



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: December 19, 2024
(continued from October 24, 2024)
Time: after 8:30 a.m.
Place: Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

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

Public Hearing: July 17, 2024

Appeal Status: Off-Menu Incentives and Waivers are not further appealable. Class 3 Conditional Use, Design Review, and Project Compliance are appealable to City Council.

Expiration Date: October 31, 2024
Multiple Approval: Yes

PROJECT

LOCATION: 1515 South Veteran Avenue (1505, 1507, 1509, 1511, 1513, 1517, 1519, 1521, and 1523 South Veteran Avenue)

PROPOSED PROJECT:

The proposed project is the demolition of three (3) existing multi-family dwellings consisting of 11 dwelling units and construction of a new 67-foot-tall, six-story multi-family residential building over one (1) level of subterranean parking consisting of 65 parking spaces. The proposed project will provide 47 dwelling units, including five (5) Very Low Income units, and one (1) Accessory Dwelling Unit ("ADU"). The proposed project will be approximately 92,090 square feet with a Floor Area Ratio ("FAR") of 5.55:1. There are no Protected Trees on-site, however, one (1) Street Tree is proposed for removal. The proposed project also involves grading consisting of 10,840 cubic yards of cut and 85 cubic yards of fill and a haul route for the export of 10,775 cubic yards of earth.

REQUESTED ACTIONS:

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

Case No.: CPC-2022-7045-CU3-DB-DRB-SPPC-HCA
CEQA No.: ENV-2022-7046-CE

Related Cases: N/A
Council No.: 5 – Yaroslavsky
Plan Area: Westwood
Plan Overlay: Westwood Community Multi-Family Residential Specific Plan and Westwood Community Design Review Board
Certified NC: Westwood

GPLU: Medium Residential
Zone: [Q]R3-1-O

Applicant: Brennen Hakimian Holdings LLC
Representative: Dana Lydon, WTARCH

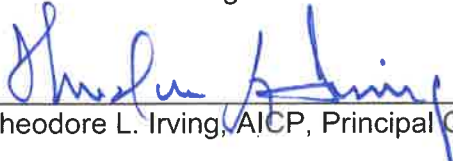
2. Pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24 U.26, a Class 3 Conditional Use Permit for a 47.5 percent increase in density in lieu of the 35 percent increase in density allowed under LAMC Section 12.22 A.25.
3. Pursuant to LAMC Section 12.22 A.25, a Density Bonus/Affordable Housing Incentive Program Compliance Review to allow the construction of a Housing Development Project totaling 47 dwelling units and one (1) ADU, reserving five (5) dwelling units for Very Low Income households for a period of 55 years with the following Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to allow an increase in FAR to 5.55:1 in lieu of the maximum FAR of 3:1 allowed in the [Q]R3-1-O Zone;
 - b. An Off-Menu Incentive to allow an increase in building height to 67 feet in lieu of the maximum height of 45 feet allowed in the [Q]R3-1-O Zone;
 - c. An Off-Menu Incentive to allow a reduction in open space to 3,686 square feet in lieu of the 9,400 square feet required by Section 6.A.1 of the Westwood Community Multi-Family Residential Specific Plan;
 - d. A Waiver of Development Standards to allow a reduction in the front yard setback to 6 inches in lieu of the 15 feet required by LAMC Section 12.10 C.1;
 - e. A Waiver of Development Standards to allow a reduction in the northerly side yard setback to 6 feet 3-5/8 inches in lieu of the 9 feet required by LAMC Section 12.10 C.2; and
 - f. A Waiver of Development Standards to allow a reduction in the southerly side yard setback to 6 feet 3-5/8 inches in lieu of the 9 feet required by LAMC Section 12.10 C.2.
4. Pursuant to LAMC Section 16.50 E, a Design Review for compliance with the requirements of the Westwood Community Design Review Board.
5. Pursuant to LAMC Section 13B.4.2. of Chapter 1A, a Project Compliance Review for a project in the Westwood Community Multi-Family Residential Specific Plan.

RECOMMENDED ACTIONS:


1. **Determine**, that based on the whole of the administrative record, the project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **Approve**, pursuant to LAMC Section 12.24 U.26, a Class 3 Conditional Use Permit for a 47.5 percent increase in density in lieu of the 35 percent increase in density allowed under LAMC Section 12.22 A.25.
3. **Approve**, pursuant to LAMC Section 12.22 A.25, a **Density Bonus/Affordable Housing Incentive Program Compliance Review** to permit the construction of a Housing Development Project totaling 47 dwelling units and one (1) ADU, reserving five (5) dwelling units for Very Low Income households for a period of 55 years, with the following requested three (3) **Off-Menu Incentives** and three (3) **Waivers of Development Standards**:

- a. An Off-Menu Incentive to allow an increase in FAR to 5.55:1 in lieu of the maximum FAR of 3:1 allowed in the [Q]R3-1-O Zone;
 - a. An Off-Menu Incentive to allow an increase in building height to 67 feet in lieu of the maximum height of 45 feet allowed in the [Q]R3-1-O Zone;
 - b. An Off-Menu Incentive to allow a reduction in open space to 3,686 square feet in lieu of the 9,400 square feet required by Section 6.A.1 of the Westwood Community Multi-Family Residential Specific Plan;
 - c. A Waiver of Development Standards to allow a reduction in the front yard setback to 6 inches in lieu of the 15 feet required by LAMC Section 12.10 C.1;
 - d. A Waiver of Development Standards to allow a reduction in the northerly side yard setback to 6 feet 3-5/8 inches in lieu of the 9 feet required by LAMC Section 12.10 C.2.
 - e. A Waiver of Development Standards to allow a reduction in the southerly side yard setback to 6 feet 3-5/8 inches in lieu of the 9 feet required by LAMC Section 12.10 C.2.
4. **Approve**, pursuant to LAMC Section 16.50 E, a **Design Review** for compliance with the requirements of the Westwood Community Design Review Board.
 5. **Approve**, pursuant to LAMC Section 13B.4.2 of Chapter 1A, a **Project Compliance Review** for a project in the Westwood Community Multi-Family Residential Specific Plan.
 6. **Adopt** the attached Conditions of Approval; and
 7. **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning


Theodore L. Irving, AICP, Principal City Planner


Juliet Oh, Senior City Planner


Kenton Trinh, City Planner
Telephone: (213) 482-7092

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

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PROJECT ANALYSIS

PROJECT SUMMARY

The proposed project is demolition of three (3) existing multi-family dwellings consisting of 11 dwelling units and construction of a new 67-foot-tall, six-story multi-family residential building over one (1) level of subterranean parking consisting of 65 automobile parking spaces. The proposed project will provide 47 dwelling units and one (1) Accessory Dwelling Unit (“ADU”) including five (5) Very Low Income units. The proposed project will be approximately 92,090 square feet with a Floor Area Ratio (“FAR”) of 5.55:1. The proposed project also involves grading consisting of 10,840 cubic yards of cut and 85 cubic yards of fill and a haul route for the export of 10,775 cubic yards of earth. According to a Tree Report prepared by Lisa Smith, The Tree Resource, dated March 1, 2024, there are no Protected Trees on the project site or public right-of-way. However, there are 18 Non-Protected Significant Trees on the project site proposed for removal as part of the project. There are also two Street Trees in the public right-of-way. One is proposed for removal, and one will be retained and protected in place.

The subterranean level will feature the automobile and long-term bicycle parking spaces along with a gym, storage room, trash room, recycling room, and other mechanical and electrical equipment rooms. The ground floor will feature two (2) landscaped entry areas providing pedestrian access from Veteran Avenue into the building’s two (2) courtyards, lobby, three (3) recreation rooms, and six (6) residential units. The second floor will feature two (2) recreation rooms and eight (8) residential units. The third floor will feature two (2) recreation rooms and eight (8) residential units. The fourth floor will feature two (2) recreation rooms and eight (8) residential units. The fifth floor will feature one (1) recreation room and nine (9) residential units. The sixth floor will feature one (1) recreation room and nine (9) residential units, three (3) of which will have landscaped decks. The roof level will feature mechanical equipment and multiple deck areas with a swimming pool and spa, outdoor shower, barbeque grills, sinks, fire pits, benches, and landscaping with access provided by two (2) stairwells and two (2) elevators.

| Unit Mix | |
|----------|-----------------------------------|
| Count | Unit Type (Number of Bedrooms) |
| 12 | One-Bedroom Unit |
| 8 | Two-Bedroom Units |
| 2 | Three-Bedroom Units |
| 2 | Four-Bedroom Units |
| 2 | Five-Bedroom Units |
| 21 | Six-Bedroom Units |
| 1 | Six-Bedroom ADU |

The application for the proposed project was filed on September 29, 2022, prior to the January 22, 2024 operative date of Ordinance No. 187,712 (Processes and Procedures Ordinance). On May 28, 2024, the applicant submitted a signed Opt-In Request Form to waive any vested rights to the prior regulations and opt in to the current regulations, pursuant to Los Angeles Municipal Code (“LAMC”) Section 13A.2.1.A.3. of Chapter 1A.

BACKGROUND

Subject Property

The project site consists of three (3) relatively flat interior lots with a combined frontage of approximately 186 feet along Veteran Avenue and lot depth of approximately 132 feet, resulting

in a total lot area of 25,503 square feet. The proposed project will provide a 13-foot dedication along Veteran Avenue, as required by the Bureau of Engineering (“BOE”), resulting in a net lot area of 23,133 square feet. The project site is in an Urban Agriculture Incentive Zone, Methane Buffer Zone, Liquefaction Zone, Special Grading Area, and Santa Monica Fault Zone. The project site is currently improved with three (3) existing multi-family dwellings, one (1) on each lot, for a total of 11 dwelling units, that will be demolished. All of the existing dwelling units are currently vacant. There are no Protected Trees on the project site or public right-of-way. However, there are 18 Non-Protected Significant Trees on the project site proposed for removal as part of the project. There are also two (2) Street Trees in the public right-of-way. One (1) is proposed for removal, and one (1) will be retained and protected in place.

Zoning and Land Use Designation

The project site is located within the Westwood Community Plan, Westwood Community Multi-Family Specific Plan (“WMFSP”), Westwood Community Design Review Board (“DRB”) Specific Plan, and the West Los Angeles Transportation Improvement and Mitigation Specific Plan. The project site has a Medium Residential land use designation with corresponding zones of R3. The project site is zoned [Q]R3-1-O, consistent with the land use designation. The project site is also in Height District 1 which permits a FAR of three times the Buildable Area (3:1) and a maximum building height of 45 feet in the R3 Zone. The R3 Zone allows for one dwelling unit per 800 square feet of lot area. The Q condition on the project site, enacted through Ordinance No. 163,187, limits the project site to one dwelling unit per 1,200 square feet of lot area and requires all projects with two (2) or more units be subject to review by the Westwood Community Design Review Board.

Assembly Bill (AB) 2334 changed the definition of “maximum allowable residential density” or “base density” to state: *the greatest number of units allowed under the zoning ordinance, specific plan, or land use element of the general plan, or, if a range of density is permitted, means the greatest number of units allowed by the specific zoning range, specific plan, or land use element of the general plan applicable to the project.* As such, the base density for the project site is determined by the density provisions of the LAMC for the R3 Zone, which allow a density of one (1) dwelling unit per 800 square feet of lot area for a total of 32 base dwelling units.

Surrounding Uses

The project site is in an urbanized area near the University of California - Los Angeles (“UCLA”) campus, Ronald Reagan UCLA Medical Center, West Los Angeles VA Medical Center, and Westwood Recreation Center. The properties along the subject block of Veteran Avenue (bounded by Ohio Avenue to the north and Massachusetts Avenue to the south) are zoned [Q]R3-1 and [Q]R3-1-O and improved with single- and multi-family dwellings ranging from one (1) to five (5) stories in height. The block north of the subject block along Veteran Avenue (bounded by Wilkins Avenue to the north and Ohio Avenue to the south) are zoned [Q]R4-1L and improved with multi-family dwellings ranging from two (2) to six (6) stories in height. The properties to the south along Greenfield Avenue are zoned [Q]R3-1 and [Q]R3-1-O and improved with multi-family dwellings ranging from two (2) to five (5) stories in height. Greenfield Avenue directly abuts the Westwood Recreation Center to the north.

Streets and Circulation

Veteran Avenue, fronting the property to the northeast, is designated by Mobility Plan 2035 as an Avenue II (Secondary Highway), with a designated right-of-way width of 86 feet and designated roadway width of 56 feet. This section of Veteran Avenue has an actual right-of-way width of 60 feet and actual roadway width of 36 feet and improved with a curb, gutter, sidewalk, and street trees. The Bureau of Engineering is requiring a 13-foot dedication along Veteran Avenue as part of the proposed project.

Public Transit

The project site is located within 1/2 mile of a Major Transit Stop located at the intersection of Westwood Boulevard and Wilshire Boulevard, served by the Los Angeles County Metropolitan Transit Authority (“Metro”) and Santa Monica’s Big Blue Bus stops. The project site is also located a little over a 1/2 mile from the future Metro D (Purple) Line station at the intersection of Westwood Boulevard and Wilshire Boulevard.

Relevant Cases and Building Permits

Subject Site:

Building Permit No. 22019-10000-02542: On May 26, 2022, the applicant filed a Building Permit for the demolition of an existing two-story apartment building at 1505 South Veteran Avenue.

Building Permit No. 22019-10000-02543: On May 26, 2022, the applicant filed a Building Permit for the demolition of an existing garage onsite at 1505 South Veteran Avenue.

Building Permit No. 22019-10000-02544: On May 26, 2022, the applicant filed a Building Permit for the demolition of an existing one-story apartment building at 1515 South Veteran Avenue.

Building Permit No. 22019-10000-02545: On May 26, 2022, the applicant filed a Building Permit for the demolition of an existing garage at 1515 South Veteran Avenue.

Building Permit No. 22010-10001-01389: On March 21, 2022, the applicant filed a Building Permit for the new six-story, 47-unit apartment building over one (1) subterranean parking level. The permit is pending and has not been issued at the time of preparing this report.

DIR-2022-909-TOC-DRB-SPP-HCA: On February 9, 2022, the applicant filed a Transit Oriented Communities Affordable Housing Incentive Program, Project Permit Compliance, and Design Review for the construction of a new six-story, 26-unit multi-family dwelling with one (1) ADU over one (1) level of subterranean parking. The applicant is no longer continuing with this application and has resubmitted the proposed project under the subject Density Bonus case.

Surrounding Sites:

Case No. DIR-2018-7541-DRB-SPP-SPPA – On June 16, 2022, the Director of Planning approved a Project Permit Compliance, Project Permit Adjustment, and Design Review for the construction of a new four-story multi-family dwelling totaling seven (7) units with one (1) guest parking space in lieu of the two (2) guest parking spaces otherwise required, located at 1610, 1612, and 1614 South Bentley Avenue.

Case No. DIR-2021-2473-TOC-DRB-SPP-HCA – On August 18, 2021, the Director of Planning approved a Transit Oriented Communities Affordable Housing Incentive Program, Project Permit Compliance and Design Review for the construction of a new six-story multi-family dwelling totaling 23 units, reserving three (3) units for Extremely Low Income Households, located at 1402 South Veteran Avenue and 10978 West Wilkins Avenue.

Case No. DIR-2019-277-TOC-DRB-SPP-1A – On November 23, 2020, the City Planning Commission denied an appeal and sustained the Director of Planning’s determination,

issued on September 24, 2020, to approve a Transit Oriented Communities Affordable Housing Incentive Program, Project Permit Compliance and Design Review for the construction of a new six-story multi-family dwelling totaling 29 units, reserving three (3) units for Extremely Low Income Households, located at 1427-1433 South Greenfield Avenue.

HOUSING REPLACEMENT

On October 9, 2019, the Governor signed the Housing Crisis Act of 2019 (SB 330) into law. The Housing Crisis Act was further amended and extended by Senate Bill 8, effective January 1, 2022. SB 330/SB 8 creates new state laws regarding the production, preservation and planning for housing, and establishes a statewide housing emergency until January 1, 2034. During the duration of the statewide housing emergency, SB 330/SB 8, among other things, creates new housing replacement requirements for Housing Development Projects by prohibiting the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied or vacant "Protected Units" unless the proposed housing development project replaces those units. These replacement requirements are now codified at Government Code Sections 66300.5 and 66300.6.

Pursuant to the Determination made by Los Angeles Housing Department (LAHD), dated January 4, 2023 (Exhibit D), five (5) dwelling units need to be replaced with equivalent type, with four (4) dwelling units restricted to Very Low Income Households and one (1) dwelling unit restricted to Low Income Households. The LAHD housing replacement requirements are satisfied by the five (5) Very Low Income Units provided through this Density Bonus Affordable Housing Incentive Program.

REQUESTED ENTITLEMENTS

Density Bonus / Affordable Housing Incentives Program

Pursuant to the State Density Bonus Law, the City must grant up to three (3) incentives for a project that includes 15 percent of the total (base density) units for Very Low Income Households. The State Density Bonus Law further stipulates that in no case may a city apply any development standard that will have the effect of physically precluding the construction of a development and allows applicants to submit to a city a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development. The City implements the State Density Bonus Law through the Density Bonus Ordinance (No. 179,681).

The applicant proposes to utilize LAMC Section 12.22 A.25 (Affordable Housing Incentives – Density Bonus) to construct a total of 47 dwelling units and one (1) ADU, with five (5) dwelling units set aside for Very Low Income Household Occupancy for a period of 55 years. Density Bonus projects are eligible for three (3) incentives if they reserve at least 15 percent of base dwelling units for Very Low Income Households or at least 30 percent of base dwelling units for Low Income Households. The proposed project is eligible for three (3) Density Bonus Incentives because five (5) dwelling units will be reserved for Very Low Income Households (16 percent of 32 base dwelling units). The applicant is requesting three (3) Density Bonus Incentives as follows:

- a. An Off-Menu Incentive to permit an FAR of 5.55:1 in lieu of 3:1 as otherwise permitted in the [Q]R3-1-O Zone;
- b. An Off-Menu Incentive to permit a building height of 67 feet in lieu of the 45 feet otherwise permitted in the [Q]R3-1-O Zone;

- c. An Off-Menu Incentive to permit 3,686 square feet of open space in lieu of the 9,400 square feet otherwise required by Section 6.A.1. of the WMFSP.

Per California Government Code Section 65915(e)(1) and Section 12.22 A.25(g) of the LAMC, a Housing Development Project may also request other “waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]”. In addition to the Density Bonus Incentives, the applicant is requesting three (3) Waivers of Development Standards, as follows:

- a. A Waiver of Development Standards to permit a front yard setback of 6 inches in lieu of the 15 feet otherwise required by LAMC Section 12.10 C.1.
- b. A Waiver of Development Standards to permit a northerly side yard setback of 6 feet 3-5/8 inches in lieu of the 9 feet otherwise required by LAMC Section 12.10 C.2.
- c. A Waiver of Development Standards to permit a southerly side yard setback of 6 feet 3-5/8 inches in lieu of the 9 feet otherwise required by LAMC Section 12.10 C.2.

Class 3 Conditional Use - Density

The City’s Density Bonus Ordinance (Ordinance No. 179,581), codified in LAMC Section 12.22 A.25, permits a maximum density increase of up to 35 percent in exchange for setting aside 11 percent of the base density units for Very Low Income Households in accordance with the State Density Bonus Law (Government Code Section 65915). The stated calculation is still applicable to the City due to the exemption from current statutory calculations pursuant to Government Code Section 65915(s). The State Density Bonus Law (Government Code Section 65915(n)) also allows a city to grant a density bonus greater than 35 percent for a development, if permitted by a local ordinance. The City adopted the Value Capture Ordinance (Ordinance No. 185,373), codified in LAMC Section 12.24 U.26, to permit a density increase greater than 35 percent with the approval of a Class 3 Conditional Use. In exchange for the increased density, the Value Capture Ordinance requires projects to set aside one (1) additional percent of base density units above the 11 percent for Very Low Income Households for every additional 2.5 percent density increase above the 35 percent.

Below is a table showing the requisite percentage of affordable housing units for Very Low Income Households based on the percentage of density increase.

| Percentage of Base Density to be Restricted to Very Low Income Households | Percentage of Density Increase Granted |
|--|---|
| 11 | 35 |
| 12 | 37.5 |
| 13 | 40 |
| 14 | 42.5 |
| 15 | 45 |
| 16 | 47.5 |

The project site is zoned [Q]R3-1-O, which permits a base density of 32 dwelling units on the subject property. The Density Bonus Ordinance permits a density bonus of up to 35 percent in exchange for setting aside 11 percent of the 32 base density units for Very Low Income

Households. With the Density Bonus Ordinance, the proposed project would be permitted a density bonus of 12 units allowing a total of 44 units on site in exchange for setting aside four (4) units for Very Low Income Households. All density calculations are required to be rounded up to the next whole number pursuant to Government Code Section 65915(f)(5).

The applicant also requests a Class 3 Conditional Use for a density increase in excess of 35 percent pursuant to LAMC Section 12.24 U.26, to allow a 47.5 percent increase in density for a total of 47 dwelling units in lieu of 32 dwelling units as otherwise permitted in the [Q]R3-1-O Zone. As provided in the table above, the applicant is required to set aside at least 16 percent, or five (5) dwelling units, of 32 base density units for the 47.5 percent density increase. The applicant is setting aside five (5) dwelling units restricted to Very Low Income Households for a period of 55 years. As such, the proposed project satisfies the minimum percentage of base density restricted to Very Low Income Households to be eligible for a 47.5 percent density increase.

Design Review Board

Pursuant to LAMC Section 16.50 E, the applicant requests a Design Review for a project within the Westwood Community DRB Specific Plan. The proposed project complies with Section 16.50 E of the LAMC and the relevant review procedures and criteria of the Westwood Community DRB Specific Plan.

Project Compliance Review

Pursuant to LAMC Section 13B.4.2 of Chapter 1A, the applicant is requesting a Project Compliance Review for a project within the WMFSP. These development regulations include a specific provision in Section 6.A.1 that requires 200 square feet of open space per dwelling unit in the R3 Zone. The WMFSP would therefore require 9,400 square feet of open space for the proposed 47-unit multi-family dwelling in the [Q]R3-1-O Zone. As described above, State Density Bonus Law, and therefore LAMC 12.22 A.25 and 12.24 U.26, supersede the WMFSP's Design Standards.

The applicant requests an Off-Menu Incentive to deviate from Section 6.A.1 of the WMFSP as follows:

- a. A reduction in open space to 3,686 square feet in lieu of the 9,400 square feet required.

PUBLIC HEARING

A joint public hearing was held by a Hearing Officer and the Westwood DRB. The meeting was held in person at Belmont Village Senior Living - Westwood on Wednesday, July 17, 2024. Comments from the public hearings are documented in Public Hearing and Communications, Page P-1.

Westwood Design Review Board

As outlined in the Westwood Community DRB Specific Plan Section 6.A., the design review process may be conducted through both an optional Preliminary Review and mandatory Final Review. The proposed project was presented to the Westwood DRB for Final Review on July 17, 2024 before a quorum of six (6) DRB members. This meeting also included a joint public hearing held by the Hearing Officer. At the meeting, the applicant (Brennen Hakimian), architect (Warren), and landscape architect (Kathleen Wishard) gave an overview of the project and key design elements. A majority of the DRB members commended the proposed project's design, complementing its articulated form with multiple balconies and open and playful geometric front. They also highlighted the proposed project's thoughtful design regarding the expanded courtyard

and addition of passageways and hallways from the original two-lot design. One DRB member dissented, citing concerns with the façade being too busy and unfriendly and described it as a cacophony of elements. The DRB members generally disagreed on the massing of the proposed project; some members thought it is appropriately scaled to the surrounding properties while others thought that it is out of context with the neighborhood, while acknowledging that the proposed project was designed in accordance with the Incentives and Waivers provided by State Density Bonus law. One DRB member raised a concern about the landscaping on the roof and whether the grass is shade tolerant and questioned how it would thrive. The DRB members concurred on recommendations to condition one (1) additional Jacaranda to meet the Specific Plan's Street Tree requirement and to move the backflow preventer for the Fire Department to the subterranean parking level.

After the review and discussion with the applicant's team and deliberation, the DRB recommended to approve the proposed project on a vote of 5-1 with the two conditions as mentioned above: to provide the additional Street Tree and move the backflow preventer. Therefore, pursuant to LAMC Section 16.50 E, the DRB provided a recommendation for approval to the City Planning Commission.

PROFESSIONAL VOLUNTEER PROGRAM

The proposed project was reviewed by the Department of City Planning's Urban Design Studio ("UDS") and the Professional Volunteer Program ("PVP"). The PVP panel reviewed the proposed project on March 19, 2024. The following comments were provided by the PVP:

Pedestrian First:

- With so much happening on front façade, placing the address numbers above the gate to a courtyard doesn't seem sufficient to help this entry stand out as the primary way into the pedestrian lobby; consider an overhang or some other element to give it more prominence.
- Difficult to understand the protected courtyard in front of the main pedestrian entry; plans note a tall fence and gate but front elevation or renderings seem to omit this element.
- Planning is always supportive of reduced parking, but this project proposes more of a co-living type of occupancy, so the amount of parking spaces provided should be considered carefully.

360° Design:

- A question was raised as to whether this is considered as regular multifamily housing or some type of permanent supportive or dormitory housing being proposed, given the number of bedrooms and the layout of the units.
- The two sides of the building depend upon a large number of windows and continuation of the ribbon elements to provide any interest; advise a consultation with LAFD for the allowable percentage of openings with >10' side yards, also if they'll approve architectural projections.
- Strongly advise having a good meeting to get feedback from LAFD because there are aspects of the proposal related to access and egress that may have impacts on the exterior elevations.
- Really difficult to understand from the elevations how or where the perforated metal is used on the upper floors above the courtyards; if used on part of the back wall of the courtyards, the plans don't seem to be depict this condition of part solid, stucco wall and part perforated metal.
- It will help the DRB and CPC to understand the character of the two front, teardrop courtyards if a section were provided through one, showing the windows into the units and the degree of enclosure between the courtyard and the corridors.

- If the intent of having the three sections of the front façade painted in different colors is to break down the scale and have the building read as three smaller masses—it's not effective.
- The banding elements across the frontage add enough interest and the arbitrary changes in color end up as a distracting element; would be a better building with just a single stucco color.
- The extent of the cantilevered NE corner of the building, supported by a single *piloti* between the driveway lanes, doesn't seem as if it could be structurally feasible (or a beefier column).
- A creative solution to place the transformer in a vault under the driveway but consult with LADWP to ensure that there's clearance for at least a one lane driveway.
- It's difficult enough to roll trash bins up to the street for pickup each week but the trash/recycling area shown on the subterranean parking level doesn't appear large enough for a reserve bin(s), to catch trash while the main one is out awaiting pick-up.
- Also trash chutes have typically been required to have an enclosed vestibule, rather than opening directly onto residential corridors; consult with LAFD and/or LADBS on requirements.

Climate-Adapted:

- The application of artificial turf as a *lawn* on an open, unshaded roof deck won't be particularly usable, as it will quickly reach a surface temperature of 175°.
- Clarify the solar PV installation on roof plan, as required to comply with 2022 California Energy Code if no LADBS architectural or structural permit application was submitted pre-2023.

The applicant was generally responsive to the comments and revised the plans to address those related to the main entrance, courtyard, transformer, and artificial turf. The applicant provided written clarification on issues raised about the amount of automobile parking spaces, type of housing, cantilevered building corner over the driveway lanes, and trash bins. The applicant also confirmed that they have met with LADBS and Fire Department regarding comments on the side yard openings, access and ingress/egress, and trash chutes and that the proposed project will comply with their requirements. Finally, the applicant clarified that building permits for the proposed project was submitted to LADBS prior to 2023 and is therefore exempt from solar requirements pursuant to the 2019 Building Energy Efficiency Standards.

ISSUES

Height/Massing

The project site is zoned [Q]R3-1-O, with a Height District No. 1 that establishes a 45-foot height limit and a maximum FAR of 3:1. However, pursuant to LAMC Section 12.22 A.25, the applicant has requested Off-Menu Density Bonus Incentives to allow a maximum FAR of 5.55:1 and building height of 67 feet in exchange for setting aside five (5) dwelling units for Very Low Income Households for 55 years.

Pursuant to Government Code Section 65915 and LAMC Section 12.22 A.25, and the findings stated therein, the Commission must approve a Density Bonus and requested incentive(s) unless the Commission makes a finding based on substantial evidence that the incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units. The record does not contain substantial evidence that would allow the Commission to deny the incentives by making a finding that the requested incentives do not provide for affordable housing costs per State Law. As described in pages F-1 to F-2 of this Staff Report, there is also

no substantial evidence in the record that the proposed incentives will have a specific adverse impact.

The requested incentive will allow the developer to expand the building envelope so the additional units can be constructed, provide for design efficiencies, and increase the overall space dedicated to residential uses. These incentives support the applicant's decision to set aside five (5) Very Low Income Units for 55 years. The surrounding properties are predominately improved with multi-family dwellings ranging from two (2) to six (6) stories in height. While the proposed six-story building is slightly taller than most of the surrounding structures, the proposed design includes multiple features that reduce its massing. These include a well-articulated façade with color variety, two courtyard entryways, sixth-floor balconies, and a recessed roof level, all with the purpose of breaking up massing.

Parking

Section 5.B.1 of the WMFSP requires 2.25 automobile parking spaces for each dwelling unit containing four (4) habitable rooms or less and 3.25 automobile parking spaces for each dwelling unit containing more than four (4) habitable rooms. As such, 133 automobile parking spaces would be required for the proposed 47-unit multi-family dwelling since there will be 20 units with fewer than four (4) habitable rooms and 27 units with more than four (4) habitable rooms.

However, on September 22, 2022, the Governor signed Assembly Bill (AB) 2097, which prohibits a public agency from imposing or enforcing any minimum automobile parking requirement on any residential, commercial, or other development project that is within 1/2 mile of a Major Transit Stop, with minor exceptions. A development project, for purposes of this bill, includes any project requiring a discretionary entitlement or building permit to allow the construction, reconstruction, alteration, addition, or change of use of a structure or land. Consistent with AB 2097, the proposed project is a development project within 1/2 mile of a Major Transit Stop and therefore is not subject to the WMFSP's minimum automobile parking requirement. Nevertheless, the proposed project is providing 65 automobile parking spaces in the subterranean garage, which should alleviate concerns about the lack of onsite parking without overtly contributing to automobile use and impacts to traffic.

Traffic

Planning Staff received emails from neighbors who are concerned about the impacts of traffic resulting from the proposed project. However, there is no substantial evidence that the proposed 47-unit multi-family residential building with one (1) ADU and only 65 onsite automobile parking spaces would adversely impact existing traffic. According to the City of Los Angeles Vehicle Miles Traveled ("VMT") Calculator Version 1.4 and the LADOT Transportation Assessment Referral Form, dated May 28, 2024, the proposed project is expected to generate 172 daily vehicle trips. This is below the 250 daily trip minimum that would require an additional traffic study. Section 5.B.1 of the WMFSP would normally require 133 onsite automobile parking spaces. Limiting the amount of onsite automobile parking spaces will reduce the traffic impact of the proposed project.

Demolition of RSO Units

Planning Staff received emails from neighbors who are concerned about the demolition of dwelling units subject to the Rent Stabilization Ordinance ("RSO") and not equally replacing them. Pursuant to the Determination made by Los Angeles Housing Department ("LAHD"), dated January 4, 2023, there are 11 dwelling units subject to the RSO, all of which are currently vacant. In the letter, LAHD concluded that four (4) dwellings are required to be replaced in compliance with the RSO and five (5) dwelling units need to be replaced with equivalent type, with four (4) dwelling units restricted to Very Low Income Households and one (1) dwelling unit restricted to

Low Income Households for the Density Bonus project. The LAHD housing replacement requirements are satisfied by the five (5) Very Low Income Units provided through this Density Bonus Affordable Housing Incentive Program.

CONCLUSION

Based on evaluation of the proposed project and information submitted, input from the public, and the proposed project's compliance with the General Plan, Los Angeles City Planning recommends the City Planning Commission approve the requested actions and adopt the attached Conditions of Approval and Findings.

Approval of the requests herein will enable the creation of 47 dwelling units, including five (5) deed restricted affordable units, and one (1) ADU in a Higher Opportunity Area as defined in the Housing Element of the General Plan. The proposed project will situate high-quality residential units and amenities in a developed urban area within walking distance of a major university and employment center as well as a variety of commercial uses. The proposed multi-family residential building includes multiple recreation and amenity areas, including common access recreation rooms and landscaped roof terraces and balconies. Finally, the proposed project will enhance the physical appearance of the property and surrounding area through its thoughtful and interesting design features, including a well-articulated façade and extensive multi-level landscaping.

CONDITIONS OF APPROVAL

Density Bonus Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code ("LAMC") or the project conditions.
2. **Residential Density.** The proposed project shall be limited to a maximum density of 47 dwelling units, including the Density Bonus Units, and one (1) Accessory Dwelling Unit ("ADU").
3. **On-Site Restricted Affordable Units.** Five (5) dwelling units shall be reserved for Very Low Income Household Occupancy, as defined by California Government Code Section 65915 and by the Los Angeles Housing Department ("LAHD"). In the event the SB 8 Replacement Unit (Condition No. 5 below) requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
4. **Changes in Restricted Units.** Deviations that change the composition of units shall be consistent with LAMC Section 12.22 A.25 (9a-d) and State Density Bonus Law (Government Code Section 65915).
5. **SB 8 Replacement Units (California Government Code Section 66300 et seq.).** The project shall be required to comply with the Replacement Unit Determination ("RUD") letter, dated January 4, 2023, to the satisfaction of LAHD. The most restrictive affordability levels shall be followed in the covenant. In the event the On-site Restricted Affordable Units condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
6. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of LAHD to make five (5) units available to Very Low Income Households, or equal to 16percent of the project's proposed residential density allowed, for sale or rental, as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required reserved on-site Restricted Units may be adjusted, consistent with LAMC Section 12.22 A.25, to the satisfaction of LAHD. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall submit a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD.

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

7. **Floor Area Ratio (FAR) (Off-Menu).** The proposed project shall be limited to a maximum FAR of 5.55:1.
8. **Height (Off-Menu).** The proposed project shall be limited to 67 feet in building height.

9. **Open Space (Off-Menu).** The proposed project shall provide 3,686 square feet of open space.
10. **Front Yard Setback (Waiver).** The proposed project shall observe a front yard setback of 6 inches along Veteran Avenue.
11. **Side Yard Setbacks (Waiver).** The proposed project shall observe northerly and southerly side yard setbacks of 6 feet 3-5/8 inches.
12. **Parking Per AB 2097.** The proposed project shall be permitted to provide a minimum of zero automobile parking spaces pursuant to AB 2097. Sixty-five (65) automobile parking spaces are provided.

Project Compliance Conditions

13. **Open Space.** The open space shall meet all other requirements of the Westwood Community Multi-Family Specific Plan.
 - a. A minimum of 3,686 square feet of open space shall be provided as depicted on Sheet A-1.0 of Exhibit "A."
 - b. A minimum of 50 percent of total required open space shall be landscaped as depicted on Sheets A-1.0 and A-2.4 of Exhibit "A."
 - c. Paved areas shall consist of stamped concrete, tile, and/or brick pavers as depicted on Sheets L1 through L6 of Exhibit "A."
 - d. No more than 50 percent of the required front yards shall count towards the open space requirement as depicted on Sheet A-1.0 of Exhibit "A."
 - e. Required side yards shall not be counted toward the open space requirements.
 - f. The provided Open Space and Landscaping shall be consistent with Sheets A-1.0, A-2.4, and L1 through L6 of Exhibit "A."
14. **Street Trees.** Street Trees shall be provided to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and shall be planted at a minimum ratio of at least one for every 30 lineal feet of street frontage abutting a project. Street Trees shall be at least 12 feet in height and not less than three inches in caliper at the time of planting.
15. **Screening.** As depicted on Sheet A-5.0 of Exhibit "A", all structures on the roof, such as air conditioning units, antennae, and other equipment, except solar panels, shall be fully screened from view from any adjacent properties, as seen from the grade.

Class 3 Conditional Use Conditions

16. **Lighting Design.** Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways, storefront entrances, and vehicular access ways shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.

17. **Heat Island Effect.** To reduce the heat island effect, a minimum of 50 percent of the area of pathways, patios, driveways or other paved areas shall use materials with a minimum initial Solar Reflectance value of 0.35 in accordance with ASTM (American Society of Testing Materials) standards.
18. **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.
19. Any parking spaces provided above LAMC requirements shall be provided with EV chargers to immediately accommodate electric vehicles within the parking areas.
20. **Unbundled Parking.** Residential parking shall be unbundled from the cost of the rental units, with the exception of parking for Restricted Affordable Units.
21. **Landscape Plan.** Landscape plans shall be submitted to show the size and location of all plants. The Landscape Plan shall indicate landscape points for the proposed project as required by LAMC 12.40 and Landscape Ordinance Guidelines “O”. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped, including an automatic irrigation system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The final Landscape Plan shall be in substantial conformance with the submitted Landscape Plan, Exhibit “A,” and shall incorporate any modifications required as a result of this grant.
22. **Soil Depths.** Shrubs, perennials, and groundcover shall require a minimum soil depth as follows, based on height or canopy at maturity:
 - a. For heights of less than 1-foot, the minimum soil depth shall be 18-inches.
 - b. For heights ranging from 1-foot to 8-feet, the minimum soil depth shall be 24-inches.
 - c. For heights ranging from 9-feet to 15-feet, the minimum soil depth shall be 36-inches.
 - d. For heights ranging from 15-feet to 40-feet, the minimum soil depth shall be 42-inches.

Trees shall require a 42 inch minimum soil depth.

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

- e. 220 cubic feet for trees with a canopy diameter ranging from 15 to 19 feet.
 - f. 400 cubic feet for trees with a canopy diameter ranging from 20 to 24 feet.
 - g. 620 cubic feet for trees with a canopy diameter ranging from 25 to 29 feet.
 - a. 900 cubic feet for trees with a canopy diameter ranging from 30 to 34 feet.
23. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible. Where power poles are available, electricity from power poles and/or solar-powered generators rather than temporary diesel or gasoline generators shall be used during construction.
 24. **Solar-ready Buildings.** The proposed project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.

25. **Signage.** There shall be no off-site commercial signage on construction fencing during construction.
26. **Windows.** The proposed project shall use “bird protection glass”, such as non-reflective darker tinted glass (i.e. “Ornilux”), specifically designed to help prevent bird strike deaths.

Administrative Conditions

27. **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.
28. **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.
29. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
30. **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.
31. **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.
32. **Condition Compliance.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
33. **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.
34. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

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

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

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

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes

actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

FINDINGS

DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES AND WAIVERS

1. **Government Code Section 65915 and LAMC Section 12.22 A.25 state that the Commission shall approve a density bonus and requested incentive(s)/waiver(s) unless the Commission finds that:**
 - a. **The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.**

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

The applicant proposes to construct a total of 47 dwelling units, of which five (5) dwelling units will be set aside for Very Low Income Household Occupancy for a period of 55 years. Density Bonus projects are eligible for three (3) incentives if they reserve at least 15 percent of base dwelling units for Very Low Income Households or at least 30 percent of base dwelling units for Low Income Households. The proposed project is eligible for three (3) Density Bonus Incentives because five (5) units will be reserved for Very Low Income Households (16 percent of 32 base dwelling units). The requested Incentives are for an increase in maximum Floor Area Ratio ("FAR"), increase in maximum building height, and reduction in the required open space. The requested Waivers of Development Standards are for reductions in the required front and side yard setbacks.

FAR: The subject site is zoned [Q]R3-1-O which permits a maximum FAR of 3:1. Los Angeles Municipal Code ("LAMC") Section 12.22 A.25 allows an FAR increase of 35 percent through an Off-Menu Incentive which would allow a 4.05:1 FAR. The applicant has requested an Off-Menu Incentive to allow a 5.55:1 FAR in lieu of the otherwise permitted 3:1 FAR. The proposed project will have a floor area of 92,090 square feet, slightly below the maximum FAR of 5.55:1 allowed. As proposed, the additional FAR will allow for the construction of the affordable dwelling units. The requested incentive will allow the developer to expand the building envelope so the additional units can be constructed, provide for design efficiencies, allow fixed costs of construction to be spread over more floor area, and increase the overall space dedicated to residential uses.

| FAR by-right | Buildable Lot Area (sf) | Permitted Floor Area (sf) |
|---------------------|--------------------------------|----------------------------------|
| 3:1 | 16,610 | 16,610 x 3.0 = 49,830 |

| FAR Requested | Buildable Lot Area (sf) | Proposed Floor Area (sf) | Additional Floor Area (sf) |
|----------------------|--------------------------------|---------------------------------|------------------------------------|
| 5.55:1 | 16,160 | 92,090 | 92,090 – 49,830 = 42,260 |

Height: The subject site is zoned [Q]R3-1-O, with a Height District No. 1 that permits a maximum 45-foot building height. The applicant is requesting an Off-Menu Incentive for a 22-foot height increase to allow a maximum height of 67 feet. The enclosed staircases and elevator shaft are allowed to exceed the maximum building height by 20 feet in accordance with Section 12.21.1 B.3 of the LAMC. Utilization of the height incentive enables the construction of two (2) additional levels, without which the proposed project would lose at least 18 units. The requested Off-Menu Incentive facilitates the provision of five (5) Very Low Income Units by allowing two (2) additional stories of residential uses that could not be constructed under the normally required 45-foot height limit.

Open Space: Section 6.A.1 of the Westwood Community Multi-Family Residential Specific Plan (“WMFSP”) requires 200 square feet of open space per unit for properties in the R3 Zones. The WMFSP would therefore require 9,400 square feet of open space for a 47-unit multi-family dwelling in the [Q]R3-1-O Zone. The applicant is requesting an Off-Menu Incentive to allow a 61% decrease in the required open space (3,686 square feet proposed). Strict adherence to this regulation would require at least 5,714 square feet of additional open space, equal to at least seven (7) two-bedroom units. As such, denial of the requested incentive would have the effect of physically precluding construction of the Density Bonus units. The requested Off-Menu Incentive will allow for an expansion of the building envelope that will facilitate the provision of additional Density Bonus units and help offset the cost of the five (5) Very Low Income Units.

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

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

The proposed 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 proposed project is located within a Special Grading Area (BOE Basic Grid Map A-13372) and the Santa Monica Fault Zone. However, there is no substantial evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Based on the above, there is no substantial evidence in the record that the project’s proposed incentives or waivers will have a specific adverse impact on the physical environment, on public health and safety, or on property listed in the California Register of Historic Resources.

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

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

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

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

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

Front Yard Setback: Pursuant to LAMC Section 12.10 C.1, projects in the R3 Zones must provide front yard setbacks of at least 15 feet. According to a determination by the Bureau of Engineering (“BOE”), dated January 10, 2024, the proposed project is required to provide a dedication of 13 feet along Veteran Avenue. The applicant has requested a Waiver of Development Standards to permit a six-inch front yard setback. Compliance with both the required 13-foot dedication and 15-foot front yard setback would reduce the proposed project’s buildable area and restrict the number and range of units that could be constructed. The requested Waiver of Development Standards will allow for an expanded building envelope and design efficiencies that will facilitate the provision of additional density bonus units and help offset the cost of the five (5) Very Low Income Units.

Side Yard Setbacks: Pursuant to LAMC Section 12.10 C.2, projects in the R3 Zones must provide side yard setbacks of at least five (5) feet with an additional foot for each additional story above the second story. The proposed project is a six-story building; therefore, the required side yard setbacks are nine (9) feet. The requested Off-Menu Incentive to reduce both side yard setbacks to 6 feet 3-5/8 inches will allow for an expanded building envelope and design efficiencies that will facilitate the provision of additional density bonus units and help offset the cost of the two (2) required Very Low Income Units. Expanding each floorplate to accommodate requested floor area also avoids the cost of constructing an additional story to the development that would be needed to accommodate floor area and project amenities.

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

CLASS 3 CONDITIONAL USE FINDINGS

3. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The proposed project will provide an essential service to the community, city, and region through the provision of mixed income housing units, including five (5) new Very Low Income Units. The project site is located within the [Q]R3-1-O Zone, which is limited to a density of one (1) dwelling unit per 800 square feet of lot area. As such, the 25,503 square-foot site has a base density of 32 units.

The Density Bonus Ordinance permits a density bonus of up to 35 percent in exchange for setting aside 11 percent of the 32 base density units for Very Low Income Households. The State Density Bonus Law (Government Code Section 65915(n)) allows a city to grant a density bonus greater than 35 percent for a development, if permitted by a local ordinance. The City adopted the Value Capture Ordinance (Ordinance No. 185,373), codified in LAMC Section 12.24 U.26, to permit a density increase greater than 35 percent with the approval of a Class 3 Conditional Use. In exchange for the increased density, the Value Capture Ordinance requires projects to set aside one (1) additional percent of base density units above the 11 percent for Very Low Income Households for every additional 2.5 percent density increase above the 35 percent. A density increase of 47.5 percent may be granted if a project sets aside 16 percent of base density units for Very Low Income Households.

