



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: October 10, 2024
Time: 8:30 A.M.
Place: Los Angeles City Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

This meeting may be available virtually, in a hybrid format. The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissionsboards-hearings> and/or by contacting cpc@lacity.org

Case No.: CPC-2022-5692-DB-WDI-VHCA
CEQA No.: ENV-2022-5693-CE
Incidental Cases: N/A
Related Cases: N/A
Council No.: 10 – Hutt
Plan Area: Wilshire
Specific Plan: N/A
Certified NC: P.I.C.O.
GPLU: Neighborhood Commercial
Zone: [T][Q] C1.5-1-O
Applicant: Paul Devore
P.D. Development, LLC

Representative: Jordan Beroukhim
Beroukhim & Company, LLC

Public Hearing: June 18, 2024

Appeal Status: Density Bonus Off-menu incentives and waivers are not further appealable. Density Bonus On-menu incentive is appealable to City Council by the applicant or abutting owners/occupants per Los Angeles Municipal Code (LAMC) Section 12.22-A. 25(g)(2)(i)(f).

Expiration Date: October 10, 2024

Multiple Approval: Yes

PROJECT LOCATION: 5201 and 5211 West Venice Boulevard, 1537, 1541 and 1543 South Cochran Avenue

PROPOSED PROJECT: The project involves the demolition of two existing buildings and parking lot and the construction, use and maintenance of a new 51,617 square-foot five (5)-story residential development with a Floor Area Ratio of 4.27:1 and consisting of 52 dwelling units including five (5) units to be reserved for Very Low Income Households. The unit mix consists of one (1) studio, thirty-three (33) one bedroom, and eighteen (18) two bedroom units. A total of 64 automobile parking spaces will be provided in two (2) levels of subterranean parking. The project will provide 48 bicycle parking spaces and approximately 5,817 square feet of open space including 2,130 square feet in the rear yard, an 898 square foot recreation room and a 755 square feet on the roof deck.

REQUESTED ACTION: 1) Pursuant to CEQA Guidelines, Section 15332, Class 32 an Exemption from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

- 2) Pursuant to LAMC Section 12.22-A 25 and State Density Bonus Law (Government Code 65915), a Density Bonus to permit a housing development project consisting of 52 dwelling units, of which five (5) will be set aside for Very Low Income Households, requesting the following On- and Off-menu Incentives in addition to the base incentives:
 - a. An On-Menu incentive for an 11-foot increase in the maximum building height to allow 56 feet in lieu of 45 feet as otherwise permitted per [Q] Qualified Condition No. 2 in Ordinance No. 180,717;
 - b. An Off-Menu incentive to allow a Floor Area Ratio (FAR) of 4.27:1 in lieu of the otherwise allowable 1.5:1 in the C1.5 Zone.
- 3) Pursuant to LAMC Section 12.37 A, a Waiver of Dedication to allow a 2-foot dedication on Cochran Avenue, in lieu of a variable width dedication ranging from 2 to 3 feet.

RECOMMENDED ACTIONS:

- 1) **Determine**, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, an Exemption from CEQA, and there is no substantial evidence demonstrating that any exceptions listed in CEQA Guidelines, Section 15300.2 regarding cumulative impacts, significant effects, unusual circumstances, scenic highways, hazardous waste sites or historical resources applies;
- 2) **Approve**, pursuant to LAMC Section 12.22A.25(g) a Density Bonus Compliance Review to permit a housing development consisting of 52 dwelling units, of which five (5) will be set aside for Very Low Income household and with the following Incentives in addition to the base incentives:
 - a. An On-Menu incentive to for an 11-foot increase in the maximum building height to allow 56 feet in lieu of a maximum of 45 feet as otherwise permitted per [Q] Qualified Condition No. 2 in Ordinance No. 180,717 (Effective date 7/19/09);
 - b. An Off-Menu incentive to increase the maximum allowable Floor Area Ratio (FAR) to 4.27:1 and 51,617 square feet of floor area from 1.5:1 as otherwise allowable in the [T][Q]C1.5-1-O Zone;
- 3) **Approve**, pursuant to LAMC Section 12.37 A, a Waiver of Development and Improvement (WDI) to allow a 2-foot dedication along Cochran Avenue, in-lieu of the required variable width dedication.
- 4) **Adopt** the attached Conditions of Approval and Findings.

VINCENT P. BERTONI, AICP
Director of Planning

Jane Choi

Jane Choi, AICP, Principal City Planner

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Ricardo Vazquez

Ricardo Vazquez, Hearing Officer
213-978-1353

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PROJECT ANALYSIS

PROJECT SUMMARY

The project involves the demolition of two one-story buildings and surface parking lot and the construction, use and maintenance of a five-story multi-family residential building containing 52 dwelling units, five (5) units will be set aside for Very Low Income Households (Exhibit A). The unit mix consists of one (1) studio, thirty-three (33) one bedroom, and eighteen (18) two-bedroom units.



Figure 1- Project Rendering- South-East Elevation

The proposed project will be 53 feet and 6 inches in height with 51,617 square feet of floor area with a floor area ratio (FAR) of 4.27:1. The ground includes a lobby and a 732 square foot recreation room and nine (9) dwelling units, which includes one (1) studio, six (6) one-bedroom, and two (2) two-bedroom units. The second floor includes ten (10) dwelling units, which includes six (6) one-bedroom and four (4) two-bedroom units. The third through fifth floor include eleven (11) dwelling units, which includes seven (7) one-bedroom and four (4) two-bedroom units on each floor.. Vehicular parking will be located on the two subterranean parking floors. The project will provide 64 automobile parking spaces, 48 bicycle parking spaces, and 5,817 square feet of open space, including a 2,130 square foot rear yard, 898 square foot recreation room and a 755 square foot roof deck.

The project has two street trees that are to remain. The project proposes to remove 11 (eleven) trees that have a diameter of at least eight inches from the subject property. The project proposes to plant an additional three (3) street trees. One (1) street tree would be added to Venice Boulevard bringing the total street trees on Venice fronting the property to three (3) street trees and two (2) new street trees along Cochran Avenue. Altogether the project proposes to plant a total of twenty-nine (29) 24-inch box trees.

BACKGROUND

Project Site

The project site consists of two lots including one rectangular shaped lot and one irregularly shaped trapezoidal lot totaling a combined lot area of approximately 6,678 square feet with a street frontage of approximately 86 feet and 8 inches on the west side of South Cochran Avenue and 153 feet and 10 inches along the north side of Venice Boulevard. The site is improved with three single story structures built in 1941 and 1973 and a surface parking lot. The main structure on the site was originally built and utilized for residential purposes. LADBS records indicate a Certificate of Occupancy was issued on March 19, 1974 changing the use on the site from residential to a private elementary school. The current property owner has owned the subject property since 2006 and uses the property as an office, storage and parking lot for his business, 'DeVore Lighting, Inc', an electrical contractor specializing in signs.



Figure 2 - Aerial View of subject site. (As shown on ZIMAS)

General Plan Land Use and Zoning

The property is located within the Wilshire Community Plan area, which designates the site for Neighborhood Commercial with the corresponding zones of C1.5, C2, C4, RAS3 and RAS4. The project site is zoned [T][Q]C1.5-1-O. Therefore, the sites designated C1.5-1-O is an allowable zone within the site's Neighborhood Commercial land use designation. [T] Tentative Classification and [Q] Qualified Conditions were established in a previously approved zone change case, (Case No. APCC 2008-20006-ZC). [Q] Conditions are enforced through Ordinance No. 180,717 (Effective date July 19, 2019). [T] Conditions require street dedication and public right of way improvements immediately adjacent to the subject site. [Q] Conditions establish development regulations related to building height and landscaping requirements among other regulations. The project site is in an Oil District, a Transit Priority Area (ZA-2452), Local Emergency Temporary Regulations – Time Limits and Parking Relief – LAMC 16.02.1 (ZI-3498). The site is not within a Flood Zone, a Methane Zone, a Liquefaction Area, or a Specific Plan. The

[T][Q]C.15 Zone allows for one dwelling unit for every four hundred feet of lot area. As such the project is allowed a base density of 42 units.

Surrounding Properties

The property is located in an urbanized area with commercial and residential land uses. Properties to the north, adjacent to the site are zoned RD2-1-O designated for Low Medium II Residential, and improved with one (1) story single family structures and duplexes. To the west properties are R3-1-O and RD2-1-O designated for Medium Residential and Low Medium II Residential. Sites to the west are improved with one (1) and two (2)-story multifamily and single family structures.

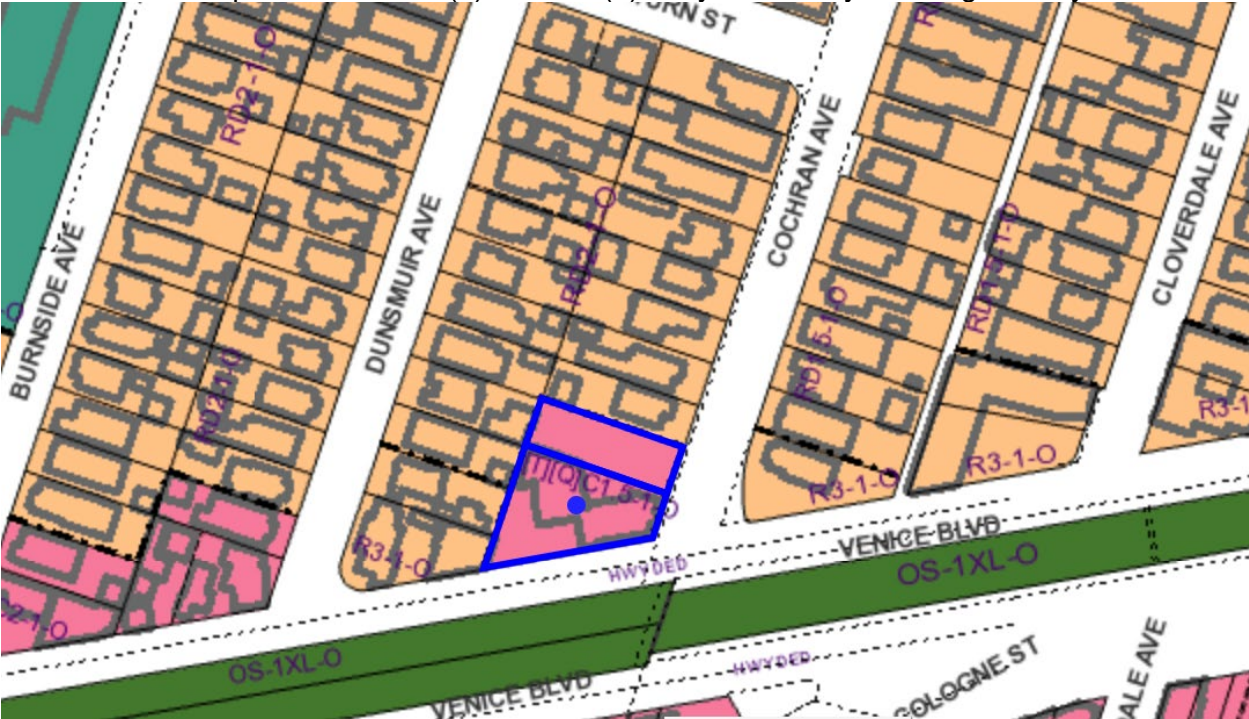


Figure 3- ZIMAS Map showing zoning for subject site and surrounding community.

Streets

Venice Boulevard, adjoining the property to the south, is a Modified Boulevard II per the Mobility Plan 2035 with a designated full right-of-way width of 150 feet and a roadway width of 108 feet. The street is currently improved with a right-of-way of 150 feet with curb, gutter, sidewalk and landscaping.

Cochran Avenue, adjoining the property to the east, is a Collector per the Mobility Plan 2035 with a designated full right-of-way width of 66 feet and a roadway width of 40 feet and a 33 foot half right of way. The street is currently improved with a right-of-way of variable width with curb, gutter, sidewalk and landscaping. A variable dedication is required to complete the required 33-foot half right of way.

Waiver of Dedication and Improvement

The project is requesting to waive the variable width dedication requirement along Cochran Avenue. The project is proposing a two (2)-foot dedication along the project’s entire frontage on Cochran, which is consistent with [T] requirements found APCC-2008-0006-GPA-ZC. The image below depicts an estimate of the required dedication along Cochran Avenue. The dimensions of the required dedication are not an exact measurement but do provide a visual representation of the required dedication. Given that the easterly side of Cochran Avenue is over dedicated, this

would lead to a required dedication of three feet at the northern boundary of the property along Cochran Avenue that would taper off, leading to a triangular portion of land that would be dedicated. The proposed two (2)-foot dedication will allow for the entire sidewalk along Cochran to be widened, enhancing the pedestrian experience.

Relevant Cases

Subject Site:

CPC-2005-5596-GPA-ZC – On November 9, 2006, the City Planning Commission approved a General Plan Amendment and Zone Change for the subject property. The land use designation for the subject property was changed from Low Medium Residential II and Medium Density Residential to Neighborhood Commercial. The zoning for the subject property was changed from RD2-1-O and R3-1-O to (T)(Q)C2-1-O and a change of use from private school to electrical lighting repair business. The (T) and (Q) conditions placed on the site were established under Ordinance No. 178,556 (Effective date 5/14/07). Uses on the site were limited to electrical repair office use and outdoor storage of equipment and supplies only.

APCC-2008-6-ZC – On October 28, 2008, the Central Area Planning Commission approved a Zone Change from (T)(Q)C2-1-O to [T][Q]C1.5-1-O. The 2005 Zone Change expanded allowable uses on the site to those permitted in the C1.5 Zone. The Zone Change was implemented through Ordinance No. 180,717.

Surrounding Properties within a 1,000 foot radius

Staff conducted a ZIMAS Case Number Report using a 1,000-foot radius to assess the number of the same type of projects in the same place. At the time of writing this report, there were no other Density Bonus/Affordable Housing Incentive projects within a 1,000-foot radius of the site.

REQUESTED ACTIONS

Density Bonus / Affordable Housing Incentive Program

Pursuant to the State Density Bonus Law (Government Code Section 65915) and LAMC Section 12.22 A.25, a Housing Development Project that sets aside at least 11 percent of the base density units for Very Low Income Households is eligible for a maximum Density Bonus of 35 percent. In addition to the Density Bonus, a Housing Development Project that qualifies for a Density Bonus and sets aside at least 10 percent of the base density units for Very Low Income Households may be granted up to two (2) incentives. The City's Density Bonus Ordinance contains a "Menu of Incentives" which is a list of predetermined modifications to the City's development standards pertaining to yard/setback, lot coverage, lot width, FAR, height, open space, density calculation, and averaging of FAR, density, parking or open space and permitting vehicular access. When an applicant chooses to request an incentive from this menu, it is referred to as an "On-Menu Incentive."

On-Menu Incentives

As previously mentioned, the project will construct a total of 52 dwelling units, five (5) of which will be set aside for Very Low Income (VLI) Household for 55 years. As such, the project is providing 11 percent VLI units and is eligible to receive two (2) incentives. The applicant requests a Density Bonus/Affordable Housing Incentive Program Review pursuant to LAMC Section 12.22 A.25 to seek approval of one (1) On-Menu incentive.

1. **Height** – [Q] Qualified Condition No. 3 in Ordinance No. 180,717 limits the maximum building height to 45 feet. The applicant requests an On-Menu incentive for an 11-foot increase in the maximum building height to allow 56 feet in lieu of 45 feet.

Off-Menu Incentives

The project's remaining incentive is for the following One (1) Off-Menu Incentive.

1. **Floor Area Ratio (FAR)** – Pursuant to LAMC Section 12.21.1, a project site that is zoned C1.5-1 is limited to a maximum FAR of 1.5:1. The applicant requests an Off-Menu incentive to increase the maximum FAR by 35 percent to allow 51,617 square feet of floor area at a 4.27:1 FAR in lieu of the 1.5:1 FAR.

Request for a Waiver of Dedication and Improvement (WDI)

The Mobility Plan 2035, is an element of the City's General Plan which was adopted by City Council on September 7, 2016 (C.F. No. 15-0719-S15). The Mobility Plan 2035 modified the Street Standard Dimensions for Collector Streets, requiring a right of way of 66 feet and a 33 feet half right of way. Prior to the adoption of the Mobility Plan 2035, the required right of way was 32 feet. Cochran Avenue is currently dedicated to a variable right of way of 55 feet to 76 feet. Pursuant to the Bureau of Engineering R3 investigation letter dated October 4, 2023, the project is requiring the following:

1. Complete the variable dedication along Cochran Avenue to provide a 33 foot half right of way. Fill in the newly dedicated area with concrete sidewalk.
2. Complete the dedication process of a 20 feet radius corner cut at the intersection of Venice Blvd and Cochran Ave. Fill in newly dedicated area with concrete sidewalk.
3. Obtain an A-permit to complete the following improvements:
 - a. Remove and replace broken, off-grade, damaged and non-ADA compliant of sidewalk and parkway with new sidewalk along Venice Blvd.
 - b. Spot repair 11 LF of concrete curb and repair and replace broken, off-grade and missing curb along Venice Blvd.
 - c. Reconstruct/remodel curb ramp at the intersection of Venice Blvd and Cochran Ave per latest Bureau of Engineering (BOE) Standard Plan No. S-442-6.

As part of this application, the applicant is requesting a WDI to provide a consistent two (2) foot dedication along Cochran Avenue in lieu of the required variable right of way that is otherwise required to complete the 33-foot half right of way. The variable dedication would only apply to a portion of the Cochran Avenue Street frontage as Cochran is dedicated or over dedicated to the City's current mobility standards. The applicant is not requesting to waive the street improvements listed above.

Housing Replacement

Pursuant to the Senate Bill 8 (SB 8) Determination Letter, dated August 8, 2022, and prepared by the Los Angeles Housing Department (LAHD), the provisions of SB 330 do not apply to commercial properties. Therefore, no SB 330 replacement affordable units are required. The project proposes to set aside five (5) units for Very Low Income Households. As such, the project complies with SB 8.

URBAN DESIGN STUDIO: PROFESSIONAL VOLUNTEER PROGRAM

The project was reviewed by the Department of City Planning's Urban Design Studio – Professional Volunteer Program (PVP) on January 3, 2023. The following issues, concerns and recommendations were discussed regarding the project design.

Pedestrian-First Design

- Show the closure of the existing curb cuts on the site plan.
- Consider removing some of the parking spaces to bring the parking levels up to code. Include the ramps, the turn radius and dimensions on the parking level plans. Maintain a setback from the property line at the parking levels below grade to accommodate planting of trees at the ground level and future root spread.
- Consider redesigning the location of the staircase parallel to the building's frontage, consider moving it to the open space in the back.
- Consider redesigning the location of the staircase parallel to the building's frontage, consider moving it to the open space in the back.
- Maintain and protect into place the existing street trees on Venice Boulevard. Propose new street trees on Cochran Ave where the current public realm experience is less than ideal with no shade. Indicate on the site plan.
- Ameliorate the ground floor treatment of the project to meet the design intent of Pedestrian First Design. Consider removing the LID planters where possible and provide ground landscaping or lower planters to avoid the wall condition.
- Maintain and protect into place the existing street trees on Venice Boulevard. Propose new street trees especially on Cochran Avenue where the current public realm experience is less than ideal with no shade. Indicate on the site plan and start the A permit process with BOE/Urban Forestry.
- To benefit the public realm experience and the building and unit adjacent to the transformer location at ground floor, place the transformer underground in a vault. That may resolve the issue with access to the open space adjacent to it.

360-Degree Design

- The elevations, floor plans and renderings do not match, please update the files to make sure they match. Provide more information on the elevations regarding the colors and material specs. Review the elevation instructions for details. Consider enlarging the windows to double panels instead of single panels.
- Provide an open space diagram and additional open space information regarding the hardscape and landscape, amenities and programming, circulation and space layout and shade of the project.
- Use materials besides stucco to improve the design of the project. Consider a change or break the volume of the building and include more detail in the structure. Including, the type of railing proposed for the balconies.
- Reconsider the design of the building's corner to create a focal point and visual interest. The project's location and parcel size provide opportunities for interesting design solutions.
- The parking levels, including placement of some spaces (turning/back-up clearances) aren't resolved and need to be redesigned. Show the up-and-down ramps and column locations on the plans.
- Contact Los Angeles Fire Department (LAFD) about the location of the staircase in the middle of the ground floor, as designed, it does not seem to be compliant to exit through any intermediate room or space. Please forward the communication to Planning.
- Please reconsider the design of natural light and ventilation. Some bedrooms do not include windows for natural light and ventilation based on Section 12 of the code.
- The suggestion of some of the windows being recessed can be a difficult detail to realize. Provide more details on the operations of the windows.
- Consider adding breaks to the roof line/parapet to add visual interest.

- Consider an open-air stairwell or adding windows for natural light at the stairwell facing Venice Boulevard.
- Design the project's main entrance to be prominent and easy to find. Differentiate the treatment between Venice Boulevard and Cochran Avenue based on their importance to the project.
- Reduce the height of the black parapet on Cochran Avenue. Please confirm the use of the tallest portion of the parapet.

Climate-Adapted Design

- Provide a landscape plan that indicates the location, number, size and species for trees, shrubs and groundcover for every floor that includes open space. Palms do not count towards tree requirements.
- Indicate the number of required/proposed trees on the plans.
- Select native trees and landscaping that provide year-long habitat.
- Provide the LID calculations. To avoid creating a wall around the project at ground floor, use the LID planter height requirements where there are LID planters and reduce the height for any non-LID planters. Where you are installing trees and large shrubs use the City's soil depth requirements to guarantee their healthy development.

The applicant provided written responses to the PVP comments, addressing how the comments were incorporated into the project design or explaining why some of them cannot be addressed. The applicant updated the plans to show additional information requested by PVP. The updated landscape and site plans show the project's proposal to maintain two (2) existing street trees along Venice Boulevard, add one (1) street tree along Venice Boulevard and add two (2) street trees along Cochran Avenue. Colored renderings were provided. The project clarified that the parking was designed to code. Additionally, the units on the southwest portion of the floor plans without windows on the bedrooms are allowed under the Building Code. The projects proposed to build those units using Type III-A construction methods and will provide a compliant fire suppression system, as such the project is not required to provide an emergency escape and rescue opening (such as a window). The two existing street trees along Venice Boulevard are to remain, one (1) street tree is to be added along Venice Boulevard and an additional two (2) street trees along Cochran Avenue.

PUBLIC HEARING

A public hearing conducted by the Hearing Officer virtually via Zoom on Thursday, June 18, 2024 at 10:00 AM. The hearing was attended by the project's applicant and representative, a representative from the P.I.C.O. Neighborhood Council and members of the public. One member of the public spoke in opposition to the project. The representative from the P.I.C.O. Neighborhood Council spoke in support of the project.

Summary of Initial Public Hearing

1. The applicant's representative described the project design and entitlement requirements.
2. One (1) member of the public spoke against the proposed project. Concerns were raised regarding the following topics:
 - a. The placement of the driveway along South Cochran Avenue will increase traffic along an already busy street leading to safety issues.
 - b. Increased density beyond that allowed under the municipal code will lead to greater traffic and safety issues along South Cochran Avenue.
 - c. The Waiver of Dedication and Improvement should not be granted.

3. One (1) representative of the P.I.C.O Neighborhood Council spoke in support of the project.
 - a. The representative stated that the P.I.C.O Neighborhood Council voted 14 to 2 in support of the project and issued a letter of support.

4. The project's representative discussed their prior outreach to the community to discuss the project, during which traffic along South Cochran Avenue was discussed. The project representative clarified that the placement of the driveway is following best practices from the Los Angeles Department of Transportation, which recommends that driveways be placed as far from the corner as possible. The representative highlighted that the project is providing parking for future residents, which is not required per AB 2097. Regarding the requested WDI, the representative discussed that 80-90 percent of the project meets the dedication requirement along South Cochran Avenue. The waiver is from street widening to avoid a notch along the street.

CONCLUSION

Based on an evaluation of the project and information submitted, information from the public hearing and the proposed project's compliance with applicable regulations, Planning Staff recommends that the City Planning Commission approve the requested actions and adopt the attached Conditions of Approval and Findings for the creation of 52 new residential units, including five (5) deed restricted affordable units.

CONDITIONS OF APPROVAL

Pursuant to Sections 12.22-A.25 and 12.37 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

Density Bonus Conditions

1. **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", and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 52 dwelling units.
3. **On-site Restricted Affordable Units.** A minimum of five (5) units, or 11 percent of the base dwelling units, shall be reserved for Very Low Income Households, as defined by Government Code Section 65915 and by the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit Determination requires additional affordable units or more restrictive affordability levels, the most restrictive requirement shall prevail.
4. **Changes in Restricted Units.** Deviations that increase the number of restricted units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25.
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 five (5) units available to Very Low Income Households or equal to 11 percent of the project's total base residential density allowed, for sale or rental, as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required reserved on-site Restricted Units may be adjusted, consistent with LAMC Section 12.22-A.25, to the satisfaction of LAHD, and in consideration of the project's Replacement Unit Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall submit a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD.

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

6. **Floor Area Ratio (FAR) (Off-Menu Incentive).** The project shall be limited to 51,617 square feet of floor area at a 4.27:1 floor area ratio.

7. **Height (On-Menu Incentive).** The project shall be limited to a maximum height of 56 feet.
8. **Automobile Parking**
 - a. **Automobile Parking for Residential Uses.** Based on the number and type of dwelling units proposed a minimum 63 parking spaces shall be provided, which includes the 10% bicycle parking reduction. Vehicle Parking shall be provided consistent with LAMC Section 12.22-A.25 Parking Option 1, which requires residential parking be provided at the rate of one (1) parking space for units with 0-1 bedroom and two (2) parking spaces for units with 2-3 bedrooms. The Project proposes 64 residential parking spaces.
 - b. **Unbundling.** Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable Units which shall include any required parking in the base rent or sales price, as verified by LAHD.
 - c. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon ratios set forth above.
9. **Q Condition.** The project shall comply with all [Q] Conditions listed in Ordinance No. 180,717 (effective date July 19, 2019), except as granted herein.
10. **Street Trees.** Street Trees shall be provided to the satisfaction of the Urban Forestry Division.
11. **Street Trees and LAMC Section 12.21-G.2 Tree Requirements.** Street trees may be used to satisfy on-site tree requirements pursuant to LAMC Section 12.21-G.2 (Chapter 1, Open Space Requirements for Six or More Residential Units). Per Exhibit "A" and 12.21-G.2, three (3) street trees shall be provided.
12. **Required Trees per LAMC Section 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 27 24-inch box, or larger, trees on site pursuant to LAMC Section 12.21 G.2. Any required trees pursuant to LAMC Section 12.21 G.2 shown in the public right-of-way in Exhibit "A" shall be 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.
13. **Solar Panels.** The project shall comply with the Los Angeles Municipal Code, to the satisfaction of the Department of Building and Safety.
14. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC, to the satisfaction of the Department of Building and Safety.
15. **Materials.** A variety of high-quality exterior building materials, consistent with Exhibit A, shall be used. Substitutes of an equal quality shall be permitted, to the satisfaction of the

Department of City Planning.

16. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping and/or materials consistent with the building façade on all exposed sides to the satisfaction of LADWP.
17. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
18. **Graffiti.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
19. **Trash.** Trash storage and collection shall be enclosed in the parking garage and not visible from the public right-of-way. Trash collection shall occur within the enclosed parking garage and shall not interfere with traffic on any public street. A separate enclosure area for recyclable materials shall be provided.

Waiver of Dedication and Improvement

20. **Waiver of Dedication.** The project will be allowed a two (2)-foot dedication along Cochran Avenue, in lieu of a variable width dedication.

Administrative Conditions

21. **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.
22. **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.
23. **Approvals, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
24. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
25. **Department of Building 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.

26. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
27. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
28. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
29. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
30. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

 - a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be

less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS

Density Bonus/Affordable Housing Incentives Compliance Findings

1. Pursuant to Government Code Section 65915 and Section 12.22 A.25(g)(2)(i)(c) of the LAMC and Section 65915(e) of the California Government Code, the decision-maker shall approve a density bonus and requested incentive(s) unless the Commission finds that:

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

The record does not contain substantial evidence that would allow the City Planning Commission to make a finding that the requested incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for Very Low, Low, and Moderate Income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

Based on the set-aside of 11 percent of the base density for Very Low Income households, the applicant is entitled to two incentives under both Government Code Section 65915 and the LAMC. Accordingly, the two (2) requests for increased floor area and a height increase of 11 feet qualify as the proposed development incentives.

Floor Area Ratio

The subject property is zoned [T][Q]C1.5-1-O. The subject property's commercial zoning and designation of Height District No. 1 permit a maximum Floor Area Ratio (FAR) of 1.5 to 1, equal to a maximum of 18,148 square feet of building area. The applicant is requesting an off-menu incentive to allow a 185 percent increase in FAR, resulting in a maximum FAR of 4.27 to 1, to accommodate the project which proposes a total of 51,617 square feet of floor area.

The requested increase in FAR will allow for the construction of affordable units in addition to larger-sized dwelling units. For example, the project is proposing 18 two-bedroom units that range in size from 824 square feet to 1,058 square feet. Granting of the incentive would result in a building design and construction efficiencies that provide for affordable housing. Furthermore, the incentive would enable the developer to expand the building envelope so that additional affordable units can be constructed, and the overall space dedicated to residential uses is increased. The increased building envelope also ensures that all dwelling units are of a habitable size while providing a variety of unit types. This incentive supports the applicant's decision to set aside five (5) dwelling units for Very Low Income households for 55 years.

Height

The subject property is limited to 45 feet in height by Ordinance Number 180,717. The applicant is requesting an incentive for an 11 foot height increase for a maximum building

height of 56 feet. Granting of the incentive would result in a building design and construction efficiencies that provide for affordable housing. The additional height will allow for the project to accommodate the increase in floor area through the requested incentive as well as the units being set aside and the density bonus units. Furthermore, the incentive would enable the developer to expand the building envelope so that additional affordable units can be constructed, and the overall space dedicated to residential uses is increased. The increased building envelope also ensures that all dwelling units are of a habitable size while providing a variety of unit types. This incentive supports the applicant's decision to set aside five (5) dwelling units for Very Low Income households for 55 years.

The increase in height will allow for the construction of affordable units in addition to larger-sized dwelling units. Granting of the incentive would result in a building design and construction efficiencies that provide for affordable housing. Furthermore, the incentive would enable the developer to expand the building envelope so that additional affordable units can be constructed, and the overall space dedicated to residential uses is increased. The increased building envelope also ensures that all dwelling units are of a habitable size while providing a variety of unit types. The increased height is necessary to achieve the requested FAR increase. This incentive supports the applicant's decision to set aside five (5) dwelling units for Very Low Income households for 55 years.

- b. ***The incentives or waivers will have a Specific Adverse Impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income Households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.***

There is no substantial evidence in the record that the proposed density bonus will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)).

The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. The property is not located on a substandard street in a Hillside area and is not located in a Methane Zone, a Special Grading Area, a Very High Fire Hazard Severity Zone, or any other special hazard area. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Based on the above, there is no basis to deny the requested incentives. Therefore, there is no substantial evidence that the project's proposed incentives will have a specific adverse impact on the physical environment, on public health and safety, or on property listed in the California Register of Historic Resources.

- c. ***The incentive/waivers are contrary to state or federal law.***

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

Waiver of Dedication and Improvement Findings

Mandated Finding

5. **Waiver of Dedication and/or Improvement.** Pursuant to LAMC Section 12.37-I.2, the Director may waive, reduce, or modify the required dedication(s) or improvement(s) as appropriate after making any of the following findings, based on substantial evidence in the record that:

a) *the dedication or improvement requirement does not bear a reasonable relationship to any project impact;*

b) *the dedication or improvement is not necessary to meet the City's mobility needs for the next 20 years based on the guidelines the Street Standards Committee has established;*

or

c) *the dedication or improvement requirement is physically impractical.*

The dedication or improvement requirement does not bear a reasonable relationship to any project impact.

The subject property is comprised of two lots with approximately 86 feet and eight (8) inches of street frontage along Cochran Avenue and approximately 153 feet and 10 inches of street frontage along Venice Boulevard. The Mobility Plan 2035 is one of the Elements of the City's General Plan adopted by City Council on September 7, 2016 (C.F. No. 15-0719-S15). The Mobility Plan 2035 modified the standard dimensions for Collector Streets requiring a right of way of 66 feet (33 feet half right of way). Cochran Avenue is currently dedicated to a variable right of way of 55 feet to 76 feet. The applicant has requested to provide a two (2)-foot dedication along Cochran in lieu of the variable width dedication otherwise required. The variable dedication would only apply to a portion of the Cochran Avenue street frontage as Cochran is dedicated or over dedicated to the City's current mobility standards. Meeting the variable width dedication to widen the street would require shortening the driveway, which would lead to a reduction of vehicular parking spaces. Additionally, the radius of the turning ramp would be impacted, which could potentially create challenges for residents navigating the parking area. The reduction of parking spaces and creating a less than ideal circulation pattern is the proposed underground parking levels could impact the ability of the project to set aside five dwelling units for Low Income Households for a period of 55 years. The project is proposing a two-foot dedication along Cochran Avenue, which will allow them to expand the entirety of the existing 10-foot sidewalk to 12-feet. This two-foot dedication would be along the entirety of the Cochran street frontage, which would be more than what would be required on nearly half of the Cochran street frontage. The expanding sidewalk would enhance the pedestrian experience along Cochran. As stated previously, the required dedication would have a negative impact on the project's ability to provide automobile parking that is not proportional to the de minimis benefits the dedication would provide to the City's future mobility needs. Therefore, the required dedication does not bear a reasonable relationship to its impact on the project.

PUBLIC HEARING AND COMMUNICATIONS

A public hearing conducted by the Hearing Officer virtually via Zoom on Thursday, June 18, 2024, at 10 AM. The hearing was attended by approximately twelve (12) people, including representatives of the applicant, LA City Planning staff, and a representative from the P.I.C.O. Neighborhood Council. Then one member of the public spoke in opposition to the project. The representative from the P.I.C.O. Neighborhood Council spoke in support of the project.

Summary of Initial Public Hearing

1. The applicant's representative described the project design and entitlement requirements.
2. One (1) member of the public spoke against the proposed project. Concerns were raised regarding the following topics:
 - a. The placement of the driveway along South Cochran Avenue will increase traffic along an already busy street leading to safety issues.
 - b. Increased density beyond that allowed under the municipal code will lead to greater traffic and safety issues along South Cochran Avenue.
 - c. The Waiver of Dedication and Improvement should not be granted as
3. One (1) representative of the P.I.C.O Neighborhood Council spoke in support of the project.
 - a. The representative stated that the P.I.C.O Neighborhood Council voted 14 to 2 in support of the project and issued a letter of support.
4. The representative discussed their prior outreach to the community to discuss the project, during which traffic along South Cochran Avenue was discussed. The project representative clarified that the placement of the driveway is following best practices from the Los Angeles Department of Transportation, which recommends that driveways be placed as far from the corner as possible. The representative highlighted that the project is providing parking for future residents, which is not required per AB 2097. Regarding the requested WDI, the representative discussed that 80-90 percent of the project meets the dedication requirement along South Cochran Avenue. The waiver is from street widening to avoid a notch along the street.

Written Testimony

Planning staff received written testimony from Ms. Cynthia Cervini, included in this staff report as Exhibit D.

Planning staff received a letter of support for the project from the P.I.C.O Neighborhood Council as Exhibit D.

Planning staff received a letter of support from Abundant Housing as Exhibit D.

Phone Calls Received

Planning staff received a phone call from Cassandra Black on May 22, 2024. Ms. Black is concerned about the existing amount of traffic in the neighborhood. She is concerned that adding 64 units will worsen traffic and impact her quality of life as she lives next door to the project.

Exhibit A

Plans

PROJECT

A NEW 5-STORY, 52 UNITS RESIDENTIAL BUILDING TYPE III-A ON 2-LEVEL OF BASEMENT GARAGE TYPE I-A 5211 W VENICE BLVD, LOS ANGELES, CA 90019

BUILDING DATA

THIS PROJECT IS 100% PRIVATELY FUNDED.
THIS IS NOT PUBLIC HOUSING AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL.

APPLICABLE CODE:
2020 LOS ANGELES BUILDING CODE
2020 LOS ANGELES CITY GREEN BUILDING CODE

LEGAL DESCRIPTION:
LOT 21 AND LOT 22 OF BLK 3 OF TRACT 4889, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, PAGE 15, OF MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.
APN: 5069-035-023 AND 5069-035-024

ZONE:
ZONING: [T] [Q] C1.5-1-0

INFORMATION:
DENSITY BONUS PROJECT BY 35% (PER LAMC 12.22.A.25)
* SET ASIDE 5 UNITS FOR VERY LOW INCOME HOUSEHOLD = 41.69 x 11% = 4.58 - 5
NO. INCENTIVES REQUESTED:
1. HEIGHT INCREASE TO 56'-0"
2. FAR INCREASE (OFF MENU INCENTIVE PER LOD)

HEIGHT
ALLOWABLE BUILDING HEIGHT PER ZONE (Q-COND.): 45'-0"
ACTUAL PROPOSED BLDG HEIGHT PER ZONING: 53'-6"
ALLOWABLE BUILDING HEIGHT BY SB1818 INCENTIVE: 56'-0"
ACTUAL BUILDING HEIGHT PER LABC: 50'-5"
LOWEST ADJACENT GRADE: 113.04
TOP OF DECK @ FIRST FLOOR: 114.54
TOP OF PARAPET @ ROOF: 166.54
ELEVATION OF GRADE PLANE: (114.19 + 114.95 + 113.04 + 114.43) / 4 = 114.15

AREA
LOT AREA: 16,700.4 S.F. (PER ZIMAS)
BUILDABLE AREA: 12,098.97 S.F. (SEE DIAGRAM)
FAR x 1.5 (ZONING): 18,148.45 S.F.
PROPOSED AREA PER ZONING (SEE TABLE): 51,617 S.F.
PROPOSED FAR RATIO: 51,617 SF / 12,098.97 SF = 4.27 %
4.27:1 FAR OFF MENU INCENTIVE PURSUANT LAMC 12.22.A.25
ALLOWABLE BUILDING AREA PER LABC:
FOR TYPE III-A
ALLOWABLE AREA: 24,000 S.F. FOR 1-STORY
MULTI STORY: 48,000 S.F.

