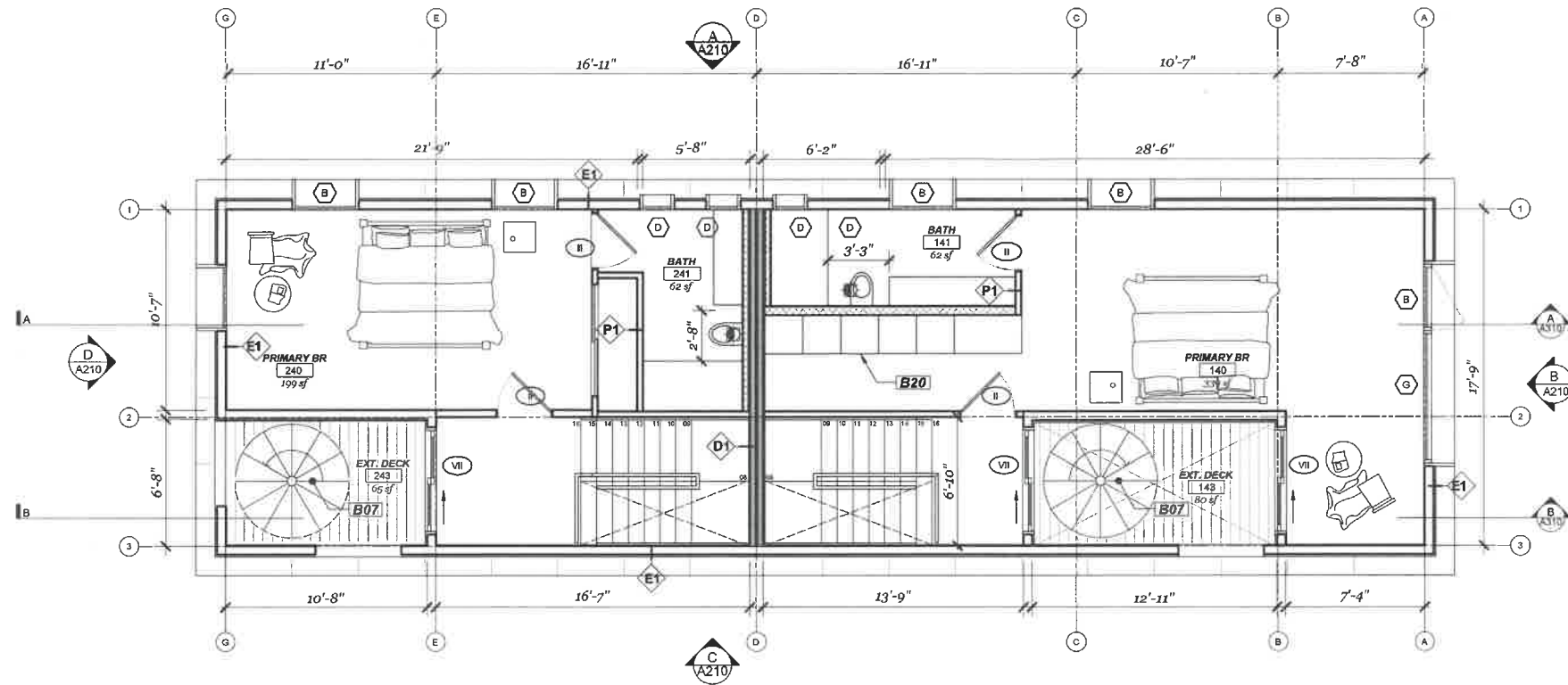
PROJECT
VAN NESS APARTMENTS
1807 N. Van Ness Ave.
Los Angeles, CA 90028

REV.	DATE/TAG	DESCRIPTION
04/12/2023		REVISED SNAP SET
04/18/2023		REVISED SNAP SET
06/07/2023		REVISED SNAP SET
06/26/2023		REVISED SNAP SET
07/17/2023		REV. PLANNING SET
09/08/23		REV. PLANNING SET # 1
10/06/23		REV. PLANNING SET # 2

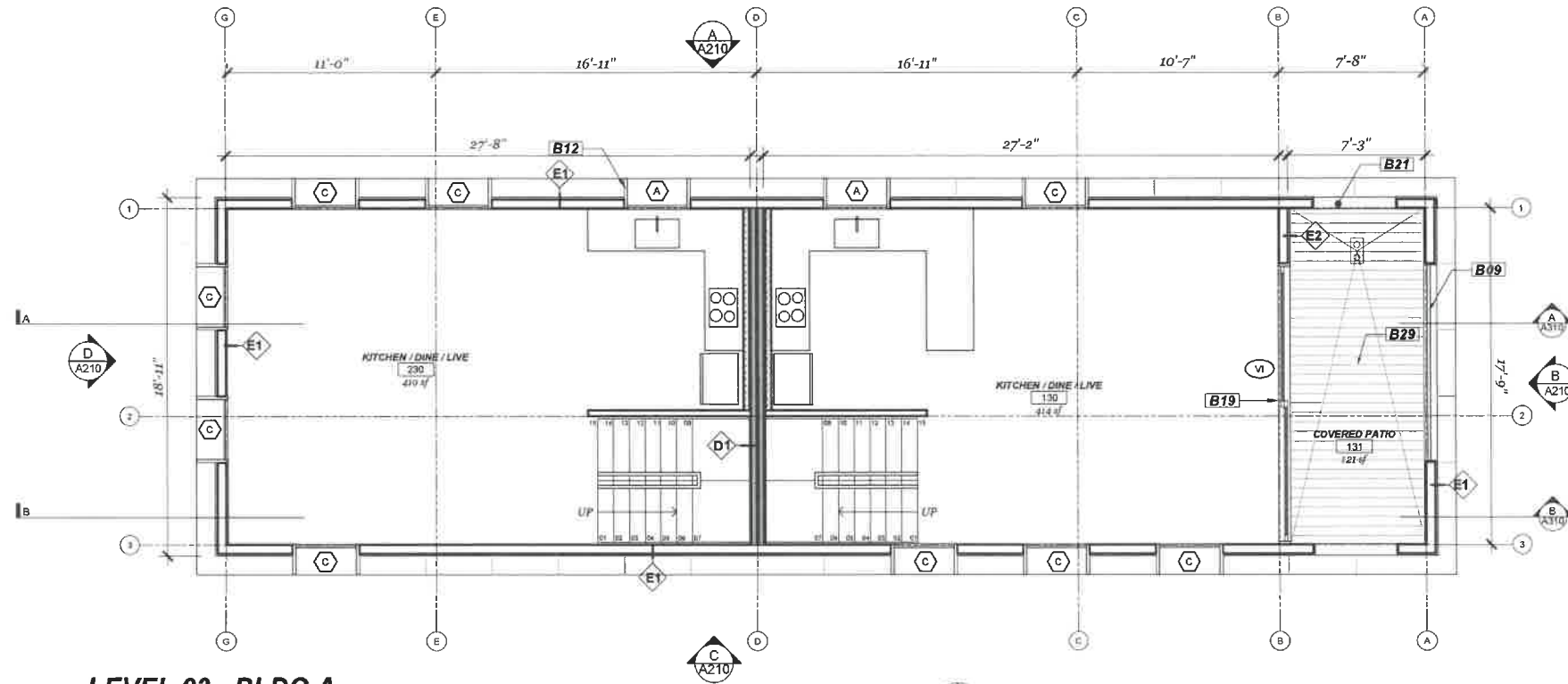
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SHEET NAME
BLDG A PLANS

SHEET NUMBER
A-110



LEVEL 04 - BLDG A
Scale: 1/4" = 1'-0"



LEVEL 03 - BLDG A
Scale: 1/4" = 1'-0"

PLAN KEY NOTES

- | KEY | DESCRIPTION |
|-----|---|
| B01 | COVERED OPEN CARPORT FOR PARKING. |
| B02 | RAISED ENTRY DECK. |
| B03 | UNDER-STAIR STORAGE CLOSET. |
| B04 | ONE 8'-10" WIDE PARKING SPOT PROVIDED. |
| B05 | STORAGE. |
| B06 | STACKED WASHER / DRYER. |
| B07 | SPIRAL STAIRCASE ACCESS TO ROOF DECK. |
| B08 | ROOF DECK AREA NOT INCLUDED IN OPEN SPACE CALCULATIONS. |
| B09 | 42" HIGH METAL GUARDRAILS AROUND PERIMETER OF ROOF DECK AND BALCONIES PER PLANS. |
| B10 | SOLAR PANELS PER CA ENERGY CODE. NUMBER OF PANELS APPROXIMATED PER EQUATION 150.1. |
| B11 | MECHANICAL EQUIPMENT FOR BUILDING TO BE CONCEALED BY METAL SCREEN. |
| B12 | METAL WINDOW SHROUD FOR PRIVACY AND SHADING TO PROTRUDE UP TO 12" MAX. AS ALLOWED PER LAMC 12.22.6.20(b). |
| B13 | FULL HEIGHT PANTRY CASEWORK. |
| B14 | RECREATION ROOM FOR USE BY ALL TENANTS. |
| B15 | BOARD FORMED CONCRETE WALL REFER TO ELEVATIONS AND STRUCTURAL DRAWINGS. |
| B16 | TRASH ENCLOSURE FOR WASTE BINS. |
| B17 | ENTRY "MUD ROOM" WITH BUILT IN BENCH WITH STORAGE. |
| B18 | TANKLESS WATER HEATER FOR UNIT. |
| B19 | SLIDING GLASS DOOR. REFER TO SCHEDULES AND ELEVATIONS. |
| B20 | FULL HEIGHT BUILT-IN CLOSET CASEWORK. |
| B21 | UNGLAZED OPENINGS AT COVERED EXTERIOR PORCH, TYP. |
| B22 | WINDER STAIR TREADS PER R311.7.5.2.3. |
| B23 | EXTERIOR STAIRCASE TO ROOF DECK. |
| B24 | DEPRESSED ENTRY ACCESS. NOT CONSIDERED GRADE FOR HEIGHT CALCULATIONS PER LADES ZONING MANUAL. |
| B25 | BELT COURSE, REFER TO ELEVATIONS. |
| B26 | LINE OF FLOOR / STRUCTURE ABOVE. |
| B27 | SHORT TERM BICYCLE PARKING RACK. |
| B28 | HANDRAIL TO BE 34" - 38" ABOVE NOSE TREADING. REFER SECTIONS AND ELEVATIONS. |
| B29 | FLOOR DRAIN, CONNECT TO STORMWATER MITIGATION SYSTEM THROUGH CONCEALED DRAIN. |
| B30 | EXHAUST FAN ENERGY STAR RATED, 50 CFM EXHAUSTED TO THE OUTSIDE. |
| B31 | DRYER, PROVIDE EXHAUST VENT TO THE OUTSIDE. |
| B32 | ROOF BREAK PROVIDED TO ADHERE TO SNAP REQUIREMENTS VIA RAISED PARAPET WALL. REFER TO BUILDING ELEVATIONS. |

EXHIBIT "A"

Page No. 20 of 34
Case No. DIR-2023-5089-TOC-SPP-VHCA

LEGEND

- NEW WALL PER PLANS
- EXISTING WALL TO BE DEMOLISHED
- MIN 1HR RATED DEMISING WALL REFER TO SHEET A-020
- (NEW WINDOW) NEW WINDOW - REFER TO SCHEDULE
- (NEW DOOR) NEW DOOR - REFER TO SCHEDULE
- ◇ WALL TAG - REFER TO SHEET A-020
- ⊗ EXHAUST FAN
- ⊞ EV CHARGING STATION
- PROPERTY LINE
- - - LINE OVERHEAD
- FENCE LINE

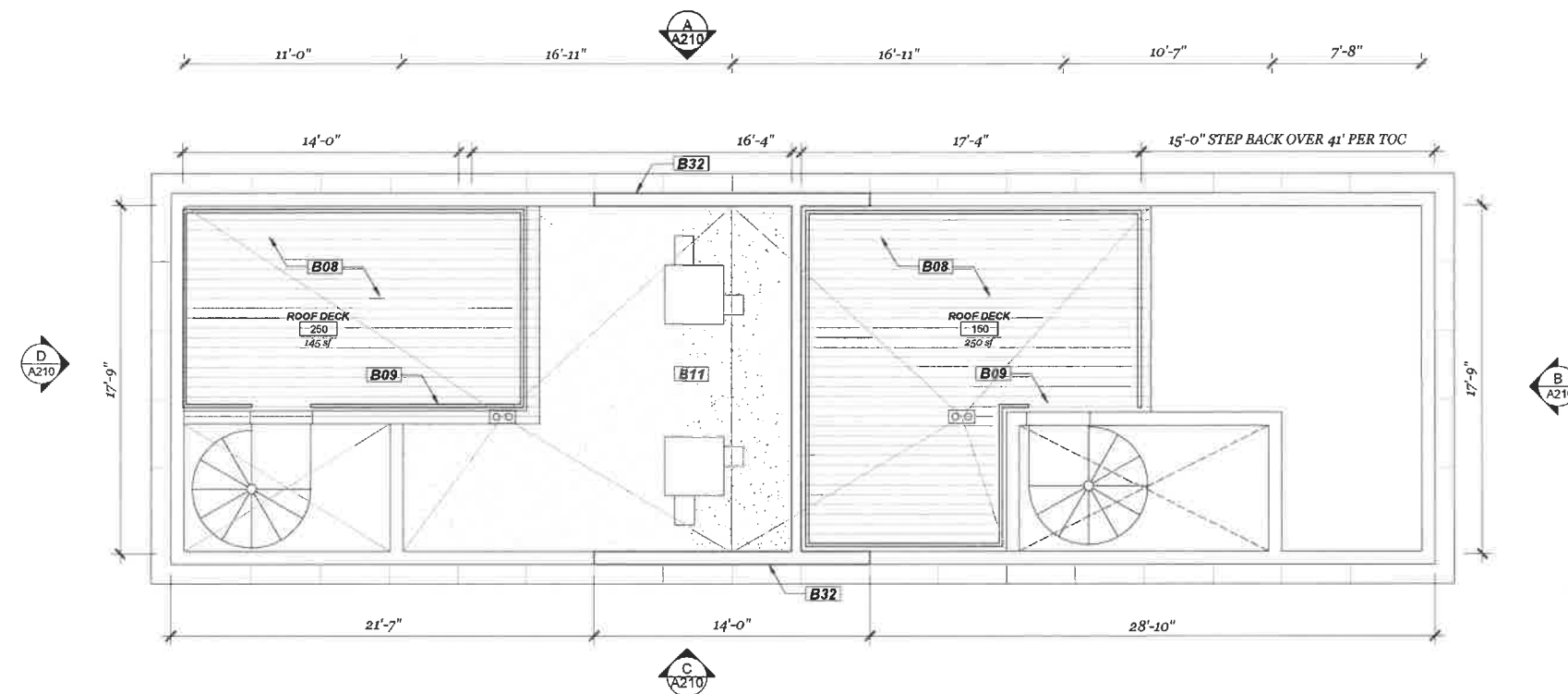


CLIENT
ROM INVESTMENTS
6464 Sunset Blvd
Suite 910
Hollywood, CA 90028

PROJECT
VAN NESS APARTMENTS
1807 N. Van Ness Ave.
Los Angeles, CA 90028

REV.	DATE/TAG	DESCRIPTION
1	04/12/2023	REVISED SHOP SET
2	04/18/2023	REVISED SHOP SET
3	04/20/2023	REVISED SHOP SET
4	06/29/2023	REVISED SHOP SET
5	07/17/2023	REV. PLANNING SET
6	09/08/23 REV.	PLANNING SET'S
7	10/06/23 REV.	PLANNING SET'S

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ROOF PLAN - BLDG A
Scale: 1/4" = 1'-0"

PLAN KEY NOTES

- | KEY | DESCRIPTION |
|-----|--|
| B01 | COVERED OPEN CARPORT FOR PARKING. |
| B02 | RAISED ENTRY DECK. |
| B03 | UNDER-STAIR STORAGE CLOSET. |
| B04 | ONE 8'-10" WIDE PARKING SPOT PROVIDED |
| B05 | STORAGE |
| B06 | STACKED WASHER / DRYER. |
| B07 | SPIRAL STAIRCASE ACCESS TO ROOF DECK. |
| B08 | ROOF DECK, AREA NOT INCLUDED IN OPEN SPACE CALCULATIONS |
| B09 | 42" HIGH METAL GUARDRAILS AROUND PERIMETER OF ROOF DECK AND BALCONIES PER PLANS. |
| B10 | SOLAR PANELS PER CA ENERGY CODE. NUMBER OF PANELS APPROXIMATED PER EQUATION 150.1. |
| B11 | MECHANICAL EQUIPMENT FOR BUILDING TO BE CONCEALED BY METAL SCREEN. |
| B12 | METAL WINDOW SHROUD FOR PRIVACY AND SHADING TO PROTRUDE UP TO 12" MAX. AS ALLOWED PER LAMC 12.22.c.20(b) |
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| B23 | EXTERIOR STAIRCASE TO ROOF DECK. |
| B24 | DEPRESSED ENTRY ACCESS. NOT CONSIDERED GRADE FOR HEIGHT CALCULATIONS PER LADBS ZONING MANUAL. |
| B25 | BELT COURSE, REFER TO ELEVATIONS. |
| B26 | LINE OF FLOOR / STRUCTURE ABOVE |
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| B28 | HANDRAIL TO BE 34" - 38" ABOVE NOSE TREADING. REFER SECTIONS AND ELEVATIONS. |
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| B30 | EXHAUST FAN ENERGY STAR RATED, 50 CFM EXHAUSTED TO THE OUTSIDE. |
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| B32 | ROOF BREAK PROVIDED TO ADHERE TO SNAP REQUIREMENTS VIA RAISED PARAPET WALL. REFER TO |

EXHIBIT "A"
Page No. 21 of 34
Case No. DIR-2023-5089-TOC-SPP-VHCA

LEGEND

- NEW WALL PER PLANS
- EXISTING WALL TO BE DEMOLISHED
- MIN 1HR RATED DEMISING WALL REFER TO SHEET A-020
- NEW WINDOW - REFER TO SCHEDULE
- NEW DOOR - REFER TO SCHEDULE
- ◇ WALL TAG - REFER TO SHEET A-020
- ⊞ EXHAUST FAN
- ⊞ EV CHARGING STATION
- PROPERTY LINE
- LINE OVERHEAD
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TALLER
7540 Beverly Blvd, Ste. 218B4
Los Angeles, CA 90048
310.991.1311
taller.com

CONSULTANTS
ARCHITECT SEAL
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CLIENT
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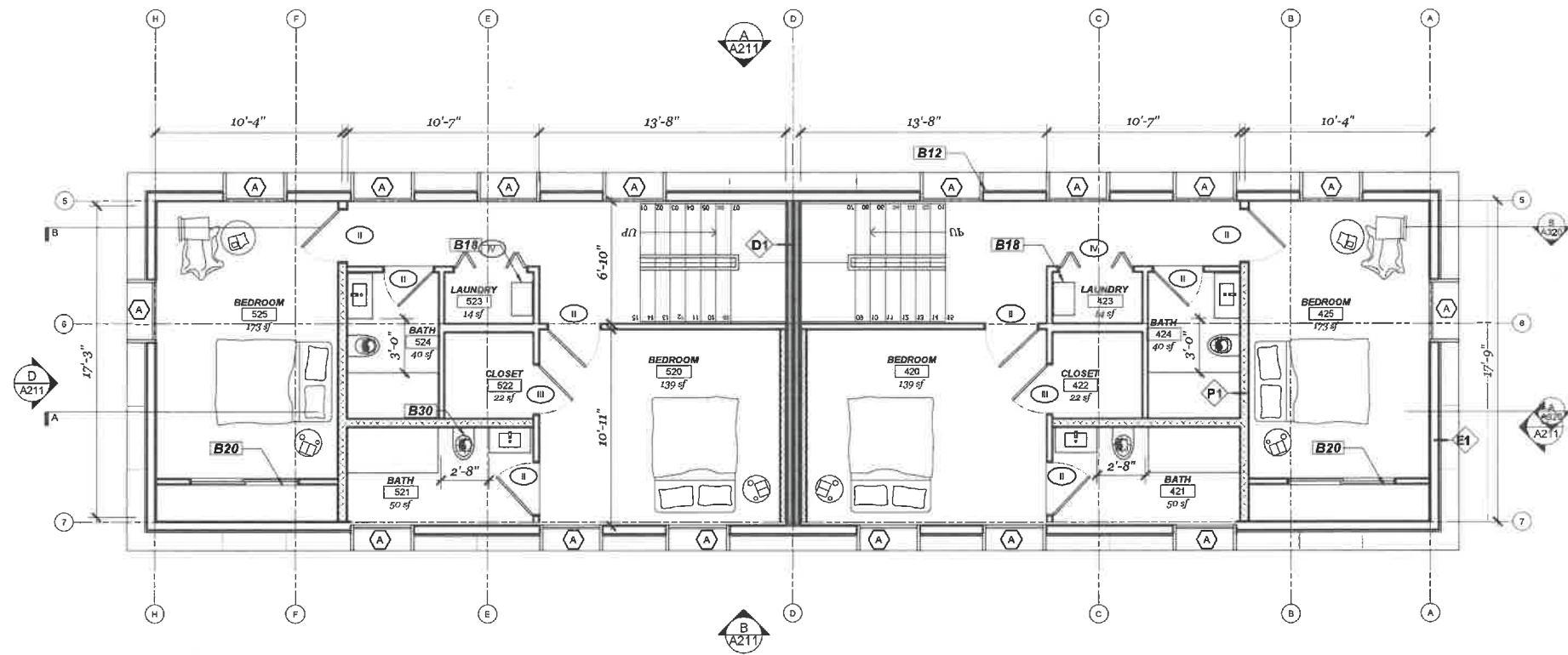
PROJECT
VAN NESS APARTMENTS
1807 N. Van Ness Ave.
Los Angeles, CA 90028