For the subject property, a 35 percent by-right density bonus would allow for 44 units (equal to an increase of 12 units beyond the 32-unit base density) to be constructed on the project site. In order to qualify for the 35 percent by-right density bonus, the project would be required to set aside 11 percent of the base density, or three (3) units, for Very Low Income Households. The applicant requests an additional 12.5 percent density bonus through a Class 3 Conditional Use to allow a total of 47 dwelling units. This is an increase beyond what would otherwise be permitted with the by-right 35 percent density bonus. As such, the proposed project must set aside at least 16 percent of the base density, or five (5) Very Low Income units), to obtain the requested 47.5 percent density bonus. As previously noted, the proposed project is providing five (5) Very Low Income Units. Therefore, the proposed project satisfies the minimum percentage of base density restricted to Very Low Income Households to be eligible for a 47.5 percent density increase.

According to the 2021-2029 Housing Element of the City of Los Angeles, pages 99-100, the City's Regional Housing Needs Assessment allocation for Very Low Income Households is 57,989 units over the 6th Housing Element Cycle. Between 2014 and 2020, the City permitted a total of 7,012 Very Low Income Units. Additionally, more than 75% of Very Low Income Renters in the City are cost burdened, meaning that housing costs account for more than 30 percent of their income (p. 90 of the Housing Element). In 2019, Los Angeles had a higher percentage of cost burdened renter households than any other major American city (p. 88 of Housing Element). Therefore, the increased intensity of the proposed development will be offset by the provision of five (5) Very Low Income Units required by the City's Density Bonus policy.

Additionally, the proposed project is located approximately one mile from the University of California - Los Angeles (UCLA) campus. The project site and the properties in the surrounding area are predominately developed with multi-family residential uses ranging from two (2) to six (6) stories in height. Students, who are low income by nature of their studies, account for many residents in the surrounding area. The proposed project will replace three vacant multi-family dwellings consisting of 11 dwelling units with a new 47-unit multi-family

dwelling with one (1) Accessory Dwelling Unit (“ADU”), resulting in a net increase of 36 dwelling units and one (1) ADU to the City’s housing stock without displacing any households. Therefore, the proposed project would provide a service that is essential and beneficial to the community, city, and region.

4. The project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The proposed project involves the construction of a new 67-foot-tall, six-story multi-family residential building comprised of 47 dwelling units (including five (5) Very Low Income Units) and one (1) ADU. The proposed project will have a floor area of approximately 92,090 square feet with a corresponding FAR of 5.55:1. Sixty-five (65) automobile parking spaces and 40 long-term bicycle parking spaces will be provided on one (1) subterranean level accessed via a driveway on Veteran Avenue. Four (4) short-term bicycle parking spaces will be provided at ground level.

The proposed project will also involve grading consisting of 10,840 cubic yards of cut and 85 cubic yards of fill and a haul route for the export of 10,775 cubic yards of soil. There are no protected trees on the subject site or associated public right-of-way according to a Tree Report prepared by The Tree Resource, dated March 1, 2024. There are 18 Non-Protected Trees on the project site and one (1) Non-Protected Street Tree in the public right-of-way proposed for removal. One (1) Non-Protected Street Tree will be maintained. Five (5) new Street Trees in the public right-of-way are also proposed. The project site is currently improved with three multi-family dwellings proposed for demolition.

The project site is zoned [Q]R3-1-O, with a Height District No. 1 that permits a maximum FAR of 3:1 and a maximum height of 45 feet. The applicant has requested Off-Menu Incentives for an increase in the maximum FAR to 5.55:1 and increase in the maximum building height to 67 feet. The proposed project will have a floor area of 92,090 square feet. The proposed FAR allows for an additional 42,260 square feet. While the proposed project’s floor area and height are larger than some of the existing multi-family dwellings in the vicinity, the proposed project has incorporated design features that reduce its massing, provide visual interest, and add both natural light and open-air circulation. The ground floor features two (2) entryways to the open-to-sky courtyards that engages pedestrians along Veteran Avenue and provides natural light and open-air circulation to residents. The proposed project is designed in a way where the three sections of front façade is painted in a different color. This is intended to break up the massing through color variety while providing visual interest. The proposed project will also feature extensive landscaping, including six (6) total Street Trees spanning across the entirety of the front property line, creating a pleasing transition from the sidewalk to the façade. The building envelope is also well-articulated with a recessed sixth floor with landscaped decks and recessed roof with common open space areas, amenities, and landscaping.

The project site is in an urbanized area near the UCLA campus, Ronald Reagan UCLA Medical Center, West Los Angeles VA Medical Center, and Westwood Recreation Center. It is also located within 1/2 mile of a Major Transit Stop located at the intersection of Westwood Boulevard and Wilshire Boulevard, served by the Los Angeles County Metropolitan Transit Authority (“Metro”) and Santa Monica’s Big Blue Bus stops. According to the City of Los Angeles VMT Calculator Version 1.4 and the LADOT Transportation Assessment Referral Form, dated May 28, 2024, the proposed 47-unit multi-family residential building with one (1) ADU and 65 onsite automobile parking spaces is expected to generate 172 daily vehicle trips, below the minimum 250 daily vehicle trips that would require an additional traffic study.

Given the site's proximity to public transit and many surrounding uses, including the UCLA campus, the proposed project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety. Therefore, as described above, the proposed project will provide features that will enhance the surrounding neighborhood rather than further degrade or adversely affect other properties.

5. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, Land Use, Transportation, Noise, Safety, Housing and Conservation. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those subareas of the City.

The General Plan is a long-range document determining how a community will grow, reflecting community priorities and values while shaping the future. Policies and programs set forth in the General Plan are subjective in nature, as the General Plan serves as a constitution for development and foundation for land use decisions. The project substantially conforms with the following purposes and objectives of the General Plan Elements: Framework Element, Land Use Element (Westwood Community Plan), Housing Element, and Mobility Element.

The project site is located within the Westwood Community Plan, WMFSP, Westwood Community Design Review Board ("DRB") Specific Plan, and West Los Angeles Transportation Improvement and Mitigation Specific Plan. The project site has a Medium Residential land use designation, which has a corresponding zone of R3. The project site is zoned [Q]R3-1-O, consistent with the land use designation. The project site is also in Height District 1 which permits a floor area of three times the Buildable Area (FAR 3:1) and a maximum building height of 45 feet in the R3 Zone. The R3 Zone allows for one dwelling unit per 800 square feet of lot area. The Q condition on the project site, enacted through Ordinance No. 163,186, limits density to one dwelling unit per 1,200 square feet of lot area and requires that all projects with two (2) or more dwelling units be subject to review by the Westwood Community DRB.

Assembly Bill (AB) 2334 changed the definition of "maximum allowable residential density" or "base density" to state: *the greatest number of units allowed under the zoning ordinance, specific plan, or land use element of the general plan, or, if a range of density is permitted, means the greatest number of units allowed by the specific zoning range, specific plan, or land use element of the general plan applicable to the project.* As such, the base density for the project site is determined by the density provisions of the LAMC for the R3 Zone, which allow a density of one (1) dwelling unit per 800 square feet of lot area.

Framework Element

The General Plan designates the project site for Medium Residential land uses, with a corresponding zone of R3. The project site is zoned [Q]R3-1-O, consistent with the land use designation.

The proposed project conforms with the following goals, objectives, and policies of the Framework Element:

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.2.3: Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.

Objective 3.7: Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.

Objective 4.2: Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher density developments and surrounding lower density residential neighborhoods.

Policy 4.2.1: Offer incentives to include housing for very low and low-income households in mixed-use developments.

Objective 7.9: Ensure that the available range of housing opportunities is sufficient, in terms of location, concentration, type, size, price/rent/range, access to local services and access to transportation, to accommodate future population growth and enable a reasonable portion of the City's work force to both live and work in the City.

Policy 7.9.1: Promote the provision of affordable housing through means which require minimal subsidy levels and which, therefore, are less detrimental to the City's fiscal structure.

The proposed project involves the construction of a six-story multi-family dwelling, consisting of 47 dwelling units and one (1) ADU, on a site located within 1/2 mile of a Major Transit Stop located at the intersection of Westwood Boulevard and Wilshire Boulevard, served by the Metro and Santa Monica's Big Blue Bus stops. The project site is also located a little over a 1/2 mile from the future Metro D (Purple) Line station at the intersection of Westwood Boulevard and Wilshire Boulevard. The proposed project will emphasize pedestrian and bicycle access by limiting onsite automobile parking to 65 automobile parking spaces in lieu of the 133 automobile parking spaces required while also providing 40 long-term bicycle parking spaces. Moreover, the project site is located within walking distance from the UCLA campus, Ronald Reagan UCLA Medical Center, West Los Angeles VA Medical Center, Westwood Recreation Center, major commercial corridors along Westwood Boulevard and Westwood Village, and a variety of other employment and commercial uses.

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

Finally, the proposed project is requesting Density Bonus Incentives and Waivers of Development Standards in exchange for the provision of five (5) Very Low Income Units for 55 years. These Very Low Income Units will not require any public subsidy.

As such, the proposed project is consistent with the General Plan Framework.

Land Use Element – Westwood Community Plan

The proposed project aligns with the intent of the Westwood Community Plan including the following:

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

Objective 1-1: *To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs for the existing residents and projected population of the Plan area to the year 2010.*

Policy 1-1.2: *Protect the quality of residential environment and promote the maintenance and enhancement of the visual and aesthetic environment of the community.*

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

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

Objective 1-3: *To preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.*

Objective 1-4: *To promote the adequacy and affordability of multiple-family housing and increase its accessibility to more segments of the population.*

Policy 1-4.1: *Promote greater individual choice in type, quality, price, and location of housing, including student housing within one mile of the UCLA campus.*

Policy 1-4.2: *Ensure that new housing opportunities minimize displacement of residents.*

The proposed project meets the above goals, policies, and objectives by providing multi-family dwelling units in a new, safe, and secure building. The proposed project is located within a neighborhood designated for Medium Residential Land Uses, which includes multi-family residential uses, and is well served by facilities and necessary infrastructure. The project site is located approximately one (1) mile feet from the UCLA campus and will result in a net increase of 37 dwelling units and one (1) ADU, including five (5) Very Low Income Units. The project site is in a Transit Priority Area (“TPA”) and within 1/2 mile of a Major Transit Stop located at the intersection of Westwood Boulevard and Wilshire Boulevard, served by the Metro and Santa Monica’s Big Blue Bus stops. The project site is also located a little over a 1/2 mile from the future Metro D (Purple) Line station at the intersection of Westwood Boulevard and Wilshire Boulevard. Finally, the proposed project will not displace any existing residents as the project site is currently improved with three (3) vacant multi-family dwellings.

Housing Element 2021-2029

The proposed project also conforms with the applicable goals, objectives, and policies of the Housing Element, including:

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

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

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

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

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

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

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

The proposed project will result in a net increase of 36 dwelling units and one (1) ADU to the City's housing stock and conforms with the applicable provisions of the Housing Element. The applicant has requested deviations from code requirements through the Density Bonus program for increased FAR and height and reduced open space and yard setbacks in exchange for the five (5) Very Low Income Units. Pursuant to Density Bonus and Value Capture Ordinance requirements, 16 percent (5 units) of the base units, will be set aside for Very Low Income Households. Additionally, this mixed-income development will be located in a Higher Opportunity Area as defined in the Housing Element that is also near public transit options and a variety of retail, commercial, entertainment, recreational, educational and employment opportunities. The proposed project is also in a community that currently has fewer affordable units. According to the Department of City Planning's Housing Progress Dashboard, 69 affordable units were approved in the Westwood Community Plan Area between 2015 – 2022. The citywide average over the same period was 669 affordable units per Plan Area.

Mobility Plan 2035

The proposed project also conforms with the following additional policies of the Mobility Plan, including:

Policy 3.1: Access for All: *Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement – as integral components of the City's transportation system.*

Policy 3.3: Land Use Access and Mix: *Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.*

The proposed project is a pedestrian-oriented development that provides affordable and market-rate units and is located within 1/2 mile of a Major Transit Stop located at the intersection of Westwood Boulevard and Wilshire Boulevard, served by the Metro and Santa Monica's Big Blue Bus stops and a little over a 1/2 mile from the future Metro D (Purple) Line station at the intersection of Westwood Boulevard and Wilshire Boulevard. The project site is also within walking distance from commercial corridors on Westwood Boulevard and Westwood Village as well as UCLA and a variety of other employment opportunities. The proposed project will promote multi-modal transportation by limiting onsite automobile parking to 65 spaces in lieu of the 133 spaces required and providing 40 long term bicycle parking spaces.

Westwood Community Multi-Family Specific Plan

The WMFSP was adopted by the Los Angeles City Council and became effective on March 5, 1988, under Ordinance No. 163,203. The project site is located within this Specific Plan which contains regulations on land use, density, height, parking, open space, landscaping, and design review procedures. Therefore, the proposed project is subject to a Project Compliance Review and has been conditioned for compliance prior to the issuance of building permits.

The proposed project is consistent with the purposes, intent and provisions of the General Plan, Westwood Community Plan, Housing Element, Mobility Plan, and WMFSP by meeting several of its goals, objectives, and policies. Specifically, the project would provide housing to accommodate necessary residential growth as well as a mix of apartment sizes and affordability levels through the inclusion of five (5) Very Low Income Units.

5. The project is consistent with and implements the affordable housing provisions of the Housing Element of the General Plan.

The City's Housing Element for 2021-2029 was adopted by the City Council on November 24, 2021. The Housing Element is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City.

As provided under Finding No. 4, the proposed project would be in conformance with the following goals, objectives, and policies of the Housing Element as described below:

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

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

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

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

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

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

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

The proposed project will implement the affordable housing provisions of the Housing Element by providing five (5) Low Income Units in a “Higher Opportunity Area” as defined in the Housing Element. Additionally, this mixed-income development will be located near public transit options and a variety of retail, commercial, entertainment, recreational, educational, and employment opportunities. The proposed development is also in a community that currently has fewer affordable units. According to the Department of City Planning’s Housing Progress Dashboard, 69 affordable units were approved in the Westwood Community Plan Area between 2015 – 2022. The citywide average over the same period was 669 affordable units per Plan Area.

6. **The project contains the requisite number of Restricted Affordable Units, based on the number of units permitted by the maximum allowable density on the date of application, as follows:**
- A. **11% Very Low Income Units for a 35% density increase; or**
 - B. **20% Low Income Units for a 35% density increase; or**
 - C. **40% Moderate Income Units for a 35% density increase in for-sale projects.**

The project may then be granted additional density increases beyond 35% by providing additional affordable housing units in the following manner:

- D. **For every additional 1% set aside of Very Low Income Units, the project is granted an additional 2.5% density increase; or**
- E. **For every additional 1% set aside of Low Income Units, the project is granted an additional 1.5% density increase; or**
- F. **For every additional 1% set aside of Moderate Income Units in for-sale projects, the project is granted an additional 1% density increase; or**
- G. **In calculating the density increase and Restricted Affordable Units, each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number.**

The project site is zoned [Q]R3-1-O, which permits a base density of 32 dwelling units. The Density Bonus Ordinance permits a density bonus of up to 35 percent in exchange for setting aside 11 percent of the 32 base density units for Very Low Income Households. The proposed project is permitted additional density increase beyond 35 percent by setting aside one (1) additional percent of base density units above the 11 percent for Very Low Income Households for every additional 2.5 percent density increase above the 35 percent. Below is a table showing the requisite percentage of affordable housing units for Very Low Income Households based on the percentage of density increase.

| Percentage of Base Density to be Restricted to Very Low Income Households | Percentage of Density Increase Granted |
|---|--|
| 11 | 35 |
| 12 | 37.5 |
| 13 | 40 |
| 14 | 42.5 |
| 15 | 45 |
| 16 | 47.5 |

The applicant also requests a Class 3 Conditional Use for a density increase in excess of 35 percent pursuant to LAMC Section 12.24 U.26, to allow a 47.5 percent increase in density for a total of 47 dwelling units in lieu of 32 dwelling units as otherwise permitted in the [Q]R3-1-O Zone. As provided in the table above, the applicant is required to set aside at least 16 percent, or five (5) units, of 32 base density units for the 47.5 percent density increase. The applicant is setting aside five (5) units that will be restricted to Very Low Income Households for a period of 55 years. As such, the proposed project satisfies the minimum percentage of base density to be restricted to Very Low Income Households to be eligible for a 47.5 percent density increase.

7. The project meets any applicable dwelling unit replacement requirements of California Government Code Section 65915(c)(3).

On October 9, 2019, the Governor signed into law the Housing Crisis Act of 2019 (SB 330). The Housing Crisis Act was further amended and extended by Senate Bill 8, effective January 1, 2022. SB 330/SB 8 creates new state laws regarding the production, preservation and planning for housing, and establishes a statewide housing emergency until January 1, 2034. During the duration of the statewide housing emergency, SB 330/SB 8, among other things, creates new housing replacement requirements for Housing Development Projects by prohibiting the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied or vacant "Protected Units" unless the proposed housing development project replaces those units. Pursuant to the Determination made by Los Angeles Housing Department ("LAHD"), dated January 4, 2023, five (5) dwelling units need to be replaced with equivalent type, with four (4) dwelling units restricted to Very Low Income Households and one (1) dwelling unit restricted to Low Income Households. The LAHD housing replacement requirements are satisfied by the five (5) Very Low Income Units provided through this Density Bonus Affordable Housing Incentive Program.

8. The project's Restricted Affordable Units are subject to a recorded affordability restriction of 55 years from the issuance of the Certificate of Occupancy, recorded in a covenant acceptable to the Housing and Community Investment Department, and subject to fees as set forth in Section 19.14 of the Los Angeles Municipal Code.

The applicant proposes to set aside five (5) Deed Restricted Affordable Units. Per the Conditions of Approval, the applicant is required to execute a covenant to the satisfaction of LAHD to make five (5) Deed Restricted Affordable Units available to Very Low Income Households for rental as determined to be affordable to such households by LAHD for a period of 55 years. The applicant is required to present a copy of the recorded covenant to the Department of City Planning and the proposed project shall comply with any monitoring requirements established by LAHD. Therefore, as conditioned, the proposed project satisfies

this finding in regard to subjected restricted affordable units to recorded affordability per LAHD and is subject to fees as set forth in Section 19.14 of the LAMC.

9. The project addresses the policies and standards contained in the City Planning Commission's Affordable Housing Incentives Guidelines.

The City Planning Commission approved the Affordable Housing Incentives Guidelines (CPC-2005-1101-CA) on June 9, 2005. The Guidelines were subsequently approved by City Council (CF 05-1345) on February 20, 2008, as a component of the City of Los Angeles Density Bonus Ordinance. The Guidelines describe the density bonus provisions and qualifying criteria, incentives available, design standards, and the procedures through which projects may apply for a density bonus and incentives. LAHD utilizes these Guidelines in the preparation of Housing Covenants for Affordable Housing Projects. On April 9, 2010, the City Council adopted updates to the City's Density Bonus Ordinance (CF 05-1345-S1, Ordinance No. 181,142). However, at that time, the Affordable Housing Incentives Guidelines were not updated to reflect changes to the City's Density Bonus Ordinance or more recent changes in State Density Bonus Law located in the Government Code. Therefore, where there is a conflict between the Guidelines and current laws, the current law prevails. Additionally, many of the policies and standards contained in the Guidelines, including design and location of affordable units to be comparable to the market-rate units, equal distribution of amenities, monitoring requirements, and affordability levels, are covered by the State Density Bonus Laws.

The proposed project requests a 47.5 percent density increase above the 32 base density units to permit a total of 47 dwelling units. The proposed project will set aside five (5) units for Very Low Income Households. As such, the proposed project is consistent with the State Density Bonus Law and the local Density Bonus Ordinance, which the Affordable Housing Incentives Guidelines implement. Therefore, the proposed project complies with the City Planning Commission's Affordable Housing Incentives Guidelines.

DESIGN REVIEW FINDINGS

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

The proposed project was presented to the Westwood DRB for final review at a meeting on July 17, 2024. This meeting also included a joint public hearing held by the Hearing Officer. The proposed project was presented to a quorum of six (6) DRB members. At the meeting, the applicant (Brennen Hakimian), architect (Warren Techentin), and landscape architect (Kathleen Wishard) gave an overview of the proposed project and key design elements.

Most of the DRB members praised the proposed project's design. They complimented its articulated form with multiple balconies and geometric front being open and playful. They also highlighted how thoughtful the proposed project's design was regarding the expanded courtyard and addition of passageways and hallways from the original two-lot design. One DRB member voiced a different opinion, stating her concerns with the façade being too busy and unfriendly and described it as a cacophony of elements. The DRB members generally disagreed on the massing of the proposed project; some DRB members thought it is scaled to the surrounding properties while others thought that it is out of context with the neighborhood with the understanding that the proposed project was designed in accordance with the Incentives and Waivers allowed by State Density Bonus law. One DRB member raised a concern about the landscaping on the roof and whether the grass is shade tolerant and questioned how it would thrive. The DRB members agreed on recommendations to

provide one (1) additional Street Tree to meet the Specific Plan's requirement and to move the backflow preventer for the Fire Department to the subterranean parking level.

After the review and discussion with the applicant's team and deliberation, the DRB recommended to approve the proposed project on a vote of 5-1 with the two requests as mentioned above: to provide the additional Street Tree and move the backflow preventer. Therefore, pursuant to LAMC Section 16.50 E.3(c), the DRB provided a recommendation to the City Planning Commission.

PROJECT COMPLIANCE REVIEW FINDINGS

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

- a. Section 5.A *Building Height*. This section of the WMFSP limits building height when a project immediately abuts an R1 zone and is not applicable to the proposed project. The project site does not immediately abut an R1 zone. Immediately abutting properties are zoned [Q]R3-1 and [Q]R3-1-O.
- b. Section 5.B *Parking Standards* requires 2.25 parking spaces per unit with four habitable rooms or less and 3.25 parking spaces per unit with more than four habitable rooms. Of the parking spaces required, guest parking shall be provided at a ratio of 0.25 space for every dwelling unit. However, on September 22, 2022, the Governor signed Assembly Bill (AB) 2097, which added Government Code Section (§) 65863.2. AB 2097 prohibits a public agency from imposing or enforcing any minimum automobile parking requirement on any residential, commercial, or other development project that is within 1/2 mile of a Major Transit Stop, with minor exceptions. A development project, for purposes of this bill, includes any project requiring a discretionary entitlement or building permit to allow the construction, reconstruction, alteration, addition, or change of use of a structure or land. Consistent with AB 2097, the proposed project is a development within 1/2 mile of a Major Transit Stop and is therefore not subject to a minimum automobile parking requirement.
- c. Section 6.A.1 *Open Space* requires 200 square feet of open space per unit for R3 Zones. The WMFSP would therefore require 9,400 square feet of open space for a 47-unit multi-family dwelling in the [Q]R3-1-O Zone. The applicant is requesting a Density Bonus Incentive to allow a 61% decrease in the required open space (3,686 square feet proposed) pursuant to LAMC Section 12.25 and State Density Bonus law, which supersedes the WMFSP. As discussed in Finding No. 1, the proposed project qualifies for the subject Incentive.
- d. Section 6.A.2 *Open Space* is not applicable because the proposed project does not include any guest rooms.
- e. Section 6.A.3 *Open Space* requires that 75 percent of required open space be located at ground level and 50 percent of required open space be landscaped. As shown on Exhibit A, the proposed project will provide 3,686 square feet of open space, of which 2,765 square feet (75 percent) will be located at the ground level and 2,827 square feet will be landscaped (77 percent) in conformance with Section 6.A.3 of the WMFSP.
- f. Section 6.A.4 *Open Space* allows projects with stories above the first habitable level that are setback at least 10 feet from the level below to count these setback areas towards the open space requirement if 40 percent of the setback area is landscaped. As shown in Exhibit A, the sixth floor is set back 13 feet from the level below and 40

percent of the setback is landscaped. Therefore, the setback area is counted toward the open space requirement and the proposed project is in conformance with Section 6.A.4 of the Specific Plan.

- g. Section 6.A.5 *Open Space* of the Specific Plan requires that paved areas consist of stamped concrete, tile and/or brick pavers. As shown on Exhibit A, the proposed project's paved areas will consist of Concrete and Tile Pavers in conformance with Section 6.A.5 of the WMFSP.

Section 6.A.6 *Open Space* allows 50 percent of the required front and rear yard areas to be included as open space provided those yard areas are landscaped. As shown in Exhibit A, the front yard has an area of 93 square feet, of which 46 square feet (50 percent) is landscaped. As such, the proposed project is in conformance with Section 6.A.6 of the WMFSP.

- h. Section 6.B *Walkways* requires that any project built on one or more lots with a width of 150 feet or more shall have a walkway which is a minimum of 10 feet in width for every 50 feet of lot width. As shown in Exhibit A, the project site has a maximum width of 186 feet and the proposed project features two (2) 15-foot-wide entryways to walkways for each of the two (2) courtyards. As such, the proposed project is in conformance with Section 6.B of the WMFSP.
- i. Section 6.C. *Building Setbacks* is not applicable because the project site is not directly across the street and within 200 feet of an R1 zone.
- j. Section 6.D *Garage* of the WMFSP permits only one (1) level of parking garage above the natural existing grade, up to a maximum of seven (7) feet in height measured to the floor elevation of the level immediately above the parking garage. As shown in Exhibit A, the proposed garage will be in one (1) subterranean level. Therefore, Section 6.D of the WMFSP is not applicable.
- k. Section 6.E.1 *Yard Requirements* requires that a minimum of fifty percent of the required front, rear, and side yards be landscaped. As depicted in Exhibit A, the proposed front yard (93 square feet) will feature 46 square feet of landscaping, which is 50 percent of its total area. The 686 square-foot northerly side yard proposes 343 square feet (50 percent) of landscaping and 686 square-foot southerly side yard proposes 343 square feet (50 percent) of landscaping. As such, the proposed project is in conformance with Section 6.E.1 of the WMFSP.
- l. Sections 6.E.2 *Yard Requirements* mandates a 20-foot rear yard for any projects immediately abutting a R1 or more restrictive zone along the rear property line. Section 6.E.2 of the WMFSP is not applicable because the abutting properties along the rear property line are also zoned [Q]R3-1-O. Therefore, Section 6.E.2 of the WMFSP is not applicable.
- m. Sections 6.E.3 *Yard Requirements* mandates a 10-foot side yard for any projects that immediately abutting a R1 or more restrictive zone along the side property lines. Section 6.E.3 of the WMFSP is not applicable because the abutting properties along the side property lines are zoned [Q]R3-1-O.
- n. Section 6.F *Buffer* is not applicable because the project site does not immediately abut an R1 zone. Immediately abutting properties are zoned [Q]R3-1-O.

- o. Section 6.G *Screening* requires that structures on the roof be fully screened from view from adjacent properties, as seen from the grade. As depicted on Sheet A-3.7 of Exhibit A, mechanical equipment on the roof is setback from the edges of the property and screened from view in conformance with Section 6.G of the WMFSP.
- p. Section 7.A. *Landscape Standards* requires that a Landscape Plan be prepared by a licensed architect or landscape architect and submitted to the Westwood Community Design Review Board (DRB) for review. In addition, the Landscape Plan is required to illustrate details of the plants and plant material (i.e., names, locations, sizes at maturity, planting schedule, irrigation plan) and must include a variety of plant materials. As depicted in Exhibit A, the Landscape Plan has been prepared by a landscape architect and includes: an irrigation plan; a variety of plant material, including grass and other ground cover, shrubs, and trees; and, clear identification of plant material locations, and size at maturity. The Landscape Plans were reviewed by the Westwood DRB at public hearing on July 17, 2024. The DRB had minor comments about the proposed landscaping and recommended a condition to require one additional Jacaranda tree to meet the Specific Plan's Street Tree requirement. As discussed in Finding No. 10, the DRB recommended to approve the proposed project on a vote of 5-1 with the condition mentioned above. Therefore, pursuant to LAMC Section 16.50 E.3(c), the DRB provided a recommendation for approval to the City Planning Commission. As such, the proposed project is in conformance with Section 7.A of the WMFSP.
- q. Section 7.B. *Street Trees* requires Street Trees to be approved by the Urban Forestry Division of the Bureau of Street Services and to be planted at a minimum ratio of one for every 30 lineal feet of street frontage abutting the project. The Specific Plan also requires Street Trees to be at least 12 feet in height and not less than three inches in caliper at the time of planting. As shown in Exhibit A, there is one (1) existing tree along the 186-foot Veteran Avenue frontage that will be maintained and protected in place. The applicant also proposes the removal of one (1) existing Street Tree and will provide five (5) new Street Trees along this frontage. Additionally, the conditions of approval require proposed Street Trees to be reviewed and approved by the Street Tree Division of the Bureau of Street Maintenance. As such, the proposed project is in conformance with Section 7.B of the WMFSP.
- r. Section 8 *Design Review Procedures* states that no building permit shall be issued for any project, structure, or other development of property, unless the project has been reviewed and approved in accordance with the Design Review Board procedures of Section 16.50 and the Specific Plan procedures of Section 11.5.7 of the LAMC. The proposed project was reviewed, pursuant to LAMC Section 16.50, during the Westwood Community Design Review Board hearing on July 17, 2024. As discussed in Finding No. 10, after the review and discussion with the applicant's team and deliberation, the DRB recommended to approve the proposed project on a vote of 5-1 with the two (2) requests as mentioned above: to provide the additional Street Tree and move the backflow preventer. As such, the proposed project is in conformance with Section 8 of the WMFSP.

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

The Department of City Planning determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines, Section 15332 (Class 32), and there is no substantial evidence

demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The Notice of Exemption and Justification for Project Exemption for Environmental Case No. ENV-2022-7046-CE is provided in the case file and attached as Exhibit D. Therefore, no mitigation measures or alternatives were identified in the environmental review.

CEQA FINDINGS

The Department of City Planning determined, based on the whole of the administrative record, that the proposed project is exempt from the CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The Notice of Exemption and Justification for Project Exemption for Environmental Case No. ENV-2022-7046-CE is provided in the case file and attached as Exhibit D.

The proposed project involves demolition of three (3) multi-family dwellings and construction of a new 67-foot-tall, six-story multi-family residential building with 47 dwelling units (including five (5) Very Low Income Units) and one (1) ADU over one (1) level of subterranean parking consisting of 65 parking spaces. The proposed project will be approximately 92,090 square feet with a Floor Area Ratio (FAR) of 5.55:1. The proposed project also involves grading consisting of 10,840 cubic yards of cut and 85 cubic yards of fill and a haul route for the export of 10,775 cubic yards of earth. According to a Tree Report prepared by Lisa Smith, The Tree Resource, dated March 1, 2024, there are no Protected Trees on the project site or public right-of-way. However, there are 18 Non-Protected Significant Trees on the project site proposed for removal as part of the project. There are also two Street Trees in the public right-of-way: one is proposed for removal, and one will be retained and protected in place. The Applicant proposes five (5) new Street Trees, subject to review and approval by UFD.

The subterranean level will feature the automobile and long-term bicycle parking spaces along with a gym, storage room, trash room, recycling room, and other mechanical and electrical equipment rooms. The ground floor will feature two (2) landscaped entry areas providing pedestrian access from Veteran Avenue into the building's two (2) courtyards, lobby, three (3) recreation rooms, and six (6) residential units. The second floor will feature two (2) recreation rooms and eight (8) residential units. The third floor will feature two (2) recreation rooms and eight (8) residential units. The fourth floor will feature two (2) recreation rooms and eight (8) residential units. The fifth floor will feature one (1) recreation room and nine (9) residential units. The sixth floor will feature one (1) recreation room and nine (9) residential units, three (3) of which will have landscaped decks. The roof level will feature mechanical equipment and multiple deck areas with a swimming pool and spa, outdoor shower, barbeque grills, sinks, fire pits, benches, and landscaping with access provided by two (2) stairwells and two (2) elevators.

CEQA Determination – Class 32 Categorical Exemption Applies

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

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

The project site is located within the Westwood Community Plan, WMFSP, Westwood Community DRB Specific Plan, and the West Los Angeles Transportation Improvement and Mitigation Specific Plan. Please see Findings 10 and 11 regarding the proposed project's consistency with the WMFSP and the Westwood Community DRB Specific Plan.

The subject site has a Medium Residential land use designation, with corresponding zone of R3. The site is zoned [Q]R3-1-O, consistent with the land use designation. The R3 Zone allows for one dwelling unit per 800 square feet of lot area. The project site is also in Height District 1 which permits a floor area of three times the Buildable Area (FAR 3:1) and a maximum building height of 45 feet in the R3 Zone. The Q condition on the project site, enacted through Ordinance No. 163,187, limits density to one dwelling unit per 1,200 square feet of lot area and requires that all projects with two (2) or more units be subject to review by the Westwood Community DRB.

The project site has a frontage of approximately 186 feet on both Veteran Avenue and depth of approximately 137 feet, resulting in a total area of 25,503 square feet. BOE is requiring a 13-foot dedication as part of the proposed project, resulting in a net lot area of 23,133 square feet. As such, the project site is consistent with the minimum lot width and lot area requirements for the R3 Zone. Pursuant to State Density Bonus Law and LAMC Section 12.22 A.25, the applicant is requesting Off-Menu Incentives and Waivers of Development Standards in exchange for providing five (5) Very Low Income Units for 55 years.

First, the proposed project is consistent with the following goals, objectives, and policies of the General Plan Framework Element:

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.2.3: Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.

Objective 3.7: Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.

Objective 4.2: Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher density developments and surrounding lower density residential neighborhoods.

Policy 4.2.1: Offer incentives to include housing for very low and low-income households in mixed-use developments.

Objective 7.9: Ensure that the available range of housing opportunities is sufficient, in terms of location, concentration, type, size, price/rent/range, access to local services and access to transportation, to accommodate future population growth and enable a reasonable portion of the City's work force to both live and work in the City.

Policy 7.9.1: Promote the provision of affordable housing through means which require minimal subsidy levels and which, therefore, are less detrimental to the City's fiscal structure.

The proposed project involves the construction of a six-story multi-family dwelling consisting of 47 dwelling units and one (1) ADU on a site located within 1/2 mile of a Major Transit Stop located at the intersection of Westwood Boulevard and Wilshire

Boulevard, served by the Metro and Santa Monica's Big Blue Bus stops. The project site is also located a little over a 1/2 mile from the future Metro D (Purple) Line station at the intersection of Westwood Boulevard and Wilshire Boulevard. The proposed project will emphasize pedestrian and bicycle access by limiting onsite automobile parking to 65 spaces while also providing 40 long-term bicycle parking spaces. Moreover, the project site is located within walking distance from the UCLA campus, Ronald Reagan UCLA Medical Center, West Los Angeles VA Medical Center, major commercial corridors along Westwood Boulevard and Westwood Village, and a variety of other employment and commercial uses.

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

Finally, the proposed project is utilizing Density Bonus Incentives and Waivers in exchange for the provision of five (5) Very Low Income Units for 55 years. The Very Low Income Units will not require any public subsidy.

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

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

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

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

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

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

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

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

The proposed project will result in a net increase of 47 dwelling units and one (1) ADU to the City's housing stock and conforms with the applicable provisions of the Housing Element. The proposed project will provide five (5) Low Income Units in a "Higher Opportunity Area" as defined in the Housing Element. Additionally, this mixed-income development will be located near public transit options and a variety of retail, commercial, entertainment, recreational, educational, and employment opportunities. The development is also in a community that currently has fewer affordable units. According to the Department of City Planning's Housing Progress Dashboard, 69 affordable units were approved in the Westwood Community Plan Area between 2015 – 2022. The citywide average over the same period was 669 affordable units per Plan Area.

Next, the proposed project is consistent with the following goals, objectives, and policies of the Westwood Community Plan, one of the Land Use Elements of the General Plan:

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

Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs for the existing residents and projected population of the Plan area to the year 2010.

Policy 1-1.2: Protect the quality of residential environment and promote the maintenance and enhancement of the visual and aesthetic environment of the community.

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

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

Objective 1-3: To preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.

Objective 1-4: To promote the adequacy and affordability of multiple-family housing and increase its accessibility to more segments of the population.

Policy 1-4.1: Promote greater individual choice in type, quality, price, and location of housing, including student housing within one mile of the UCLA campus.

Policy 1-4.2: Ensure that new housing opportunities minimize displacement of residents.

The proposed project meets the above goals, policies, and objectives by providing multi-family dwelling units in a new, safe, and secure building. The proposed project is located within a neighborhood designated for Medium Residential Land Uses, which includes multi-family residential uses, and is well served by facilities and necessary infrastructure. The project site is located approximately one (1) mile from the UCLA campus and will result in a net increase of 36 dwelling units, including five (5) Very Low Income Units, and one (1) ADU. The site is located in a TPA and within a 1/2 mile of a Major Transit Stop located at the intersection of Westwood Boulevard and Wilshire Boulevard, served by the Metro and Santa Monica's Big Blue Bus stops. The project site is also located a little over a 1/2 mile from the future Metro D (Purple) Line station at the intersection of

Westwood Boulevard and Wilshire Boulevard. Finally, the proposed project will not displace any existing residents as the project site is currently improved with three vacant multi-family dwellings consisting of 11 dwelling units.

Finally, the proposed project is consistent with the following policies of the General Plan Mobility Element:

Policy 3.1: Access for All: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement – as integral components of the City’s transportation system.

Policy 3.3: Land Use Access and Mix: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

The proposed project is a pedestrian-oriented development that provides affordable and market-rate units and is located The project site is located within 1/2 mile of a Major Transit Stop located at the intersection of Westwood Boulevard and Wilshire Boulevard, served by the Metro and Santa Monica’s Big Blue Bus stops and a little over a 1/2 mile from the future Metro D (Purple) Line station at the intersection of Westwood Boulevard and Wilshire Boulevard. The project site is also within walking distance from commercial corridors on Westwood Boulevard and Westwood Village as well as the UCLA campus and a variety of other employment opportunities. The proposed project will promote multi-modal transportation by limiting onsite automobile parking to 65 spaces and providing 40 long-term bicycle parking spaces.

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

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

The project site is wholly within the City of Los Angeles on a site that is approximately 0.59 acres or 25,503 square feet. It will be approximately 0.53 acres or 23,133 square feet following dedications required by BOE as part of the proposed project. The project site is in an urbanized area near the UCLA campus, Ronald Reagan UCLA Medical Center, and West Los Angeles VA Medical Center.

Surrounding properties along this block of Veteran Avenue (bounded by Ohio Avenue to the north and Massachusetts Avenue to the south) are zoned [Q]R3-1 and [Q]R3-1-O and improved with single- and multi-family dwellings ranging from one (1) to five (5) stories in height. The adjacent properties along the block of Veteran Avenue to the north (bounded by Wilkins Avenue to the north and Ohio Avenue to the south) are zoned [Q]R4-1L and improved with multi-family dwellings ranging from two (2) to six (6) stories in height. The adjacent properties to the rear of the project site along Greenfield Avenue are zoned [Q]R3-1-O and improved with multi-family dwellings ranging from two (2) to five (5) stories in height.

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

The project site was previously disturbed and is surrounded by development and, therefore, is not and has no value as a habitat for endangered, rare, or threatened

species. The project site is currently developed with three (3) multi-family dwellings. According to a Tree Report prepared by Lisa Smith, The Tree Resource, dated August March 1, 2024, there are no Protected Trees on the project site or public right-of-way. However, there are 18 Non-Protected Trees on the project site proposed for removal as part of the proposed project. There are also two (2) Street Trees in the public right-of-way; one is proposed to be removed and the other will be retained and protected in place. Furthermore, the project site does not adjoin any open space or wetlands that could support habitat for endangered, rare or threatened species. Therefore, the project site does not contain or have value as habitat for endangered, rare, or threatened species and is not located adjacent to any habitat for endangered, rare, or threatened species.

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

As previously mentioned, the proposed project will be subject to Regulatory Compliance Measures (“RCM”). These 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 reduce any potential impacts on noise and water to less than significant. In addition to complying with the City’s Noise Ordinance, the project does not exceed the Department of City Planning’s updated Thresholds and Methodology for Construction Noise and Vibration (August 2024). The proposed project does not exceed the threshold criteria established by LADOT for preparing a traffic study. According to the City of Los Angeles VMT Calculator Version 1.4 and LADOT Transportation Assessment Referral Form, dated May 28, 2024, the proposed 47-unit multi-family dwelling with one (1) ADU and 65 onsite automobile parking spaces is expected to generate 172 daily vehicle trips, below the minimum 250 daily vehicle trips that would require a traffic study. The proposed project will also be governed by an approved haul route under City Code requirements, which will regulate the route hauling trucks will travel, and the times at which they may leave the site, thereby reducing any potential traffic impacts to less than significant. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. Therefore, approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

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

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

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

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

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

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

Properties in the vicinity are predominantly developed with a mix of single and multi-family dwellings and the subject site is of a similar size and slope to nearby properties. According to Navigate LA and the Department of Building and Safety Haul Route Requests Status Table, there are three approved (1402 South Veteran Avenue, 1450 South Veteran Avenue, and 1437-1433 South Greenfield Avenue), and zero pending haul route applications within 600 feet of the project site.

In light of the increase in construction activity in Grading Hillside Areas and the increase in associated truck traffic related to the import and export of soil, a haul route monitoring program is being implemented by the Department of Building and Safety for Council Districts 4 and 5 for added enforcement to ensure safety and to protect the quality of life of area residents. As part of this program, a haul route monitor is assigned to a geographic area to monitor haul routes and keep track of daily activities in order to minimize impacts to neighboring residents. Haul routes are tracked via a map for each district to identify the locations of construction sites for which a haul route was required.

In addition, haul route approvals will be subject to recommended conditions prepared by LADOT to be considered by the Board of Building and Safety Commissioners that will reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. While there are three other known projects of the same type in the same neighborhood as the project site, the hauling periods will be reviewed by LADOT and LADBS to reduce overlap. The proposed project shall comply with the conditions contained within the Department of Building and Safety's Soils Report Approval Letter (Log No. 123842), dated November 9, 2022; Soils Report Approval Letter (Log No. 121647), dated May 20, 2022; and Soils Report Approval Letter, all for the proposed project and as they may be subsequently amended or modified.

There is a succession of projects of the same type within this neighborhood; however, there is no evidence in the file that there is a foreseeable cumulative significant impact from these projects in an any impact category; including in transportation due to LADBS and LADOT permitting and monitoring practices. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

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

The project proposes a 47-unit multi-family residential building with one (1) ADU in an area zoned and designated for such development. The project site is also of a similar size and slope to nearby properties. The surrounding properties on the subject block, block to the north along Veteran, and adjacent block to the west along Greenfield Avenue are improved with single- and multi-family dwellings. While the proposed project is slightly taller than most of the surrounding structures, the applicant qualifies for a 22-foot height increase pursuant to LAMC Section 12.25 A.25 and State Density Bonus Law. Furthermore, there is no substantial evidence in the administrative record that this project will cause a significant effect. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

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

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. State Route 27 is located approximately 7.7 miles west of the subject site. Therefore, the subject site will not create any impacts within a designated state scenic highway, and this exception does not apply.

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

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code.

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

The project site is currently developed with three multi-family dwellings that are not listed in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register, and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. As such, the proposed project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

ADDITIONAL MANDATORY FINDINGS

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

PUBLIC HEARING AND COMMUNICATIONS

PUBLIC HEARING

A joint public hearing was held by a Hearing Officer and the Westwood Design Review Board (“DRB”). The hearing was held in person at Belmont Village Senior Living - Westwood on Wednesday, July 17, 2024, at approximately 6:00 p.m. The hearing was conducted by the Hearing Officer, Kenton Trinh, on behalf of the City Planning Commission in taking testimony for Case No. CPC-2022-7045-CU3-DB-DRB-SPPC-HCA and ENV-2022-7046-CE and with the Westwood Design Review Board (“DRB”). All interested parties were invited to attend the hearing at which they could listen, ask questions, or present testimony regarding the project. The purpose of the hearing was to obtain testimony from affected and/or interested parties regarding this application. Interested parties are also invited to submit written comments regarding the request prior to the hearing. The environmental impact analysis was among the matters to be considered at the hearing. The hearing notice was mailed and published in the newspaper and posted on site in accordance with Los Angeles Municipal Code noticing requirements.

The hearing was attended by the applicant (Brennen Hakimian), representative (Dana Lydon), architect (Warren Techentin), and landscape architect (Kathleen Wishard), and five members from the community. There was a total of five speakers at the hearing during public comment.

Applicant Presentation. The applicant, architect, and landscape architect described the project site location, project site history, project description, requested entitlements, and goals of the proposed project. They also gave an overview of the architectural and landscape plans. The following are the main points of the presentation:

- There was a previous project in the same location on two of the three current lots; the proposed project was revised to include the third lot.
- The subject block along Veteran is a dense area with similar large buildings. The proposed project uses the scale of the existing buildings.
- The proposed project will demolish one- and two-story structures.
- The proposed building will be vibrant in the form of cascading ribbon-like façade.
- The proposed building will be made up a variety of materials and colors: three different colors, glass, metal, concrete, etc.
- The parkway is planted; one existing Street Tree will be retained, one existing Street Tree will be removed, and additional Street Trees will be planted.
- The underground vault will be flush and surrounded by walkable grass.
- There will be hearty shrubs that are soft and organic and will marry well with the shape of the planters.
- The raised planters will create separation on the backside of the proposed building.
- There will be carved patios that will create a tucked-in feeling.
- The roof will have shade trees of varying sizes and hedges for screening and privacy.
- The swimming pool will be centered and surrounded by landscaped areas.
- The proposed project will bring much needed housing to Westwood in a location with great public transit access and walking distance from major amenities.