DENSITY
TOTAL NO. OF UNITS PROPOSED: 52 UNITS
NO. OF ALLOWABLE UNITS = LOT AREA = 16,700.4 = 41.75 + 35% = 56.38 - 57 (ROUND UP)
DENSITY 400

PARKING
TOTAL PARKING REQUIRED (PER SB1818 - OPT. #1): 70 SPACES
1 UNIT (STUDIO) X 1 + 33 UNIT (1-BDRM) X 1 + 18 UNITS (2-BDRMS) X 2 = 70
OF HC PARKING REQUIRED:
FOR RESIDENT = 71 x 2% = 1.42 - 2 SPACES
FOR GUEST = 0 x 5% = 0 - 0 SPACE(S)
TOTAL PARKING REQUIRED (PER BICYCLE ORDINANCE USING 10% REDUCTION): 63 SPACES
70 - (70 x 10%) = 63 SPACES
TOTAL PARKING PROVIDED: 64 SPACES
STANDARD: 26 (@ LOWER LEVEL) + 25 (23+3HC @ UPPER LEVEL) = 51
COMPACT: 7 (@ LOWER LEVEL) + 6 (@ UPPER LEVEL) = 13

ELEC. VEHICLE CHARGING SPACE
ELECTRIC VEHICLE (EV) READY SPACE PROVIDED: 64 x 30% = 19.2 - 19 SPACES
ELECTRIC VEHICLE CHARGING STATION (EVCS) REQUIRED: 19 x 10% = 1.9 - 2 SPACES

BICYCLE (LONG TERM AND SHORT TERM)
REQUIRED LONG TERM BICYCLE PARKING: 52 (UNITS) x 1 = 43 RACKS
1-25 UNIT UNITS: 1 SPACE PER UNIT = 25 SPACES
26-100 UNITS: 1 SPACE PER 1.5 UNIT = 27/1.5 = 18 SPACES
REQUIRED SHORT-TERM BICYCLE PARKING: 5 RACKS
1-25 UNIT UNITS: 1 SPACE PER 10 UNIT = 2.5 - 3
26-100 UNITS: 1 SPACE PER 15 UNIT = 27/15 = 1.8 - 2

OPEN SPACE
OPEN SPACE REQUIRED: 5,650 S.F.
34 UNITS (2-HAB.RM) @ 100 S.F. = 3,400 S.F.
18 UNITS (3-HAB.RM) @ 125 S.F. = 2,250 S.F.
5,650 S.F.
OPEN SPACE PROVIDED (SEE SHT REF4 FOR DIAGRAM & CALCS): 5,817 S.F.
REAR YARD: 2,130 S.F.
RECREATION ROOM: 732 S.F.
44 BALCONY @ 50 S.F.: 2,200 S.F.
ROOF DECK: 755 S.F.
* AMENITIES WITHIN THE COMMON OPEN SPACE ARE BUT NOT LIMITED TO GYM EQUIPMENTS, BENCH, FIRE PLACE, TABLES WITH SEATS

LANDSCAPE
PROPOSED COMMON OPEN SPACE (2,130 + 733 (COURTYARD OPEN AREA) + 755): 3,618 S.F.
LANDSCAPE AREA (25% OF COMMON OPEN SPACE): 904.5 S.F.
REQUIRED TREES PER LAMC 12.21 G.2(a)(3): 24 TREES
PROPOSED TREES: 27 TREES
52-UNITS (1 TREE PER 4-UNITS) 52/4 = 13 = 13 - 24" BOXED TREES
11 EXISTING TREES REMOVED (REPLACEMENT RATIO 1:1) = 11 - 24" BOXED TREES
PROPOSED STREET TREE = 3 TREES
EXISTING STREET TREES (TO REMAIN): 2 TREES

BUILDING
TYPE OF CONSTRUCTION: III-A OVER (1 LEVEL) TYPE I-A
BUILDING AND GARAGE FULLY SPRINKLERED YES - NFPA13
(SYSTEM TO BE APPROVED PRIOR TO INSTALLATION)
FIRE ALARM (PER LAFD 907) YES OCCUPANT NOTIFICATION APPLIANCES WILL AUTOMATICALLY ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON A SPRINKLER WATERFLOW

EMERGENCY RESPONDER RADIO COVERAGE (LAFD 510.1) YES
TWO-WAY COMMUNICATION AT ELEVATOR LANDINGS (1007.8) YES
STANDBY BACKUP POWER FOR ELEVATORS (1007.4) YES

No.	Revision	date

LICENSED ARCHITECT
CHARLES HEFNER
No. C-23963
STATE OF CALIFORNIA
RENEWAL DATE

SAM GHANOUNI
DESIGNER
1836 PARNELL AVE., STE. 100
LOS ANGELES, CA 90008
TEL.: 310-430-1976
e-mail: samghanouni@gmail.com

OWNER
PAUL DEVORE P.D.
DEVELOPMENT LLC
5211 W VENICE BLVD,
LOS ANGELES, CA 90019

PROJECT
5211 W VENICE BLVD
LOS ANGELES

DRAWING TITLE
COVER SHEET

orig.date: 8/2021
scale: N/A
drawn: SG/SA
job: 2020-A003
pc rev. date:
12/27/2023 4:16 PM
sheet:
A0

ABBREVIATIONS	LEGEND	MATERIALS	PROJECT RENDERING
A.B A/C ALUM. A.N.G. ARCH.	ANCHOR BOLT AIR CONDITIONING ALUMINUM AVERAGE NATURAL GRADE ARCHITECTURAL	EARTH SAND, MORTAR, PLASTER CONCRETE BRICK CONC. BLOCK STONE METAL METAL LATH WOOD FINISH WOOD FRAMING (THRU MEMBER) WOOD FRAMING (INTERRUPTED MEMBER) PLYWOOD GLASS GYPSUM BOARD INSULATION, BATT INSULATION, RIGID	
BD. BLDG. BLK. BLK'G. B.W.	BOARD BUILDING BLOCK BLOCKING BACK OF WALL		
C. C.L. CLR. C.O. CONC. CONT. CSB.	COMPACT CENTER LINE CLEAR CLEAR OUT CONCRETE CONTINUOUS CONCRETE SPLASH BLOCK		
D. DBL DN DWG D.S. DWR.	DRYER DOUBLE DOWN DRAWING DOWN SPOUT DRAWER		
EL. EXIST'G. EXT.	ELEVATION EXISTING EXTERIOR		
F.F. F.G. FIN. FL. F.O.S. F.P. F.S. FT.	FINISHED FLOOR FIXED GLASS FINISH/FINISHED FLOOR FACE OF STUD OR STRUCTURE FIXED PANEL FINISHED SURFACE FOOT/FEET		
GA. GALV. GR. GYP.	GAUGE GALVANIZED GRADE GYPSUM		
H.C. HORIZ.	HOLLOW CORE HORIZONTAL		
INT. INV. MANFG. MANUF. MAX. MECH. MIN. M.T.	INTERIOR INVERT MANUFACTURING MANUFACTURER MAXIMUM MECHANICAL MINIMUM METAL THRESHOLD		
(N) N.G. N.I.C. N.T.S.	NEW NATURAL GRADE NOT IN CONTRACT NOT TO SCALE		
O.H.	OVERHANG		
P.C. PL.P.L. P&S PYWD.	PULL CORD PROPERTY LINE POLE AND SHELF PLYWOOD		
REC. REINF. RM R.S. R.C.	RECREATION REINFORCED ROOM ROUGH SWAN RECYCLING CHUTE		
S. S.C. SCH. SIM. STD. STL. STRUC. SQ.	STANDARD SOLID CORE SCHEDULE SIMILAR STANDARD STEEL STRUCTURAL SQUARE		
T.C. T&G THK. THRU T.O.P. T.O.S. T.W. TYP. T.C.	TOP OF CURB TONGUE & GROOVE THICK THROUGH TOP OF PLATE TOP OF SLAB TOP OF WALL TYPICAL TRASH CHUTE		
VERT.	VERTICAL		
W. W/ WIN W/O WOOD WP.	WASHER WITH WITHIN WITHOUT WOOD WATERPROOF OR WEATHERPROOF		

LEGEND
WALL LINE: NUMBERS VERTICAL LETTERS HORIZONTAL
DOOR SYMBOL NUMBERS
WINDOW TYPE - LETTERS
DETAIL -DETAIL IDENTIFICATION SHEET WHERE DETAIL IS DRAWN
SECTIONAL DETAIL -DETAIL IDENTIFICATION SHEET WHERE DETAIL IS DRAWN
SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN
ELEVATION IDENTIFICATION INTERIOR ELEVATION
SHEAR WALL LETTERS REVISION - NUMBERS CLOUD AROUND REVISION OPTICAL
MATCH LINE SHADED PORTION IS THE SIDE CONSIDERED
WORK POINT
NEW OR FINISHED CONTOURS
EXISTING CONTOURS
PROPERTY LINE
CENTER LINE

MATERIALS
EARTH
SAND, MORTAR, PLASTER
CONCRETE
BRICK
CONC. BLOCK
STONE
METAL
METAL LATH
WOOD FINISH
WOOD FRAMING (THRU MEMBER)
WOOD FRAMING (INTERRUPTED MEMBER)
PLYWOOD
GLASS
GYPSUM BOARD
INSULATION, BATT
INSULATION, RIGID



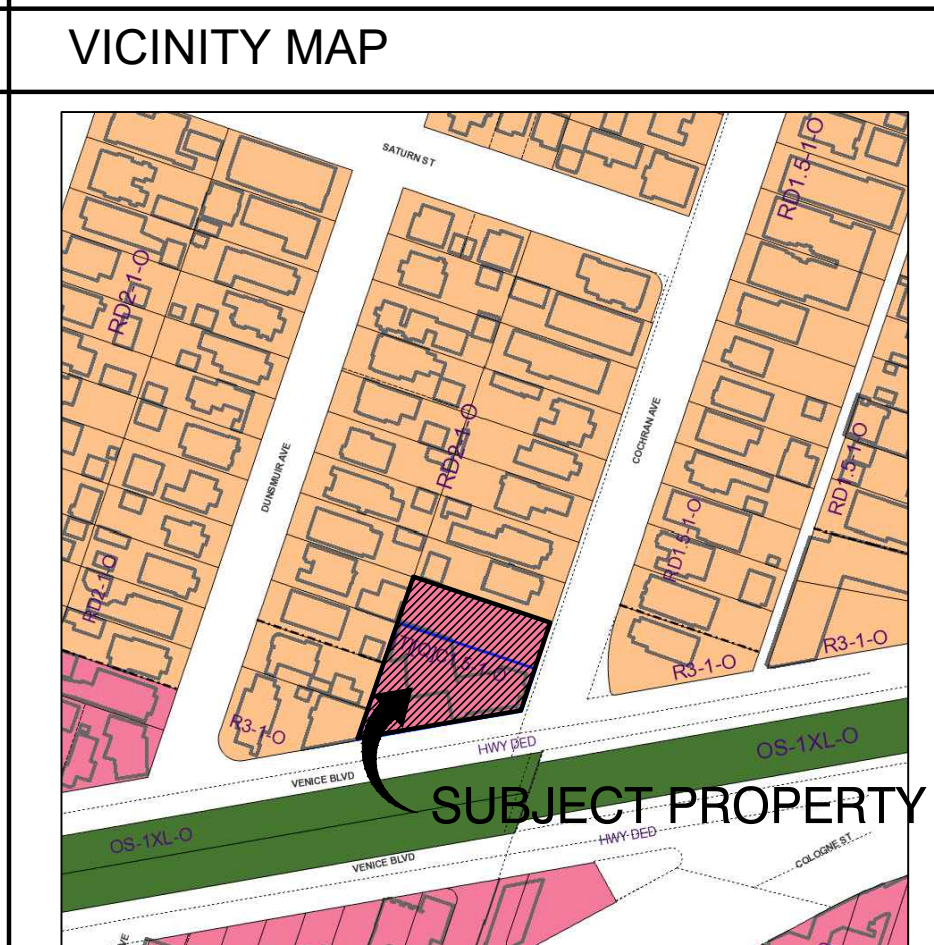
BUILDABLE AREA & FAR

15'-0" REAR SETBACK
5'-0" SIDE SETBACK
10'-0" FRONT SETBACK
141'-6" 135'-0" 108'-0" 10'-0" 27'-0"

BUILDABLE AREA
12,098.97 x 1.5 = 18,148.45 S.F.

BUILDABLE AREA

TABLE & DATA						
Allowable units per LAMC: 41.69	Allowable units per density bonus: 56.36 - 57	# of proposed units: 52	Total # of affordable units: 5	# of density bonus units: 15	% of density bonus requested: 26.82	% set aside: 11



FLOOR AREA SUMMARY

FLOOR LEVEL	TYPE OF CONST.	# OF UNITS	AREA PER ZONING CODE
P1 BASEMENT	TYPE I-A		99 S.F.
TRASH RM.			
P2 BASEMENT	TYPE I-A		100 S.F.
RECYCLE RM.			
FIRST	TYPE III-A	9	8,070 S.F.
COURTYARD			733 S.F.
REC. ROOM			947 S.F.
SECOND	TYPE III-A	10	10,417 S.F.
THIRD	TYPE III-A	11	10,417 S.F.
FOURTH	TYPE III-A	11	10,417 S.F.
FIFTH	TYPE III-A	11	10,417 S.F.
TOTAL		52	51,617 S.F.

** SEE SHEET E1-E1.1 FOR DIAGRAM

UNIT MIX SUMMARY

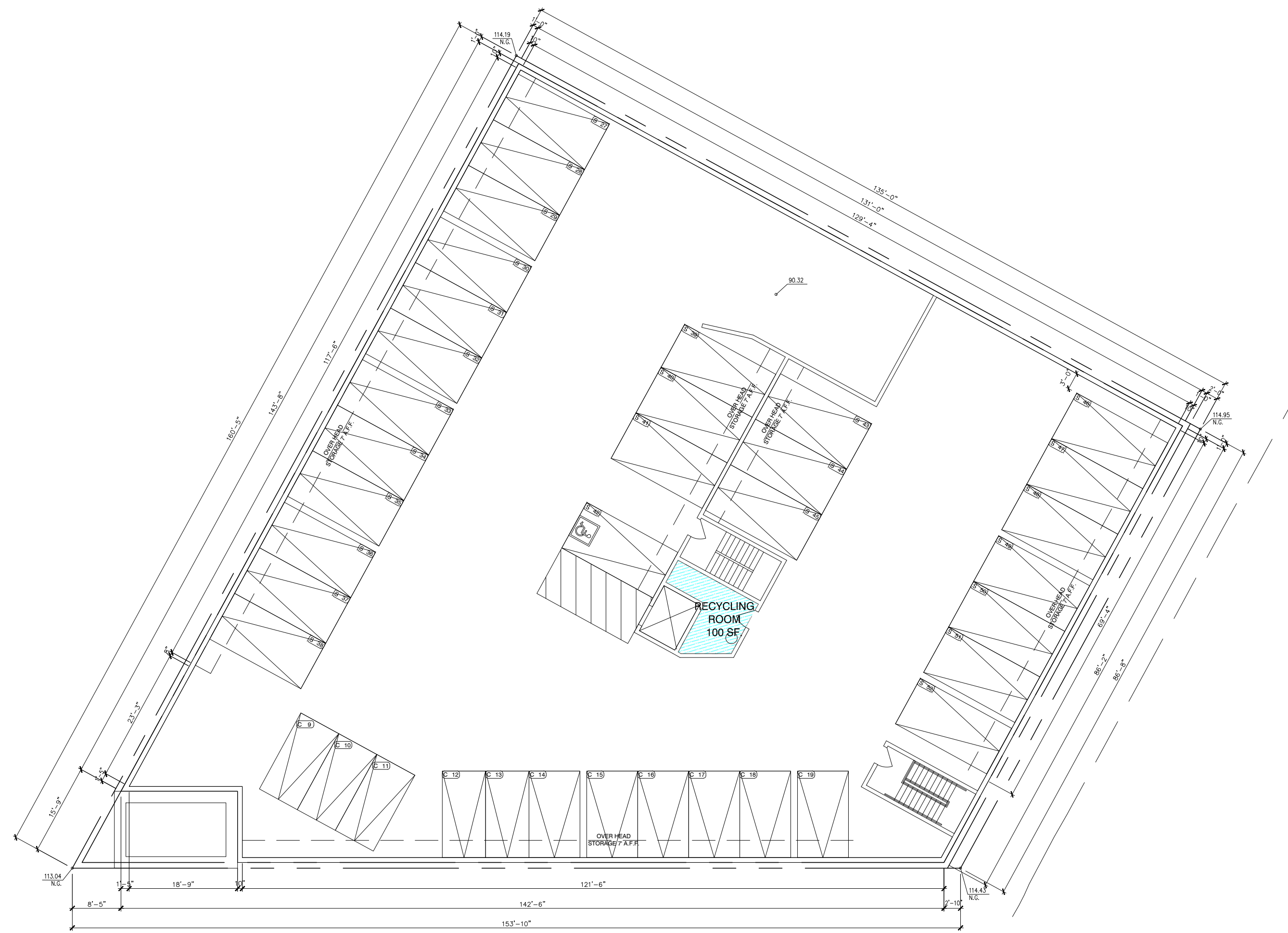
UNITS	UNIT COUNT	STUDIO	1 BEDROOM	2 BEDROOM	# OF BATHROOM
101-501	5			✓	2
102-502	5		✓		1
103-503	5		✓		1
104-504	5		✓		1
105-505	5		✓	✓	2
106-506	5		✓		1
107-507	5		✓		1
108	1	✓			1
109	1		✓		1
208-508	4		✓		1
209-509	4		✓	✓	2
211-511	4		✓		2
310-510	3		✓		1
TOTAL	52	1	33	18	

SHEET INDEX

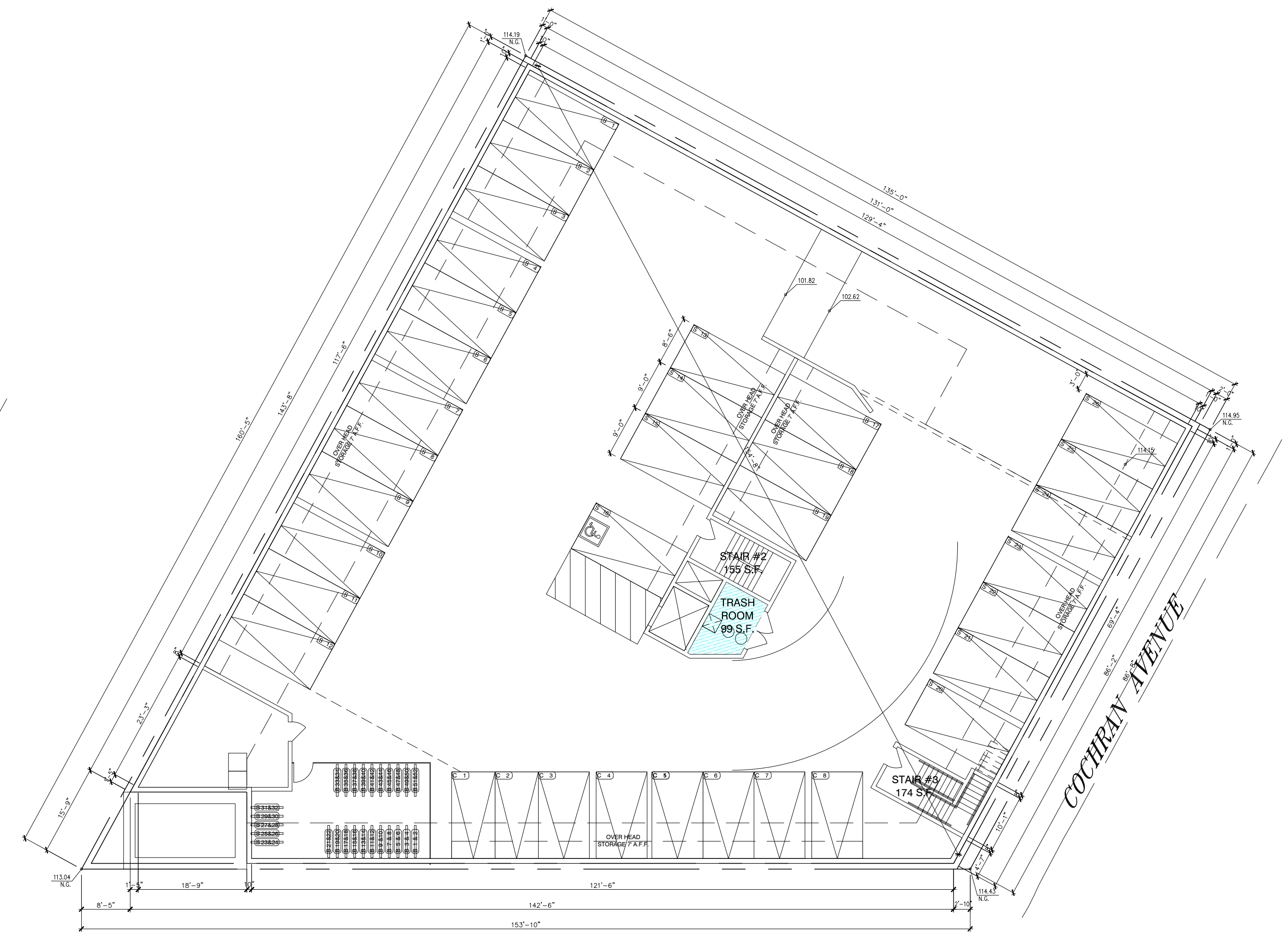
ARCHITECTURAL	LANDSCAPE
A0 E1-E1.1 E1.2 REF3-REF3.1 REF4 A01 A1 A2 A2.1 A3 A4 A5 A5.1 A6 A7	COVERSHEET ZONING AREA CALCULATION & DIAGRAM BUILDING AREA DIAGRAM-PLANNING MANUFACTURE SPEC SHEETS OPEN SPACE DIAGRAM ACCESSIBILITY DETAILS SITE PLAN P2-LOWER LEVEL BASEMENT PLAN P1-UPPER LEVEL BASEMENT PLAN FIRST FLOOR PLAN SECOND FLOOR PLAN THIRD-FIFTH FLOOR PLAN FOURTH-FIFTH WINDOW LOCATION PLAN ROOF PLAN SOUTH & EAST ELEVATIONS COLORED
A7.1 A7.2 A7.3 A8	NORTH & WEST ELEVATIONS COLORED RENDERING RENDERING SECTION
L1 L2 L3	FIRST FLOOR PLANTING PLAN ROOF PLANTING PLAN PLANT PHOTOS

OWNER:	PAUL DEVORE P.D. DEVELOPMENT LLC	5211 W VENICE BLVD, LOS ANGELES, CA 90019	310-291-1765	SOILS ENGINEER:	
ARCHITECT:	SG DESIGN INC.	1836 PARNELL AVENUE, #105, LOS ANGELES, CA 90025	424-293-2613	ENERGY CONSULTANT:	
SURVEYOR:	CALLAND ENGINEERING INC.	576 E. LAMBERT ROAD, BREA, CA 92821	714-671-1050	ELECTRICAL ENGINEER:	
STRUCTURAL ENGINEER:				LANDSCAPE ARCHITECT:	Yael Lir Landscape Architects 1010 Sycamore Ave., Ste. 313, South Pasadena, CA 91030 (323) 258-5222
CIVIL ENGINEER:					

PERMIT SET ONLY



P2 - PARKING PLAN
SCALE: 1/16" = 1'-0"



P1 - PARKING PLAN
SCALE: 1/16" = 1'-0"



1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"

FLOOR AREA SUMMARY:

	TYPE OF CONST.	# OF UNITS	AREA PER ZONING CODE
P1 BASEMENT	TYPE I-A		
TRASH RM.			99 S.F.
P2 BASEMENT	TYPE I-A		
RECYCLE RM.			100 S.F.
FIRST	TYPE III-A	9	8,070 S.F.
COURTYARD			733 S.F.
REC. ROOM			947 S.F.
SECOND	TYPE III-A	10	10,417 S.F.
THIRD	TYPE III-A	11	10,417 S.F.
FOURTH	TYPE III-A	11	10,417 S.F.
FIFTH	TYPE III-A	11	10,417 S.F.
			S.F.
TOTAL		43	51,617 S.F.

No.	Revision	date

LICENSED ARCHITECT
CHARLES HEFNER
 No. C-23963
 RENEWAL DATE: _____
 STATE OF CALIFORNIA

SAM GHANOUNI
 DESIGNER
 1836 PARNELL AVE., STE. 100
 LOS ANGELES, CA 90068
 TEL: 310-430-1978
 e-mail: samghanouni@me.com

OWNER

PAUL DEVORE P.D.
 DEVELOPMENT LLC
 5211 W VENICE BLVD,
 LOS ANGELES, CA 90019

PROJECT

5211 W VENICE BLVD
 LOS ANGELES

DRAWING TITLE

ZONING AREA CALCULATION
AND DIAGRAM

orig. date: 8/2021
 scale: NA
 drawn: SG/SA
 job: 2020-A003
 pc rev. date:
 12/27/2023 3:41 PM
 sheet:

E1

PERMIT SET ONLY



10 UNITS

2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"



3RD-5TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

FLOOR AREA SUMMARY:

	TYPE OF CONST.	# OF UNITS	AREA PER ZONING CODE
P1 BASEMENT	TYPE I-A		
TRASH RM.			99 S.F.
P2 BASEMENT	TYPE I-A		
RECYCLE RM.			100 S.F.
FIRST	TYPE III-A	9	8,070 S.F.
COURTYARD			733 S.F.
REC. ROOM			947 S.F.
SECOND	TYPE III-A	10	10,417 S.F.
THIRD	TYPE III-A	11	10,417 S.F.
FOURTH	TYPE III-A	11	10,417 S.F.
FIFTH	TYPE III-A	11	10,417 S.F.
			S.F.
TOTAL		43	51,617 S.F.

No.	Revision	date

LICENSED ARCHITECT
 CHARLES HEFNER
 No. C-23963
 RENEWAL DATE
 STATE OF CALIFORNIA

SAM GHANOUNI
 DESIGNER

1836 PARNELL AVE., STE. 100
 LOS ANGELES, CA 9006
 TEL: 310-430-1976
 e-mail: samghanouni@me.com

OWNER

PAUL DEVORE P.D.
 DEVELOPMENT LLC
 5211 W VENICE BLVD,
 LOS ANGELES, CA 90019

PROJECT

5211 W VENICE BLVD
 LOS ANGELES

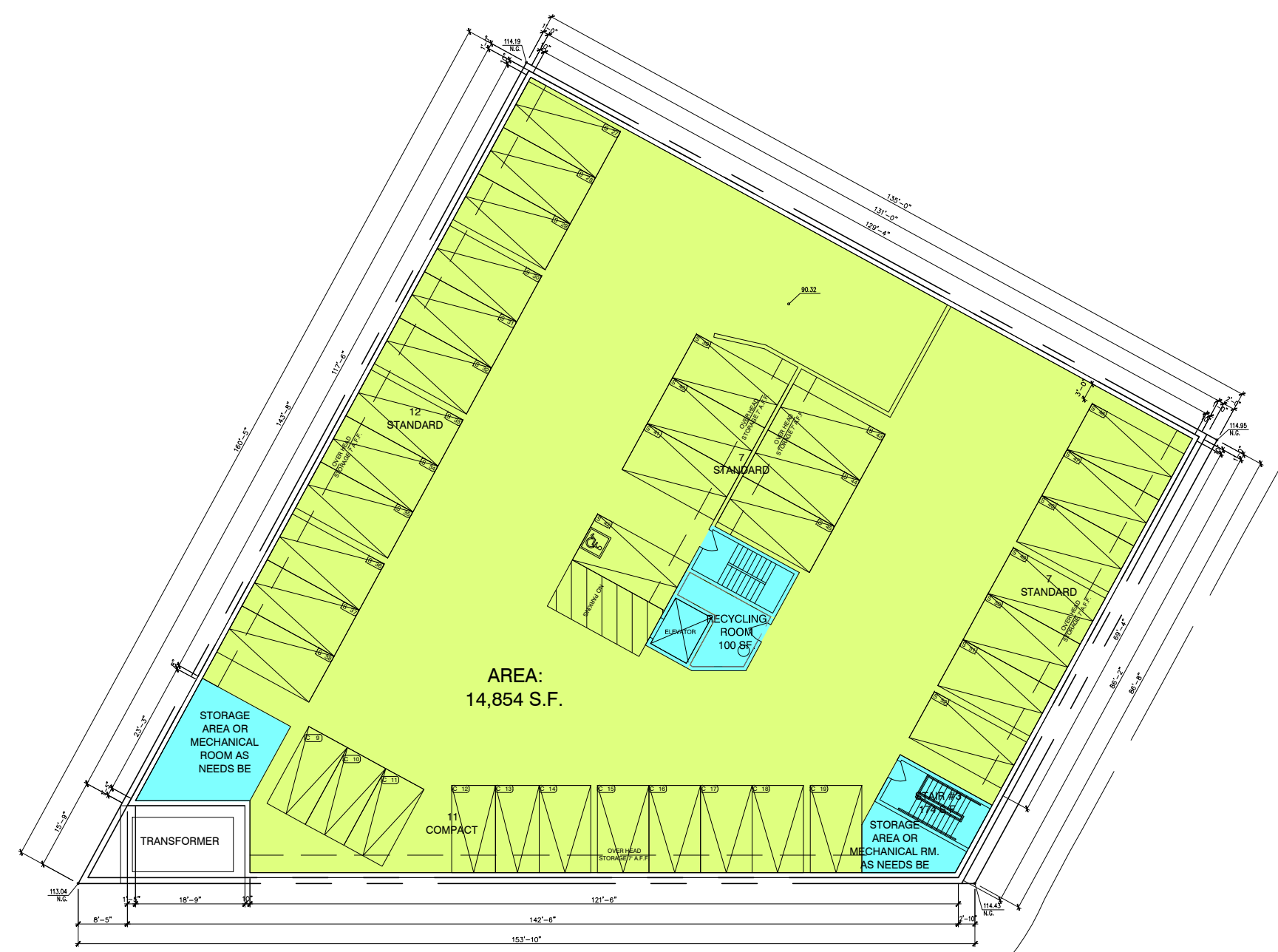
DRAWING TITLE

**ZONING AREA CALCULATION
 AND DIAGRAM**

orig.date: 8/2021
 scale: NA
 drawn: SG/SA
 job: 2020-A003
 pc rev. date:
 12/27/2023 3:41 PM
 sheet:

E1.1

PERMIT SET ONLY



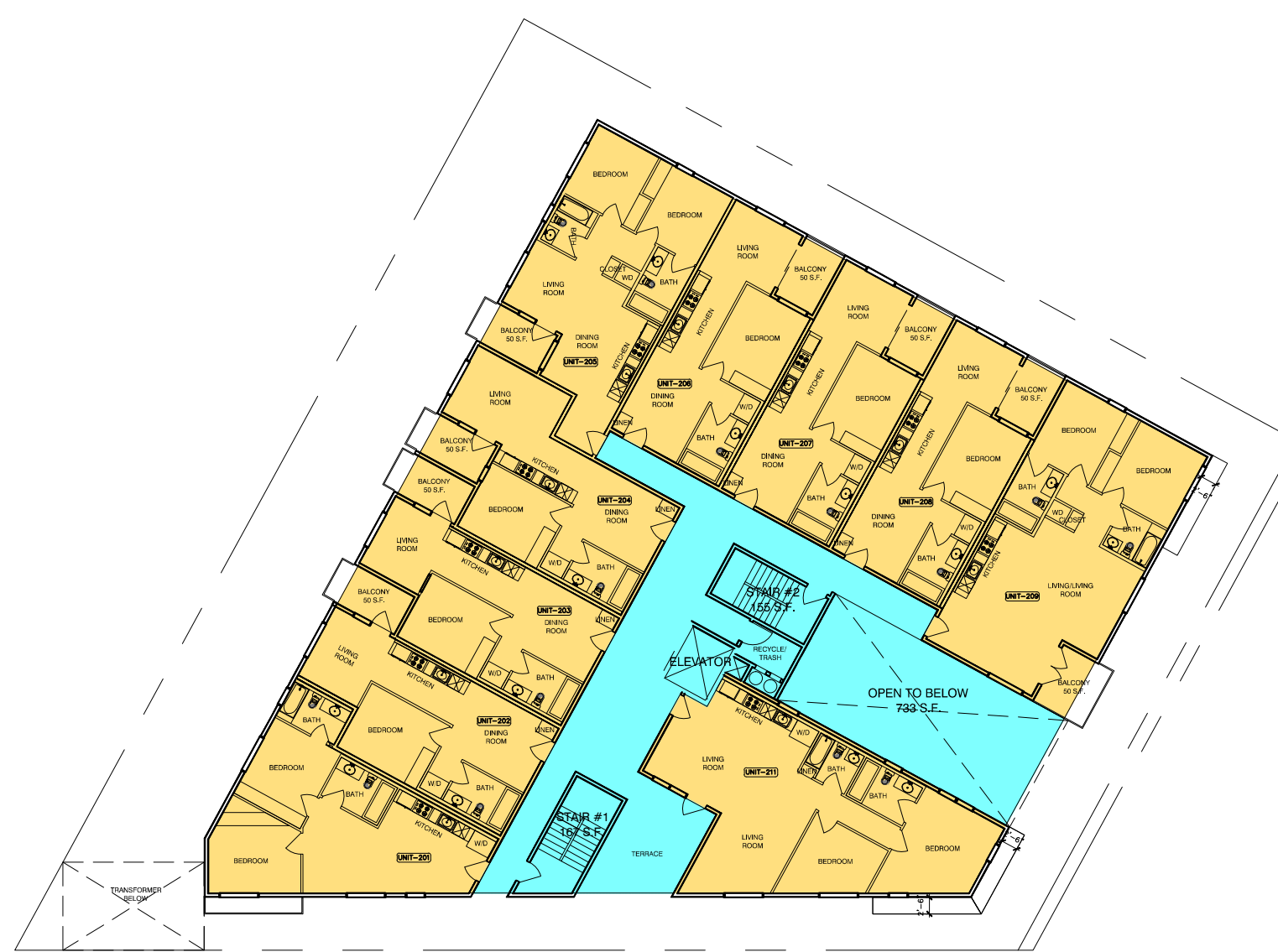
P2 - PARKING PLAN



P1 - PARKING PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN



3RD-5TH FLOOR PLAN

	AREAS			TOTAL
	RESIDENTIAL	PARKING	SHARED RESIDENTIAL (LOBBY, CORR., SHAFT, REC. RM., STAIRS, ELEV., BLDG. UTILITIES, ETC.)	
P1 BASEMENT		13,969 S.F.	938 S.F.	14,907 S.F.
P2 BASEMENT		13,926 S.F.	1,028 S.F.	14,954 S.F.
FIRST	6,625 S.F.		3,307 S.F.	9,932 S.F.
SECOND	8,515 S.F.		2,321 S.F.	10,836 S.F.
THIRD	9,259 S.F.		1,577 S.F.	10,836 S.F.
FOURTH	9,259 S.F.		1,577 S.F.	10,836 S.F.
FIFTH	9,259 S.F.		1,577 S.F.	10,836 S.F.
TOTAL	42,917 S.F.	27,895 S.F.	10,359 S.F.	83,137 S.F.

No.	Revision	date

LICENSED ARCHITECT
 CHARLES HEFNER
 No. C-23963
 RENEWAL DATE
 STATE OF CALIFORNIA

SAM GHANOUNI
 DESIGNER

1836 PARNELL AVE., STE. 100
 LOS ANGELES, CA 90068
 TEL.: 310-430-1976
 e-mail: samghanouni@me.com

OWNER

PAUL DEVORE P.D.
 DEVELOPMENT LLC
 5211 W VENICE BLVD,
 LOS ANGELES, CA 90019

PROJECT

5211 W VENICE BLVD
 LOS ANGELES

DRAWING TITLE

BUILDING AREA DIAGRAM
 PLANNING EXHIBIT

orig. date: 8/2021
 scale: NA
 drawn: SG/SA
 job: 2020-A003
 pc rev. date:
 12/27/2023 3:41 PM
 sheet:

E1.2

PERMIT SET ONLY

KNOX Knox® Key Switch 3500 Series
For Emergency Override

Single Switch Model 3502

Dual Switch Model 3503

Electrical Data

- Single or dual key switch
- Fire, EMS or law enforcement identification labels
- One position, two position or momentary switch
- Face plate and lock cover ensure weather resistant operation.

Ordering Specifications

Dimensions: Requires 2 1/4\"/>

Key® Rapid Entry System
The Knox Company manufactures a complete line of high security products including Knox-Box key boxes, key vaults, cabinets, key remotes, padlocks, locking fire safe, plug and electronic master key security systems. For more information or technical assistance, please call Customer Service at 1-800-502-5665.

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DERO DUPLEX
Installation Instructions – Setbacks for Configurations

Single sided setbacks

Double sided setbacks

www.dero.com | 1-888-337-6729

© 2008 Dero

DERO DUPLEX
Installation Instructions

- Place the first DUPLEX LOWER UNIT and attach CONNECTORS with hardware.
- Drill the holes in accordance with the specifications shipped with the anchors. Make sure the holes are at least 2\"/>
- Continue repeating steps 1 and 2 as necessary.
- Place WHEEL, CATCH and SPACERS and attach with hardware. Repeat for all trays.
- Secure the DUPLEX ASSEMBLY with 3/8\"/>
- For double sided assemblies, simply place two single sided assemblies back to back with a 1/4\"/>

www.dero.com | 1-888-337-6729

© 2008 Dero

DERO DUPLEX
Submittal Sheet

CAPACITY Varies per configuration Minimum 6 (see system required for stability)

MATERIALS Main frame tube: 2\"/>

FINISHES Galvanized All other finishes not depicted galvanized finish is our standard option.