REV.	DATE/TAG
04/12/2023	REVISED SNAPP SET
04/26/2023	REVISED SNAPP SET
06/05/2023	REVISED SNAPP SET
07/17/2023	REV. PLANNING SET
08/08/23	REV. PLANNING SET'S
10/06/23	REV. PLANNING SET'S

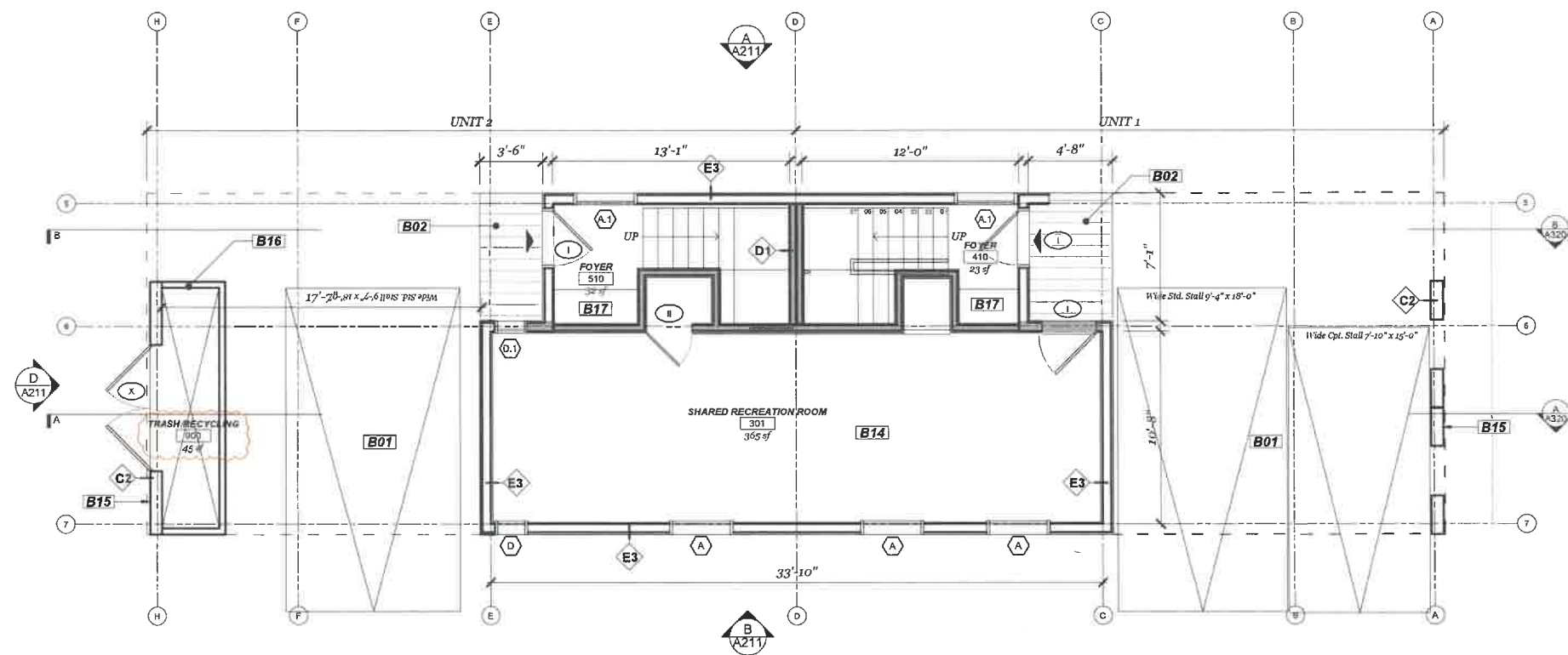
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SHEET NAME
BLDG A PLANS

SHEET NUMBER
A-112



LEVEL 02 - BLDG B
Scale: 1/4" = 1'-0"



LEVEL 01 - BLDG B
Scale: 1/4" = 1'-0"

PLAN KEY NOTES

- | KEY | SPEC. | DESCRIPTION |
|-----|-------|---|
| B01 | | COVERED OPEN CARPORT FOR PARKING. |
| B02 | | RAISED ENTRY DECK. |
| B03 | | UNDER-STAIR STORAGE CLOSET. |
| B04 | | ONE 8'-10" WIDE PARKING SPOT PROVIDED. |
| B05 | | STORAGE. |
| B06 | | STACKED WASHER / DRYER. |
| B07 | | SPIRAL STAIRCASE ACCESS TO ROOF DECK. |
| B08 | | ROOF DECK, AREA NOT INCLUDED IN OPEN SPACE CALCULATIONS. |
| B09 | | 42" HIGH METAL GUARDRAILS AROUND PERIMETER OF ROOF DECK AND BALCONIES PER PLANS. |
| B10 | | SOLAR PANELS PER CA ENERGY CODE, NUMBER OF PANELS APPROXIMATED PER EQUATION 150.1. |
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| B23 | | EXTERIOR STAIRCASE TO ROOF DECK. |
| B24 | | DEPRESSED ENTRY ACCESS. NOT CONSIDERED GRADE FOR HEIGHT CALCULATIONS PER LADBS ZONING MANUAL. |
| B25 | | BELT COURSE, REFER TO ELEVATIONS. |
| B26 | | LINE OF FLOOR / STRUCTURE ABOVE. |
| B27 | | SHORT TERM BICYCLE PARKING RACK. |
| B28 | | HANDRAIL TO BE 34" - 38" ABOVE NOSE TREADING. REFER SECTIONS AND ELEVATIONS. |
| B29 | | FLOOR DRAIN, CONNECT TO STORMWATER MITIGATION SYSTEM THROUGH CONCEALED DRAIN. |
| B30 | | EXHAUST FAN ENERGY STAR RATED, 60 CFM EXHAUSTED TO THE OUTSIDE. |
| B31 | | DRYER, PROVIDE EXHAUST VENT TO THE OUTSIDE. |
| B32 | | ROOF BREAK PROVIDED TO ADHERE TO SNAP REQUIREMENTS VIA RAISED PARAPET WALL. REFER TO BUILDING ELEVATIONS. |

EXHIBIT "A"
 Page No. 22 of 34
 Case No. DIR-2023-5089-TOC-SPP-VHCA

LEGEND

- NEW WALL PER PLANS
- EXISTING WALL TO BE DEMOLISHED
- MIN 1HR RATED DEMISING WALL REFER TO SHEET A-020
- NEW WINDOW - REFER TO SCHEDULE
- NEW DOOR - REFER TO SCHEDULE
- ◇ WALL TAG - REFER TO SHEET A-020
- ⊠ EXHAUST FAN
- ⊠ EV CHARGING STATION
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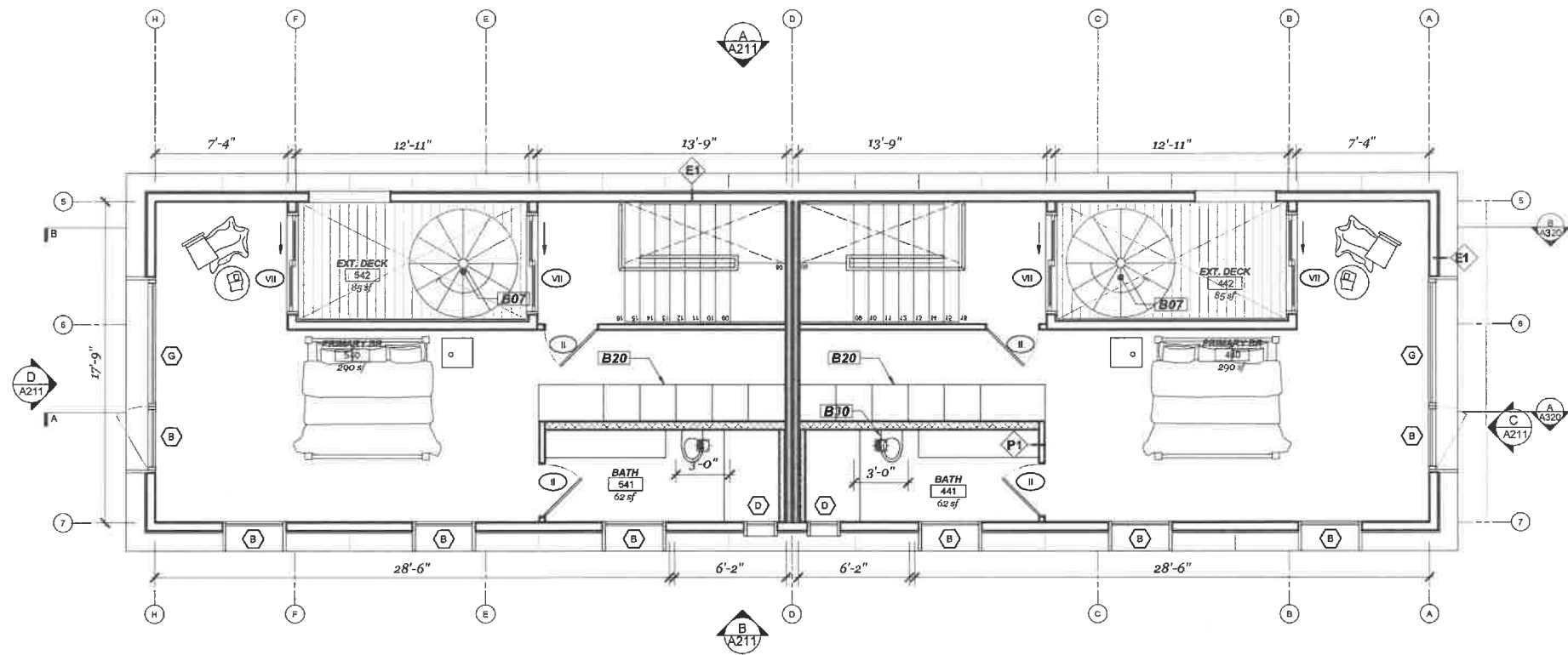
PROJECT
VAN NESS APARTMENTS
 1807 N. Van Ness Ave.
 Los Angeles, CA 90028

REV.	DATE/TAG
04/18/2023	REVISED SHIP SET
04/28/2023	REVISED SHIP SET
05/07/2023	REVISED SHIP SET
05/26/2023	REVISED SHIP SET
07/17/2023	REV. PLANS/02 SET
09/08/23	REV. PLANS/02 SET 5
10/06/23	REV. PLANS/02 SET 6

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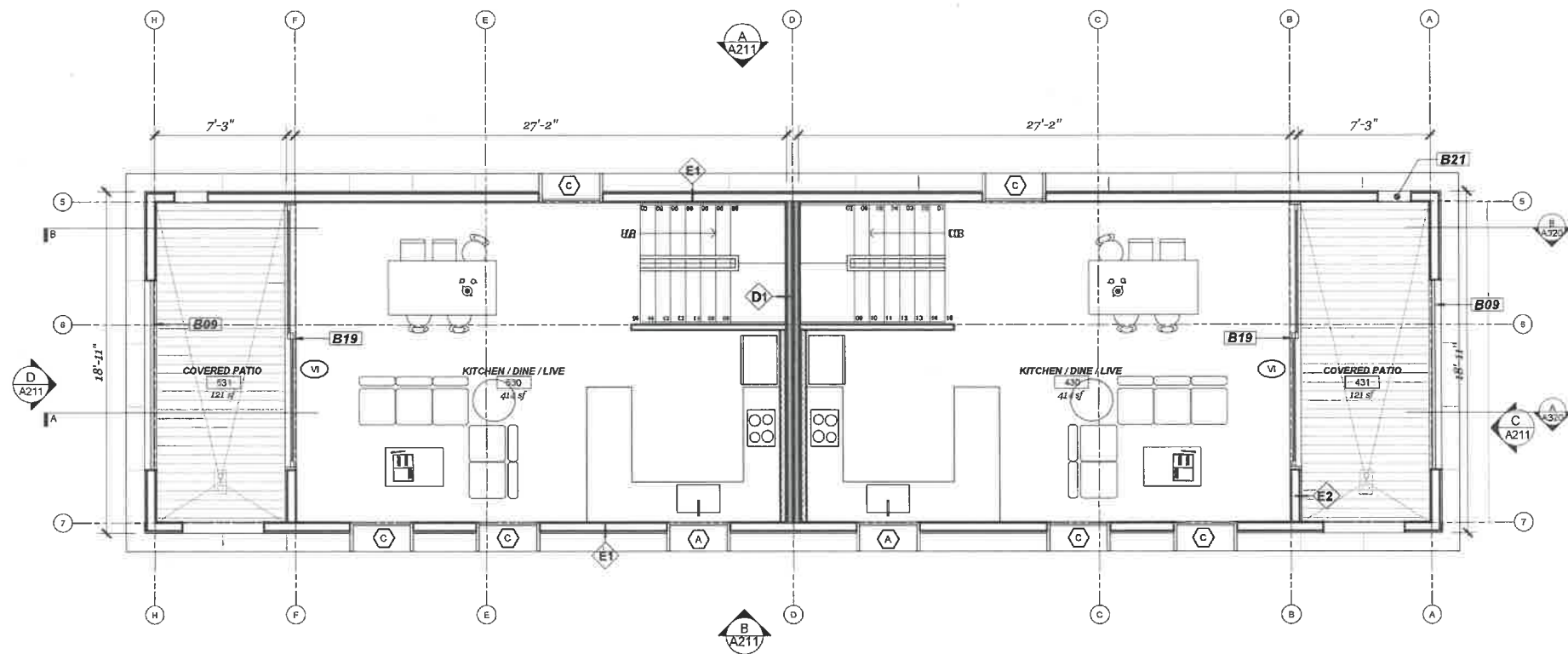
SHEET NAME
BLDG B PLANS

SHEET NUMBER
A-120



LEVEL 04 - BLDG B

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



LEVEL 03 - BLDG B

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

PLAN KEY NOTES

- | KEY | SPEC. | DESCRIPTION |
|-----|-------|---|
| B01 | | COVERED OPEN CARPORT FOR PARKING. |
| B02 | | RAISED ENTRY LIECK. |
| B03 | | UNDER-STAIR STORAGE CLOSET. |
| B04 | | ONE 8'-10" WIDE PARKING SPOT PROVIDED |
| B05 | | STORAGE |
| B06 | | STACKED WASHER / DRYER. |
| B07 | | SPIRAL STAIRCASE ACCESS TO ROOF DECK. |
| B08 | | ROOF DECK AREA NOT INCLUDED IN OPEN SPACE CALCULATIONS |
| B09 | | 42" HIGH METAL GUARDRAILS AROUND PERIMETER OF ROOF DECK AND BALCONIES PER PLANS. |
| B10 | | SOLAR PANELS PER CA ENERGY CODE. NUMBER OF PANELS APPROXIMATED PER EQUATION 150.1. |
| B11 | | MECHANICAL EQUIPMENT FOR BUILDING TO BE CONCEALED BY METAL SCREEN. |
| B12 | | METAL WINDOW SHROUD FOR PRIVACY AND SHADING TO PROTRUDE UP TO 12" MAX. AS ALLOWED PER LAMC 12.22.c.20(b) |
| B13 | | FULL HEIGHT PANTRY CASEWORK. |
| B14 | | RECREATION ROOM FOR USE BY ALL TENANTS. |
| B15 | | BOARD FORMED CONCRETE WALL. REFER TO ELEVATIONS AND STRUCTURAL DRAWINGS. |
| B16 | | TRASH ENCLOSURE FOR WASTE BINS. |
| B17 | | ENTRY "MUD ROOM" WITH BUILT IN BENCH WITH STORAGE. |
| B18 | | TANKLESS WATER HEATER FOR UNIT. |
| B19 | | SLIDING GLASS DOOR. REFER TO SCHEDULES AND ELEVATIONS. |
| B20 | | FULL HEIGHT BUILT-IN CLOSET CASEWORK. |
| B21 | | UNGLAZED OPENINGS AT COVERED EXTERIOR PORCH, TYP. |
| B22 | | WINDER STAIR TREADS PER R311.7.5.2.1 |
| B23 | | EXTERIOR STAIRCASE TO ROOF DECK. |
| B24 | | DEPRESSED ENTRY ACCESS. NOT CONSIDERED GRADE FOR HEIGHT CALCULATIONS PER LADBS ZONING MANUAL. |
| B25 | | BELT COURSE, REFER TO ELEVATIONS. |
| B26 | | LINE OF FLOOR / STRUCTURE ABOVE |
| B27 | | SHORT TERM BICYCLE PARKING RACK. |
| B28 | | HANDRAIL TO BE 34" - 38" ABOVE NOSE TREADING. REFER SECTIONS AND ELEVATIONS |
| B29 | | FLOOR DRAIN, CONNECT TO STORMWATER MITIGATION SYSTEM THROUGH CONCEALED DRAIN. |
| B30 | | EXHAUST FAN ENERGY STAR RATED, 50 CFM EXHAUSTED TO THE OUTSIDE. |
| B31 | | DRYER, PROVIDE EXHAUST VENT TO THE OUTSIDE. |
| B32 | | ROOF BREAK PROVIDED TO ADHERE TO SNAP REQUIREMENTS VIA RAISED PARAPET WALL. REFER TO BUILDING ELEVATIONS. |

EXHIBIT "A"

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LEGEND

- NEW WALL PER PLANS
- EXISTING WALL TO BE DEMOLISHED
- MIN 1HR RATED DEMISING WALL REFER TO SHEET A-020
- NEW WINDOW - REFER TO SCHEDULE
- NEW DOOR - REFER TO SCHEDULE
- ◇ WALL TAG - REFER TO SHEET A-020
- ⊗ EXHAUST FAN
- ⊞ EV CHARGING STATION
- PROPERTY LINE
- LINE OVERHEAD
- FENCE LINE

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REV. DATE/TAG

04/18/2023	REVISED SNIP SET
04/18/2023	REVISED SNIP SET
04/18/2023	REVISED SNIP SET
04/18/2023	REVISED SNIP SET
07/17/2023	REV PLANNING SET
04/08/23	REV PLANNING SET 1
10/06/23	REV PLANNING SET 2

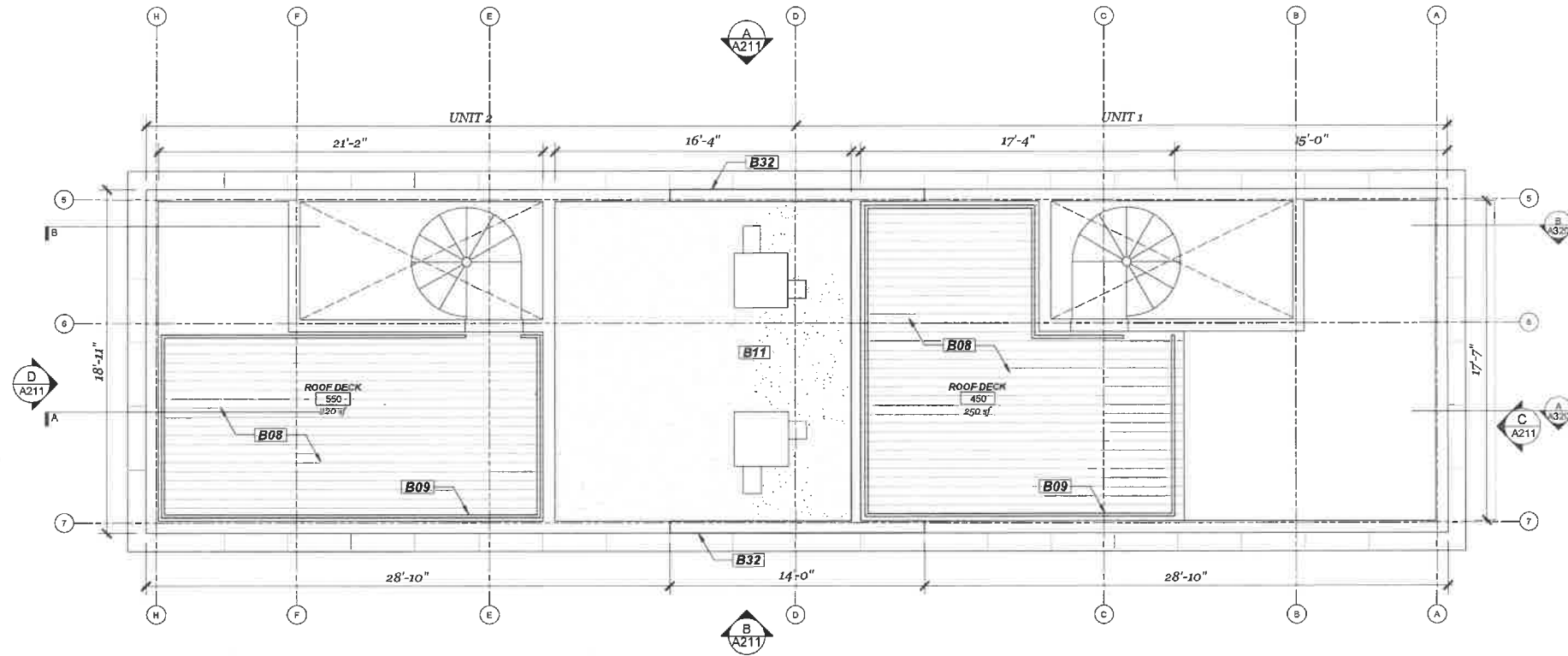
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SHEET NAME