Comments in Opposition of the Project:

- The environmental impact of the proposed project will be significant.
- There is a detrimental increase in the density of the area.
- The proposed project will remove too much open space.
- The proposed project will block sunlight and views looking into Century City.

- The proposed project will property values down and the applicant has a disregard for low-income people.
- The proposed project is overblown in size and has little to no space from neighboring buildings.
- The proposed project is not compatible with the smaller scale buildings in the surrounding area.
- The proposed project will cause an increase in the traffic of the area.
- There were questions about the intended tenants and a concern of it being for student housing – issues with parties causing noise and public safety issues on the roof.

Applicant's Response to Comments:

- The project site is in a high-density corridor with other large buildings. The proposed project is compatible with the neighborhood.
- The proposed project involves a Density Bonus request and qualifies for Incentives and Waivers allowed by State law.
- Rooftop safety is not an issue as it is designed with buffer around the edges of the proposed building.

The proposed project was presented to a quorum of six (6) DRB members. Most of the DRB members praised the proposed project's design. They complimented its articulated form with multiple balconies and geometric front being open and playful. They also highlighted how thoughtful the proposed project's design was regarding the expanded courtyard and addition of passageways and hallways from the original two-lot design. One DRB member voiced a different opinion, stating her concerns with the façade being too busy and unfriendly and described it as a cacophony of elements. The DRB members generally disagreed on the massing of the proposed project; some DRB members thought it is scaled to the surrounding properties while others thought that it is out of context with the neighborhood with the understanding that the proposed project was designed in accordance with the Incentives and Waivers allowed by State Density Bonus law. One (1) DRB member raised a concern about the landscaping on the roof and whether the grass is shade tolerant and questioned how it would thrive. The DRB members agreed on recommendations to provide one (1) additional Street Tree to meet the Specific Plan's requirement and to move the backflow preventer for the Fire Department to the subterranean parking level.

After the review and discussion with the applicant's team and deliberation, the DRB recommended to approve the proposed project on a vote of 5-1 with the two (2) requests as mentioned above: to provide the additional Street Tree and move the backflow preventer. Therefore, pursuant to LAMC Section 16.50 E.3(c), the DRB provided a recommendation to the City Planning Commission.

WRITTEN CORRESPONDENCE

The applicant submitted a summary of community outreach efforts for the case file. Beyond the required early notification to the Westwood Neighborhood Council and 500-foot noticing for the public hearing, the applicant stated they have met with and had follow-up conversations with representatives from Council District 5. Additionally, they had follow-up conversations with community members immediately after the July 2024 hearing. The Applicant Team also presented the proposed project at a Westwood Neighborhood Council meeting. However, the Neighborhood Council has not yet taken any actions on the proposed project at the time this report was written.

Planning Staff received three (3) emails opposing the proposed project from neighboring residents. All the emails shared concerns about the proposed project's overreaching density,

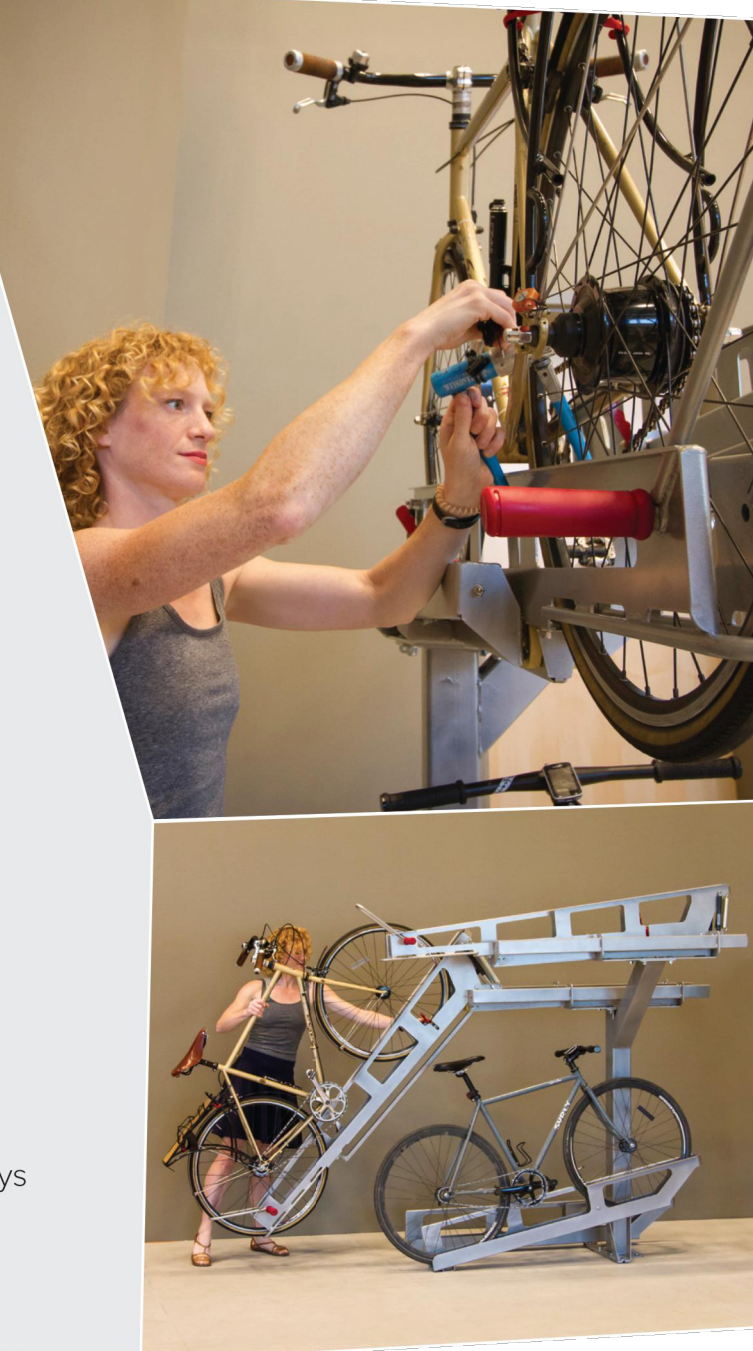
incompatibility with the neighborhood, traffic impacts, and lack of off-street parking. Two of the emails shared concerns about the demolition of structures subject to the Rent Stabilization Ordinance, stating that they are not being replaced equitably. One of the emails separately raised issues related to landscaping, heat, and air quality.

EXHIBIT A

PROJECT PLANS

CPC-2022-7045-CU3-DB-DRB-SPPC-HCA

Dero Decker



- Sturdy red handle grips
- Lift-assist trays
- Dampers for safe lowering of trays
- Spring loaded levers hold bikes firmly in place
- U-lock compatible
- Smallest footprint
- Smooth and silent operation
- Simple installation
- Low maintenance
- Specially designed fat bike trays available

FINISH OPTIONS

Galvanized



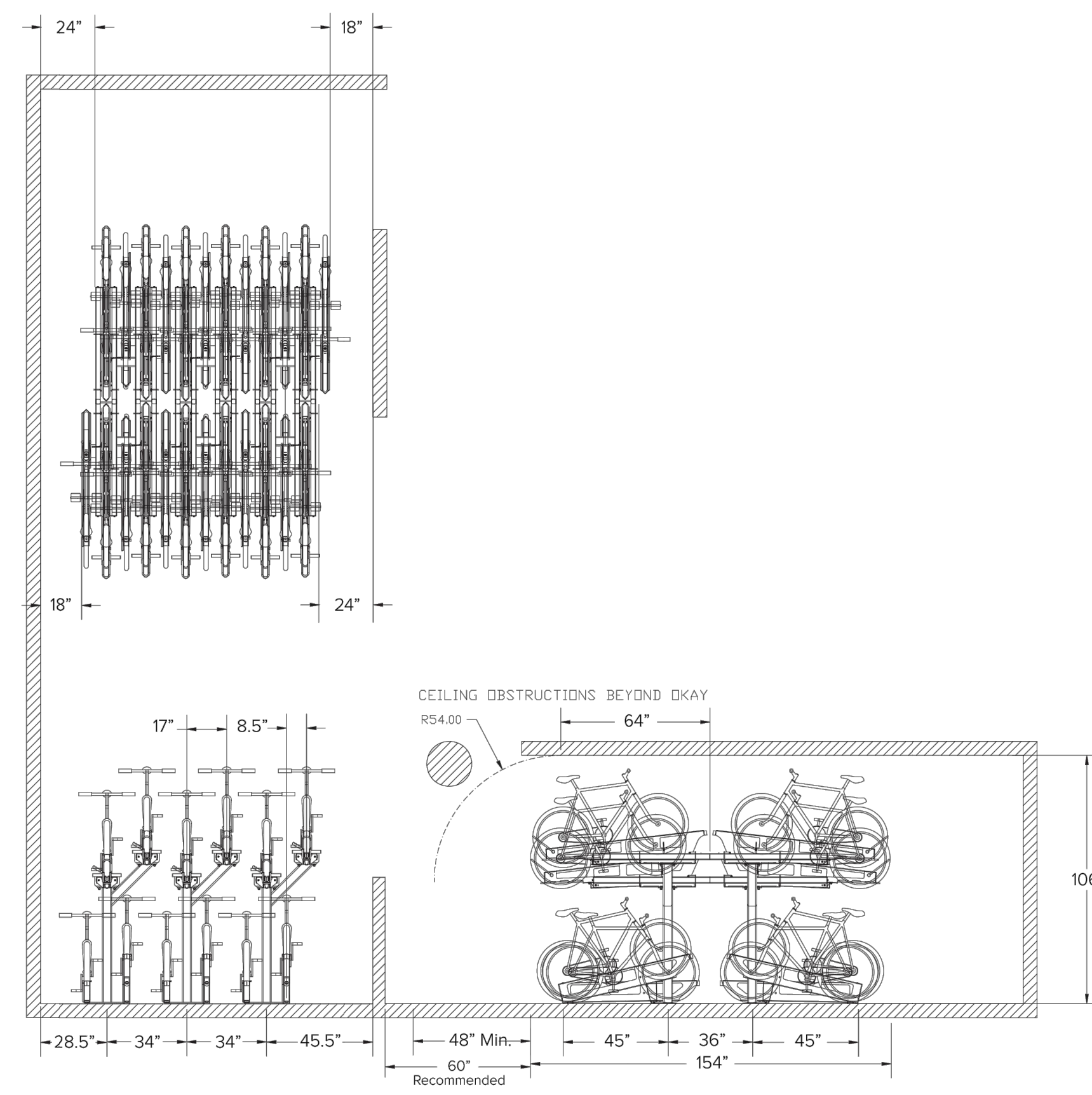
Powder Coat

- | | | | | |
|--|---|--|--|---|
| <input type="checkbox"/> White | <input type="checkbox"/> Black | <input type="checkbox"/> Light Gray RAL 7042 | <input type="checkbox"/> Deep Red RAL 3003 | <input type="checkbox"/> Yellow RAL 1023 |
| <input type="checkbox"/> CMH Bright Yellow | <input type="checkbox"/> Orange RAL 2004 | <input type="checkbox"/> Beige RAL 1021 | <input type="checkbox"/> Iron Gray RAL 7041 | <input type="checkbox"/> Hunter Green RAL 6009 |
| <input type="checkbox"/> Light Green RAL 6028 | <input type="checkbox"/> Green RAL 6026 | <input type="checkbox"/> Sepia Brown RAL 8001 | <input type="checkbox"/> Blue RAL 5005 | <input type="checkbox"/> Sky Blue RAL 5055 |
| <input type="checkbox"/> Dark Purple | <input type="checkbox"/> Flat Black | <input type="checkbox"/> Wine Red RAL 3005 | <input type="checkbox"/> Bronze | <input type="checkbox"/> Silver RAL 9007 |

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Dero Decker

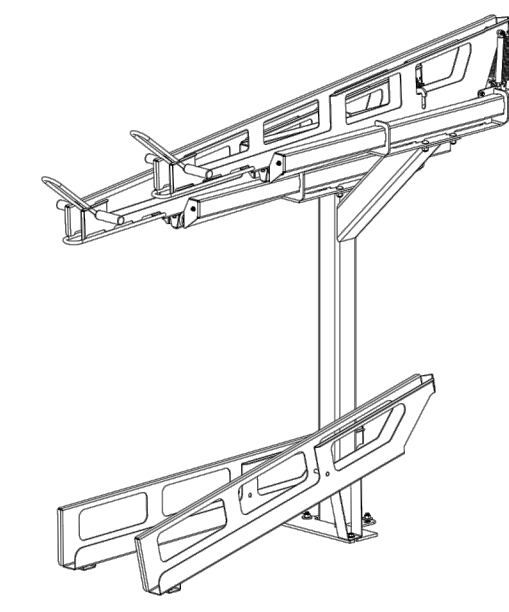
Setbacks Double Sided



©2021

Dero Decker

Submittal Sheet



- CAPACITY** 4 Bikes per unit
- MATERIALS** Uprights: 4" 11g square tube
Upright base: 1/4" plate
Cantilevers: 11g plate
Cantilever base: 1/4" plate
Trays: 11g plate
- FINISHES**
- Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.
 - Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
- MOUNT OPTIONS** **Surface only**
Each upright has one 1/4" plate feet that accept 1/2" wedge anchors

©2021

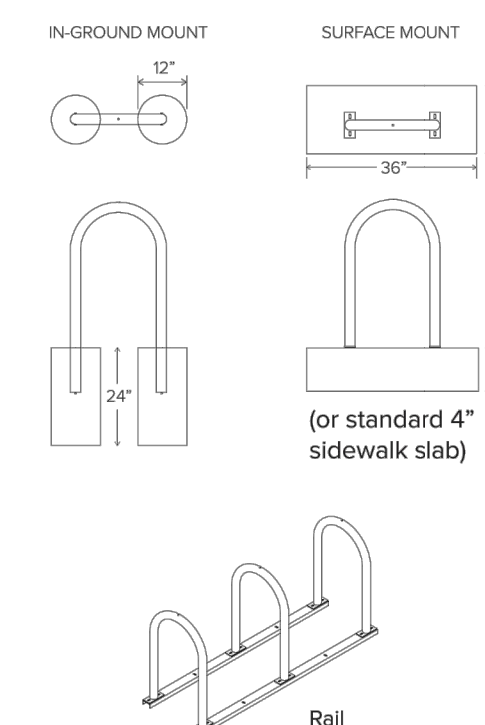
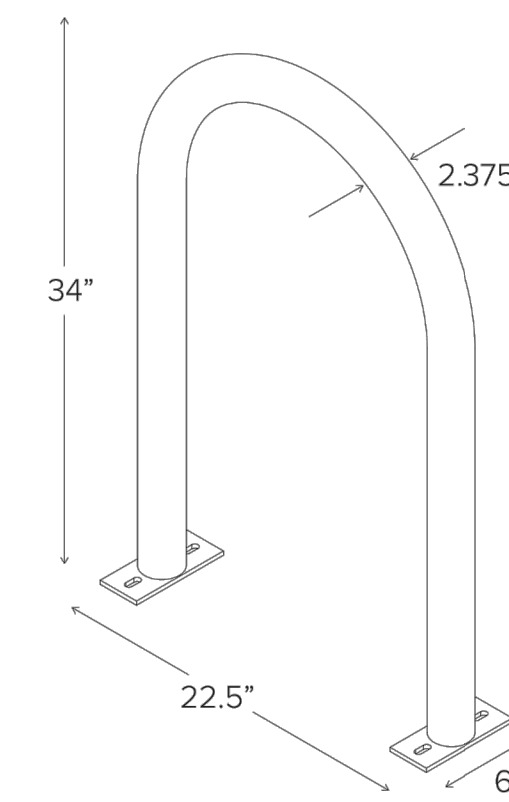
LONG TERM BIKE RACK
N.T.S.

2

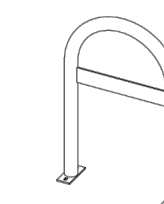
Dero Decker

Hoop Rack Heavy Duty

Submittal Sheet



- CAPACITY** 2 Bikes
- MATERIALS** 2" schedule 40 pipe (2.375" OD)
- FINISHES**
- Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.
 - Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
 - Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.
- MOUNT OPTIONS**
- Surface**
Foot Mount has two 2.5" x 6" x .25" feet with two anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request.
 - In-ground**
In-ground mount is embedded into concrete base. Specify in-ground mount for this option.
 - Rail**
Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3" x 1.4" x 3/16" thick galvanized mounting rails. Specify rail mount for this option.
- Rack Angle:**
- | | | | | |
|-----------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| <input type="checkbox"/> 90 | <input type="checkbox"/> 45A | <input type="checkbox"/> 45B | <input type="checkbox"/> 60A | <input type="checkbox"/> 60B |
|-----------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
- OPTIONAL LEAN BAR** Add Lean Bar



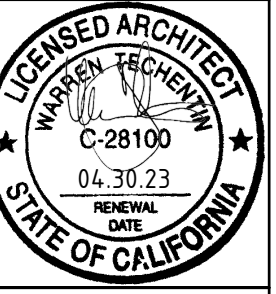
SHORT TERM BIKE RACK
N.T.S.

1

- BIKE NOTES:**
1. BICYCLISTS SHALL NOT BE REQUIRED TO RELY ON STAIRWAYS OR ESCALATORS FOR ACCESS OR TO SHARE ACCESS WITH MOTOR VEHICLES. ELEVATORS PROVIDING ACCESS FOR BICYCLISTS SHALL BE SIZED TO ACCOMMODATE STANDARD ADULT BICYCLE DIMENSIONS WITH BOTH WHEELS ON THE FLOOR (AT LEAST 6 FEET BY 2 FEET) PER LAMC 12.21 A16.6.2.I.
 2. LONG-TERM OR SHORT-TERM BICYCLE PARKING MAY BE MOUNTED SO THAT BICYCLES ARE STORED IN A STACKED, TWO-TIER LAYOUT, PROVIDED SUCH PARKING IS PRIMARILY AN ATTENDED BICYCLE FACILITY WHERE FACILITY STAFF PARKS THE BICYCLES, OR SUCH RACKS PROVIDE MECHANICAL ASSISTANCE FOR LIFTING THE BICYCLE. 12.21 A.16 (a)(1)(iv)(b).

RECYCLING NOTES FROM SECTIONS 12.21 A19 (C)(4) THROUGH (12)(iv)

1. TO ENCOURAGE ACTIVE PARTICIPATION IN RECYCLING TO THE MAXIMUM EXTENT POSSIBLE, EACH PROPERTY OWNER, MANAGER, OR LESSEE SHALL INFORM ALL TENANTS AND/OR EMPLOYEES LIVING OR WORKING ON THE PROPERTY OF THE AVAILABILITY AND LOCATION OF THE RECYCLING AREA(S) OR ROOM(S), THE TYPES OF MATERIALS THAT ARE COLLECTED FOR RECYCLING, THAT THE RECYCLING COLLECTION FACILITIES ARE LOCATED ON THE PROPERTY PURSUANT TO STATE LAW REQUIRING THE DIVERSION OF A SUBSTANTIAL PORTION OF SOLID WASTE.
2. EACH PROPERTY OWNER OR LESSEE SHALL CONTRACT WITH A RECYCLER OR HAULER FOR THE PICK-UP OF RECYCLABLE MATERIALS, SEPARATE FROM TRASH COLLECTION, WHEN RECEPTACLES ARE FULL OR EVERY WEEK, WHICHEVER OCCURS FIRST.
3. NO TOXIC OR HAZARDOUS MATERIAL SHALL BE STORED IN RECYCLING AREAS OR ROOMS RECYCLING OR RECEPTACLES.
4. ALL RECYCLABLE MATERIALS SHALL BE PLACED OR STORED IN RECYCLING RECEPTACLES. PAPER PRODUCTS AND OTHER LIGHTWEIGHT MATERIALS SHALL BE IMMEDIATELY PLACED INTO COVERED RECYCLING RECEPTACLES WHEN THEY ARE DROPPED OFF.
5. ON A DAILY BASIS THE RECYCLING AREA OR ROOM SHALL BE KEPT FREE OF LITTER, DEBRIS, SPILLAGE, BUSES, ROOFTOPS, DOORS, AND OTHER SIMILAR UNDESIRABLE HAZARDS.
6. THE RECYCLING AREA OR ROOM SHALL BE CLEARLY IDENTIFIED BY ONE OR MORE SIGNS DESIGNATING IT FOR RECYCLING COLLECTION AND LOADING.
7. THE RECYCLING AREA OR ROOM SHALL BE AVAILABLE FOR USE BY PERSONS RESIDING OR EMPLOYED ON THE PROPERTY, BUT SHALL BE KEPT SECURED FROM UNAUTHORIZED ENTRY BY THE GENERAL PUBLIC.
8. RECYCLING AREAS OR ROOMS SHALL NOT DIMINISH THE REQUIRED NUMBER OF PARKING SPACES OR IMPAIR TRAFFIC FLOW.
9. RECYCLING AREAS OR ROOMS SHALL BE PLACED ALONGSIDE OF TRASH AREAS OR ROOMS WHEREVER POSSIBLE AND SHALL COMPLY WITH THE FOLLOWING: (AMENDED BY ORD. NO. 181,227, EFF. 9/1/10).
 - A. RECYCLING ROOMS SHALL COMPLY WITH SECTION 91.6102 OF THIS CODE AND MUST BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PURSUANT TO SECTION 57.304.2.2 OF THIS CODE.
 - B. OUTDOOR RECYCLING AREAS IN COMMERCIAL, INDUSTRIAL, OR PUBLIC FACILITIES, OR RESIDENTIAL BUILDINGS HAVING FOUR OR MORE LIVING UNITS SHALL BE CONFINED TO THE REAR ONE-HALF OF THE LOT AND SHALL NOT EXCEED AN AREA OF 300 SQUARE FEET.
 - C. OUTDOOR RECYCLING AREAS SHALL BE COMPLETELY ENCLOSED BY AN EIGHT-FOOT WALL OR CHAIN LINK FENCE WITH WOODEN SLATES, CONCRETE BLOCK, OR SIMILAR CONSTRUCTION (ENCLOSURE) WITH GATES OF THE SAME HEIGHT. NO MATERIAL SHALL EXCEED THE HEIGHT OF THE WALL OR FENCE. THE ENCLOSURE SHALL BE CONSTRUCTED WITH A CONCRETE FLOOR SLOPED TO DRAIN, AND A WATER FAUCET FOR HOSE ATTACHMENT SHALL BE LOCATED ADJACENT TO OR WITHIN THE ENCLOSURE. THE ENCLOSURE SHALL BE SECURED BY A LOCKING GATE.
 - D. PURSUANT TO SECTION 57.304.2.2 OF THE CODE, OUTDOOR RECYCLING AREAS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY BUILDING OR BUILDING OPENING EXCEPT WHEN LOCATED ADJACENT TO A MINIMUM ONE-HOUR WALL AND A MINIMUM OF 10 FEET FROM ANY BUILDING OPENING.



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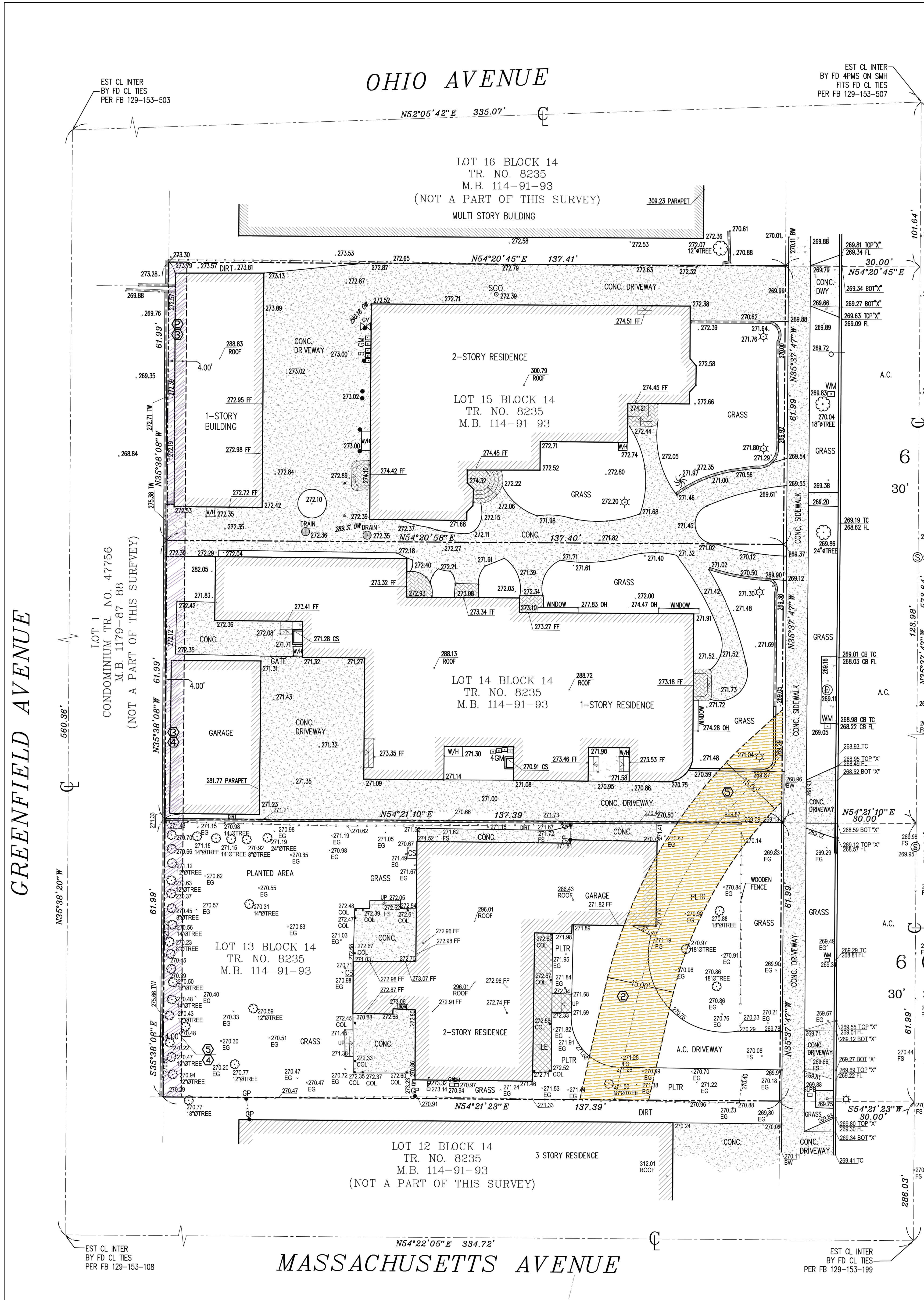
| DATE | REVISIONS | DESCRIPTION |
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| | | |
| | | |

WESTWOOD WEST
1515 S VETERAN AVE
LOS ANGELES, CA 90024

25 Apr 2024

BIKE RACK INFO

A-1.18
AS NOTED



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 LOT 15 IN BLOCK 14 OF TRACT NO. 8235, AS PER MAP RECORDED IN BOOK 114, PAGES 91 TO 93 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITHOUT THE RIGHT OF SURFACE ENTRY TO TAKE MARKET MINE, EXPLORE OR DRILL FOR SAME, AS CONVEYED IN THE BEER RECORDED MAY 1, 1985 AS INSTRUMENT NO. 85-492397 OF OFFICIAL RECORDS.

APN: 4324-023-016

REFERENCE DOCUMENT:

PER PRELIMINARY TITLE REPORT FROM CHICAGO TITLE COMPANY
 ORDER NO. 00138416-016-NJ-08
 DATED AS OF: SEPTEMBER 14, 2020

SCHEDULE B / EASEMENT(S):

- 2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: PUBLIC UTILITIES
 RECORDED IN BOOK 5447 PAGE 112 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. - PLOTTED HEREON
- 3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: PUBLIC UTILITIES
 RECORDED IN BOOK 10777 PAGE 169 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. - PLOTTED HEREON
- 4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: PUBLIC UTILITIES
 RECORDED IN BOOK 14338 PAGE 9 OF OFFICIAL RECORDS
 RECORDED DATE: APRIL 17, 1937
 AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. - BLANKET IN NATURE

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 LOT 14 IN BLOCK 14 OF TRACT NO. 8235, AS PER MAP RECORDED IN BOOK 114, PAGES 91 TO 93 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITHOUT THE RIGHT OF SURFACE ENTRY TO TAKE MARKET MINE, EXPLORE OR DRILL FOR SAME, AS CONVEYED IN THE BEER RECORDED MAY 1, 1985 AS INSTRUMENT NO. 85-492397 OF OFFICIAL RECORDS.

APN: 4324-023-015

REFERENCE DOCUMENT:

PER PRELIMINARY TITLE REPORT FROM CHICAGO TITLE COMPANY
 ORDER NO. 00138416-016-NJ-08
 DATED AS OF: SEPTEMBER 14, 2020

SCHEDULE B / EASEMENT(S):

- 3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: PUBLIC UTILITIES
 RECORDED IN BOOK 5447 PAGE 112 OF OFFICIAL RECORDS
 AFFECTS: THE REAR 4 FEET OF SAID LAND - PLOTTED HEREON
- 4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: PUBLIC UTILITIES
 RECORDED IN BOOK 10777 PAGE 169 OF OFFICIAL RECORDS
 AFFECTS: THE REAR 4 FEET OF SAID LAND - PLOTTED HEREON
- 5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: PUBLIC UTILITIES
 RECORDED IN BOOK 14338 PAGE 9 OF OFFICIAL RECORDS
 RECORDED DATE: APRIL 17, 1937
 AFFECTS: THAT PORTION OF SAID LAND AS SHOWN ON THE MAP OF SAID TRACT.
 - PLOTTED HEREON
- 6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: PUBLIC UTILITIES
 RECORDED IN BOOK 14938 PAGE 9 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. - BLANKET IN NATURE

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 LOT 13 OF TRACT NO. 8235, AS PER MAP RECORDED IN BOOK 114, PAGES 91-93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4324-023-014

REFERENCE DOCUMENT:

PER PRELIMINARY TITLE REPORT FROM STEWART TITLE COMPANY
 ORDER NO. Z000011438
 DATED AS OF: OCTOBER 26, 2022

SCHEDULE B / EASEMENT(S):

- 3. AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: PUBLIC UTILITIES
 RECORDED IN BOOK 5447 PAGE 112 OF OFFICIAL RECORDS
 AFFECTS: THE REAR 4 FEET OF SAID LAND - PLOTTED HEREON
- 4. AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: PUBLIC UTILITIES
 RECORDED IN BOOK 10777 PAGE 169 OF OFFICIAL RECORDS
 AFFECTS: THE REAR 4 FEET OF SAID LAND - PLOTTED HEREON
- 5. AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: PUBLIC UTILITIES
 RECORDED IN BOOK 14338 PAGE 9 OF OFFICIAL RECORDS
 RECORDED DATE: APRIL 17, 1937
 AFFECTS: THAT PORTION OF SAID LAND AS SHOWN ON THE MAP OF SAID TRACT.
 - PLOTTED HEREON
- 6. AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: PUBLIC UTILITIES
 RECORDED IN BOOK 14938 PAGE 9 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. - BLANKET IN NATURE

BASIS OF BEARINGS:

THE BEARING NORTH 35° 37' 47" WEST, ON THE CENTERLINE OF VETERAN AVENUE AS SHOWN ON THIS MAP IS 823333, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 1333, PAGES 66-67, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

LOT 13: 8546.93 SQ. FT., OR 0.1955 ACRES, MORE OR LESS.
 LOT 14: 8517.22 SQ. FT., OR 0.1955 ACRES, MORE OR LESS.
 LOT 15: 8516.34 SQ. FT., OR 0.1955 ACRES, MORE OR LESS.
 TOTAL AREA: 25,580.59 SQ. FT., OR 0.5866 ACRES, MORE OR LESS.

BENCHMARK:

BM ID: 13-2879 (NAID 1988)
 DESCRIPTION: PBM STAMPED "13-2879 2002" N CURB
 OHIO AVE, 2 FT E/O BOX E/O KELTON AVE
 ELEV. = 274.772 FT.

SURVEYOR'S NOTE:

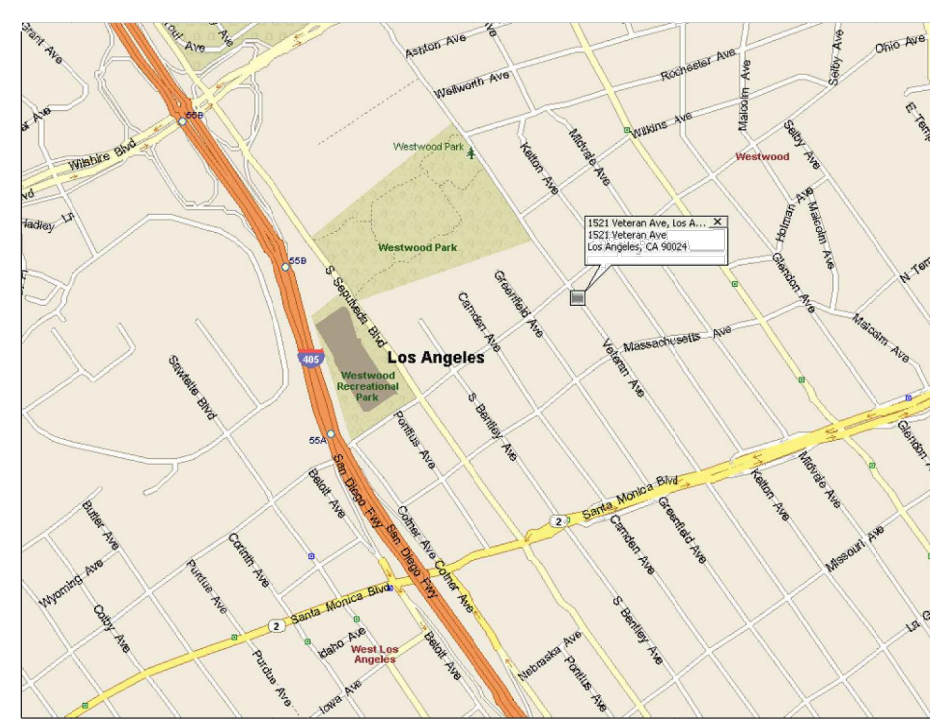
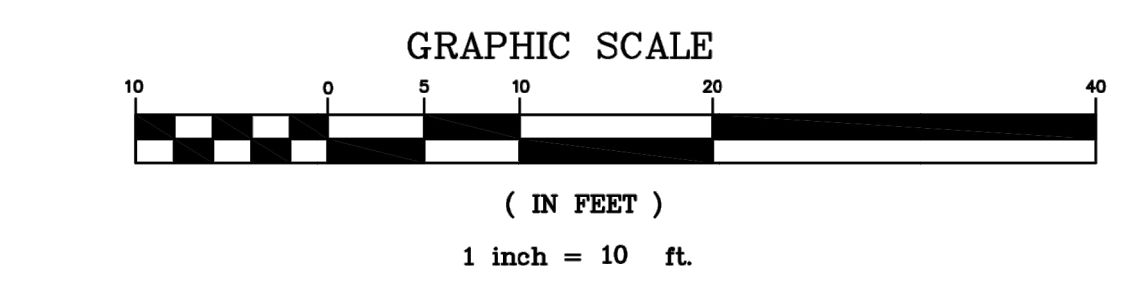
1. THIS MAP IS NOT A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.
2. SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING HAVE BEEN SET BY OTHERS AND USED ONLY AS REFERENCE FOR PURPOSES OF TOPOGRAPHIC MAPPING. WITHOUT THE VERIFICATION OF ITS AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.
3. RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS IN ANY BOUNDARY SURVEY THAT IS TO BE DONE ON THE PROPERTY.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS, IF ANY, ARE NOT SHOWN.
5. THE TOPOGRAPHIC SURVEY FOR LOTS 14 AND 15 WAS DONE ON 11/09/2020.

SYMBOLS:

- | | | |
|----------------|------------------|-----------------------|
| ⊠ ELECTRIC BOX | ⊙ LIGHT STANDARD | ⊠ STREET LIGHT BOX |
| ⊠ COLUMN | ⊙ PALM TREE | ⊠ SEWER CL. OUT |
| ⊠ DRAIN | ⊙ POWER POLE | ⊠ STORM DRAIN MANHOLE |
| ⊠ GAS METER | ⊙ GAS MANHOLE | ⊠ WATER METER |
| ⊠ GAS VALVE | ⊙ SIGN POST | ⊠ TREE |
| ⊠ GATE POST | ⊙ STREET LIGHT | ⊠ WATER HEATER |

LEGEND:

- | | |
|-----------------------------------|--------------------------------------|
| APN - ASSESSOR'S PARCEL NUMBER | OH - OVERHANG |
| A.C. - ASPHALT CONCRETE | OS - OFFSET |
| BC - BEGINNING OF CURVE | PR - PROTRUDING |
| BM - BENCHMARK | P.C. - POINT OF CORNER |
| BW - BACK OF WALK | PA - PAGE |
| BL - BUILDING | PI - POINT OF INTERSECTION |
| CB - CATCH BASIN | R/P/L - PROPERTY LINE |
| CEFB - CITY ENGINEER'S FIELD BOOK | TH - THIS |
| CL/COL - CENTERLINE | PLN - PLANTER |
| CH - CHAIN LINK FENCE | P.O.L. - POINT ON LINE |
| COL - COLUMN | PM - PLANT MAP |
| CONC. - CONCRETE | PMS - PUNCH MARKS |
| CORNER - CORNER | PROD - PRODUCED (PROLONGED) |
| CS - CROWN SPACE | PR - PUBLIC WORKS FIELD BOOK |
| DEED - DEED | REC - RECORD |
| END OF CURVE - END OF CURVE | REF - REFERENCE |
| CR - CRISTING GRADE | REG - REGISTERED CIVIL ENGINEER |
| ELEC - ELECTRIC | ROFB - ROAD DEPARTMENT FIELD BOOK |
| EST - ESTABLISH | SSM - STANDARD SURVEY MONUMENT |
| FB - FIELD BOOK | SSDM - STANDARD SURVEY DISC MONUMENT |
| FD - FOUND | SMH - SIGN & MARK |
| FIN - FINISH FLOOR ELEV. | SAT - SPIKE & TIN |
| FL - FLOWLINE ELEV. | SP/W - SPIKE & WASHER |
| FS - FINISH SURFACE ELEV. | TC - TOP OF CURB ELEV. |
| INT - INTERSECTION | TR - TRACT MAP |
| IS - IRON PIPE | TW - TOP OF WALL ELEV. |
| LS - LAND SURVEYOR | W.I.F. - WROUGHT IRON FENCE |
| L&T - LEAD & TACK | |
| MA - MAP BOOK | |



M&G CIVIL ENGINEERING AND LAND SURVEYING

| | |
|---|-----------------------------------|
| TITLE: TOPOGRAPHIC SURVEY | |
| 1505, 1515 & 1521 VETERAN AVENUE, LOS ANGELES, CA 90024 | |
| CLIENT: Mr. BRENNE HAKIMIAN | JOB NO.: 22-19750 |
| SCALE: 1" = 10' | DATE: 1/08/2022 |
| DESIGNED BY: F.G./AQ | REVISION CS: 11/14/2022 |
| DRAWN BY: MC/SC | SHEET: 1 |
| CHECKED BY: C.D./DC | OF: 1 SHEET |