POWER CORD Our powder coat finish ensures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrochemically applied
3. Three track TPOC polymer powder coat

MOUNT OPTIONS Surface Each connector plate accepts 3/8\"/>

SETBACKS See diagrams on following page

U-lock compatible

www.dero.com | 1-888-337-6729

© 2008 Dero

CITY OF LOS ANGELES

RESEARCH REPORT: RR 2360
(CSI #07180)

Expires: July 1, 2022
Issued Date: July 1, 2020
Code: 2020 LABC

GENERAL APPROVAL - Renewal and Clerical Modification - Crossfield Products Corporation Surfacing Materials

- Dex-O-Tex weatherwear as a Class A fire-retardant roof covering over wood, concrete and steel roof decks. For wood decks, Dex-O-Tex is applied over 3/4\"/>
- Dex-O-Tex Décor Flor as floor covering in toilet rooms.
- Dex-O-Cote and Dex-O-Cote WB and Wallcote E, Wallcote W, and Flex Glaze as finishes for walls and ceilings of food preparation and toilet rooms.
- Dex-O-Tex Cheminert as floor covering in food establishments and toilet rooms.
- Dex-O-Tex Neotex 261 as floor covering in food establishments and toilet rooms.
- Dex-O-Tex Decorflor as floor covering in food establishments and toilet rooms.
- Dex-O-Tex Kwik-Flor as floor covering in food preparation and toilet rooms provided approval is secured for each job from the County of Los Angeles Department of Health Services.
- Dex-O-Tex Post-Tred as floor covering in food preparation area provided approval is secured for each job from the County of Los Angeles Department of Health Services.

RR 2360
Page 2 of 4

14083 0-6 (Rev. 05/12) AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Crossfield Products Corporation
RE: Crossfield Products Corporation Surfacing Materials

- Dex-O-Tex A-81 Underlayment is synthetic cementitious copolymer for smoothing or filling rough or porous substrates.
- Dex-O-Tex Neobond Fracture-Resistant Waterproof Membrane is a composite system consisting of a proprietary Neoprene rubber emulsion waterproofing membrane with a fabric reinforced cementitious protection layer.

Fire-Retardant Class A Roof Assembly is as follows:

- Roof deck is wood structural panel installed with a maximum slope of 3/8 inch per horizontal foot. Wood structural panel joints are filled with joint treatment consisting of one part N-38 paste to three parts grout powder, mixed by weight. Total thickness is 3/32 inch minimum.
- One layer of ConGlass, ConBase Type W1 asphalt-coated fiberglass base sheet is laid over the plywood terminating 2\"/>
- Neobond IP™ or Barrier Guard™ is mixed and troweled onto the base sheet. Coverage is 28 pounds per square.
- Loose woven polypropylene, nominal 0.035 inch thick, weighing 7 ounces per square yard is embedded into the wet Neobond IP™ mixture. The fabric is supplied in rolls 40 inches wide by 300 feet or 360 feet long and adjacent runs are lapped 2 inches each way. The combined dry thickness of Neobond IP™ and fabric is 0.070 inch. This combination is allowed to reach a dry state (3 to 4 hours).
- An additional application of Neobond IP™ is used to fill voids in the jute fabric. The Neobond IP™ is mixed as noted in Item 2 and is applied at a rate of 21 pounds per square, yielding a 0.025 inch dry thickness. The total Neobond IP™ application is 46 pounds per square, or 0.0905 inch dry thickness.
- After the Neobond IP™ has cured to a dry state (6 hours minimum), a mixture of one part N-38 paste and 5 parts Standard Neotex powder, by weight, is applied. Application is at a rate of 80 pounds per square, yielding a 0.090 inch dry thickness. After curing to a dry state (12 hours minimum), a second application is made at a rate of 52 pounds per square, yielding a 0.060 inch dry thickness. Total application is 132 pounds per square, for a 0.150 inch dry thickness.
- After the Standard Neotex has cured to a dry state (12 hours minimum), a standard topping mixture, consisting of one part N-38 paste and two parts standard topping powder, by weight, is troweled on at a rate of 17.5 pounds per square, yielding a 0.015 inch dry thickness. After curing to a dry state (4 hours), a second application is made at a rate of 11.5 pounds per square, for a 0.010 inch dry thickness. Total application is 29 pounds per square, for a 0.025 inch dry thickness.

RR 2360
Page 2 of 4

Crossfield Products Corporation
RE: Crossfield Products Corporation Surfacing Materials

- After the standard topping mixture has cured to a dry state (4 hours), two coats of AJ-44A dressing are roller applied, yielding a total coverage of two squares per gallon, for a 0.005 inch dry thickness. The first coat must achieve a dry cure of 4 hours, prior to the application of the second coat.

Total thickness of items (excluding base sheet) 2 through 7 is 0.2660 inches.

Application of the surface materials shall be in conformance with the manufacturer's specifications. The minimum thickness of floor and roof Dex-O-Tex coverings is 1/8\"/>

When applied over a wood floor, the substrate shall be minimum 3/4\"/>

Dex-O-Cote is a compounded vinyl resin which is trowel or spray applied as a finish coating.

Dex-O-Tex Neotex 261 is a latex mastic compound comprised of elastomers. These elastomers are blended with cementitious material and a 90% or above silica content aggregate.

Dex-O-Tex Decorflor is a two component resin matrix with mineral aggregates.

Dex-O-Tex Kwik-Flor is a 1/2\"/>

Dex-O-Tex Posi-Tred is a slip resistant two component resinous system with skid-resistant aggregates. The material is trowelled on. Thicknesses range from 15 to 52 mils. Slip resistance for landscape compliance shall be determined by the Disabled Access Section in accordance with MGD #80.

DISCUSSION

The clerical modification is to update this report to the 2020 LABC.

The report is in compliance with 2020 Los Angeles Building Code.

Test data are on file with the Engineering Research Section.

Wallcote E, Wallcote W, and Flex Glaze is a wall covering for food establishments and for public rest room areas. It is a two component modified resin over wall of poured concrete, wood structural panel or steel. It has an ASTM E-84 flame spread of 15 and a smoke factor of 15. This material is acceptable to the Health Department. Its formula is on file with the Department.

Dex-O-Cote is a compounded vinyl resin which is trowel or spray applied as a finish coating.

Dex-O-Tex Neotex 261 is a latex mastic compound comprised of elastomers. These elastomers are blended with cementitious material and a 90% or above silica content aggregate.

Dex-O-Tex Decorflor is a two component resin matrix with mineral aggregates.

Dex-O-Tex Kwik-Flor is a 1/2\"/>

Dex-O-Tex Posi-Tred is a slip resistant two component resinous system with skid-resistant aggregates. The material is trowelled on. Thicknesses range from 15 to 52 mils. Slip resistance for landscape compliance shall be determined by the Disabled Access Section in accordance with MGD #80.

RR 2360
Page 3 of 4

Crossfield Products Corporation
RE: Crossfield Products Corporation Surfacing Materials

This general approval of an equivalent alternate to the Code is only valid where an engineer and/or inspector of this Department has determined that all conditions of this Approval have been met in the project in which it is to be used.

Addressee to whom this Research Report is issued is responsible for providing copies of it, complete with any attachments indicated, to architects, engineers and builders using items approved herein in design or construction which must be approved by Department of Building and Safety Engineers and Inspectors.

DAVID CHANG, Chief
Engineering Research Section
201 N. Figueroa St., Room 880
Los Angeles, CA 90012
Phone - 213-202-9812
Fax - 213-202-9943

RR 2360
Page 4 of 4

CITY OF LOS ANGELES

RESEARCH REPORT: RR 24502
(CSI # 06060)

BASED UPON ICC EVALUATION SERVICE REPORT NO. ESR-2645

REEVALUATION DUE DATE: December 1, 2022
Issued Date: September 29, 2020
Code: 2020 LABC

GENERAL APPROVAL - Reevaluation - D-Blaze Fire-Retardant-Treated Lumber and Plywood.

DETAILS

The above assemblies and/or products are approved when in compliance with the use, description, design, installation, conditions of use, and identification of Evaluation Report No. ESR-2645, reissued November 2020, of the ICC-ES Evaluation Services, LLC, the report, in its entirety, is attached and made part of this general approval.

The parts of Evaluation Report No. ESR- 2645 marked by an asterisk are modified or deleted by the Los Angeles City Building Department from this approval.

The approval is subject to the following requirements:

- All values for plywood shall be reduced to 84% of the allowable value per code and the span rating shall be per the evaluation report.
- All fire retardant treated lumber and plywood used on exterior walls shall be protected by a weather barrier in accordance with Section 1403.2 and 2510.6 of the 2020 Los Angeles City Building Code.

RR 24502
Page 1 of 2

14083 0-6 (Rev. 06/03/16) AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Viance, LLC
Re: D-Blaze Pressure-Treated Lumber and Plywood as Fire-Retardant-Treated Wood

DISCUSSION

The report is in compliance with the 2020 Los Angeles City Building Code.

The approval is based on tests in accordance with ICC-ES Acceptance Criteria for Fire-Retardant-Treated Wood (AC06).

This general approval will remain effective provided the Evaluation Report is maintained valid and unrevoked with the issuing organization. Any revisions to the report must be submitted to this Department, with appropriate fee, for review in order to continue the approval of the revised report.

Addressee to whom this Research Report is issued is responsible for providing copies of it, complete with any attachments indicated, to architects, engineers and builders using items approved herein in design or construction which must be approved by Department of Building and Safety Engineers and Inspectors.

This general approval of an equivalent alternate to the Code is only valid where an engineer and/or inspector of this Department has determined that all conditions of this Approval have been met in the project in which it is to be used.

QUAN NGHIEM, Chief
Engineering Research Section
201 N. Figueroa St., Room 880
Los Angeles, CA 90012
Phone - 213-202-9812
Fax - 213-202-9943

RR 24502
Page 2 of 2

CITY OF LOS ANGELES

RESEARCH REPORT: RR 25060
(CSI #09960)

Expires: February 1, 2024
Issued Date: February 11, 2022
Code: 2020 LABC

GENERAL APPROVAL - Renewal and Clerical Modification- Vandl-Guard-Anti-Graffiti Coating

DETAILS

Vandl-Guard is a non-sacrificial, water based copolymer protective coating. It is approved for use on porous or non-porous and painted or unpainted surfaces. The emulsion dries to a colorless film. Removal of graffiti is generally by water and detergent or by Vandl Clean Super.

The Approval is subject to the following conditions:

- Anti-Graffiti coating must have the capability of having all types of paints and graffiti materials completely removed without damaging the uncoated surfaces to which they are applied.
- The anti-graffiti coating and products required to remove graffiti from the coating must be non-toxic and comply with all applicable requirements of the South Coast Air Quality Management District.
- The coating must be weather and rain resistant, abrasive resistant, peel resistant, ultra-violet resistant, non-yellowing and allow moisture vapor transmission as tested in accordance with applicable ASTM Standards.
- The removal of graffiti shall cause little or no change in the appearance of treated surface.
- Disposal of graffiti removal by-products must conform to all state and city waste disposal regulations.

RR 25060
Page 1 of 2

14083 0-6 (Rev. 06/03/16) AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Rainguard Products Company
RE: Vandl-Guard

- Manufacturer shall provide a copy of instructions for application of the coating, material specifications, and method and materials required to remove graffiti for each job site.
- The VOC content of the anti-graffiti coating shall be in compliance with the South Coast Air Quality Management District (SCAQMD) Rule 1113.

DISCUSSION

The clerical modification is to update the address of the petitioning organization.

The report is in compliance with the 2020 Los Angeles Building Code.

The approval is based on satisfactory field test. The notarized statement from manufacturer certifying that the product complies with Conditions No. 1 thru 5 of this approval is on file with the Research Division. This report is approved on a temporary basis until more specific requirements are established.

This general approval of an equivalent alternate to the Code is only valid where an engineer and/or inspector of this Department has determined that all conditions of this approval have been met in the project in which it is to be used.

Addressee to whom this Research Report is issued is responsible for providing copies of it, complete with any attachments indicated, to architects, engineers and builders using items approved herein in design or construction which must be approved by Department of Building and Safety Engineers and Inspectors.

EUGENE BARBEAU, Chief
Engineering Research Section
201 N. Figueroa St., Room 880
Los Angeles, CA 90012
Phone - 213-202-9812
Email - engineering-research@cityofla.org

RR 25060
Page 2 of 2

No.	Revision	date

LICENSED ARCHITECT
CHARLES HEFNER
No. C-23963
RENEWAL DATE
STATE OF CALIFORNIA

SAM GHANOUNI
DESIGNER

1836 PARNELL AVE., STE. 100
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TEL.: 310-430-1976
e-mail: samghanouni@me.com

OWNER

PAUL DEVORE P.D.
DEVELOPMENT LLC
5211 W VENICE BLVD,
LOS ANGELES, CA 90019

PROJECT

5211 W VENICE BLVD
LOS ANGELES

DRAWING TITLE

MANUFACTURE SPEC SHEETS

orig. date: 8/2021
scale: NA
drawn: SG/SA
job: 2020-A003
pc rev. date:
12/27/2023 3:44 PM
sheet:
REF3

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MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
371 WEST 12TH STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WRIGHT
EXECUTIVE OFFICER

W.R. Meadows, Inc.
P.O. Box 338
Hampshire, IL 60140

Attn: Roger Smith
(714) 240-6935

RESEARCH REPORT: 26023
(CSI #07130)

Expires: January 1, 2025
Issued Date: December 1, 2022
Code: 2020 LADC

GENERAL APPROVAL - Renewal - PRECON Membrane for Below-Grade Waterproofing

DETAILS

PRECON is a composite sheet membrane comprised of a non-woven fabric, elastomeric membrane, and W. R. MEADOWS' exclusive, patented plasmatic core (U.S. Patent No. 7,179,761). The plasmatic core is a seven-layer matrix designed for toughness and provides low water vapor transmission.

PRECON is used as a blindside waterproofing membrane in vertical applications where access to the positive side is limited. The membrane can also be used for horizontal applications for under-slab waterproofing and vapor proofing.

The above system is approved for waterproofing when required by Section 1805.3 of the 2020 City of Los Angeles Building Code.

The approval is subject to the following conditions:

1. The products shall be delivered to the job site in sealed containers properly identified with the manufacturer's name and trade name of the products.
2. Except as specified herein, application of the system shall be in accordance with the manufacturer's instructions. A copy of the instructions shall be available at each job site.

RR 26023
Page 1 of 3

LAD65 0-6 (Rev. 06/20/01) AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

W.R. Meadows, Inc.
RE: PRECON Membrane Blindside/Underslab Membrane

3. The material shall be packaged in standard commercial containers constructed so as to ensure acceptance by common or other carrier for safe transportation to the point of delivery. Shipping containers shall be marked with the name, type, and quantity of the material contained therein, as defined by the contract or order under which the shipments are made.

4. The date of production shall be marked on each package.

5. Application of the product shall be accomplished by an applicator approved by the manufacturer and in writing by the manufacturer.

6. All surfaces to receive the product shall be free of large voids, sharp projections and/or standing water. Prepare surfaces per manufacturer's instructions.

7. Complete details for membrane system shall be submitted for plan check and a building permit shall be obtained.

8. Protection for the membrane shall be provided per manufacturer's instruction.

9. Prior to placing the concrete slab over the membrane in split-slab applications, the membrane installer shall certify the membrane to be installed according to the manufacturer's specification.

10. The above product is approved for below-grade waterproofing as required by Chapter 18 of the Los Angeles Building Code. The product may be used in conjunction with Los Angeles City approved caulking materials at penetrations of the waterproofing membrane.

11. The membrane materials shall not be used with pneumatically applied concrete (gunite or shotcrete).

12. All surfaces must be smooth, free of depressions, voids, protrusions, clean and free of unapproved curing compounds, form release agents and other surface contaminants.

13. The products shall not be used to seal joints or penetrations of fire-rated assemblies. The MEL-ROL waterproofing membrane is for waterproofing below grade slabs when required by Section 1805.3 of the 2020 Los Angeles Building Code.

14. The maximum allowable hydrostatic pressure for the PRECON Blindside/waterproofing membrane is 287 psi.

RR 26023
Page 2 of 3

W.R. Meadows, Inc.
RE: PRECON Membrane Blindside/Underslab Membrane

DISCUSSION

The report is in compliance with the 2020 Los Angeles City Building Code.

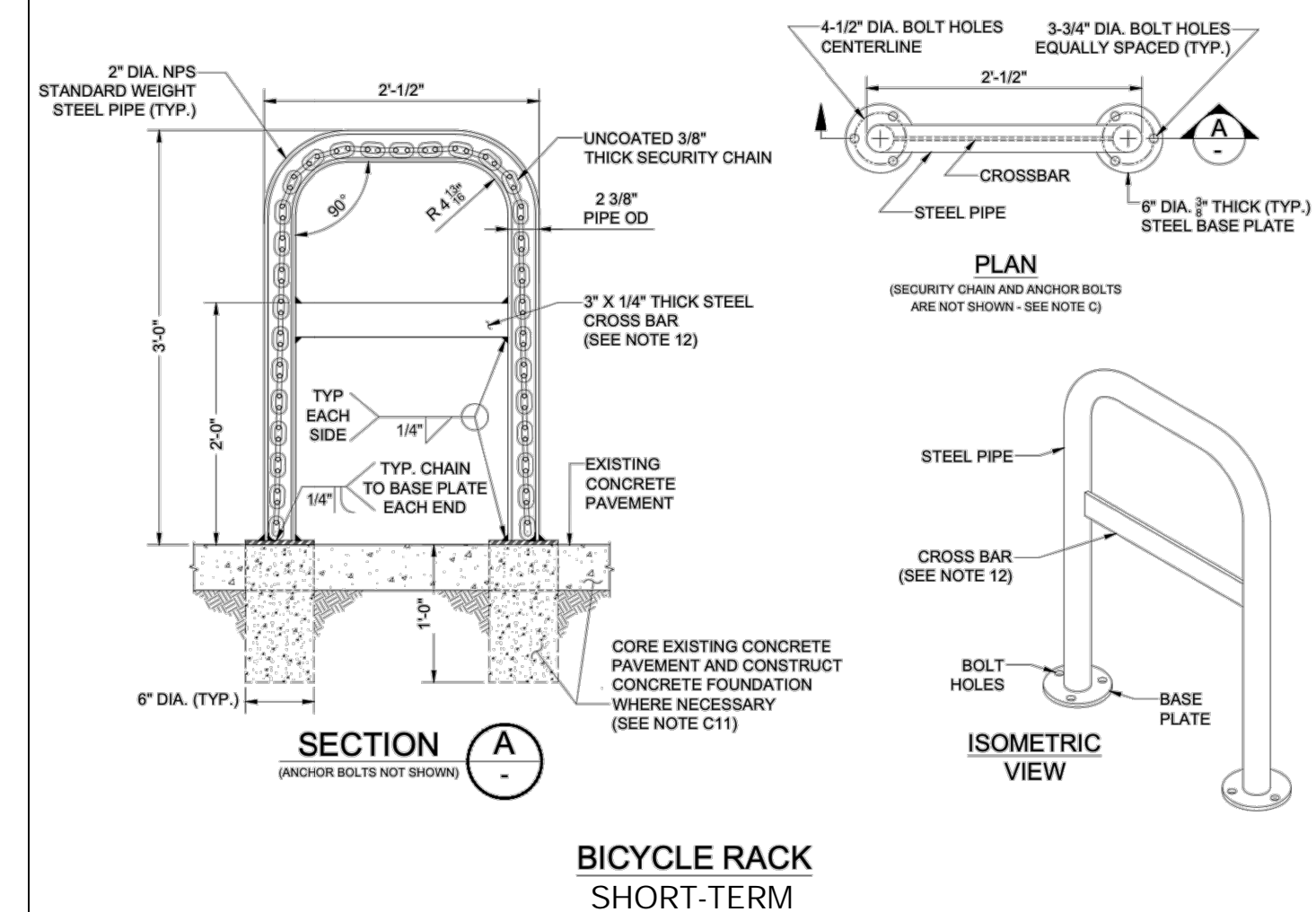
The approval is based on tests.

Addressee to whom this Research Report is issued is responsible for providing copies of it, complete with any attachments indicated, to architects, engineers and builders using items approved herein in design or construction which must be approved by Department of Building and Safety Engineers and Inspectors.

This general approval of an equivalent alternate to the Code is only valid where an engineer and/or inspector of this Department has determined that all conditions of this approval have been met in the project in which it is to be used.

EUGENE BARBEAU, Chief
Engineering Research Section
201 N. Figueroa St., Room 880
Los Angeles, CA 90012
Phone: 213-482-0409
Email: engineering-research@lacity.org

RR 26023
Page 3 of 3



BICYCLE RACK
SHORT-TERM

No.	Revision	date

LICENSED ARCHITECT
CHARLES HEFNER
No. C-23963
RENEWAL DATE
SAM GHANOUNI
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TEL: 310-430-1976
e-mail: samghanouni@me.com

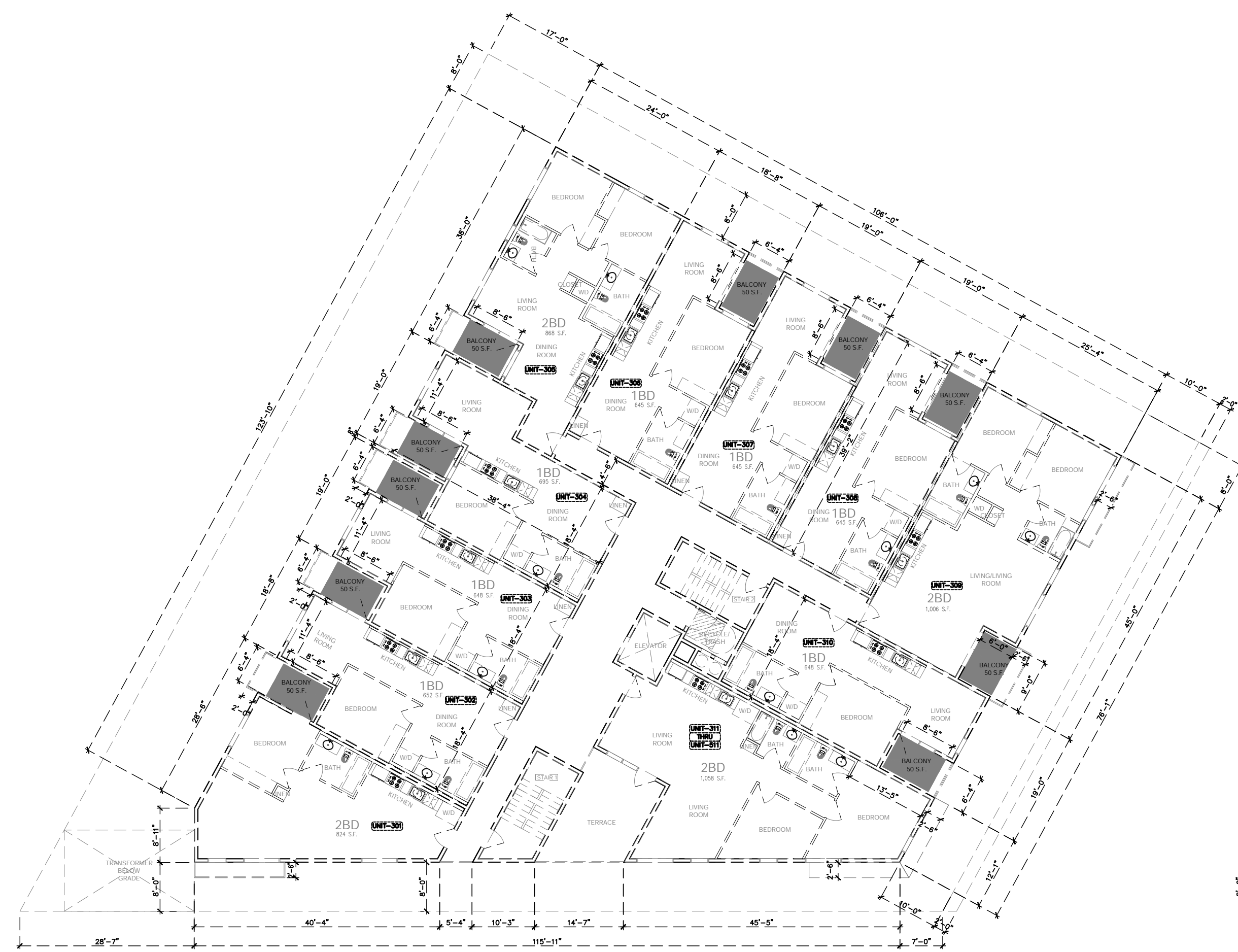
OWNER
PAUL DEVORE P.D.
DEVELOPMENT LLC
5211 W VENICE BLVD,
LOS ANGELES, CA 90019

PROJECT
5211 W VENICE BLVD
LOS ANGELES

DRAWING TITLE
MANUFACTURE SPEC SHEETS

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drawn: SG/SA
job: 2020-A003
pc rev. date:
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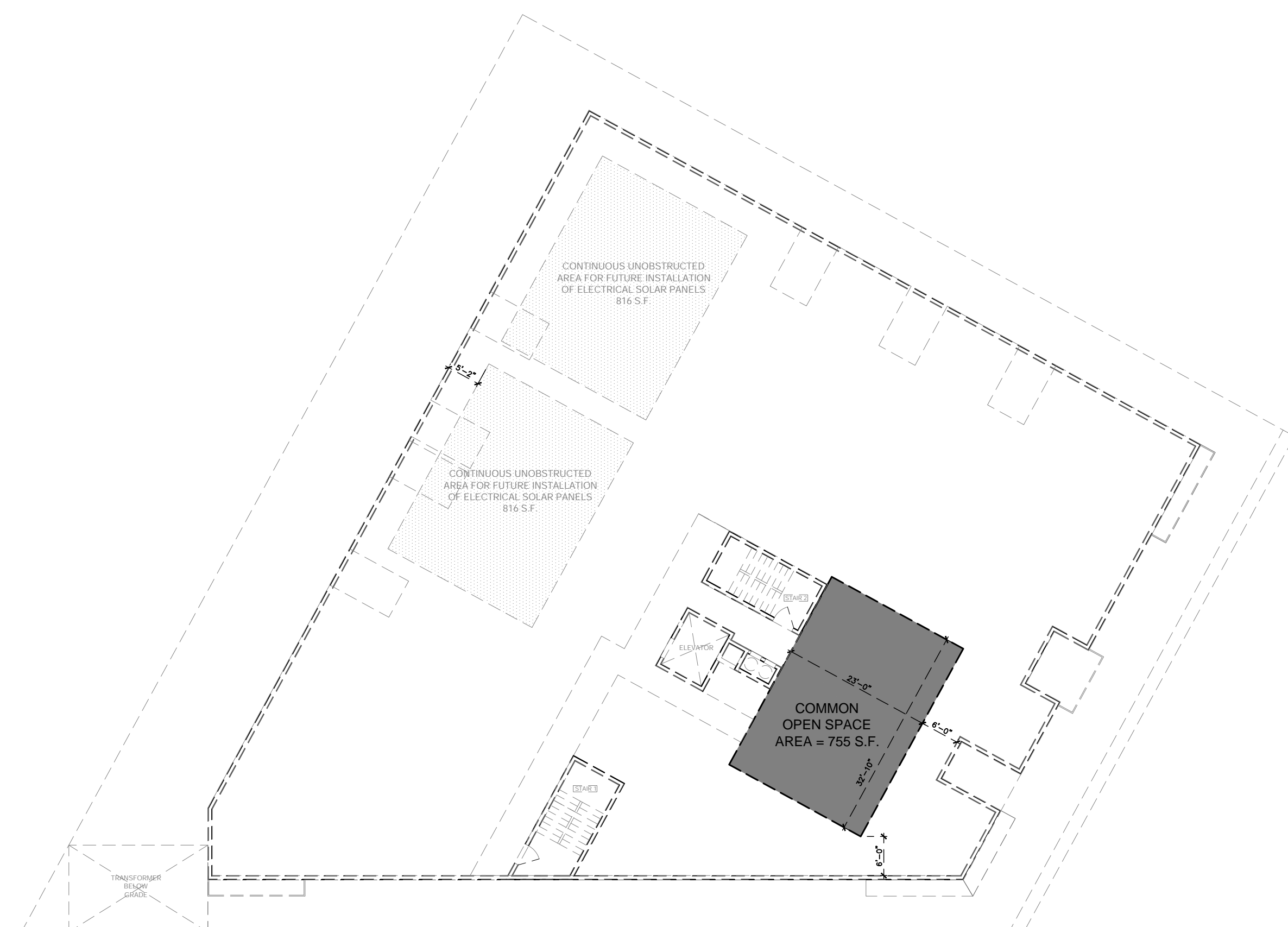
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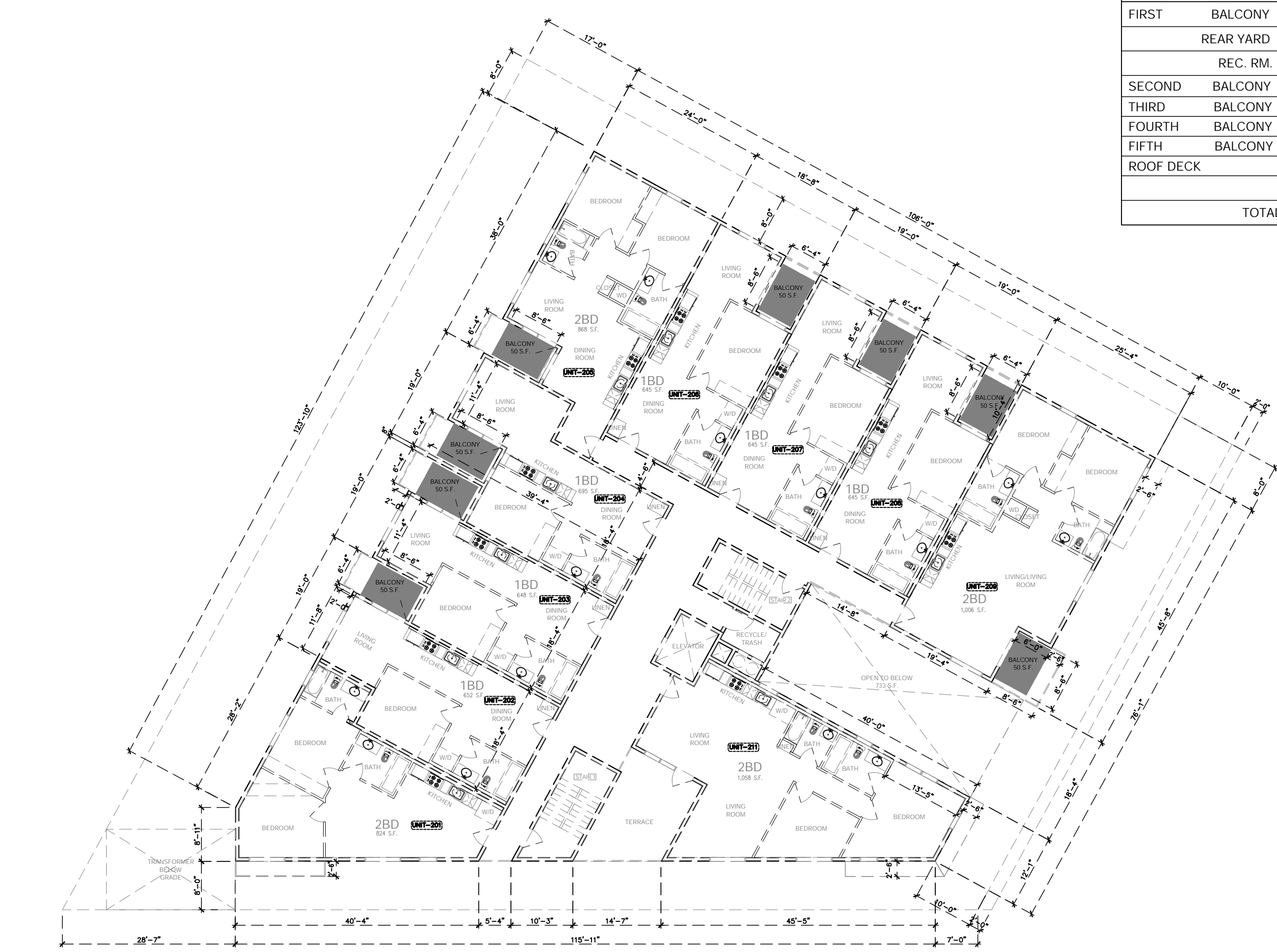
3RD-5TH FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



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



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR LEVEL	AREA (S.F.)	AREA (S.F.)	
		PRIVATE	COMMON
FIRST BALCONY	6 @ 50 SF EA.	300 S.F.	
REAR YARD	25% OF REQ'D.		2,130 S.F.
REC. RM.			732 S.F.
SECOND BALCONY	8 @ 50 SF EA.	400 S.F.	
THIRD BALCONY	10 @ 50 SF EA.	500 S.F.	
FOURTH BALCONY	10 @ 50 SF EA.	500 S.F.	
FIFTH BALCONY	10 @ 50 SF EA.	500 S.F.	
ROOF DECK			755 S.F.
	SUBTOTAL	2,200 S.F.	3,617 S.F.
	TOTAL OPEN SPACE		5,817 S.F.