BLDG B PLANS

SHEET NUMBER

A-121



ROOF PLAN - BLDG B

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

PLAN KEY NOTES

- | KEY | SPEC. | DESCRIPTION |
|-----|-------|---|
| B01 | | COVERED OPEN CARPORT FOR PARKING. |
| B02 | | RAISED ENTRY DECK. |
| B03 | | UNDER-STAIR STORAGE CLOSET. |
| B04 | | ONE 8'-10" WIDE PARKING SPOT PROVIDED |
| B05 | | STORAGE |
| B06 | | STACKED WASHER / DRYER. |
| B07 | | SPIRAL STAIRCASE ACCESS TO ROOF DECK. |
| B08 | | ROOF DECK, AREA NOT INCLUDED IN OPEN SPACE CALCULATIONS |
| B09 | | 42" HIGH METAL GUARDRAILS AROUND PERIMETER OF ROOF DECK AND BALCONIES PER PLANS. |
| B10 | | SOLAR PANELS PER CA ENERGY CODE, NUMBER OF PANELS APPROXIMATED PER EQUATION 150.1. |
| B11 | | MECHANICAL EQUIPMENT FOR BUILDING TO BE CONCEALED BY METAL SCREEN. |
| B12 | | METAL WINDOW SHROUD FOR PRIVACY AND SHADING TO PROTRUDE UP TO 12" MAX. AS ALLOWED PER LAMC 12.22.c.20(b) |
| B13 | | FULL HEIGHT PANTRY CASEWORK. |
| B14 | | RECREATION ROOM FOR USE BY ALL TENANTS. |
| B15 | | BOARD FORMED CONCRETE WALL. REFER TO ELEVATIONS AND STRUCTURAL DRAWINGS. |
| B16 | | TRASH ENCLOSURE FOR WASTE BINS. |
| B17 | | ENTRY "MUD ROOM" WITH BUILT IN BENCH WITH STORAGE. |
| B18 | | TANKLESS WATER HEATER FOR UNIT. |
| B19 | | SLIDING GLASS DOOR. REFER TO SCHEDULES AND ELEVATIONS. |
| B20 | | FULL HEIGHT BUILT-IN CLOSET CASEWORK. |
| B21 | | UNGLAZED OPENINGS AT COVERED EXTERIOR PORCH, TYP. |
| B22 | | WINDER STAIR TREADS PER R911.7.5.2.1 |
| B23 | | EXTERIOR STAIRCASE TO ROOF DECK. |
| B24 | | DEPRESSED ENTRY ACCESS. NOT CONSIDERED GRADE FOR HEIGHT CALCULATIONS PER LADBS ZONING MANUAL. |
| B25 | | BELT COURSE, REFER TO ELEVATIONS. |
| B26 | | LINE OF FLOOR / STRUCTURE ABOVE |
| B27 | | SHORT TERM BICYCLE PARKING RACK. |
| B28 | | HANDRAIL TO BE 34" - 38" ABOVE NOSE TREADING. REFER SECTIONS AND ELEVATIONS. |
| B29 | | FLOOR DRAIN, CONNECT TO STORMWATER MITIGATION SYSTEM THROUGH CONCEALED DRAIN. |
| B30 | | EXHAUST FAN ENERGY STAR RATED, 50 CFM EXHAUSTED TO THE OUTSIDE. |
| B31 | | DRYER, PROVIDE EXHAUST VENT TO THE OUTSIDE. |
| B32 | | ROOF BREAK PROVIDED TO ADHERE TO SNAP REQUIREMENTS VIA RAISED PARAPET WALL. REFER TO BUILDING ELEVATIONS. |

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REV.

REV.	DATE/TAG
04/12/2023	REVISED SHIP SET
04/27/2023	REVISED SHIP SET
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07/07/2023	REV PLANNING SET
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10/06/23	REV PLANNING SET 2

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SHEET NAME

SHEET NUMBER

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LEGEND

- NEW WALL PER PLANS
- EXISTING WALL TO BE DEMOLISHED
- MIN 1HR RATED DEMISING WALL REFER TO SHEET A-020
- ⊕ NEW WINDOW - REFER TO SCHEDULE
- ⊕ NEW DOOR - REFER TO SCHEDULE
- ◇ WALL TAG - REFER TO SHEET A-020
- ⊠ EXHAUST FAN
- ⊠ EV CHARGING STATION
- PROPERTY LINE ————
- LINE OVERHEAD ————
- FENCE LINE ————

A-122

PLAN KEY NOTES

- B01** - COVERED OPEN CARPORT FOR PARKING.
- B02** - RAISED ENTRY DECK.
- B03** - UNDER-STAIR STORAGE CLOSET.
- B04** - ONE 8'-10" WIDE PARKING SPOT PROVIDED.
- B05** - STORAGE.
- B06** - STACKED WASHER / DRYER.
- B07** - SPIRAL STAIRCASE ACCESS TO ROOF DECK.
- B08** - ROOF DECK, AREA NOT INCLUDED IN OPEN SPACE CALCULATIONS.
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▲	10/06/23 REV. PLANNING SET

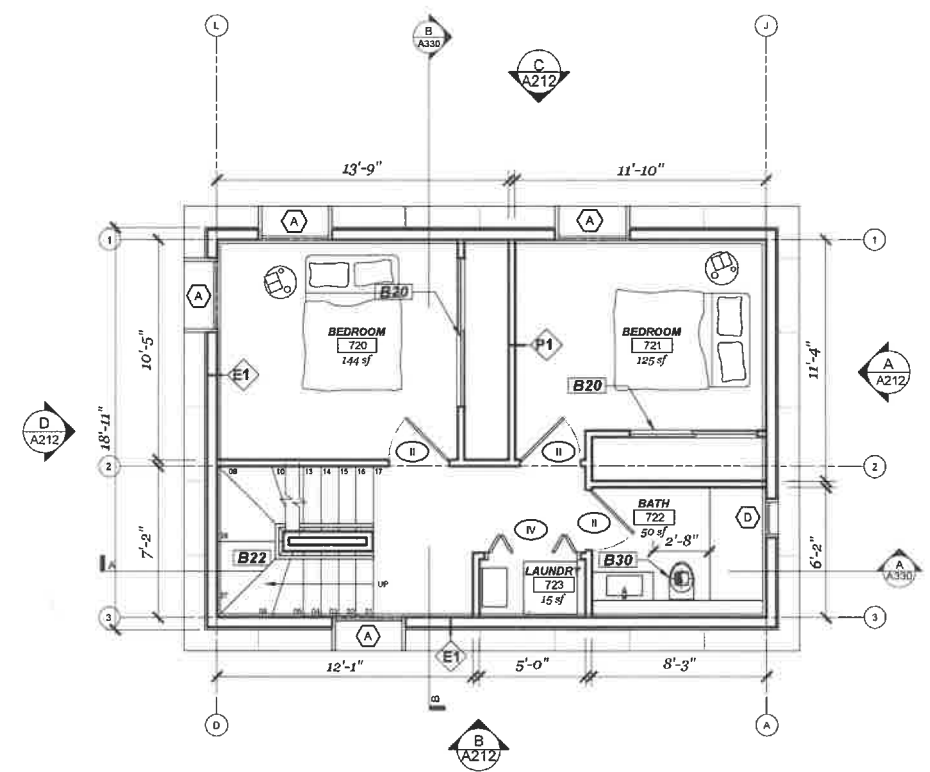
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SHEET NAME

BLDG C PLANS

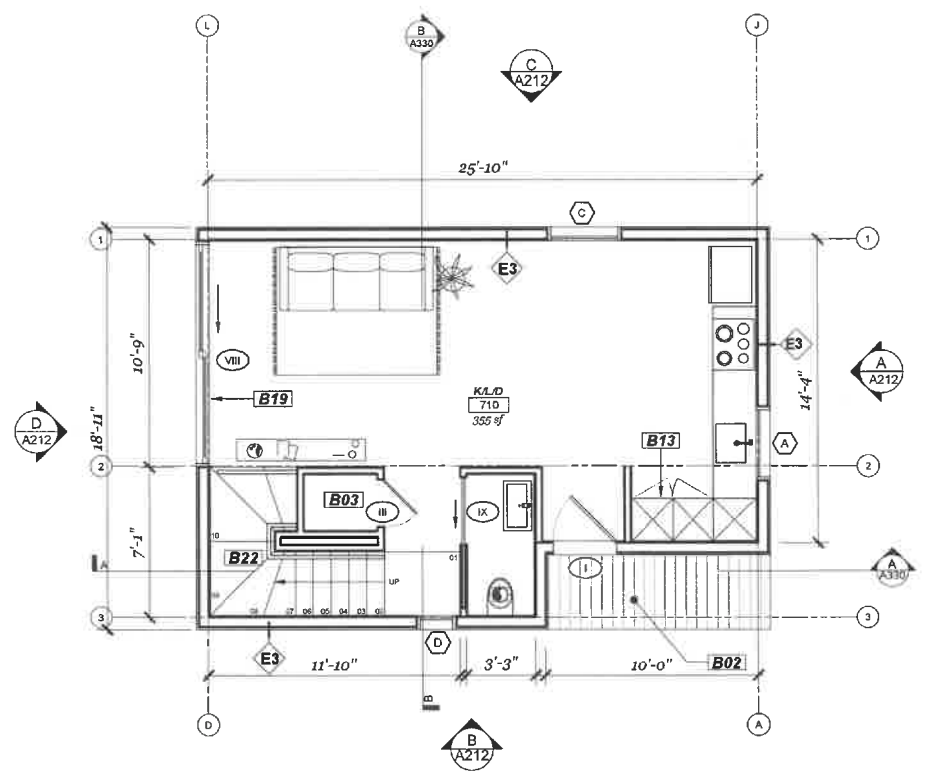
SHEET NUMBER

A-130



LEVEL 02 - BLDG C

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



LEVEL 01 - BLDG C

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

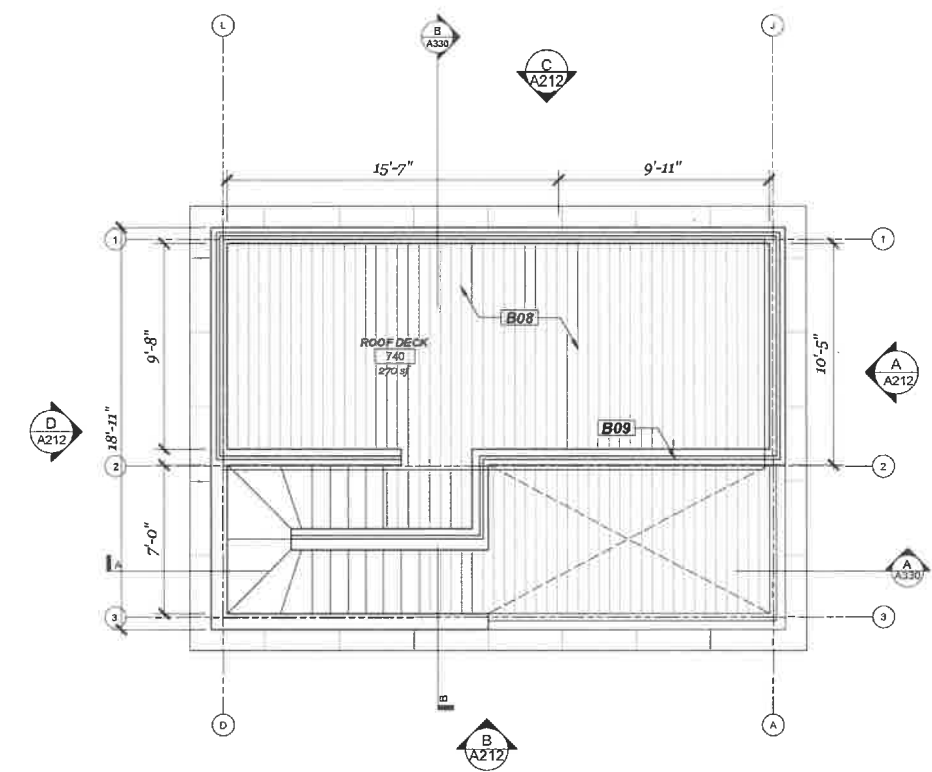
EXHIBIT "A"
 Page No. 25 of 34
 Case No. DIR-2023-5089-TOC-SPP-VHCA

LEGEND

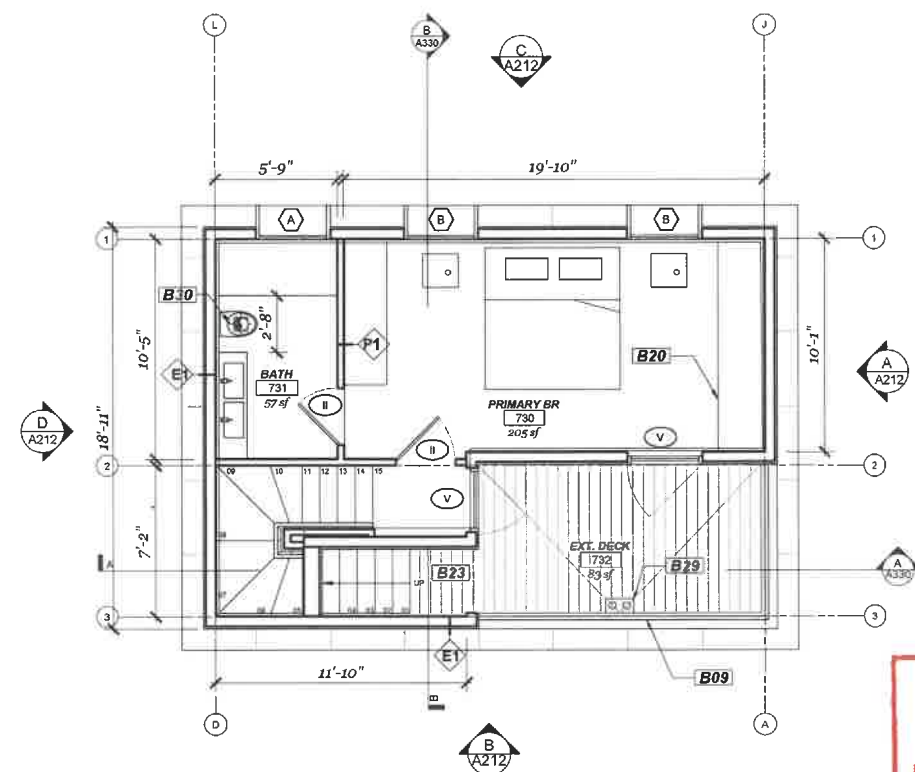
- NEW WALL PER PLANS
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- ⊠ EV CHARGING STATION
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- LINE OVERHEAD
- FENCE LINE

PLAN KEY NOTES

- | KEY | SYMBOL | DESCRIPTION |
|-----|--------|---|
| B01 | | COVERED OPEN CARPORT FOR PARKING. |
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ROOF PLAN - BLDG C
 Scale: 1/4" = 1'-0"



LEVEL 03 - BLDG C
 Scale: 1/4" = 1'-0"

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LEGEND

- NEW WALL PER PLANS
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- MIN 1HR RATED DEMISING WALL REFER TO SHEET A-020
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- ◇ WALL TAG - REFER TO SHEET A-020
- ⊗ EXHAUST FAN
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- FENCE LINE

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04/14/2023	REVISED RFP SET
04/18/2023	REVISED SHOP SET
05/07/2023	REVISED SHOP SET
06/05/2023	REVISED SHOP SET
07/17/2023	REV PLANNING SET
09/06/23	REV PLANNING SET 2
09/06/23	REV PLANNING SET 3

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SHEET NAME

BLDG C PLANS

SHEET NUMBER

A-131

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08/28/23	REV PLANNING SET 1
10/05/23	REV PLANNING SET 2

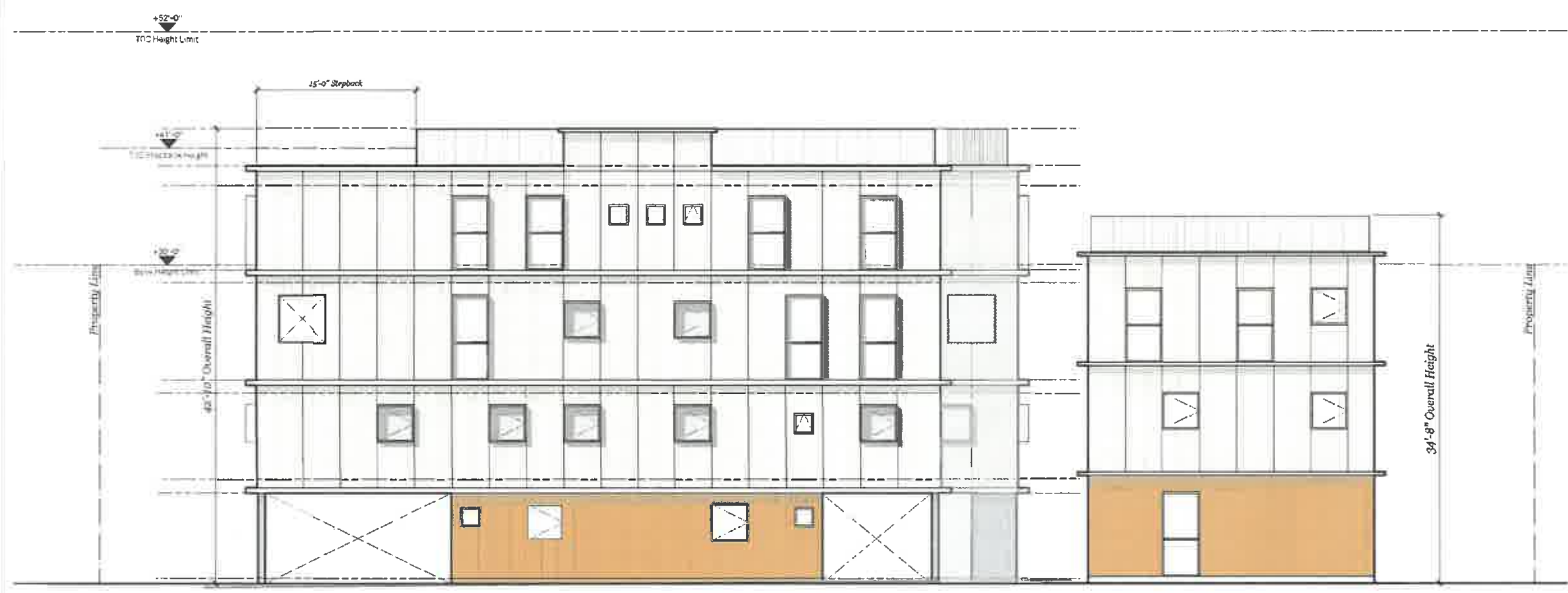
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SHEET NAME