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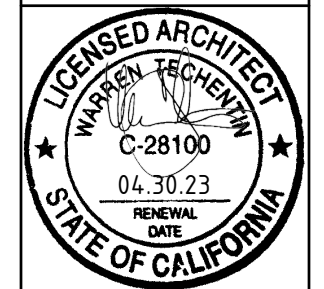
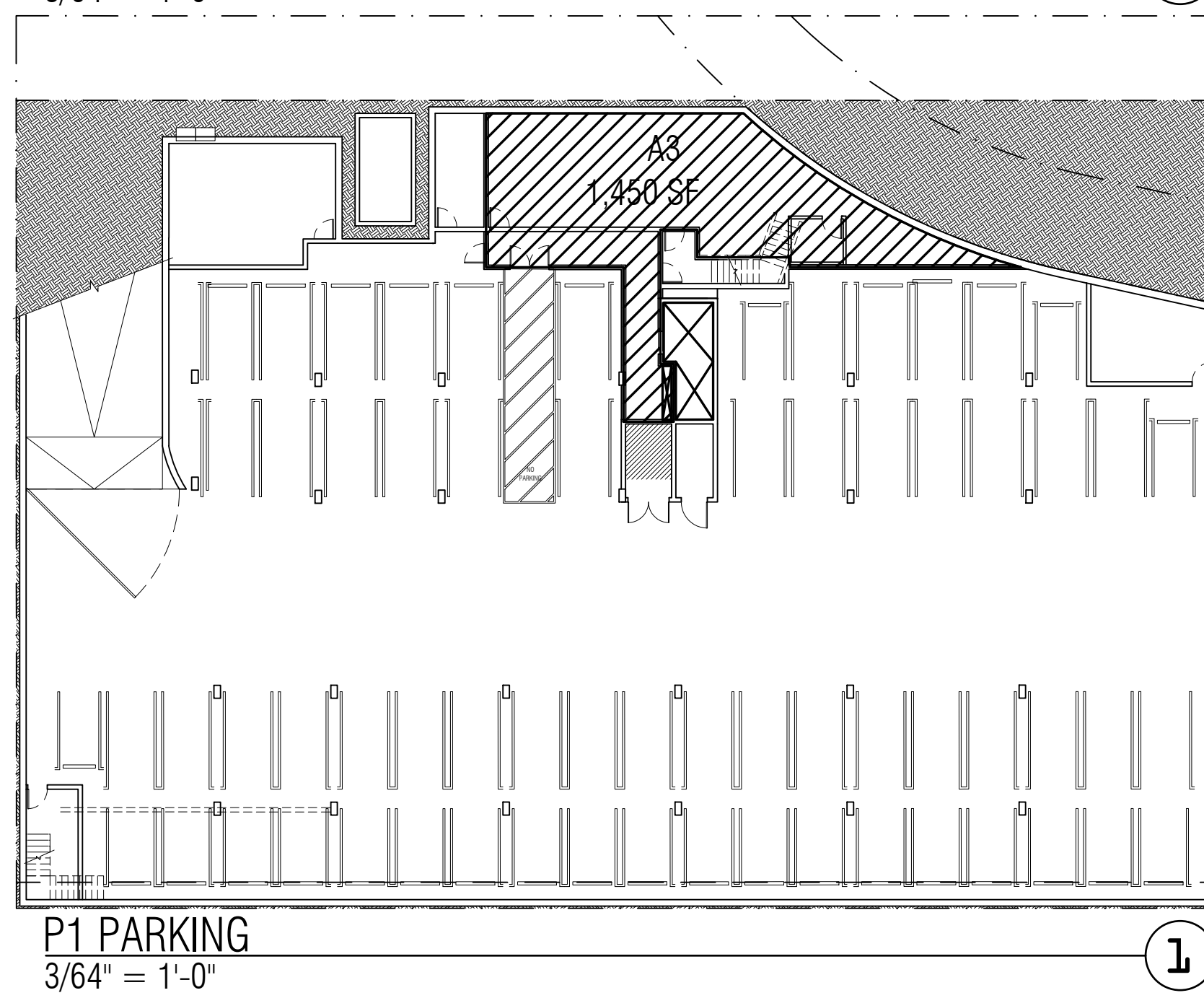
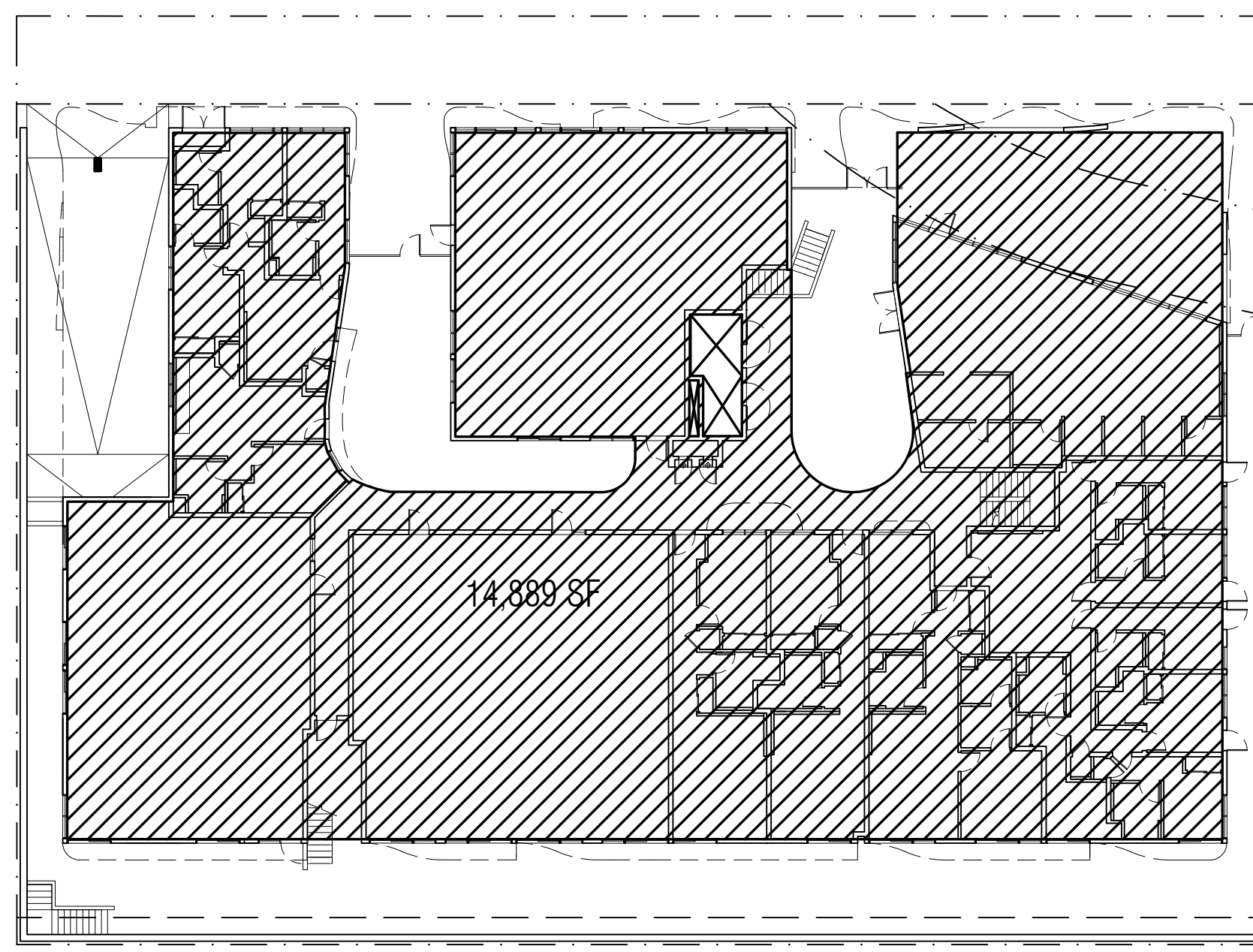
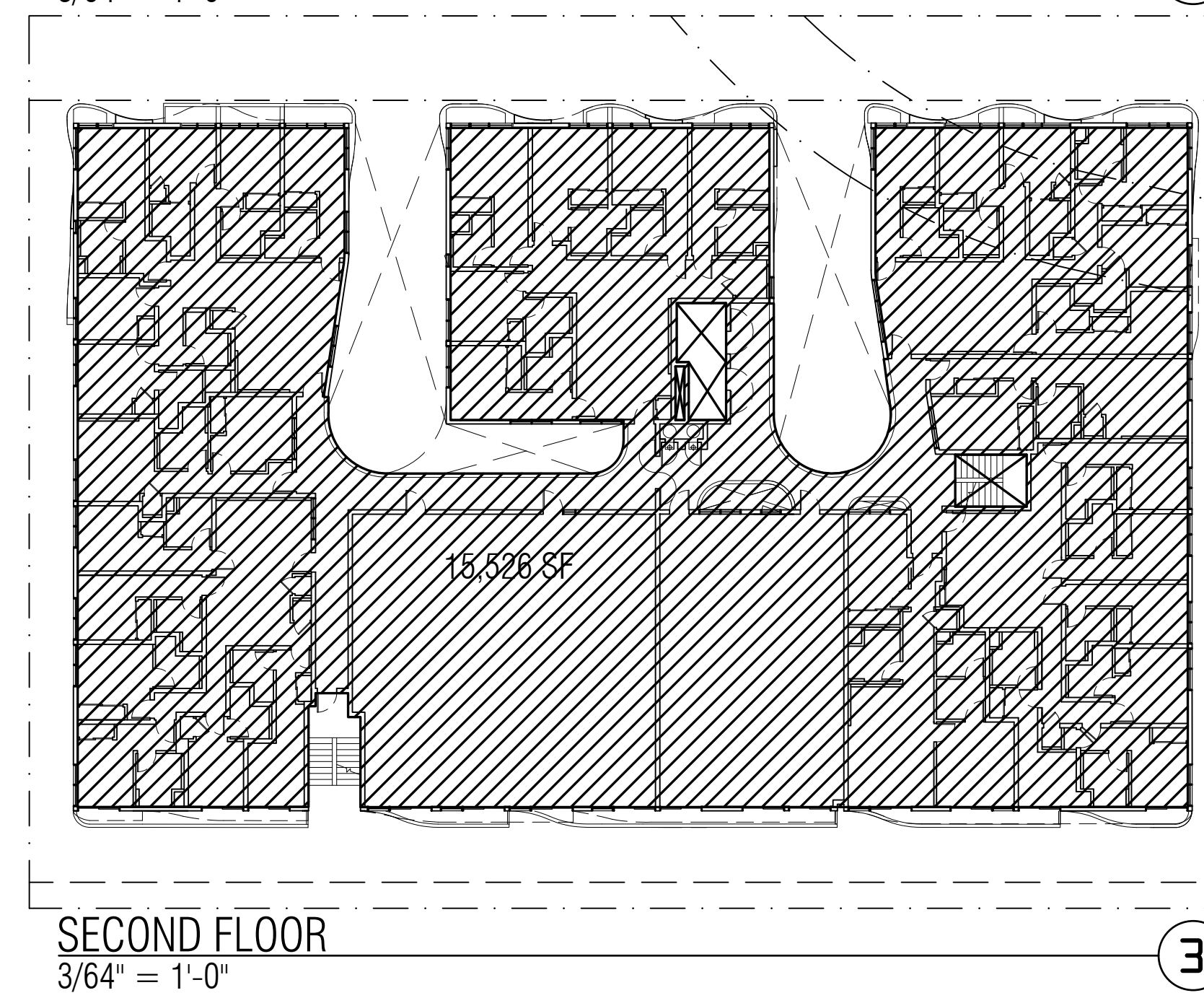
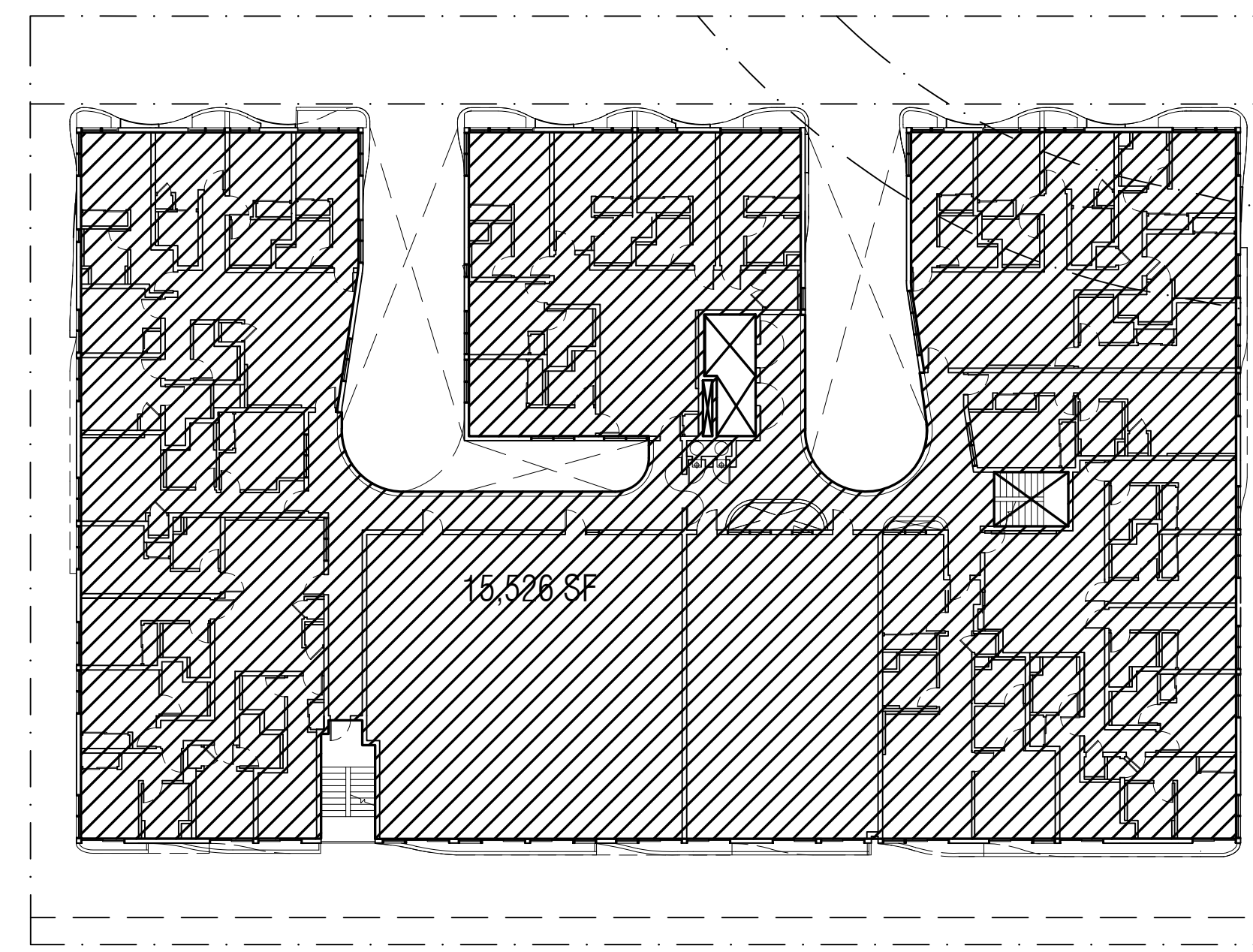
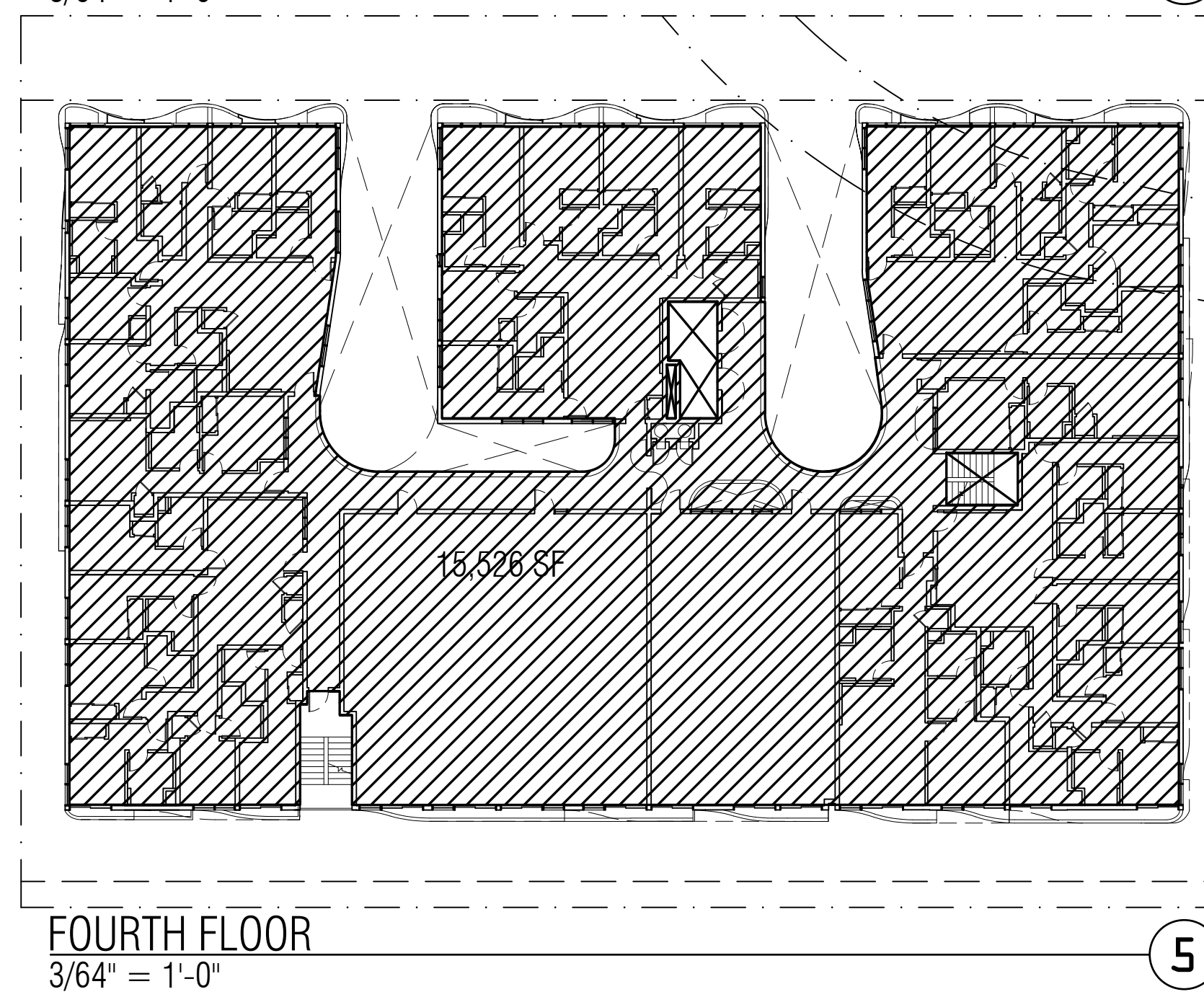
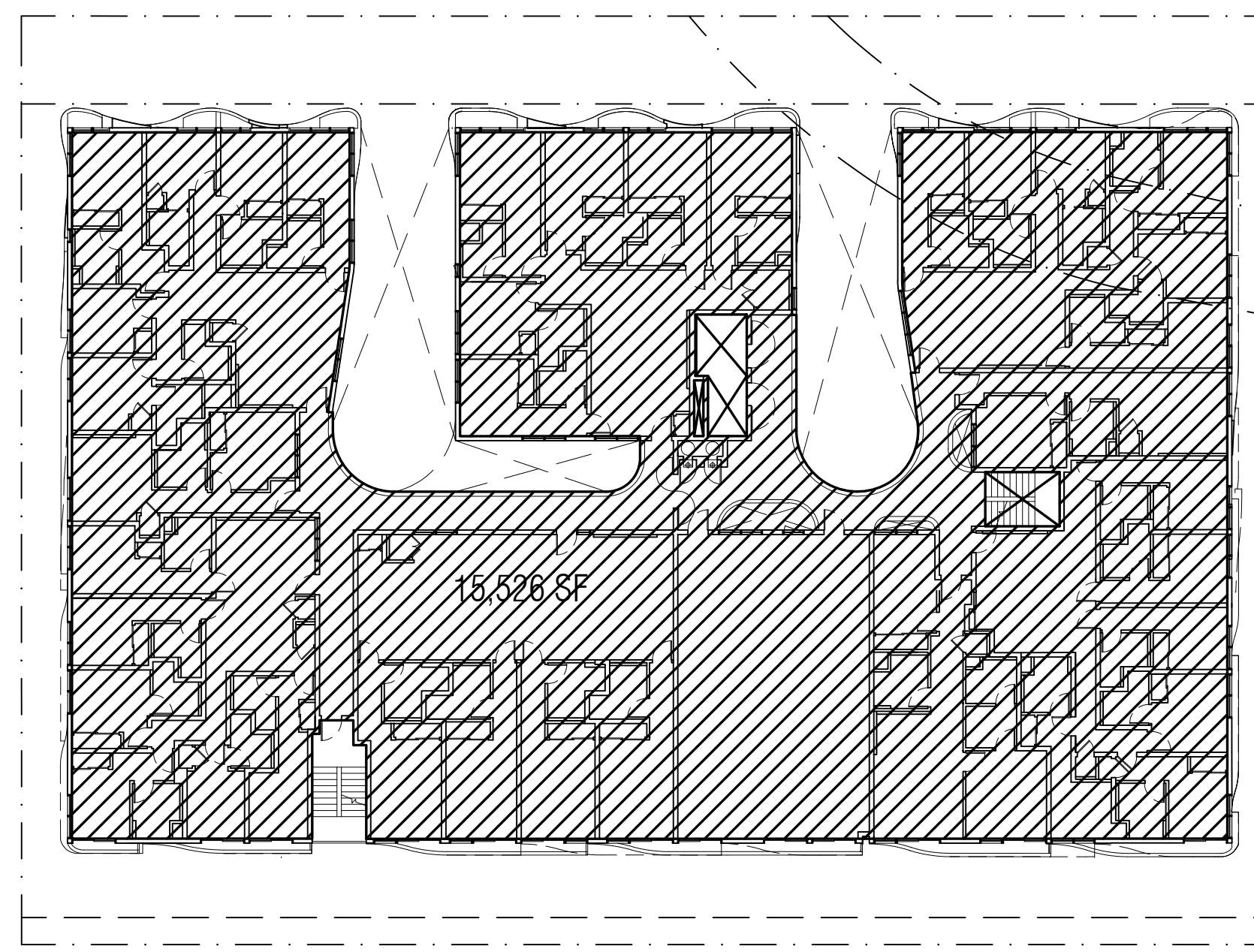
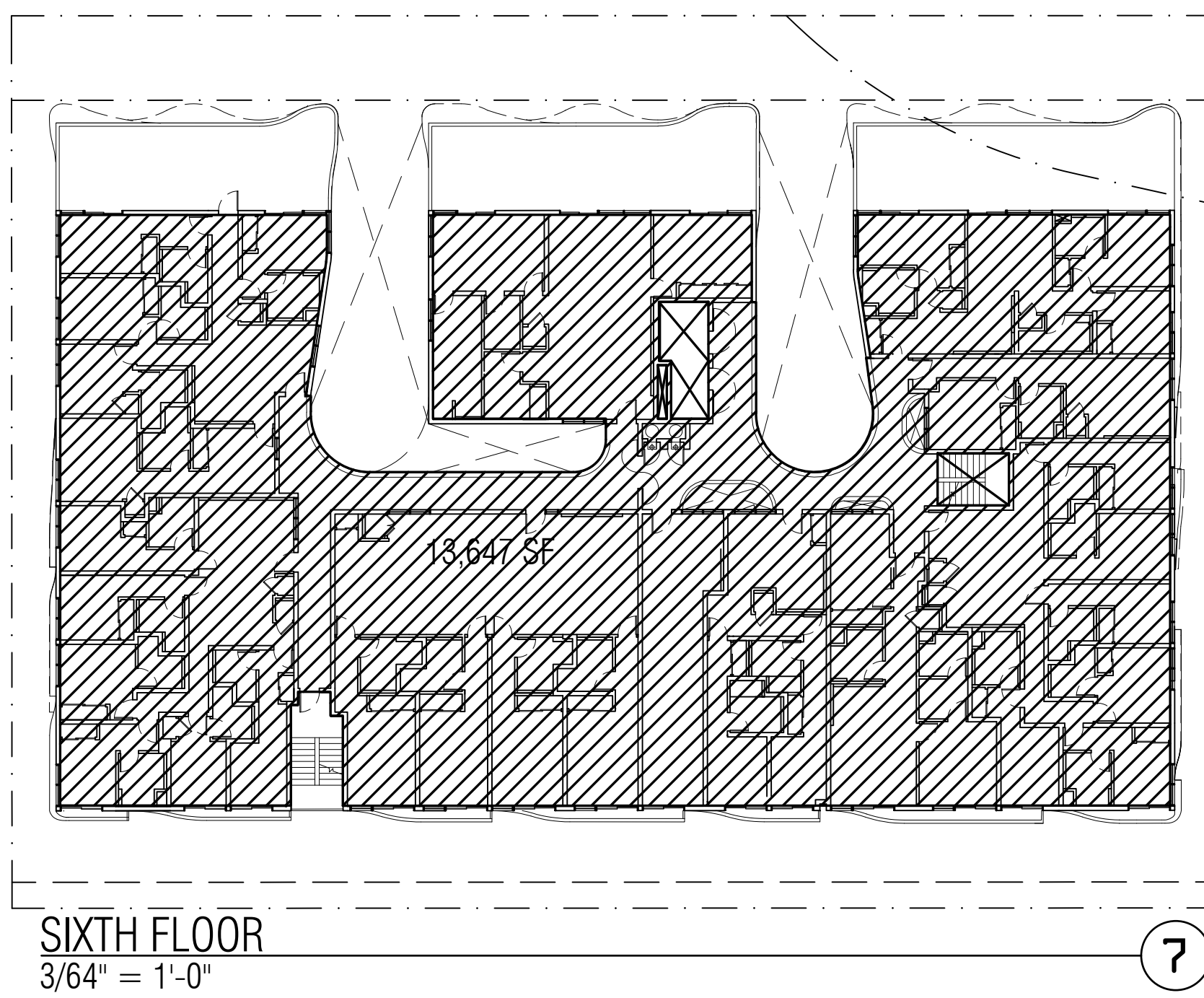
WESTWOOD WEST
 1515 S VETERAN AVE
 LOS ANGELES, CA 90024

25 Apr 2024
 SURVEY
 A-2.0
 AS NOTED

FLOOR AREA CALCULATIONS (ZONING)

| | |
|----------------------------|-----------|
| P1 PARKING FLOOR | 1,450 SF |
| FIRST FLOOR | 14,889 SF |
| SECOND FLOOR | 15,526 SF |
| THIRD FLOOR | 15,526 SF |
| FOURTH FLOOR | 15,526 SF |
| FIFTH FLOOR | 15,526 SF |
| SIXTH FLOOR | 13,647 SF |
| TOTAL FLOOR AREA PROPOSED: | 92,090 SF |

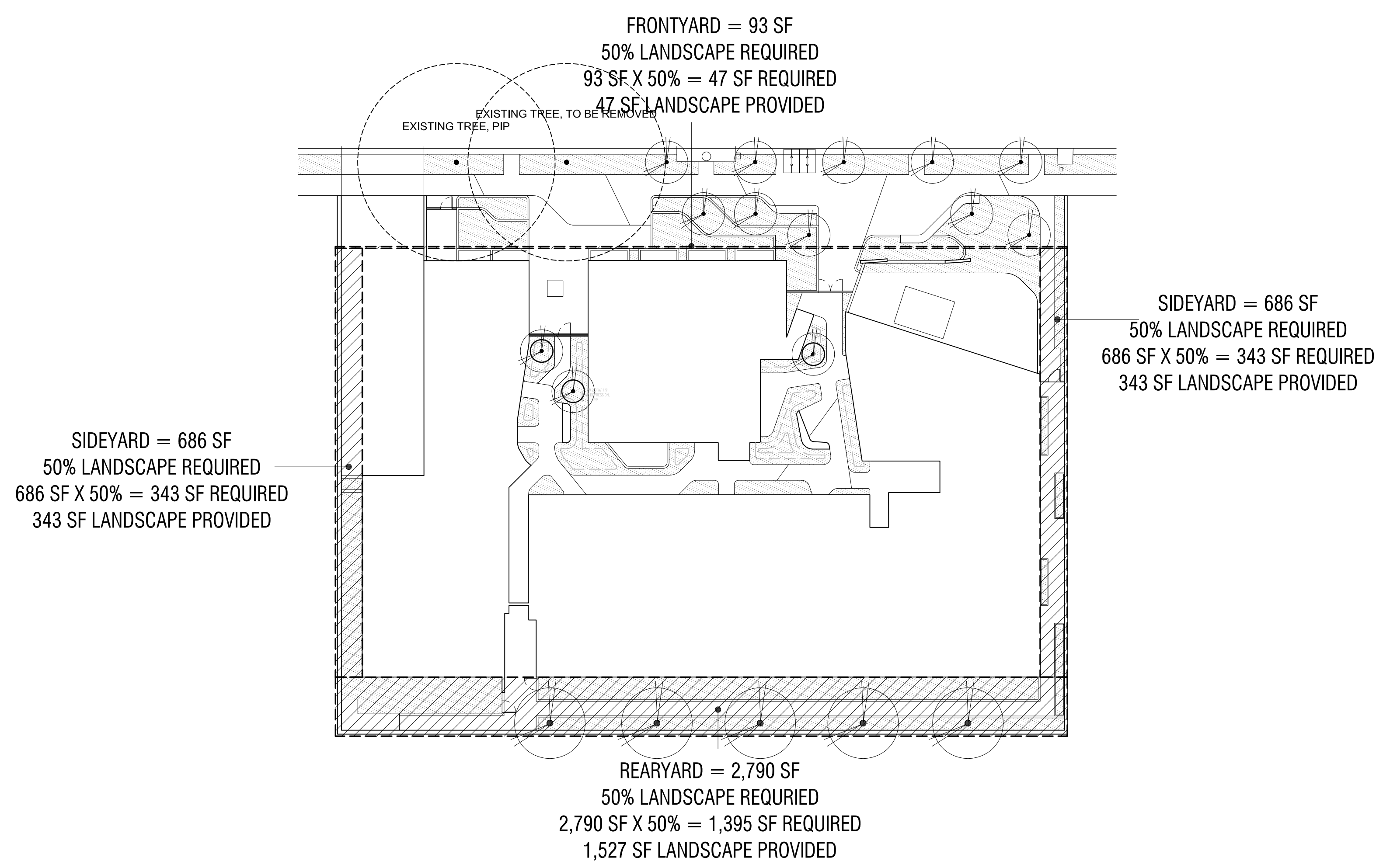
FLOOR AREA (PER LAMC 12.03):
 THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING:
 EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINRY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.



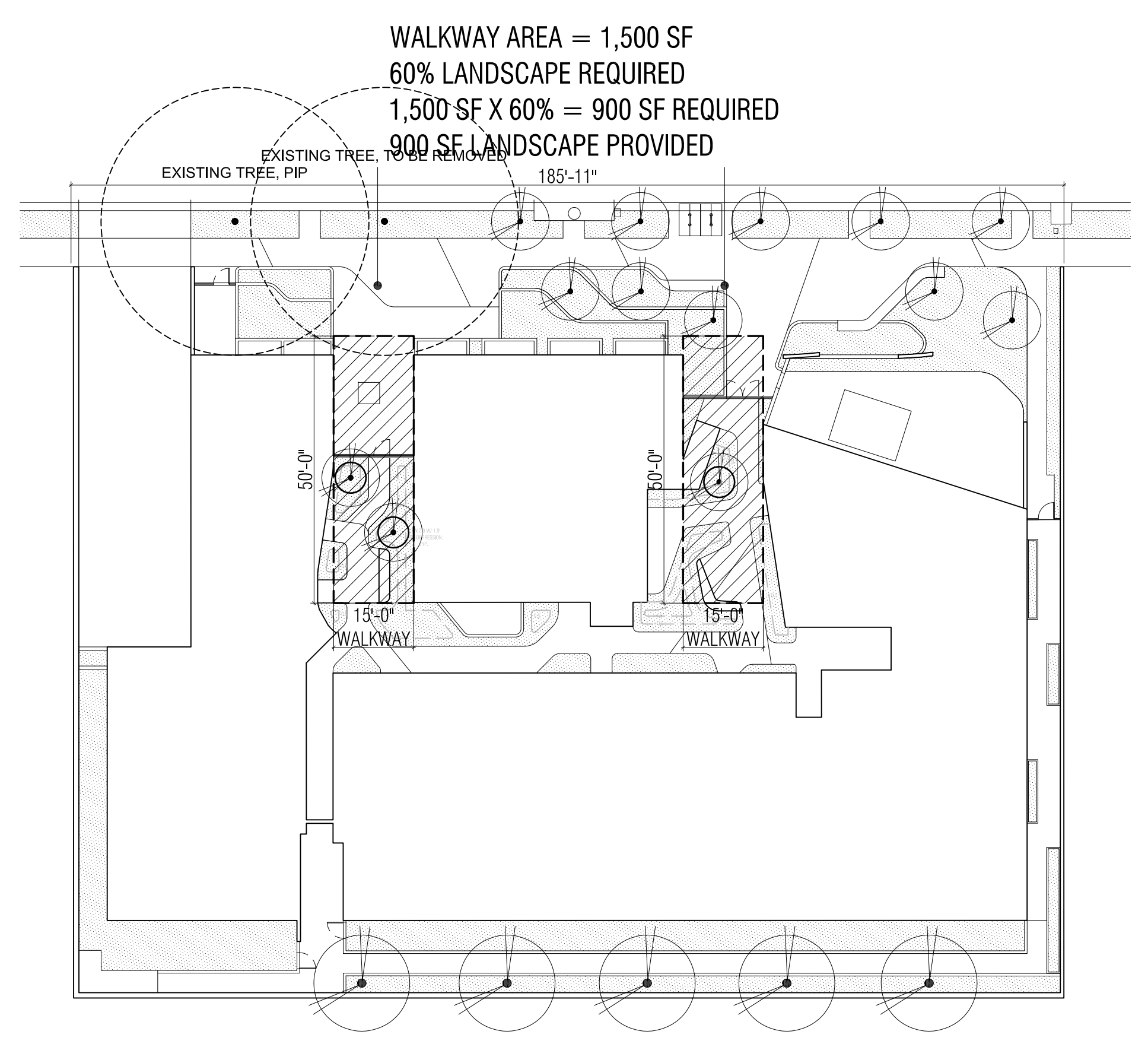
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WESTWOOD WEST
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YARD LANDSCAPE AREA CALCULATION
 $3/64" = 1'-0"$ 2



WALKWAY LANDSCAPE AREA CALCULATION
 $3/64" = 1'-0"$ 1

LOT WIDTH = 185'-11"
 10' WALKWAY FOR EVERY 50' = 30' TOTAL REQUIRED
 (2) WALKWAYS AT 15' = 30' PROVIDED

WESTWOOD COMMUNITY MULTI-FAMILY RESIDENTIAL SPECIFIC PLAN:
WALKWAYS

1. ANY PROJECT WHICH IS BUILT ON ONE OR MORE LOTS WITH A WIDTH OF 150 FEET OR MORE, SHALL HAVE A WALKWAY WHICH IS A MINIMUM OF 10 FEET IN WIDTH FOR EVERY 50 FEET OF LOT WIDTH. REQUIRED WALKWAY AREAS MAY BE COMBINED.

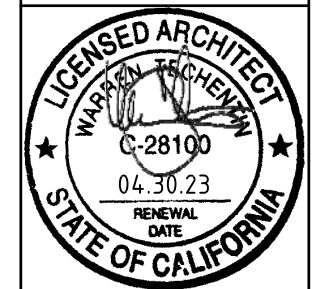
1. AT A MINIMUM, WALKWAYS SHALL EXTEND FROM THE FRONT PROPERTY LINE FOR 50 FEET OR TO THE MIDPOINT OF THE LOT, WHICHEVER IS LESS. THE PAVED PORTIONS OF WALKWAYS SHALL NOT EXCEED 40 PERCENT AND THE REMAINING AREA MUST BE LANDSCAPED. PAVED AREAS SHALL CONSIST OF THE FOLLOWING MATERIALS: STAMPED CONCRETE, TILE AND/OR BRICK

A.

2. WALKWAY AREAS MAY BE INCLUDED AS PART OF THE OPEN SPACE REQUIREMENTS EXCEPT FOR THAT PORTION WHICH IS WITHIN A REQUIRED SIDE YARD

YARD REQUIREMENTS

1. A MINIMUM OF 50 PERCENT OF EACH OF THE REQUIRED FRONT, REAR AND SIDE YARDS SHALL BE LANDSCAPED.



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16 Aug 2024
 WALKWAY AND YARD LANDSCAPE AREA CALCULATION

A-2.4
 AS NOTED

OPEN SPACE REQUIRED (PER WESTWOOD COMMUNITY MULTI-FAMILY SPECIFIC PLAN), SEE A-2.5:
 47 UNITS @ 200 SF PER UNIT = 9,400 SF
 61% REDUCTION PER OFF-MENU INCENTIVE = 5,734 SF
 TOTAL REQUIRED: 3,666 SF

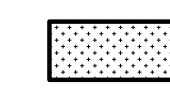

| LOCATION | OPEN SPACE PROVIDED: | | TOTAL | COUNTS TOWARDS OPEN SPACE (PER WESTWOOD COMMUNITY MULTI-FAMILY SPECIFIC PLAN) | |
|------------------------------|---------------------------------|-----------------|------------------|---|----------------------|
| | HARDSCAPE | LANDSCAPE | | % LANDSCAPED | |
| P1 REC ROOM | | | 1,142 SF | | |
| GROUND FLOOR REC ROOMS | | | 5,081 SF | | |
| FRONT YARD | 46 SF | 47 SF | 93 SF | 46 SF | 50% |
| ADDITIONAL YARD | 46 SF | 57 SF | 103 SF | 103 SF | 55% |
| BACKYARD | 1,263 SF | 1,527 SF | 2,790 SF | 1,395 SF | 50% |
| NORTH SIDERYARD | 343 SF | 343 SF | 686 SF | | 50% |
| SOUTH SIDERYARD | 343 SF | 343 SF | 686 SF | | 50% |
| COURTYARDS | 753 SF | 524 SF | 1,277 SF | 1,277 SF | 41% |
| TOTAL AT GROUND FLOOR | | | | 2,821 SF | |
| SECOND FLOOR REC ROOMS | | | 3,345 SF | | |
| THIRD FLOOR REC ROOMS | | | 3,345 SF | | |
| FOURTH FLOOR REC ROOMS | | | 3,345 SF | | |
| FIFTH FLOOR REC ROOMS | | | 1,273 SF | | |
| SIXTH FLOOR REC ROOMS | | | 458 SF | | |
| SIXTH FLOOR DECKS | 1,093 SF | 729 SF | 1,822 SF | 940 SF | 40% |
| ROOF DECK | 7,604 SF | 1,669 SF | 9,273 SF | | |
| TOTAL: | | 2,751 SF | 34,719 SF | 3,761 SF | 73% (50% MIN) |
| | (LANDSCAPING WITHIN OPEN SPACE) | | | (LANDSCAPING WITHIN OPEN SPACE) | |

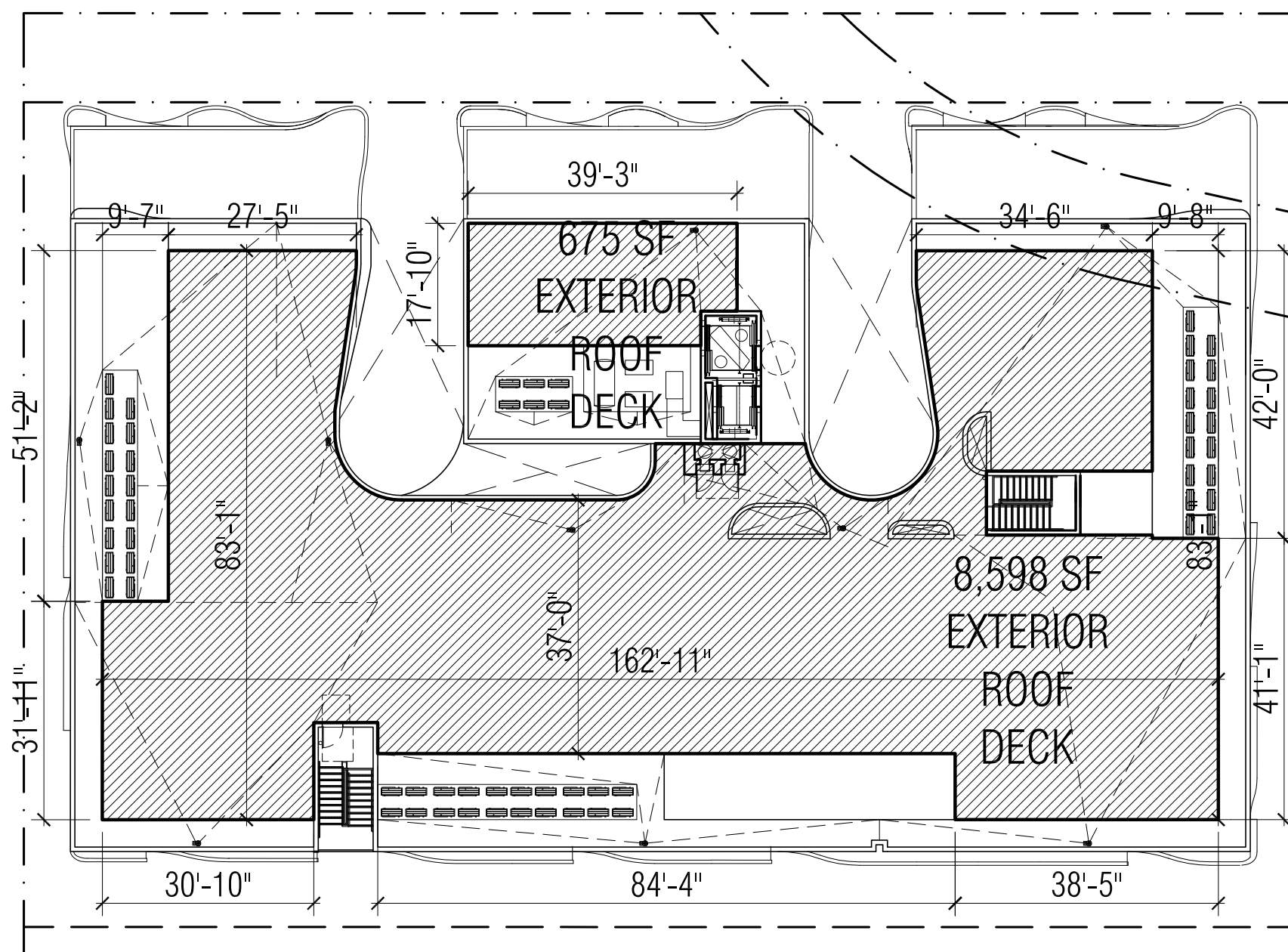
WESTWOOD COMMUNITY MULTI-FAMILY SPECIFIC PLAN SECTION 6.A.3 REQUIRES THAT 75% OF OPEN SPACE BE LOCATED ON THE GROUND LEVEL.
 75% OF 3,761 SF = 2,821 SF MIN. REQUIRED AT GROUND LEVEL, 940 SF MAX. ABOVE GROUND LEVEL.

TOTAL PROVIDED OPEN SPACE: 3,761 SF. SEE DIAGRAMS FOR OPEN SPACE PROVIDED.

MINIMUM OF 50% OF OPEN SPACE MUST BE LANDSCAPED.
 50% OF 3,761 SF = 1,881 SF
 TOTAL LANDSCAPING IN OPEN SPACE AREAS = 2,751 SF

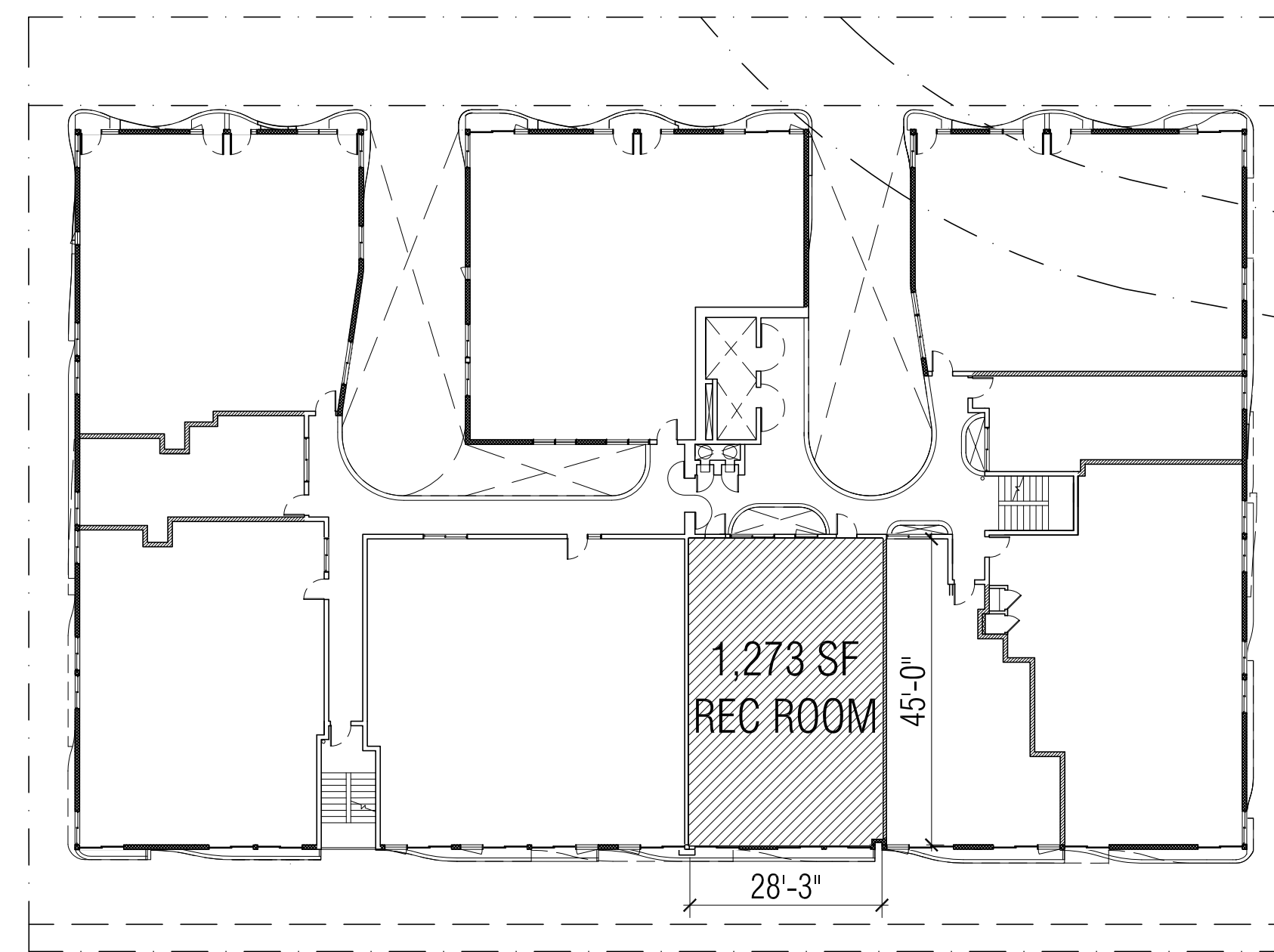
ONE 24" BOX TREE PER 4 UNITS @ 3=47 UNITS, SO 12 TREES REQUIRED.