No.	Revision	date

LICENSED ARCHITECT
CHARLES HEFNER
 No. C-23963
 EXPIRES 01/01/2024
 STATE OF CALIFORNIA

SAM GHANOUNI
 DESIGNER

1836 PARNELL AVE., STE. 100
 LOS ANGELES, CA 90008
 TEL.: 310-430-1976
 e-mail: samghanouni@gmail.com

OWNER

PAUL DAVORE P.D.
 DEVELOPMENT LLC
 5211 W VENICE BLVD,
 LOS ANGELES, CA 90019

PROJECT

5211 W VENICE BLVD
 LOS ANGELES

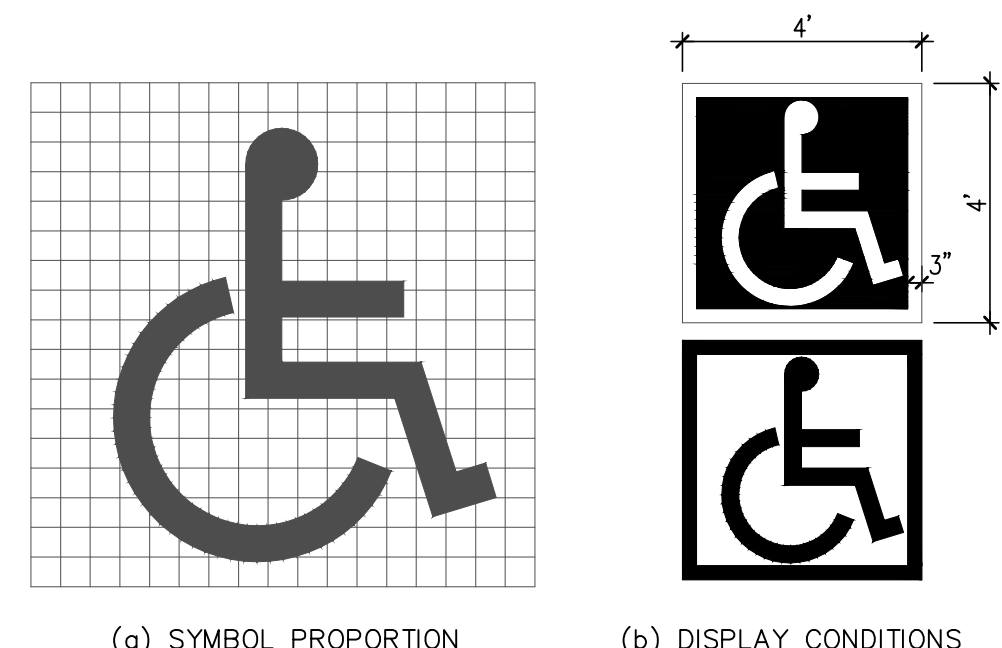
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OPEN SPACE DIAGRAM
AND CALCULATION

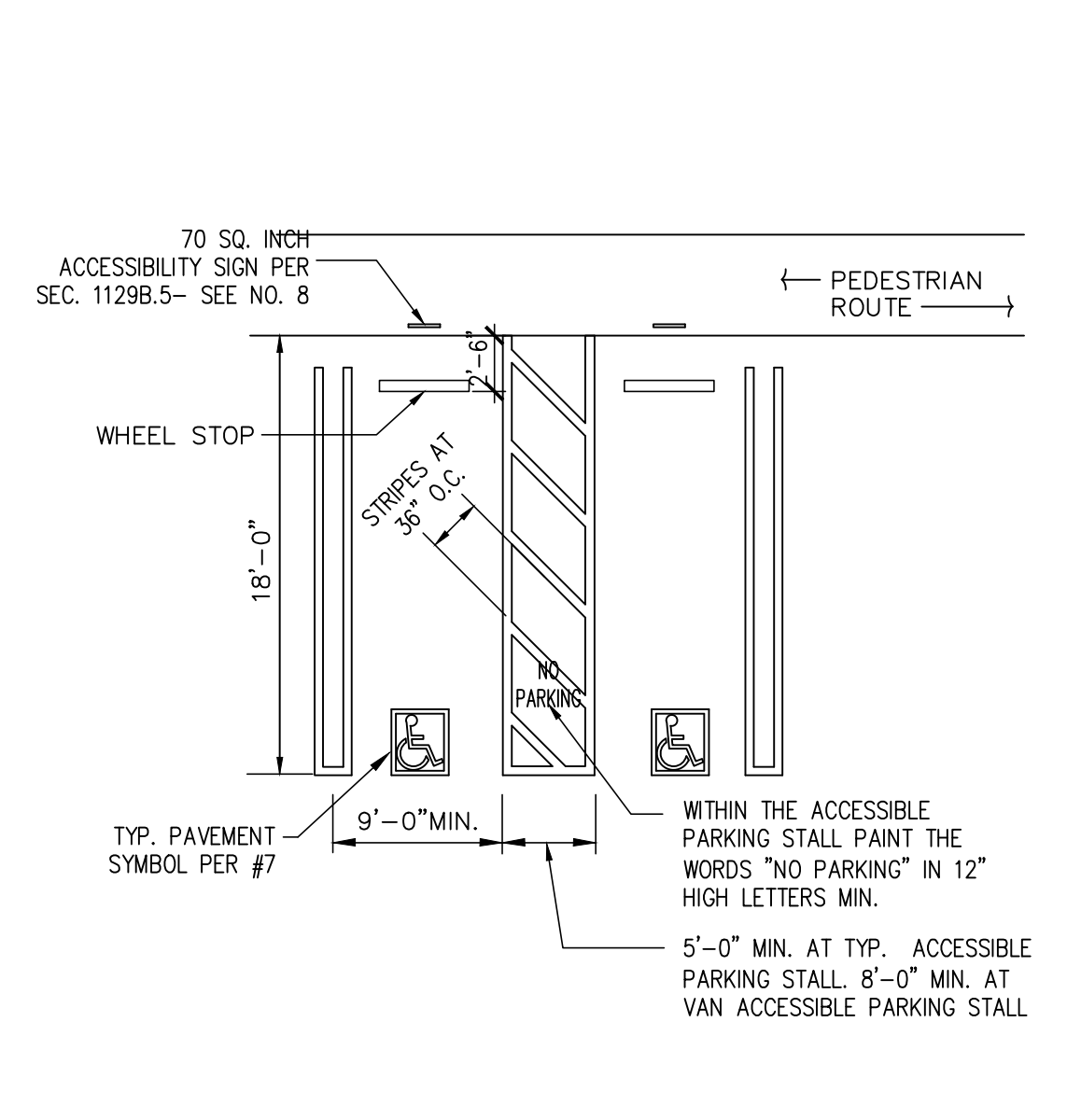
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REF4

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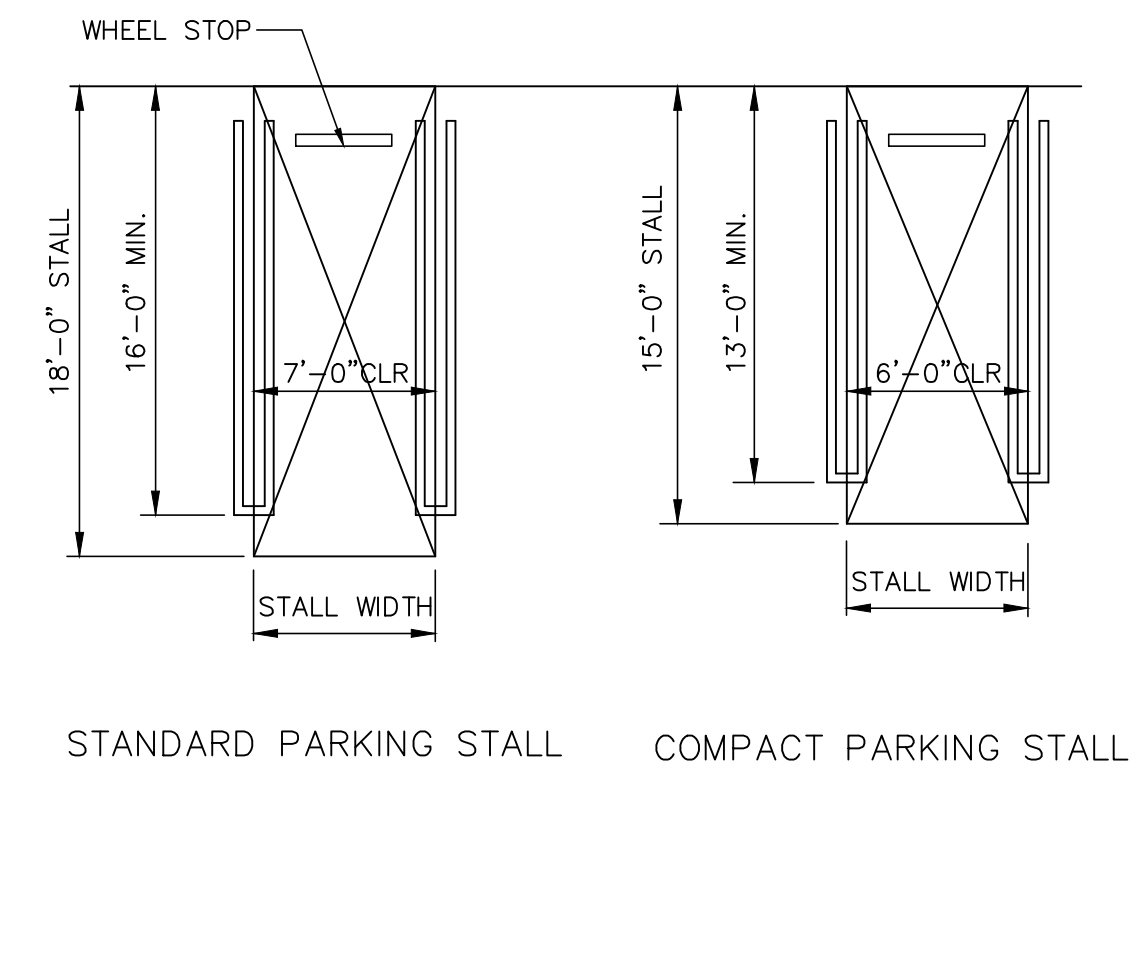
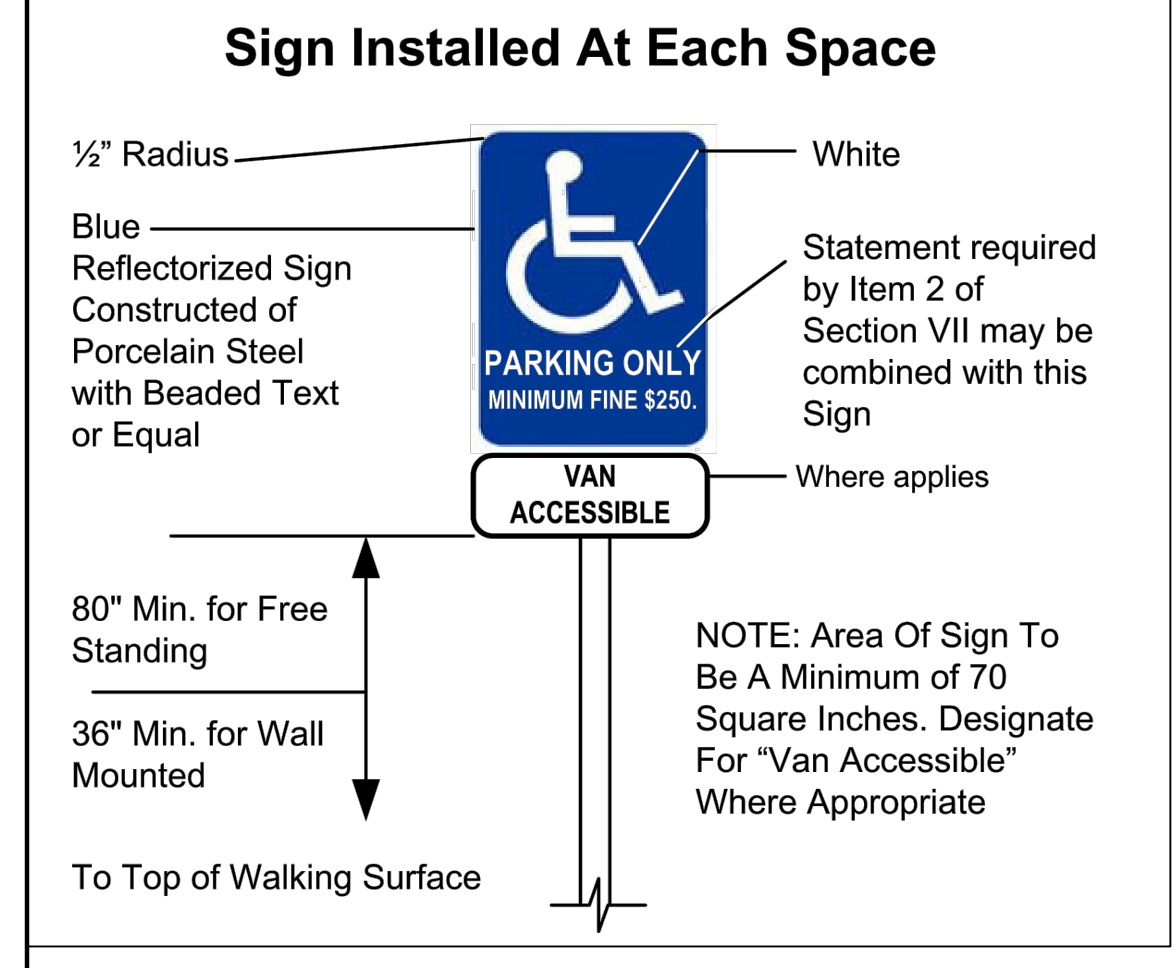


- INTERNATIONAL SYMBOL OF ACCESSIBILITY.** THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USEABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN THESE BUILDING STANDARDS AND SPECIFICALLY REQUIRED IN THIS SECTION.
- SYMBOL.** SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND. (SEC.1143A.8)
- COLOR OF SYMBOL.** THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE COLOR NO. 15090 IN FEDERAL STANDARD 595B.
- ENTRANCE SIGNS.** ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USEABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.



7 INTERNATIONAL ACCESSIBILITY SYMBOL
REF. 11A-1A

1 H/C DOUBLE-- PARKING STALL DETAIL



8 HANDICAP SIGN INSTALLED AT EACH SPACE

2 PARKING STALL STRPPING DETAIL



AN ADDITIONAL SIGN SHALL BE POSTED, IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL NOT BE NOT LESS THAN 17 INCHES BY 22 INCHES IN SIZE WITH LETTERING NOT LESS 1 INCH IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING:

*BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.

NOTE: ALL SIGNS SHALL BE UNDER SEPARATE PERMIT.

6 HANDICAP STALL ADVISORY SIGN

6 HANDICAP STALL ADVISORY SIGN

No.	Revision	date

LICENSED ARCHITECT
CHARLES HEFNER
No. C-23963
RENEWAL DATE
STATE OF CALIFORNIA

SAM GHANOUNI
DESIGNER

1836 PARNELL AVE., STE. 100
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TEL.: 310-430-1976
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5211 W VENICE BLVD,
LOS ANGELES, CA 90019

PROJECT

5211 W VENICE BLVD
LOS ANGELES

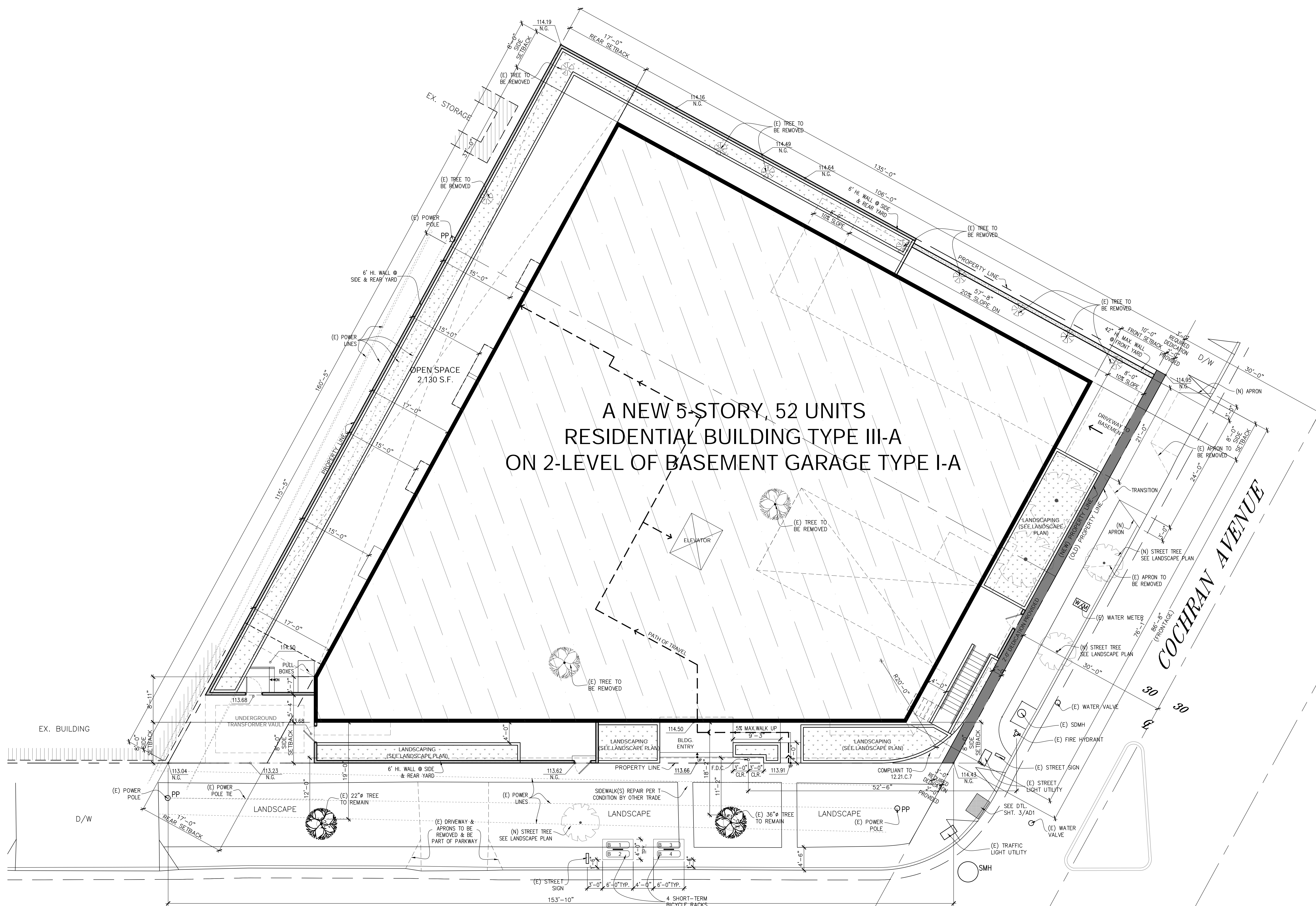
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ACCESSIBILITY DETAILS

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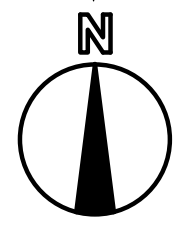
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A NEW 5-STORY, 52 UNITS
RESIDENTIAL BUILDING TYPE III-A
ON 2-LEVEL OF BASEMENT GARAGE TYPE I-A

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



BICYCLE PARKING PROVIDED:
SHORT-TERM (@ PARKWAY) 4

No.	Revision	date

LICENSED ARCHITECT
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RENEWAL DATE

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PROJECT

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LOS ANGELES

DRAWING TITLE

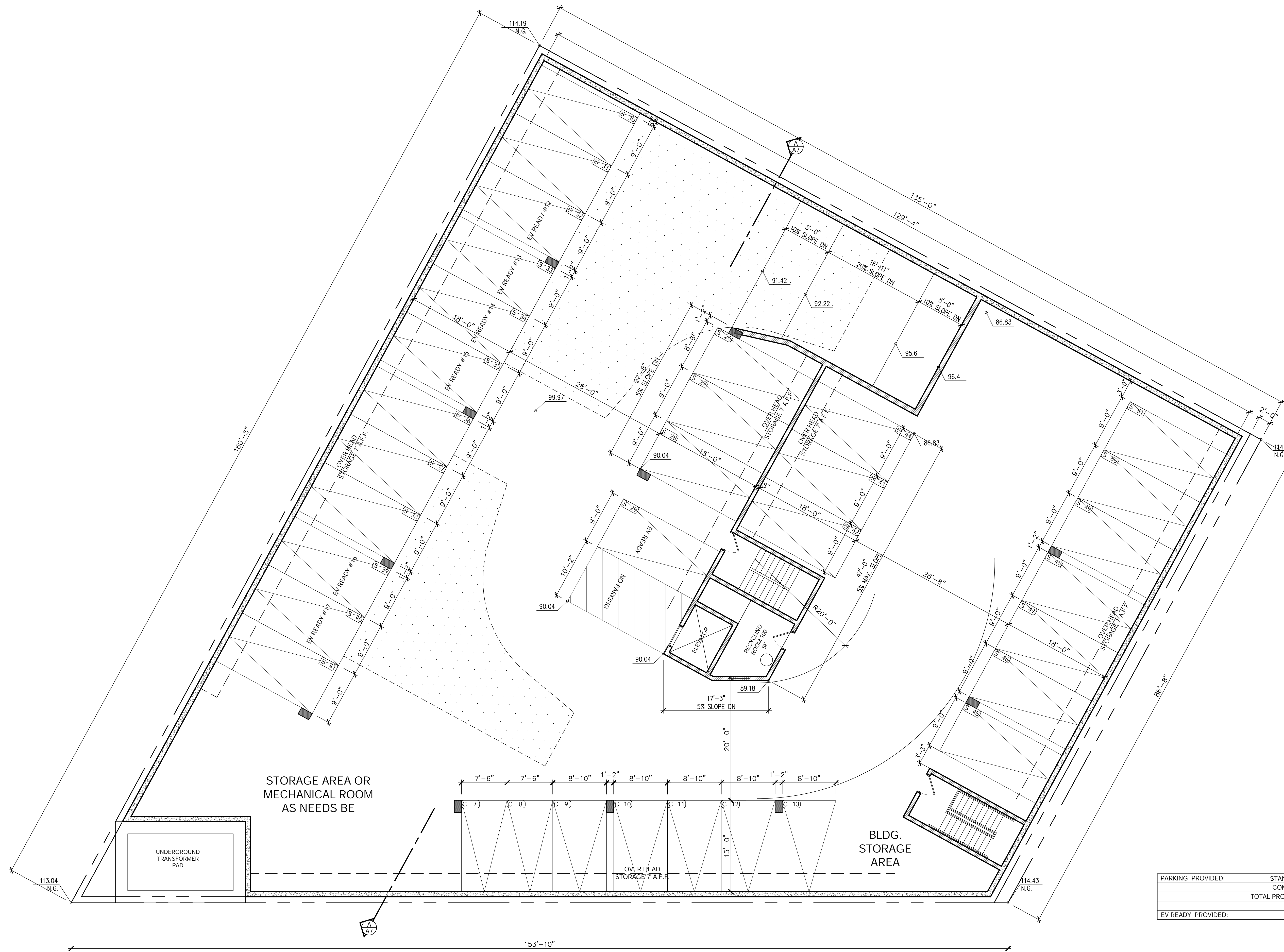
SITE PLAN

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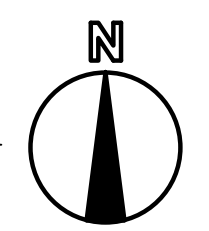
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PARKING PROVIDED:	STANDARD	26
	COMPACT	7
	TOTAL PROVIDED	33
EV READY PROVIDED:		6

P2 - LOWER LEVEL PARKING PLAN

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



No.	Revision	date

LICENSED ARCHITECT
 CHARLES HEFNER
 No. C-23963
 STATE OF CALIFORNIA
 RENEWAL DATE: _____
SAM GHANOUNI
 DESIGNER
 1836 PARNELL AVE., STE. 100
 LOS ANGELES, CA 90008
 TEL.: 310-430-1976
 e-mail: samghanouni@me.com

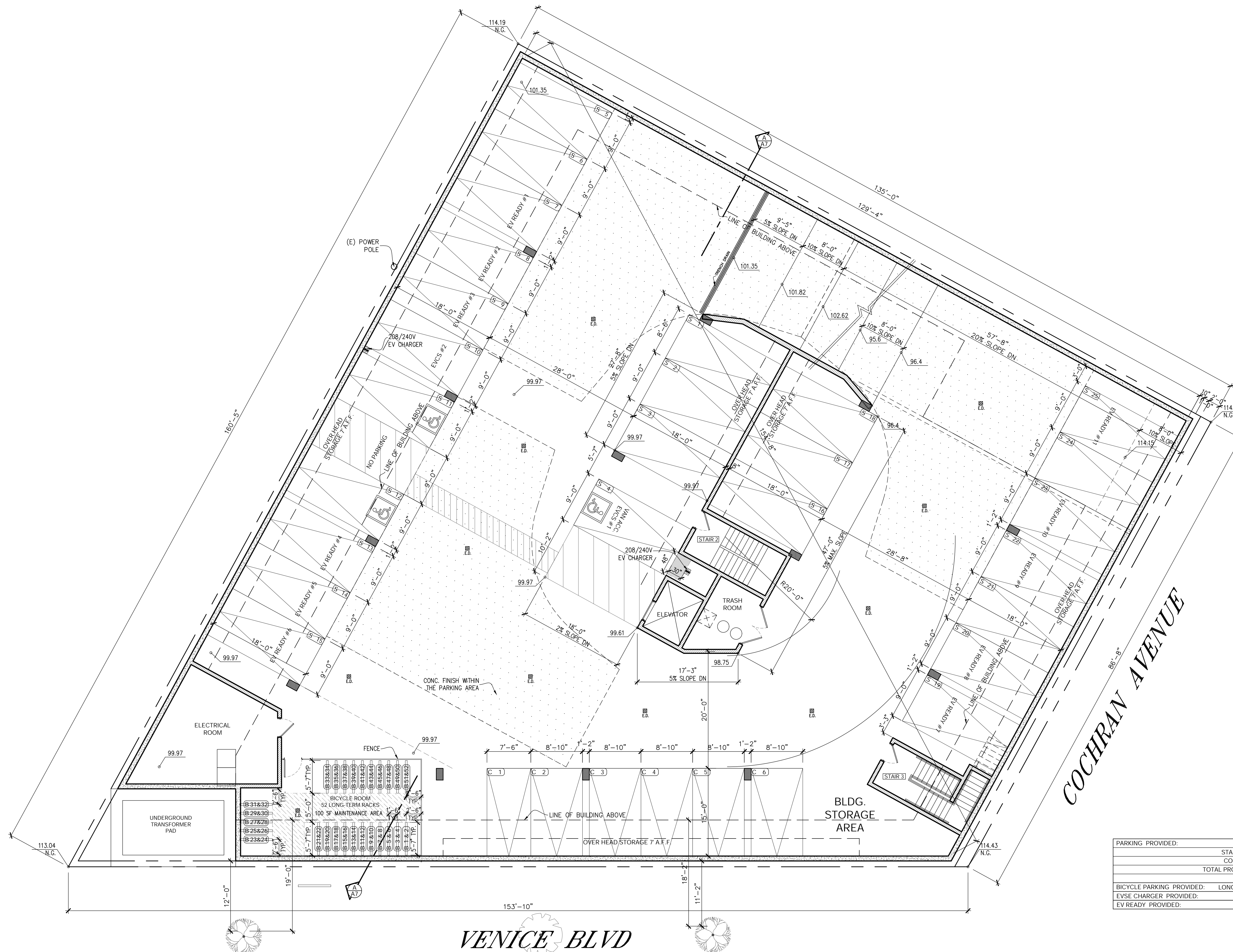
OWNER
 PAUL DEVORE P.D.
 DEVELOPMENT LLC
 5211 W VENICE BLVD,
 LOS ANGELES, CA 90019

PROJECT
 5211 W VENICE BLVD
 LOS ANGELES

DRAWING TITLE
 P2-LOWER LEVEL (BASEMENT)
 PARKING PLAN

orig.date: 8/2021
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 drawn: SG/SA
 job: 2020-A003
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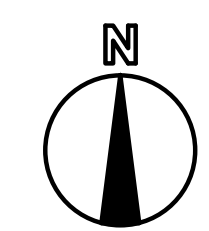
PERMIT SET ONLY



PARKING PROVIDED:	H/C	3
	STANDARD	22
	COMPACT	6
	TOTAL PROVIDED	31
BICYCLE PARKING PROVIDED:	LONG-TERM	52
EVSE CHARGER PROVIDED:		2
EV READY PROVIDED:		11

P1 - UPPER LEVEL PARKING PLAN

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



No.	Revision	date

LICENSED ARCHITECT
 CHARLES HEFNER
 No. C-23963
 STATE OF CALIFORNIA
 RENEWAL DATE

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PROJECT

5211 W VENICE BLVD
 LOS ANGELES

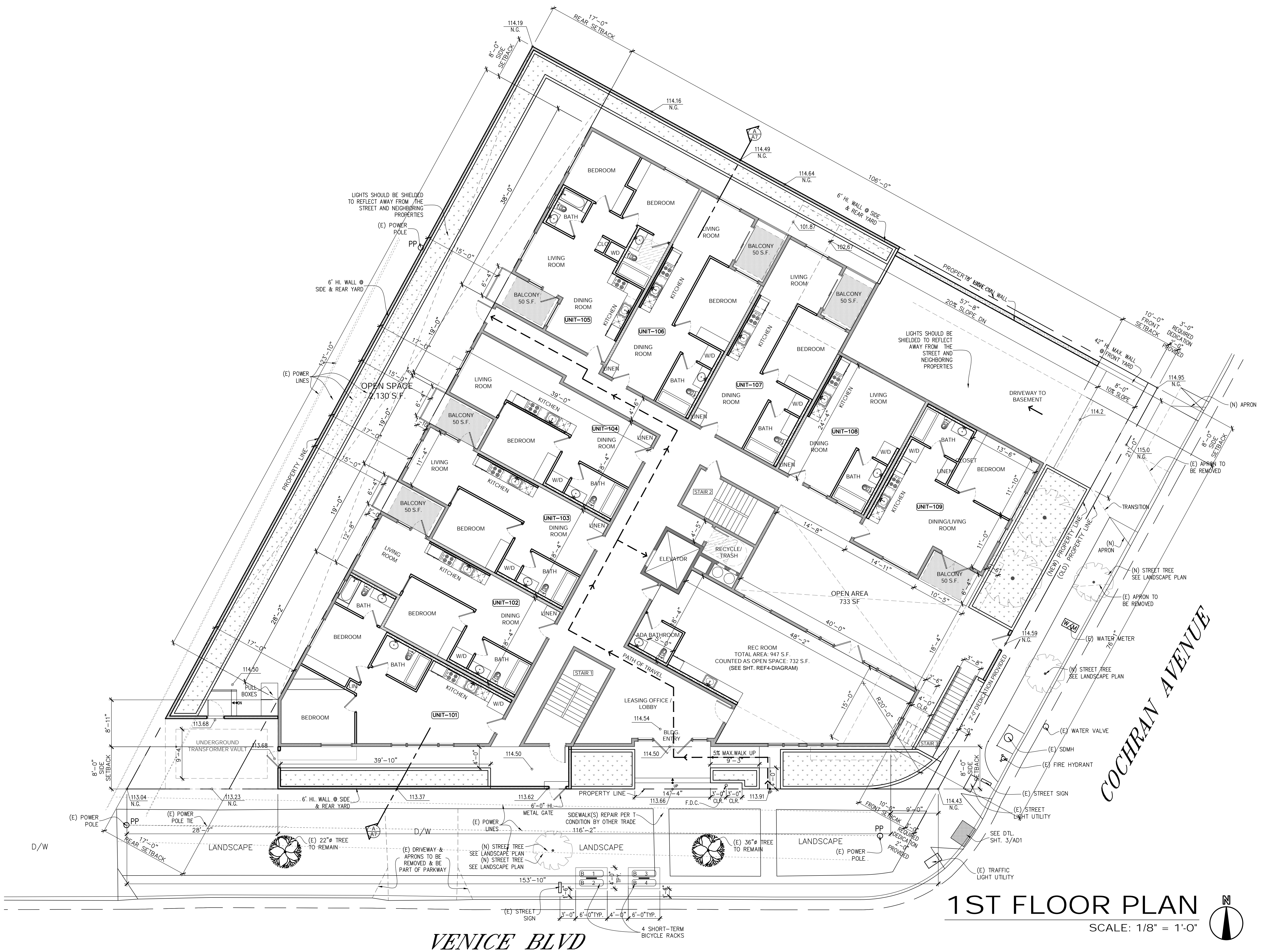
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P2-UPPER LEVEL (BASEMENT)
 PARKING PLAN

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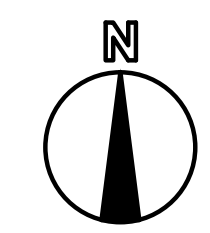
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1ST FLOOR PLAN

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



No.	Revision	date

LICENSED ARCHITECT
 CHARLES HEFNER
 No. C-23963
 STATE OF CALIFORNIA
 RENEWAL DATE

SAM GHANOUNI
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 5211 W VENICE BLVD,
 LOS ANGELES, CA 90019

PROJECT

5211 W VENICE BLVD
 LOS ANGELES

DRAWING TITLE

FIRST FLOOR PLAN

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 drawn: SG/SA
 job: 2020-A003
 pc rev. date:
 12/27/2023 3:37 PM
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2ND FLOOR PLAN

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



No.	Revision	date

LICENSED ARCHITECT
 CHARLES HEFNER
 No. C-23963
 STATE OF CALIFORNIA
 SAM GHANOUNI
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 1836 PARNELL AVE., STE. 100
 LOS ANGELES, CA 90068
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OWNER
 PAUL DEVORE P.D.
 DEVELOPMENT LLC
 5211 W VENICE BLVD,
 LOS ANGELES, CA 90019

PROJECT
 5211 W VENICE BLVD
 LOS ANGELES

DRAWING TITLE
 SECOND FLOOR PLAN

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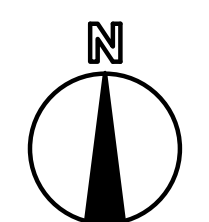
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3RD-5TH FLOOR PLAN

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



No.	Revision	date



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 5211 W VENICE BLVD,
 LOS ANGELES, CA 90019

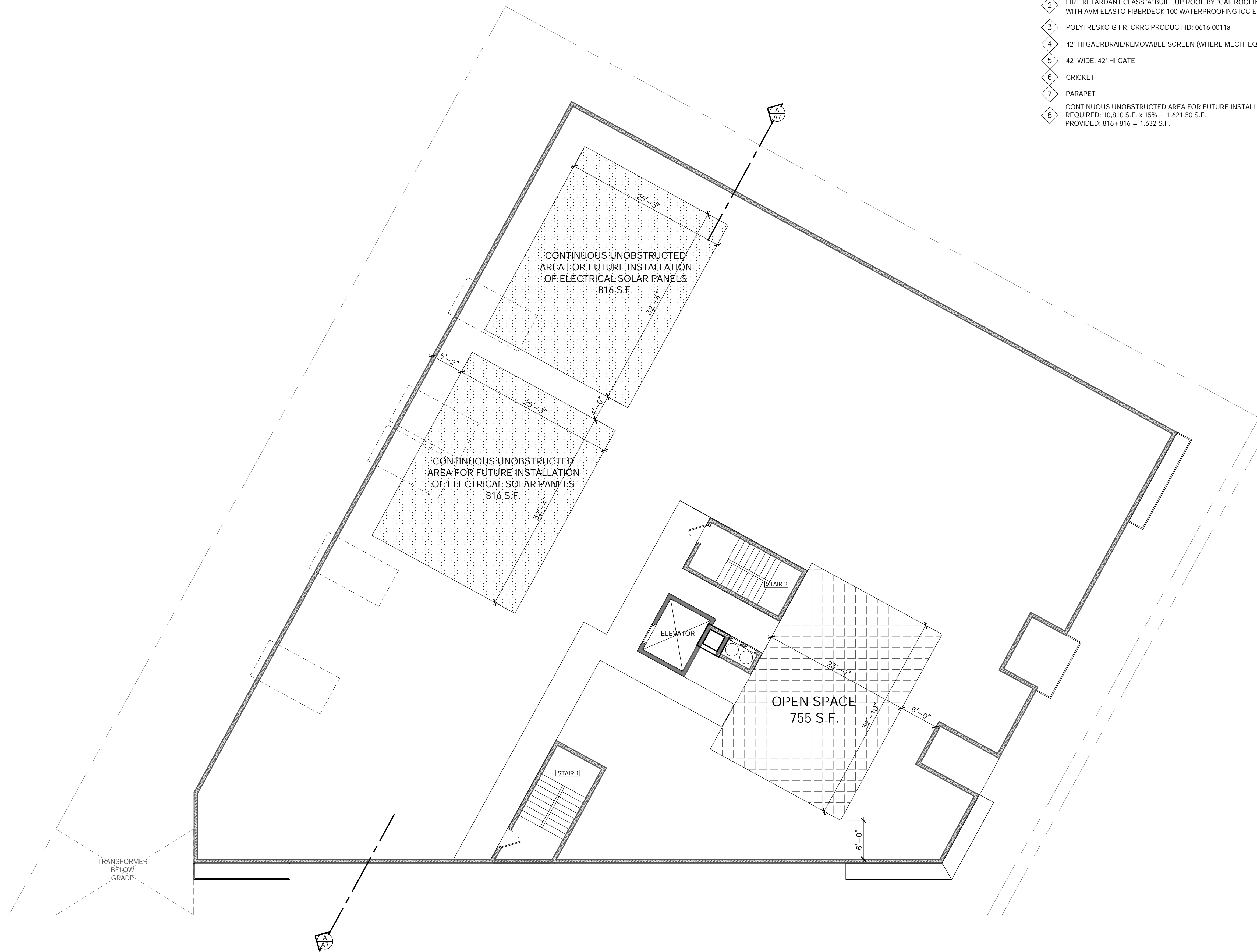
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 5211 W VENICE BLVD
 LOS ANGELES

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 THIRD-FIFTH FLOOR PLAN

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drawn:	SG/SA
job:	2020-A003
pc rev. date:	12/27/2023 3:37 PM
sheet:	A5

A5

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ROOFING MATERIAL SPECIFICATIONS:

- 1 RIDGE
- 2 FIRE RETARDANT CLASS 'A' BUILT UP ROOF BY 'GAF ROOFING PRODUCTS OR EQUAL' WITH AVM ELASTO FIBERDECK 100 WATERPROOFING ICC ESR 2125, RR# 25430
- 3 POLYFRESKO G FR, CRRC PRODUCT ID: 0616-0011a
- 4 42" HI GAUDDRAIL/REMOVABLE SCREEN (WHERE MECH. EQUIPS ARE LOCATED)
- 5 42" WIDE, 42" HI GATE
- 6 CRICKET
- 7 PARAPET
- 8 CONTINUOUS UNOBSTRUCTED AREA FOR FUTURE INSTALLATION OF ELECTRICAL SOLAR PANELS
REQUIRED: 10,810 S.F. x 15% = 1,621.50 S.F.
PROVIDED: 816+816 = 1,632 S.F.