SITE ELEVATIONS

SHEET NUMBER

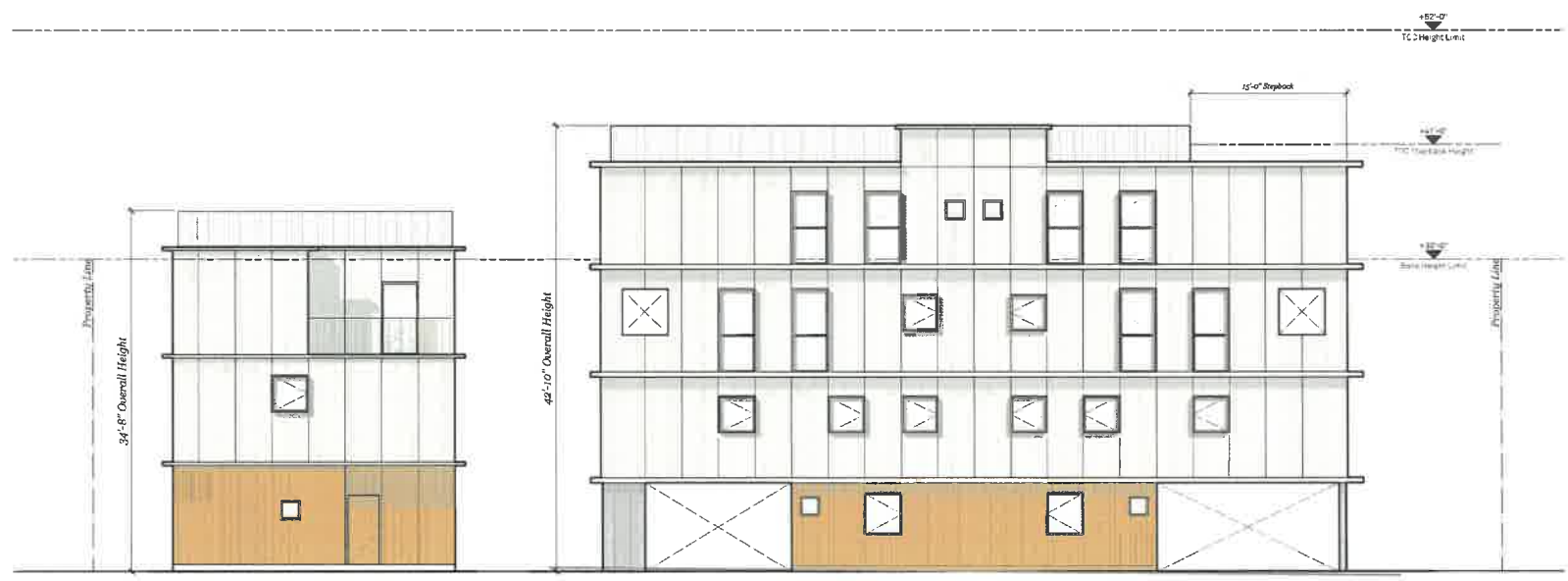
A-200



C NORTH SITE ELEVATION
 Scale: 1/8" = 1'-0"



B EAST SITE ELEVATION
 Scale: 1/8" = 1'-0"

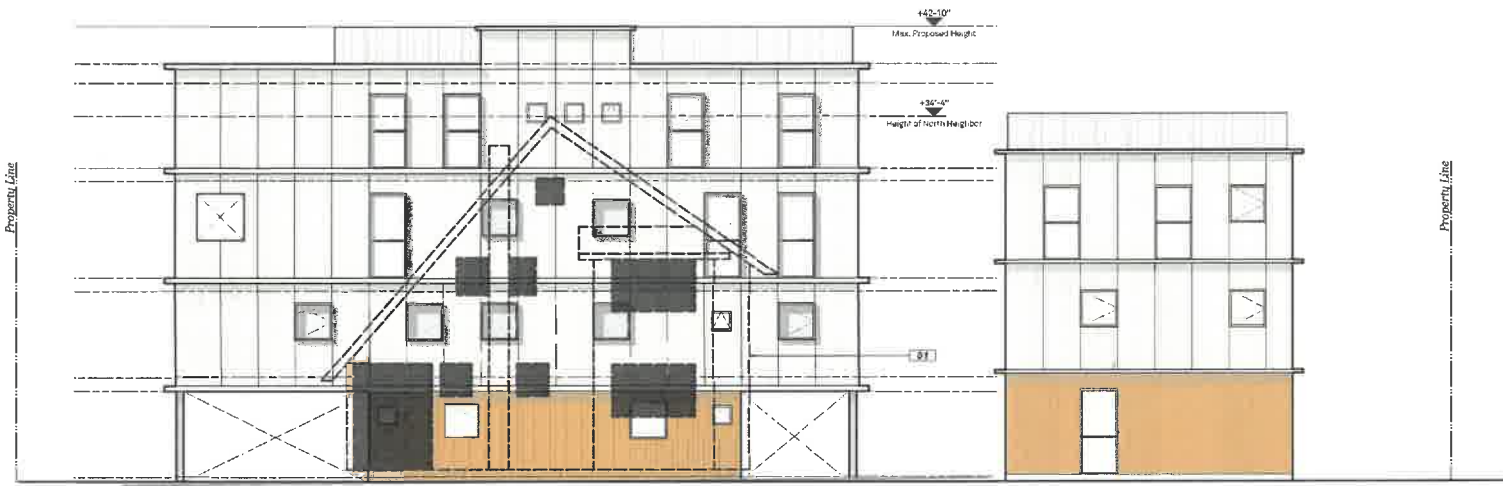


A SOUTH SITE ELEVATION
 Scale: 1/8" = 1'-0"



D WEST SITE ELEVATION
 Scale: 1/8" = 1'-0"

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C NORTH SITE ELEVATION
Scale: 1/8" = 1'-0"



A SOUTH SITE ELEVATION
Scale: 1/8" = 1'-0"

NOTES

- 1 OUTLINE OF NEIGHBORING BUILDING.

LEGEND

- OPENINGS IN NEIGHBORING BUILDINGS

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Los Angeles, CA 90028

REV. DATE/AS

04/12/2023	REVISED SHAP SET
04/28/2023	REVISED SHAP SET
06/01/2023	REVISED SHAP SET
06/26/2023	REVISED SHAP SET
07/27/2023	REV. PLANNING SET
09/01/23	REV. PLANNING SET 5
10/06/23	REV. PLANNING SET 6

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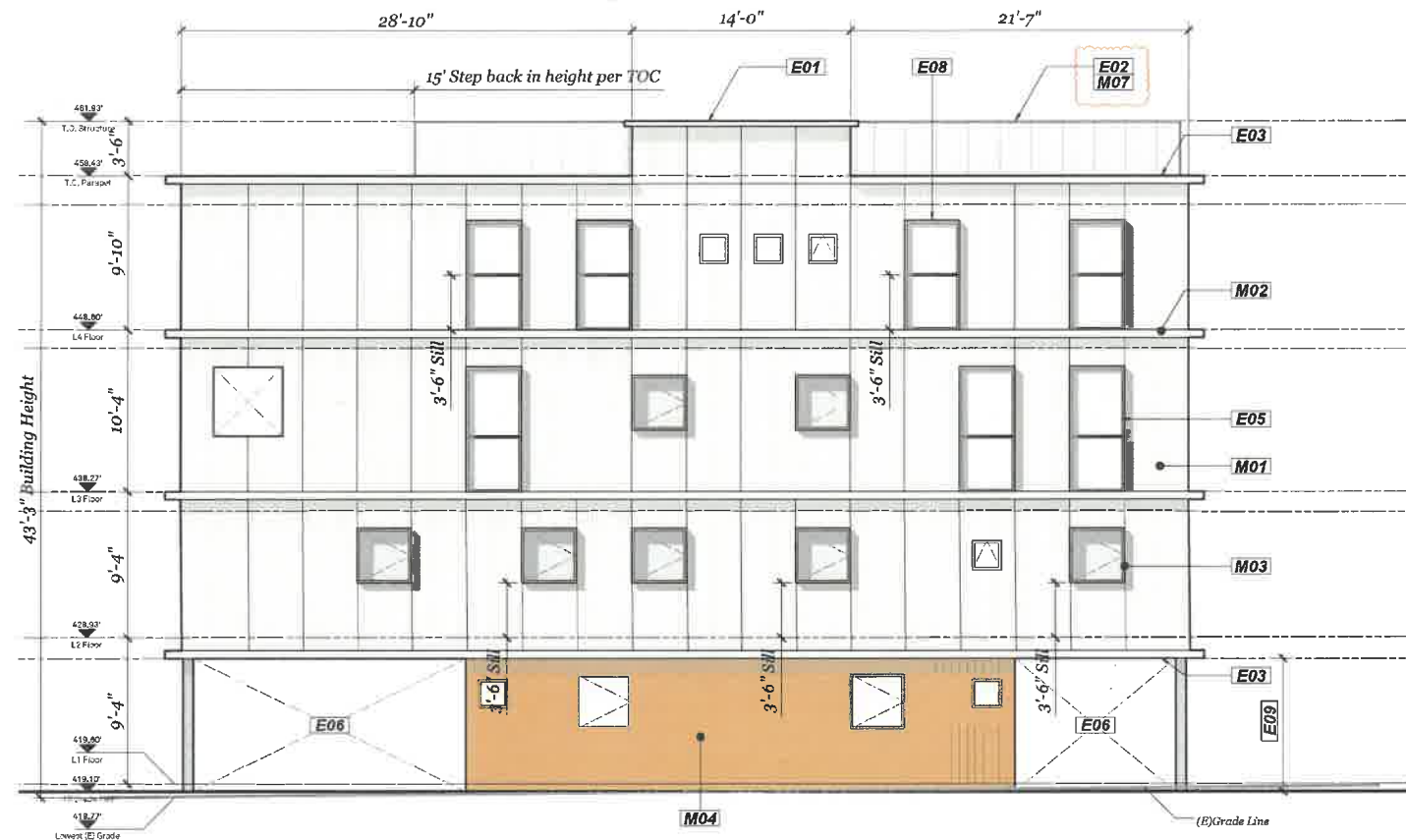
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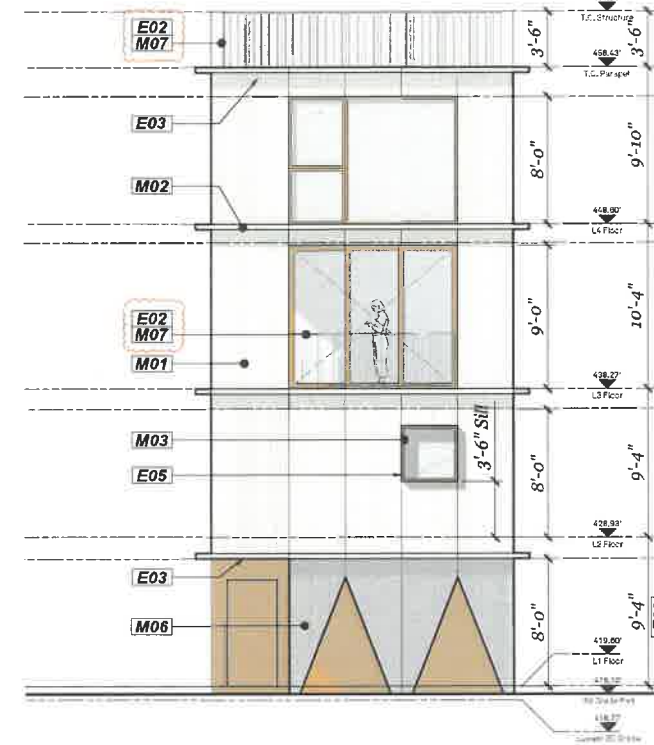
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A-201

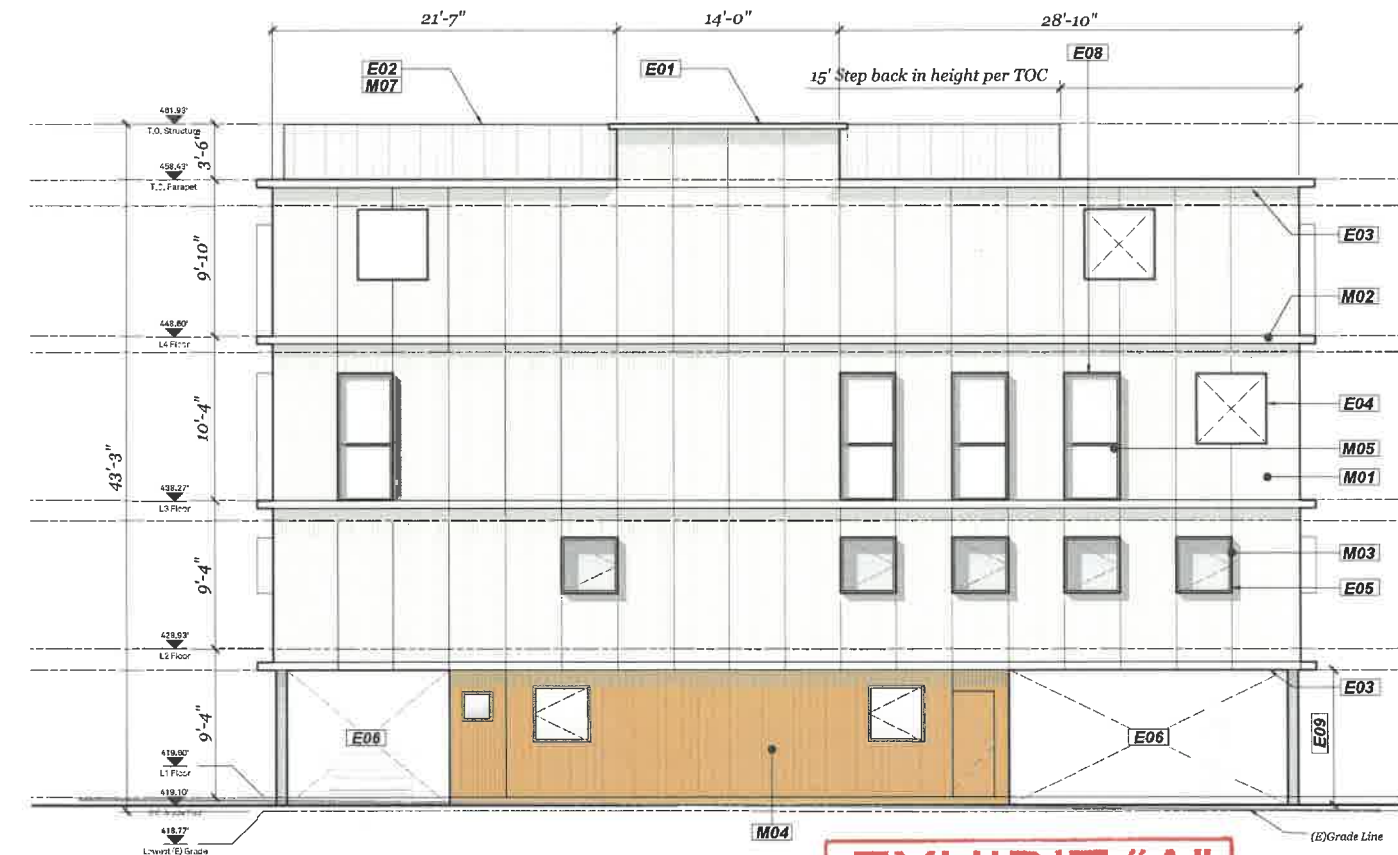
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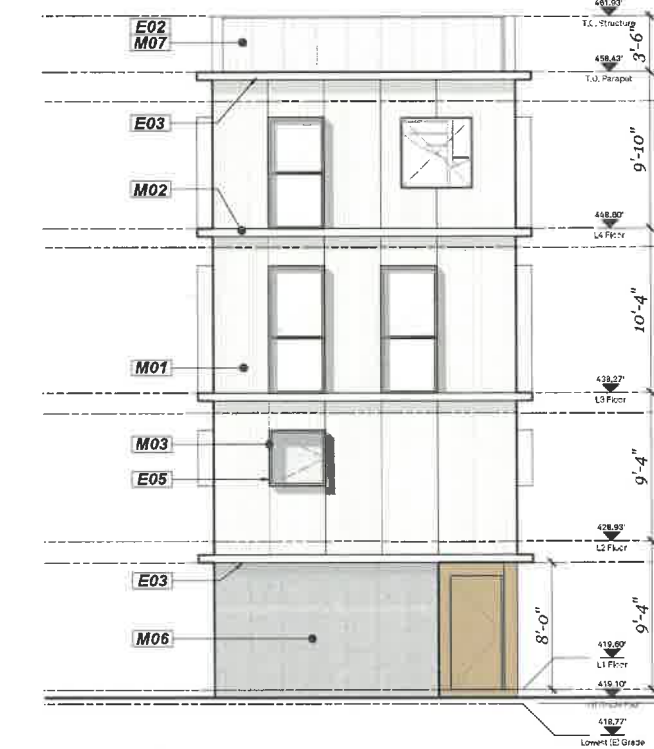
A BLDG A NORTH ELEVATION
Scale: 3/16" = 1'-0"



B BLDG A EAST ELEVATION
Scale: 3/16" = 1'-0"



C BLDG A SOUTH ELEVATION
Scale: 3/16" = 1'-0"



D BLDG A WEST ELEVATION
Scale: 3/16" = 1'-0"

ELEVATION NOTES

- E01** Break in roof line per SNAP design guideline 13.
- E02** Metal picket guardrails/fencing at roof deck and open spaces per plans.
- E03** Belt course to protrude from face of building as allowed for by LAMC 12.22.C.20(b).
- E04** Unglazed fenestration clear to open space(s) beyond. Refer to plans.
- E05** Metal Shroud to protrude up to 12" into passageway and yards as allowed for by LAMC 12.22.C.20.
- E06** Open for parking and/or trash enclosure. Refer to plans.
- E07** Trash enclosure. Refer to plans.
- E08** Facade relief per SNAP requirements provided with protruding shrouds and change of material at window bays, typical.
- E09** Anti-graffiti coating to be provided for first 9' of elevation at all sides.

MATERIAL CALLOUTS

- M01** Off-white GFRC panel w/ vertical striation texture. see sheet A-901.
- M02** Colored cement belt cornice.
- M03** Off-white powder coated metal shroud.
- M04** Vertical solid wood battens. see sheet A-901.
- M05** Vinyl windows frames with colored finish to match ground floor battens.
- M06** Vertical board formed concrete wall.
- M07** Off-white powder coated decorative metal picket fence.



MATERIAL COLORS (HEX CODE)

M01	M02	M03, M07	M05
CHALK	CREAM	SOFT WHITE	TAN
FBF0E2	A99B91	F9F5F1	AE9A75
M06	M04		
GREY	SOFT WOOD		
BC8C8C	996D48		

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CLIENT

ROM INVESTMENTS
6464 Sunset Blvd
Suite 910
Hollywood, CA 90028

PROJECT

VAN NESS APARTMENTS
1807 N. Van Ness Ave.
Los Angeles, CA 90028

REV. DATE/TAG

04/12/2023	REVISED SHOP SET
04/24/2023	REVISED SHOP SET
06/07/2023	REVISED SHOP SET
06/26/2023	REVISED SHOP SET
07/17/2023	REV PLANNING SET
08/04/2023	REV PLANNING SET & CONCEPT REV PLANNING SET

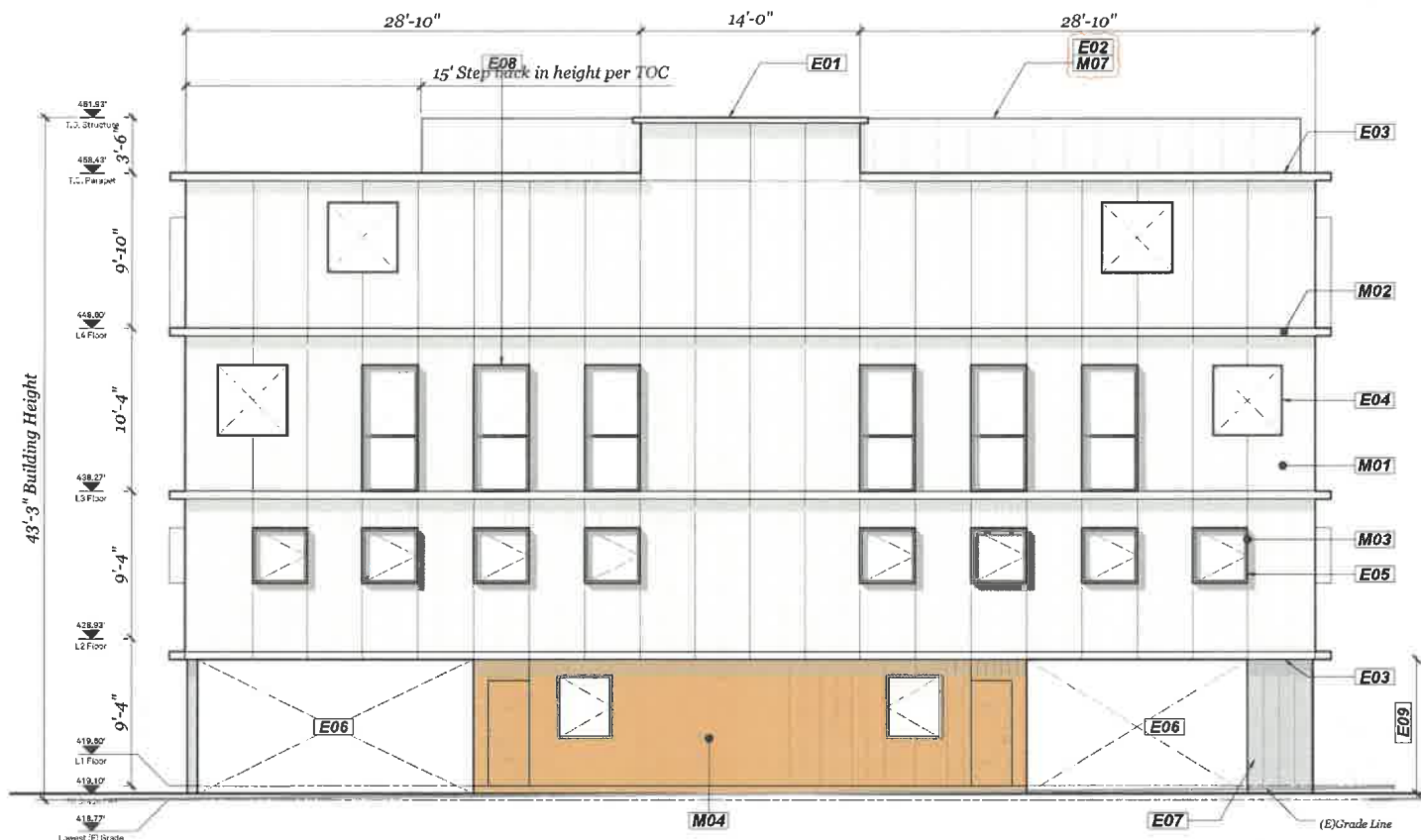
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SHEET NAME