 COUNTS TOWARDS OPEN SPACE TOTAL PER WESTWOOD MULTIFAMILY SPECIFIC PLAN
 ADDITIONAL OPEN SPACE



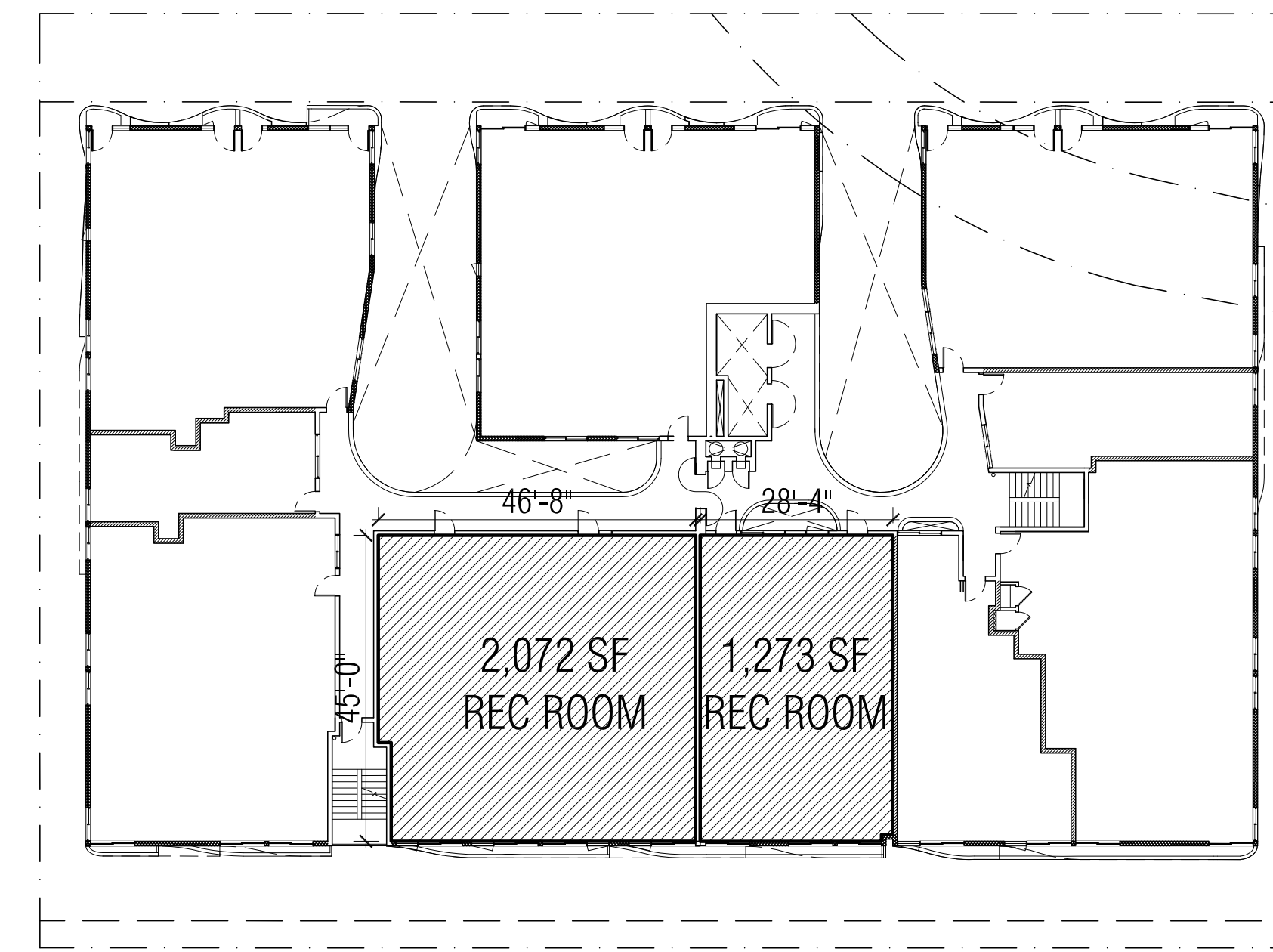
SIXTH FLOOR
 3/64" = 1'-0"

(B)



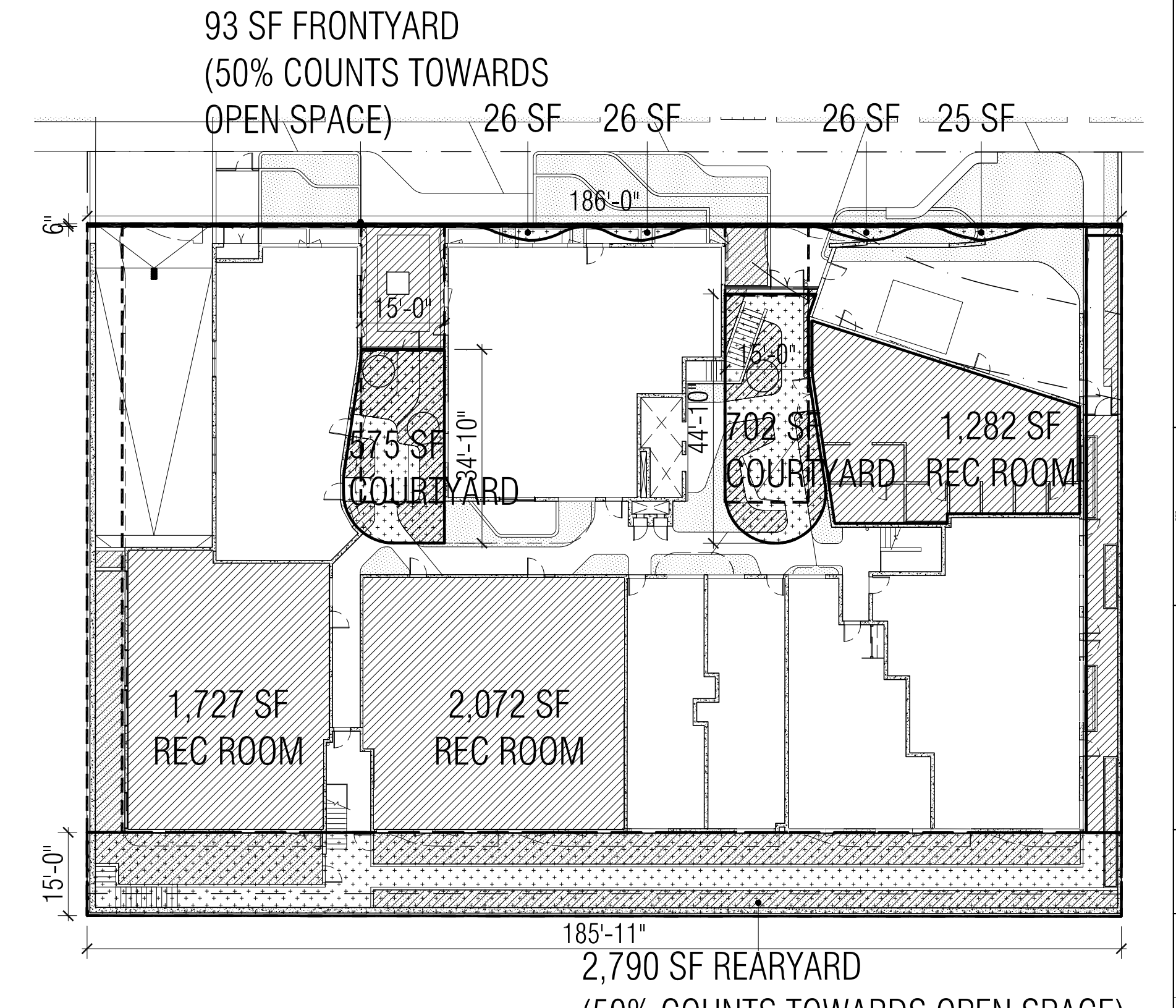
FIFTH FLOOR
 3/64" = 1'-0"

(6)



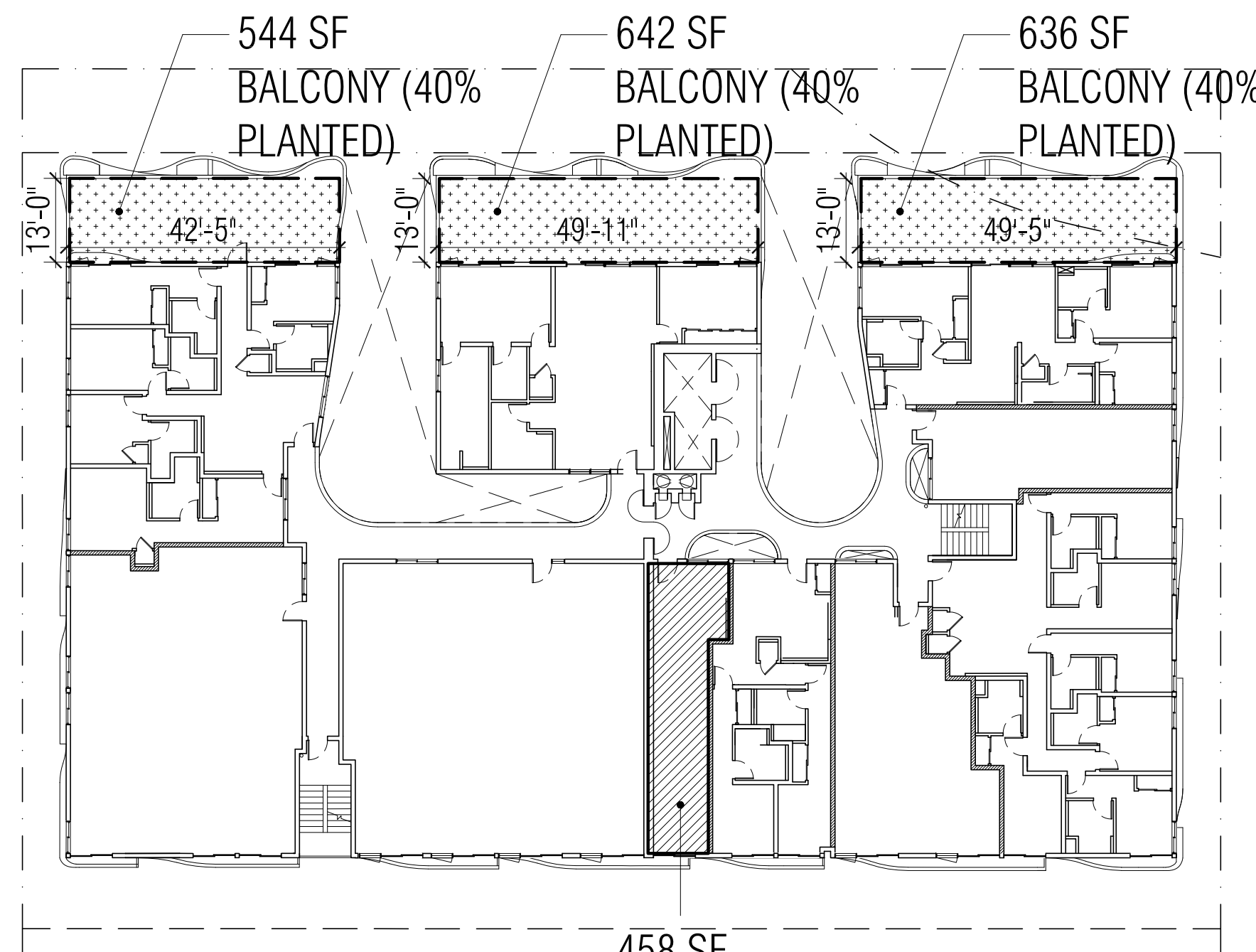
THIRD FLOOR
 3/64" = 1'-0"

(4)



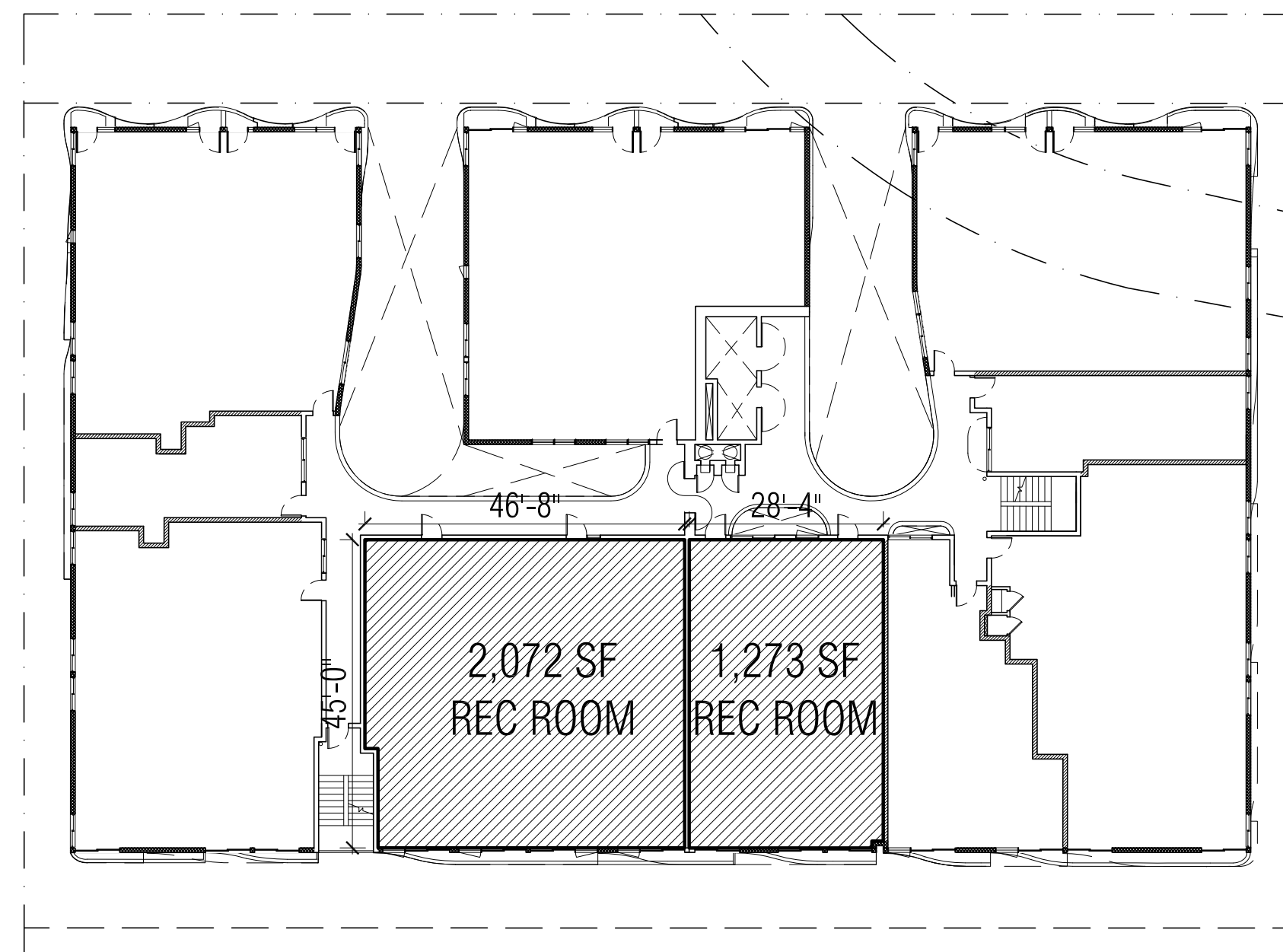
GROUND FLOOR
 3/64" = 1'-0"

(2)



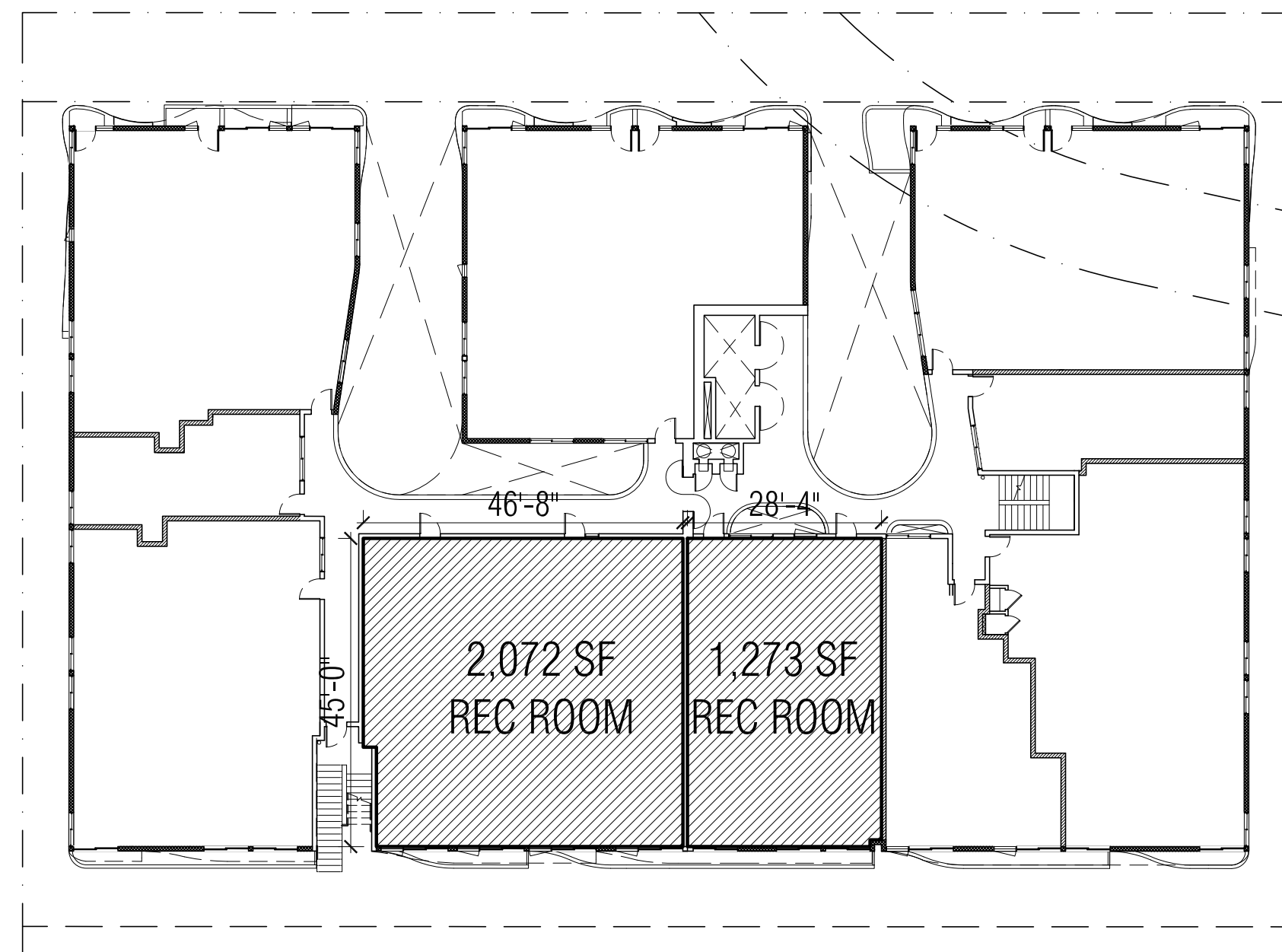
SIXTH FLOOR
 3/64" = 1'-0"

(7)



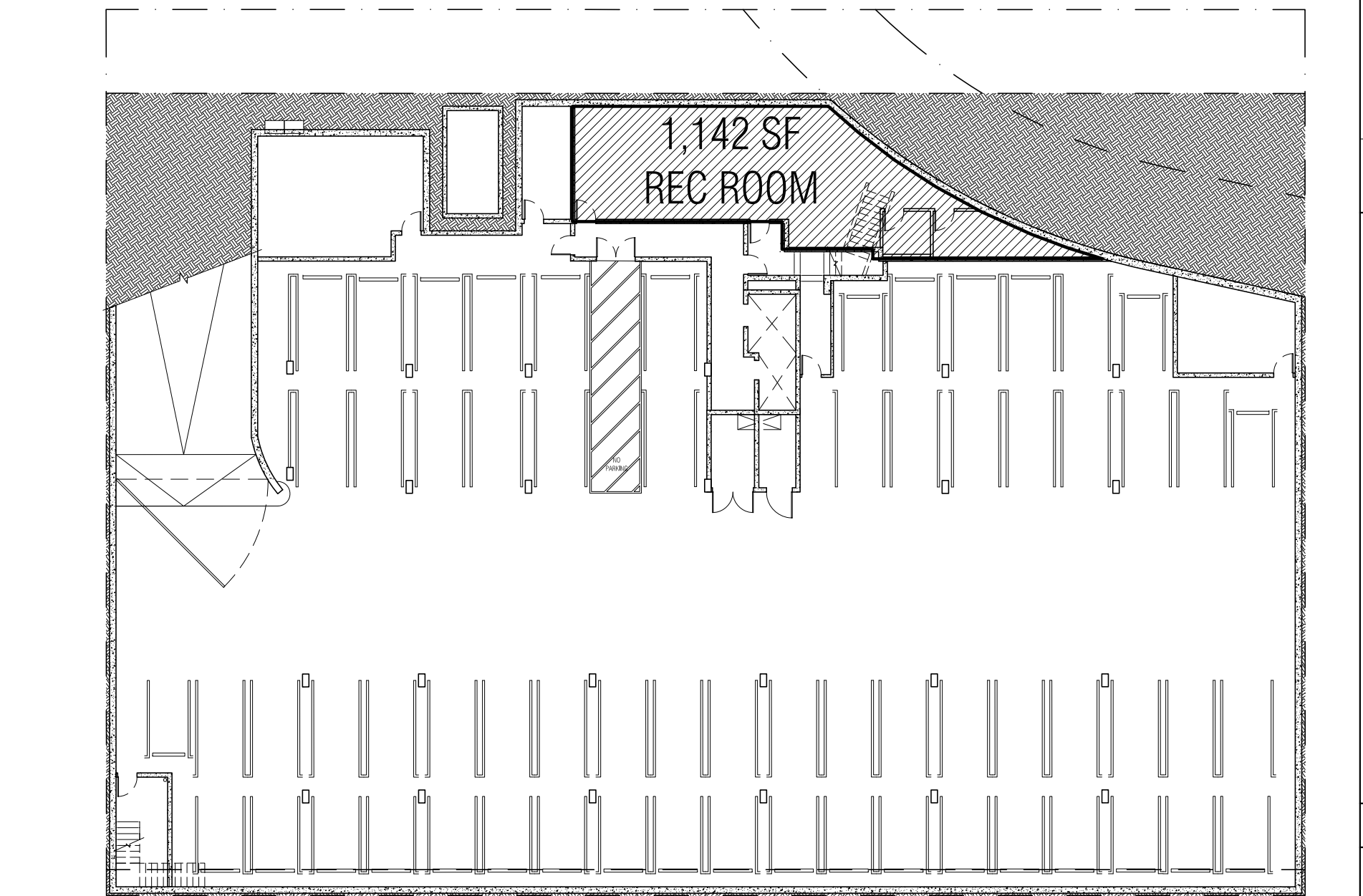
FOURTH FLOOR
 3/64" = 1'-0"

(5)



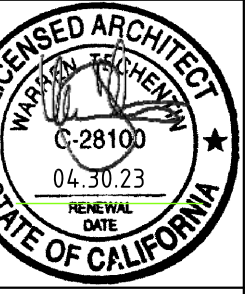
SECOND FLOOR
 3/64" = 1'-0"

(3)



P1 PARKING
 3/64" = 1'-0"

(1)



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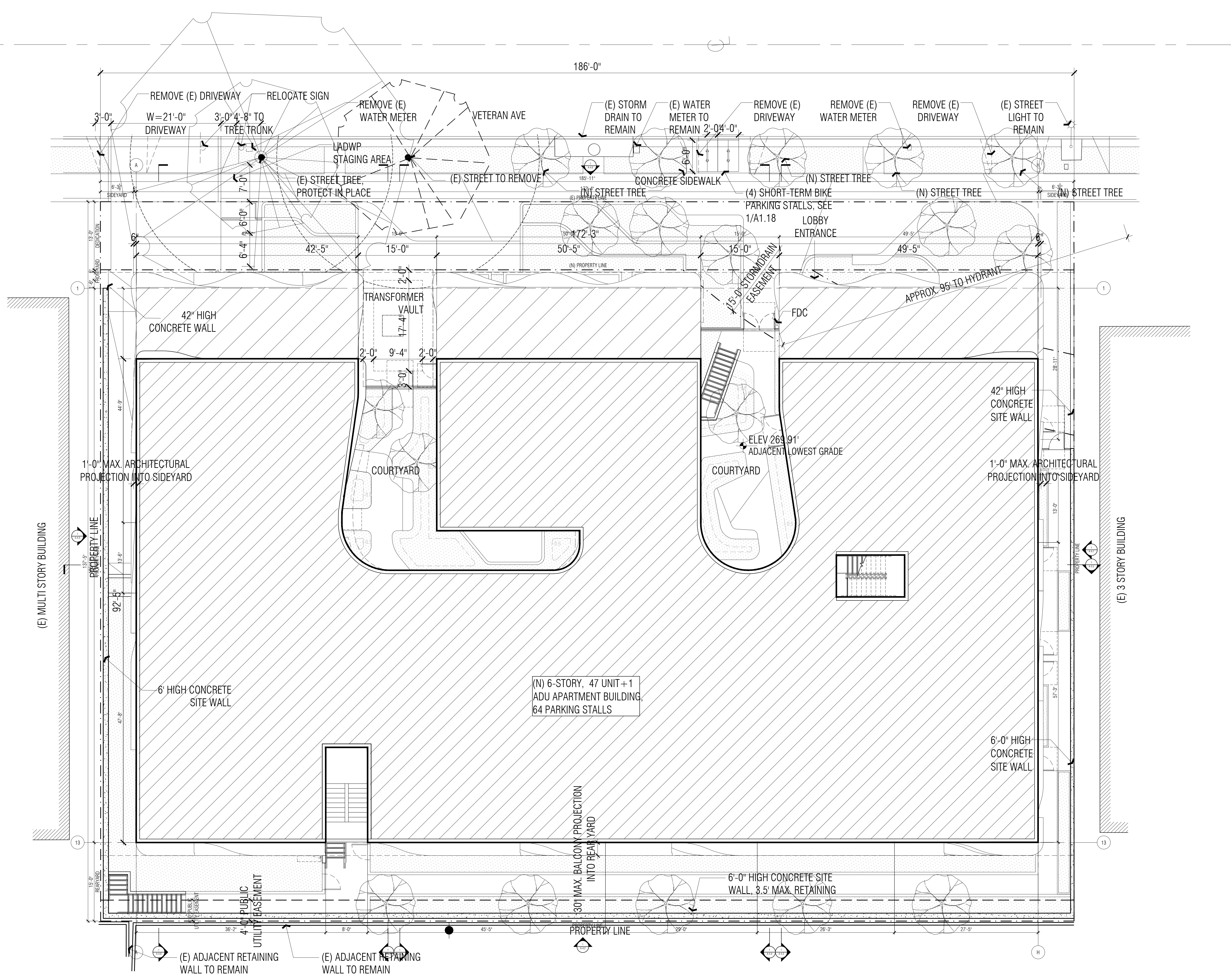
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WESTWOOD WEST
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19 Sep 2024

OPEN SPACE DIAGRAM

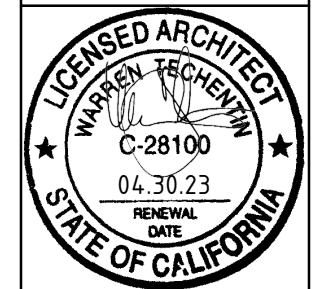
A-2.5
 AS NOTED



(N) 6-STORY, 47 UNIT + 1
 ADU APARTMENT BUILDING,
 64 PARKING STALLS

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

1



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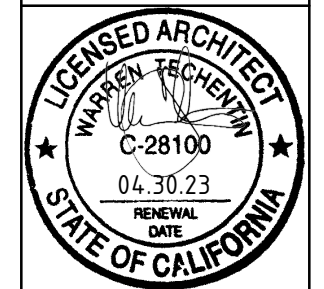
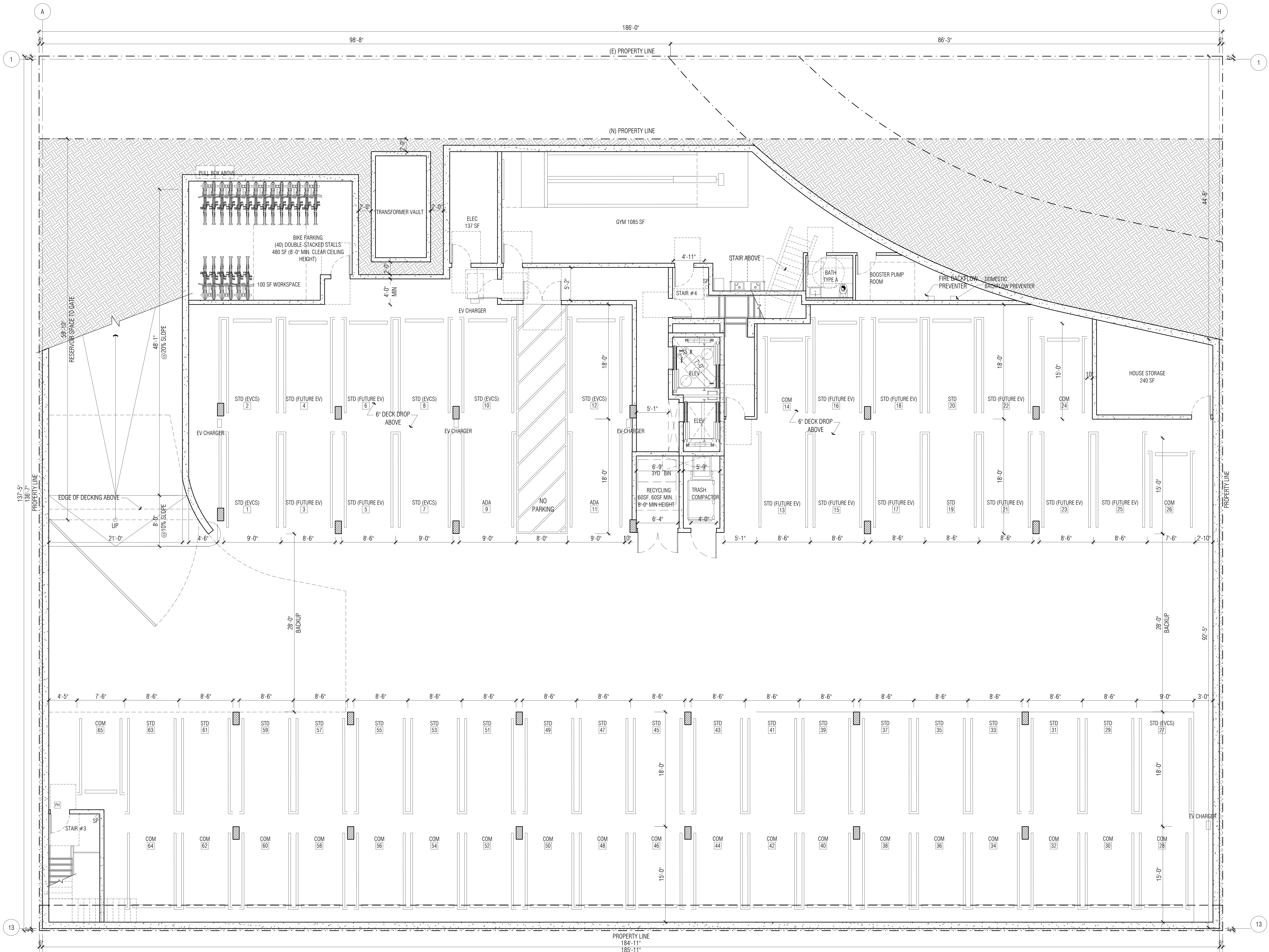
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25 Apr 2024

SITE PLAN

A-2.6
 AS NOTED



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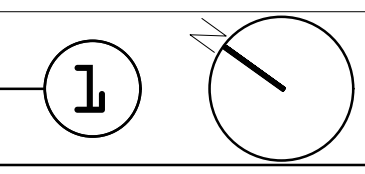
16 Aug 2024

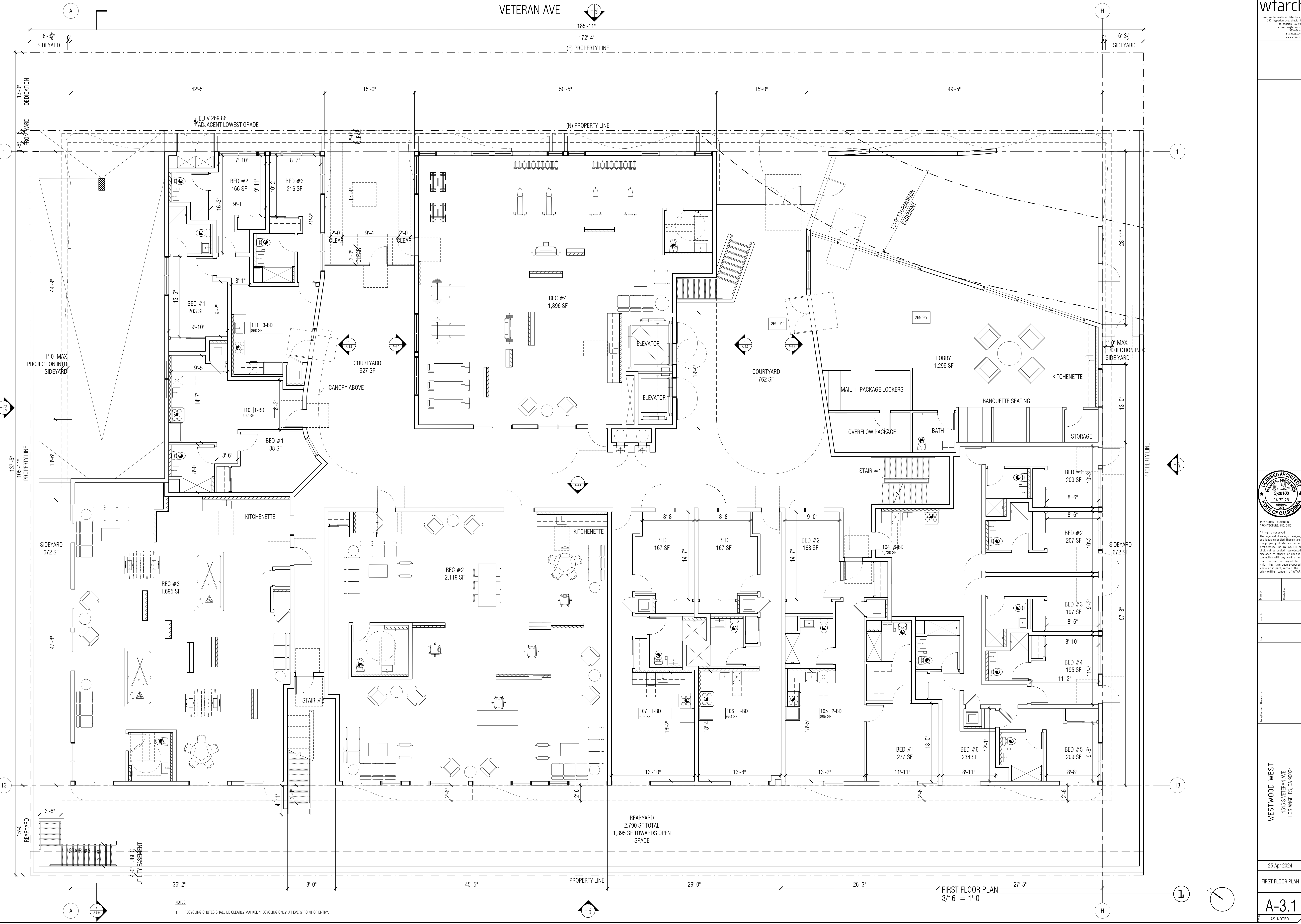
P1 FLOOR PLAN

A-3.0
 AS NOTED

- NOTES
- DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.2145, CHART NO. 5.
 - THE TANDEM PARKINGS SERVE ONE DWELLING UNIT ONLY.

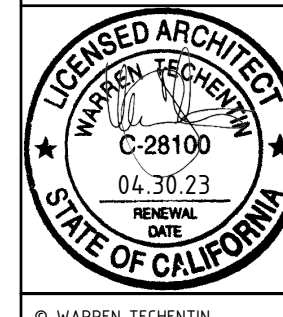
P1 FLOOR PLAN
 3/16" = 1'-0"





NOTES
1. RECYCLING CHUTES SHALL BE CLEARLY MARKED "RECYCLING ONLY" AT EVERY POINT OF ENTRY.

FIRST FLOOR PLAN
3/16" = 1'-0"



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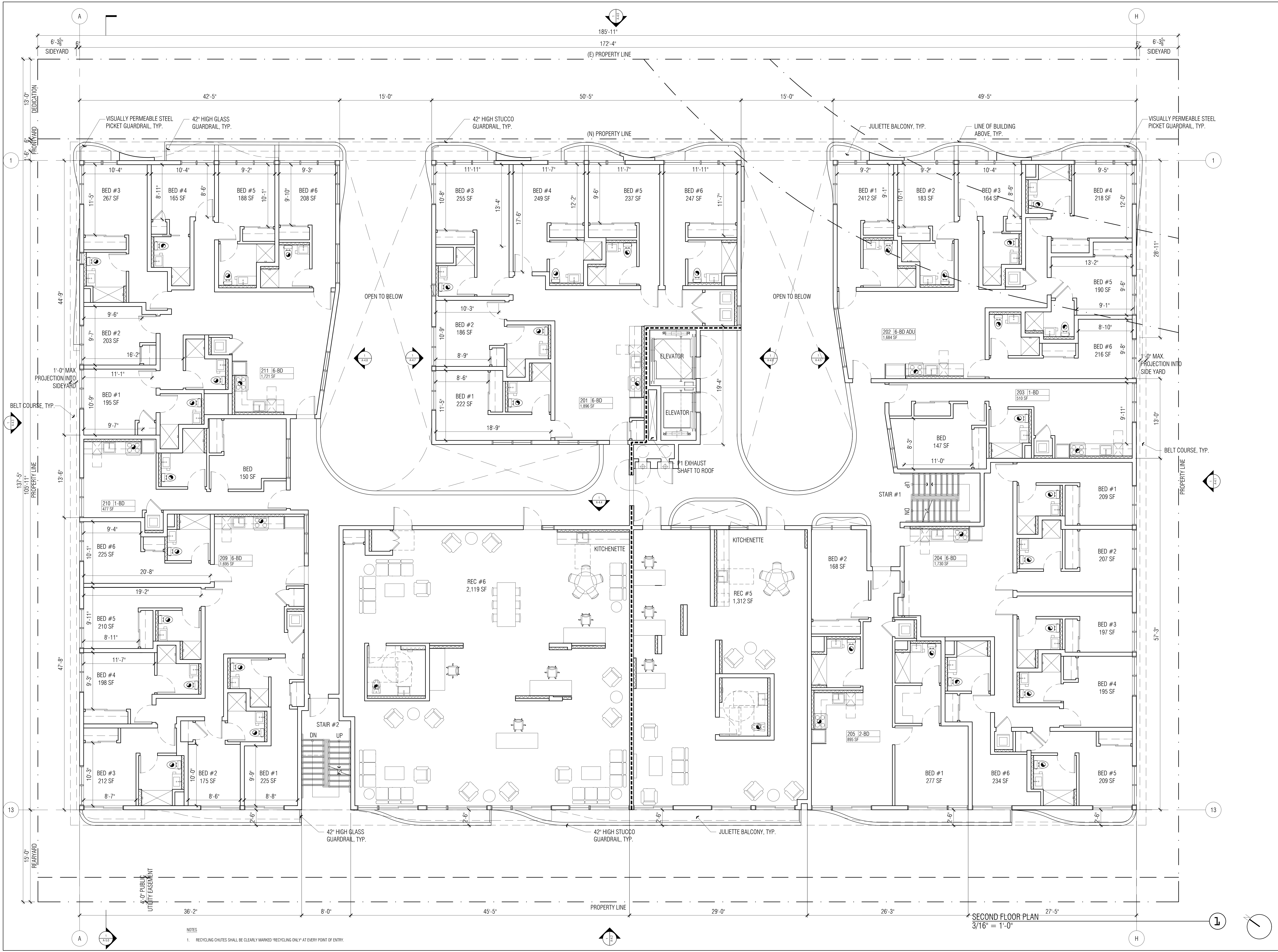
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25 Apr 2024

FIRST FLOOR PLAN

A-3.1
AS NOTED



NOTES
 1. RECYCLING CHUTES SHALL BE CLEARLY MARKED "RECYCLING ONLY" AT EVERY POINT OF ENTRY.

SECOND FLOOR PLAN
 3/16" = 1'-0"



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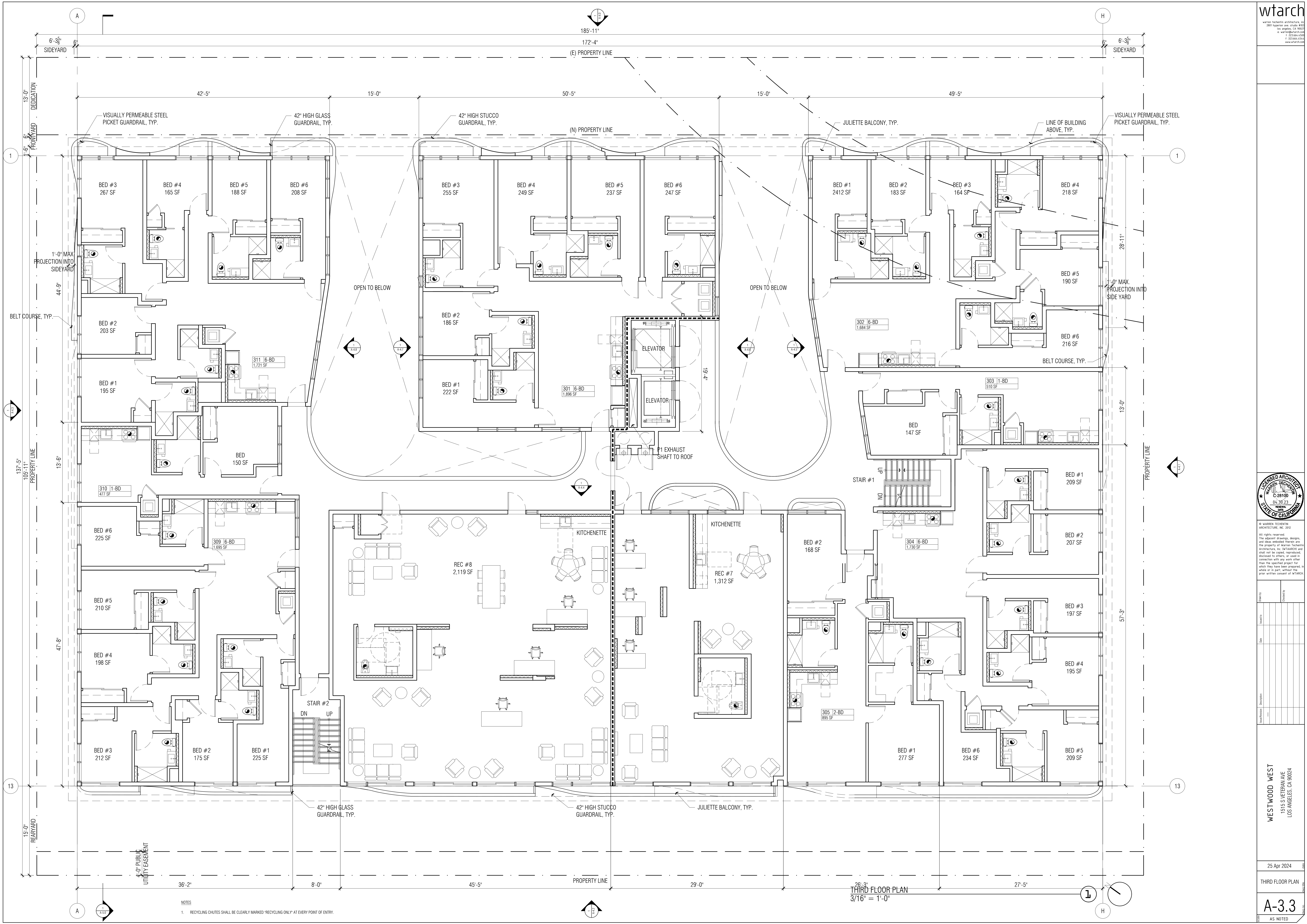
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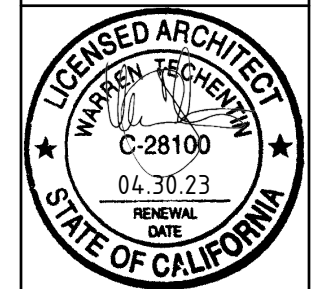
SECOND FLOOR PLAN

A-3.2
 AS NOTED



NOTES
 1. RECYCLING CHUTES SHALL BE CLEARLY MARKED "RECYCLING ONLY" AT EVERY POINT OF ENTRY.

THIRD FLOOR PLAN
 3/16" = 1'-0"



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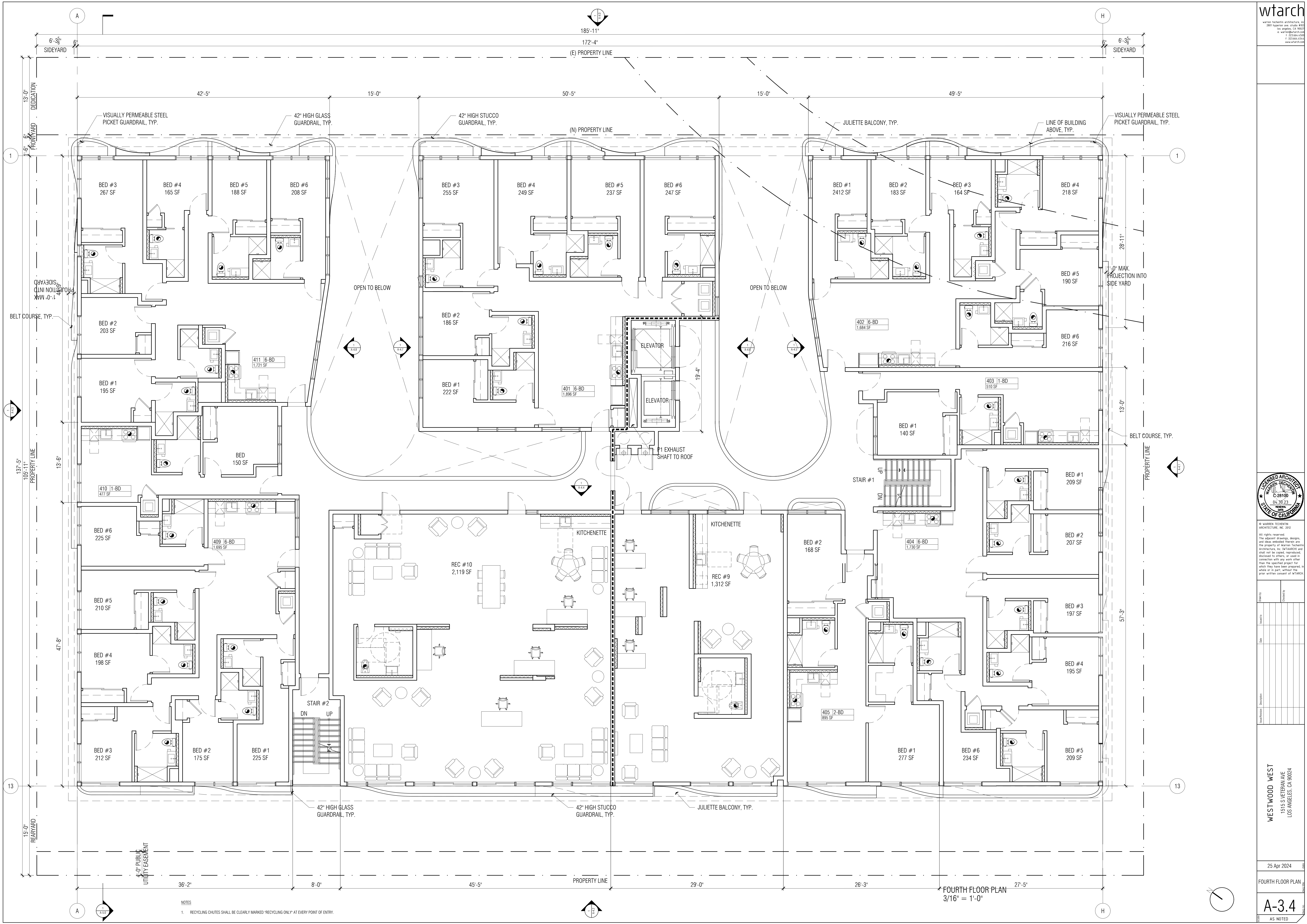
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THIRD FLOOR PLAN

A-3.3
 AS NOTED



NOTES
 1. RECYCLING CHUTES SHALL BE CLEARLY MARKED "RECYCLING ONLY" AT EVERY POINT OF ENTRY.