No.	Revision	date

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5211 W VENICE BLVD,
LOS ANGELES, CA 90019

PROJECT
5211 W VENICE BLVD
LOS ANGELES

DRAWING TITLE
ROOF PLAN

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

orig. date:	8/2021
scale:	N/A
drawn:	SG/SA
job:	2020-A003
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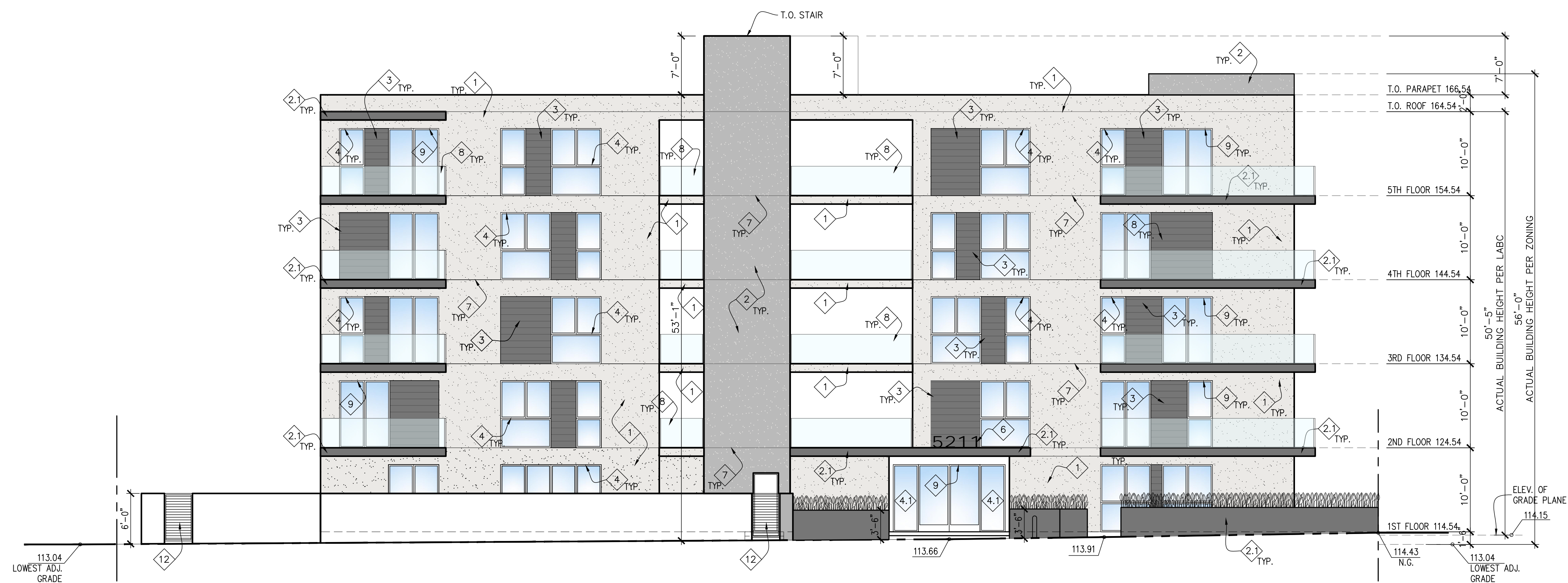
A6

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EAST (COCHRAN AVE.) ELEVATION

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



SOUTH (VENICE BLVD) ELEVATION

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

ELEVATION MATERIAL:

- 1 SMOOTH FINISH, CEMENT PLASTER, COLOR: 'WHITE'
- 2 SMOOTH FINISH, CEMENT PLASTER, COLOR: 'GRAY'
- 2.1 SMOOTH FINISH, CEMENT PLASTER, COLOR: 'DARK GRAY'
- 3 NEWTECHWOOD, COLOR: 'HAWAIIAN CHARCOAL'
- 4 ALUM. FRAME WINDOW
- 4.1 STORE FRONT WINDOW
- 5 GALV. PIPE DOWNSPOT & LEADERHEAD
- 6 BRUSHED STAINLESS BUILDING ADDRESS
- 7 12"x4" NUMBERS
- 7.1 STUCCO CONTROL JOINTS
- 8 42" HI. GLASS RAILING
- 9 ALUMINUM FRAME DOOR
- 10 PAINTED METAL ROLL-UP GARAGE DOOR, COLOR GRAY
- 11 3'-0"x6'-0" EXTERIOR IRON GATE
- 12 METAL GATE

ELEVATION MATERIAL PALETTE:

- 1 SMOOTH FINISH, CEMENT PLASTER, COLOR: 'WHITE'
- 2 SMOOTH FINISH, CEMENT PLASTER, COLOR: 'GRAY'
- 2.1 SMOOTH FINISH, CEMENT PLASTER, COLOR: 'DARK GRAY'
- 3 NEWTECHWOOD SIDING COLOR: 'HAWAIIAN CHARCOAL'
- 4 ALUM. FRAME WINDOW, COLOR 'BLACK'
- 8 GLASS GUARDRAIL

No.	Revision	date

LICENSED ARCHITECT
 CHARLES HEFNER
 No. C-23963
 EXPIRES 01/01/2024
 STATE OF CALIFORNIA

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 e-mail: samghanouni@gmail.com

OWNER

PAUL DEVORE P.D.
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 5211 W VENICE BLVD,
 LOS ANGELES, CA 90019

PROJECT

5211 W VENICE BLVD
 LOS ANGELES

DRAWING TITLE

SOUTH & EAST ELEVATION
 (COLOR ELEVATION)

orig. date: 8/2021
 scale: N/A
 drawn: SG/SA
 job: 2020-A003
 pc rev. date:
 12/27/2023 3:38 PM
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A7.0

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NORTH (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"

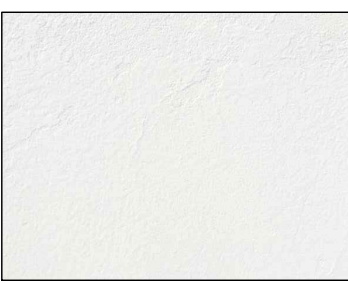
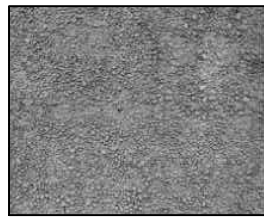


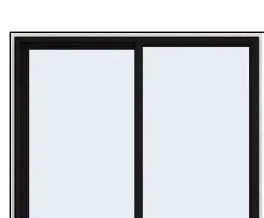
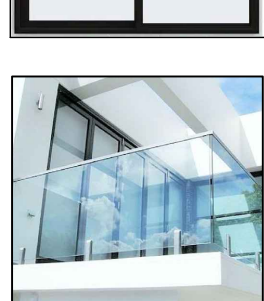


WEST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL:

- 1 SMOOTH FINISH, CEMENT PLASTER, COLOR: "WHITE"
- 2 SMOOTH FINISH, CEMENT PLASTER, COLOR: "GRAY"
- 2.1 SMOOTH FINISH, CEMENT PLASTER, COLOR: "DARK GRAY"
- 3 NEWTECHWOOD, COLOR: "HAWAIIAN CHARCOAL"
- 4 ALUM. FRAME WINDOW
- 4.1 STORE FRONT WINDOW
- 5 GALV. PIPE DOWNSPOT & LEADERHEAD
- 6 BRUSHED STAINLESS BUILDING ADDRESS
- 7 STUCCO CONTROL JOINTS
- 8 42" HI. GLASS RAILING
- 9 ALUMINUM FRAME DOOR
- 10 PAINTED METAL ROLL-UP GARAGE DOOR, COLOR GRAY
- 11 3'-0"x6'-0" EXTERIOR IRON GATE
- 12 METAL GATE

ELEVATION MATERIAL PALETTE:

	1 SMOOTH FINISH, CEMENT PLASTER, COLOR: "WHITE"
	2 SMOOTH FINISH, CEMENT PLASTER, COLOR: "GRAY"
	2.1 SMOOTH FINISH, CEMENT PLASTER, COLOR: "DARK GRAY"
	3 NEWTECHWOOD SIDING COLOR: "HAWAIIAN CHARCOAL"
	4 ALUM. FRAME WINDOW, COLOR "BLACK"
	8 GLASS GUARDRAIL

No.	Revision	date

LICENSED ARCHITECT
CHARLES HEFNER
No. C-23963
RENEWAL DATE
SAM GHANOUNI
DESIGNER
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PROJECT
5211 W VENICE BLVD
LOS ANGELES

DRAWING TITLE
NORTH & WEST ELEVATION
(COLORED ELEVATION)

orig. date:	8/2021
scale:	N/A
drawn:	SG/SA
job:	2020-A003
pc rev. date:	12/27/2023 3:38 PM
sheet:	A7.1

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SOUTH-EAST ELEVATION
ALONG VENICE BLVD. & COCHRAN AVE.

No.	Revision	date

LICENSED ARCHITECT
 CHARLES HEFNER
 No. C-23963
 STATE OF CALIFORNIA
 RENEWAL DATE

SAM GHANOUNI
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OWNER

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 LOS ANGELES, CA 90019

PROJECT

5211 W VENICE BLVD
 LOS ANGELES

DRAWING TITLE

PROJECT RENDERING

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 job: 2020-A003
 pc rev. date:
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 sheet:
A7.2

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EAST ELEVATION
ALONG COCHRAN AVE.



SOUTH ELEVATION
ALONG VENICE BLVD.



NORTH ELEVATION



WEST ELEVATION

No.	Revision	date

LICENSED ARCHITECT
 CHARLES HEFNER
 No. C-23963
 RENEWAL DATE: _____
 STATE OF CALIFORNIA

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 e-mail: samghanouni@me.com

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PROJECT

5211 W VENICE BLVD
 LOS ANGELES

DRAWING TITLE

PROJECT RENDERING

orig. date: 8/2021
 scale: N/A
 drawn: SG/SA
 job: 2020-A003
 pc rev. date:
 12/27/2023 4:01 PM
 sheet:
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No.	Revision	date

LICENSED ARCHITECT
CHARLES HEFNER
No. C-23963
RENEWAL DATE
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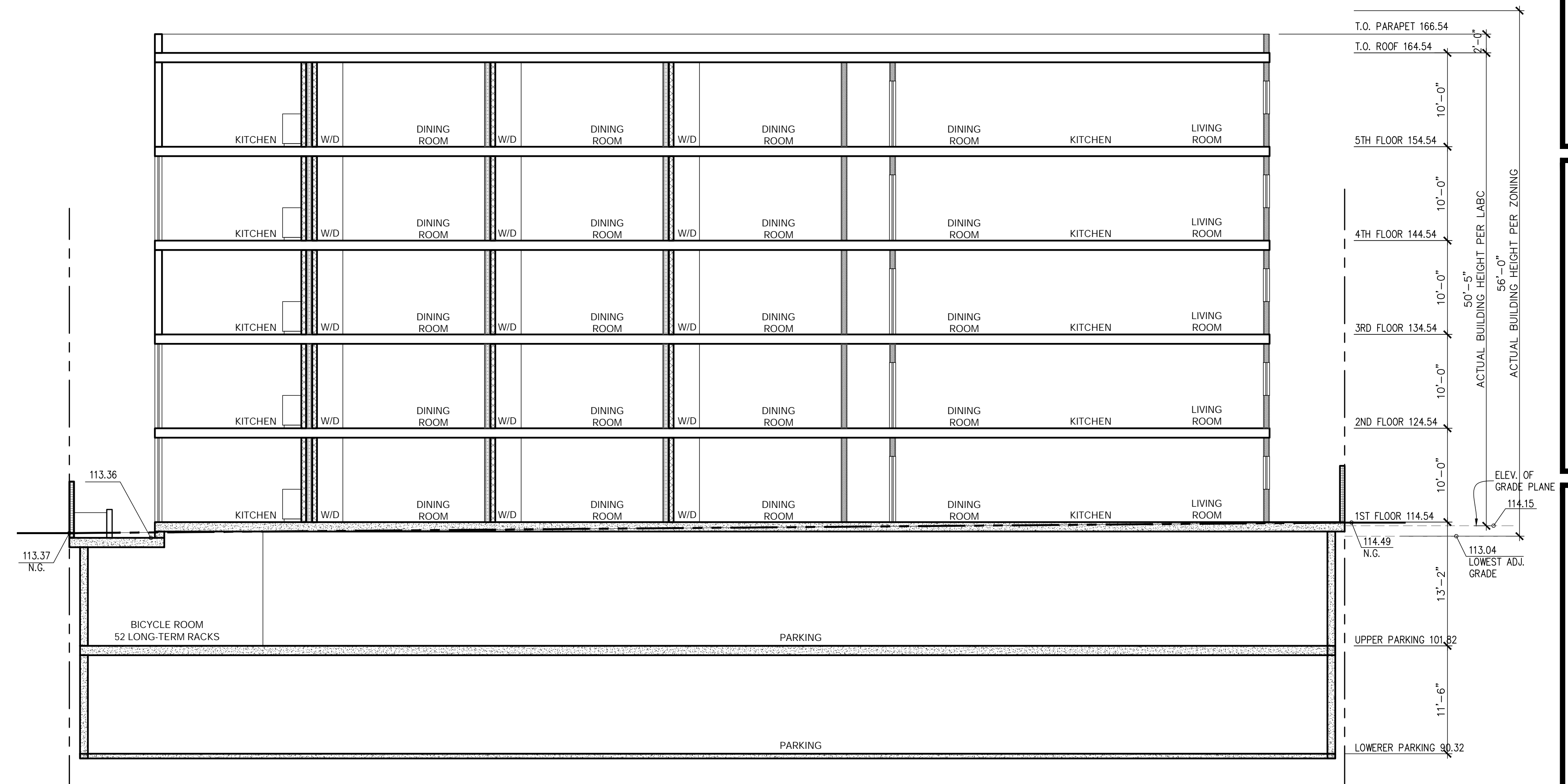
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5211 W VENICE BLVD
LOS ANGELES

DRAWING TITLE
SECTION

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job: 2020-A003
pc rev. date:
12/27/2023 3:38 PM
sheet:

A8

PERMIT SET ONLY



SECTION A-A

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

Required Common Open Space	5,550 s.f.
Proposed Open Space rear yard	2,130 s.f.
Proposed Open Area courtyard	733 s.f.
Proposed Open Space roof	755 s.f.
Total Proposed outdoor Open Space	3,618 s.f.
Required outdoor Open Space to be Landscaped	904.5 s.f.(25%)
Proposed Open Space Landscaped rear yard	823 s.f.
Proposed Open Area Landscaped courtyard	196 s.f.
Proposed Open Space Landscaped roof	112 s.f.
Total provided Open space Landscaped	1,131 s.f. (31%)
Required number of 24" box trees for site 52 : 4= 13 trees	
11 exist. trees removed (replacement ratio 1:1)	11 (24" box trees)
TOTAL 24" box tree req:	27 tree
Provided number of 24" box trees for site	29 trees
Proposed street trees	3 trees

TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
⊙	* Aloe bainesii	Tree Aloe	15-gal	7		low 0.3
⊙	* Lophostemon confertus	Brisbane Box	24"box	2		low 0.3
⊙	* Podocarpus henkelii	Henkel's Yellowwood	24"box	27		low 0.3
⊙	Street tree	Per City req.	15-gal	3		

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
⊙	Achillea m. 'Terra cotta'	Common Yarrow	5-gal	24"oc		low 0.3
⊙	* Bambusa p. 'Nigra'	Black Bamboo	5-gal	7		low 0.3
⊙	* Carex oshimensis 'Evergold'	Variegated Japanese Sedge	5-gal	28		low 0.3
⊙	* Dianella r. 'Little Rev'	Flax Lilly	5-gal	30		low 0.3
⊙	* Myrtus communis 'Compacta'	Myrtle	5-gal	11		low 0.3
⊙	* Nandina domestica	Heavenly Bamboo	5-gal	6		low 0.3
⊙	Parthenocissus tricuspidata	Boston Ivy	5-gal	15	train to wall	low 0.3
⊙	* Pedilanthus macrocarpus	Lady's slipper	5-gal	9		low 0.3
⊙	* Sansevieria trifasciata	Mother In Law's Tongue	5-gal	4		low 0.3
⊙	* Senecio cylindricus	Narrow-Leaf Chalksticks	5-gal	35		low 0.3
⊙	Senecio mandraliscae		5-gal	18"oc		low 0.3
⊙	* Senecio radicans	String of Bananas	5-gal	12		low 0.3
⊙	Sesleria autumnalis	Autumn Moor Grass	1-gal	18"oc		low 0.3
⊙	* Trachelospermum jasminoides	Star Jasmine	5-gal	52		low 0.3

* Points claimed for low water use plants

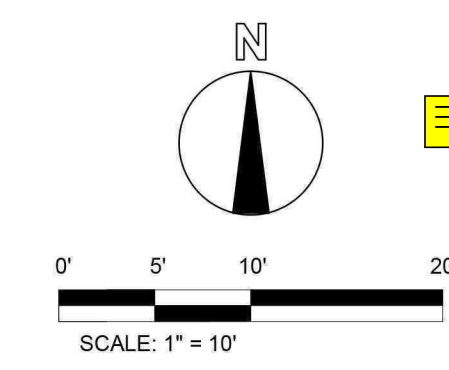
Item	Model	Color
Table	Cheap Chic square top	Flambe Orange
Chairs	Catena	Flambe Orange
Trash	Lakeside	Cranberry
Bench	Lakeside	Cranberry

tel: 800.521.2546

NOTE:

All groundcover areas where plants are 3' or greater to have 2 layers of geotextile fabric in 2 different directions geotextile fabric installed 3" below finished grade w/ 3" shredded bark above to eliminate weed growth.

Waterproofing and drains in planters by others.
All trees to be planted with commercial root barriers.
3" deep shredded Cedar bark to spread between plants.



REVISIONS	DATE
1.	5.16.23
2.	8.29.23
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7.	
8.	
9.	

Yael
ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

52 UNIT
5211 VENICE BLVD
VENICE, CA 90019
APN:
5069-035-023 & 5069-035-024

PLANTING NOTES

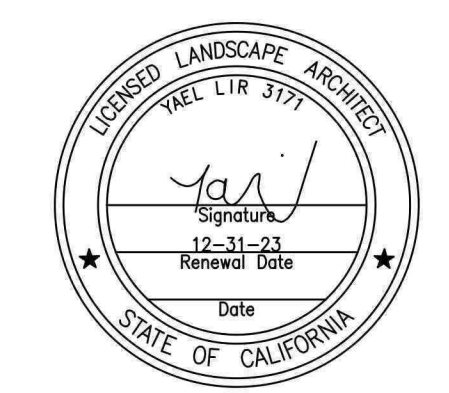
- DRAWING IS DIAGRAMMATIC. CONTRACTOR TO VERIFY ALL LOCATIONS AND CONDITIONS ON SITE. COUNT ALL PLANT MATERIAL BEFORE BIDDING.
- CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS ON SITE AND LOCATE ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR TO REPAIR AT HIS OWN EXPENSE ALL PROPERTY DAMAGE WHICH OCCURS DURING PROJECT INSTALLATION.
- NOTE ADDITIONAL REMARKS ON SPECIFIC PLANTS IN PLANT LIST.
- ALL EXISTING PLANT MATERIAL TO BE REMOVED EXCEPT WHERE NOTED ON PLAN.
- CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR 90 DAYS FROM THE DATE OF ACCEPTANCE BY OWNER. PALM TO BE GUARANTEED FOR THE PERIOD OF 1 YEAR.
- FINISH GRADE TO BE 2" BELOW ALL WALKS, CURBS, AND PAVING.
- ALL PLANTED AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ. FT. OF SURFACE AREA. ROTO-TILL AMENDMENTS TO A DEPTH OF 6"
 - *150 LBS. GRO-POWER
 - *3 CU YDS NITROGENIZED, MINERALIZED FIR BARK
 - *ADD 8 LBS OF GRO-POWER CONTROLLED RELEASE 12-8-8 PER CU YD OF MIX.
- PLANT HOLE TO BE TWICE AS WIDE AND DEEP AS THE PLANT ROOT BALL. BACKFILL AND COMPACT TO 80% SOIL OF SITE AND 20% FIR BARK, AS DEFINED IN #8. PROVIDE GRO-POWER PLANT TABLETS AT THE FOLLOWING RATES:

5 GAL	6-9
24" box	14-16

PLACE RECOMMENDED TABLETS BETWEEN THE BOTTOM AND THE TOP OF THE ROOT BALL BUT NO HIGHER THAN 1/3 OF THE WAY UP TO THE TOP OF THE ROOT BALL. SPACE TABLETS EQUALLY AROUND THE PERIMETER OF THE ROOT BALL APPROXIMATELY 2" FROM THE ROOT TIPS. PALM TREES ARE NOT TO RECEIVE TABLETS.
- ALL PROPOSED SHRUBS AND GROUND COVER AREAS ARE TO BE TREATED WITH A PRE-EMERGENT WEED KILLER (EPTAM / RONSTAR). APPLY PER MANUFACTURER'S SPECIFICATIONS: A) IMMEDIATELY AFTER PLANTING, B) AT THE BEGINNING OF THE MAINTENANCE PERIOD, AND C) AT THE END OF THE MAINTENANCE PERIOD.
- CONTRACTOR TO INSTALL AND MAINTAIN LANSCAPE PLANTING IN ACCORDANCE WITH THE GOVERNING AGENCY'S GUIDELINES AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THESE NOTES OR ON THE PLANS.
- SOIL SAMPLES TAKEN FROM VARIOUS LOCATIONS IN THE PLANTING AREAS WILL BE SENT TO A SOIL LAB FOR PROFESSIONAL ANALYSIS AND RECOMMENDATIONS FOR SOIL IMPROVEMENT. CONTRACTOR TO FOLLOW SOIL TESTING RECOMMENDATIONS.



FIRST FLOOR PLANTING PLAN



DATE: AUG 31, 2021
SCALE: 1"=10'
JOB NUMBER: 225521
DRAWN BY:

SHRUBS AND GROUND COVER LEGEND

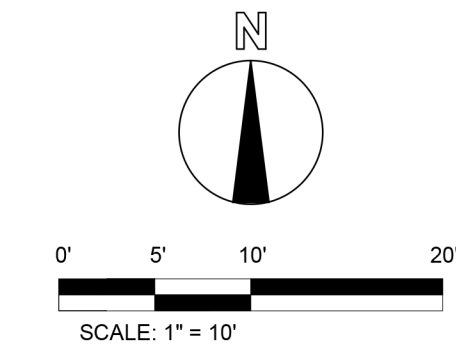
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
⊖	*Chondropetalum tectorum	Cape Rush	5-gal	19		low 0.3
⊙	*Lantana m. 'New Gold'	Lantana	5-gal	9		low 0.3
▼	*Senecio radicans	String of Bananas	5-gal	14		low 0.3

* Points claimed for low water use plants

NOTE:
Waterproofing and drains in planters by others.
3" deep shredded Cedar bark to spread between plants.

Landscape Form items		
Item	Model	Color
Table	Cheap Chic square top	Flambe Orange
Chairs	Catena	Flambe Orange
Trash	Parc Vue	Stainless Steel

tel: 800.521.2546



REVISIONS	DATE
1.	5.16.23
2.	8.29.23
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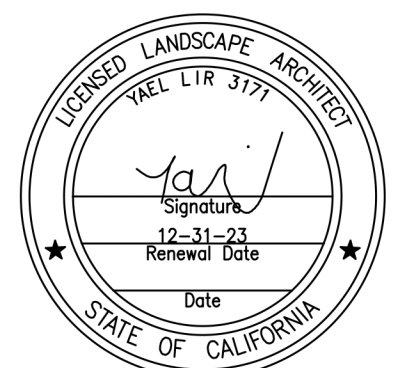


ASLA
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Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

52 UNIT
5211 VENICE BLVD
VENICE, CA 90019

APN:
5069-035-023 & 5069-035-024

**ROOF
PLANTING PLAN**



DATE: AUG 31, 2021
SCALE: 1" = 10'
JOB NUMBER: 225521
DRAWN BY:



Aloe bainesii / Tree Aloe



Bambusa p. 'Nigra' / Black Bamboo



Lophostemon confertus / Brisbane Box



Lophostemon confertus / Brisbane Box



Achillea m. 'Terra cotta' /
Common Yarrow



Carex oshimensis
'Evergold' /
Variegated Japanese Sedge



Chondropetalum tectorum /
Cape Rush



Lantana m. 'New Gold' /
Lantana



Achillea m. 'Terra cotta' /
Common Yarrow



Myrtus communis 'Compacta' /
Myrtle



Nandina domestica /
Heavenly Bamboo



Parthenocissus tricuspidata /
Boston Ivy



Pedilanthus
macrocarpus /
Lady's slipper



Sansevieria trifasciata /
Mother In Law's Tongue



Senecio cylindricus /
Narrow-Leaf Chalksticks



Senecio mandraliscae



Senecio
radicans /
String of Bananas



Sesleria autumnalis /
Autumn Moor Grass



Trachelopsernum jasminoides /
Star Jasmine

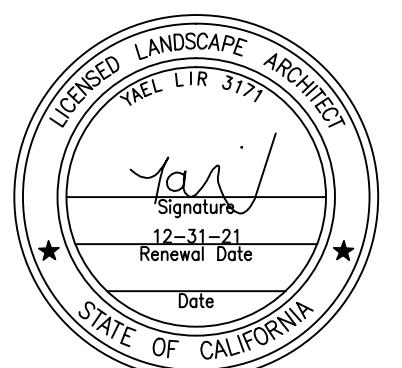
REVISIONS	DATE
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52 UNIT
 5211 VENICE BLVD
 VENICE, CA 90019

PLANT PHOTOS



DATE: AUG 31, 2021
 SCALE: 1"=10'
 JOB NUMBER: 225521
 DRAWN BY:

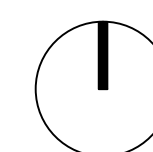
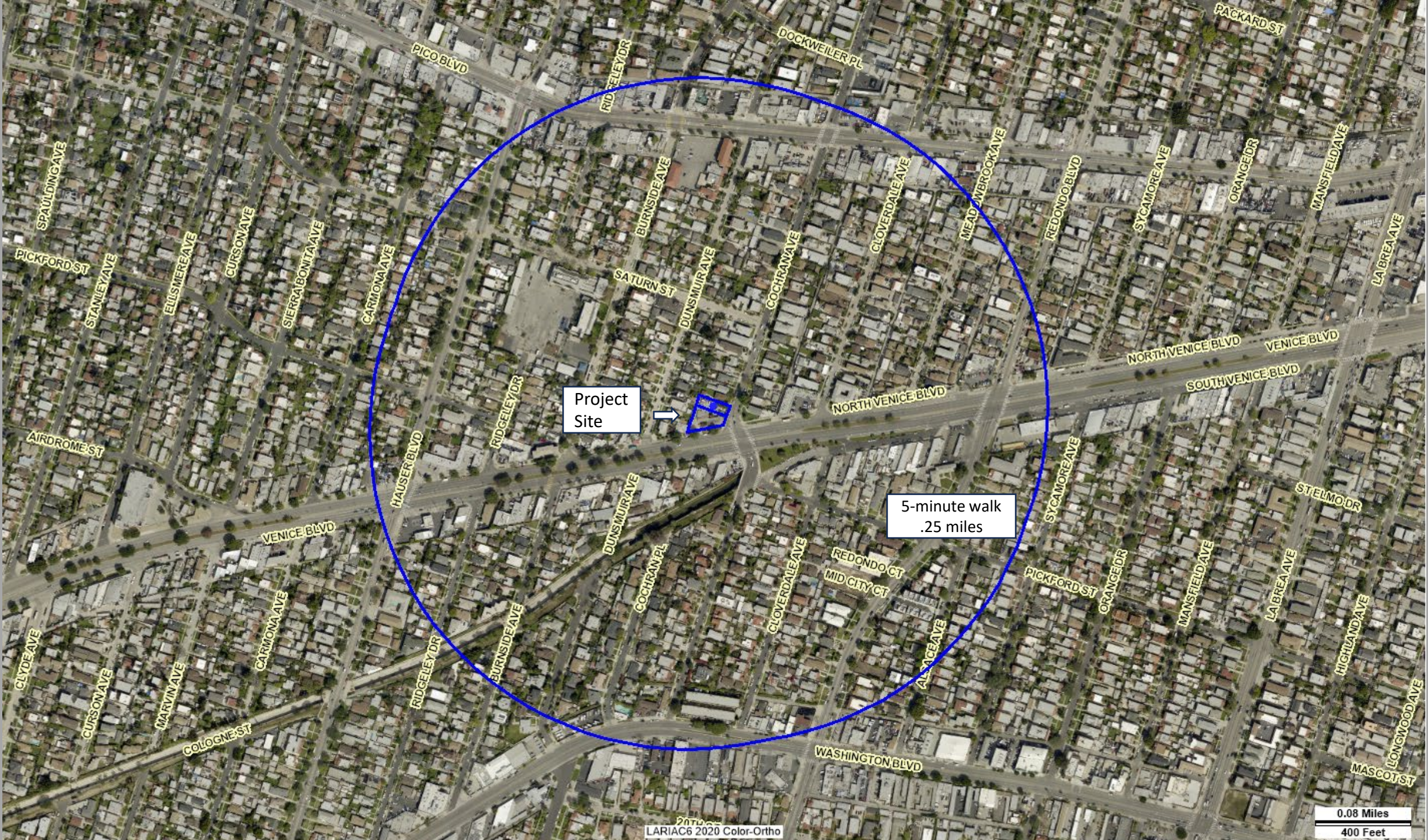


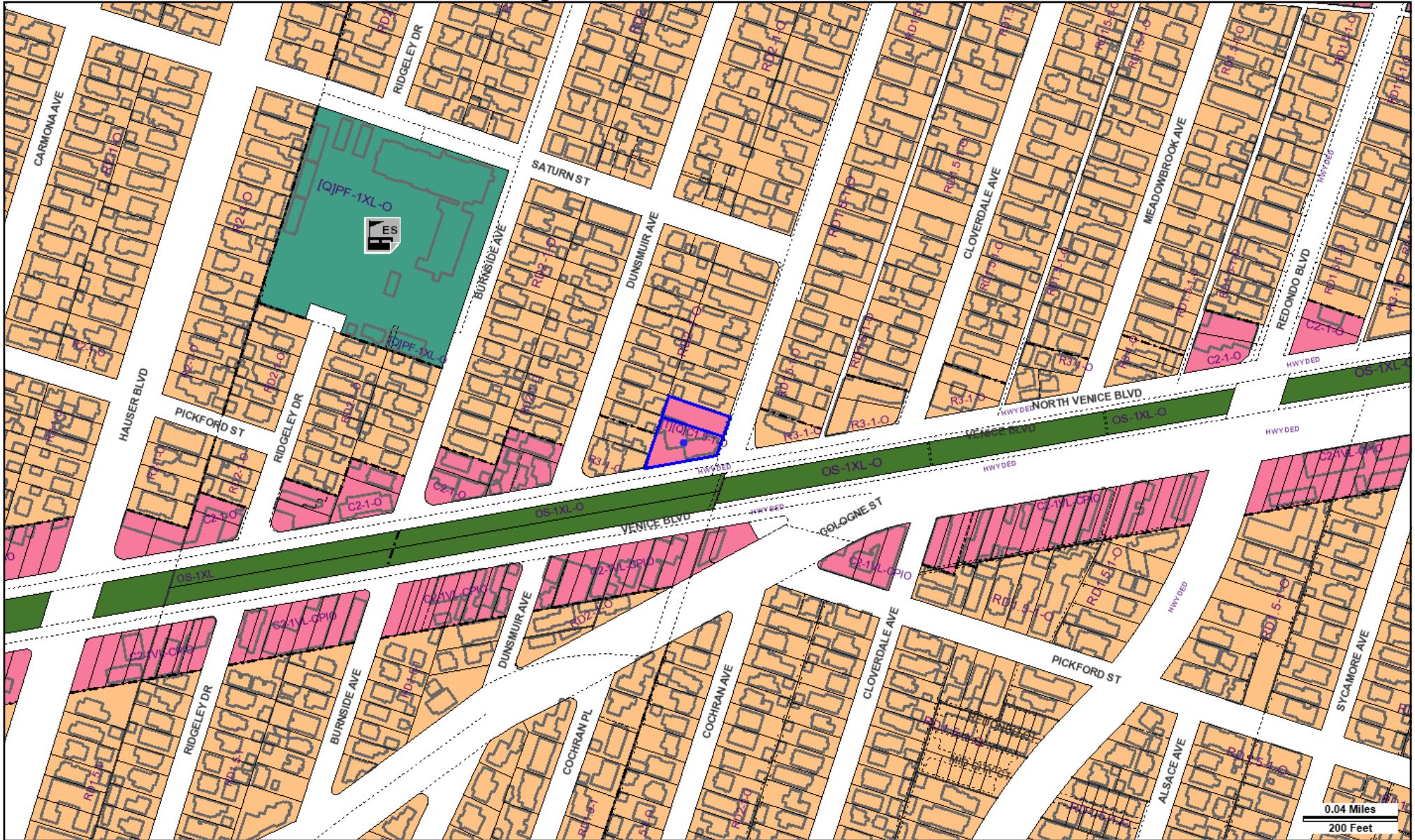
Exhibit B
Vicinity Map
ZIMAS Map



Project Site



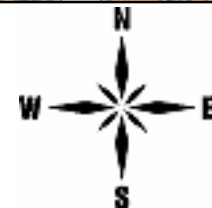
5-minute walk
.25 miles



Address: 1543 S COCHRAN AVE
 APN: 5069035024
 PIN #: 126B177 127

Tract: TR 4889
 Block: 3
 Lot: 22
 Arb: None

Zoning: [T][Q]C1.5-1-O
 General Plan: Neighborhood Commercial



0.04 Miles
200 Feet

Exhibit C

NOE Form and CE Justification

Arborist Letter – July 9, 2023

Arborist Letter – March 14, 2023

R3 Letter

Report of Findings – February 18,

2023 Report of Findings Follow Up

Letter – January 19, 2024

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
CPC-2022-5692-DB-WDI-VHCA / Density Bonus, Waiver of Dedication and Improvements

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2022-5693-CE

PROJECT TITLE
5211 West Venice Boulevard (Primary address)

COUNCIL DISTRICT
10

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
5201 and 5211 West Venice Boulevard and 1537, 1541, 1543 S, Cochrane Avenue

PROJECT DESCRIPTION: Additional page(s) attached.
Demolition of two single story buildings, removal of a surface parking lot and the construction, use and maintenance of a five-story, 51,617 square foot (FAR 4.27:1) multi-family residential building containing 52 dwelling units, five (5) units will be set aside for Very Low Income Households.

NAME OF APPLICANT / OWNER:
Paul Devore

CONTACT PERSON (If different from Applicant/Owner above)
Jordan Beroukhim

(AREA CODE) TELEPHONE NUMBER | EXT.
(310) 435-4594

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) State CEQA Guidelines Sec. 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

Project qualifies for a Class 32 Urban Infill Exemption. The project meets of the of requirements to qualify for a Class 32 Exemptions and none of the exceptions to a Categorical Exemptions apply to the project. See attached CE Justification for further elaboration.

- 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 RICARDO VAZQUEZ	STAFF TITLE CITY PLANNING ASSOCIATE
--	--

ENTITLEMENTS APPROVED
DENSITY BONUS; WAIVER OF DEDICATION AND IMPROVEMENT

DISTRIBUTION: County Clerk, Agency Record
Rev. 6-22-2021

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

VACANT
PRESIDENT

MONIQUE LAWSHE
VICE-PRESIDENT

MARIA CABILDO
CAROLINE CHOE
MARTINA DIAZ
KAREN MACK
MICHAEL R. NEWHOUSE

**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

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2022-5693-CE

The Planning Department 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 Categorized Exempt under Article 19, Section 15332, Class 32.

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

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- (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.

Project Description

The proposed project involves the demolition of the two existing buildings used for office and storage and removal of a surface parking lot on two (2) lots comprising approximately of 16,700.4 square feet, and the construction, use and maintenance of a new, five (5)-story over multifamily residential building totaling 51,617 square feet, including 52 residential units with five (5) units set aside for Very Low Income Households, and 64 automobile parking spaces across two levels of basement parking.

The project includes one (1) studio, thirty-three (33) one bedroom, and eighteen (18) two-bedroom units, and a total of 5,817 square feet of open space. The project will provide 64 automobile parking spaces, five (5) short-term and 43 long-term bicycle parking spaces.

The proposed project will include 51,617 square feet with a maximum floor area ratio (FAR) of 4.27:1. The project has two street trees that are to remain. The project proposes to remove 11 trees that have a diameter of at least eight inches from the subject property, not on the right of way. The project proposes to plant an additional three (3) street trees. One (1) street tree would be added to Venice Boulevard bringing the total street trees on Venice fronting the property to

three (3) street trees and two (2) new street trees along Cochran Avenue. Altogether, the project proposes to plant a total of twenty-nine (29) 24-inch box trees.

The project requires the following:

- 1) Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g) (2) (On Menu Incentives) and 12.22 A.25(g)(3) (Off Menu Incentives), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 52 dwelling units, reserving four (5) units for Very Low Income occupancy for a period of 55 years, with the following requested On Menu and Off Menu Incentives:
 - a) An On-Menu Incentive to increase height by 11 feet to allow a maximum height of 56 feet in lieu of the otherwise allowed 45 feet.
 - b) An On-Menu incentive for a 35-percent increase in the maximum density to allow 52 units in lieu of the otherwise permitted 41 units in the [T][Q]C1.5-1-O Zone
 - c) An Off-Menu Incentive for a Floor Area Ratio (FAR) of 4.27:1 in lieu of 1.5:1 as otherwise permitted in the [T][Q]C1.5-O Zone.
- 2) Pursuant to LAMC Section 12.37, a Waiver of Dedication and Improvements to provide a two (2) foot dedication along Cochran Avenue in lieu of the variable width dedication.

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 applicable general plan designations, applicable policies and applicable zoning designations. (b) The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses. (c) The project has no value as a habitat for endangered species, rare or threatened species. (d) Approval of the project would not result in any significant effect relating 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.

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

The project is located within the Wilshire Community Plan which designates the subject property for Neighborhood Commercial land uses with the corresponding zones of C1, C1.5, C2, C4, P, CR, RAS3, RAS4. The project site is zoned [T][Q] C1.5-1-O . The project is consistent with the applicable general plan policies as well as with the applicable zoning designations and regulations.

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

The project site is wholly within the City of Los Angeles, on a site that is approximately .383 acres in size. Lots adjacent to the subject properties are developed with the following urban uses single-family, and multifamily developments. The site is currently paved and improved with two single-story buildings and is surrounded by development and therefore is not, and

has no value as, a habitat for endangered, rare or threatened species.

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 not value as a habitat for endangered, rare or threatened species. In addition, there are two (2) existing street trees and zero (0) protected trees on site. The project proposes to maintain the existing street trees and has proposed planting three (3) additional street trees. As identified in the arborist letter dated July 9, 2023, prepared by Dennis Gaudenti (Certified Arborist (#WE-1159A), in addition to the two existing street trees, the site contains 11 significant trees on site. Significant trees are those with a diameter of at least eight inches. The project proposes the removal of all 11 significant trees and will be replaced by 24-inch box trees. In total, the project proposes to plant 27 24-inch box *Podocarpus henkelii* (*Henkel's Yellowwood*) and two (2) 24-inch box *Lophostemon confertus* (*Brisbane box*). Note, no street tree or protected tree may be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161 - 62.171. At the time of preparation of this CE, no approvals have been given for any tree removals on-site or in the right-of-way by BPW. Additionally, the project does not propose to remove any existing trees in the public right of way. Additionally, the arborist letter dated July 9, 2023 provides specific instructions on how the two street trees are to be protected during the construction period of the project.

d) Approval of the project would not result in any significant effect 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 project does not exceed the threshold criteria established by LADOT for preparing a transportation study. Therefore, the project will not have any significant impacts to traffic or transportation. 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.

An Environmental Report of Findings (ROF), which is often referred to as a Phase I Environmental Site Assessment Report, dated February 18, 2023 was prepared by Jay L. Stern of Air-Borne Investigations & Enviro-Consultation. The overall conclusion of the ROF was that no further environmental study is needed. Additionally, the subject property, according to the ROF, "...does not appear to be a source of environmental contamination." The report found that the site is just outside the FEMA map boundary for a liquefaction zone. LADBS issued a Soils Report Approval Letter dated February 15, 2023 that conditionally approved soils reports dated August 22, 2017 (Log No. 124833). The ROF found two potential items that could be considered "Recognized Environmental Conditions." The first was a lighting ballast found in a "waste accumulation area" and the other was waste motor oil found to be improperly stored. Mr. Jay L. Stern conducted a follow up site visit on January 17, 2024. The results of his site visit are documented in a letter dated January 19, 2024. The letter states:

“...We found that hazardous wastes previously identified as improperly stored had been removed. There was no finding that additional hazardous wastes remain on subject property. Specifically, no waste oil was identified as being accumulated or stored. No waste lighting transformers at all were found during the visit. We note that lighting transformers manufactured prior to 1979 contained polychlorinated biphenyl compounds (PCB) as heat transfer material. PCBs were identified as mutagens, teratogens, and possible carcinogens, leading to their banning. Transformers manufactured subsequent to 1979 did not contain PCBs and are not classified as hazardous waste. As the life of PCB-containing lighting transformers was approximately 30-years, the chances that DeVore Electrical Co. personnel would encounter and find the need to store PCB-containing transformers in 2024, and subsequent is reasonably expected to be nil. “

The site visit from Jay L. Stern, Registered Environmental Professional (Certificate No. 1647026396221021) on January 17, 2024 addresses the two potential “Recognized Environmental Concerns.” During the site visit Mr. Stern did not identify any improperly stored motor oil and further stated that the likely hood of toxic waste in the form of transformers with PCBs was nil. As such there were no “Recognized Environmental Concerns” at the site.