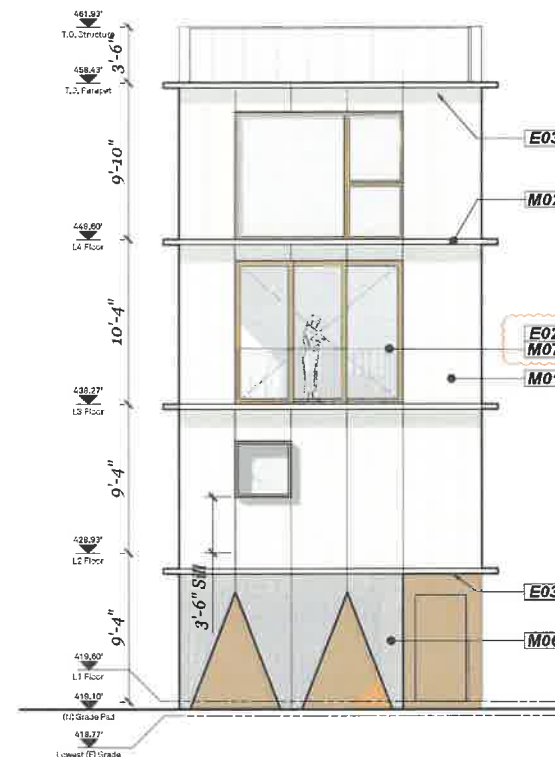
BLDG A ELEVATIONS

SHEET NUMBER

A-210



A BLDG B NORTH ELEVATION
Scale: 3/16" = 1'-0"



C BLDG B EAST ELEVATION
Scale: 3/16" = 1'-0"



B BLDG B SOUTH ELEVATION
Scale: 3/16" = 1'-0"



D BLDG B WEST ELEVATION
Scale: 3/16" = 1'-0"

ELEVATION NOTES

- E01** Break in roof line per SNAP design guideline 13.
- E02** Metal picket guardrails/fencing at roof deck and open spaces per plans.
- E03** Belt course to protrude from face of building as allowed for by LAMC 12.22.C.20(b).
- E04** Unglazed fenestration clear to open space(s) beyond. Refer to plans.
- E05** Metal Shroud to protrude up to 12" into passageway and yards as allowed for by LAMC 12.22.C.20.
- E06** Open for parking and/or trash enclosure. Refer to plans.
- E07** Trash enclosure. Refer to plans.
- E08** Facade relief per SNAP requirements provided with protruding shrouds and change of material at window bays, typical.
- E09** Anti-graffiti coating to be provided for first 9' of elevation at all sides.

MATERIAL CALLOUTS

- M01** Off-white GFRC panel w/ vertical striation texture. see sheet A-901.
- M02** Colored cement belt cornice.
- M03** Off-white powder coated metal shroud.
- M04** Vertical solid wood battens. see sheet A-901.
- M05** Vinyl windows frames with colored finish to match ground floor battens.
- M06** Vertical board formed concrete wall.
- M07** Off-white powder coated decorative metal picket fence.



MATERIAL COLORS (HEX CODE)

M01	M02	M03, M07	M05
CHALK F8F0E2	CREAM A99B91	SOFT WHITE F9F5F1	TAN AE9A75
M06	M04		
GREY BC8CBC	SOFT WOOD 996D48		

EXHIBIT "A"
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Case No. DIR-2023-5089-TOC-SPP-VHCA

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ENGINEER SEAL

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Hollywood, CA 90028

PROJECT
VAN NESS APARTMENTS
1807 N. Van Ness Ave.
Los Angeles, CA 90028

REV. DATE

04/12/2023	REVISED SHAP SET
04/26/2023	REVISED SHAP SET
06/07/2023	REVISED SHAP SET
06/08/2023	REVISED SHAP SET
07/17/2023	REV. PLANNING SET
09/14/23	REV. PLANNING SET 2
10/06/23	REV. PLANNING SET 3

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SHEET NAME
BLDG B ELEVATIONS

SHEET NUMBER
A-220

ELEVATION NOTES

- E01** Break in roof line per SNAP design guideline 13.
- E02** Metal picket guardrails/fencing at roof deck and open spaces per plans.
- E03** Belt course to protrude from face of building as allowed for by LAMC 12.22.C.20(b).
- E04** Unglazed fenestration clear to open space(s) beyond. Refer to plans.
- E05** Metal Shroud to protrude up to 12" into passageway and yards as allowed for by LAMC 12.22.C.20.
- E06** Open for parking and/or trash enclosure. Refer to plans.
- E07** Trash enclosure. Refer to plans.
- E08** Facade relief per SNAP requirements provided with protruding shrouds and change of material at window bays, typical.
- E09** Anti-graffiti coating to be provided for first 9' of elevation at all sides.

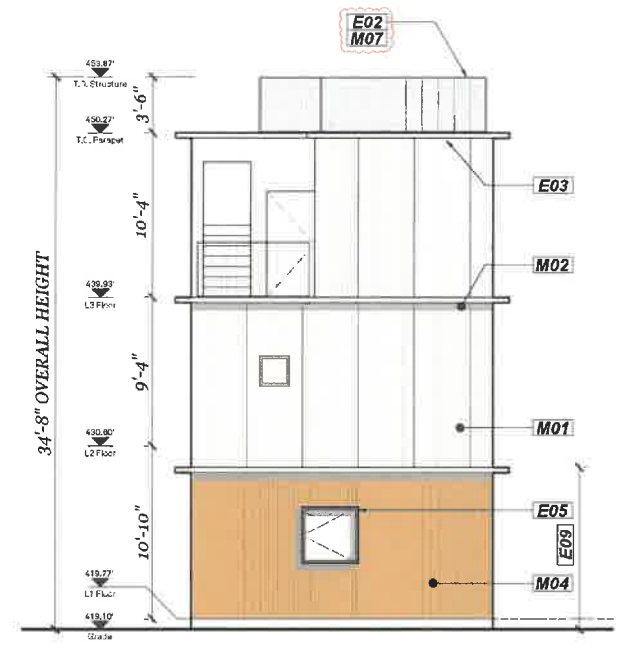
MATERIAL CALLOUTS

- M01** Off-white GFRC panel w/ vertical striation texture. see sheet A-901.
- M02** Colored cement belt cornice.
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- M04** Vertical solid wood battens. see sheet A-901.
- M05** Vinyl windows frames with colored finish to match ground floor battens.
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- M07** Off-white powder coated decorative metal picket fence.

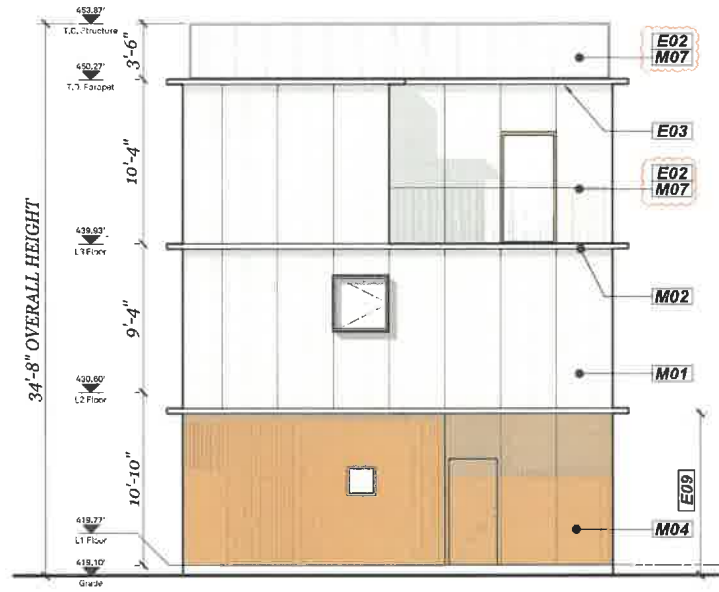


MATERIAL COLORS (HEX CODE)

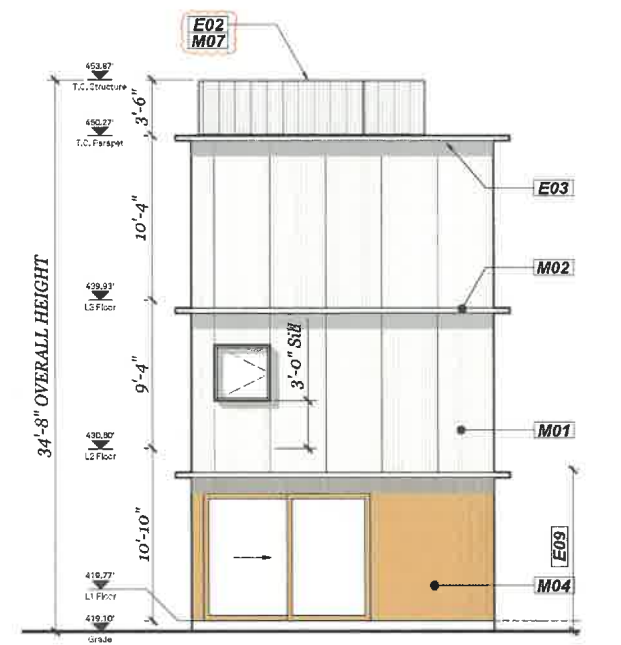
M01	M02	M03, M07	M05
CHALK F8F0E2	CREAM A99B91	SOFT WHITE F9F5F1	TAN AE9A75
M06	M04		
GREY 8C8C8C	SOFT WOOD 996D48		



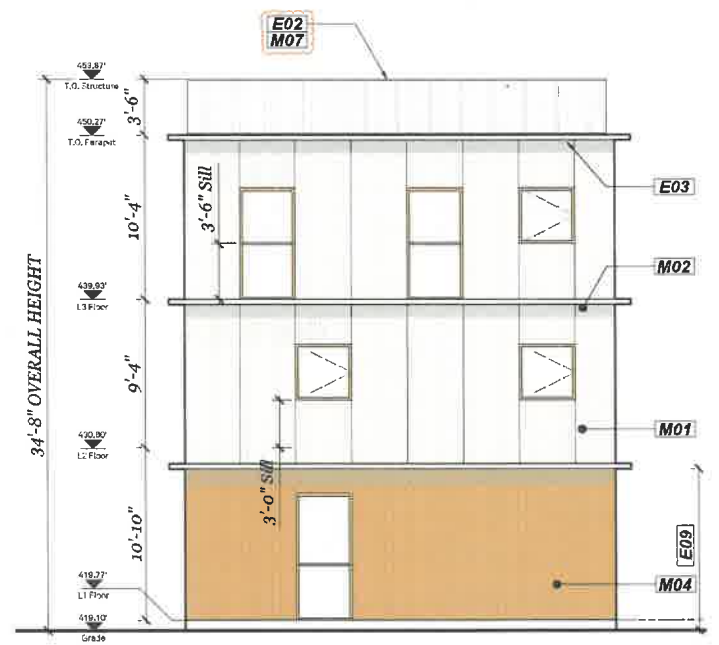
A BLDG C EAST ELEVATION
Scale: 3/16" = 1'-0"



B BLDG C SOUTH ELEVATION
Scale: 3/16" = 1'-0"



D BLDG C WEST ELEVATION
Scale: 3/16" = 1'-0"



C BLDG C NORTH ELEVATION
Scale: 3/16" = 1'-0"

EXHIBIT "A"
 Page No. 31 of 34
 Case No. DIR-2023-5089-TOC-SPP-VHCA

CONSULTANTS

ARCHITECT SEAL



ENGINEER SEAL

CLIENT

ROM INVESTMENTS
6464 Sunset Blvd
Suite 910
Hollywood, CA 90028

PROJECT

VAN NESS APARTMENTS
1807 N. Van Ness Ave.
Los Angeles, CA 90028

REV. DATE/TAG

04/12/2023	REVISED SNAP SET
04/27/2023	REVISED SNAP SET
06/07/2023	REVISED SNAP SET
06/26/2023	REVISED SNAP SET
07/17/2023	REV. PLANNING SET
09/26/23	REV. PLANNING SET 2
10/06/23	REV. PLANNING SET 0

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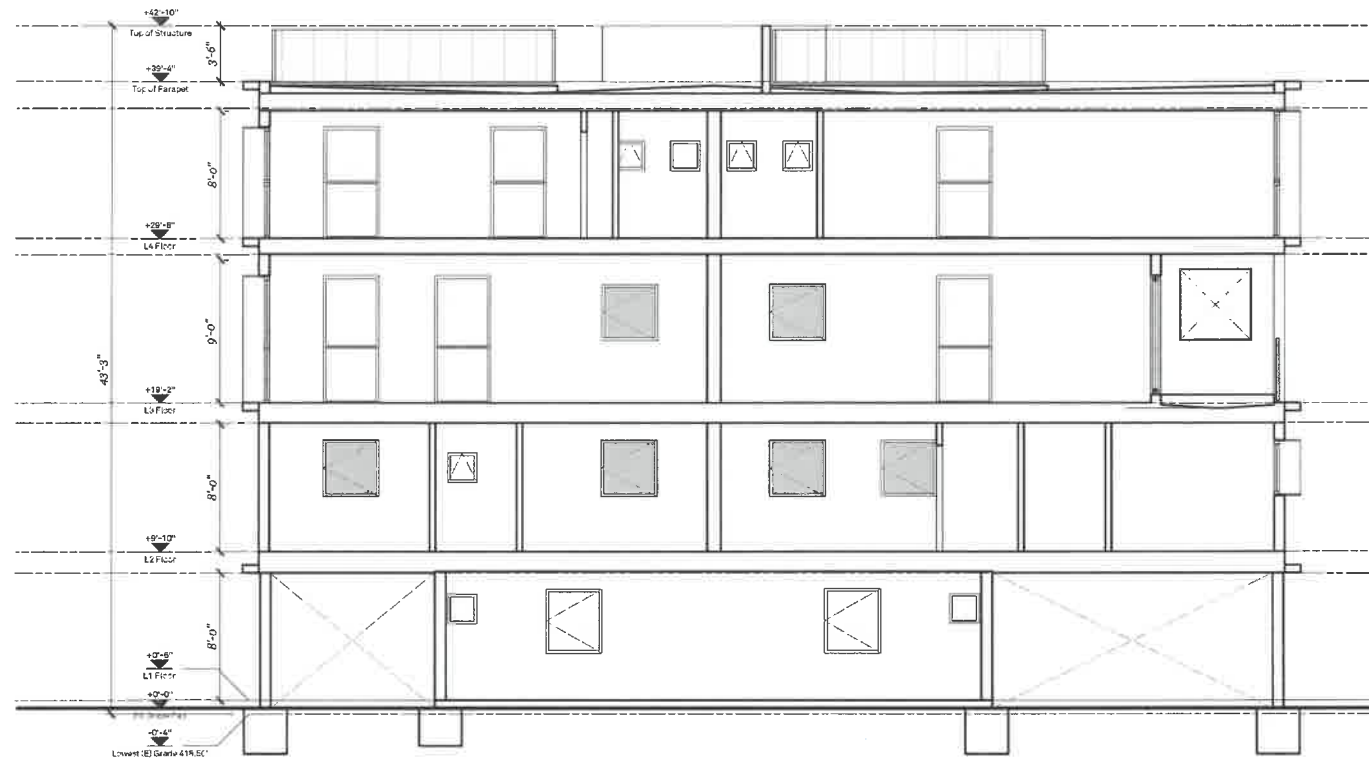
SHEET NAME

BLDG C ELEVATIONS

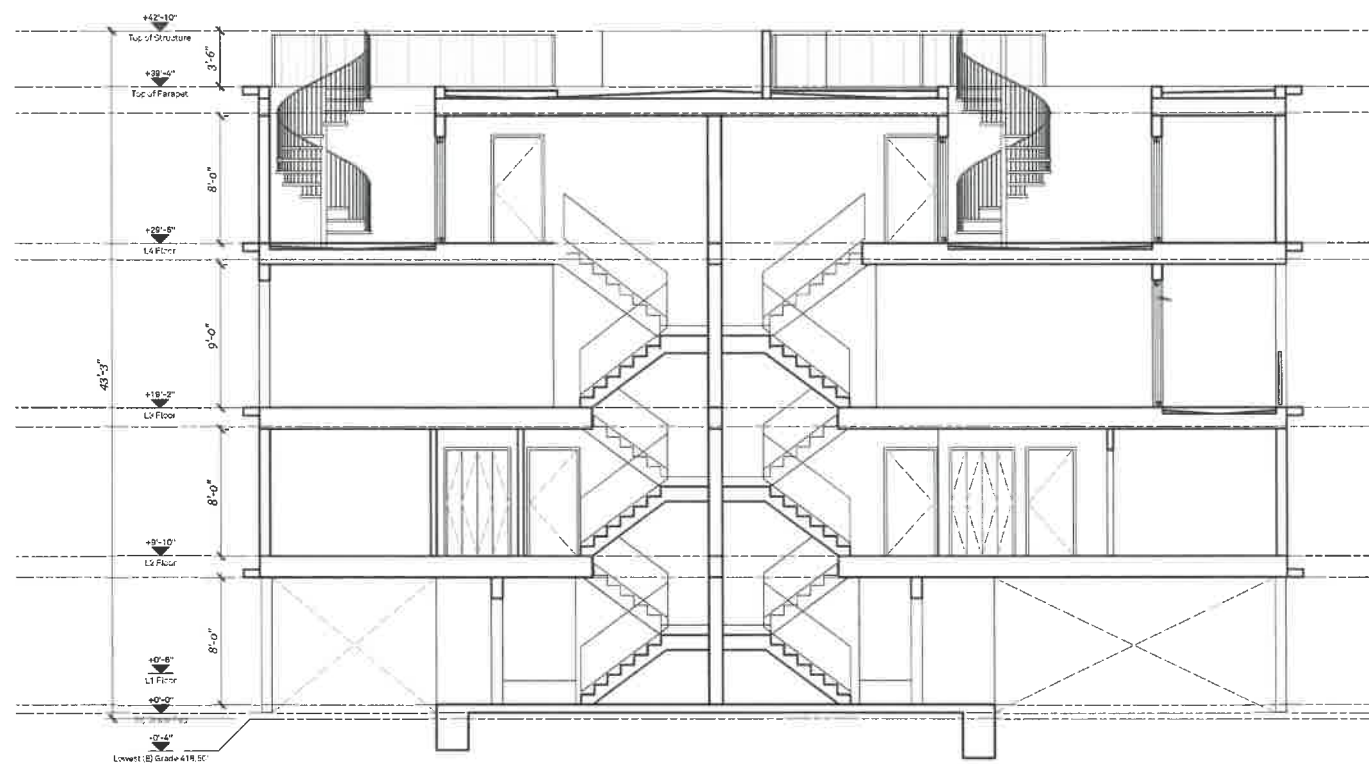
SHEET NUMBER

A-230

SECTION NOTES



A BLDG A SECTION A-A
Scale: 3/16" = 1'-0"



B BLDG A SECTION B-B
Scale: 3/16" = 1'-0"

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CONSULTANTS

ARCHITECT SEAL



ENGINEER SEAL

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 Hollywood, CA 90028

PROJECT

VAN NESS APARTMENTS
 1807 N. Van Ness Ave.
 Los Angeles, CA 90028

REV. DATE/TAG

REV.	DATE/TAG	DESCRIPTION
04/12/2023	REVISED SHAP SET	
04/18/2023	REVISED SHAP SET	
06/07/2023	REVISED SHAP SET	
06/09/2023	REVISED SHAP SET	
07/17/2023	REV. PLANNING SET	
07/08/24	REV. PLANNING SET 2	
10/06/24	REV. PLANNING SET 3	

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SHEET NAME

BLDG A SECTIONS

SHEET NUMBER

A-310

EXHIBIT "A"
 Page No. 32 of 34
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SECTION NOTES