FOURTH FLOOR PLAN
 3/16" = 1'-0"



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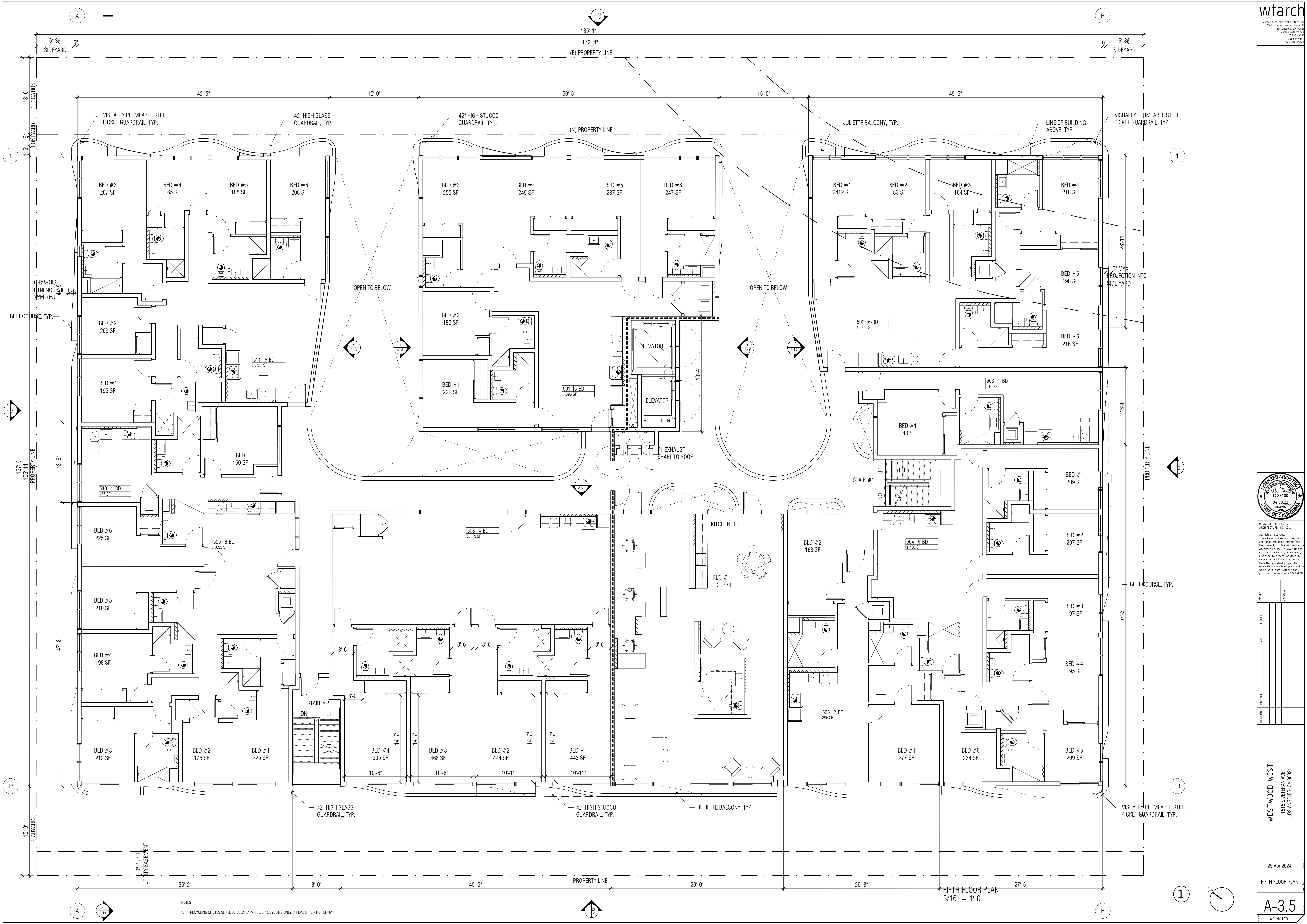
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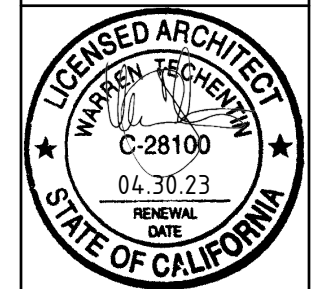
FOURTH FLOOR PLAN

A-3.4
 AS NOTED



NOTES
 1. RECYCLING CHUTES SHALL BE CLEARLY MARKED "RECYCLING ONLY" AT EVERY POINT OF ENTRY.

FIFTH FLOOR PLAN
 3/16" = 1'-0"



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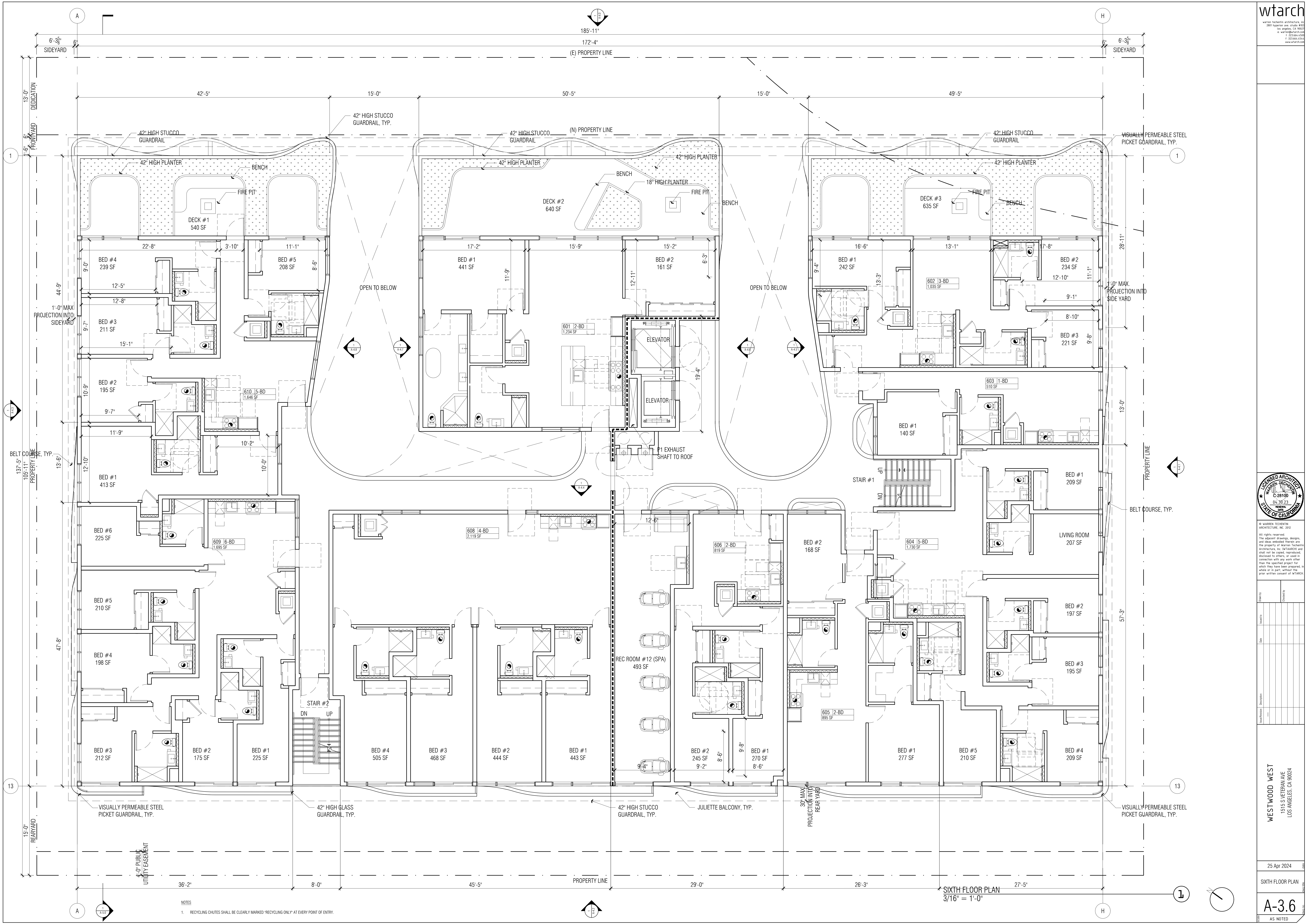
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FIFTH FLOOR PLAN

A-3.5
 AS NOTED



NOTES
 1. RECYCLING CHUTES SHALL BE CLEARLY MARKED "RECYCLING ONLY" AT EVERY POINT OF ENTRY.

SIXTH FLOOR PLAN
 3/16" = 1'-0"



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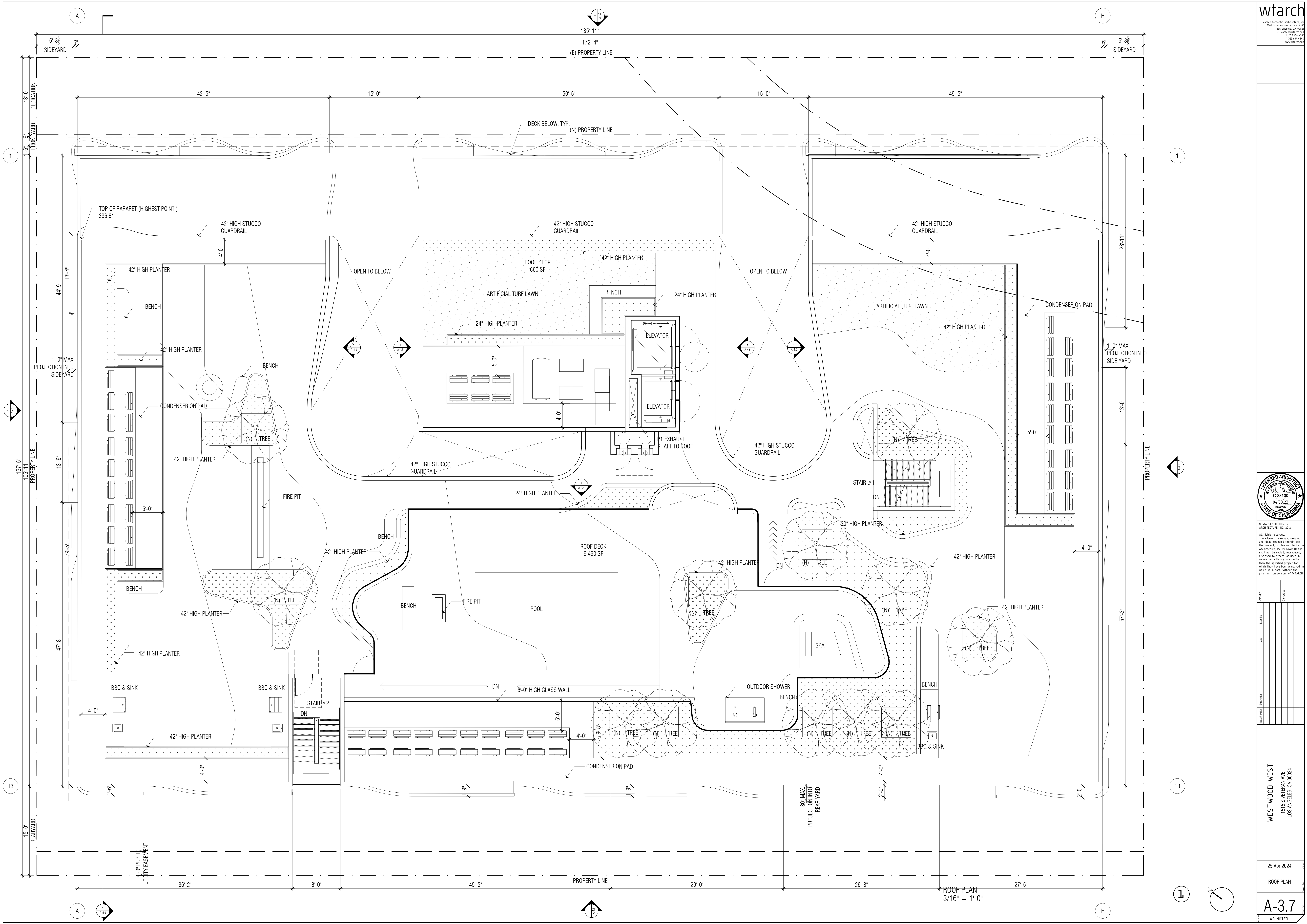
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SIXTH FLOOR PLAN

A-3.6
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ROOF PLAN

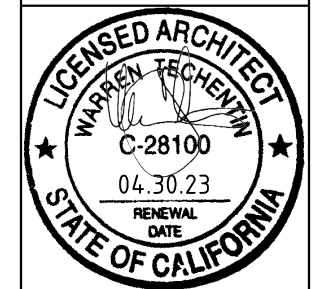
A-3.7
 AS NOTED

SYMBOL LEGEND

- # KEYED NOTE
- XXX-000 SPECIFIED FINISH, FIXTURE, OR APPLIANCE PER SCHEDULES. SEE A-1.15 - A-1.16.
- X WINDOW TYPE
- @ DOOR TYPE
- EXTENT OF PROJECTION BEYOND SETBACK

LEGEND

| | | | | | | |
|---|---|---|--|---|--|--|
| WF-01 PELLA ALUMINUM CLAD SLIDING GLASS DOORS AND WINDOWS, ANODIZED, EXTERIOR COLOR: WHITE | WF-02 PELLA SLIDING GLASS DOORS AND WINDOWS, WHITE OAK | WF-03 PELLA ALUMINUM CLAD SLIDING GLASS DOORS AND WINDOWS, ANODIZED, EXTERIOR COLOR: BLACK | S-01 SMOOTH TROWEL STUCCO WHITE - DUNN EDWARDS CLASSIC WHITE DEWH08 | S-02 SMOOTH TROWEL STUCCO BLUE - DUNN EDWARDS TWO HARBORS DE5813 | S-03 SMOOTH TROWEL STUCCO GREEN - DUNN EDWARDS GARDEN STATUE DE5646 | S-04 SMOOTH TROWEL STUCCO GREEN - DUNN EDWARDS TOADSTOOL DE5645 |
| MT-01 PERFORATED METAL SCREEN, RAL BENGAL SILVER | MT-02 VERTICAL STEEL PICKET GUARDRAIL, STAINLESS STEEL | MT-03 STEEL PLANTER, BLACK | | | | |



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WESTWOOD WEST
 1515 S VETERAN AVE
 LOS ANGELES, CA 90024

16 Aug 2024

ELEVATION

A-4.0
 AS NOTED




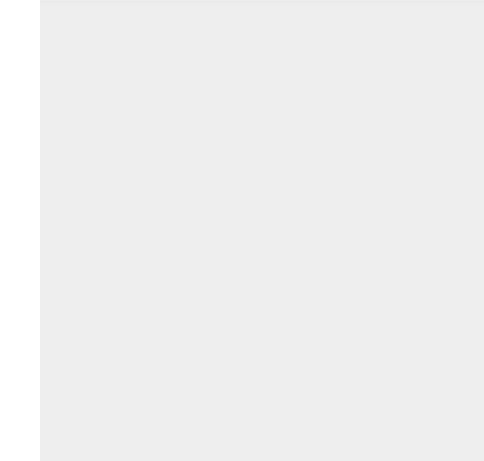
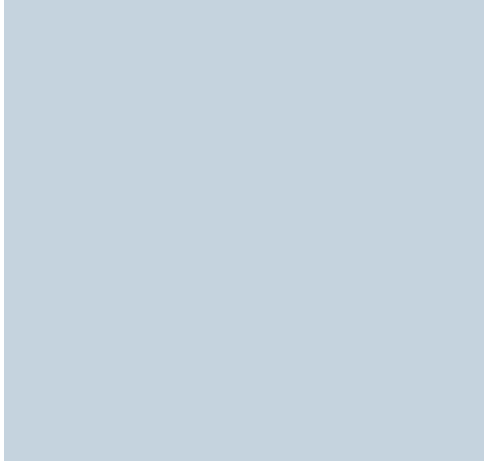

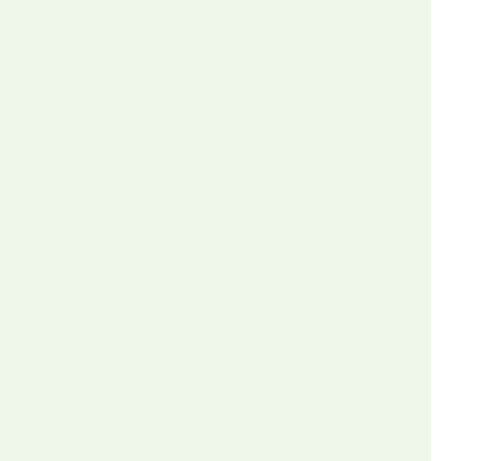
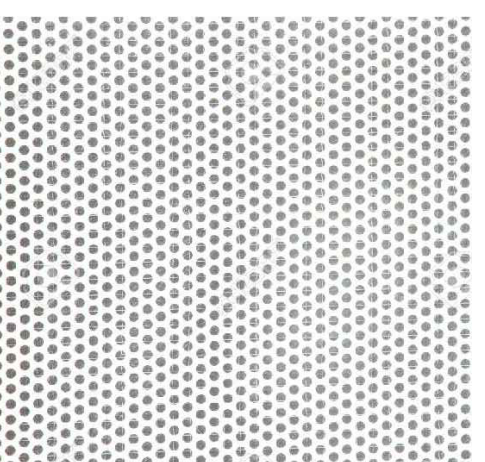
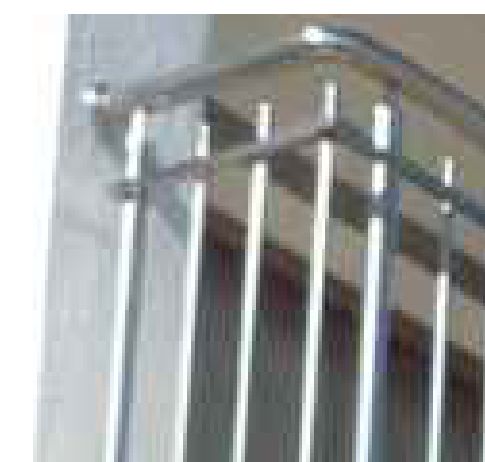

NORTH EAST ELEVATION
 3/16" = 1'-0"

1

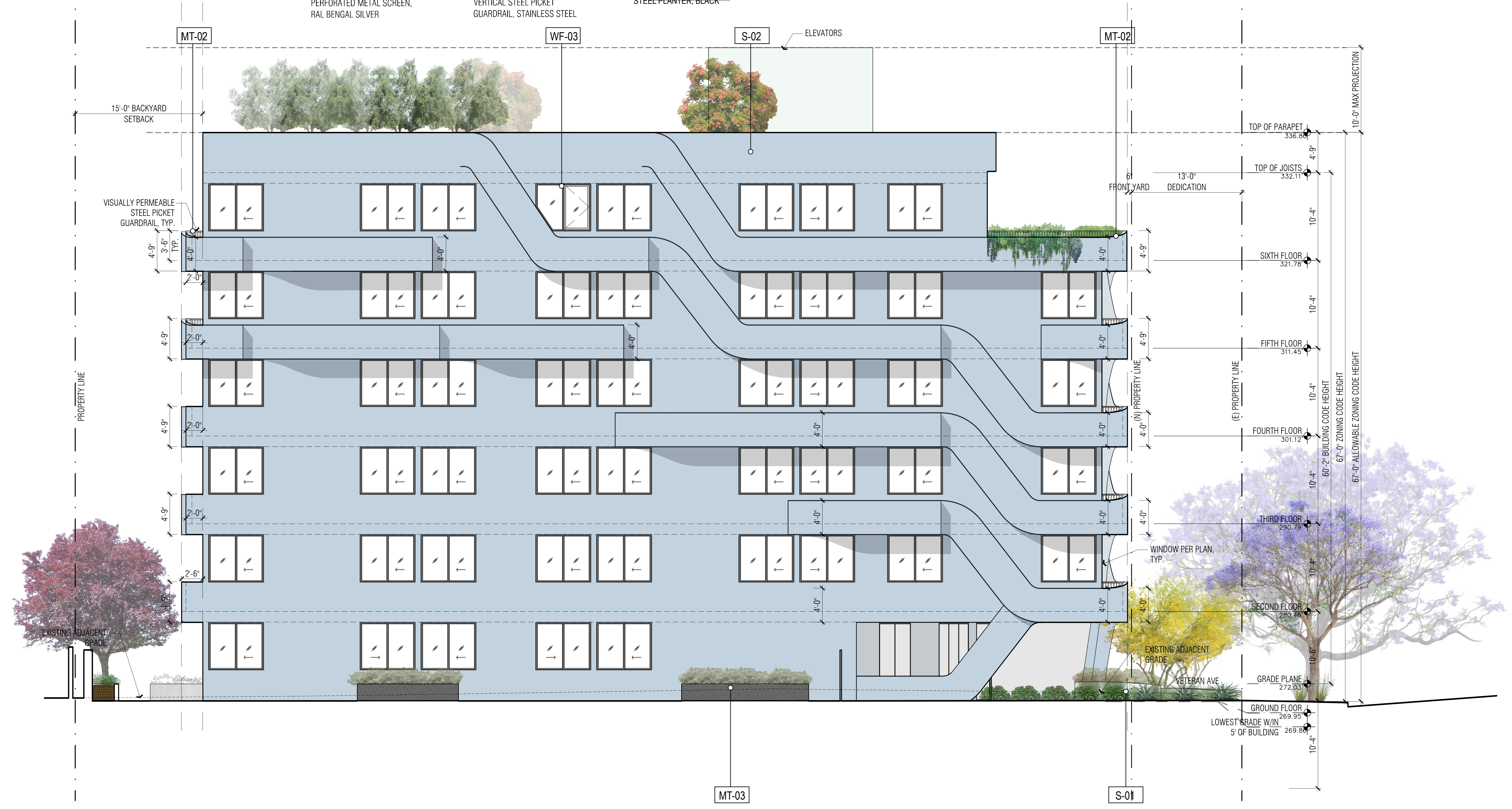
SYMBOL LEGEND

- # KEYED NOTE
- XXX-00 SPECIFIED FINISH, FIXTURE, OR APPLIANCE PER SCHEDULES. SEE A-1.15 - A-1.16.
- X WINDOW TYPE
- # DOOR TYPE
- EXTENT OF PROJECTION BEYOND SETBACK

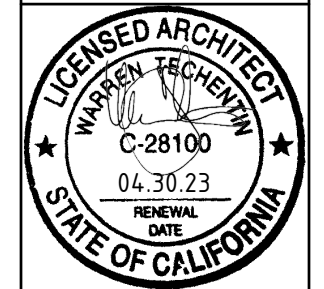
LEGEND

| | | | | | | | | | | | | | |
|-------|--|-------|---|-------|---|------|--|------|--|------|--|------|--|
| WF-01 |  | WF-02 |  | WF-03 |  | S-01 |  | S-02 |  | S-03 |  | S-04 |  |
| MT-01 |  | MT-02 |  | MT-03 |  | | | | | | | | |

PELLA ALUMINUM CLAD SLIDING GLASS DOORS AND WINDOWS, ANODIZED, EXTERIOR COLOR: WHITE
 PELLA SLIDING GLASS DOORS AND WINDOWS, WHITE OAK
 PELLA ALUMINUM CLAD SLIDING GLASS DOORS AND WINDOWS, ANODIZED, EXTERIOR COLOR: BLACK
 SMOOTH TROWEL STUCCO WHITE - DUNN EDWARDS CLASSIC WHITE DEWH08
 SMOOTH TROWEL STUCCO BLUE - DUNN EDWARDS TWO HARBORS DE5813
 SMOOTH TROWEL STUCCO GREEN - DUNN EDWARDS GARDEN STATUE DE5646
 SMOOTH TROWEL STUCCO GREEN - DUNN EDWARDS TOADSTOOL DE5645
 PERFORATED METAL SCREEN, RAL BENGAL SILVER
 VERTICAL STEEL PICKET GUARDRAIL, STAINLESS STEEL
 STEEL PLANTER, BLACK



SOUTH EAST ELEVATION
 3/16" = 1'-0"



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WESTWOOD WEST
 1515 S VETERAN AVE
 LOS ANGELES, CA 90024

22 Apr 2024

ELEVATION

A-4.1
 AS NOTED

LEGEND

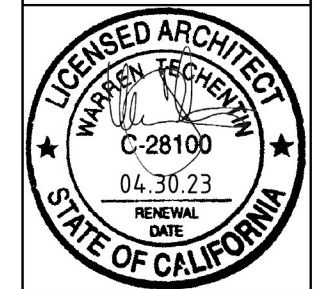
| | | | | | | |
|---|---|---|--|---|--|--|
| WF-01 PELLA ALUMINUM CLAD SLIDING GLASS DOORS AND WINDOWS, ANODIZED, EXTERIOR COLOR: WHITE | WF-02 PELLA SLIDING GLASS DOORS AND WINDOWS, WHITE OAK | WF-03 PELLA ALUMINUM CLAD SLIDING GLASS DOORS AND WINDOWS, ANODIZED, EXTERIOR COLOR: BLACK | S-01 SMOOTH TROWEL STUCCO WHITE - DUNN EDWARDS CLASSIC WHITE DEWH08 | S-02 SMOOTH TROWEL STUCCO BLUE - DUNN EDWARDS TWO HARBORS DE5813 | S-03 SMOOTH TROWEL STUCCO GREEN - DUNN EDWARDS GARDEN STATUE DE5646 | S-04 SMOOTH TROWEL STUCCO GREEN - DUNN EDWARDS TOADSTOOL DE5645 |
| MT-01 PERFORATED METAL SCREEN, RAL BENGAL SILVER | MT-02 VERTICAL STEEL PICKET GUARDRAIL, STAINLESS STEEL | MT-03 STEEL PLANTER, BLACK | ELEVATORS | | | |

SYMBOL LEGEND

- # KEYED NOTE
- XXX-000 SPECIFIED FINISH, FIXTURE, OR APPLIANCE PER SCHEDULES SEE A-1.15 - A-1.16
- X WINDOW TYPE
- # DOOR TYPE
- EXTENT OF PROJECTION BEYOND SETBACK



| | | |
|-------------------------|----------------------------------|---------|
| 6'-3/8" SETBACK | TOP OF PARAPET | 336.86' |
| | TOP OF JOISTS | 332.11' |
| | SIXTH FLOOR | 321.78' |
| | FIFTH FLOOR | 311.45' |
| | FOURTH FLOOR | 301.12' |
| | THIRD FLOOR | 290.79' |
| | SECOND FLOOR | 280.46' |
| EXISTING ADJACENT GRADE | GRADE PLANE | 272.03' |
| | GROUND FLOOR | 269.95' |
| | LOWEST GRADE W/IN 5'-OF BUILDING | 267.86' |



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WESTWOOD WEST
 1515 S VETERAN AVE
 LOS ANGELES, CA 90024




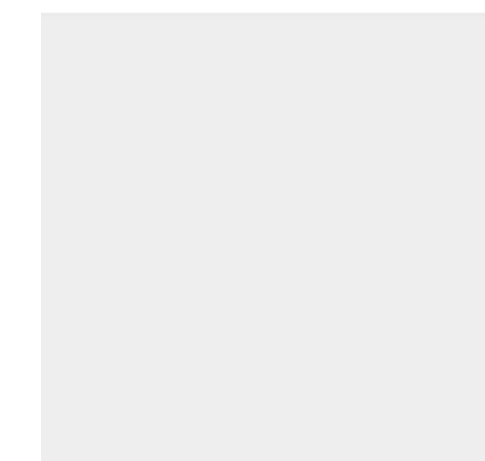
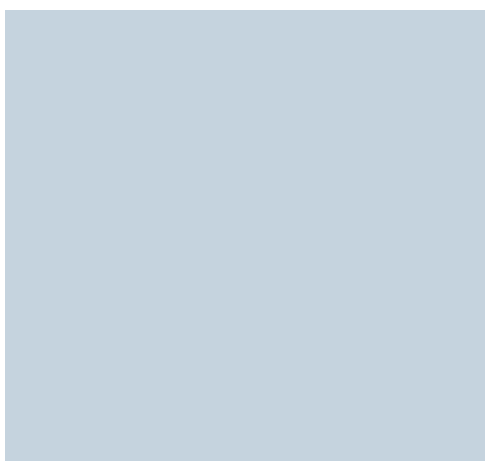

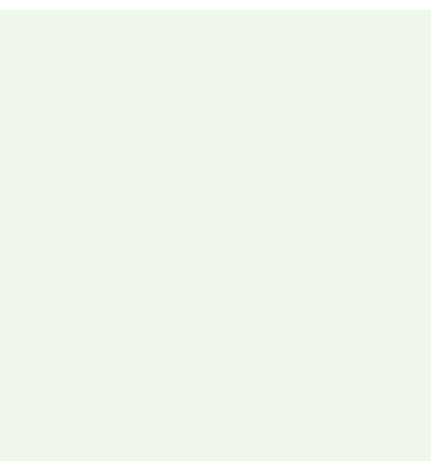
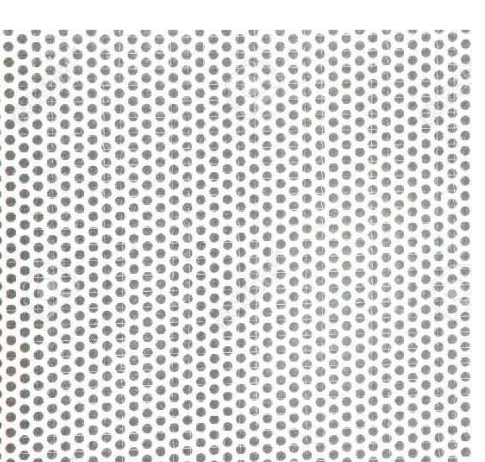
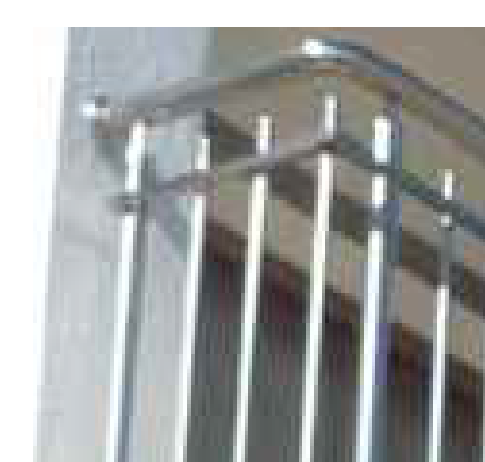

22 Apr 2024

ELEVATION

A-4.2
 AS NOTED

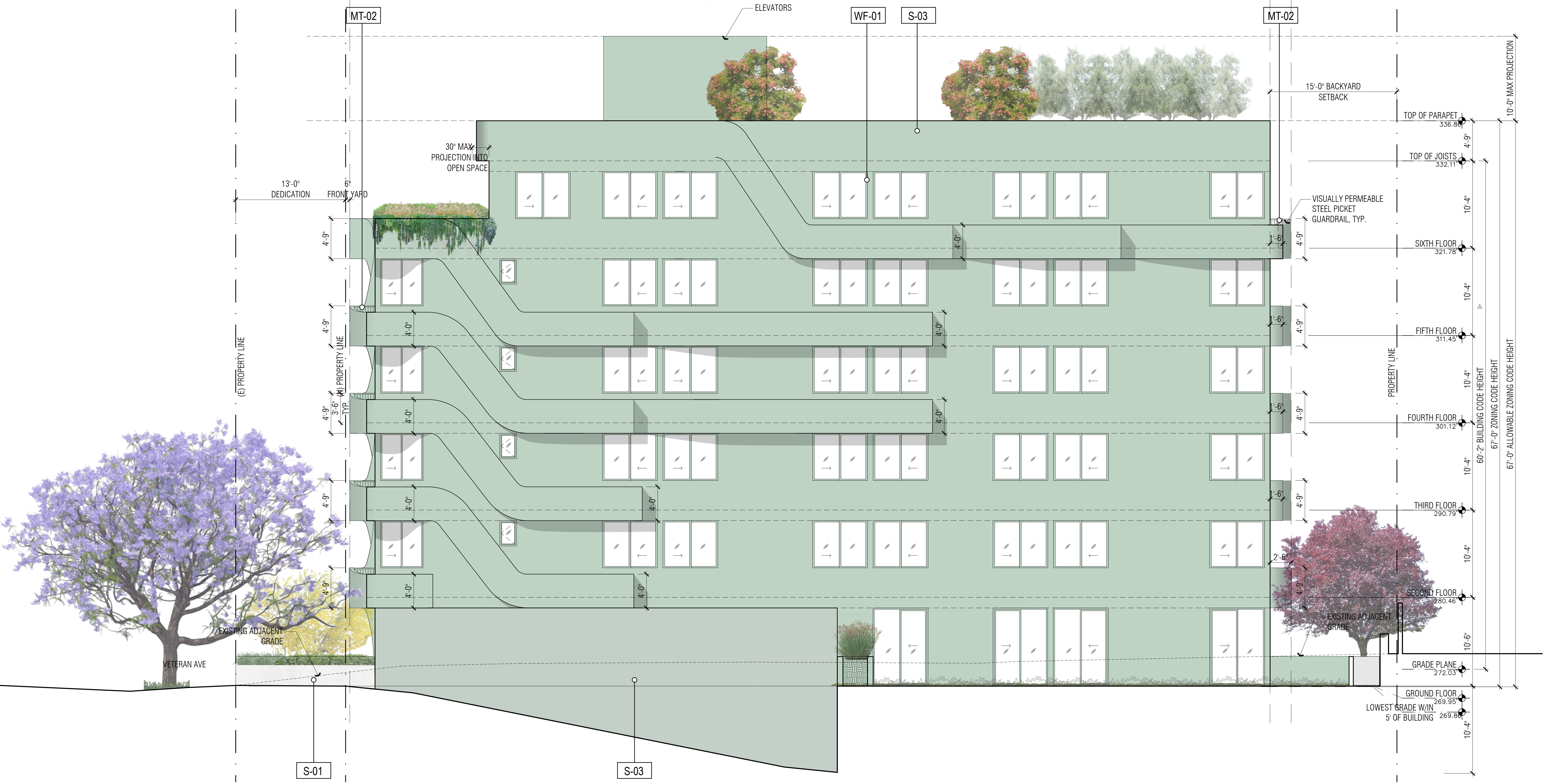
SOUTH WEST ELEVATION
 3/16" = 1'-0"

LEGEND

| | | | | | | |
|--|--|---|--|---|--|--|
| WF-01  PELLA ALUMINUM CLAD SLIDING GLASS DOORS AND WINDOWS, ANODIZED, EXTERIOR COLOR: WHITE | WF-02  PELLA SLIDING GLASS DOORS AND WINDOWS, WHITE OAK | WF-03  PELLA ALUMINUM CLAD SLIDING GLASS DOORS AND WINDOWS, ANODIZED, EXTERIOR COLOR: BLACK | S-01  SMOOTH TROWEL STUCCO WHITE - DUNN EDWARDS CLASSIC WHITE DEWH08 | S-02  SMOOTH TROWEL STUCCO BLUE - DUNN EDWARDS TWO HARBORS DE5813 | S-03  SMOOTH TROWEL STUCCO GREEN - DUNN EDWARDS GARDEN STATUE DE5646 | S-04  SMOOTH TROWEL STUCCO GREEN - DUNN EDWARDS TOADSTOOL DE5645 |
| MT-01  PERFORATED METAL SCREEN, RAL BENGAL SILVER | MT-02  VERTICAL STEEL PICKET GUARDRAIL, STAINLESS STEEL | MT-03  STEEL PLANTER, BLACK | | | | |

SYMBOL LEGEND

- # KEYED NOTE
- XXX-00 SPECIFIED FINISH, FIXTURE, OR APPLIANCE PER SCHEDULES. SEE A-1.15 - A-1.16.
- X WINDOW TYPE
- # DOOR TYPE
- EXTENT OF PROJECTION BEYOND SETBACK



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WESTWOOD WEST
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 LOS ANGELES, CA 90024




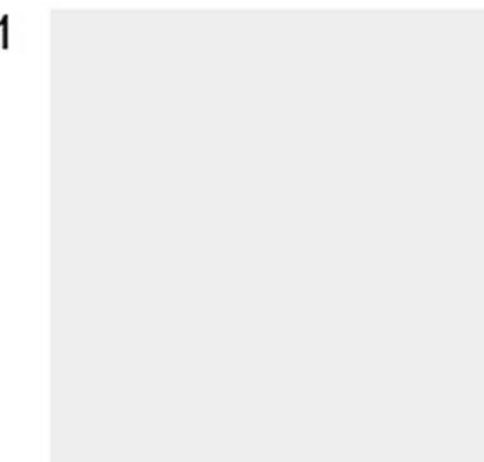


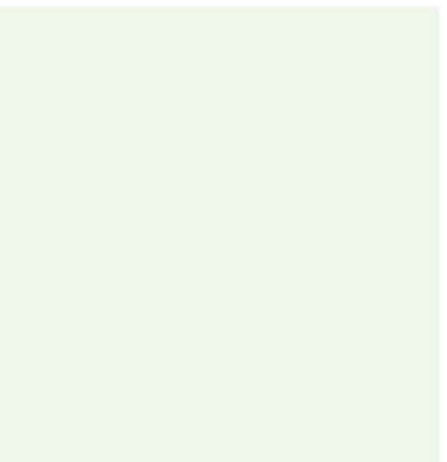
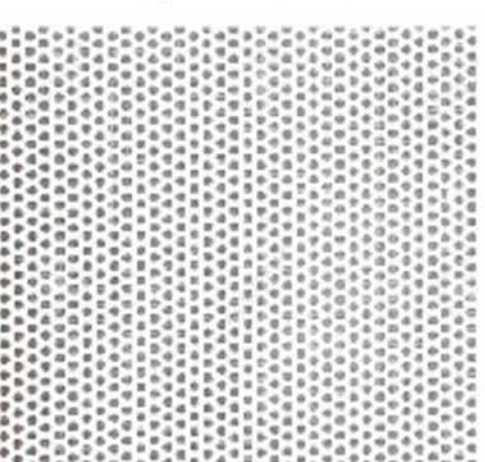


22 Apr 2024

ELEVATION

A-4.3
 AS NOTED






NORTH WEST ELEVATION
 3/16" = 1'-0"

LEGEND

| | | | | | | |
|---|--|--|---|--|---|---|
| WF-01  PELLA ALUMINUM CLAD SLIDING GLASS DOORS AND WINDOWS, ANODIZED, EXTERIOR COLOR: WHITE | WF-02  PELLA SLIDING GLASS DOORS AND WINDOWS, WHITE OAK | WF-03  PELLA ALUMINUM CLAD SLIDING GLASS DOORS AND WINDOWS, ANODIZED, EXTERIOR COLOR: BLACK | S-01  SMOOTH TROWEL STUCCO WHITE - DUNN EDWARDS CLASSIC WHITE DEWH08 | S-02  SMOOTH TROWEL STUCCO BLUE - DUNN EDWARDS TWO HARBORS DE5813 | S-03  SMOOTH TROWEL STUCCO GREEN - DUNN EDWARDS GARDEN STATUE DE5646 | S-04  SMOOTH TROWEL STUCCO GREEN - DUNN EDWARDS TOADSTOOL DE5645 |
| MT-01  PERFORATED METAL SCREEN, RAL BENGAL SILVER | MT-02  VERTICAL STEEL PICKET GUARDRAIL, STAINLESS STEEL | MT-03  STEEL PLANTER, BLACK | | | | |



SYMBOL LEGEND

-  KEYED NOTE
-  SPECIFIED FINISH, FIXTURE, OR APPLIANCE PER SCHEDULES SEE A-1.15 - A-1.16
-  WINDOW TYPE
-  DOOR TYPE
-  EXTENT OF PROJECTION BEYOND SETBACK

NORTH WEST ELEVATION
 3/16" = 1'-0"

1



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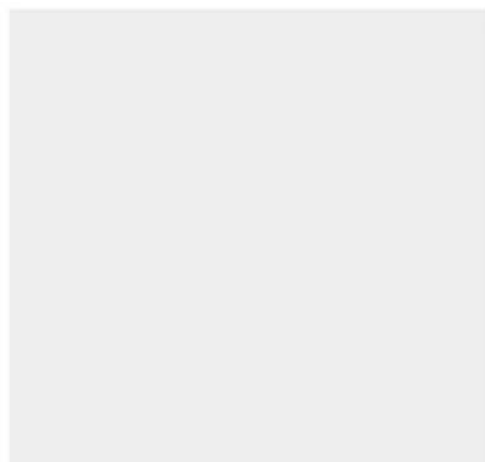



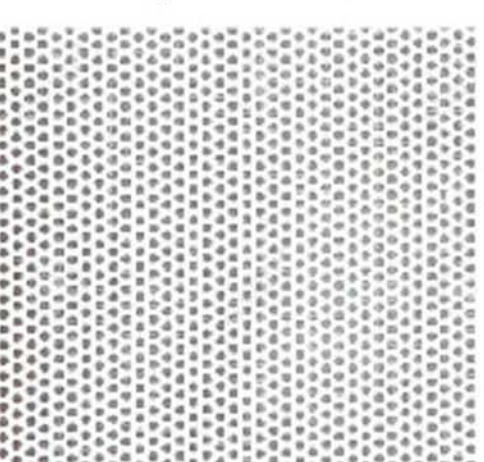


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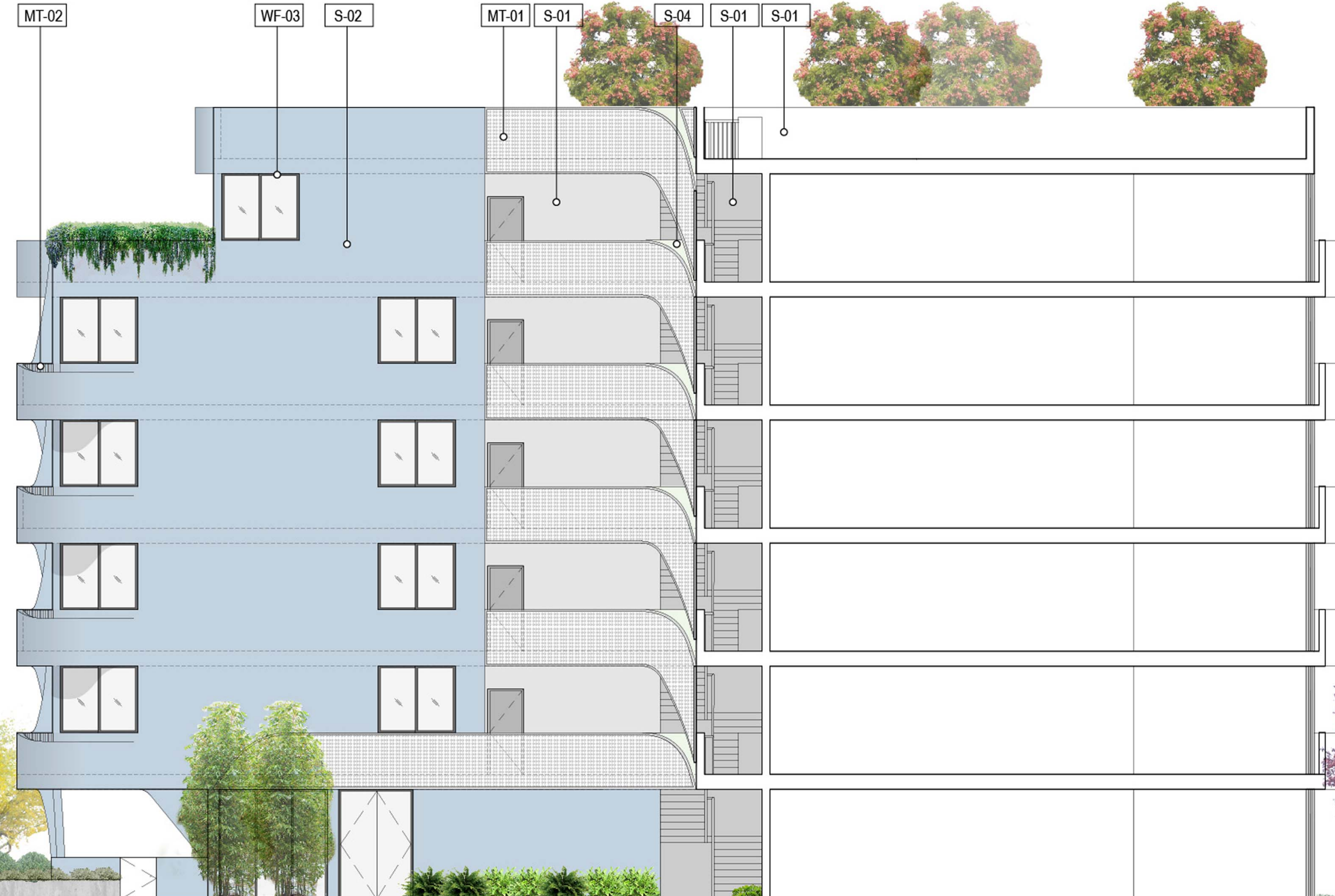
WESTWOOD WEST
 15145 S VETERAN AVE
 LOS ANGELES, CA 90024