- 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 five (5)-story over two (2) levels of subterranean parking residential building totaling 51,617 square feet with 52 dwelling units and 64 automobile parking spaces will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

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

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes a five (5)-story over two (2) levels of subterranean parking residential building totaling 51,617 square feet with 52 dwelling units and 64 automobile parking spaces in an area zoned and designated for such development. All adjacent lots are developed with single story and two story residential and commercial buildings. There are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park, which is over 12 miles away from the subject site. Therefore the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California’s database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City’s HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site

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



McKinley & Associates (818) 240-1358

Certification Letter

July 9, 2023

Mr. Paul Devore
P.D. Development, LLC
5211 Venice Blvd.
Los Angeles, CA 90019-5237

Dear Mr. Devore:

Recently Jordan Beroukhim contacted me on your behalf and requested an Arborist Letter concerning the trees located on your property at 5201-5211 Venice Blvd., Los Angeles. The subject property has existing buildings. It is located in the Mid-City area in the City of Los Angeles. This letter is in reference to City of Los Angeles Ordinance No. 186873.

Background/Observations:

On Tuesday, March 14, 2023 at approximately 12:00 Noon. I arrived at the property located at 5201-5211 Venice Blvd., Los Angeles, California. The subject property has existing, mature trees. The following trees were observed on the subject property.

Tree Inspection Data:

- Tree #1 *Podocarpus gracilior* or Fern Pine; 19" DBH; 40' Sp; 40'Ht; Rating: B (Street Tree)
- Tree #2 *Podocarpus gracilior* or Fern Pine; 30" DBH; 50' Sp; 40'Ht; Rating: B (Street Tree)
- Tree #3 *Olea europaea* or Olive; 17" DBH; 20' Sp; 25'Ht; Rating: D+
- Tree #4 *Olea europaea* or Olive; 17" DBH; 20' Sp; 25'Ht; Rating: C
- Tree #5 *Arbutus unedo* or Strawberry Tree; 3,5,7" DBH; 10' Sp; 30'Ht; Rating: C-
- Tree #6 *Ficus benjamina* or Weeping Banyan; 12" DBH; 30' Sp; 45'Ht; Rating: C+
- Tree #7 *Ficus benjamina* or Weeping Banyan; 12" DBH; 30' Sp; 45'Ht; Rating: C+
- Tree #8 *Ficus benjamina* or Weeping Banyan; 12" DBH; 30' Sp; 45'Ht; Rating: C+
- Tree #9 *Ficus benjamina* or Weeping Banyan; 12" DBH; 30' Sp; 45'Ht; Rating: C+
- Tree #10 *Ficus benjamina* or Weeping Banyan; 12" DBH; 30' Sp; 45'Ht; Rating: C+
- Tree #11 *Ficus benjamina* or Weeping Banyan; 12" DBH; 30' Sp; 45'Ht; Rating: C+
- Tree #12 *Ficus benjamina* or Weeping Banyan; 12" DBH; 30' Sp; 45'Ht; Rating: C+
- Tree #13 *Ficus benjamina* or Weeping Banyan; 12" DBH; 30' Sp; 45'Ht; Rating: C+

Recommendation

The proposed new 5-story, 52-unit residential building will require the removal of all the existing private trees from the site. The two existing Street Trees will be preserved. The Planning Department normally requires the planting of 1-24 inch-box size tree for each tree removed measuring 8 inches or more in diameter. There are 11 Significant trees over 8 inches in diameter

Arborists and Environmental Consultants



McKinley & Associates (818) 240-1358

Recommendation-Continued

which will require removal. In this case 11-24 inch-box size replacement trees would be required to be planted. These replacement trees would be required to be identified on the new landscape plan. I would recommend using many of the replacement trees as privacy screens along the boundary areas of the subject property. Podocarpus, Italian Cypress, Hollywood Juniper and Eugenia make excellent privacy screens. The trees currently growing on the subject property are all exotic tree species.

Street Tree Protection

Tree #1 and Tree #2 are City of Los Angeles Street Trees. They must be protected and preserved. Prior to any work the contractor must install 6-foot-high chain-link fencing around these trees within the existing parkway areas. Orange plastic fencing must be zip-tied to the chain-link fencing for added visibility. No dumping of excess soil, concrete, stucco, paint and other foreign materials shall be permitted inside these tree protection fence areas. The roots, bark, trunk, limbs, branches and leaves of these trees shall be protected from injury throughout the construction period.

Certification

As an I.S.A Certified Arborist and Licensed Pest Control Adviser I further certify that I did not observe any native, protected species of Oak, California Bay, California Sycamore, Southern California Black Walnut, Toyon or Mexican Elderberry growing on or near the subject property. No native, protected Oak, Bay, Sycamore, Southern California Black Walnut, Toyon or Mexican Elderberry will be impacted on neighboring properties by any future development of this property.

I am an Associate Arborist with McKinley & Associates. I am a Certified Arborist and a Licensed Pest Control Adviser and am therefore considered a Tree Expert as defined in the City of Los Angeles Ordinance No. 186873. I prepared this Arborist Report as required by the City of Los Angeles.

Thank you for the opportunity to serve you and your arboricultural and horticultural needs. If you have any further questions, please feel free to contact me during the day on my business cell phone at (818) 858-5077.

Yours truly,

Dennis Gaudenti

Dennis Gaudenti, Associate Arborist
Certified Arborist #WE-1159A
International Society of Arboriculture
Agricultural Pest Control Adviser
License #70750

Arborists and Environmental Consultants



McKinley & Associates (818) 240-1358

Certification Letter

March 14, 2023

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P.D. Development, LLC
5211 Venice Blvd.
Los Angeles, CA 90019-5237

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Arborists and Environmental Consultants

Recommendation-Continued

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Thank you for the opportunity to serve you and your arboricultural and horticultural needs. If you have any further questions, please feel free to contact me during the day on my business cell phone at (818) 858-5077.

Yours truly,



Dennis Gaudenti, Associate Arborist
Certified Arborist #WE-1159A
International Society of Arboriculture
Agricultural Pest Control Adviser
License #70750

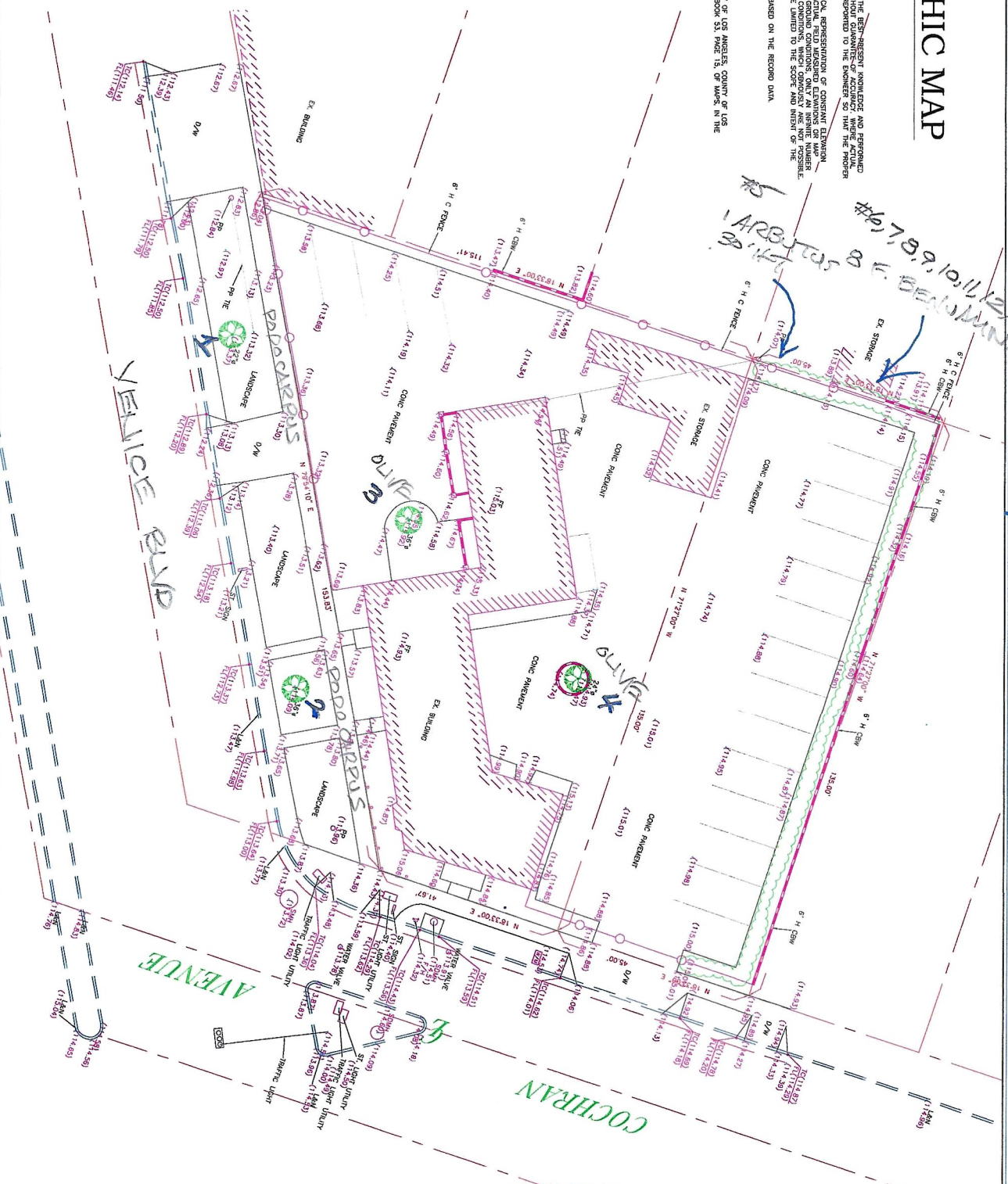
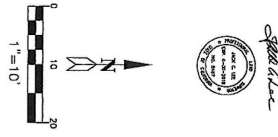
TOPOGRAPHIC MAP

SURVEYOR'S NOTES:

1. ALL INFORMATION SHOWN ON THE DRAWINGS IS OPEN AS THE BEST AVAILABLE KNOWLEDGE AND PREPARED WITHIN GENERALLY ACCEPTED ENGINEERING PRACTICE BUT WITHOUT GUARANTEES OF ACCURACY, WHERE ACTUAL MEASUREMENTS MAY BE MADE.
2. ESTABLISHMENT OF CONTOUR: CONTOURS IS THE GRAPHICAL REPRESENTATION OF CONSTANT ELEVATION LINES THAT ARE INTERPOLATED OR DERIVED FROM FIELD MEASUREMENTS. CONTOUR LINES ARE NOT THE RESULT OF FIELD MEASUREMENTS. CONTOUR LINES ARE INTERPOLATED FROM THE NUMBER OF FIELD MEASUREMENTS. THE NUMBER OF SUCH FIELD MEASUREMENTS ARE THEREFORE LIMITED TO THE SCOPE AND NATURE OF THE SURVEYING WORK.
3. THE BOUNDARY SHOWN HEREON HAS BEEN ESTABLISHED BASED ON THE RECORD DATA.

LEGAL DESCRIPTION:
 LOT 21 AND LOT 22 OF BLK 3 OF TRACT 4889, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAPS RECORDED IN BOOK 53, PAGE 13, OF MAPS IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.
 APN: 5069-03-023 AND 5069-03-024

BENCHMARK:
 CITY BENCHMARK NO. 13-02290
 CUT SINK IN W CURB BRUNSON AVENUE
 10 FT N OF SINK BLVD N END CD
 ELEVATION: 109.925'



CALLAND ENGINEERING, INC.
 dba QUARTECH CONSULTANTS
 576 E. LAMBERT ROAD, BREA, CA 92821
 TEL: (714) 671-1050 FAX: (714) 671-1090

PROJECT LOCATION:
 5211 Venice Blvd.,
 Los Angeles, CA

T-1
 SHEET 1 OF 1 SHEET

VENICE BLVD

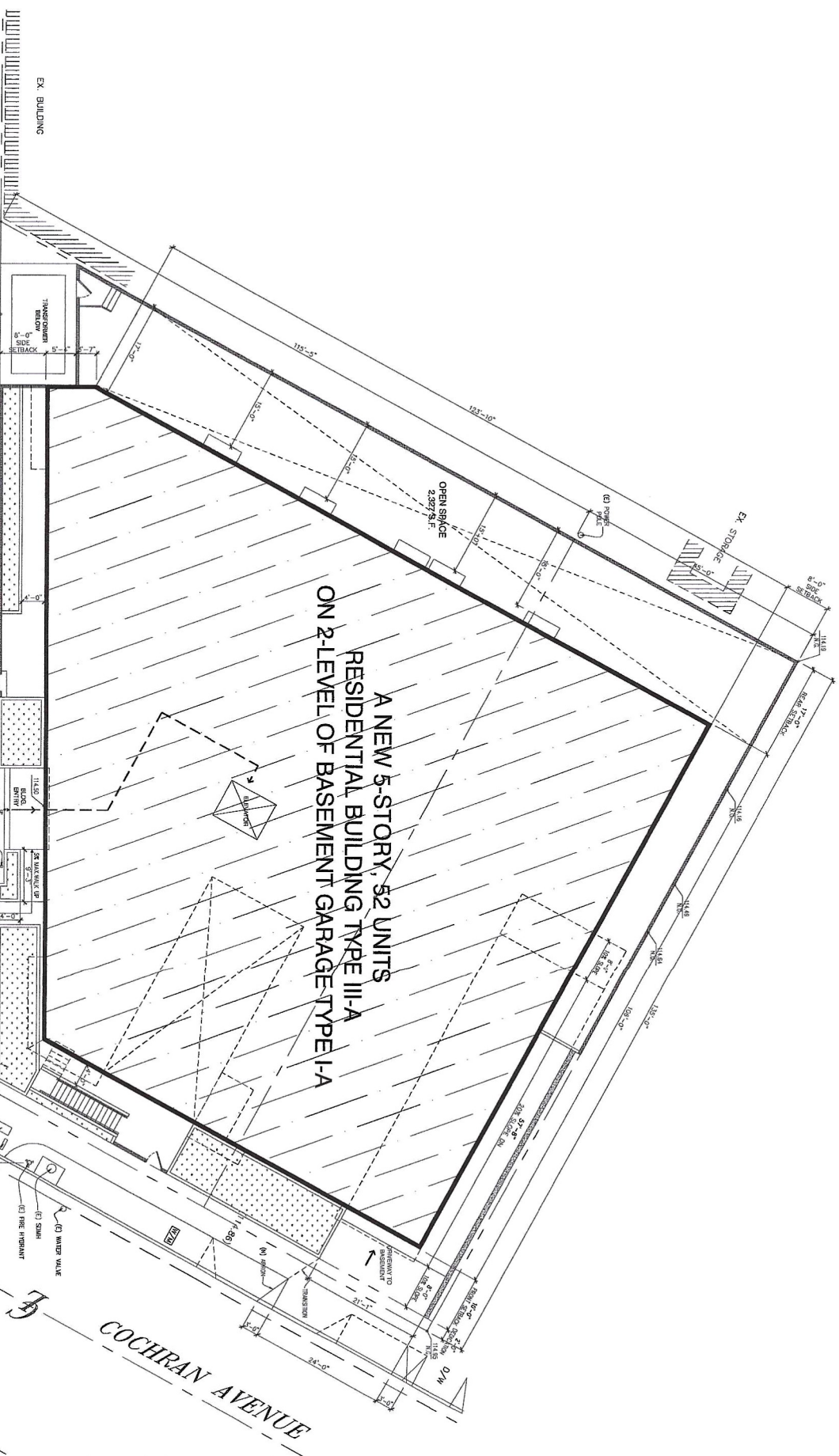
SITE PLAN
SCALE: 1/8" = 1'-0"



PROJECT PROPOSED PROJECT
SUBMITTED TO PARAGRAM 1.1

City of Los Angeles
Department of Planning and Development
PLANNING AND DEVELOPMENT DIVISION
BY: [Signature]
DATE: 07/28/2021
Application No: 2020-0001-0018

DATE: 07/28/2021
BY: [Signature]
JOB: 2020-0001-0018
DATE: 07/28/2021
SHEET: A1



A NEW 5-STORY, 52 UNITS
RESIDENTIAL BUILDING TYPE III-A
ON 2-LEVEL OF BASEMENT GARAGE TYPE I-A

PROJECT
5211 W VENICE BLVD
LOS ANGELES

OWNER
PAUL DEVORE P.D.
DEVELOPMENT LLC
5211 W VENICE BLVD,
LOS ANGELES, CA 90019

DESIGNER
SAM GHANOUNI
1425 WEST WASHINGTON, SUITE 100
LOS ANGELES, CA 90019
TEL: 213-233-2222
WWW.SAMGHANOUNI.COM



No.	Revision	date

PERMIT SET ONLY



Dennis Gaudenti
WE-1159A

ISA Certified Arborist®
ISA Tree Risk Assessment Qualified

Expiration
30 Jun 2023
31 May 2027



DEPARTMENT OF PESTICIDE REGULATION
LICENSING/CERTIFICATION PROGRAM

PCA



AGRICULTURAL PEST CONTROL ADVISER LICENSE

LICENSE #: 70750

EXPIRES: 12/31/2024

Categories: ABCDEFG

Issued: 1/1/2023

DENNIS A GAUDENTI

9241 DORRINGTON PL
ARLETA, CA 91331



This License must be shown to any representative of the Director or Commissioner upon request.



DEPARTMENT OF PESTICIDE REGULATION
LICENSING/CERTIFICATION PROGRAM

QAL



QUALIFIED APPLICATOR LICENSE

LICENSE #: 98070

EXPIRES: 12/31/2024

Categories: ABCEFH

Issued: 1/1/2023

DENNIS A GAUDENTI

9241 DORRINGTON PL
ARLETA, CA 91331



This License must be shown to any representative of the Director or Commissioner upon request.

APPLICATIONS



TREE DISCLOSURE STATEMENT

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

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

Property Address: 5201-5211 VENICE BLVD., LOS ANGELES

Date of Field Visit: MARCH 14, 2023

Does the property contain any of the following protected trees or shrubs?

- Yes (Mark any that apply below)
 - Oak, including Valley Oak (*Quercus lobota*) and California Live Oak (*Quercus agrifolia*) or any other tree of the oak genus indigenous to California, but excluding the Scrub Oak
 - Southern California Black Walnut (*Juglans californica*)
 - Western Sycamore (*Platanus racemosa*)
 - California Bay (*Umbellularia californica*)
 - Mexican Elderberry (*Sambucus mexicana*)
 - Toyon (*Heteromeles arbutifolia*)

No

Does the property contain any street trees in the adjacent public right-of-way?

Yes No

Does the project occur within the Mt. Washington/Glassell Park Specific Plan Area and contain any trees 12 inches or more diameter at 4.5 feet above average natural grade at base of tree and/or is more than 35 feet in height?

Yes No

Does the project occur within the Coastal Zone and contain any of the following trees?

Yes (Mark any that apply below)

- Blue Gum Eucalyptus (*Eucalyptus globulus*)
- Red River Gum Eucalyptus (*Eucalyptus camaldulensis*)
- Other Eucalyptus species

No

Tree Expert Credentials (if applicable)

Name of Tree Expert: DENNIS GAUDENTI

Mark which of the following qualifications apply:

- Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor
- Certified arborist with the International Society of Arboriculture who is a licensed landscape architect
- Registered consulting arborist with the American Society of Consulting Arborists

Certification/License No.: WE-1159A / LIC. No. 70750

Owner's Declaration

I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above biological resources is accurate to the best of my knowledge.

Name of the Owner (Print) _____

Owner Signature _____

Date _____

BOARD OF PUBLIC WORKS MEMBERS

AURA GARCIA
PRESIDENT

M. TERESA VILLEGAS
VICE PRESIDENT

DR. MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

VAHID KHORSAND
COMMISSIONER

SUSANA REYES
COMMISSIONER

DR. FERNANDO CAMPOS
EXECUTIVE OFFICER

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

DEPARTMENT OF
PUBLIC WORKS

BUREAU OF
ENGINEERING

TED ALLEN, PE
CITY ENGINEER

1149 S BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

October 04, 2023

Jordan Beroukhim
5632 Van Nuys Blvd #1140
Sherman Oaks, CA 91401

PCIS: **21010-10001-06196**

Address: **5211 W VENICE BLVD**

Highway Dedication Reference No.: **202300316**

R/W NO.:

Greetings:

Your building permit application has been referred to my office for review as required under Section 12.37 of the Los Angeles Municipal Code. Since the building site adjoins **Venice Blvd**, designated as a **Modified Boulevard II** and **Cochran Ave** designated as a **Collector** on the City's General Plan, it is subject to the provisions of this section. Per Los Angeles Municipal Code Section 91.109.3, your Certificate of Occupancy will not be cleared by the City Engineer until the following public improvements and/or dedications are completed, and all the required fees are paid. Any improvements to be done are listed below and to be performed as described in the public right-of-way fronting your property. If you have already complied with the following requirements, please accept this letter for your record.

1. Complete the variable dedication process along Cochran Ave to provide a 33FT half right of way by submitting required documents and fees. Fill in newly dedicated area with concrete sidewalk.
2. Complete the dedication process of a 20FT radius corner cut at intersection of Venice Blvd and Cochran Ave by submitting required documents and fees. Fill in newly dedicated area with concrete sidewalk.
3. Obtain an A-permit to complete the following improvements:
4. Remove and replace broken, off-grade, damaged and non-ADA compliant of sidewalk and parkway with new sidewalk along Venice Blvd.
5. Spot repair 11 LF of concrete curb and R&R broken, off-grade and missing curb along Venice Blvd.
6. Reconstruct/remodel curb ramp at the intersection of Venice Blvd and Cochran Ave per latest Bureau of Engineering (BOE) Standard Plan No. S-442-6.
7. *For WDI Process Only*

Enclosed is information pertaining to dedication and improvements. If you have any questions you may contact **Trevor Quan** of the Highway Dedication Section at trevor.quan@lacity.org .

Section 12.37 L.A.M.C., provides for minimum dedication and improvement requirements which do not preclude conditions established by the City Planning actions.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Melgar". The signature is fluid and cursive, with a large initial "S" and a long horizontal stroke at the end.

Steve Melgar
Acting Civil Engineer

18 February 2023

Mr Paul De Vore
DeVore Electrical and Lighting Co.
5211 W. Venice Blvd.
Los Angeles, CA 90019

Ref: Preliminary Environmental Evaluation, 5211 Venice Blvd., Los Angeles, CA 90019



Dear Sir:

This letter serves to transmit an Environmental Report of Findings (ROF) conducted at subject property by Jay L. Stern, Registered Environmental Professional. The ROF is submitted in compliance with an Agreement for Services between Sassan Geosciences, Inc (SAS) and its client, the property owner, Mr. Paul De Vore. The ROF and underlying environmental evaluation are intended to comply with, and in fact are believed to comply with criteria specified in the Federal "All Appropriate Inquiries (AAI) Standard," sections 312.1 through 312.31, and in Standard Practice for Environmental Site Assessments: Phase I, ASTM Standard E1527, and provides disclosure information specified by California Civil Code Sections 1102 through 1102.7, as applicable.

An environmental evaluation is intended to determine if environmental or toxic hazard is suspected of impacting a specific parcel of real property. It is intended to fulfill the environmental *due diligence* responsibilities held by parties with interest in the Real Estate parcel involved. It provides evidence of "innocent landowner" defense, if required. An environmental evaluation may also reveal information about the property, which assists in determining proper insurance coverage, criteria for structural remodeling, or site redevelopment.

In some circumstances, samples of structural materials, potable water, soil, or other substances may be taken. Locations suspect for asbestos may be identified, however sampling and analysis for asbestos is required by regulation to be conducted by State-Certified Asbestos Consultants. In the present evaluation, exterior coatings were randomly tested for the presence of lead-based paint. A review of information pertaining to the potential existence of radon at the property is also stated.

Subject property and its surroundings were inspected to determine current use. Available government agency records, environmental databases, archival aerial photographs, and historical fire insurance maps were examined. Our findings and recommendations are documented in the accompanying Report of Findings. The report is organized as follows:

- I.** Statement of Findings: The Findings are carefully documented statements of fact about the property. They represent the legally defensible portion of the due diligence effort conducted on behalf of Client.
- II.** Executive Summary: The Summary provides a narrative overview of the Report highlighting points of substantive interest or germane to the investigation.
- III.** Property Description: The physiographic location of the property and its current development as observed during the site inspection are described. The potential for impact to subject property due to flood, earthquake or geologic hazard is investigated.
- IV.** Site Inspection: Activities observed on-site and in its vicinity during the site inspection are documented. Information obtained during interviews with on-site personnel and results of field screening of any samples are presented. If chemical processes or environmentally hazardous activities are conducted on-site, these are described. Any evidence of past hazardous materials use is documented. Materials of construction are inspected for potentially toxic substances.
- V.** Hazardous Border Zone Survey: Real Estate within 2000 feet of the subject that have been identified as hazardous by environmental agencies are evaluated as to their possible impact upon the subject.
- VI.** Historical Record Search: As available, data is compiled to determine property history generally dating back forty years. Reasonably available fire insurance maps, archival aerial photographs and records from public agencies at city and regional levels are examined to determine past uses of the property.
 - i. Federal, State and Local Records Search: Near-by, identified hazardous sites listed on various environmental databases are studied. Sites likely to impact the property are described in detail.
 - ii. Prior Environmental Studies: A synopsis of known, prior environmental studies relating to the property are provided.
- VII.** Sampling and Analyses: Samples collected as part of the evaluation, if any, are discussed.
- VIII.** Conclusions and Recommendations: The conclusions are generally statements of opinion based upon facts determined in the course of the evaluation. When advisable, additional services are recommended to meet the best interest of Client.
- IX.** Foreseeable Consequences: When recommendations for additional services are made, the consequences of following or not following the recommendations are predicted.
- X.** General References: Documents, books, maps, prior reports and other references used for the preparation of the report are identified. Footnotes, if any, are stated.
- XI.** Appendices: The database report studied for nearby, identified hazardous sites is provided. Data generated during report preparation, including photographs, maps, governmental agency records, lab reports or other esoteric and difficult to obtain information is compiled here.

The Report of Findings, appendices, any addenda or amendments is represented as the result of an environmental due diligence evaluation conducted by the undersigned. The Findings are not disclaimed or disavowed. Presented conclusions are based on the sources identified in the Report and represent our professional judgment. If we qualify a Finding, the reason is stated.

The Report is the property of the Client for whom it was prepared. To the best of our professional ability, we warrant that:

- i. Client, heirs, successors in interest, assigns or others acquiring or having an interest in subject property may rely upon this Report of Findings as an accurate reflection of the environmental condition of it **at the time that it was evaluated.**
- ii. The Report may be provided to others, whole or in part, at the discretion of the Client so long as the following conditions are observed:
 - a. The Report or any portions thereof shall clearly include and completely identify **Air-Borne Investigations** as the author of the Report, including contact information.
 - b. If less than the entire Report is provided by the Client to others, such parts shall be taken as whole sections, and may not be taken out of context, modified, abridged or altered in any way.
- iii. The Report reflects the environmental condition of subject property as of the date of the Report.

The signatory of this report declares, "I am an environmental professional within the meaning and definition of AAI final rule (40 CFR 312.10). I meet the qualifications for environmental professionals as stated in the rule. My NREP (National Registry of Environmental Professionals) identification number is 16147026396221021"



Jay L. Stern
Registered Environmental
Professional

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I. Statement of Findings

(Note—The numbers to the right indicate the page where additional information on this Finding can be found.)

Client has demonstrated *due diligence* by obtaining an impartial, third party, preliminary environmental evaluation of subject property.

Subject property is identified on a map prepared by the County of Los Angeles Assessor's Office as a trapezoidal land parcel of approximately 10,620 sq. ft. and an adjacent lot of 6,075 sq. ft. for a total of 16,678 sq ft. in the City of Los Angeles, California. It is currently developed as a lighting contractor office, material storage, areas and vehicle parking. _____ 7

The property is believed to be underlain by groundwater at a depth of 67 feet below surface. _____ **Error! Bookmark not defined.**

Subject property is not in an area known to be at risk due to inundation by dam failure. _____ **Error! Bookmark not defined.**

Subject property is not within an Alquist-Priolo Earthquake Zone. However, it is approximately 1.5 miles from the Newport-Inglewood Fault. **Error! Bookmark not defined.**

In the event of a fire at subject property, environmental health hazard due to release of toxic combustion products or chemicals is likely to be of average to above average concern. _____ 15

City of Los Angeles is an urban area. It is not an extreme fire hazard zone as defined by the California Government Code. It is not a state responsibility area for Wildland Fires. Based on the site inspection, subject property appears to be in compliance with provisions of the Code. _____ 15

City of Los Angeles is in Zone 2 for radon. Zone 2 sites are expected to experience indoor radon levels of less than four pico Curies per liter of air. This is not expected to be an environmental health concern. _____ 16

No evidence of biovectors were identified at the property.. _____ 16

Additional information is being gathered to verify that the property complies with agency regulations regarding hazardous waste record-keeping. No evidence of illegal disposal of hazardous substances to ground was identified onsite. _____ 19

No distressed vegetation attributable to toxic substances was observed on the property or its neighbors. No groundwater monitoring wells, unusual odors or evidence of prior sub-surface investigation was identified on-site. _____ 16

Numerous sites identified as hazardous and appearing on various environmental agency databases are within 2000 feet of the property. Most of the sites have been

remediated and the cases against them were closed years ago. The remaining sites appear to have been flagged due to administrative violations such as failure to submit a yearly environmental business plan. None of these sites are likely to negatively impact the property due to either type of violation, distance from the property, or groundwater flow direction. _____ 30

The closest oil well appears to be about half a mile from subject property . It was plugged and abandoned as a dry hole. _____ **Error! Bookmark not defined.**

On the basis of the site inspection, the records searched and the information gathered, we conclude that additional environmental services at subject property, such as subsurface investigations, are not required to complete Client's environmental due diligence responsibilities with respect to hazardous materials. Nevertheless, two "Recognized Environmental Conditions" may exist at subject property.35

Recommendations are made regarding minor improvement to the onsite hazardous waste accumulation area. Special handling of lead-containing wastes is not required. Recommendations are made regarding soil stability at the property, relating to subterranean development, proximity to Ballona Creek, and as relates to potential damage in event of earthquake.

II. Executive Summary

Subject property is comprised of a trapezoidal parcel with area of about 10,620 sq. ft. at the Northwest corner of West Venice Blvd, and South Cochran Avenue, plus a rectangular parcel of 6,075 sq. ft., adjacent, fronting on Cochran Ave., City of Los Angeles, California. The total area of the parcels is 16, 678 sq. ft. There are five street addresses associated with the property, only one of which, 5211 West Venice Blvd., appears to be currently active. The assessor parcel numbers for subject property are 5069-035-024 and 5069-035-023.

Historical records indicate that a duplex residence initially occupied the corner parcel when constructed in 1941 on previously undeveloped land. A Sanborn fire insurance map shows that by 1969, four dwelling units apparently occupied the property. After 1974, the structure appears to have been converted first to a single-family dwelling, and then to a school, or preschool. It remained in that use until purchased by the Client and current occupant, Paul De Vore in 2006.

Client obtained a zone change from R2 to [T][Q] C1.5 – O and has used the property since purchase as an office, for material storage, and as a parking area for his business, “De Vore Lighting, Inc.,” an electrical contractor specializing in installation and repair of electric signs. The parcel fronting on South Cochran Avenue has no information associated with it. Currently it is used for parking of Client's service vehicles.

The history of the property was ascertained from archival aerial photographs, topographic maps, city and county records, as well as by direct interview with Client. Building permits available from City of Los Angeles Department of Building and Safety were researched to learn development and occupancy dates, types of occupancies, and previous onsite construction.

A major component of the evaluation was a physical property inspection. It has been developed by construction of the aforementioned residential units, converted to a school, and further converted to an office with locations for storage of electrical components and material, waste fluorescent tube and ballast accumulation, and vehicle parking areas. There was no evidence of hazardous waste disposal on the property. This observation includes the absence of standing or oily deposits, deteriorated containers of identified hazardous substances, odors indicative of wastes, discolored areas and pavement stains. De minimus amounts of waste motor oil were identified in closed pails standing outside of the waste storage area. Client was advised to promptly and properly dispose of the waste oil. Used fluorescent tubes and fluorescent light ballasts were said to be accumulated onsite for recycle. A 55-gallon open head drum designated for accumulation of waste ballasts was identified. Used fluorescent tubes, a source of elemental mercury, were not observed at the time of the inspection. Records of legally appropriate disposal were

not available at the time of inspection. Additional information regarding record keeping is being sought. Household quantities of hazardous materials, such as fuel and cleaning supplies are maintained onsite. There is no evidence of soil contamination attributable to these materials. Nevertheless, the finding of waste motor oil, vehicle fuel and a waste accumulation area may be considered "Recognized Environmental Conditions." Improvement in waste management is strongly advised.

No obvious source of asbestos was identified at subject property. This includes roofing, heating system insulation material, stucco exterior walls and interior plaster or wallboard, and possibly flooring. Nevertheless, prevailing regulations enforced by the South Coast Air Quality Management District mandate that when a structure is to be demolished, only certified asbestos consultants are allowed to inspect and to sample for analysis suspect asbestos-containing materials. (Refer to South Coast Air Quality Management District Rule 1403.)

Architectural coatings, especially paints applied prior to 1978, are potential sources of lead. Exterior trim, such as window frames and stucco moldings were randomly tested during the inspection and found to be lead-bearing. The coatings are in very poor condition and flake at the slightest touch. Environmental regulations regarding safe handling of lead-paint bearing demolition debris are ambiguous. Although demolition contractors are required to observe safe handling protocols for such wastes, these may nevertheless be disposed of in ordinary landfills. Client has no special burden regarding handling of these debris.

Prior to 1978, fluorescent lighting ballast contained polychlorinated biphenyl (PCB) compounds. These substances were found to be carcinogenic as well as teratogenic. Any ballasts accumulated onsite and which are not labeled "No PCBs" must be assumed to contain PCBs and to be disposed of as hazardous waste. Only one discarded ballast was found during the inspection and it was in a location inaccessible for close examination.

The surrounding neighborhood, north to Pico Blvd., is largely single-family residential. Across Venice Blvd., to the south, are commercial businesses and multiple-occupancy housing. Several near-by properties have been identified as hazardous by various environmental agencies. However, the closest are single-family dwellings with the notation "No violation" associated with them. Other properties appear to be identified as hazardous due to activities which they conduct or, more commonly, due to an administrative matter such as not yearly filing a hazardous business plan update. In any event, none of the identified locations appear to pose an environmental health hazard to the property due either to distance or lateral location with respect to the prevailing hydraulic gradient, or due to actual releases of hazardous substances. Conversely, there is no finding that

activities on subject property constitute an environmental health hazard to its neighbors.

The Client, Paul De Vore, was interviewed as a part of the inspection. Mr. De Vore's answers to questions posed to him form a part of this report. They are congruent with information regarding the property from other sources. Mr. De Vore stated that there have been no environmental agency actions against either him, his electrical contracting business, or the property since he purchased it in 2006. Environmental agencies contacted in the course of this environmental evaluation confirmed his statement. It is our understanding that no prior environmental evaluations of subject property have been conducted, nor is there any finding to the contrary.

A review of oil and gas wells in the vicinity of subject property indicated one well approximately 1.5 miles to the northwest, within the South Salt Lake Oil Field. The well appears to have been plugged and abandoned decades ago. It is not considered a potential environmental threat to the property. Similarly, the property is not identified as being within a methane hazard zone, or a methane hazard border zone.

Area hydrogeology was studied as part of this evaluation. Depth to first groundwater is estimated based upon the depth in the nearest water well. That well is about two miles from the property and the measurement is not current. At that well, depth to water was 67 feet below surface. Structures greater than 30 feet above groundwater-containing soils are generally considered safe from liquefaction hazard in the event of an earthquake. There are other factors to consider, however. First the bed of Ballona Creek is within 200 feet of the property. Second, the property is just outside the FEMA map boundary for a large soil liquifiable zone associated with the West Adams portion of the City of Los Angeles General Plan. Third, we understand that site redevelopment plans call for two decks of subterranean parking. This will bring the base of construction significantly closer to a liquifiable lithic layer. Finally, subject property is proximal to an earthquake fault zone. Taken together, these considerations prompt the recommendation that, if not already accomplished, a highly detailed, investigative geotechnical evaluation of the property should be conducted.

Based upon the site inspection and the records studied, we conclude that further environmental investigation at subject property is not required to complete Client's environmental due diligence responsibilities. However, we do recommend an in-depth geological investigation as noted above. Additionally, we recommend that administrative management of hazardous wastes on site be improved, including storage, accumulation, and record keeping. Until this is accomplished, the waste storage area and the presence of pails of used motor oil in unprotected storage constitute "Recognized Environmental Conditions."

III. Property Description

The physiographic location of subject property and its current development as observed during the site inspection is described. The potential for impact to subject property from identified geologic hazard zones is investigated.

A. Location and Current Development

Subject property is comprised of a trapezoidal parcel with area of about 10,620 sq. ft. at the Northwest corner of West Venice Blvd, and South Cochran Avenue, plus a rectangular parcel of 6,075 sq. ft., adjacent, fronting on Cochran Ave., City of Los Angeles, California. The total area of the parcels is 16, 678 sq. ft. There are five street addresses associated with the property, only one of which, 5211 West Venice Blvd., appears to be currently active. The assessor parcel numbers for subject property are 5069-035-024 and 5069-035-023.