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CONSULTANTS

ARCHITECT SEAL



ENGINEER SEAL

CLIENT

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 Hollywood, CA 90028

PROJECT

VAN NESS APARTMENTS
 1807 N. Van Ness Ave.
 Los Angeles, CA 90028

REV. DATE/TAG

▲	04/13/2023	REVISED RFP SET
▲	04/27/2023	REVISED SNAIP SET
▲	06/07/2023	REVISED SNAIP SET
▲	06/14/2023	REVISED SNAIP SET
▲	07/17/2023	REV. PLANS P2 SET
▲	09/08/23	REV. PLANS/REV SET 1
▲	10/09/23	REV. PLANS/REV SET 2

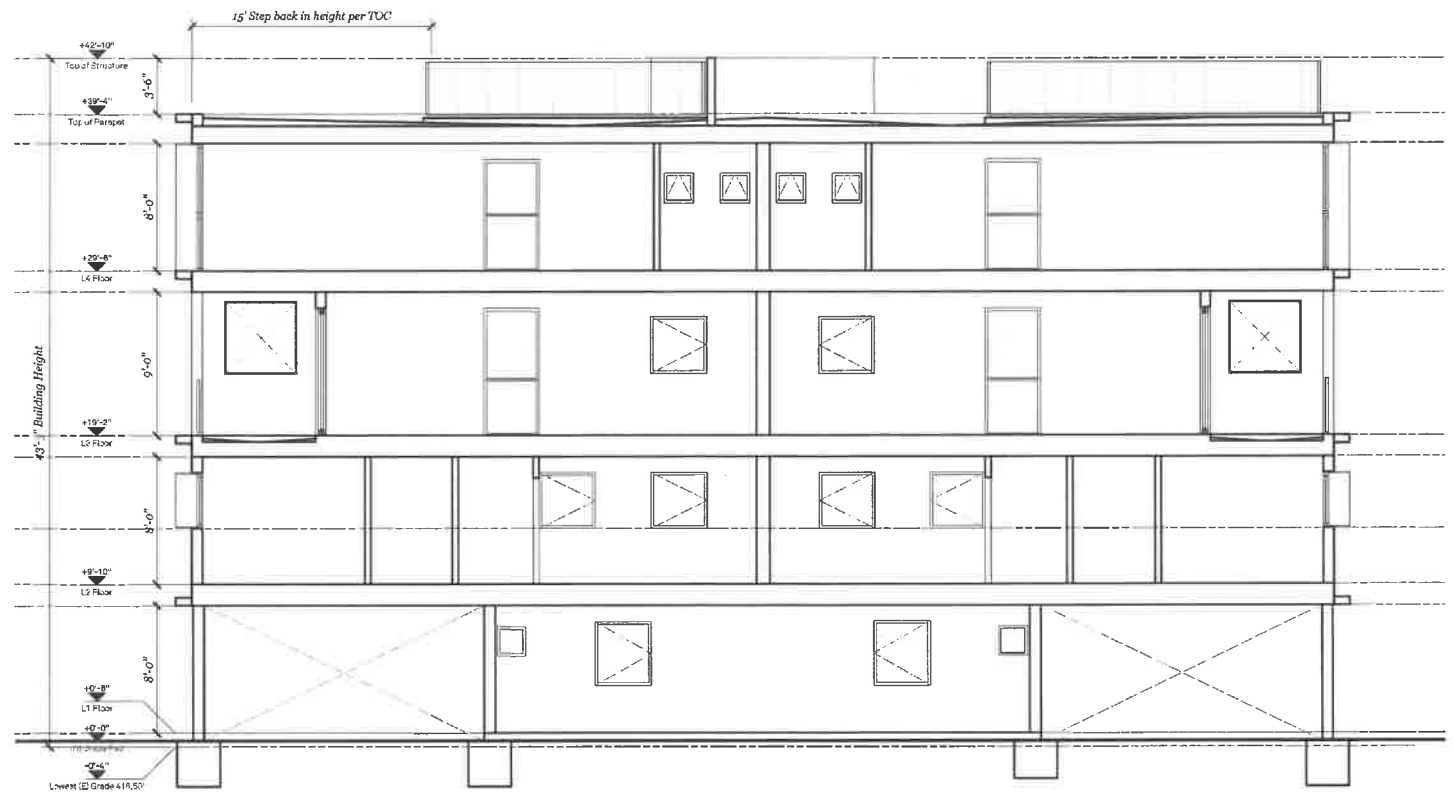
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SHEET NAME

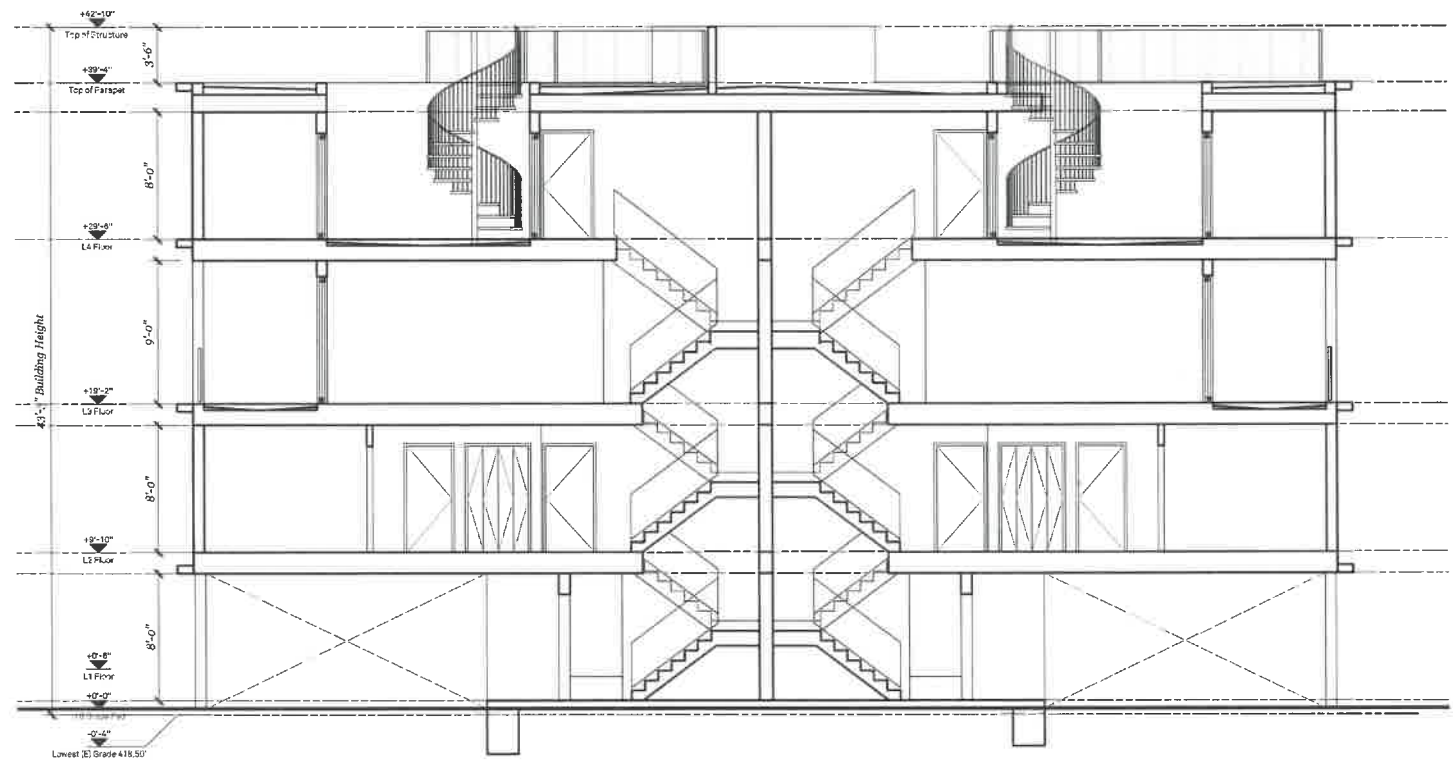
BLDG B SECTIONS

SHEET NUMBER

A-320



A BLDG B SECTION A-A
 Scale: 3/16" = 1'-0"

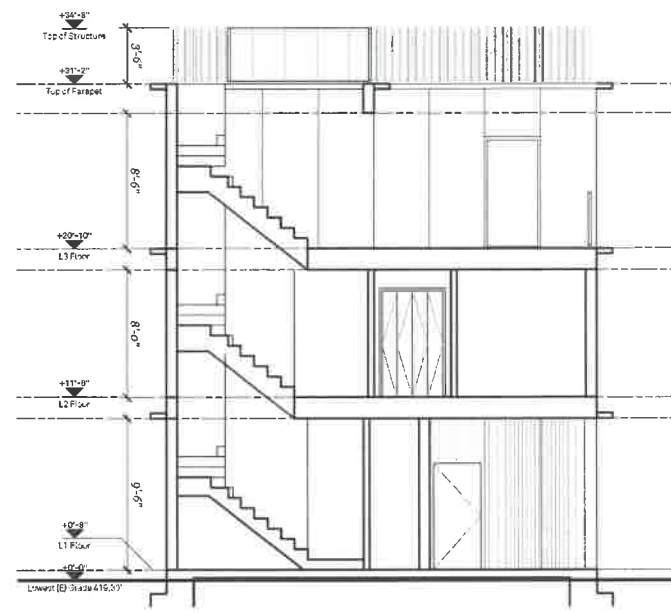


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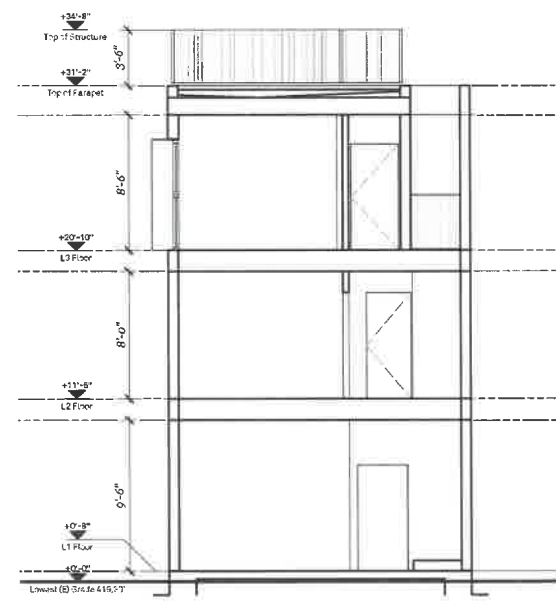
EXHIBIT "A"
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SECTION NOTES

TALLER
 7000 Beverly Blvd., Ste. 4484
 Los Angeles, CA 90048
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A BLDG C SECTION A-A
 Scale: 3/16" = 1'-0"



B BLDG C SECTION B-B
 Scale: 3/16" = 1'-0"

CONSULTANTS

ARCHITECT SEAL



ENGINEER SEAL

CLIENT

ROM INVESTMENTS
 6464 Sunset Blvd
 Suite 910
 Hollywood, CA 90028

PROJECT

VAN NESS APARTMENTS
 1807 N. Van Ness Ave.
 Los Angeles, CA 90028

REV.	DATE	BY	CHKD	DESCRIPTION
04/12/2023				REVISED SHOP SET
04/28/2023				REVISED SHOP SET
06/07/2023				REVISED SHOP SET
06/29/2023				REVISED SHOP SET
07/17/2023				REV. PLANNING SET
09/06/23				REV. PLANNING SET 5
10/06/23				REV. PLANNING SET 6

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SHEET NAME

BLDG C SECTIONS

SHEET NUMBER

A-330

EXHIBIT "A"
 Page No. 34 of 34
 Case No. DIR-2023-5089-TOC-SPP-VHCA

E – CATEGORICAL EXEMPTION

E.1 – NOTICE OF EXEMPTION (ENV-2023-5090-CE)

E.2 – CLASS 32 JUSTIFICATIONS (ENV-2023-5090-CE)

E – CATEGORICAL EXEMPTION

E.1 – NOTICE OF EXEMPTION (ENV-2023-5090-CE)

COUNTY CLERK'S USE

CITY OF LOS ANGELES

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

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

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

DIR-2023-5089-TOC-SPP-VHCA

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2023-5090-CE

PROJECT TITLE

1807 North Van Ness Avenue

COUNCIL DISTRICT

13 – Soto-Martinez

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.

1807 North Van Ness Avenue (1807 and 1809 North Van Ness Avenue)

PROJECT DESCRIPTION:

Additional page(s) attached.

The demolition of an existing single-family dwelling and guest home; and the construction, use, and maintenance of one (1) 3,085 square-foot duplex, one (1) 3,308 square-foot duplex, and one (1) 1,079 square-foot single-family residence, for a total of five (5) residential dwelling units. The proposed project includes the grading of less than 500 cubic yards of earth.

NAME OF APPLICANT / OWNER:

Leor Macibroski, The Leor Macibroski Trust (Applicant / Owner)

CONTACT PERSON (If different from Applicant/Owner above)

Gary Benjamin (Representative)

(AREA CODE) TELEPHONE NUMBER

(213) 479-7521

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) Section 15303 (Class 3) and Section 15332 (Class 32)

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

Class 3. Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures, and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposed project involves the construction, use, and maintenance of an Accessory Living Quarters with a garage.

Class 32. In-fill development meeting the conditions described in CEQA Guidelines 15332: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Yamillet Brizuela *Yamillet Brizuela*

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Transit-Oriented Communities, Project Permit Compliance

DISTRIBUTION: County Clerk, Agency Record

E – CATEGORICAL EXEMPTION

E.2 – CLASS 32 JUSTIFICATIONS (ENV-2023-5090-CE)

**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

JUSTIFICATION FOR CATEGORICAL EXEMPTION CASE NO. ENV-2023-5090-CE

The Department of City Planning determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject Project as Categorically Exempt under Section 15303 (Class 3), and Section 15332 (Class 32), Case No. ENV-2023-5090-CE, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Project Description

The proposed project includes the demolition of an existing single-family dwelling and guest home; and the construction, use, and maintenance of one (1) 3,085 square-foot duplex, one (1) 3,308 square-foot duplex, and one (1) 1,079 square-foot single-family residence, for a total of five (5) residential dwelling units located within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. The two (2) duplexes measure up to 43 feet and three (3) inches in overall height and the single-family residence measures 34 feet and eight (8) inches in overall height. The project site will include 900 square feet of usable open space and two (2) short-term bicycle parking spaces. The proposed project includes six (6) automobile spaces on-site; however, pursuant to Assembly Bill (AB) 2097, the applicant is proposing no minimum required automobile parking spaces. As the proposed project includes the construction of a residential building and the site is located within half a mile of a major transit stop, the project qualifies for the parking reduction under the provisions of AB 2097. The number of units and size is not unusual for the vicinity of the subject site and is similar in scope to other existing multi-family dwellings in the area. Thus, there are no unusual circumstances that may lead to a significant effect on the environment.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

The City has considered whether the Proposed Project is subject any of the six (6) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. There are six (6) Exceptions which must be considered in order to find a project exempt under CEQA: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

(a) Location. *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted*

pursuant to law by federal, state, or local agencies.

The subject site is located within the Hollywood Community Plan area, the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan, the Urban Agriculture Incentive Zone, and a Special Grading Area (BOE Basic Grid Map A-133752). The subject site is not located on or near an environmental resource that is precisely mapped, and officially adopted pursuant to federal, state, or local law.

Specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects and will reduce any potential impacts to less than significant. In addition, roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. Thus, in conjunction with Regulatory Compliance Measures and compliance with other applicable regulations, the location of the Project will not result in a significant impact based on its location.

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

The project is located at 1808 North Canyon Drive within the Hollywood Community Plan and Vermont/Western Station Neighborhood Area Plan (SNAP) Subarea A (Neighborhood Conservation). There are currently seven (7) projects dating back to September 26, 2014, which are either currently filed with the Department of City Planning or have received a Letter of Determination from the Department of City Planning but have yet to receive a Certificate of Occupancy from the Los Angeles Department of Building and Safety (LADBS). As such, there are projects within a quarter-mile of the same type and in the same place as the subject project at the time of filing.

PROJECTS WITHIN A QUARTER-MILE FROM THE SUBJECT SITE			
Address	Case Number	Date Filed	Scope of Work
1715-1739 North Bronson Avenue	DIR-2014-3609-SPR	09/26/2014	New 89-unit residential building
1755 North Canyon Drive	DIR-2020-3837-TOC-SPP-HCA	06/24/2020	New 14-unit residential building
5717 – 5719 ½ West Carlton Way	DIR-2015-622-SPP-DB	02/10/2015	New 14-unit residential building with subterranean parking
1755 North Canyon Drive	DIR-2017-2680-SPP	07/10/2017	New 20-unit residential building
1750 North Van Ness Avenue	DIR-2019-2266-WDI-SPP	04/16/2019	New 4-unit residential building

1807-1809 North Van Ness Avenue	DIR-2019-2291-TOC-SPP	04/17/2019	New 9-unit residential building
1808 North Canyon Drive	DIR-2022-5587-TOC-SPP-HCA	08/04/2022	New 9-unit residential building

According to SCAQMD, individual construction projects that do not exceed the SCAQMD’s recommended daily thresholds for project-specific impacts would not cause a cumulatively considerable increase in emissions for those pollutants for which the Air Basin is in non-attainment. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. Construction-related daily emissions at the project site would not exceed SCAQMD’s regional or localized significance thresholds. Therefore, the project’s contribution to cumulative construction-related regional emissions would not be cumulatively considerable and therefore would be less than significant. Construction of the project also would have a less-than-significant impact with regard to localized emissions.

As noise is a localized phenomenon and decreases in magnitude as the distance from the source increases, only projects and ambient growth in the nearby area could combine with the proposed project to result in cumulatively considerable noise impacts. These above-noted projects will begin construction and end construction at different timelines, with minor overlap between projects. Thus, the construction of these known projects will be staggered and therefore do not have the potential to cumulatively contribute to air quality, construction traffic, and noise levels.

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

As mentioned, the proposed project includes the construction of two (2) new duplexes and one (1) single-family residential building. All surrounding lots are developed with single- and multi-family buildings. The project proposes a FAR of 0.88:1 which is within the maximum 3:1 FAR otherwise permitted by Subarea A of the SNAP. The proposed duplexes will be four (4)-stories, and one three (3)-stories single-family residence in an area that is currently developed with buildings that range in height from one (1)- to four (4)-stories. In conjunction with the TOC Affordable Housing Incentive Program, the proposed building will not be unusual for the vicinity of the subject site and will be similar in scope to future residential buildings in the area that use the TOC Affordable Housing Incentive Program in exchange for affordable housing. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

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

As it relates to development along a Scenic Highway, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. State Route 27 is located approximately 15 miles to the west of the subject property. Therefore, the subject site will not create any impacts within a designated state scenic highway.

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

In regards to Hazardous Waste sites, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site nor any site in the vicinity, is identified as a hazardous waste site. As such, the project would not be developed on a site identified as a hazardous site pursuant to Section 65962.5 of the Government Code.

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

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. The Department of City Planning, Office of Historic Resources confirmed that the existing single-family dwelling and detached garage are not considered historic resources for the purposes of CEQA per an email dated August 15, 2023.

CEQA Determination – Class 32 Categorical Exemption Applies

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the conditions as follows: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

- (a) The project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations.**

The subject site is located within the Hollywood Community Plan and the Vermont-Western Station Neighborhood Area Plan (SNAP) Specific Plan. The site is zoned RD1.5-1XL and has a General Plan Land Use Designation of Low Medium II Residential. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations in conjunction with the TOC Affordable Housing Incentive Program.

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

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.19 acres. The surrounding area is characterized by level topography, improved streets, and residential uses. Surrounding properties located to the north, east, and south are improved with single-family and multi-family uses and zoned RD1.5-1XL. All of the surrounding properties are developed with single- and multi-family uses and are zoned RD1.5-1XL. Additionally, all of the surrounding properties are located within Subarea A of the Vermont/Western SNAP Specific Plan.

- (c) The project has no value as a habitat for endangered species, rare, or threatened species.**

The site was previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare, or threatened species. Moreover, a Tree Report, prepared by William R. McKinley, Certified Arborist #WE-4578A and dated November 17, 2021, concluded that there are no protected trees or shrubs on-site.

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

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the City of Los Angeles Vehicle Miles Traveled (VMT) Calculator resulted in the proposed project having a net increase of 24 daily vehicle trips and a net increase of 155 daily VMT. Based on the VMT Calculator, the project is not required to perform VMT analysis under the VMT standards. Therefore, no foreseeable cumulative impacts are expected. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. Therefore, the project would not result in any significant effects related to traffic, noise, air quality, or water quality.

(e) The proposed project has been reviewed by City staff and can be adequately served by all required utilities and public services.

The project site will be adequately served by all public utilities and services given that the construction of a residential building will be on a site that has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32. As the project has been found to be categorically exempt from CEQA, the project is not anticipated to have a negative effect on the environment and no mitigation measures are required.