17 Apr 2024
 COURTYARD ELEVATION






A-4.4
 AS NOTED

LEGEND

| | | | | | | |
|---|--|--|---|--|---|---|
| WF-01  PELLA ALUMINUM CLAD SLIDING GLASS DOORS AND WINDOWS, ANODIZED, EXTERIOR COLOR: WHITE | WF-02  PELLA SLIDING GLASS DOORS AND WINDOWS, WHITE OAK | WF-03  PELLA ALUMINUM CLAD SLIDING GLASS DOORS AND WINDOWS, ANODIZED, EXTERIOR COLOR: BLACK | S-01  SMOOTH TROWEL STUCCO WHITE - DUNN EDWARDS CLASSIC WHITE DEWH08 | S-02  SMOOTH TROWEL STUCCO BLUE - DUNN EDWARDS TWO HARBORS DE5813 | S-03  SMOOTH TROWEL STUCCO GREEN - DUNN EDWARDS GARDEN STATUE DE5646 | S-04  SMOOTH TROWEL STUCCO GREEN - DUNN EDWARDS TODDSTOOL DE5645 |
| MT-01  PERFORATED METAL SCREEN, RAL BENGAL SILVER | MT-02  VERTICAL STEEL PICKET GUARDRAIL, STAINLESS STEEL | MT-03  STEEL PLANTER, BLACK | | | | |



SYMBOL LEGEND

-  KEYED NOTE
-  SPECIFIED FINISH, FIXTURE, OR APPLIANCE PER SCHEDULES SEE A-1.15 - A-1.16
-  WINDOW TYPE
-  DOOR TYPE
-  EXTENT OF PROJECTION BEYOND SETBACK

NORTH WEST ELEVATION
 3/16" = 1'-0"

1



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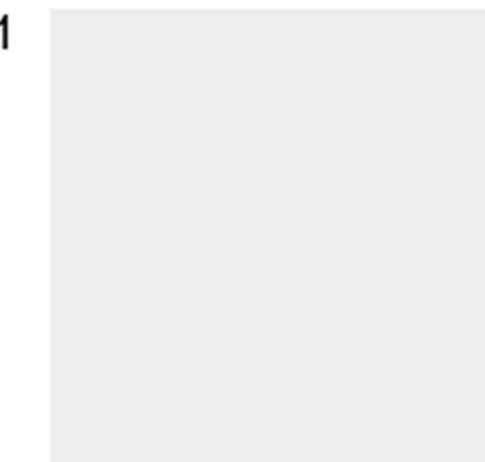


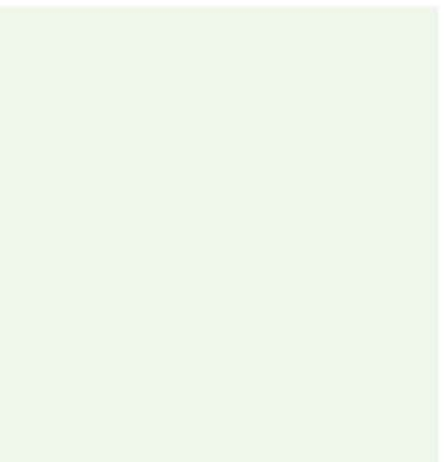
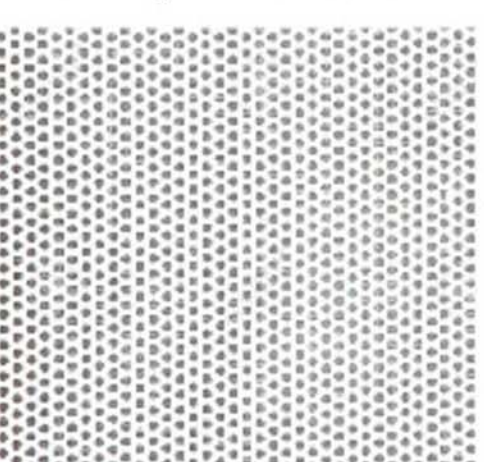


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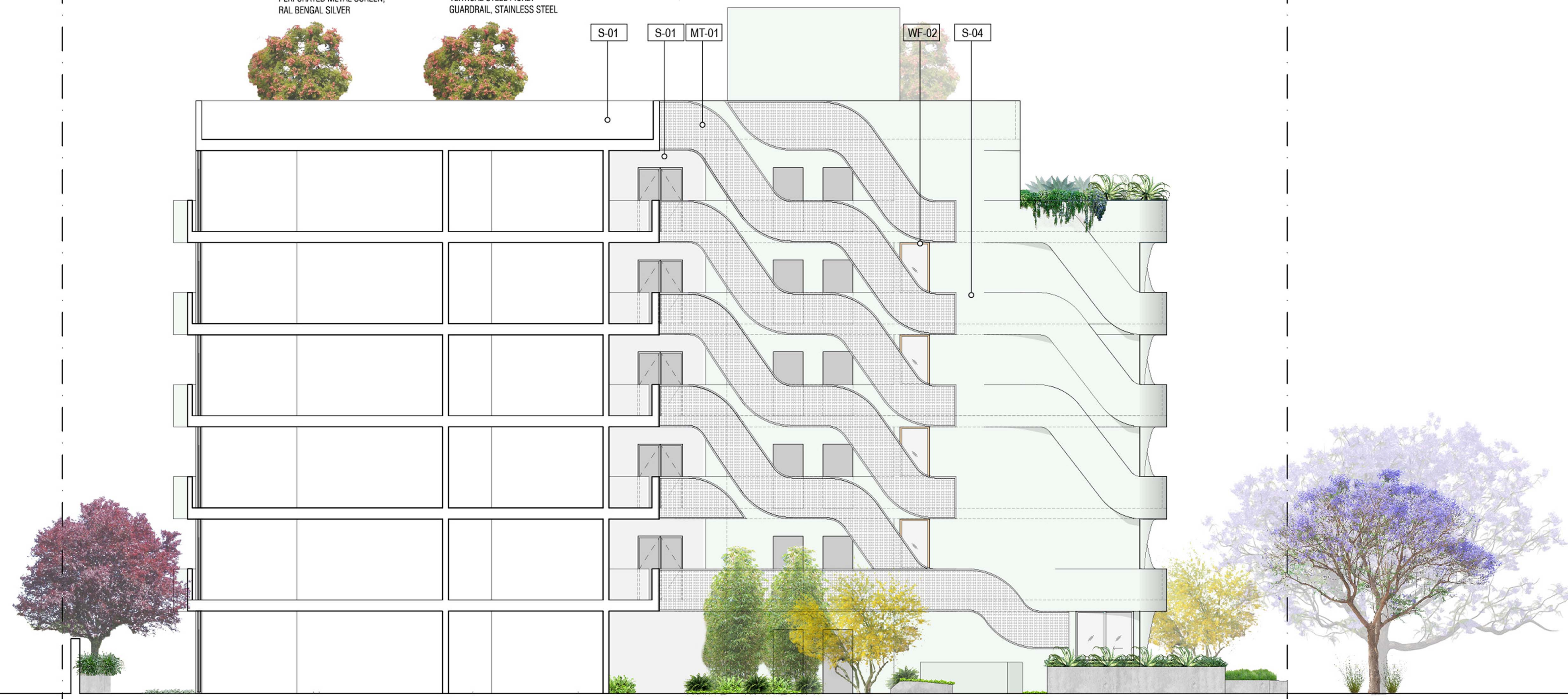
WESTWOOD WEST
 15145 S VETERAN AVE
 LOS ANGELES, CA 90024

17 Apr 2024
 COURTYARD ELEVATION






A-4.5
 AS NOTED

LEGEND

| | | | | | | |
|---|--|--|---|--|---|---|
| WF-01  PELLA ALUMINUM CLAD SLIDING GLASS DOORS AND WINDOWS, ANODIZED, EXTERIOR COLOR: WHITE | WF-02  PELLA SLIDING GLASS DOORS AND WINDOWS, WHITE OAK | WF-03  PELLA ALUMINUM CLAD SLIDING GLASS DOORS AND WINDOWS, ANODIZED, EXTERIOR COLOR: BLACK | S-01  SMOOTH TROWEL STUCCO WHITE - DUNN EDWARDS CLASSIC WHITE DEWH08 | S-02  SMOOTH TROWEL STUCCO BLUE - DUNN EDWARDS TWO HARBORS DE5813 | S-03  SMOOTH TROWEL STUCCO GREEN - DUNN EDWARDS GARDEN STATUE DE5646 | S-04  SMOOTH TROWEL STUCCO GREEN - DUNN EDWARDS TOADSTOOL DE5645 |
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SYMBOL LEGEND

-  KEYED NOTE
-  SPECIFIED FINISH, FIXTURE, OR APPLIANCE PER SCHEDULES SEE A-1.15 - A-1.16
-  WINDOW TYPE
-  DOOR TYPE
-  EXTENT OF PROJECTION BEYOND SETBACK

NORTH WEST ELEVATION
 3/16" = 1'-0"

1



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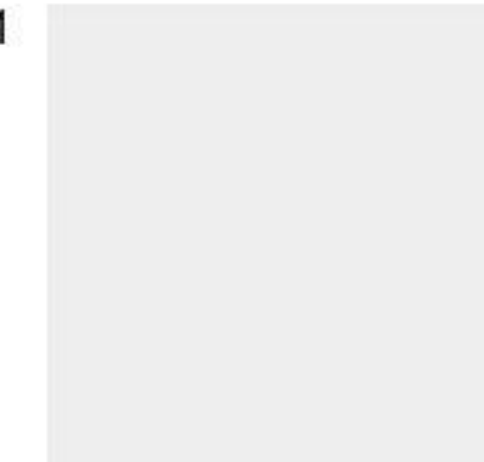



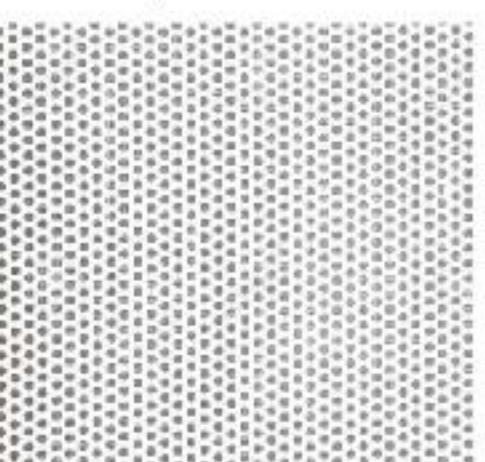


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WESTWOOD WEST
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 LOS ANGELES, CA 90024

17 Apr 2024
 COURTYARD ELEVATION






A-4.6
 AS NOTED

LEGEND

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|---|--|--|---|--|---|---|
| WF-01  PELLA ALUMINUM CLAD SLIDING GLASS DOORS AND WINDOWS, ANODIZED, EXTERIOR COLOR: WHITE | WF-02  PELLA SLIDING GLASS DOORS AND WINDOWS, WHITE OAK | WF-03  PELLA ALUMINUM CLAD SLIDING GLASS DOORS AND WINDOWS, ANODIZED, EXTERIOR COLOR: BLACK | S-01  SMOOTH TROWEL STUCCO WHITE - DUNN EDWARDS CLASSIC WHITE DEWH08 | S-02  SMOOTH TROWEL STUCCO BLUE - DUNN EDWARDS TWO HARBORS DE5813 | S-03  SMOOTH TROWEL STUCCO GREEN - DUNN EDWARDS GARDEN STATUE DE5646 | S-04  SMOOTH TROWEL STUCCO GREEN - DUNN EDWARDS TOADSTOOL DE5645 |
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SYMBOL LEGEND

-  KEYED NOTE
-  SPECIFIED FINISH, FIXTURE, OR APPLIANCE PER SCHEDULES. SEE A-1.15 - A-1.16.
-  WINDOW TYPE
-  DOOR TYPE
-  EXTENT OF PROJECTION BEYOND SETBACK

NORTH WEST ELEVATION
 3/16" = 1'-0"

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WESTWOOD WEST
 1515 S VETERAN AVE
 LOS ANGELES, CA 90024

23 Apr 2024
 COURTYARD ELEVATION

A-4.8
 AS NOTED



SEAT WALL
CIP CONCRETE WALLS WITH
SMOOTH SACKED FINISH



PRIVATE PATIO
RAISED CAST-IN-PLACE
CONCRETE PLANTER
RAISED CAST-IN-PLACE
CONCRETE PLANTER

RAISED CAST-IN-PLACE
CONCRETE PLANTER
RAISED CAST-IN-PLACE
CONCRETE PLANTER
RAISED CAST-IN-PLACE
CONCRETE PLANTER



GARAGE ENTRYWAY

DRIVABLE GRASS
BY SOIL RETENTION

TRANSFORMER, PER ARCH
DECORATE GATE

TREE PLANTER



SEAT WALL
TREE PLANTER
FLUSH PLANTING AREA
PRIVATE PATIO
RAISED CAST-IN-PLACE
CONCRETE PLANTER



CIP CONCRETE PAVING TYPE 1
BROWN INTEGRAL COLOR CONCRETE
W EXP AGG FINISH



CIP CONCRETE PAVING TYPE 2
GREY CONCRETE
W TOPCAST #3 FINISH
LOOSE FURNITURE (BY OTHERS)



BIKE RACK
18" CONCRETE STEP OFF
CONCRETE CUT THROUGHS
EXISTING CITY SIDEWALK

SEAT WALL
RAISED CAST-IN-PLACE
CONCRETE PLANTER
PRIVATE PATIO
RAISED CAST-IN-PLACE
CONCRETE PLANTER
LOOSE FURNITURE
BY OTHERS
DECORATE GATE
DECORATE GATE

DECORATE GATE
TREE PLANTER

DECORATE GATE
METAL PLANTER
DRIVABLE GRASS

SEAT WALL

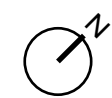
METAL PLANTER



METAL PLANTER
SCULPT NOUVEAU BLACK
MAGIC PATINA FINISH
PRIVATE PATIO

CAST-IN-PLACE
CONCRETE WALL

RAISED CAST-IN-PLACE
CONCRETE PLANTER





DICHONDRA ARGENTEA
SILVER FALLS
silver falls dichondra
1 GAL @ 8" O.C.

SENECIO MANDRALISCAE
blue chalk sticks
1 GAL @ 12" O.C.

BOUTELOUA GRACILIS
'BLONDE AMBITION'
blonde ambition blue grama grass
1 GAL @ 12" O.C.

LOMANDRA LONGIFOLIA
'BREEZE'
dwarf mat rush
1 GAL @ 12" O.C.



CHONDROPETALUM TECTORUM
small cape rush
5 GAL @ 18" O.C.

AEONIUM SPP
15 GAL @ 30"X30"

AGAVE VILMORINIANA
octopus agave
15 GAL @ 30"X30"

LIRIOPE 'GIGANTEA'
giant lily turf
5 GAL @ 18" O.C.

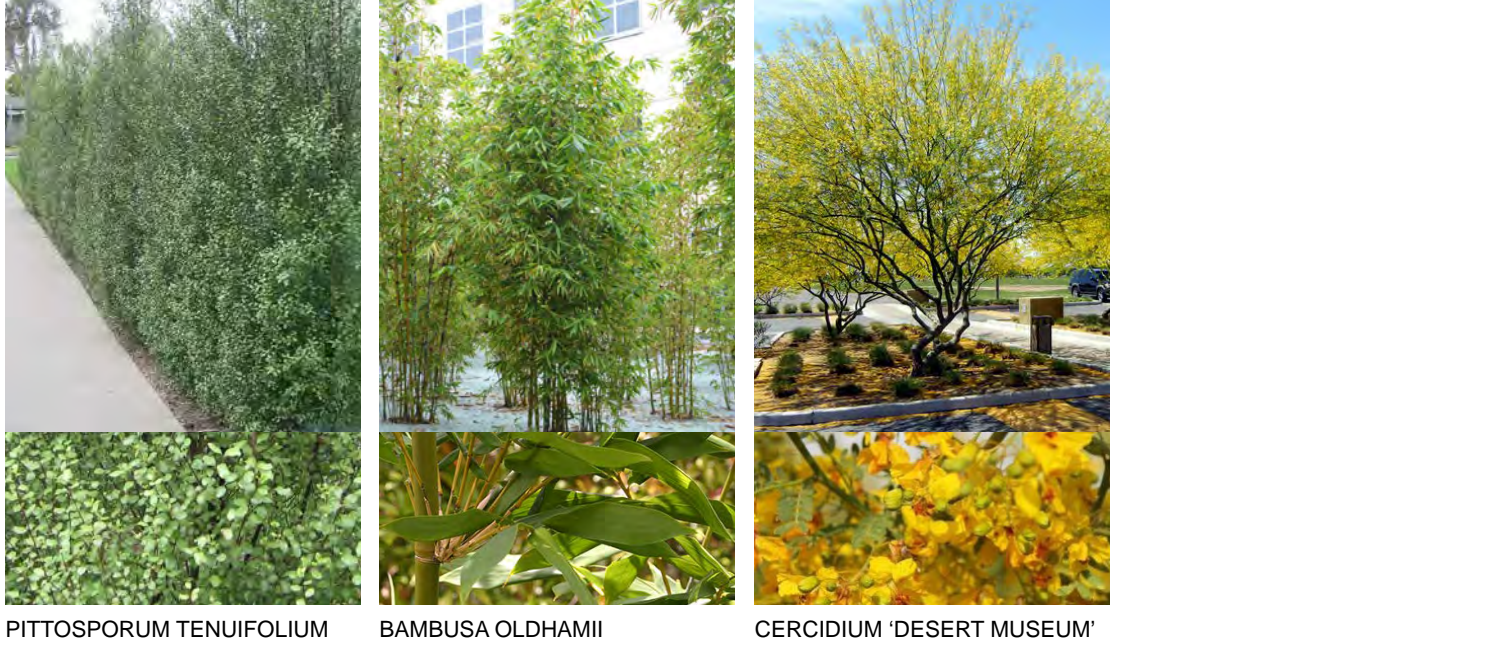


OLEA EUROPAEA 'MONTRA'
little olive dwarf olive
5 GAL @ 18" O.C.

WESTRINGIA FRUTICOSA
'MORNING LIGHT'
coast rosemary
5 GAL @ 24" O.C.

PHILODENDRON 'XANADU'
winterbourne philodendron
5 GAL @ 18" O.C.

POLYSTICHUM MUNITUM
western sword fern
5 GAL @ 18" O.C.

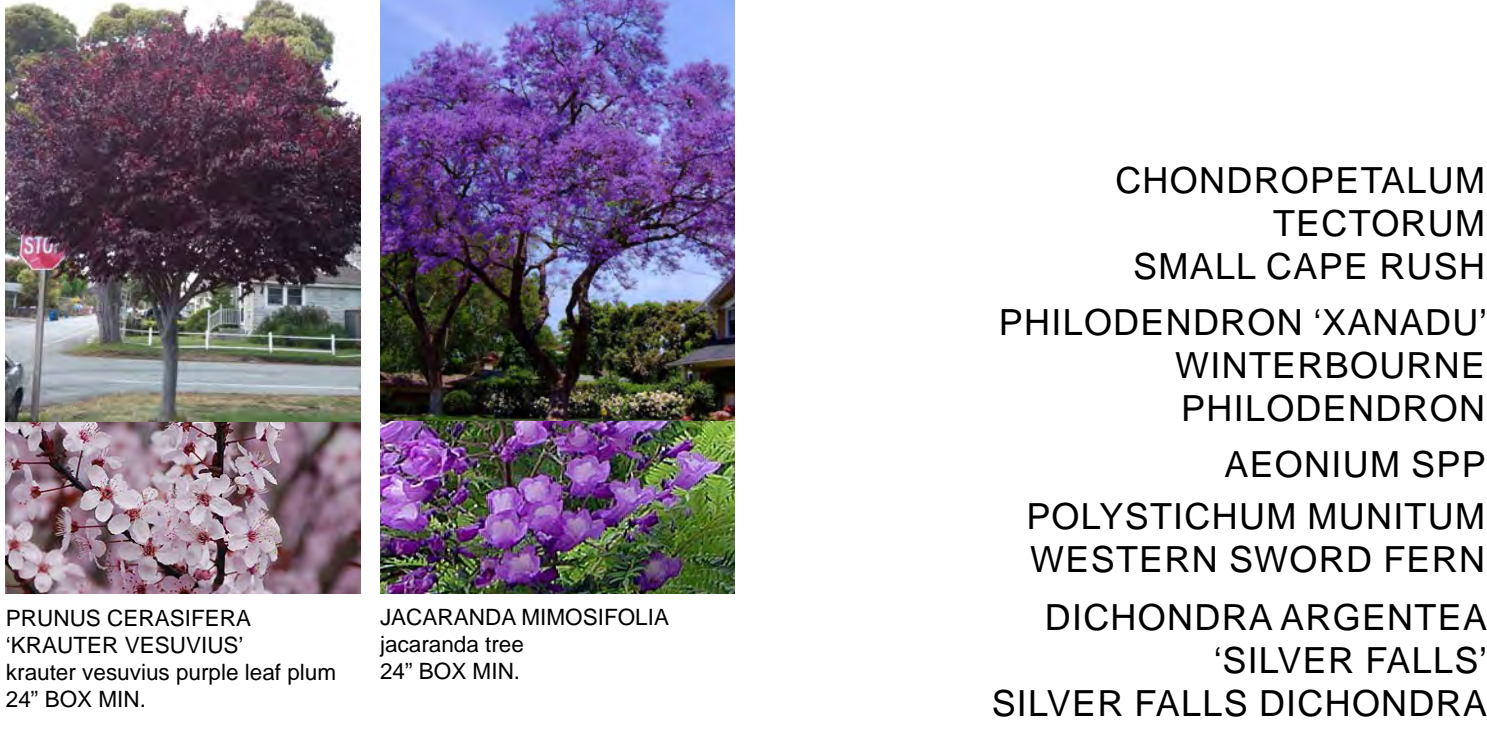


PITTOSPORUM TENUIFOLIUM
'SILVER SHEEN'
silver sheen kohuhu
24" BOX @ 24" O.C.

BAMBUSA OLDHAMII
giant timber bamboo
15 GAL @ 30" O.C.

CERCIDIUM 'DESERT MUSEUM'
desert museum palo verde
24" BOX MIN.

PRUNUS CERASIFERA
'KRAUTER VESUVIUS'
krauter vesuvius purple leaf plum
24" BOX MIN.



JACARANDA MIMOSIFOLIA
jacaranda tree
24" BOX MIN.

CHONDROPETALUM TECTORUM
SMALL CAPE RUSH

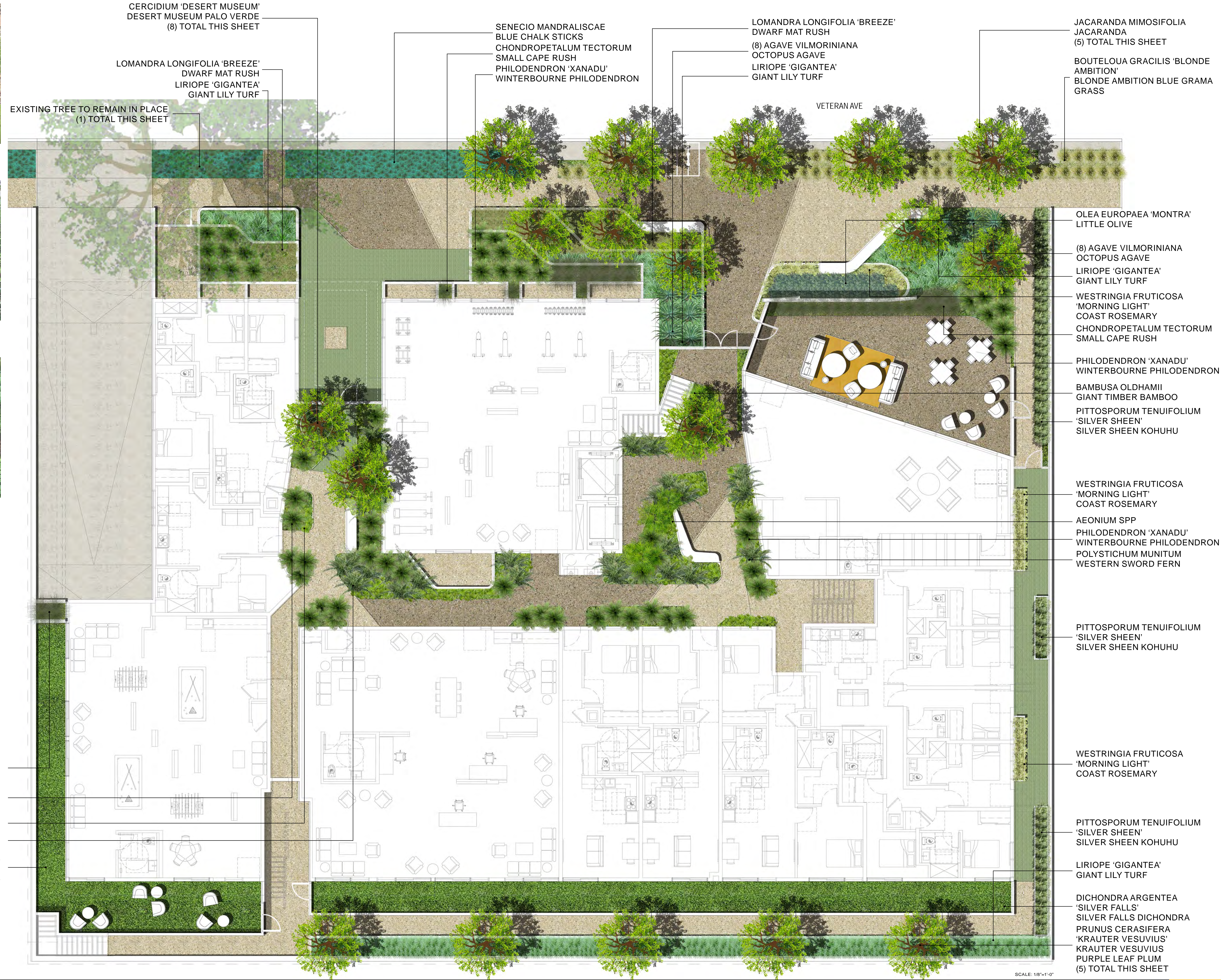
PHILODENDRON 'XANADU'
WINTERBOURNE PHILODENDRON

AEONIUM SPP

POLYSTICHUM MUNITUM
WESTERN SWORD FERN

DICHONDRA ARGENTEA
'SILVER FALLS'
SILVER FALLS DICHONDRA

NOTE
PLANTS (TREES AND SHRUBS) ARE SHOWN AS FULL MATURITY.
SHRUBS WILL REACH MATURE SIZE IN A YEAR.
TREES WILL TAKE APPROXIMATELY 10 YEARS TO MATURITY.



LOOSE FURNITURE, BY OTHERS

GUARDRAIL HEIGHT CURVED METAL PLANTER WITH SCULPT NOUVEAU BLACK MAGIC PATINA FINISH



GFRC BENCH COLOR TO MATCH PLANTERS

FIRE PIT, TYP. OFF WHITE PORCELAIN VENEER OVER METAL FRAME



LOOSE FURNITURE, BY OTHERS
SEAT WALL
FIRE PIT

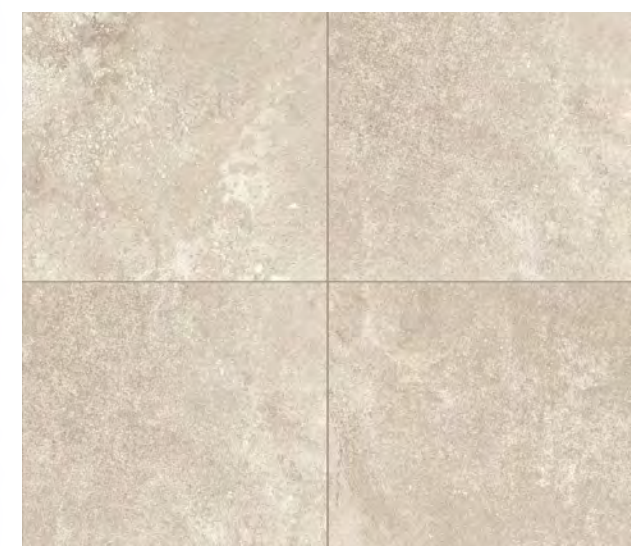
METAL PLANTER

LOOSE FURNITURE, BY OTHERS

METAL PLANTER

FIRE PIT
SEAT WALL

WARM NEUTRAL PORCELAIN PAVER ON TILE TRAY





LOMANDRA LONGIFOLIA 'BREEZE' dwarf mat rush 1 GAL @ 12" O.C.
 PENNISETUM 'FAIRY TAILS' evergreen fountain grass 1 GAL @ 12" O.C.



AGAVE ATTENUATA fox tail agave MIX TO CREATE NATURAL CLUMP 5 GAL @ 18" O.C.
 AGAVE VILMORINIANA octopus agave 15 GAL @ 30"x30"
 ROSMARINUS OFFICINALIS 'PROSTRATUS' trailing rosemary 5 GAL @ 18" O.C.

ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY
 AGAVE VILMORINIANA OCTOPUS AGAVE

AEONIUM SPP
 AGAVE ATTENUATA FOX TAIL AGAVE
 LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH

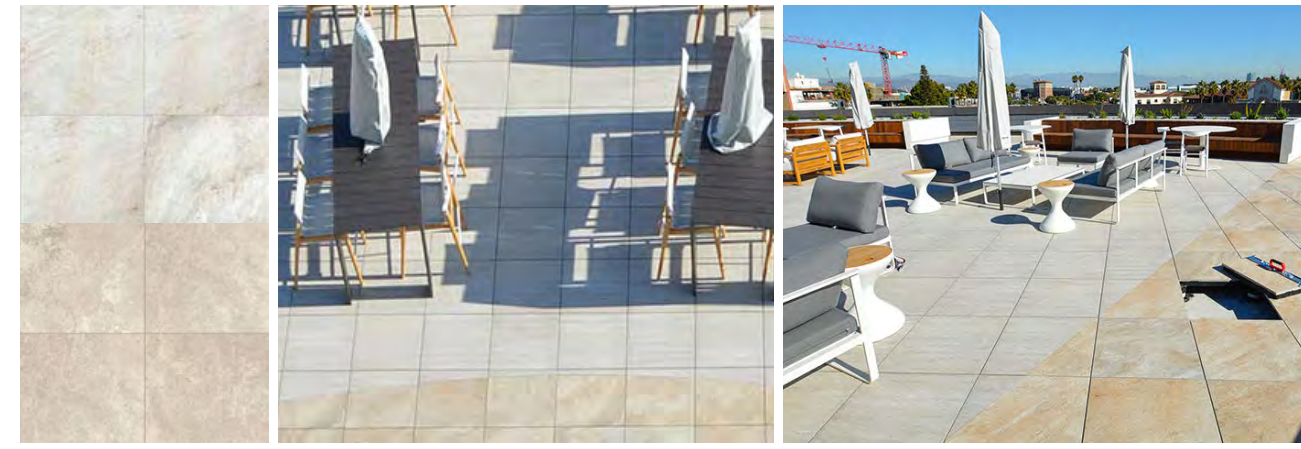
PENNISETUM 'FAIRY TAILS' EVERYGREEN FOUNTAIN GRASS
 LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH
 AEONIUM SPP
 ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY

LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH
 ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY
 AGAVE ATTENUATA FOX TAIL AGAVE

PENNISETUM 'FAIRY TAILS' EVERYGREEN FOUNTAIN GRASS



NOTE
 PLANTS (TREES AND SHRUBS) ARE SHOWN AS FULL MATURITY.
 SHRUBS WILL REACH MATURE SIZE IN A YEAR.
 TREES WILL TAKE APPROXIMATELY 10 YEARS TO MATURITY.



2 TONES OF PORCELAIN PAVERS ON TRAY SYSTEM, CUT TO PATTERN, OFF WHITE AND WARM NEUTRAL

PING-PONG TABLE



ROUND FIRE PIT, OFF WHITE PORCELAIN VENEER OVER METAL FRAME



METAL PLANTER SCULPT NOUVEAU BLACK MAGIC PATINA FINISH GFRC SEAT WALL, TYP LOOSE FURNITURE, BY OTHERS



METAL PLANTERS, VARIED HEIGHTS AND FORMS, BLACK PATINA FINISH

GLASS GUARDRAIL (POOL ENCLOSURE)



ACCESSIBLE POOL ENTRY
BBQ COUNTER WITH SINK
CANTILEVERED UMBRELLA
LOOSE FURNITURE, BY OTHERS



BBQ COUNTER WITH SINK

METAL PLANTERS RAMP



LINEAR FIRE PIT, OFF WHITE PORCELAIN VENEER OVER METAL FRAME

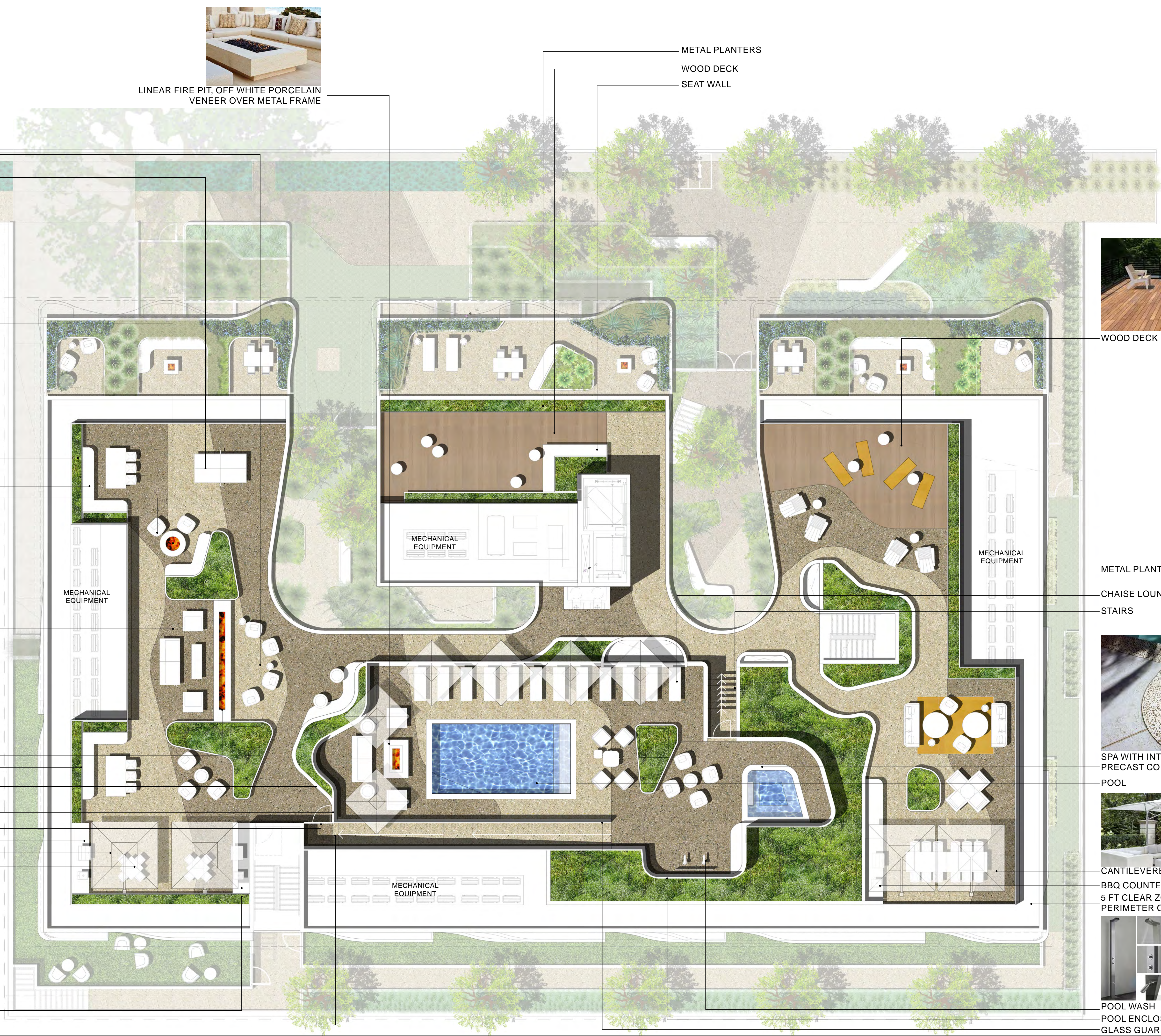
METAL PLANTERS

WOOD DECK

SEAT WALL

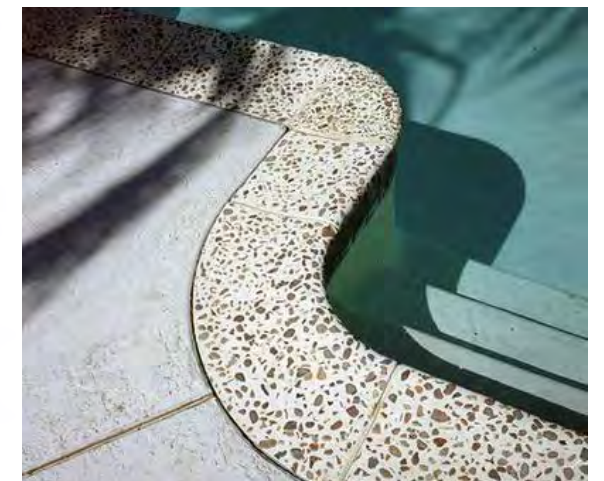


WOOD DECK



METAL PLANTERS

CHAISE LOUNGES, BY OTHERS
STAIRS



SPA WITH INTEGRAL COLOR PRECAST COPING

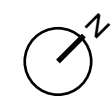
POOL



CANTILEVERED UMBRELLA
BBQ COUNTER WITH SINK
5 FT CLEAR ZONE AROUND PERIMETER OF ROOF



POOL WASH
POOL ENCLOSURE
GLASS GUARDRAIL





BOUTELOUA GRACILIS 'BLONDE AMBITION'
blonde ambition blue grama grass
1 GAL @ 12" O.C.

PENNISETUM 'FAIRY TAILS'
everygreen fountain grass
1 GAL @ 12" O.C.

CHONDROPETALUM TECTORUM
small cape rush
5 GAL @ 18" O.C.

AEONIUM SPP



AGAVE ATTENUATA
fox tail agave
MIX TO CREATE NATURAL CLUMP
5 GAL @ 18" O.C.
15 GAL @ 24" O.C.

OLEA EUROPAEA 'MONTRA'
little ollie dwarf olive
5 GAL @ 18" O.C.

WESTRINGIA FRUTICOSA 'MORNING LIGHT'
coast rosemary
5 GAL @ 24" O.C.

PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'
silver sheen kohuhu
24" BOX @ 24" O.C.



KOELREUTERIA BIPINNATA
chinese flame tree
24" BOX MIN.

OLEA EUROPAEA 'SWAN HILL'
fruitless olive
24" BOX MIN.

NOTE
PLANTS (TREES AND SHRUBS) ARE SHOWN AS FULL MATURITY.
SHRUBS WILL REACH MATURE SIZE IN A YEAR.
TREES WILL TAKE APPROXIMATELY 10 YEARS TO MATURITY.