Historical records indicate that a duplex residence initially occupied the corner parcel when constructed in 1941 on previously undeveloped land. However, a Sanborn fire insurance map shows that by 1969, four dwelling units occupied the property. After 1974, the structure was apparently converted first to a single-family residence, then to a school, or preschool. It remained in that use until purchased by the Client and current occupant, Paul De Vore in 2006. The property is presently zoned for use as a commercial property and is occupied by Client's business, De Vore Electric, Inc., a licensed contractor specializing in electric signage mainly for use by businesses. Refer to Figure 1, below, a portion of the Los Angeles County Assessor's Map showing the property:

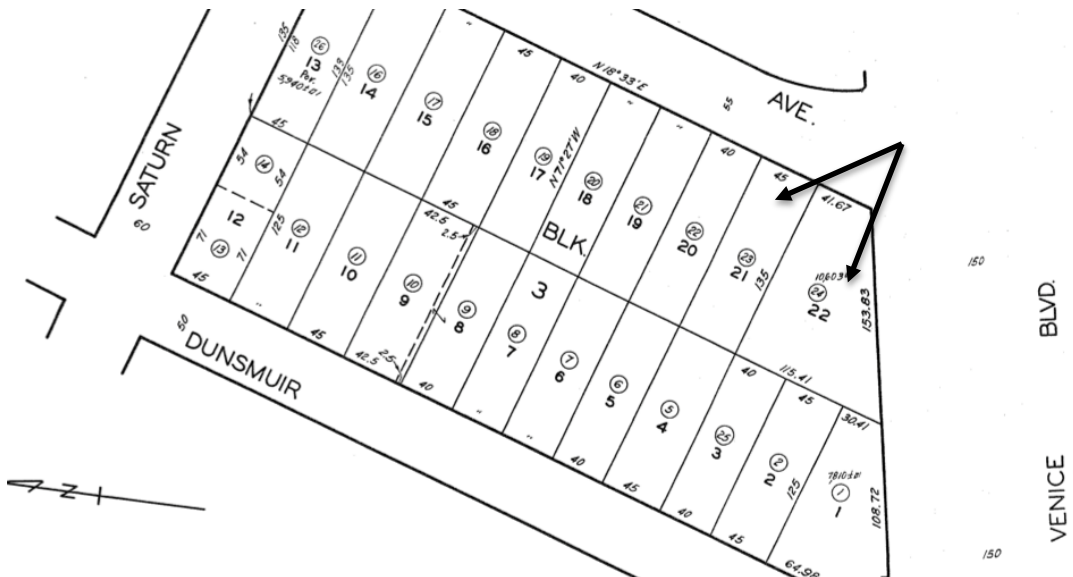


Figure 1: Assessor's map showing situs of subject property. Address is on Venice Blvd, with a portion of the property fronting on Cochran Avenue.

Subject property is identified at latitude N. 34.044990, longitude W. 118.3543710, on the Hollywood, California Quadrangle, USGS 7.5" topographic map. It is at an elevation of approximately 106 feet above mean sea level. The property is generally flat and level. That portion of topographic maps showing subject property (currently and historically) is included in Appendix 1 of this report.

B. Environmental Setting

1. Site Hydrogeology

According to the Hollywood, California, 7.5 " USGS Topographic Map, the exposed channel bed of Ballona Creek lies less than 200 feet south of the property. Little information is available regarding depth to first groundwater at this location. Based upon ground water depth information available from County of Los Angeles Department of Public Works, the closest groundwater monitoring well with elevation data and information on potential contaminants is approximately 1.5 miles west southwest of subject property near Washington Blvd., Culver City. The state identification number is 2S14W05D08. The surface elevation at this point is 88.5 feet and ground water depth is approximately 67 (+/-) feet. Refer to Figure 2, below:

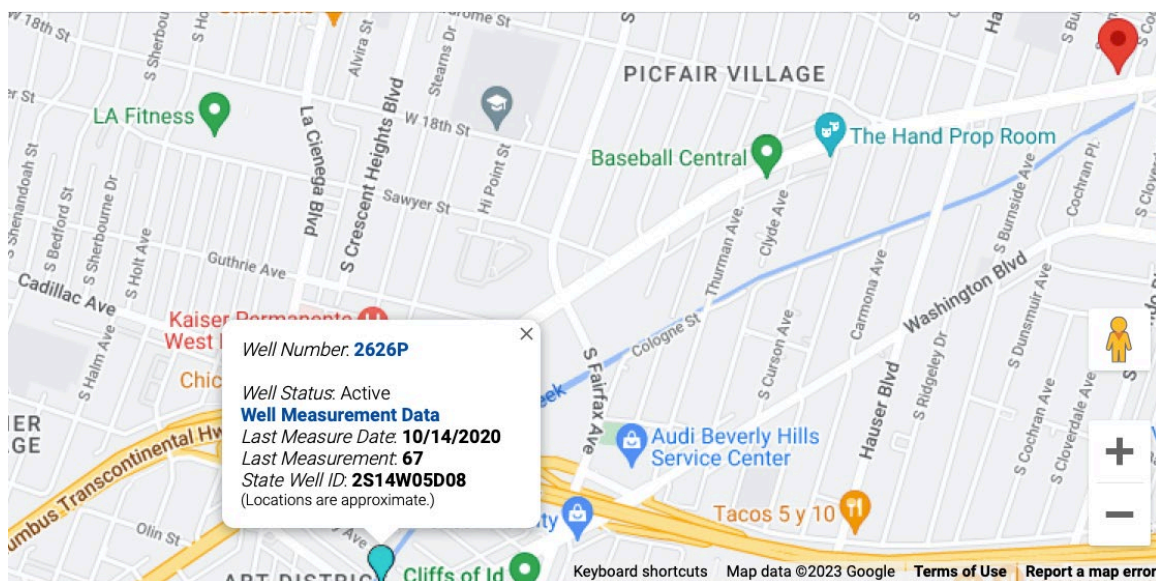


Figure 2: Map showing area hydrologic information. Subject property is noted by a red balloon in the upper right corner of the map. The closest groundwater well identified is indicated at the bottom of the map. The separation between these points is 1.5 miles. Ballona Creek is indicated by a blue line on the map.

An analysis of the groundwater conditions at subject property is provided if soil contamination with communication to the water table is a possibility, or if hazardous sites are within a defined radius of the property. Several sites identified as hazardous by various environmental government agencies are within 2000 feet of subject property.

The surface topography in this area of Los Angeles coastal plain is reasonably flat, with slight slope southwest toward the Pacific Ocean, and with more or less constant soil conditions. From this information, and the surface elevation at subject property of 106 feet above sea level, we calculate an estimate of depth to groundwater at between 70 and 80 feet. Refer to Figure 3, below, showing historic groundwater depth at well 2S14W05D08:

Historical Well Measurement Data				
EXPORT				
Well ID: 2626P State #: 2S14W05D08 RP Elev: 88.50				
High Measure: 202 ON 10/28/1981				
Low Measure: 0 ON 04/21/1989				
Measure Date	RP to WS (Depth)	Water Surface Elevation	No Measure	Questionable Measure
10/14/2020	67	21.50		
11/15/2018	71.50	17		
10/03/2017	69	19.50		
05/01/2012	70	18.50		
12/08/2011	70	18.50		
09/29/2010	70	18.50		
09/15/2009	70	18.50		Air or pressure gage
05/20/2009	75	13.50		Air or pressure gage
11/30/2008	70	18.50		
04/08/2008	70	18.50		
10/23/2006	0	88.50	Temporarily inaccessible	

Depth to groundwater appears relevant for this study for two main reasons:

a. We understand that planning for site redevelopment include two subterranean levels for vehicle parking. Consequently, the potential for ground disturbance, particularly in the event of earthquake should be considered, especially when groundwater is within about 30-feet of a structure's foundation.

Figure 3: Historic Depth to groundwater in well 2S14W05D06. This well is 1.5 miles downstream from subject property.

b. The open channel of Ballona Creek lies in close proximity to subject property. Seepage from the creek into surrounding soils is a possibility, especially as influencing groundwater flow and soil stability.

It is known that wells that access deeper aquifers provide a significant amount of potable water for domestic use in Southern California. Many of these aquifers were,

and in some areas still are, contaminated by nitrites and organic solvents, specifically Perchloroethylene, once in widespread use as a dry-cleaning agent.

Chemical contaminants in well 2S14W05D08 were last found in 2006. The data appears to correspond to information for Los Angeles County well number T0603700559-MW9. Refer to the appended EDR report addendum A, “Geocheck – Physical Setting Source Addendum, Pages A1 to A78,” and Figures 1 and 2, above.

Table III.1 below summarizes the findings regarding site hydrology. Based on the information reviewed in the EDR report and data available from County of Los Angeles and State of California, the property is believed to be greater than 60 feet above ground water on soils that are characterized as generally permeable. According to redevelopment plans, we understand that the site is to be excavated to provide two-decks of subterranean parking. In such case, the base of construction will obviously be much closer to soils that could liquify in the event of earthquake. This consideration may necessitate additional structural engineering studies to reduce or eliminate the potential for damage during a seismic event

Table III.1-- Groundwater Summary

Agency ID	Distance to property	Direction	Address	Depth and comment
Well #2S14W0RD08	1.5 mi	West southwest	5884 W. Washington Blvd.	67 ft.
Santa Monica well #6	¼ mile	South southwest		NA – well destroyed
State well CAEDF00000504 92	¼ mile	Northeast		Monitoring well. cis-1,2 Dichloroethylene at 2.6 ug/liter in 2015.

Ref: County of Los Angeles Dept. of Public Works and Gregg Drilling Co., LLC

2. Flood Susceptibility

Release of toxic substances due to natural disasters does not constitute an environmental crime, although remediation of such release is still necessary. Flood is construed as a natural disaster. Therefore, information is provided on the susceptibility of a property to flooding.

The potential for flooding depends upon the property’s location with respect to water bodies such as reservoirs, aquifers, flood plains or ocean fronts. In the case of flooding by rivers and streams, the severity is normally stated in terms of the frequency that waters are expected to reach a given elevation. For example, a ten-year flood will crest at a lower elevation than a 50-year flood. Where available, this

information has been plotted as zones on flood insurance rate maps (FIRM) by the Federal Emergency Management Agency (FEMA) or by local planning authorities in municipal general plans.

Importantly, substantial development has been permitted in flood plains. In many such areas, protection has been provided to minimize damage in the event of flood. Typically, protection involves elevation of the principal portion of a structure above a given elevation, installation of flood shields and levees along a susceptible portion of a waterway, and waterway channelization.

Based on information available through City of Los Angeles General Plan for the West Adams area community plan, subject property does not lie in an area susceptible to flood. It is identified on Federal Emergency Management Agency (FEMA) map panel 06037C1611G appended to this report of findings.

3. Dam Failure Inundation Area

West Los Angeles, West Adams community, is not downstream of dams or reservoirs susceptible to potential failure due to seismic events or other cause. In the event of flooding on Ballona Creek, waters are likely to flow in a west southwesterly direction, away from subject property. Please see Figure 4, below.

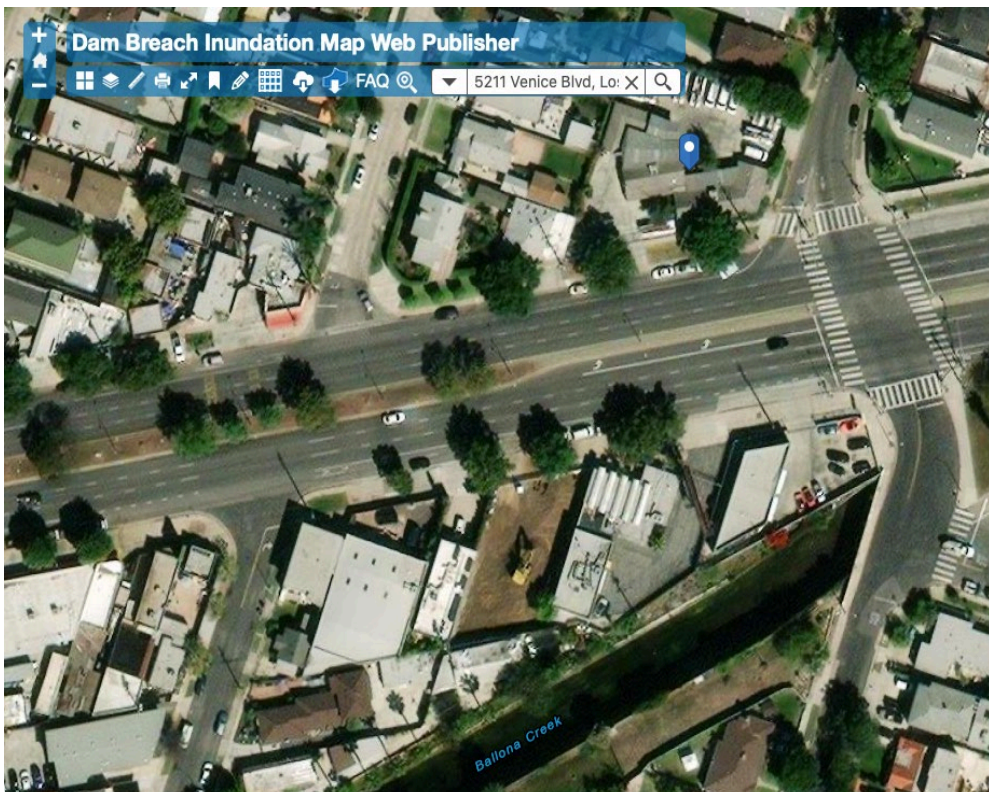


Figure 4: Subject property (identified by the blue dot) is within 200 ft of the Ballona Creek surface flow channel. It is on the north side of the creek at a higher elevation. It is not expected to flood due to creek overflow. No dams or reservoirs are upstream from the property that could negatively impact it.

a. Earthquake Fault Zone (Alquist-Priolo Act)

Energy release during an earthquake constitutes an environmental hazard. The Alquist-Priolo Act requires that property within a designated distance of known earthquake faults be evaluated for their susceptibility to earthquake damage. Alquist Priolo Zones delineate areas that may encounter surface rupture in addition to ground shaking from active earthquake faults. The Newport-Inglewood Fault Zone runs generally north/south with reference to subject property. Although not within the Alquist-Priolo zone, subject property is about 1.5 miles from a part of it. In the event of a rupture on this fault, a magnitude 6 to 7 earthquake could be generated.

The foregoing notwithstanding, given the fact that other, significant earthquake faults exist in Southern California, there is a potential for damage to structures due to activity on the other faults. Damage depends on the maximum credible shock that a fault can potentially release as well as distance to the fault epicenter. Major regional faults with the potential to impact subject property, to some extent, are summarized below:

Table III.2--Earthquake Summary

Fault Name	Distance	Direction	Maximum, Credible Shock	Comment
Newport-Inglewood	1.5 miles from property	West	6 - 7.4	Earthquakes on this fault caused significant damage in prior years. Even well-built structures can suffer damage.
San Andreas	20 miles	Northeast	8.3	Potential severity equivalent to earthquake on Elsinore Fault.
Whittier - Elsinore	40 miles	East	7.5	Ground acceleration potentially greater than earthquake on San Andreas. Last major earthquake in 1910.
San Jacinto	84 miles	Northeast	5.9	Active fault. Relieves seismic pressure for San Andreas fault. Sparsely populated area.
Malibu Coast/Santa Monica	~3 miles	West	4.2	Fault of concern due to proximity to property.

Source: City of Culver City General Plan

The potential for credible and feasible damage due to seismic shock can be estimated from earthquake planning scenarios developed by the California Department of Conservation and/or local General Plans. The Department places subject property in an area that is not expected to experience structural damage due to soil liquefaction in the event of earthquake. This conclusion is based upon soil type and depth to ground water. **Importantly, the conclusion is based upon surface structures, and not necessarily subterranean facilities.**

The possibility of flooding due to dam rupture in the event of an earthquake has been discussed and likely can be discounted as a potential environmental health hazard.

The USGS maintains a “National Seismic Hazard Mapping Project” available over the Internet. Their website coordinates to others which attempt to predict susceptibility to seismic damage in the event of a “severe” earthquake. By entering the latitude and longitude of a property, generalized information regarding ground movement expressed in terms of acceleration due to gravity, which is 32-ft/sec/sec, is returned. For additional, more comprehensive information, refer to <https://hazards.atcouncil.org/#/seismic?lat=34.08932598729521&lng=-117.89931335449216&address=>

b. Seismic Hazard Zone

As noted above, often associated with seismic induced structural damage is soil liquefaction, most prevalent when near-surface soils are saturated with ground water and the soil itself is a non-cohesive mixture, such as sand and gravel. Under these conditions, the soil can become fluid during seismic events causing structures to lose their footings and topple.

The California Department of Conservation, Division of Mines and Geology has mapped parts of California to identify liquefaction and earthquake-induced landslide hazard areas. The information is available in an interactive format through the CA Office of Emergency Services. For more information, refer to <http://myhazards.caloes.ca.gov>.

Subject property is shown on a USGS map identifying areas of Los Angeles showing potential liquefaction zones. The property is just outside of the limit-line for potential soil liquefaction in the event of an earthquake. Refer to the appended Soil Liquefaction map. Importantly, such maps are necessarily approximate. In this case, there remains the possibility of near-surface ground water due to the proximity of Ballona Creek.

Land slippage (i.e. - landslide) is not considered a hazard because the area is generally flat and level.

Based on the property location, proposed design for site redevelopment, the records searched and agency findings, property damage at subject property due to soil liquefaction is a concern in the event of a seismic event.

4. Fire

Fire as an environmental health hazard occurs due to air-borne toxic products of combustion, from toxic products of combustion which may be dissolved in fire deluge water run-off, and from insoluble substances which may be carried along with the run-off water. Storage of incompatible hazardous materials near each other with subsequent mixing due to fire may contribute combustion accelerators or contribute to any of the categories of hazardous material just mentioned.

Generally, fire in residential structures presents less of an environmental health hazard than in industrial facilities, for example. Subject property is currently developed as an office with storage for materials and outdoor parking for company vehicles. The use of the structure has been converted from residential to commercial. Nevertheless, it remains a building of wood frame and stucco construction, typical of residential structures. No automatic sprinklers were observed during the site inspection. The property is fully paved, other than along the fence line. Airborne contaminant release in the event of a fire is a possibility. Specifically, mercury-containing fluorescent tubes can be broken, releasing mercury as a vapor. Significant quantities of fuels do not appear to be stored on site: One, 5-gallon container marked "diesel fuel" was identified in the ballast storage area. Therefore, environmental health hazard due to fire under present circumstances is subjectively expected to be average to slightly above average. Refer to Table III.3, below:

Table III.3--Toxic Byproducts of Fire

Parameter	Rating/Recommendations
Air-borne hazardous products of combustion	In the event of fire, the risk of release of toxic byproducts is subjectively rated as average to above average potential. Elemental mercury as its aerosol could be released, along with PCBs from any pre-1972 lighting ballast accumulated onsite. Minor amount of fuel stored would contribute to combustion. No asbestos-containing insulation was found in the wood-frame structure itself, nor were other potentially hazardous materials of construction identified. If any asbestos fibers are present in underlying layers of roofing or adhesive, these also can become airborne.

Water soluble hazardous substances	Average potential. Products of combustion may become water-soluble. Quantities are likely to be average to below average.
Hazardous, insoluble material carried in run-off water	Average to slightly above average potential. Most insoluble construction materials and debris are nontoxic. PCBs in pre-1972 lighting ballast are likely to be carried in run-off.
Accelerants	Average potential. Accelerant substances at subject property include organic compounds such as oils and vehicle fuel.

In the event of a fire at subject property, environmental health hazard in the immediate vicinity due to release of toxic combustion products or chemicals is possible. The potential for such release would be expected to be somewhat greater than that from similar wood-frame structures used for residential habitation due to the possible presence of mercury and PCBs.

Section 51178 of California's Government Code states, "The director shall identify areas in the state as very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Very high fire hazard severity zones shall be based on fuel loading, slope, fire weather, and other relevant factors.

Properties in fire hazard zones are subject to requirements pursuant to Section 51179 of the Code. Property owners are required to, "... maintain around and adjacent to the dwelling or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side thereof or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This paragraph does not apply to single specimens of trees, ornamental shrubbery, or similar plants that are used as groundcover, if they do not form a means of rapidly transmitting fire from the native growth to any dwelling or structure."

The City of Los Angeles is generally an urban area. Referemced property is not within an extreme fire hazard zone as defined by the California Government Code. It is not a state responsibility area for Wildland Fires. Based on the site inspection, subject property appears to be in compliance with provisions of the Code.

5. Radon

Radon is a naturally occurring, radioactive gas. It originates from the natural decay of uranium. Radon gas has been identified as the second leading cause of lung

cancer¹. State and Local agencies maintain a database on radon levels in California. Current information indicates elevated radon levels may be present in areas where granitic rocks are near the ground surface. The EPA recommended action level is 4.0 pico Curies per liter. Based on information summarized in the appended EDR report, the property is in Radon Zone 2, under 4.0 pico Curies per liter.

The West Adams community area of Los Angeles is not specifically identified as being in Zone 2 for radon, but the greater metropolitan area is. Zone 2 sites are expected to experience indoor (e.g. - ground floor) radon levels of two to four pico Curies per liter of air. Exposure in this range is not expected to be of concern. Radon levels in subterranean structures may be at greater. Testing of such structures is recommended.

6. Biovectors and Biohazards

The property was inspected for evidence of rodent traces, toxic or hazardous mold or breeding sites for mosquitoes that can pose environmental health hazard to personnel on site. Standing water was observed from recent rainstorms. The water was either swept away by onsite workers, or evaporated. Consequently, breeding areas for mosquitoes are expected to be of minimal concern. Mold does not appear to be an issue at the property.

Access to an attic area over the office was available. Minor amounts of rodent droppings were observed. Rat traps had been set. There was no evidence that the traps had been sprung.

The open bed of Ballona Creek is within 200 feet of the property. Seasonal water flow in the creek fluctuates. In summer, the flow is low and sluggish, which can provide habitat for insect vectors. Except as described, no evidence of biovectors was identified at the property.

7. Natural Hazards Summary

¹ According to the Center for Disease Control (CDC), an average of 600,000 people per year die of lung cancer. Of these, at least 80% or 480,000 die from smoking cigarettes (including cigars and pipes), 41,000 or 6.8% die of second-hand smoke exposure, and the majority of the remainder, 13.2% or 79,200, die from radon exposure. So when radon is identified as the "second leading cause of death due to lung cancer," it is technically true, but misleading because the "mortality steps" are not equal. The death rate due to smoking is more than 6 times greater than the rate due to radon.

The natural hazards that can impact a property have been discussed above. The natural hazards that are to be disclosed under California Civil Code Sections 1102 through 1102.17 are summarized in the Table III.4, below:

Table III.4 - Natural Hazards Summary

Parameter	Property Applicability
Special Flood Hazard Areas	Site is unlikely to be impacted by 100-year flood.
Dam Failure Inundation Area	Property is outside of an expected dam failure inundation zone
High Fire Severity Zone	Not in high fire severity zone. Present potential for hazardous materials to impact the property or surroundings in the event of a fire is subjectively rated as average to above average.
Wildland Fire Area	Not a "state responsibility area."
Earthquake Fault Zone (Alquist-Priolo Act)	Not within an Alquist-Priolo zone although seismic hazards are likely to exist within the area.
Radon Gas	Zone 2 for radon; not expected to be a hazard in above-ground structures. May be significant in subterranean structures. Testing is advised.
Seismic Hazard Zone	Property is in not in an area where land slippage in the event of an earthquake is of concern. It is near a large area identified as subject to soil liquefaction (for above surface structures). Damage potential caused by ground acceleration, as triggered by a "significant" earthquake, does exist for buildings even constructed to prevailing earthquake standards. Subsurface structures may be at greater risk. Liquefaction concerns at depth greater than "near surface" should be evaluated.
Disease vectors/mold	Few rat droppings in attic. No evidence of mold or insect disease vectors. Proximity to Ballona Creek may permit seasonal change in insect vectors in vicinity of subject property.

IV. Site Inspection

The property inspection determines if chemical processes or environmentally hazardous activities are conducted on-site. Evidence of past hazardous materials use, if any, is documented. Materials of construction are inspected for potentially toxic substances.

The site inspection was documented with photographs. Selected images are included in Appendix 1 of this report.

A. Current Activities Onsite

Subject property is developed for use by an electrical contractor specializing in electric signage. Generally small quantities of environmentally hazardous materials are stored onsite at any one time. New and used fluorescent tubes, which contain mercury, are stored on site. The used tubes are accumulated for disposal. All fluorescent lamps and tubes are considered "universal wastes," in California, a category of hazardous wastes when they are discarded. Universal wastes may be accumulated onsite for a year prior to removal for recycle or disposal. (Title 22, division 4.5, chapter 11, section 66261.50) At this time, no reporting requirements appear to be required for accumulation of universal wastes. Further, up to thirty (30) tubes apparently can be disposed of as household refuse. However, conflicting information indicates that this exemption has been overwritten. At the time of inspection, Client indicated that "few" used fluorescent tubes were onsite. No specific area was identified where used tubes were accumulated.

Fluorescent lighting ballast manufactured prior to 1972 typically contained polychlorinated bisphenol compounds (PCB). These compounds have been banned from most uses due to concerns regarding their carcinomic and teratogenic properties. Ballast manufactured after 1972 bear a label stating "NO PCBS." Absent this label, ballasts are presumed to contain PCBs and must be disposed of as hazardous waste. One (1) used ballast was identified in a 55-gallon drum in the waste accumulation area of the property.

Other than storage of used fluorescent tubes and ballast, no evidence of environmentally hazardous activities was identified onsite. No evidence of oil-stained soil, uncontrolled runoff or other potentially environmentally hazardous conditions were found. No distressed vegetation was noted. Two closed pails of used motor oil were in an area where disposal to ground could occur. These were to be moved immediately and prepared for recycle.

The property may conveniently be divided into three areas. These are office, storage areas, and service vehicle parking.

1. Office: The duplex residence originally onsite may have been remodeled to a single-family dwelling, based on an agency record. Subsequently it was remodeled into a preschool. The school had a large room that became the office for Client's business. No hazardous materials were observed in this area.
2. Storage: Areas within the structure other than the office, as well as accessory buildings, are apparently used for storage of materials such as new fluorescent tubes. A kitchen and several bathrooms remaining from prior use of the property as a residence or preschool were observed. These areas are also used for storage of mainly household goods. No hazardous materials were identified in these areas.
3. Vehicle Parking - The remainder of the property has been paved for parking of company vehicles and a waste storage area. No evidence of surface staining or uncontrolled release of (potentially) hazardous substances was observed. . Site activities are summarized in Table IV.1, below:

Table IV.1 - Occupant Activities

Area	Function	Comments
Office	To provide management area for business operation.	No hazardous material use identified in this area. Hazardous materials of construction are discussed elsewhere.
Storage	Storage of parts used to install, maintain and repair of electric signs.	Miscellaneous storage of non-hazardous household goods.
Parking / waste accumulation	Truck and utility vehicle parking. Drums present for accumulation of ballast.	de minimus quantities of diesel fuel. Evidence of accumulation of lighting ballast.

When inspected, the property was observed to be developed as an electrical contractor's office and yard. Hazardous substances are accumulated onsite for disposal. This fact may require the material accumulation areas to be designated "Recognized Environmental Conditions." No evidence of underground fuel tanks or other potentially hazardous structures or conditions were identified. There is no indication was that onsite activities have negatively impacted the property.

B. Utilities

Natural gas service is provided to subject property by Southern California Gas Co.

Water and electricity are provided to the property by Los Angeles Department of water and Power.

C. Compliance with Prevailing Environmental Regulations

Properties are generally critically evaluated to assess compliance with local, state and federal environmental regulations. There are at least nine categories of environmental compliance issues:

5. Hazardous materials handling, community right-to-know and reporting of releases
6. Proposition 65 notifications regarding cancer causing chemicals and asbestos
7. Air pollution emissions from onsite sources and air pollution control permits
8. National Pollution Discharge Elimination System (NPDES) compliance
9. Above and below ground hazardous materials storage tank registration
10. Hazardous waste management, transportation and disposal
11. Medical wastes including infectious waste disposal and sharps
12. Solid waste management and recycling
13. Specific substances subject to regulation, such as pesticides

Activities at subject property appear to be in compliance with applicable environmental regulations. There was no evidence found suggestive of violations. Proof of proper handling of used fluorescent tubes is being requested from Client.

Table IV.2 - Health and Safety Concerns

Parameter	Inspection	Agency Status	Comment
Hazardous materials handling, community right-to-know and reporting of releases	No records available.	No violations recorded	Records of disposal/ recycling of used fluorescent tubes may not be required
Proposition 65 notifications regarding cancer causing chemicals and asbestos	Not applicable	No evidence of agency response	Neither Los Angeles County Department of Health nor Los Angeles Fire Department have records of environmental violation at subject property,
Air pollution emissions from facility and air pollution control permits	Not applicable		
National Pollution Discharge Elimination System (NPDES) compliance	Not applicable		
Above and below ground hazardous materials storage tank registration	No tanks requiring registration	Not applicable	
Hazardous waste management, transportation and disposal	Apparently not applicable		Agency requirements for handling of mercury-containing and/or PCB-containing wastes appears ambiguous. Record-keeping of disposal or recycle of these wastes is advised.
Medical wastes including infectious waste disposal and sharps	Not applicable		No known, prior medical activities on the property.
Solid waste management and recycling	No illegal disposal of hazardous wastes	No violations identified.	
Specific substances subject to regulation, such as pesticides	No activities subject to permit by rule or tiered permitting		

No environmental health and safety violations applicable to subject property were identified.

D. Inclusions of Hazardous Materials

The improvements at subject property date to 1941, based on Los Angeles Department of Building and Safety records. At that time various materials of construction considered as hazardous by today's standards were routinely used.

Sampling and testing of substances and materials at a property, which are suspected of being toxic or hazardous, may be conducted. Potable water, structural finishes and materials suspected of containing asbestos may be examined for potential of discharging microscopic fibers. Areas suspected of containing lead-bearing paint is subject to random testing.

1. Asbestos

Asbestos has been identified as a carcinogen. Federal and California law addresses health risks from exposure to asbestos-containing materials (ACM). Although asbestos is not regulated as a hazardous waste under the federal Resource Conservation and Recovery Act (RCRA), several other federal laws do restrict its use, transport and disposal. State law regulates asbestos use in public and commercial buildings, provides extensive worker safety requirements and mandates that owners provide notification of the presence of asbestos to tenants and employees in their buildings.

An asbestos concentration more than one tenth of one percent by weight may require special precautions during removal to meet CAL-OSHA regulations. A concentration of greater than one percent as friable, or potentially friable, classifies the material as hazardous for disposal purposes. In addition, agency approval and advanced notification is required for removal of asbestos containing materials over 100 ft² in area. No asbestos was visibly identified in use at subject property in areas inspected. Ceiling materials in offices and storage area appeared to be wallboard. Flooring was not accessible.

Importantly, we understand that the property is slated for redevelopment. The existing structures are to be demolished. South Coast Air Quality Management District mandates that asbestos inspection, sampling and testing be conducted in advance of any demolition, and that ONLY the services of a licensed asbestos consultant be engaged.

2. Polychlorinated Biphenyl Compounds (PCBs)

PCBs have been found to be bioaccumulative in fatty tissues. Evidence indicates that PCBs are carcinogenic. They are very stable compounds and were used in transformers (ballast) of fluorescent light fixtures installed before 1972, and in hydraulic fluids.

No evidence of hydraulic fluids was identified onsite. The potential for PCBs in fluorescent lighting ballast has been discussed elsewhere. Client accumulates all ballast onsite for recycle or authorized disposal.

3. Structural Inclusions of Lead and Mercury

Mercury can be found in fluorescent lighting tubes and in some water-based paints as an anti-fungal agent. In California, all fluorescent lamps and tubes are considered hazardous waste when they are discarded. (Title 22, division 4.5, chapter 11, section 66261.50) Included are

- Fluorescent lamps and tubes
- Fluorescent tubes, including low mercury tubes.
- Compact fluorescents, including low mercury lamps.
- High Intensity Discharge (HID) Lamps such as Metal halide lamps (floodlights for large indoor and outdoor areas and gymnasiums)
- Sodium lamps, such as those sometimes used as security lighting and outdoor floodlights.
- Mercury vapor lamps, such as those sometimes used for street lighting.

Since 2006, all fluorescent lamps and tubes must be recycled, or taken to a household hazardous waste disposal facility, a universal waste handler or an authorized recycling facility in unbroken condition. (Title 22, division 4.5, chapter 23, section 66273.8)

Mercury, as an organomercuric vapor, can evaporate from surface coatings containing it while they are curing. In fully dried water-based paints, the hazard is abated.

There was no indication of improper disposal of fluorescent tubes during the inspection. This topic has been discussed elsewhere. In the event fluorescent tubes are disposed of as non-hazardous wastes, this practice should be terminated. There was no finding of freshly applied surface coatings that could contain mercury.

Lead may be found in oil-based paints applied before 1986. Both the EPA as well as the United States Department of Housing and Urban Development (HUD) are developing criteria for acceptable levels of lead in paint and requirements for removal or encapsulation. Thus far, residential units on Indian reservations or loans underwritten by HUD are affected. However, any source of spalling, flaking or exposed lead-based paint will eventually fall within their jurisdiction.

Lead was identified by simple swab test in exterior building trim. Demolition contractors are required to provide personnel protection and training for their employees who conduct removal of lead-based materials of construction. Otherwise, the debris may be disposed of in a municipal landfill.

Other than leaded paint, the inspection did not reveal the use of other hazardous materials in construction.

4. Formaldehyde

Formaldehyde and its precursor compounds find application in plywood, particleboard, paper production, textile treating, coatings, and insulation foams. It can out-gas from these sources for at least a year after installation and as a consequence of fire. Formaldehyde has a pungent, suffocating odor. Importantly, it has been identified as both a potential carcinogen and may be a chemical sensitizer. Once exposed to a significant concentration of formaldehyde, some people have become sensitive to numerous other chemicals at reduced concentrations. Remedial action is recommended at 0.5 ppm.

Processed wood as particle board was found in in the office attic area. It appeared to have been placed years ago. Based upon its likely age, it is not suspected that formaldehyde vapor remains as an environmental health concern at the property.

5. Soil Hydrocarbon Gas Monitoring

Methane monitoring for soil hydrocarbon gases is required when a property lies within a known methane gas hazard or buffer zone. Such zones are typically associated with oil fields, subsurface natural gas storage facilities and waste disposal landfills. Monitoring is intended to determine the concentration of flammable gas in the soil and its potential to constitute an environmental health and safety hazard. Resultant data is used to determine the extent of mitigation required, if any.

Subject property is not within an identified methane hazard zone or a methane

hazard border zone. The South Salt Lake oil field is about a mile north of the property. An oilwell is 3,000 feet northwest. It was plugged and abandoned as a dry hole. Refer to Figure 5, below:

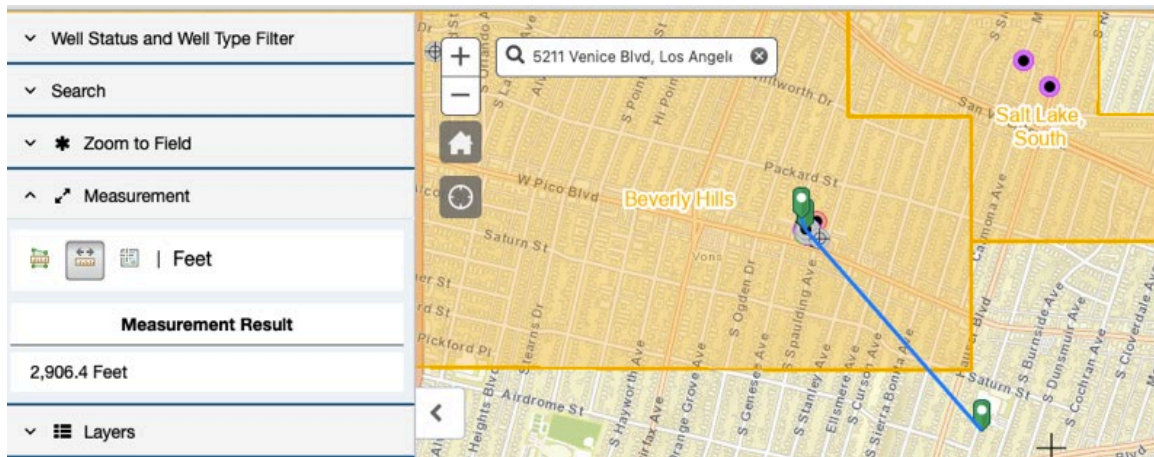


Figure 5: Situs of subject property in relation to the South Salt Lake Oilfield and to the closest oil well. It was plugged and abandoned as a dry hole.

The possibility that soil hydrocarbon gas from oilfield activities within the potential sources could be an environmental health hazard at subject property is virtually nil. Consequently, it is highly unlikely that soil hydrocarbon testing or monitoring will ever be needed at subject property.

7. Hazardous Materials Summary

In general, the findings regarding hazardous materials of construction or indicators of environmental health hazard are summarized in Table IV.3, below:

Table IV.3 – Hazardous Materials of Construction/Environmental Hazard Indicator

Parameter	Finding
Friable asbestos-containing materials	None suspected
Nonfriable asbestos-containing materials	Some flooring may be source. No action needed at this time.
Polychlorinated biphenyl compounds (PCBs)	No structural sources suspected. Used lighting ballast may contain PCBs (pre-1972) and are accumulated onsite for recycle or proper disposal.
Lead paint	Found in exterior trim coating
Formaldehyde	Not a concern

Earthquake damage, land slippage	Earthquake damage is possible to any structure built on or near faults. Land slippage is not a concern due to surface topography being generally flat.
Radon	Not a concern for above ground structures. May be a concern for subterranean rooms or areas. Radon testing at depth is recommended coincident with property redevelopment
Hazardous Chemicals	de minimus
Underground storage tanks	None identified.
Above ground storage tanks	None
Wastewater clarifiers, sumps	None
Distressed vegetation	None
Drainage	Surface drainage to street
Potable water	Not sampled during the current evaluation
Off-site contamination	None identified
Soil hydrocarbon gas survey	Not required

E. Interviews

Whenever possible, individuals familiar with the facility or its vicinity are quizzed about activities occurring on-site and in the neighborhood. In most environmental evaluations, this is now a requirement as part of the “All Appropriate Inquiry” mandate by the EPA.

Paul De Vore, Client and owner of De Vore Electrical was interviewed onsite on 3 February 2023. His interview follows. Briefly, Mr. De Vore has owned and occupies subject property since 2006. He specified that no mercury or polychlorinated biphenyl compounds were released to the environment. He stated that his company has not been cited for hazardous material or substance violations nor other environmental agency involvement. His statement has been confirmed by personnel at applicable agencies.