F – REVISED CONDITIONS OF APPROVAL AND FINDINGS

F.1- REVISED CONDITIONS OF APPROVAL AND FINDINGS

F.2- REDLINED REVISED CONDITIONS OF APPROVAL AND FINDINGS

F – REVISED CONDITIONS OF APPROVAL AND FINDINGS

F.1- REVISED CONDITIONS OF APPROVAL AND FINDINGS

REVISED CONDITIONS OF APPROVAL

Revised TOC Affordable Housing Incentive Program Conditions

1. **Residential Density.** The project shall be limited to a maximum density of five (5) dwelling units including On-Site Restricted Affordable Units.
2. **On-Site Restricted Affordable Units.** The project shall provide a minimum of one (1) On-Site Restricted Affordable unit, consisting of one (1) unit for Extremely Low-Income Households, as defined in California Health and Safety Code to the satisfaction of the Los Angeles Housing Department (LAHD). In the event, that the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
3. **SB 8 Replacement Units.** The project shall be required to comply with the Replacement Unit Determination (RUD) letter, dated May 19, 2023, to the satisfaction of LAHD. The most restrictive affordability levels shall be followed in the covenant. In the event, the On-site Restricted Affordable Units condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
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.31.
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 one (1) unit available to Extremely Low-Income Households or equal to 20 percent of the project's total proposed residential density allowed, for sale or rental as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22 A.31, to the satisfaction of LAHD, and in consideration of the project's Replacement Unit Determination.
6. **Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from LAHD regarding the 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.
7. **Floor Area Ratio (FAR).** The maximum FAR area shall be limited to 1.38:1 FAR, or 7,472 square feet.
8. **Height.** The project shall be limited to a maximum building height of 43 feet and three (3) inches, as measured from grade to the highest point of the roof pursuant to the TOC Affordable Housing Incentive Program.
9. **TOC Stepback.** The project shall require any height increases over 11 feet to be stepped-back at least 15 feet from the exterior face of the ground floor of the building located along Van Ness Avenue at 41 feet in height, consistent with the TOC Affordable Housing Incentive Area.

10. **Side Yards.** The project shall provide a side yard of four (4) feet and 11 inches along the northerly and southerly property lines.

SNAP Conditions

11. **Site Development.** The project shall be in substantial conformance with the plans and materials submitted by the Applicant, including the proposed building design elements and materials, stamped Exhibit "A," attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Project Planning Bureau, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions.
12. **Parks First.** Prior to the issuance of a Certificate of Occupancy, the applicant shall complete the following:
 - a. Make a payment to the Department of Recreation and Parks (RAP) for the required Park Fee pursuant to LAMC Section 17.12. Contact RAP staff by email at rap.parkfees@lacity.org, by phone at (213) 202-2682 or in person at the public counter at 221 N. Figueroa St., Suite 400 (4th Floor), Los Angeles, CA 90012 to arrange for payment.
 - b. Make a payment of \$17,200 to the Parks First Trust Fund for the net increase of four (4) residential dwelling units. The calculation of a Parks First Trust Fund Fee to be paid pursuant to the Vermont/Western SNAP shall be off-set by the Park Fee paid pursuant to LAMC Section 17.12 as a result of the project.
 - c. The applicant shall provide proof of payment for the Park Fee to the Department of City Planning (DCP), Central Project Planning Division staff to determine the resulting amount of Parks First Trust Fund Fee to be paid. DCP staff shall sign off on the Certificate of Occupancy in the event there are no resulting Parks First Trust Fund Fee to be paid.
 - d. In the event there are remaining Parks First Trust Fund Fees to be paid, the applicant shall make a payment to the Office of the City Administrative Officer (CAO), Parks First Trust Fund. Contact Melinda Gejer and Kristine Harutyunyan of the CAO to arrange for payment. Melinda Gejer may be reached at (213) 473-9758 or Melinda.Gejer@lacity.org. Kristine Harutyunyan may be reached at (213) 473-7573 or Kristine.Harutyunyan@lacity.org. The applicant shall submit proof of payment for the Parks First Trust Fund Fee to DCP staff, who will then sign off on the Certificate of Occupancy.
 - e. All residential units in a project containing units set aside as affordable for Very Low or Low-Income Households that are subsidized with public funds and/or Federal or State Tax Credits with affordability covenants of at least 30 years are exempt from the Parks First Trust Fund.
13. **Building Setback.** The exterior wall of the building frontage shall be located no closer to the street and no farther from the street than the exterior walls of the adjacent buildings within the same Subarea. As such, the exterior walls of the subject project shall have a minimum building setback of 14 feet, eight (8) inches and a maximum building setback of 30 feet, six (6) inches from the front property line.
14. **Open Space.** The project shall provide a minimum of 875 square feet of usable open space. At least 438 square feet must be located at grade or first habitable room level. The

common open space shall be open to the sky, must be at least 400 square feet in size, and have a minimum dimension of 20 feet when measured perpendicular from any point on each of the boundaries of the open space area. Balconies shall have a minimum dimension of six feet and patios shall have a minimum dimension of ten feet. Common open space areas or balconies not meeting the minimum dimension requirements when measured perpendicular from any point on each of the boundaries of the open space area cannot be counted towards the square footage allocated towards meeting the overall usable open space requirement.

15. **Required Trees per 12.21 G.2.** As conditioned herein, a final submitted landscape plan shall be reviewed to be in substantial conformance with Exhibit "A". There shall be a minimum of two (2) 24-inch box, or larger, trees onsite pursuant to LAMC Section 12.21 G.2. Any required trees pursuant to LAMC Section 12.21 G.2 shown in the public right-of-way in Exhibit "A" shall be preliminarily reviewed and approved by the Urban Forestry Division prior to building permit issuance. In-lieu fees pursuant to LAMC Section 62.177 shall be paid if placement of required trees in the public right-of-way is proven to be infeasible due to City-determined physical constraints.
16. **Landscaping.** The landscape plan shall indicate landscape points for the project equivalent to **10% more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities, or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
17. **Residential Automobile Parking.** The project shall be permitted to provide a minimum of zero parking space pursuant to California Government Code Section 65863.2 (AB 2097) and limited to no more than 10 residential parking spaces and one (1) guest parking space, for a total of 11 maximum parking spaces per the SNAP.
18. **Bicycle Parking.** The project shall provide a minimum of two (2) bicycle parking space on-site.
19. **Street Trees.** Street trees must be installed and maintained prior to issuance of the building permit or suitably guaranteed through a bond and all improvements must be completed prior to the issuance of a Certificate of Occupancy.
 - a. Four (4), 24-inch box shade trees shall be provided in the public right-of-way along Van Ness Avenue, subject to the Bureau of Street Services, Urban Forestry Division requirements.
 - b. The project site currently includes existing trees within the 62.11 feet of frontage along Van Ness Avenue. Whether the street tree should remain or should be replaced is subject to the Bureau of Street Services, Urban Forestry Division.
 - c. A tree well cover shall be provided for each new and existing tree in the public right-of-way adjacent to the subject property to the satisfaction of the Bureau of Street Services.
 - d. The applicant shall be responsible for new street tree planting and pay fees for clerical, inspection, and maintenance per the Los Angeles Municipal Code Section 62.176 for each tree.
 - e. An automatic irrigation system shall be provided.

Note: Contact the Urban Forestry Division, Subdivision staff, at (213) 847-3088 for site inspection prior to any street tree work.

20. **Utilities.** All new utility lines which directly service the lot or lots shall be installed underground. If underground service is not currently available, then provisions shall be made by the applicant for future underground service.
21. **Curb Cuts.** Only one curb cut that is 20 feet in width for every 100 feet of street frontage is allowed, unless otherwise required by the Departments of Public Works, Transportation, or Building and Safety. Approval by the Departments of Public Works, Transportation, or Building and Safety for a curb cut exceeding 20 feet in width must be provided to the Department of City Planning once received.
22. **Driveways.** The first 25 feet in length of the driveway shall be constructed of Portland cement concrete, pervious cement, grass-crete, or any other porous surface that reduces heat radiation and/or increases surface absorption, thereby reducing runoff.
23. **Trash, Service Equipment, and Satellite Dishes.** Trash, service equipment, and satellite dishes, including transformer areas, shall be located away from streets and enclosed or screened by landscaping, fencing, or other architectural means. The trash area shall be enclosed by a minimum six-foot-high decorative masonry wall. Each trash enclosure shall have a separate area for recyclables. Any transformer area within the front yard shall be enclosed or screened.
24. **Rooftop Appurtenances.** All rooftop equipment and building appurtenances shall be screened from any street, public right-of-way, or adjacent property with enclosures or parapet walls constructed of materials complementary to the materials and design of the main structure.
25. **Roof Lines.** As illustrated in 'Exhibit A', all roof lines greater than 40 feet in length shall be broken up with the use of gables, formers, plant-ons, cutouts, or other appropriate means.
26. **Privacy.** As illustrated in 'Exhibit A', the façade shall avoid placing windows facing windows across property lines or facing private outdoor spaces of other residential units.
27. **Façade Relief.** As illustrated in 'Exhibit A', all exterior elevations shall provide a break in the plane every 20 feet in horizontal length and every 15 feet in vertical length.
28. **Landscape Plan.** The applicant shall submit a final landscape plan prepared by a licensed landscape architect showing enhanced paving such as stamped concrete, permeable paved surfaces, tile, and/or brick within paved areas in front, side, and rear yards.
29. **Irrigation Plan.** A final irrigation plan shall be prepared and included.

Administrative Conditions

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

31. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.
32. **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.
33. **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.
34. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
35. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
36. **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.
37. **Recording Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs, or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center at the time of Condition Clearance for attachment to the subject case file.
38. **Indemnification and Reimbursement of Litigation Costs.** The 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, 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.

HOUSING REPLACEMENT (HOUSING CRISIS ACT OF 2021 – SB 8 DETERMINATION)

The Los Angeles Housing Department (LAHD) reviewed all of the existing structures at the subject site and has determined, per the Housing Crisis Act of 2019 (SB 8) Replacement Unit Determination (RUD), dated May 19, 2023, that one (1) unit is subject to replacement pursuant to requirements of the HCA, including one (1) unit restricted to Very Low Income Households. The one (1) total unit required by the SB 8 RUD is satisfied by the one (1) unit set aside for habitation by Extremely Low-Income Households proposed through the Transit Oriented Communities Affordable Housing Incentive Project, and the project will be required to comply with all applicable regulations set forth by LAHD.

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

REVISED TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND

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

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

The project site is located approximately 2,460 feet from the Hollywood/Western Metro Red Line Station, which qualifies the site as Tier 3 of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Guidelines) according to the TOC Referral Form dated July 24, 2023.

Pursuant to the TOC Guidelines, the project is eligible for Base Incentives and up to three (3) Additional Incentives for setting aside 10 percent of the total five (5) units and at least eleven (11) percent of the base six (6) units for Extremely Low-Income Households. The applicant is not proposing to utilize any base incentives. The applicant requests two (2) Additional Incentives as follows: (1) an up to 30 percent reduction to permit a northerly and southerly side yard of four (4) feet and 11 inches in lieu of the minimum seven (7) feet otherwise required; and (2) an up to 13-foot and three (3) inches increase in height to permit 43 feet and three (3) inches of maximum building height in lieu of the maximum 30 feet otherwise permitted in the RD1.5-1XL Zone.

The project site is zoned RD1.5-1XL, which limits the residential density of the subject property to a maximum of one dwelling unit for each 1,500 square feet of lot area. The RD1.5 density allows a maximum base density of six (6) units on an 8,412 square-foot lot. The project proposes a total of five (5) units, which is within the maximum density permitted. The project will consist of 7,472 square feet of floor area, which results in a maximum 1.38:1 FAR. Per the TOC Guidelines, a project containing five (5) dwelling units within Tier 3 units is required to provide a minimum of three (3) residential automobile parking spaces based on a ratio of 0.5 spaces per unit. However, the applicant proposes to utilize Assembly Bill (AB) 2097, which is a California

law that prohibits public agencies or cities from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop. As the proposed project is a residential project and the site is located within half a mile of a major transit stop, the project qualifies for the parking reduction under the provisions of AB 2097. However, the project is still subject to the maximum parking requirement per the SNAP. The SNAP limits the maximum number of automobile parking spaces to 11, inclusive of guest parking spaces. AB 2097 replaces the parking requirement in the TOC Guidelines and SNAP Parking requirements for residential projects. The project proposes six (6) residential parking spaces which is within the TOC minimum requirement and SNAP maximum requirement, thereby satisfying this requirement.

REVISED TRANSIT-ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS

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

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

The project site is located within a Tier 3 TOC Affordable Housing Incentive Area according to the TOC Referral Form dated July 24, 2023. As part of the proposed development, the project is required to reserve at least 10 percent, or one (1) unit, of the total five (5) units for Extremely Low-Income Households. The project proposes one (1) unit for Extremely Low-Income Household occupancy. As such, the project meets the eligibility requirement for On-Site Restricted Affordable Units.

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

A Major Transit Stop is a site containing a retail station or the intersection of two (2) or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. The project site is located approximately 2,460 feet from the Hollywood/Western Metro Red Line Station. As such, the project meets the eligibility requirement for proximity to a Major Transit Stop.

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

Pursuant to the Determination made by the Los Angeles Housing Department (LAHD), previously known as the Los Angeles Housing and Community Investment Department or HCIDLA, dated May 19, 2023, that there is one (1) unit subject to replacement pursuant to the requirements of the Housing Crisis Act of 2019 (SB 8). The one (1) unit must be equivalent type, with one (1) unit restricted to Very Low Income household occupancy. The proposed project is reserving one (1) unit for Extremely Low-Income Household occupancy. As such, the project meets the eligibility requirement for providing replacement housing consistent with California Government Code Section 65915(c)(3).

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

The project is not seeking any additional density or development bonuses under the provisions of the State Density Bonus Law or any other State or local program that provides development bonuses, including, but not limited to a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, CPIO, Specific Plan, or overlay district. As such, the project meets this eligibility requirement.

5. ***Base Incentives and Additional Incentives.*** *All Eligible Housing Developments are eligible to receive the Base Incentives listed in Section VI of the TOC Guidelines. Up to three (3) Additional Incentives listed in Section VII of the TOC Guidelines may be granted based upon the affordability requirements described below. For the purposes of this section below, “base units” refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through these Guidelines. The affordable housing units required per this section may also count towards the On-Site Restricted Affordable Units requirement in Eligibility Requirement No. 1 above (except Moderate Income units).*
 - a. *One Additional Incentive may be granted for projects that include at least 4% of the base units for Extremely Low-Income Households, at least 5% of the base units for Very Low-Income Households, at least 10% of the base units for Lower Income Households, or at least 10% of the base units for persons and families of Moderate Income in a common interest development.*
 - b. *Two Additional Incentives may be granted for projects that include at least 7% of the base units for Extremely Low-Income Households, at least 10% of the base units for Very Low-Income Households, at least 20% of the base units for Lower Income Households, or at least 20% of the base units for persons and families of Moderate Income in a common interest development.*
 - c. *Three Additional Incentives may be granted for projects that include at least 11% of the base units for Extremely Low-Income Households, at least 15% of the base units for Very Low-Income Households, at least 30% of the base units for Lower Income Households, or at least 30% of the base units for persons and families of Moderate Income in a common interest development.*

The project is seeking two (2) Additional Incentives as follows: (1) a 30 percent reduction to permit a northerly and southerly side yard of four (4) feet, 11 inches in lieu of the minimum seven (7) feet otherwise required; and (2) a 13-foot and three (3) inches increase in height to permit 43 feet and three (3) inches of maximum building height in lieu of the maximum 30 feet otherwise permitted in the RD1.5-1XL Zone. The project is required to set aside seven (7) percent, or one (1) unit, of the base six (6) units for Extremely Low-Income Households to qualify for two incentives. The applicant is proposing to set aside one (1) unit for Extremely Low Income Household occupancy. As such, the project meets the eligibility requirement for Base and Additional Incentives.

6. ***Projects Adhering to Labor Standards.*** *Projects that adhere to the labor standards required in LAMC 11.5.11 may be granted two (2) Additional Incentives from the menu in Section VII of these Guidelines (for a total of up to five (5) Additional Incentives).*

The project is not seeking two (2) Additional Incentives beyond the two (2) permitted in exchange for reserving at least seven (7) percent, or one (1) unit, of the base six (6) units for Extremely Low-Income Households. As such, the project need not adhere to the labor standards required in LAMC Section 11.5.11 and this eligibility requirement does not apply.

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

The project site consists of one (1) lot, which is located within a Tier 3 TOC Affordable Housing Incentive Area. As such, this eligibility requirement does not apply.

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

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

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

The project does not consist of 100% On-Site Restricted Affordable units. As such, this eligibility requirement does not apply.

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

Pursuant to Section 12.22 A.31(e) of the LAMC, the Director shall review a Transit Oriented Communities (TOC) Affordable Housing Incentive Program project application in accordance with the procedures outlined in LAMC Section 12.22 A.25(g).

1. **Pursuant to Section 12.22 A.25(g) of the LAMC, the Director shall approve a density bonus and requested incentives unless the Director finds that:**
 - a. **The incentives are not required to provide for affordable housing costs for rents for the affordable units.**

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed a predetermined percentage of income based on area median income thresholds dependent on affordability levels.

The list of incentives in the TOC Guidelines were pre-evaluated at the time the TOC Affordable Housing Incentive Program Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always conclude that the base incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project. The following incentives allow the developer to reduce yard setbacks and increase the building height so that affordable housing units can be constructed, and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to reserve one (1) unit for Extremely Low-Income Household occupancy.

Yards: The applicant requests an up to 30 percent reduction in the required yard setback, for a minimum of four (4) feet and 11 inches for the northerly and southerly side yards, in lieu of the otherwise required seven (7) feet. These reductions are expressed in the Menu of Incentives in the TOC Guidelines which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs.

Height: The applicant requests a 13-foot and three (3) inches increase in height to permit 43 feet and three (3) inches of maximum building height in lieu of the maximum 30 feet otherwise permitted in the RD1.5-1XL Zone. The requested increase in height is expressed in the Menu of Incentives in the TOC Guidelines, which permit exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs.

- b. The Incentive will not 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 are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income Households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.**

There is no substantial evidence in the record that the proposed incentives will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). As required by Section 12.22 A.25 (e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also 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. Therefore, there is no substantial evidence that the proposed incentives will have a specific adverse impact on public health and safety.

windows of existing adjacent structures to the east and west superimposed onto the proposed project. The elevations show that some of the windows of adjacent residential properties will be marginally affected by the new construction. Given the constraints as an infill development located in an urbanized area, the applicant has demonstrated efforts to arrange windows to avoid directly facing windows across property lines or private open space of other residential units. Therefore, the project complies with this Development Standard.

- (15) **Façade Relief.** This Development Standard requires that all exterior building elevations, walls, or fences provide a break in the plane for every 20 feet in horizontal length, and every 15 feet in vertical length created by an architectural detail or a change in material. The Specific Plan further requires architectural treatments on the building front elevation to be continued on the sides and back of buildings. All facades of the proposed building comply with the requirement by providing breaks in the plane through the use of varied building material, recessed windows, façade line treatments, and modulation along the elevations as seen in Exhibit A, A-200, A-210, A-220, and A-230. Therefore, the project complies with this Development Standard.

Revised Design Guidelines

- (16) **General Building Design.** This Design Guideline recommends that buildings should be compatible in form with the existing neighborhood atmosphere. The surrounding area is currently developed with one- to three-story single- and multi-family residential buildings. Through an additional TOC incentive, the project will receive 13-foot and three (3) inches increase in height to permit 43 feet and three (3) inches of maximum building height in lieu of the maximum 30 feet otherwise permitted in the RD1.5-1XL Zone for setting aside seven (7) percent of the base six (6) units for Extremely Low-Income Households. The applicant has agreed to set aside a total of one (1) unit for Extremely Low-Income Household occupancy. The building massing of multiple existing buildings along the block has a lot of coverage that takes up the majority of their subject lot(s). The proposed project will have a similar lot coverage as those found along the northerly and southerly sides of Van Ness Avenue. Therefore, as conditioned and in conjunction with the TOC Affordable Housing Incentive Program, the project satisfies this Design Guideline.
- (17) **Architectural Features.** The Design Guidelines encourage courtyards, balconies, arbors, roof gardens, water features, and trellises. Appropriate visual references to historic building forms are encouraged in new construction. The proposed project provides balconies and other architectural features similar to the nearby single-family and multi-family dwellings surrounding the site. Furthermore, the street-facing elevation employs a variety of building materials and articulation by way of changes in building plane and materials. Therefore, the project complies with this Design Guideline.
- (18) **Shade.** This Design Guideline recommends that canopies, building overhangs and arbors be incorporated into the design of new structures to provide shade. The building includes projections along the facades such as overhangs, thus providing shade. Therefore, the project satisfies this Design Guideline.
- (19) **Building Color.** The Design Guidelines encourage buildings be painted three colors: a dominant color, a subordinate color and a “grace note” color. The project proposes Belgian Cream (off-white) as its dominant color, More than a Week (gray) as its subordinate color, and Autumn Bark (light brown) as its grace note. Therefore, the project satisfies this Design Guideline.

F – REVISED CONDITIONS OF APPROVAL AND FINDINGS

F.2- REDLINED REVISED CONDITIONS OF APPROVAL AND FINDINGS

REVISED CONDITIONS OF APPROVAL

Revised TOC Affordable Housing Incentive Program Conditions

1. **Residential Density.** The project shall be limited to a maximum density of five (5) dwelling units including On-Site Restricted Affordable Units.
2. **On-Site Restricted Affordable Units.** The project shall provide a minimum of one (1) On-Site Restricted Affordable unit, consisting of one (1) unit for Extremely Low-Income Households, as defined in California Health and Safety Code to the satisfaction of the Los Angeles Housing Department (LAHD). In the event, that the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
3. **SB 8 Replacement Units.** The project shall be required to comply with the Replacement Unit Determination (RUD) letter, dated May 19, 2023, to the satisfaction of LAHD. The most restrictive affordability levels shall be followed in the covenant. In the event, the On-site Restricted Affordable Units condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
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.31.
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 one (1) unit available to Extremely Low-Income Households or equal to 20 percent of the project's total proposed residential density allowed, for sale or rental as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22 A.31, to the satisfaction of LAHD, and in consideration of the project's Replacement Unit Determination.
6. **Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from LAHD regarding the 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.
7. **Floor Area Ratio (FAR).** The maximum FAR area shall be limited to ~~0.881.38~~:1 FAR, or 7,472 square feet.
8. **Height.** The project shall be limited to a maximum building height of 43 feet and ~~six (6)~~ three (3) inches, as measured from grade to the highest point of the roof pursuant to the TOC Affordable Housing Incentive Program.
9. **TOC Stepback.** The project shall require any height increases over 11 feet to be stepped-back at least 15 feet from the exterior face of the ground floor of the building located along Van Ness Avenue at 41 feet in height, consistent with the TOC Affordable Housing Incentive Area.

10. **Side Yards.** The project shall provide a side yard of four (4) feet and 11 inches along the northerly and southerly property lines.

SNAP Conditions

11. **Site Development.** The project shall be in substantial conformance with the plans and materials submitted by the Applicant, including the proposed building design elements and materials, stamped Exhibit "A," attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Project Planning Bureau, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions.
12. **Parks First.** Prior to the issuance of a Certificate of Occupancy, the applicant shall complete the following:
 - a. Make a payment to the Department of Recreation and Parks (RAP) for the required Park Fee pursuant to LAMC Section 17.12. Contact RAP staff by email at rap.parkfees@lacity.org, by phone at (213) 202-2682 or in person at the public counter at 221 N. Figueroa St., Suite 400 (4th Floor), Los Angeles, CA 90012 to arrange for payment.
 - b. Make a payment of \$17,200 to the Parks First Trust Fund for the net increase of four (4) residential dwelling units. The calculation of a Parks First Trust Fund Fee to be paid pursuant to the Vermont/Western SNAP shall be off-set by the Park Fee paid pursuant to LAMC Section 17.12 as a result of the project.
 - c. The applicant shall provide proof of payment for the Park Fee to the Department of City Planning (DCP), Central Project Planning Division staff to determine the resulting amount of Parks First Trust Fund Fee to be paid. DCP staff shall sign off on the Certificate of Occupancy in the event there are no resulting Parks First Trust Fund Fee to be paid.
 - d. In the event there are remaining Parks First Trust Fund Fees to be paid, the applicant shall make a payment to the Office of the City Administrative Officer (CAO), Parks First Trust Fund. Contact Melinda Gejer and Kristine Harutyunyan of the CAO to arrange for payment. Melinda Gejer may be reached at (213) 473-9758 or Melinda.Gejer@lacity.org. Kristine Harutyunyan may be reached at (213) 473-7573 or Kristine.Harutyunyan@lacity.org. The applicant shall submit proof of payment for the Parks First Trust Fund Fee to DCP staff, who will then sign off on the Certificate of Occupancy.
 - e. All residential units in a project containing units set aside as affordable for Very Low or Low-Income Households that are subsidized with public funds and/or Federal or State Tax Credits with affordability covenants of at least 30 years are exempt from the Parks First Trust Fund.
13. **Building Setback.** The exterior wall of the building frontage shall be located no closer to the street and no farther from the street than the exterior walls of the adjacent buildings within the same Subarea. As such, the exterior walls of the subject project shall have a minimum building setback of 14 feet, eight (8) inches and a maximum building setback of 30 feet, six (6) inches from the front property line.
14. **Open Space.** The project shall provide a minimum of 875 square feet of usable open space. At least 438 square feet must be located at grade or first habitable room level. The

common open space shall be open to the sky, must be at least 400 square feet in size, and have a minimum dimension of 20 feet when measured perpendicular from any point on each of the boundaries of the open space area. Balconies shall have a minimum dimension of six feet and patios shall have a minimum dimension of ten feet. Common open space areas or balconies not meeting the minimum dimension requirements when measured perpendicular from any point on each of the boundaries of the open space area cannot be counted towards the square footage allocated towards meeting the overall usable open space requirement.

15. **Required Trees per 12.21 G.2.** As conditioned herein, a final submitted landscape plan shall be reviewed to be in substantial conformance with Exhibit "A". There shall be a minimum of two (2) 24-inch box, or larger, trees onsite pursuant to LAMC Section 12.21 G.2. Any required trees pursuant to LAMC Section 12.21 G.2 shown in the public right-of-way in Exhibit "A" shall be preliminarily reviewed and approved by the Urban Forestry Division prior to building permit issuance. In-lieu fees pursuant to LAMC Section 62.177 shall be paid if placement of required trees in the public right-of-way is proven to be infeasible due to City-determined physical constraints.
16. **Landscaping.** The landscape plan shall indicate landscape points for the project equivalent to **10% more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities, or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
17. **Residential Automobile Parking.** The project shall be permitted to provide a minimum of zero parking space pursuant to California Government Code Section 65863.2 (AB 2097) and limited to no more than 10 residential parking spaces and one (1) guest parking space, for a total of 11 maximum parking spaces per the SNAP.
18. **Bicycle Parking.** The project shall provide a minimum of two (2) bicycle parking space on-site.
19. **Street Trees.** Street trees must be installed and maintained prior to issuance of the building permit or suitably guaranteed through a bond and all improvements must be completed prior to the issuance of a Certificate of Occupancy.
 - a. Four (4), 24-inch box shade trees shall be provided in the public right-of-way along Van Ness Avenue, subject to the Bureau of Street Services, Urban Forestry Division requirements.
 - b. The project site currently includes existing trees within the 62.11 feet of frontage along Van Ness Avenue. Whether the street tree should remain or should be replaced is subject to the Bureau of Street Services, Urban Forestry Division.
 - c. A tree well cover shall be provided for each new and existing tree in the public right-of-way adjacent to the subject property to the satisfaction of the Bureau of Street Services.
 - d. The applicant shall be responsible for new street tree planting and pay fees for clerical, inspection, and maintenance per the Los Angeles Municipal Code Section 62.176 for each tree.
 - e. An automatic irrigation system shall be provided.

Note: Contact the Urban Forestry Division, Subdivision staff, at (213) 847-3088 for site inspection prior to any street tree work.

20. **Utilities.** All new utility lines which directly service the lot or lots shall be installed underground. If underground service is not currently available, then provisions shall be made by the applicant for future underground service.
21. **Curb Cuts.** Only one curb cut that is 20 feet in width for every 100 feet of street frontage is allowed, unless otherwise required by the Departments of Public Works, Transportation, or Building and Safety. Approval by the Departments of Public Works, Transportation, or Building and Safety for a curb cut exceeding 20 feet in width must be provided to the Department of City Planning once received.
22. **Driveways.** The first 25 feet in length of the driveway shall be constructed of Portland cement concrete, pervious cement, grass-crete, or any other porous surface that reduces heat radiation and/or increases surface absorption, thereby reducing runoff.
23. **Trash, Service Equipment, and Satellite Dishes.** Trash, service equipment, and satellite dishes, including transformer areas, shall be located away from streets and enclosed or screened by landscaping, fencing, or other architectural means. The trash area shall be enclosed by a minimum six-foot-high decorative masonry wall. Each trash enclosure shall have a separate area for recyclables. Any transformer area within the front yard shall be enclosed or screened.
24. **Rooftop Appurtenances.** All rooftop equipment and building appurtenances shall be screened from any street, public right-of-way, or adjacent property with enclosures or parapet walls constructed of materials complementary to the materials and design of the main structure.
25. **Roof Lines.** As illustrated in 'Exhibit A', all roof lines greater than 40 feet in length shall be broken up with the use of gables, formers, plant-ons, cutouts, or other appropriate means.
26. **Privacy.** As illustrated in 'Exhibit A', the façade shall avoid placing windows facing windows across property lines or facing private outdoor spaces of other residential units.
27. **Façade Relief.** As illustrated in 'Exhibit A', all exterior elevations shall provide a break in the plane every 20 feet in horizontal length and every 15 feet in vertical length.
28. **Landscape Plan.** The applicant shall submit a final landscape plan prepared by a licensed landscape architect showing enhanced paving such as stamped concrete, permeable paved surfaces, tile, and/or brick within paved areas in front, side, and rear yards.
29. **Irrigation Plan.** A final irrigation plan shall be prepared and included.

Administrative Conditions

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

31. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.
32. **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.
33. **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.
34. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
35. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
36. **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.
37. **Recording Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs, or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center at the time of Condition Clearance for attachment to the subject case file.
38. **Indemnification and Reimbursement of Litigation Costs.** The 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, 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.

HOUSING REPLACEMENT (HOUSING CRISIS ACT OF 2021 – SB 8 DETERMINATION)

The Los Angeles Housing Department (LAHD) reviewed all of the existing structures at the subject site and has determined, per the Housing Crisis Act of 2019 (SB 8) Replacement Unit Determination (RUD), dated May 19, 2023, that one (1) unit is subject to replacement pursuant to requirements of the HCA, including one (1) unit restricted to Very Low Income Households. The one (1) total unit required by the SB 8 RUD is satisfied by the one (1) unit set aside for habitation by Extremely Low-Income Households proposed through the Transit Oriented Communities Affordable Housing Incentive Project, and the project will be required to comply with all applicable regulations set forth by LAHD.

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

REVISED TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND

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

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

The project site is located approximately 2,460 feet from the Hollywood/Western Metro Red Line Station, which qualifies the site as Tier 3 of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Guidelines) according to the TOC Referral Form dated July 24, 2023.

Pursuant to the TOC Guidelines, the project is eligible for Base Incentives and up to three (3) Additional Incentives for setting aside 10 percent of the total five (5) units and at least eleven (11) percent of the base six (6) units for Extremely Low-Income Households. The applicant is not proposing to utilize any base incentives. The applicant requests two (2) Additional Incentives as follows: (1) an up to 30 percent reduction to permit a northerly and southerly side yard of four (4) feet and 11 inches in lieu of the minimum seven (7) feet otherwise required; and (2) an up to 13-foot and ~~six (6) inch~~ three (3) inches increase in height to permit 43 feet and ~~six (6) three (3)~~ inches of maximum building height in lieu of the maximum 30 feet otherwise permitted in the RD1.5-1XL Zone.

The project site is zoned RD1.5-1XL, which limits the residential density of the subject property to a maximum of one dwelling unit for each 1,500 square feet of lot area. The RD1.5 density allows a maximum base density of six (6) units on an 8,412 square-foot lot. The project proposes a total of five (5) units, which is within the maximum density permitted. The project will consist of 7,472 square feet of floor area, which results in a maximum ~~.881.38~~:1 FAR. Per the TOC Guidelines, a project containing five (5) dwelling units within Tier 3 units is required to provide a minimum of three (3) residential automobile parking spaces based on a ratio of 0.5 spaces per unit. However, the applicant proposes to utilize Assembly Bill (AB) 2097, which is a

California law that prohibits public agencies or cities from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop. As the proposed project is a residential project and the site is located within half a mile of a major transit stop, the project qualifies for the parking reduction under the provisions of AB 2097. However, the project is still subject to the maximum parking requirement per the SNAP. The SNAP limits the maximum number of automobile parking spaces to 11, inclusive of guest parking spaces. AB 2097 replaces the parking requirement in the TOC Guidelines and SNAP Parking requirements for residential projects. The project proposes six (6) residential parking spaces which is within the TOC minimum requirement and SNAP maximum requirement, thereby satisfying this requirement.

REVISED TRANSIT-ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS

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

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

The project site is located within a Tier 3 TOC Affordable Housing Incentive Area according to the TOC Referral Form dated July 24, 2023. As part of the proposed development, the project is required to reserve at least 10 percent, or one (1) unit, of the total five (5) units for Extremely Low-Income Households. The project proposes one (1) unit for Extremely Low-Income Household occupancy. As such, the project meets the eligibility requirement for On-Site Restricted Affordable Units.

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

A Major Transit Stop is a site containing a retail station or the intersection of two (2) or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. The project site is located approximately 2,460 feet from the Hollywood/Western Metro Red Line Station. As such, the project meets the eligibility requirement for proximity to a Major Transit Stop.

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

Pursuant to the Determination made by the Los Angeles Housing Department (LAHD), previously known as the Los Angeles Housing and Community Investment Department or HCIDLA, dated May 19, 2023, that there is one (1) unit subject to replacement pursuant to the requirements of the Housing Crisis Act of 2019 (SB 8). The one (1) unit must be equivalent type, with one (1) unit restricted to Very Low Income household occupancy. The proposed project is reserving one (1) unit for Extremely Low-Income Household occupancy. As such, the project meets the eligibility requirement for providing replacement housing consistent with California Government Code Section 65915(c)(3).

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

The project is not seeking any additional density or development bonuses under the provisions of the State Density Bonus Law or any other State or local program that provides development bonuses, including, but not limited to a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, CPIO, Specific Plan, or overlay district. As such, the project meets this eligibility requirement.

5. ***Base Incentives and Additional Incentives.*** *All Eligible Housing Developments are eligible to receive the Base Incentives listed in Section VI of the TOC Guidelines. Up to three (3) Additional Incentives listed in Section VII of the TOC Guidelines may be granted based upon the affordability requirements described below. For the purposes of this section below, “base units” refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through these Guidelines. The affordable housing units required per this section may also count towards the On-Site Restricted Affordable Units requirement in Eligibility Requirement No. 1 above (except Moderate Income units).*
 - a. *One Additional Incentive may be granted for projects that include at least 4% of the base units for Extremely Low-Income Households, at least 5% of the base units for Very Low-Income Households, at least 10% of the base units for Lower Income Households, or at least 10% of the base units for persons and families of Moderate Income in a common interest development.*
 - b. *Two Additional Incentives may be granted for projects that include at least 7% of the base units for Extremely Low-Income Households, at least 10% of the base units for Very Low-Income Households, at least 20% of the base units for Lower Income Households, or at least 20% of the base units for persons and families of Moderate Income in a common interest development.*
 - c. *Three Additional Incentives may be granted for projects that include at least 11% of the base units for Extremely Low-Income Households, at least 15% of the base units for Very Low-Income Households, at least 30% of the base units for Lower Income Households, or at least 30% of the base units for persons and families of Moderate Income in a common interest development.*

The project is seeking two (2) Additional Incentives as follows: (1) a 30 percent reduction to permit a northerly and southerly side yard of four (4) feet, 11 inches in lieu of the minimum seven (7) feet otherwise required; and (2) a 13-foot and ~~six (6) inch~~ three (3) inches increase in height to permit 43 feet and ~~six (6) three (3) inches~~ of maximum building height in lieu of the maximum 30 feet otherwise permitted in the RD1.5-1XL Zone. The project is required to set aside seven (7) percent, or one (1) unit, of the base six (6) units for Extremely Low-Income Households to qualify for two incentives. The applicant is proposing to set aside one (1) unit for Extremely Low Income Household occupancy. As such, the project meets the eligibility requirement for Base and Additional Incentives.

6. **Projects Adhering to Labor Standards.** *Projects that adhere to the labor standards required in LAMC 11.5.11 may be granted two (2) Additional Incentives from the menu in Section VII of these Guidelines (for a total of up to five (5) Additional Incentives).*

The project is not seeking two (2) Additional Incentives beyond the two (2) permitted in exchange for reserving at least seven (7) percent, or one (1) unit, of the base six (6) units for Extremely Low-Income Households. As such, the project need not adhere to the labor standards required in LAMC Section 11.5.11 and this eligibility requirement does not apply.

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

The project site consists of one (1) lot, which is located within a Tier 3 TOC Affordable Housing Incentive Area. As such, this eligibility requirement does not apply.

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

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

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

The project does not consist of 100% On-Site Restricted Affordable units. As such, this eligibility requirement does not apply.

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

Pursuant to Section 12.22 A.31(e) of the LAMC, the Director shall review a Transit Oriented Communities (TOC) Affordable Housing Incentive Program project application in accordance with the procedures outlined in LAMC Section 12.22 A.25(g).

1. **Pursuant to Section 12.22 A.25(g) of the LAMC, the Director shall approve a density bonus and requested incentives unless the Director finds that:**

a. **The incentives are not required to provide for affordable housing costs for rents for the affordable units.**

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed a predetermined percentage of income based on area median income thresholds dependent on affordability levels.

The list of incentives in the TOC Guidelines were pre-evaluated at the time the TOC Affordable Housing Incentive Program Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always conclude that the base incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project. The following incentives allow the developer to reduce yard setbacks and increase the building height so that affordable housing units can be constructed, and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to reserve one (1) unit for Extremely Low-Income Household occupancy.

Yards: The applicant requests an up to 30 percent reduction in the required yard setback, for a minimum of four (4) feet and 11 inches for the northerly and southerly side yards, in lieu of the otherwise required seven (7) feet. These reductions are expressed in the Menu of Incentives in the TOC Guidelines which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs.

Height: The applicant requests a 13-foot and three (3) inches increase in height to permit 43 feet and six (6) three (3) inches of maximum building height in lieu of the maximum 30 feet otherwise permitted in the RD1.5-1XL Zone. The requested increase in height is expressed in the Menu of Incentives in the TOC Guidelines, which permit exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs.

b. **The Incentive will not 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 are no feasible method to satisfactorily mitigate or avoid the specific adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income Households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.**

There is no substantial evidence in the record that the proposed incentives will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). As required by Section 12.22 A.25 (e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also 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. Therefore, there is no substantial evidence that the proposed incentives will have a specific adverse impact on public health and safety.

- (14) **Privacy.** This Development Standard requires that buildings be arranged to avoid windows facing windows across property lines, or the private open space of other residential units. As seen in Exhibit A, Sheet A-201, the project abuts residential uses to the north and south. The applicant has provided elevations which depict the windows of existing adjacent structures to the east and west superimposed onto the proposed project. The elevations show that some of the windows of adjacent residential properties will be marginally affected by the new construction. Given the constraints as an infill development located in an urbanized area, the applicant has demonstrated efforts to arrange windows to avoid directly facing windows across property lines or private open space of other residential units. Therefore, the project complies with this Development Standard.
- (15) **Façade Relief.** This Development Standard requires that all exterior building elevations, walls, or fences provide a break in the plane for every 20 feet in horizontal length, and every 15 feet in vertical length created by an architectural detail or a change in material. The Specific Plan further requires architectural treatments on the building front elevation to be continued on the sides and back of buildings. All facades of the proposed building comply with the requirement by providing breaks in the plane through the use of varied building material, recessed windows, façade line treatments, and modulation along the elevations as seen in Exhibit A, A-200, A-210, A-220, and A-230. Therefore, the project complies with this Development Standard.

Revised Design Guidelines

- (16) **General Building Design.** This Design Guideline recommends that buildings should be compatible in form with the existing neighborhood atmosphere. The surrounding area is currently developed with one- to three-story single- and multi-family residential buildings. Through an additional TOC incentive, the project will receive 13-foot and ~~six (6)~~ three (3) inches increase in height to permit 43 feet and ~~six (6)~~ three (3) inches of maximum building height in lieu of the maximum 30 feet otherwise permitted in the RD1.5-1XL Zone for setting aside seven (7) percent of the base six (6) units for Extremely Low-Income Households. The applicant has agreed to set aside a total of one (1) unit for Extremely Low-Income Household occupancy. The building massing of multiple existing buildings along the block has a lot of coverage that takes up the majority of their subject lot(s). The proposed project will have a similar lot coverage as those found along the northerly and southerly sides of Van Ness Avenue. Therefore, as conditioned and in conjunction with the TOC Affordable Housing Incentive Program, the project satisfies this Design Guideline.
- (17) **Architectural Features.** The Design Guidelines encourage courtyards, balconies, arbors, roof gardens, water features, and trellises. Appropriate visual references to historic building forms are encouraged in new construction. The proposed project provides balconies and other architectural features similar to the nearby single-family and multi-family dwellings surrounding the site. Furthermore, the street-facing elevation employs a variety of building materials and articulation by way of changes in building plane and materials. Therefore, the project complies with this Design Guideline.
- (18) **Shade.** This Design Guideline recommends that canopies, building overhangs and arbors be incorporated into the design of new structures to provide shade. The building includes projections along the facades such as overhangs, thus providing shade. Therefore, the project satisfies this Design Guideline.