NOTE: On 8 February 2023, Mr DeVore was sent by USPS Certified Mail a transcript of his interview and a stamped, self-addressed envelope. The USPS tracking number is 7022 0410 0002 9116 9794. The transcript was to allow Mr. DeVore the opportunity to comment or correct interview details, if necessary. As of 19 February, the USPS tracking service indicates that the transcript had not been received. When or if the interview is returned with comments or corrections, it will be sent as an addendum to this Report of Findings.

Air-Borne Investigations – Site Interview

Interviewer	Jay L. Stern	Purpose	Phase I Environmental Evaluation
Interviewee	Paul Devore	Position	Client / owner

Property identifier	5211 Venice Blvd., Los Angeles, CA	Date	3 February 2023
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1. Basis for familiarity with property: Operates business, Devore Lighting, Inc., at site.
 2. How long familiar with property: Since buying property in 2006.
 3. Activities conducted onsite: Office for electrical contractor. Has supplies, material, and service vehicle storage yard in support of electrical sign service business.
 4. Hazardous materials used onsite: None
 5. Hazardous wastes generated onsite: Mercury-containing fluorescent lamp tubes, fluorescent lighting ballast, waste oil from vehicles.
 6. Waste handling and disposal protocols: fluorescent lamp tubes and ballast are accumulated onsite in 55-gal. drums and disposed of by recycling. Waste oil is accumulated in 5-gal pails and recycled.
 7. Are records, which may be required by law or regulation, maintained for recycling or disposal of wastes generated onsite? Are they retained for review and if so, where are they stored?
-
-

8. Known prior activities onsite: Property originally developed as duplex apartments. Converted to preschool prior to occupancy as commercial business. Had zone change from R2 to C1.5.
9. Prior environmental studies: None known.
10. Health Department Environmental inspections and reports or Fire Department Hazardous material reports or inspections: None identified or none occurred.
11. Any relevant environmental information not asked in this interview, or other environmental matters concerning the property of which you have knowledge that you believe should be disclosed at this time, please do so here:

12. An electronic copy of this form is being transmitted to the interviewee with a printed copy sent by United States Postal Service certified mail. Please add comments or details as appropriate. When satisfied that the account of your interview is correct to the best of your knowledge, please sign, date and return the printed form to **Air-Borne Investigations** using the enclosed stamped, self-addressed envelope. If no response is received within 10 calendar days from date of certified mail delivery receipt, we will conclude that the interview is acceptable to you. For questions, please call us at 818-212-0071.

Interviewee _____ Date _____

V. Hazardous Border Zone Survey

Environmentally related databases are examined to locate sites within one-mile of subject property for hazardous substance use or conditions that could negatively impact it. We also physically examine sites within 2000 feet of subject property for evidence of hazardous materials use.

A. Regulatory Database Review

EDR (Environmental Data Resources) provided a database study of identified hazardous sites within one-mile of subject property, see Appendix 4. We verified the locations of those sites that could actually impact subject property, if any. The following lists comprise the database and were examined for targets to a distance of one mile from subject property.

The abbreviation in parentheses relates to the EDR List name.

- ◆ National Priorities List (NPL)
- ◆ Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
- ◆ Resource Conservation and Recovery Information System - Treatment Facility (RCRIS_LG)
- ◆ Resource Conservation and Recovery Information System - Large Generator (RCRIS_LG)
- ◆ Resource Conservation and Recovery Information System - Small Generator (RCRIS_SG)
- ◆ Emergency Response Notification System (ERNS)
- ◆ California Leaking Underground Storage Tank (LRST)
- ◆ Registered Underground Storage Tank (RST)
- ◆ California Solid Waste Information System (SWF)
- ◆ California Calsites (CALSITES)
- ◆ No Further Remedial Action Planned CERCLIS Site (NFRAP)
- ◆ Civil Enforcement Docket
- ◆ Facility Index System (FINDS)
- ◆ Federal Reporting Data System (FRDS)
- ◆ Nuclear Power Facilities (NUCLEAR)
- ◆ Open Dumps Report (OPENDUMP)
- ◆ Toxic Release Inventory System (TRI)
- ◆ California Cortese List (CORTS)
- ◆ California Hazardous Waste Information System (HWIS)
- ◆ Spills, Leaks, Investigations and Cleanups Report (SPILLS)
- ◆ California Solid Waste Assessment Test (SWAT)

- ◆ California Waste Discharger System (WDS)
- ◆ Resource Conservation and Recovery Information System - Corrective Action Sites (RCRIS_CA)

Properties included on the various agency lists as possibly contaminated often remain on the lists after site remediation. Therefore, the mere listing of a property as a Leaking Underground Storage Tank (LRST) site, for example, does not imply that contamination is ongoing at that property.

At least twenty-six sites at higher elevations than subject property identified as hazardous by environmental agencies are within a one-mile radius of subject property. Twenty of the sites are within approximately 2,000 feet. These sites were studied by map and agency data.

The sites identified as past sources of soil or groundwater contamination, and which are within 2,000 feet of subject property have apparently been remediated. The regional Water Quality Control Board has closed the cases against them. Other sites have been listed due to administrative violations, such as failure to yearly update their hazardous material business plan. Clearly, such sites do not constitute an environmental health hazard to subject property.

Two nearby sites should be mentioned. Both are residential properties within about 500 feet of subject to the north and northwest, respectively. Neither are identified as sources of hazardous materials and contact information for responsible parties appears invalid. There is no indication as to why these locations are identified as hazardous sites despite investigation of multiple databases

Of the sites outside the 2000-foot radius, none are likely to negatively impact the property for one or more of the following reasons:

1. Distance from the property
2. Location with respect to the direction of prevailing surface or ground water flow
3. Remediation in progress or completed
4. No off-site contamination identified
5. Site of hazardous material use, only; no contamination identified
6. Tracking of activity by environmental agency; no significant potential for public health hazard

B. Hazardous Activities Observed

Nearby, identified hazardous sites and the neighborhood in general were surveyed during the site inspection for evidence of hazardous materials use, underground

tanks, or other conditions that may negatively impact subject property. The locations of significant hazardous sites described in the EDR report are verified.

No evidence of groundwater monitoring locations in the vicinity of subject property was noted. Neither were pavement markings observed that could relate to soil, soil hydrocarbon gas, or groundwater sampling. The neighborhood immediately surrounding subject property is residential. No environmentally hazardous activities were noted.

Sites on the south side of Venice Blvd. are all at a lower elevation with respect to subject. Hazardous activities were noted at two locations southwest and southeast from subject. One is a gasoline service station and the other is an automotive body shop. Both occupy land parcels whose rear lot line abuts the vertical wall of Ballona Creek. Records available show that both sites are in compliance with prevailing environmental directives and laws. Neither site appears to negatively impact subject property.

No wetlands or wilderness zones were identified within 2,000 feet of subject property, other than Ballona Creek itself. It does not appear to be classified as a wetlands or wilderness area along this stretch of the creek. It does have that designation where it nears its terminus at the Pacific Ocean.

C. Oilfield Activities

The State of California Department of Conservation, Division of Oil and Gas provides maps of oil fields and individuals wells within the state.

As Client may be aware, while EPA does not consider petroleum a hazardous material, various fractions of petroleum do consist of compounds eliciting a toxic response in humans and other animals. Consequently, oil spills are treated as "special wastes" to prompt appropriate treatment. Also, drilling fluids associated with exploration activities often contain hazardous materials.

The possibility of oilfield activities or methane gas impacting subject property has been discussed previously. No environmental threat with respect to subject property was identified. Neither archival aerial photographs nor decade topographic maps show oil sumps or oil wells in the vicinity of subject property.

VI. Historical Record Search

Data from several resources were compiled to determine property history dating back at least forty years wherever possible. Reasonably available fire insurance maps, archival aerial photographs and records from public agencies at city and regional levels are accessed to determine past uses of subject property.

A. Historical Background, Photographs and/or Maps

Decade archival aerial photos dating to 1928, topographic maps from 1894, and three fire insurance maps, 1927, 1950 and 1969, showing the property were reviewed. A lien report was obtained to search for any environmental liens against the property. Building records for the property were also studied.

1. Archival Decade Aerial Photographs

Archival aerial images and topographic maps show the transition of West Los Angeles from the Las Cienegas -- (Spanish for "the swamps") -- to a mainly residential community

None of the images show evidence of mounds, pits or trash heaps that might have been associated with hazardous activities on site or in the area. The images are not at a sufficient resolution to show the presence of staining on subject property, , such as is typically associated with release of oily wastes. In 1928 and 1938 images, a small orchard is visible on subject property and the adjacent lot. By 1948, the orchard has been replaced by a structure, likely the duplex residence referred to in property records. By this year evidence is visible that Ballona Creek at Cochran is being improved. It is not clear if channel walls have been constructed. The parcel fronting on Cochran Avenue, adjacent to the trapezoidal parcel, does not appear to have been developed in any of the aerial images. By the 1960's, the neighborhood appears to be stabilized, appearing more or less unchanged as compared to present images.

Table VI.1 – Historic Aerial Photograph Examination

<u>Date</u>	<u>Source</u>	<u>Description</u>
1928	EDR	Subject property and adjacent parcel is in use as an orchard. Surrounding properties are developed for residential use. Little commercial development and no industrial activities. Ballona Creek flows as a wild stream. The school on what is now Saturn Avenue is present.

1938	EDR	Better resolution. to image. Orchard is more fruitful Ballona Creek appears to have a crossing about 200 feet south of subject property. More development at the school.
1948	EDR	Ballona Creek bed appears improved. Development on its bank, south of subject property. Possible garage constructed on subject property. Adjacent parcel remains as orchard. Commercial development on Pico Blvd. to the north.
1952	EDR	Orchard on adjacent parcel appears overgrown. No observable change to subject property. School improvement appears to continue. South side of Venice Blvd. adjacent to Ballona Creek is gaining development. Business growth implied.
1964	EDR	No significant change to subject property. Orchard appears productive. Substantial commercial development along south side of Venice Blvd.
1972	EDR	No visible change to subject property or to previously noted landmarks. Ballona Creek is lined and gasoline stations can be seen adjacent to it.
1977	EDR	Generally, as previous.
1981	EDR	Generally, as previous; school shows more development.
1989	EDR	Generally, as previous.
1994	EDR	Area fully developed. No change to subject property. Large vehicles appear parked on adjacent parcel.
2002	EDR	Generally, as previous.
2005	EDR	Generally, as previous.
2023	Google Earth	Adjacent lot clearly used for vehicle parking. Additional structure onsite at subject.

2. Archival Topographic Maps

Topographic maps from 1894 to 2012 were examined. Maps produced prior to 1920 showed the area along Ballona Creek to be marshland. Hence the name for the area, "Las Cienegas," Spanish for "swamp." By 1924, land had been subdivided as shown on the topographic map for the year.

Table VI.2 – Historical Topographic Map Examination

<u>Date</u>	<u>Source</u>	<u>Description</u>
1894	USGS	Insufficient information to be useful.
1896	USGS	Pacific Electric rail line shown. Area is designated as swamp.
1898	USGS	No change from previous
1900	USGS	No change from previous
1902	USGS	No change from previous although unidentified dots suggest oil wells.
1920	USGS	Land subdivision is noted. Numerous oil wells to the north, location of the present South Salt Lake Oil Field.
1921	USGS	As previous; more subdivisions and evidence of buildings.
1924	USGS	Area has experienced major development; significant urbanization.
1926	USGS	Urbanization continues. Pacific Electric Rail line along course of Ballona Creek may be joined by Parallel roadway -- Venice Blvd.
1953	USGS	Total urbanization. Ballona Creek is channelized. Development not indicated on this map.
1966	USGS	No change in area of subject property. Santa Monica Freeway has been constructed.
1972	USGS	No significant change
1981	USGS	As previous
1991	USGS	As previous
2012	USGS	As previous
2015	USGS	As previous
2018	USGS	As previous

3. Historic Sanborn Maps

Sanborn Fire Insurance Map Co. created incredibly detailed maps of cities and areas of habitation in general starting in 1866. The maps show type of construction of structures, size, and their uses, especially showing boilers and industrial equipment. Potentially flammable materials were also indicated. The maps were intended to help determine risk due to fire for insurance purposes.

Maps showing subject property dated 1927, 1950, and 1969 were studied. These maps were provided by EDR.

Table VI.3 – Sanborn Maps

<u>Date</u>	<u>Source</u>	<u>Description</u>
1927	Sanborn Map Co. via EDR	Subject property and the adjacent parcel are both vacant and undeveloped. The path of Ballona Creek is shown as "right of way." The nearby school has one structure on it. It is identified as 14th Street School
1950	Sanborn Map Co. via EDR	The school has an additional building. The course of Ballona Creek is indicated. The train route remains labeled "right of way." Subject property appears to have four dwelling units on it. The adjacent parcel remains undeveloped.
1969	Sanborn Map Co. via EDR	No significant change.

B. Governmental Agency File Search

Building and Safety Records held by City of Los Angeles Department of Building and Safety were examined. Los Angeles City Fire Department Hazardous Materials Unit was contacted for records relating to subject property, as was County of Los Angeles Department of Health. Neither Fire nor Health reported holding any information relating to the property.

Relevant Building and Safety records identified relating to subject property are indicated in Table VI.4, below:

Table VI.4 – Building and Safety Records

<u>Date</u>	<u>Description</u>
11/04/1941	Building permit, new building, single unit. Address 1541 Cochran.
11/04/1941	Building permit, new building, single unit. Address is 5201 Venice
6/10/1971	Alteration, convert 1543 Cochran to single family residence
8/10/1972	Demolish garage, 1543 Cochran
8/10/1972	New construction, 1543 Cochran
10/25/1972	C of O; Convert single family dwelling to elementary school., 1543 Cochran
03/30/1975	Addresses 1541,-43 Cochran Ave. closed
04/03/1996	Building permit to reassign address, 5211 W. Venice Blvd.

C. Environmental Chain of Title, Environmental Lien, Use Limitation

An environmental chain of title on the property was beyond the scope of this evaluation. Such search is conducted as an additional task by subcontractors when deemed necessary. However, a search for liens and use limitations relating to

subject property was conducted. No record of environmental lien nor use restriction was identified in this search. Based on this information, we have no basis to recommend an environmental chain of title search on the property.

D. Indicators of Historic Hazardous Substance Use

A publicly available abstract of listings of individuals and businesses within 2000 feet of subject property was studied. This information is part of the appended EDR report, and may be reviewed if desired. As the identified sites that had discharge to the environment have been remediated, there appears to be no basis for identifying historic users of hazardous substances in this evaluation report.

VII. Sampling and Analyses

No soil or suspected hazardous materials of construction samples were collected at subject property. Random testing of lead in paint used on exterior building trim was conducted with positive findings. This subject was discussed elsewhere in this report. As subject property is slated for demolition and site redevelopment, sampling and analysis for asbestos is a part of that protocol. Additionally, we understand that excavation for subterranean parking is part of the planned site redevelopment. Soil sampling and characterization may be required as part of the excavation procedure at that time. Presently, no sampling, especially of soil or soil gas, or of structural materials appear necessary to complete client environmental due diligence responsibilities.

VIII. Conclusions and Recommendations

A. General Conclusions

[The following is an excerpted from “Environmental Liability: Managing Environmental Risks in Corporate, Real Estate and Brownfield Transactions” written by Larry Schnapf and published by Juris Law Publishing]

California has a number of disclosure requirements for environmental matters. Owners of non-residential property who know or have reason to believe that a release of hazardous substances has occurred on or beneath the property to give written notice to a purchaser or lessee before the property may be sold or leased. If the owner fails to provide the required notice, the buyer or lessee may rescind the transaction and may hold the seller liable for any cleanup costs. Moreover, if the seller has actual knowledge of the release and willfully fails to provide the requisite notice, the seller can be subject to civil penalties of up to \$5,000.

Lessees of any real property are also required to notify the owners or sublessor within a reasonable amount of time when the lessee knows or has reason to believe that there has been a release of hazardous substances or the presence of hazardous substance in any quantity. If the lessee who has knowledge of the release of a reportable quantity or material amount of hazardous substance and willfully fails to provide the required written notice, the lessee shall be subject to civil penalties of up to \$5,000. In addition, the failure to provide the written notice shall constitute a default of the lease. However, the tenant may cure the default by promptly implementing a remedial action that is acceptable to the property owner. This corrective action will not prevent the lessee from becoming liable for civil penalties associated with the release.

Owners of property who know or have probable cause to believe that their property is located within 2,000 feet of a release of hazardous substances and who plan to redevelop the site for residential purposes must notify the state Department of Toxic Substance Control to determine if the property is to be identified as a “border zone property”. If so, a written instrument would have to be prepared (see below).

California also requires that sellers of real property containing one to four dwelling units provide a “Real Estate Transfer Disclosure Statement” when transferring these properties. The seller must indicate any information it may know about the presence of hazardous substances, asbestos, formaldehyde, radon gas, lead-based paints, fuel or chemical tanks as well as the presence of contaminated soils or groundwater.

Under the Environmental Responsibility Acceptance Act, owners of commercial, industrial or agricultural real property who discover a release of hazardous

substances may identify and notify the parties responsible for the release if they would like to take advantage of the litigation and liability relief provisions of the law.

B. Specific Conclusions

Subject property does not appear to be a source of environmental contamination. Used fluorescent tubes and lighting ballast are accumulated onsite for disposal or recycle. Waste fluorescent tubes apparently do not have reporting requirements associated with their disposal. Lighting ballast manufactured prior to 1972 may be sources of polychlorinated biphenyl compounds, (PCBs). Such ballast are to be disposed of as hazardous waste. One ballast was found in a waste accumulation area. It could not be retrieved to determine if it was labeled "NO PCBs" or not. Waste motor oil handling needs improvement as does waste accumulation area maintenance. ***These two concerns likely are "Recognized Environmental Conditions," necessitating remediation.***

None of the adjacent properties or the identified hazardous sites within 2,000 feet of the property appears to negatively impact it. The majority of the hazardous sites identified on various environmental agency lists have been remediated and closed decades ago. The few that may remain open, or apparently are unidentified, which are close to subject property, are either downstream or lateral from it with respect to the prevailing hydraulic gradient. They either do not (a) handle or produce hazardous wastes or substances, (b) they do so in de minimus amounts or, (c) environmental violations have been issued against them regarding administrative matters such as reporting, and not relating to illegal release of hazardous materials to the environment.

As a direct result of the information gathered during the site inspection, research including historical records, and despite the potential for "Recognized Environmental Conditions," we conclude that the property is free of environmental contamination. Moreover, after review of archival aerial photographs of the property, and investigation of records of California Division of Oil and Gas, we conclude that no oil field operations have been conducted on the property, nor that any nearby petroleum-related operations have negatively impacted it.

We do note that seismic activity is a significant environmental risk that could impact the property. As the current structure onsite is slated for demolition, concerns about seismic activity impacting the property are reserved for its future development. Such concerns relate to the potential for subsurface soil liquefaction at depths of approximately 20 feet or more, related to subsurface structures, as well as any impact from the adjacent Ballona Creek. Moreover, we advise radon concentration testing in future, subsurface, enclosed areas.

In consideration of the site inspection, the records searched and the information gathered, we conclude that further environmental services at subject property are not required to complete Client's environmental due diligence responsibilities. This includes sampling of materials of construction other than for asbestos, which is to be conducted upon initiation of site demolition activities, and in compliance with Rule 1403 as promulgated by the South Coast Air Quality Management District.

C. Recommendations

We do recommend that the area at subject property where waste materials, including fluorescent lighting ballast and used fluorescent tubes are stored be cleaned and regularly inspected to minimize the potential for accidental release of potentially hazardous substances to the environment. This recommendation extends to accumulation of waste motor oil and vehicle fuel, as well. We suggest maintaining a photographic record of clean-up efforts. We also recommend that records of fluorescent tube and ballast recycle or disposal be maintained in the event that government environmental agencies revise reporting requirements.

D. Consequences

We attempt to evaluate the foreseeable consequences of any recommendations we make. In the present case, we recommend regular monitoring of waste material accumulation areas. The recommendation is based upon the vague and somewhat conflicting regulations regarding handling, accumulating, recycle or disposal of mercury and/or PCB containing wastes. In the event the regulations are revised, placing a greater burden on handlers of such wastes, records of past procedures could be beneficial. Further, maintaining a "neat" hazardous waste accumulation area will minimize the likelihood that any future environmental agency inspections will result in notices of violation.

IX. General References

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2. Hollywood Quadrangle 7.5" Topographic Map, US Geological Survey
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4. Currently Available Seismic Hazard Maps and Planned Release Dates, California Department of Conservation Division of Mines and Geology, Internet as of May, 2006
5. Seismic Hazards Zones in California, California Dept. Conservation Div. Mines and Geology, June, 1998.
http://gmw.consrv.ca.gov/shmp/download/evalrpt/inglw_eval.pdf
6. Guidelines for Delineating Seismic Hazard Zones, California Department of Conservation, Division of Mines and Geology 1996.
7. State of California Division of Mines, "Geology of Southern California, " Bul.170,1954
8. Geologic Map of California, Olaf P. Jenkin Edition, 1965
9. Stover, Carl W. and Coffman, Jerry L., "Seismicity of the United States, 1568 – 1989 (Revised)," US Geological Survey Professional Paper, 1993 in http://neic.usgs.gov/neis/eqlists/USA/1933_03_11_iso.html
10. Southern California Earthquake Center, <http://www.scecdc.scec.org/index.html>
11. State of California, Dept. of Conservation, Division of Oil and Gas, Well locator
12. State of California, Regional Water Quality Control Board, Los Angeles Region
13. Environmental Liability: Managing Environmental Risks in Corporate, Real Estate and Brownfield Transactions, Schnapf, L., Juris Law Publishing, ISBN: 978-1-57823-230-
14. Correlation between Ground Motion Parameters and Displacement Demands of Mid-Rise RC Buildings on Soft Soils Considering Soil-Structure-Interaction, Muhammet Kamal and Mehmet Inel, Department of Civil Engineering,

Pamukkale University, 20160 Denizli, Turkey; minel@pau.edu.tr

15. Gregg Drilling Co., LLC, <https://www.greggdrilling.com/resources/ground-water-depth-tables/>
16. https://www.cdc.gov/tobacco/data_statistics/fact_sheets/fast_facts/diseases-and-death.html

January 19, 2024

P.D. Development, LLC
5211 Venice Boulevard
Los Angeles, CA 90019

Subject: Inspection Report
5211 Venice Boulevard, Los Angeles
SAS File Number: 6ROB186

Reference is made to the Preliminary Environmental Evaluation conducted at the property, 5211 W. Venice Blvd., Los Angeles, CA 90019. Findings include the following statement abstracted from the Executive Summary of the Evaluation Report:

Based upon the site inspection, the records studied and geologic information, we conclude that further environmental investigation at subject property is not required to complete Client's environmental due diligence responsibilities.

We repeat our recommendation that waste oil accumulated onsite be delivered to a recycling or hazardous waste facility. We note that management of hazardous wastes on site can and should be improved, including storage, accumulation, and record keeping.

A follow-up visit to the property was conducted on 17 January 2024 by Jay L. Stern, Registered Environmental Professional (Certificate No. 16147026396221021). We found that hazardous wastes previously identified as improperly stored had been removed. There was no finding that additional hazardous wastes remained on subject property. Specifically, no waste oil was identified as being accumulated or stored. No waste lighting transformers at all were found during the visit. We note that lighting transformers manufactured prior to 1979 contained polychlorinated biphenyl compounds (PCB) as heat transfer material. PCBs were identified as mutagens, teratogens, and possible carcinogens, leading to their banning. Transformers manufactured subsequent to 1979 did not contain PCBs and are not classified as hazardous waste. As the life of a PCB-containing lighting transformer was approximately 30-years, the chances that DeVore Electrical Co. personnel would encounter and find the need to store PCB-containing transformers in 2024, and subsequent is reasonably expected to be nil.

In the unlikely event that such transformers are ever encountered, the business owner, Paul DeVore, has been instructed as to their proper handling and disposal procedures. Mr. DeVore has agreed to assure that such wastes are properly handled, if encountered.

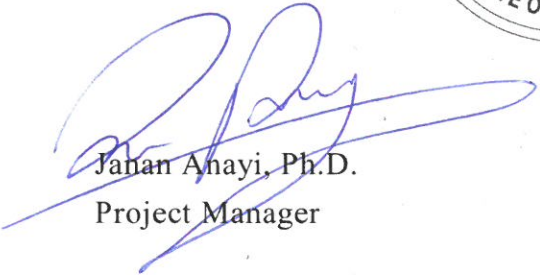
We appreciate the opportunity to be of service to you. If you have any questions, please call our office.

Sincerely,

SASSAN GEOSCIENCES, INC.



Sassan A. Salehipour,
President



Janan Anayi, Ph.D.
Project Manager

SAS:ja/6rob186i.do

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



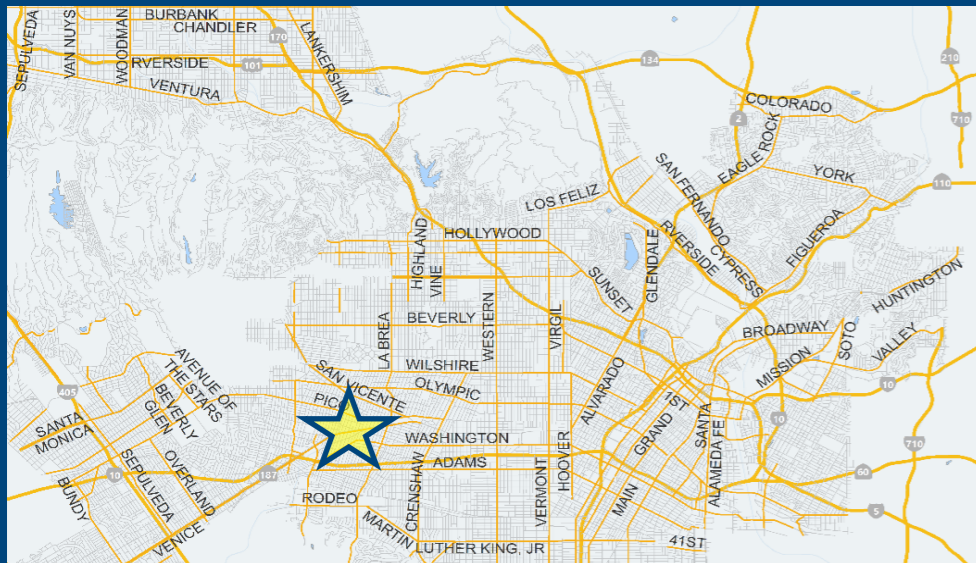
Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project:

Scenario: [WWW](#)

Address:



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

Yes No

Existing Land Use

Land Use Type	Value	Unit
School Private School (K-12)	94	Students +
School Private School (K-12)	94	Students

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

Proposed Project Land Use

Land Use Type	Value	Unit
Housing Multi-Family		DU +
Housing Multi-Family	52	DU

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

Project Screening Summary

Existing Land Use	Proposed
153 Daily Vehicle Trips	228 Daily Vehicle Trips
996 Daily VMT	1,408 Daily VMT
Tier 1 Screening Criteria	
Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. <input type="checkbox"/>	
Tier 2 Screening Criteria	
The net increase in daily trips < 250 trips	75 Net Daily Trips
The net increase in daily VMT ≤ 0	412 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	0.000 ksf
The proposed project is not required to perform VMT analysis.	



Exhibit D

Public Comment



Ricardo Vazquez <ricardo.vazquez@lacity.org>

Additional information for file CPC-2022-5692-DB-WDI-VHCA; ENV-2022-5693-CE

Cynthia Cervini <cynthiacervini@gmail.com>
To: Ricardo Vazquez <ricardo.vazquez@lacity.org>

Fri, Jun 21, 2024 at 10:20 AM

Good morning, Mr. Vazquez,

I'd like to add to my prior correspondence of Tuesday, June 18 (for the file and my issue with the location of the parking entrance) the following photographs of the intersection of Cochran and Venice, right at the location of the proposed entrance to the new structure, taken this week.

It dawned on me that when you look at plans they don't reflect the actual state of the street, meaning they do not take into effect the daily parking and how that will be affected by the proposed parking entrance. I am sending these in the hopes that the board will reconsider and encourage the developer to move the parking to the much more reasonable thoroughfare of Venice Blvd. This section of Venice is almost never backed up as compared to the daily crunch on Cochran.

From my house, 3 structures north of the proposed building, looking south to Venice Blvd. The garage entrance will be right at the red truck on the right, at the large tree.

A view from Venice looking north at Cochran. The proposed parking entrance will be right about where the white car is located. Cars pulling out and trying to turn left or go straight will cause traffic blockages of the right turn lane. It's simply too small of an area.

Again from Venice looking North on Cochran. The parking will start where the large tree is on the left. This is going to be a big problem I can't believe the PICO Neighborhood Council did not address.

Thank you for your time and consideration.

Kind regards,
Cynthia Cervini

Sent from my iPhone

3 attachments



IMG_9457.jpg
159K



IMG_9458.jpg
223K



IMG_9459.jpg
229K



Ricardo Vazquez <ricardo.vazquez@lacity.org>

Fwd: CPC-2022-5692-DB-WDI-VHCA

Cynthia Cervini <cynthiacervini@gmail.com>

Tue, Jun 18, 2024 at 11:10 AM

To: "ricardo.vazquez@lacity.org" <ricardo.vazquez@lacity.org>

Good morning, Mr. Vazquez,

Thank you for allowing me to speak, once. I don't see why allowing me to ask a follow up would have been an issue since there were only 2 of us who spoke. So be it, that's your prerogative. Just unfortunate given the time I took out of my day to attend.

That said, I specifically raised my hand a second time to ask Michael Wacht if the PICO council to address the waivers sought. Clearly he is aware of the dense traffic issues on Cochran at that corner. And it's not just during rush hour. It is throughout the day.

Further, the information in 2022 was not provided to all residents. I received zero notice of these meetings or I would have been there to discuss.

Again: I'm not opposed to this project, I just wish they would consider making the parking entrance and exit on the far side of Venice, not Cochran. There are far fewer residents to disrupt by doing so on Venice. The current daily backup on Cochran makes it impossible to pull out of my driveway safely. Not to mention the number of accidents which occur at that corner already.

Thank you for your consideration.

Kind regards,
Cynthia Cervini
[1525 S Cochran Ave, Los Angeles, CA 90019](#)



Ricardo Vazquez <ricardo.vazquez@lacity.org>

Another follow up

1 message

Cynthia Cervini <cynthiacervini@gmail.com>
To: Ricardo Vazquez <ricardo.vazquez@lacity.org>

Wed, Jun 26, 2024 at 5:54 PM

Hi Mr. Vazquez,

Sorry to keep peppering you with these emails but more questions/issues keep coming up.

After spending an hour this week (with two other sets of neighbors, both to the north of me and across the street) trying to locate the driver who parked their car completely blocking one of the neighbors' driveway for 6-7 hours, preventing her from parking with her baby in the car when she came home...guest parking came to mind for all of us! I recall the rep saying there were 1-2 parking spots for studios/1/2 bedrooms but nothing was said about any guest parking.

We already have issues on this street with many coming to park on our street, especially those to the east with larger buildings. So we are hoping some pressure will be placed to require guest parking as well.

Kind regards,
Cynthia Cervini
[1525 S Cochran Ave](#)
[Los Angeles, CA 90019](#)



June 10, 2024

Ricardo Vazquez, City Planning Associate
200 North Spring Street, Room 621
Los Angeles, CA 90012
Ricardo.Vazquez@lacity.org

Dear City Planning Commission,

We are writing to you in support of the proposed 52-unit development, including 4 affordable units, at 5201 and 5211 West Venice Boulevard; 1537, 1541 and 1543 South Cochran Avenue, case number CPC-2022-5692-DB-WDI-VHCA. We urge the commission to find the project exempt from CEQA and approve the Density Bonus and incentives.

The greater Los Angeles region is facing a severe housing shortage, particularly affordable housing. Creating new housing in this neighborhood will help to reduce issues of gentrification and displacement. This project will help provide that much needed housing by replacing school buildings, without the loss of any residential units. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part.

This project is in a great location for housing, across the street from a bus stop with nearby grocery stores and schools. This project is a good project for Los Angeles and for the region. Again, we urge the city to find the project exempt from CEQA and approve the Density Bonus and incentives.

Best Regards,

Azeen Khanmalek

Azeen Khanmalek
AHLA Executive Director

Jaime Del Rio

Jaime Del Rio
AHLA Field Organizer

Tami Kagan-Abrams

Tami Kagan-Abrams
AHLA Project Director



P.I.C.O. NEIGHBORHOOD COUNCIL

www.piconc.com
EMAIL: info@piconc.com



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Ira Klein

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Jared Bogda

November 21, 2022

VIA EMAIL ONLY

Maira Sanchez
Deborah Kahen
City Planning Department
200 N Spring St, Room 620
Los Angeles, CA 90012
Maira.sanchez@lacity.org
Deborah.kahen@lacity.org

Re: 5211 W Venice Blvd
City Planning Case Number: Case CPC-2022-5692-DB-VHCA
Applicant Representative: Jordan Berouhkim, Berouhkim & Company jordan@beroukhiimco.com

Dear City Planning Representatives,

On November 9, 2022 at a General Board meeting of the P.I.C.O. Neighborhood Council (“PICO NC”) the board voted 14-2-0 in support of a 5-story, multi-family apartment building with 52-unit residential apartments located at this address.

Sincerely,

Brad S. Kane
President
P.I.C.O. Neighborhood Council

Cc: Applicant Representative, Jordan Berouhkim
Hakeem Parke-Davis, Planning Deputy CD 10
Mayra Guevara, Field Deputy CD 10
Land Use Committee

Exhibit E

Replacement Unit Determination –
August 8, 2022

Ann Sewill, General Manager
Tricia Keane, Executive Officer

City of Los Angeles



ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor

Los Angeles, CA 90017

Tel: 213.928.9071


housing.lacity.org

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

Eric Garcetti, Mayor

DATE: August 8, 2022

TO: PAUL DE VORE, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, Owner
Jordan Beroukhim, Beroukhim & Company, LLC, Owner Representative

FROM: Marites Cunanan, Senior Management Analyst II 
Los Angeles Housing Department Digitally signed by Marites Cunanan
Date: 2022.08.08 17:24:13 -0700

SUBJECT: **Housing Crisis Act of 2019 (SB 8)**
(DB) Replacement Unit Determination
RE: 5201 – 5211 West Venice Boulevard, Los Angeles, CA 90019
1537 – 1543 South Cochran Avenue, Los Angeles, CA 90019

Based on the SB 8 Application for a Replacement Unit Determination (RUD) submitted by Jordan Beroukhim (Owner Representative) on behalf of PAUL DE VORE, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY (Owner), for the above-referenced property located at 5201 – 5211 W. Venice Blvd. & 1537-1543 S. Cochran Ave. (APN 5069-035-023 & APN 5069-035-024) (Property), the Los Angeles Housing Department (LAHD) has determined that no units are subject to replacement pursuant to the requirements of the Housing Crisis Act of 2019 (SB 8). No residential dwelling unit(s) exist/existed on the property during the five (5)-year lookback period.

PROJECT SITE REQUIREMENTS:

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

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

Replacement of Existing Dwelling Units

The Project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the Property within the past 5 years.

Replacement of Existing or Demolished Protected Units

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

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

- ***In the absence of occupant income documentation:*** Affordability will default to the percentage of extremely low, very low or low income renters in the jurisdiction as shown in the latest HUD Comprehensive Housing Affordability Strategy (CHAS) database, which as of October 1, 2021, is at 28% extremely low income, 18% very low income and 18% low income for Transit Oriented Communities (TOC) projects and 46% very low income and 18% low income for Density Bonus projects. In the absence of specific entitlements, the affordability will default to 46% very low income and 18% low income. The remaining 36% of the units are presumed above-low income. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

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

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

Relocation, Right to Return, Right to Remain:

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

THE PROPOSED HOUSING DEVELOPMENT PROJECT:

Per the statement received by LAHD on July 15, 2022, the Owner plans to demolish the existing commercial structures and construct a new fifty-two (52)-unit project on the Property pursuant to additional incentives from the Department of City Planning (DCP) under Density Bonus (DB) Guidelines.

PROPERTY STATUS (AKA THE "PROJECT SITE"):

Owner submitted an Application for a RUD for the Property on July 15, 2022. In order to comply with the required **five (5)-year** lookback period, LAHD collected and reviewed data from July 2017 to July 2022.

Review of Documents:

Pursuant to the Grant Deed, the Owner acquired the Property on June 19, 2006.

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database, indicates the following use codes:

APN, Lot	Address(es)	Use Code
5069-035-023, Lot 21	1537 S. Cochran Ave.	010V - Residential - Single Family Residence - Vacant
5069-035-024, Lot 22	1541 – 1543 S. Cochran Ave. 5201 – 5211 W. Venice Blvd.	7200 - Institutional - School (Private) - One Story

Google Earth, Google Street View, and an Internet Search confirm that the Property contains a commercial property with an adjacent parking lot.

The Los Angeles Department of Building and Safety (LADBS) database indicates that the Owner applied for a New Building Permit (#21010-10000-06196) on November 21, 2011. Additionally, the Owner has not applied for a Demolition Permit yet.

REPLACEMENT UNIT DETERMINATION:

LAHD has determined that since at least July 2017, the Property has been vacant or used for commercial purposes. The replacement provisions of SB 8 do not apply to commercial properties if there are no residential dwelling unit(s) that exist or have existed on the property for the past five (5) years. Further, this development does not require the demolition of any prohibited types of housing, therefore, no SB 8 replacement affordable units are required.

Please note that this SB 8 determination will also apply if the proposed project is changed to a Transit Oriented Communities (TOC) project.

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

If you have any questions about this RUD, please contact Jessica Wang at jessica.wang@lacity.org.

cc: Los Angeles Housing Department File
PAUL DE VORE, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, Owner
Jordan Beroukhim, Beroukhim & Company, LLC, Owner Representative
Planning.PARP@lacity.org, Department of City Planning

MAC:jw