- OLEA EUROPAEA 'MONTRA'
LITTLE OLLIE DWARF OLIVE
- PENNISETUM 'FAIRY TAILS'
EVERYGREEN FOUNTAIN GRASS
- PITTOSPORUM TENUIFOLIUM
'SILVER SHEEN'
SILVER SHEEN KOHUHU
- PITTOSPORUM TENUIFOLIUM
'SILVER SHEEN'
SILVER SHEEN KOHUHU
- BOUTELOUA GRACILIS 'BLONDE
AMBITION'
BLONDE AMBITION BLUE GRAMA GRASS
- AGAVE ATTENUATA
FOX TAIL AGAVE
- KOELREUTERIA BIPINNATA
CHINESE FLAME TREE
- AEONIUM SPP
AGAVE ATTENUATA
FOX TAIL AGAVE
- PITTOSPORUM TENUIFOLIUM
'SILVER SHEEN'
SILVER SHEEN KOHUHU
- AGAVE ATTENUATA
FOX TAIL AGAVE
- BOUTELOUA GRACILIS 'BLONDE
AMBITION'
BLONDE AMBITION BLUE GRAMA GRASS
- KOELREUTERIA BIPINNATA
CHINESE FLAME TREE
- PITTOSPORUM TENUIFOLIUM
'SILVER SHEEN'
SILVER SHEEN KOHUHU

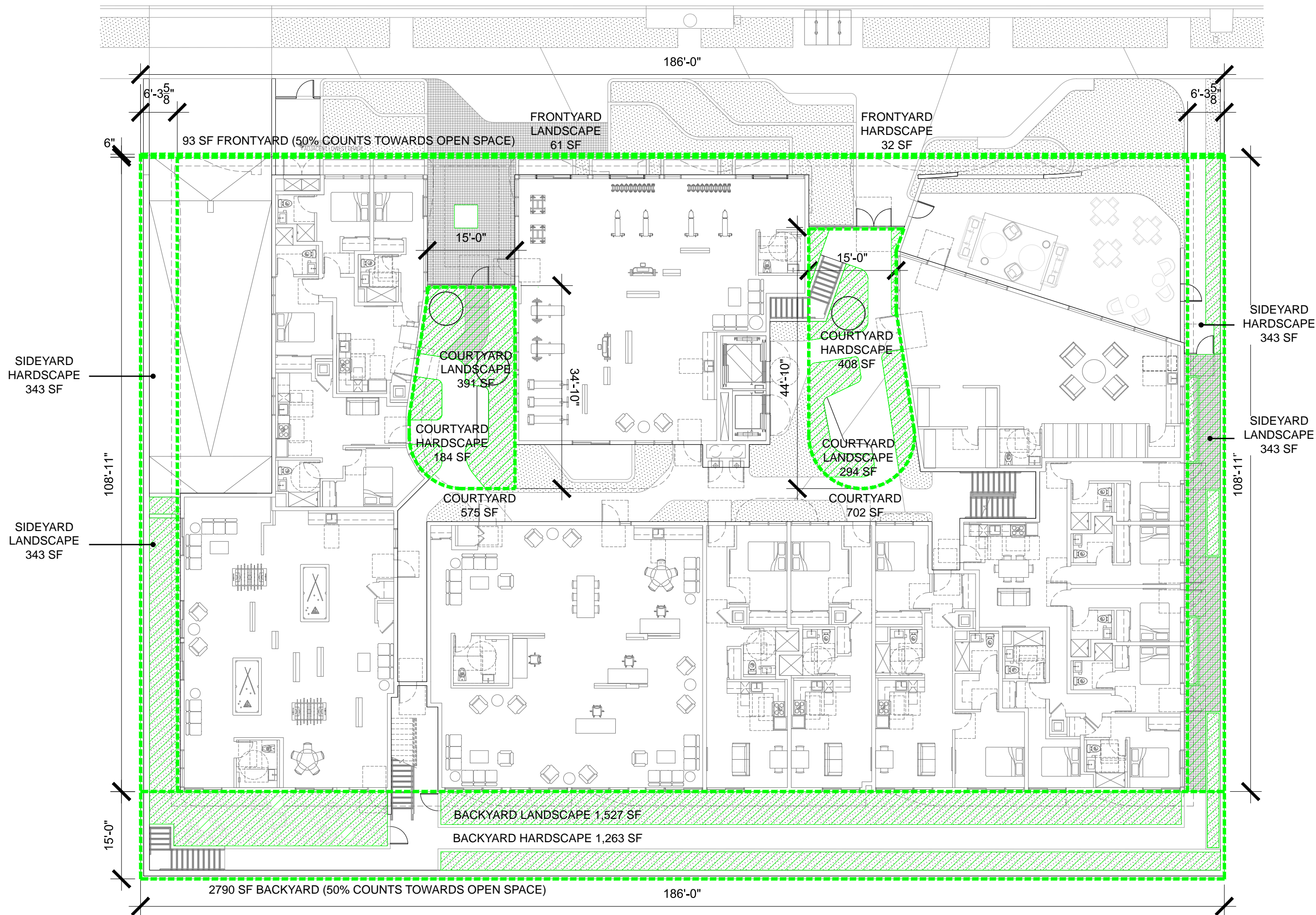
- PITTOSPORUM TENUIFOLIUM
'SILVER SHEEN'
SILVER SHEEN KOHUHU
- KOELREUTERIA BIPINNATA
CHINESE FLAME TREE
- PENNISETUM 'FAIRY TAILS'
EVERYGREEN FOUNTAIN GRASS
- AGAVE ATTENUATA
FOX TAIL AGAVE
- BOUTELOUA GRACILIS 'BLONDE
AMBITION'
BLONDE AMBITION BLUE GRAMA
GRASS
- AGAVE ATTENUATA
FOX TAIL AGAVE
- PENNISETUM 'FAIRY TAILS'
EVERYGREEN FOUNTAIN GRASS
- WESTRINGIA FRUTICOSA
'MORNING LIGHT'
COAST ROSEMARY
- (8) OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE
- CHONDROPETALUM TECTORUM
SMALL CAPE RUSH



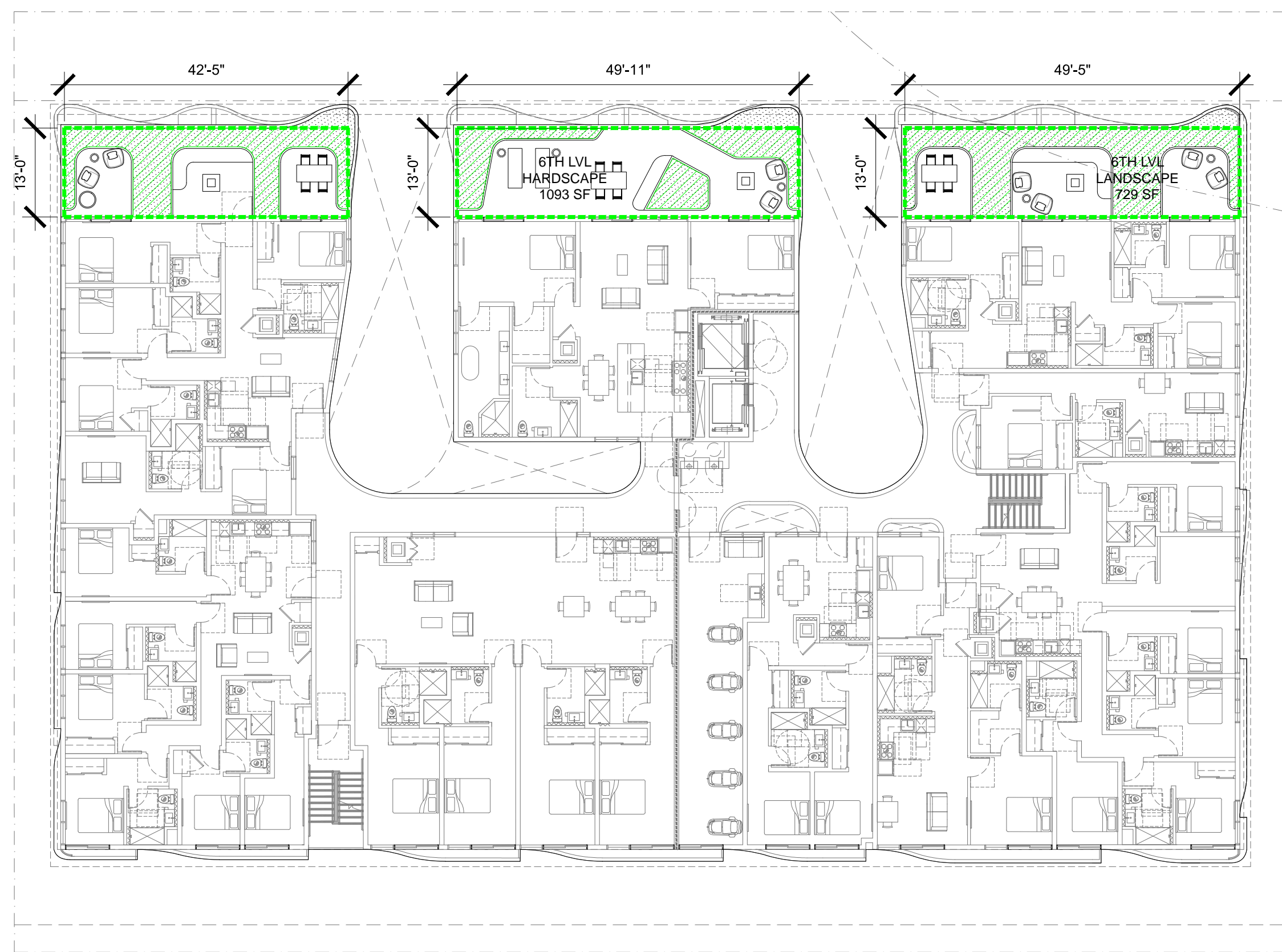
PLANT SCHEDULE

| BOTANICAL NAME | COMMON NAME | PLANTED SIZE | QUANTITY | MATURITY TIME | MATURE SIZE |
|---|-----------------------------------|-------------------|----------|---------------|--|
| GROUNDCOVER, GRASS, SHRUB, HEDGE | | | | | |
| DICHONDRA ARGENTEA 'SILVER FALLS' | silver falls dichondra | SODDED FROM FLATS | | 91-98 DAYS | 3 IN HEIGHT, 4 FT SPREAD |
| SENECIO MANDRALISCAE | blue chalk sticks | 1 GAL | | 1-2 YEARS | 2 FT HEIGHT, 2-3 FT SPREAD |
| BOUTELOUA GRACILIS 'BLONDE AMBITION' | blonde ambition blue grama grass | 1 GAL | 291 | 2-5 YEARS | 3 FT HEIGHT, 3 FT SPREAD |
| LOMANDRA LONGIFOLIA 'BREEZE' | dwarf mat rush | 1 GAL | 276 | 2-5 YEARS | 2-3 FT HEIGHT, 2-3 FT SPREAD |
| PENNISETUM 'FAIRY TAILS' | everygreen fountain grass | 1 GAL | 29 | 2-5 YEARS | 3-5 FT HEIGHT, 2-3 FT SPREAD |
| AEONIUM SPP | | | 375 | 2-5 YEARS | 2-60 IN (DEPENDING ON SPECIES AND VARIETY) |
| AGAVE ATTENUATA | fox tail agave | 5 GAL, 15 GAL | 34 | 7-10 YEARS | 4-5 FT HEIGHT, 6-8 FT WIDE |
| AGAVE VILMORINIANA | octopus agave | 15 GAL | 18 | 5-10 YEARS | 5-6 FT HEIGHT, 5-6 FT WIDE |
| CHONDROPETALUM TECTORUM | small cape rush | 5 GAL | 80 | 2-5 YEARS | 2-3 FT HEIGHT, 2-3 FT SPREAD |
| DIANELLA TASMANICA 'VARIEGATA' | white striped tasman flax lily | 5 GAL | 138 | 90 DAYS | 3-4 FT HEIGHT, 2-3 FT SPREAD |
| LIRIOPE 'GIGANTEA' | giant lily turf | 5 GAL | 245 | 2-3 YEARS | 2-3 FT HEIGHT, 2-3 FT SPREAD |
| OLEA EUROPAEA 'MONTRA' | little ollie dwarf olive | 5 GAL | 45 | 10-20 YEARS | 6-8 FT HEIGHT, 4-5 FT SPREAD |
| WESTRINGIA FRUTICOSA 'MORNING LIGHT' | coast rosemary | 5 GAL | 95 | 5-10 YEARS | 3-4 FT HEIGHT, 4-5 FT SPREAD |
| PHILODENDRON 'XANADU' | winterbourne philodendron | 5 GAL | 29 | 2-5 YEARS | 4-5 FT HEIGHT, 6 FT WIDE |
| POLYSTICHUM MUNITUM | western sword fern | 5 GAL | 112 | 5-10 YEARS | 3-6 FT HEIGHT, 3-6 FT WIDE |
| ROSMARINUS OFFICINALIS 'PROSTRATUS' | trailing rosemary | 5 GAL | 77 | 6-12 MONTHS | 6 IN HEIGHT, 3 FT SPREAD |
| PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' | silver sheen kohuhu | 24" BOX | 137 | 5 YEARS | 12-16 FT HEIGHT, 6-8 FT WIDE |
| BAMBUSA OLDHAMII | giant timber bamboo | 15 GAL | 134 | 90 DAYS | 55 FT HEIGHT, THIN TO 1 CULM PER LOCATION |
| TREE | | | | | |
| CERCIDIUM 'DESERT MUSEUM' | desert museum palo verde | 24" BOX | 8 | 3-5 YEARS | 25 FT HEIGHT, 25 FT SPREAD |
| JACARANDA MIMOSIFOLIA | jacaranda tree | 24" BOX | 5 | 7-10 YEARS | 25-50 FT HEIGHT, 15-30 FT SPREAD |
| KOELREUTERIA BIPINNATA | chinese flame tree | 24" BOX | 3 | 7-10 YEARS | 20-30 FT HEIGHT, 15-20 FT SPREAD |
| OLEA EUROPAEA 'SWAN HILL' | fruitless olive | 24" BOX | 8 | 10-15 YEARS | 15-20 FT HEIGHT, 15-20 FT SPREAD |
| PRUNUS CERASIFERA 'KRAUTER VESUVIUS' | krauter vesuvius purple leaf plum | 24" BOX | 5 | 7-10 YEARS | 15-20 FT HEIGHT, 15-20 FT SPREAD |

NOTE:
PER WESTWOOD SPECIFIC PLAN REQUIREMENTS, STREET TREES SHALL BE AT LEAST 12 FEET IN HEIGHT AND NOT LESS THAN 3 INCHES IN CALIPER AT TIME OF PLANTING.



OPEN SPACE PLAN - GROUND LEVEL



OPEN SPACE PLAN - 6TH LEVEL

| CITY OF LOS ANGELES LANDSCAPE ORDINANCE GUIDELINES 'O' LANDSCAPE POINTS | |
|--|--------------------|
| TOTAL LOT AREA | 25,503 SF |
| TOTAL NUMBER OF POINTS REQUIRED | 20 |
| FEATURES/TECHNIQUE | POINTS PROVIDED |
| CONTINUOUSLY PLANTED PARKWAY (1 POINT PER LINEAR FT) | 135 FT * 1 =135 |
| TOTAL POINTS PROVIDED | 135 |



| CITY OF LOS ANGELES LANDSCAPE ORDINANCE GUIDELINES 'AA' LANDSCAPE POINTS | |
|--|--------------------|
| TOTAL LOT AREA | 25,503 SF |
| TOTAL NUMBER OF POINTS REQUIRED | 300 |
| FEATURES/TECHNIQUE | POINTS PROVIDED |
| DRIP/TRICKLE/MICRO IRRIGATION/LOW PRECIPITATION SPRINKLER HEADS WITH FLOW CONTROL DEVICE (5 POINTS PER CIRCUIT) | 16 * 5 = 80 |
| LAWN AREA OR SWIMMING POOL 0% TO 15% OF THE LANDSCAPE AREA | 10 |
| AUTOMATIC IRRIGATION CONTROLLER W/ CYCLING CAPACITY, AND W/ WATERING SCHEDULE | 5 |
| RAIN MEASURING DEVICE USED WITH AUTOMATIC CONTROLLER | 2 |
| PLANTS ON SITE THAT WILL, IN THE DESIGNED LOCATIONS, AND PROPERLY ESTABLISHED FOR 3 YEARS, REMAIN IN GOOD HEALTH WITH NO MORE THAN MONTHLY WATERING IN SUMMER (2 POINTS PER PLANT) | 602 * 2 = 1,204 |
| TOTAL POINTS PROVIDED | 1,301 |

| | |
|------------------------------|-----------|
| GROUND FLOOR TOTAL HARDSCAPE | 5,826 SF |
| 6TH FLOOR TOTAL HARDSCAPE | 1,096 SF |
| ROOF FLOOR TOTAL HARDSCAPE | 11,634 SF |
| TOTAL HARDSCAPE | 18,556 SF |
| GROUND FLOOR TOTAL LANDSCAPE | 4,123 SF |
| 6TH FLOOR TOTAL LANDSCAPE | 797 SF |
| ROOF FLOOR TOTAL LANDSCAPE | 1,669 SF |
| TOTAL LANDSCAPE | 6,589 SF |
| TOTAL LANDSCAPE % | 26% |

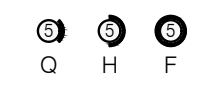
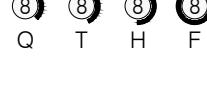
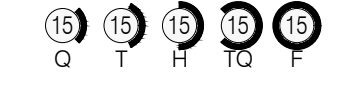
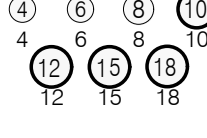


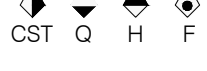
EXISTING TREE, TO BE REMOVED
EXISTING TREE, PIP

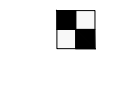

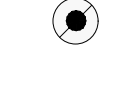
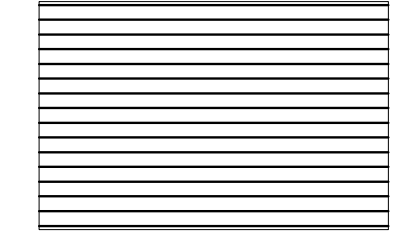
IRRIGATION WATER POC
 IRRIGATION WATER METER. CONTRACTOR SHALL VERIFY THE METER SIZE, LOCATION, AND STATIC WATER PRESSURE PRIOR TO PERFORMING ANY IRRIGATION WORK

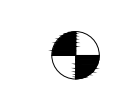





IRRIGATION KEYNOTES

-  1 PIPE TRANSITION - ON-STRUCTURE TYPE L COPPER PIPE IRRIGATION MAINLINE TO ON-GRADE PVC IRRIGATION MAINLINE. PROVIDE SLEEVE THROUGH BUILDING WALL & REFER TO PLUMBING DRAWINGS FOR COPPER PIPE MAINLINE RUN THROUGH BUILDING.
-  2 VERTICAL PENETRATION - 1" TYPE L COPPER PIPE MAINLINE RISER. COPPER PIPE MAINLINE RUN THROUGH THE BUILDING PER PLUMBING

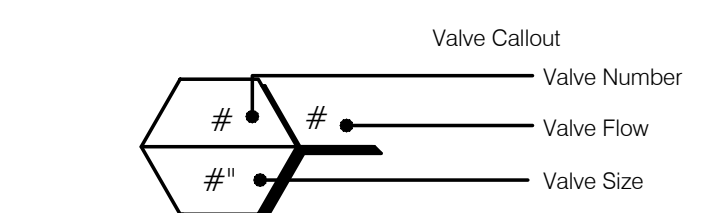
IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|--|
|  | Rain Bird 180G-SAM 5 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. |
|  | Rain Bird 180G-SAM 8 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. |
|  | Rain Bird 180G-SAM 15 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. |
|  | Rain Bird 180G-SAM ADJ Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. |
|  | Rain Bird R-VAN-STRIP RD-0G-SAM-P45 Shrub Rotary, 5ft.x15ft. (LCS and RCS), 5ft.x30ft. (SST) Hand Adjustable Multi-Stream Rotary w/ RD1800 turf spray body on Gin. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet. |
|  | Rain Bird 180G-1400 Flood 1401 Flood Bubbler 6.0" popup |
|  | Rain Bird 180G-SAM-5 Series Stream 5CST-B Stream Bubbler 6.0" popup with check valve. |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|--|--|
|  | Rain Bird XCZ-100-PRB-COM Wide Flow Dnp Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3 GPM-20 GPM |
|  | Rain Bird XCZ-150-PRB-COM High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB Valve with two 1" Pressure Regulating 40psi Quick-Check Basket Filters. Flow range: 15-40 GPM. |
|  | Pipe Transition Point above grade Pipe transition point from PVC lateral to dnp tubing with riser to above grade installation. |
|  | Area to Receive Dnpline Rain Bird XFS-09-12 XFS Sub-Surface Pressure Compensating Dnpline w/Copper Shield Technology. 0.9 GPH emitters at 12" O.C. Laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings. |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|--|---|
|  | Rain Bird PESB-PRS-D 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulating Module, and Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications. |
|  | Buckner-Superior 3100-PRS 1" Normally Open Brass Master Valve that Provides Dirty Water Protection. Available in 3/4", 1", 1-1/4", 1-1/2", 2", 2-1/2", and 3". Pressure Regulation Feature. |
|  | Febco 825YA 1" Reduced Pressure Backflow Preventer |
|  | Rain Bird ESP-LXD-LXMMSS 50 Station, 2-Wire Decoder based Controller in Stainless Steel Wall-Mounted Cabinet. (1) ESP-LXD 50-Station, Indoor/Outdoor, Plastic Wall-Mount Enclosure. Install in Rain Bird LXMMSS Stainless Steel Cabinet. System Requirements: Rain Bird FD-XXX-TURF Field Decoders, Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LSP-1 TURF Line Surge Protectors in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations. |
|  | Rain Bird WR2-48 Wireless Rain and Freeze Sensor Combo w/ 48 hr hold, includes 1 receiver and 1 rain/freeze sensor transmitter. 8'-0" off adjacent finish surface in area unobscured from rainfall |
|  | Rain Bird FS-100-B 1" Flow Sensor for use with Rain Bird Maxicom, SiteControl, and ESP-LXD Central Control Systems. Brass Model. Suggested Operating Range of 2.0 GPM to 40.0 GPM. Sensors should be sized for flow rather than pipe size. |

— Irrigation Lateral Line: PVC Schedule 40
 - - - Irrigation Mainline: PVC Schedule 40

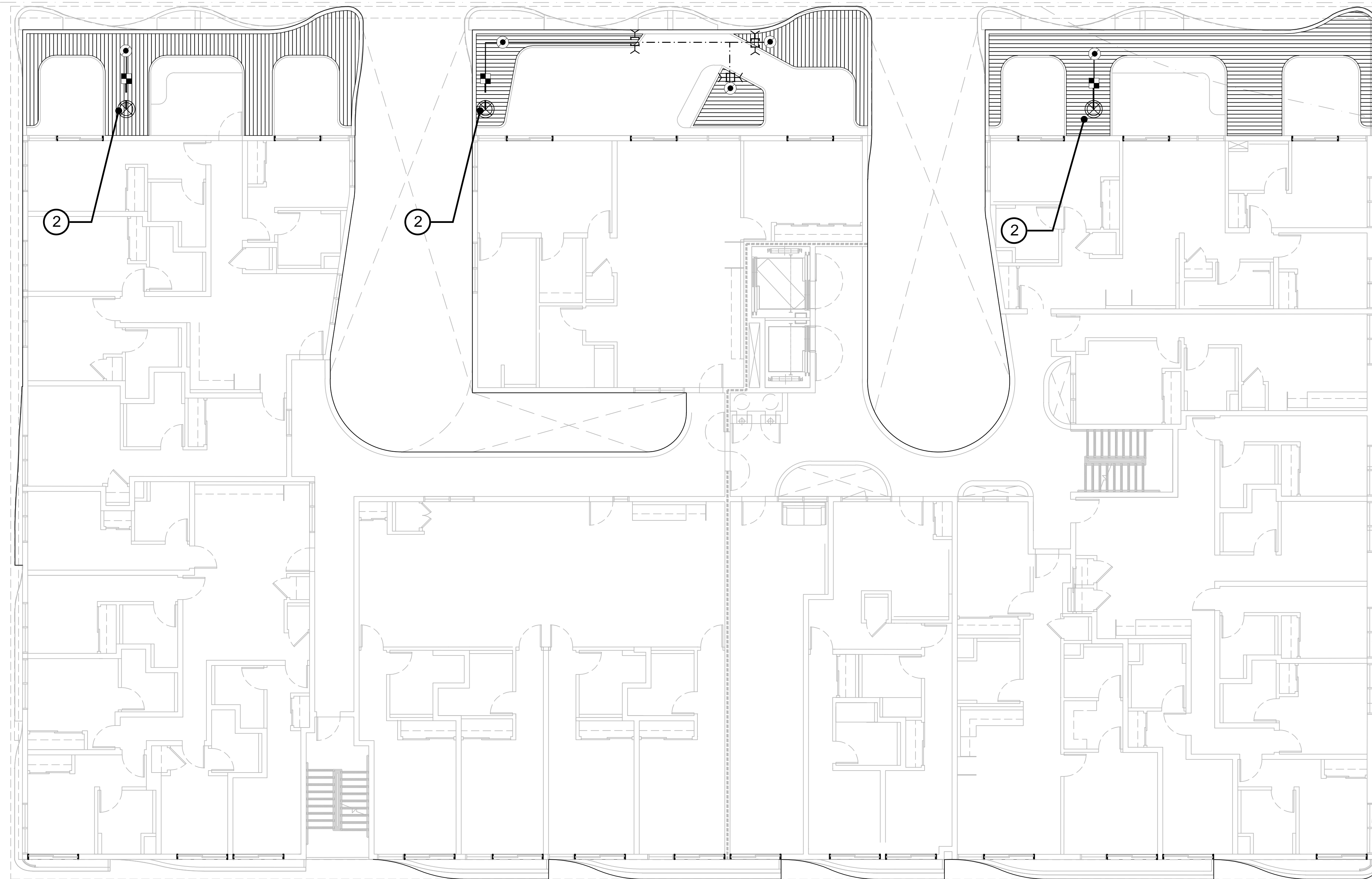


IRRIGATION CONTROLLER
 (1) AUTOMATIC IRRIGATION CONTROLLER. SEE IRRIGATION SCHEDULE AND APPLICABLE DETAILS

INDEPENDENT 120V/60CYC/20AMP ELECTRICAL CONDUIT TO BE PROVIDED BY THE GENERAL CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL VERIFY EXACT LOCATION OF THE ELECTRICAL P.O.C. (S) AND MARK THE EXACT CONTROLLER LOCATION FOR APPROVAL IN THE FIELD BY THE OWNER'S REPRESENTATIVE

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

IRRIGATION SCHEDULE



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

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|--------|--|
| | Rain Bird 180G-SAM 5 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. |
| | Rain Bird 180G-SAM 8 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. |
| | Rain Bird 180G-SAM 15 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. |
| | Rain Bird 180G-SAM ADJ Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. |
| | Rain Bird R-VAN-STRIP RD-06-SAM-P45 Shrub Rotary, 5ft.x15ft. (LCS and RCS), 5ft.x30ft. (SST) Hand Adjustable Multi-Stream Rotary w/ RD1800 turf spray body on Gin. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet. |
| | Rain Bird 180G-1400 Flood 1401 Flood Bubbler 6.0" popup |
| | Rain Bird 180G-SAM-5 Series Stream 5CST-B Stream Bubbler 6.0" popup with check valve. |

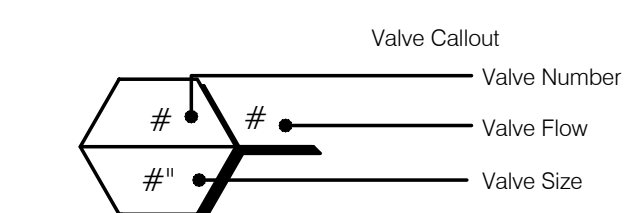
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
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| | Rain Bird XCZ-100-PRB-COM Wide Flow Dnp Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3 GPM-20 GPM |
| | Rain Bird XCZ-150-PRB-COM High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB Valve with two 1" Pressure Regulating 40psi Quick-Check Basket Filters. Flow range: 15-40 GPM. |
| | Pipe Transition Point above grade Pipe transition point from PVC lateral to dnp tubing with riser to above grade installation. |
| | Area to Receive Dnpline Rain Bird XFS-09-12 XFS Sub-Surface Pressure Compensating Dnpline w/Copper Shield Technology. 0.9 GPH emitters at 12" O.C. Laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings. |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
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| | Rain Bird PESB-PRS-D 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulating Module, and Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications. |
| | Buckner-Superior 3100-PRS 1" Normally Open Brass Master Valve that Provides Dirty Water Protection. Available in 3/4", 1", 1-1/4", 1-1/2", 2", 2-1/2", and 3". Pressure Regulation Feature. |
| | Febco 825YA 1" Reduced Pressure Backflow Preventer |
| | Rain Bird ESP-LXD-LXMMSS 50 Station, 2-Wire Decoder based Controller in Stainless Steel Wall-Mounted Cabinet. (1) ESP-LXD 50-Station, Indoor/Outdoor, Plastic Wall-Mount Enclosure. Install in Rain Bird LXMMSS Stainless Steel Cabinet. System Requirements: Rain Bird FD-XXX-TURF Field Decoders, Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) L5P-1 TURF Line Surge Protectors in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations. |
| | Rain Bird WR2-48 Wireless Rain and Freeze Sensor Combo w/ 48 hr hold, includes 1 receiver and 1 rain/freeze sensor transmitter. 8'-0" off adjacent finish surface in area unobscured from rainfall |
| | Rain Bird FS-100-B 1" Flow Sensor for use with Rain Bird Maxicom, SiteControl, and ESP-LXD Central Control Systems. Brass Model. Suggested Operating Range of 2.0 GPM to 40.0 GPM. Sensors should be sized for flow rather than pipe size. |

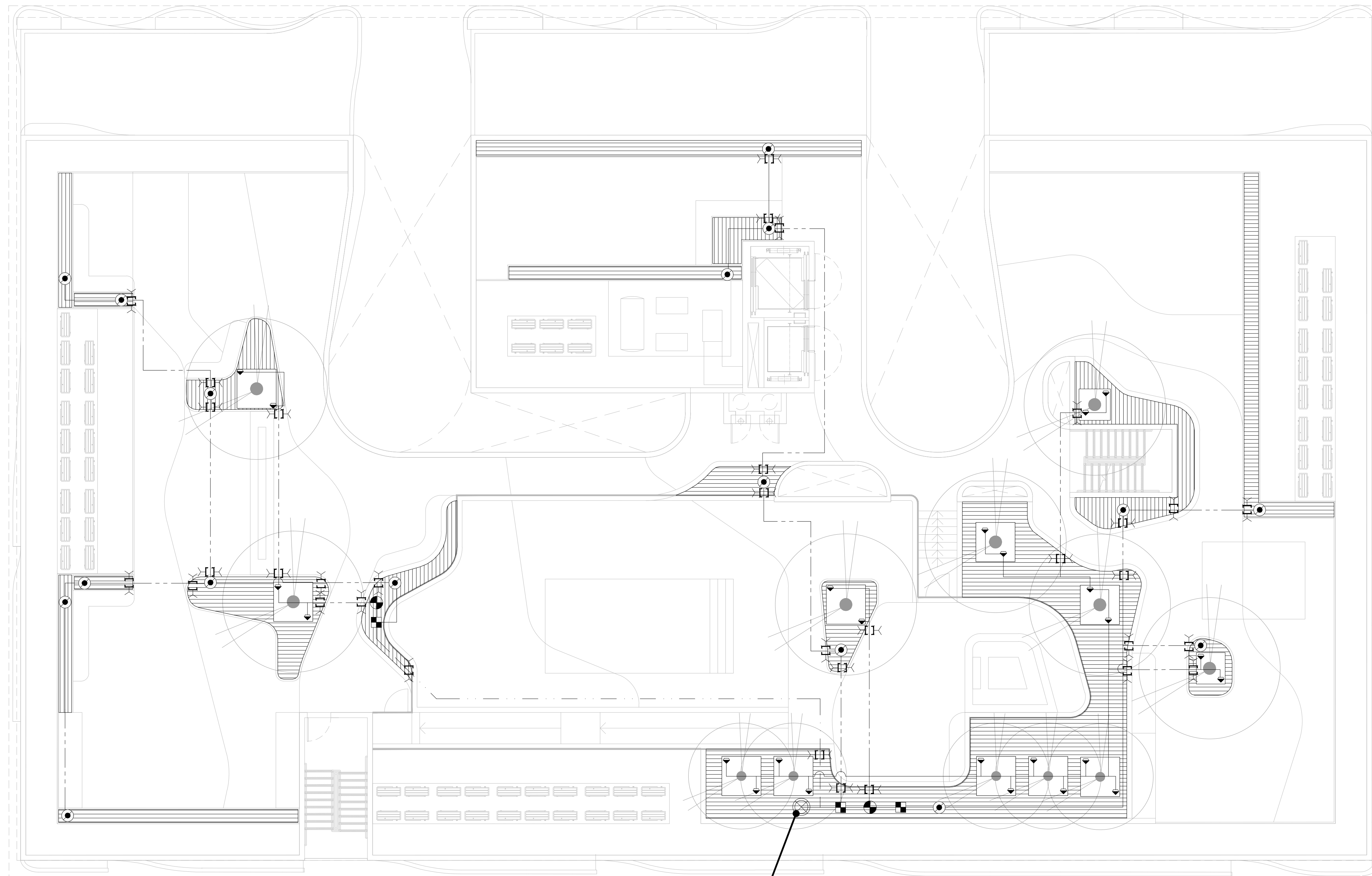
— Irrigation Lateral Line: PVC Schedule 40
 - - - - - Irrigation Mainline: PVC Schedule 40

IRRIGATION KEYNOTES

- 1 PIPE TRANSITION - ON-STRUCTURE TYPE L COPPER PIPE IRRIGATION MAINLINE TO ON-GRADE PVC IRRIGATION MAINLINE. PROVIDE SLEEVE THROUGH BUILDING WALL & REFER TO PLUMBING DRAWINGS FOR COPPER PIPE MAINLINE RUN THROUGH BUILDING.
- 2 VERTICAL PENETRATION - 1" TYPE L COPPER PIPE MAINLINE RISER. COPPER PIPE MAINLINE RUN THROUGH THE BUILDING PER PLUMBING



IRRIGATION SCHEDULE



2

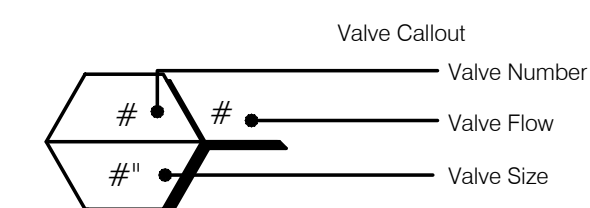
SCALE: 1/8"=1'-0"

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
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| | Rain Bird 180G-SAM 15 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. |
| | Rain Bird 180G-SAM ADJ Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. |
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| | Febco 825YA 1" Reduced Pressure Backflow Preventer |
| | Rain Bird ESP-LXD-LXMMSS 50 Station, 2-Wire Decoder based Controller in Stainless Steel Wall-Mounted Cabinet. (1) ESP-LXD 50-Station, Indoor/Outdoor, Plastic Wall-Mount Enclosure. Install in Rain Bird LXMMSS Stainless Steel Cabinet. System Requirements: Rain Bird FD-XXX-TURF Field Decoders, Paige Electric Cable P7072D # Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) L5P-1 TURF Line Surge Protectors in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations. |
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 - - - - - Irrigation Mainline: PVC Schedule 40



IRRIGATION KEYNOTES

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- 2 VERTICAL PENETRATION - 1" TYPE L COPPER PIPE MAINLINE RISER. COPPER PIPE MAINLINE RUN THROUGH THE BUILDING PER PLUMBING

MAWA / ETWU CALCULATIONS

| Valve # / Hydrozone # / Planting Description ^a | Plant Factor (PF) | Irrigation Method ^b | Irrigation Efficiency (IE) ^c | ETAF (PF/IE) | Landscape Area (sq. ft.) | ETAF x Area | Estimated Total Water Use (ETWU) ^e |
|---|-------------------|--------------------------------|---|--------------|--------------------------|-------------|---|
| 1-1 - Ground level - Low Shrubs | 0.2 | drip | 0.81 | 0.25 | 215 | 736 | 9,218 |
| 1-2 - Ground level - Turf | 0.8 | spray | 0.75 | 1.07 | 597 | 637 | 19,780 |
| 1-3 - Ground level - Low Trees | 0.2 | drip | 0.81 | 0.25 | 101 | 25 | 312 |
| 1-4 - Ground level - Med. Shrubs | 0.5 | drip | 0.81 | 0.62 | 523 | 323 | 10,028 |
| 1-5 - Ground level - Med. Trees | 0.5 | drip | 0.81 | 0.62 | 80 | 49 | 619 |
| 1-6 - Ground level - Low Shrubs | 0.2 | drip | 0.81 | 0.25 | 595 | 147 | 4,563 |
| 1-7 - Ground level - Med. Trees | 0.5 | drip | 0.81 | 0.62 | 59 | 36 | 456 |
| 1-8 - Ground level - Low Shrubs | 0.2 | drip | 0.81 | 0.25 | 713 | 176 | 2,205 |
| 1-9 - Ground level - Low Shrubs | 0.2 | drip | 0.81 | 0.25 | 221 | 55 | 683 |
| 1-10 - Ground level - Turf | 0.8 | spray | 0.75 | 1.07 | 348 | 371 | 11,530 |
| 1-11 - Ground level - Med. Shrubs | 0.5 | drip | 0.81 | 0.62 | 357 | 220 | 6,845 |
| 1-12 - Ground level - Med. Shrubs | 0.5 | drip | 0.81 | 0.62 | 723 | 446 | 13,863 |
| 1-13 - Ground level - Med. Trees | 0.5 | drip | 0.81 | 0.62 | 65 | 40 | 503 |
| 1-14 - Ground level - Med. Shrubs | 0.5 | drip | 0.81 | 0.62 | 631 | 390 | 12,099 |
| 1-15 - Ground level - Low Shrubs | 0.2 | drip | 0.81 | 0.25 | 437 | 108 | 1,351 |
| 1-16 - Ground level - Low Shrubs | 0.2 | drip | 0.81 | 0.25 | 526 | 130 | 4,034 |

| | | | | | | | |
|------------------------------|-----|------|------|------|-------|-------------|---------|
| 6-1 - 6th Floor - Low Shrubs | 0.2 | drip | 0.81 | 0.25 | 265 | 65 | 2,032 |
| 6-2 - 6th Floor - Low Shrubs | 0.2 | drip | 0.81 | 0.25 | 219 | 54 | 1,680 |
| 6-3 - 6th Floor - Low Shrubs | 0.2 | drip | 0.81 | 0.25 | 314 | 78 | 2,408 |
| 7-1 - Roof - Low Shrubs | 0.2 | drip | 0.81 | 0.25 | 334 | 82 | 2,562 |
| 7-2 - Roof - Med Trees | 0.5 | drip | 0.81 | 0.62 | 50 | 31 | 959 |
| 7-3 - Roof - Med. Shrubs | 0.5 | drip | 0.81 | 0.62 | 253 | 156 | 4,851 |
| 7-4 - Roof - Low Trees | 0.2 | drip | 0.81 | 0.25 | 250 | 62 | 1,917 |
| 7-5 - Roof - Low Shrubs | 0.2 | drip | 0.81 | 0.25 | 780 | 193 | 5,982 |
| Pool | 1 | | 1 | 1.00 | 288 | 288 | 8,946 |
| SPA | 1 | | 1 | 1.00 | 77 | 77 | 2,392 |
| OVERALL Totals | | | | | 9,021 | 4,975 | 131,820 |
| | | | | | | ETWU | 131,820 |
| | | | | | | MAWA | 154,116 |

| Plant Factor (PF) | Reference Evapotranspiration (ETo) | Irrigation Efficiency (IE) ^c | Estimated Total Water Use (ETWU) | Maximum Annual Water Allowance (MAWA) - gallons per year |
|-------------------|------------------------------------|---|-----------------------------------|--|
| low=0-0.3 | Los Angeles | spray=0.75 | ETWU = (ETo)(0.62) x Σ(ETAFxArea) | MAWA = (ETo)(0.62) x (ETAFxLA) + [(1-ETAF)x(SLA)] |
| mod=0.4-0.6 | 50.1 | drip=0.81 | | LA=Landscape Area |
| high=0.7-1.0 | | | | SLA=Special Landscape Area (veg gardens) |
| | | | | ETAF=0.45 for non-residential, 0.55 for residential |
| | | | | 154,116 |

IRRIGATION NOTES

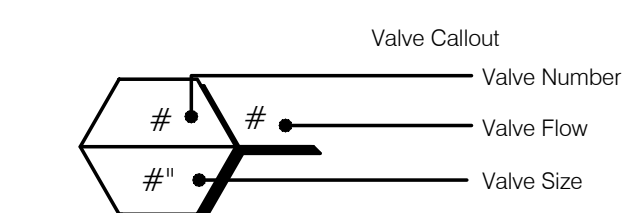
- INSTALL ALL PRESSURE AND NON-PRESSURE LINES AND ANY EQUIPMENT INSIDE PLANTING AREAS WHEREVER POSSIBLE. (ITEMS SHOWN OUTSIDE SUCH AREAS FOR PURPOSE OF CLARITY ONLY.)
- ALL EQUIPMENT SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND DETAILS.
- FOR SYMBOL DESIGNATIONS, SEE LEGEND ON THIS SHEET
- ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED, EVEN WHEN NOT INDICATED ON THE DRAWINGS. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAIL. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF PAVING.
- ALL SPRAY HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDING, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT IS NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
- AREAS THAT NEED TO BE DEFINED IN ORDER TO DETERMINE EXACT LOCATION OF SPRINKLER HEADS ARE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO SEE THAT THEY ARE DEFINED PRIOR TO INSTALLATION.
- AS-BUILT DRAWINGS AND SPECIFICATIONS SHALL BE MAINTAINED ON SITE AT ALL TIMES. AS-BUILT DRAWINGS SHALL BE UPDATED IMMEDIATELY AS REQUIRED. NO SITE REVIEWS ARE TO BE CONDUCTED WITHOUT THESE DRAWINGS.
- AREAS RECEIVING AN IRRIGATION SYSTEM SHALL BE REVIEWED AND VERIFIED BY THE INSTALLING CONTRACTOR FOR ACCURACY OF SIZE AND CONFIGURATION. IF DISCREPANCIES ARE FOUND THAT WOULD PROVE DETRIMENTAL TO FINAL COVERAGE, THIS SHALL BE BROUGHT TO THE OWNER'S ATTENTION BEFORE INSTALLATION. BY FAILING TO DO SO, THE CONTRACTOR MAY BE RESPONSIBLE FOR ANY ADJUSTMENTS REQUIRED.
- CONTRACTOR SHALL INSTALL 3" PVC SLEEVE THROUGH MASONRY IF NEEDED. RUN IRRIGATION LATERAL LINES THROUGH SLEEVE, TYPICAL.
- AUTOMATIC CONTROLLER LOCATION SHOWN DIAGRAMATICALLY. CONTRACTOR TO MARK PROPOSED LOCATIONS IN THE FIELD FOR APPROVAL BY OWNER'S REPRESENTATIVE.
- VERIFY ALL PLUMBING AND CONDUIT LINES NECESSARY FOR A COMPLETE FUNCTIONING SYSTEM ARE PROVIDED THROUGH THE BUILDING AS REQUIRED.

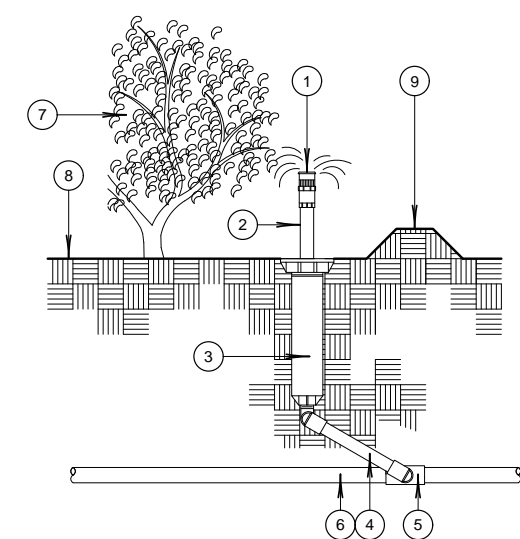
IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
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IRRIGATION KEYNOTES

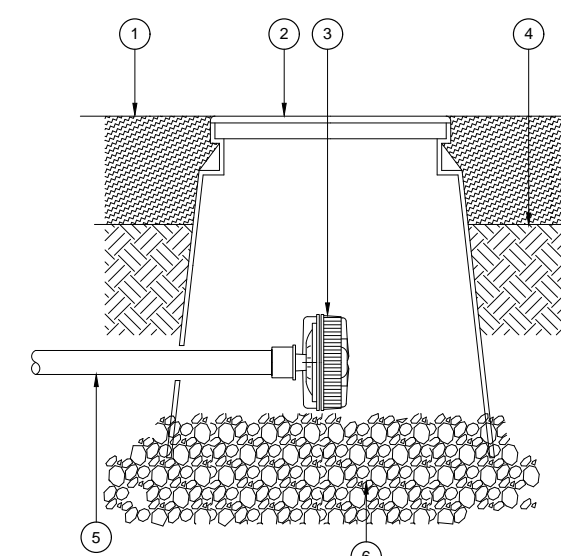
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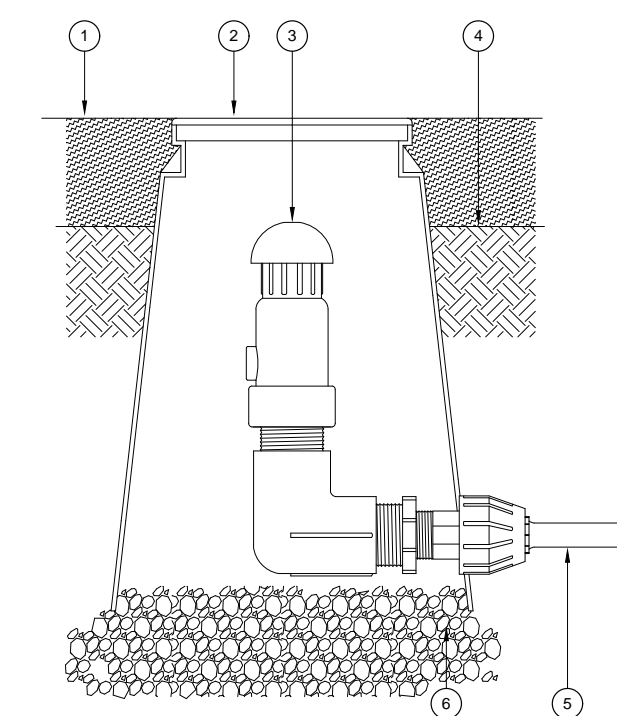
- 1 RAIN BIRD FULL CIRCLE BUBBLER. SEE SPRINKLER HEAD LEGEND.
- 2 PLANT ADAPTER. RAINBIRD MODEL PA-01.
- 3 POP-UP SPRAY SPRINKLER. RAINBIRD 1804.
- 4 RAINBIRD TRIPLE SWING JOINT ASSEMBLY.
- 5 PVC SCH 40 TEE OR ELL.
- 6 PVC LATERAL LINE.
- 7 PLANT MATERIAL.
- 8 FINISH GRADE.
- 9 WATERING BASIN.

TREE BUBBLER DETAIL SCALE 1" = 1'-0" 12



- 1 TOP OF MULCH.
- 2 ROUND PLASTIC VALVE BOX WITH COVER. 6" DIAMETER.
- 3 NETFARM AUTOMATIC FLUSH VALVE. MODEL # TLFV-1.
- 4 FINISH GRADE.
- 5 LANDSCAPE DRIPLINE TUBING.
- 6 3/4" WASHED GRAVEL.

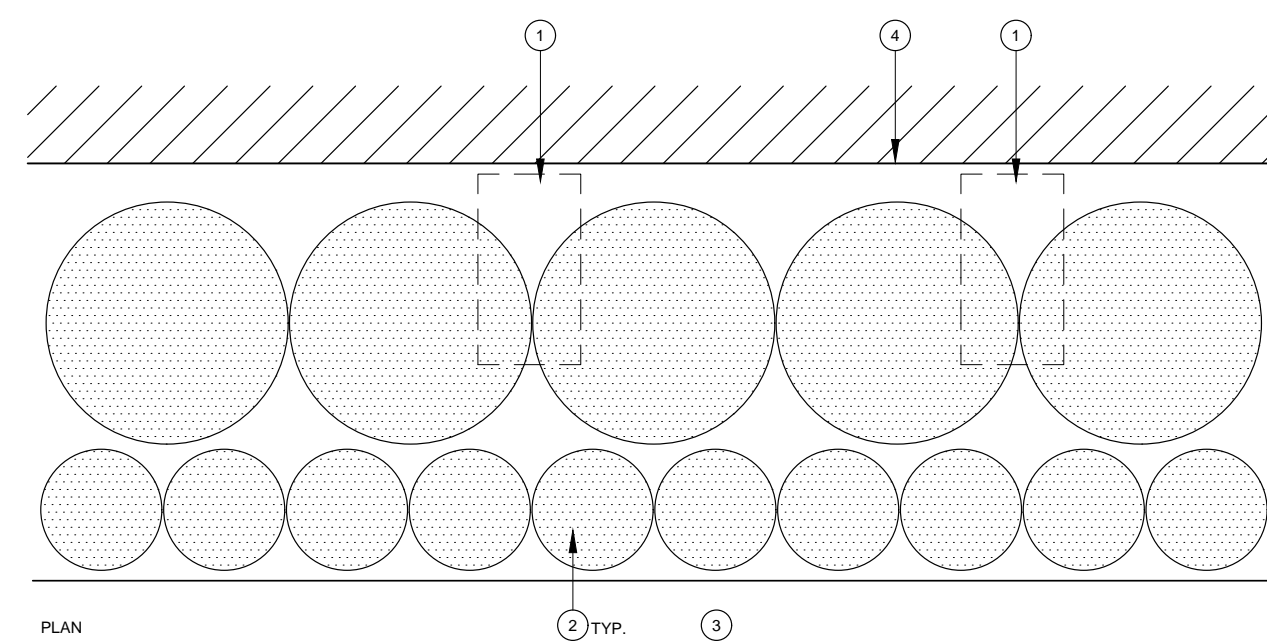
DRIP IRRIGATION FLUSH VALVE DETAIL SCALE 1" = 1'-0" 13



- 1 TOP OF MULCH.
- 2 SUBTERRANEAN EMITTER BOX. RAIN BIRD SERIES.
- 3 RAINBIRD AIR RELIEF VALVE KIT.
- 4 FINISH GRADE.
- 5 LANDSCAPE DRIPLINE TUBING.
- 6 3/4" WASHED GRAVEL.

NOTE: AIR RELIEF VALVE TO BE INSTALLED AT HIGHEST POINT OF EACH DRIP VALVE ZONE.

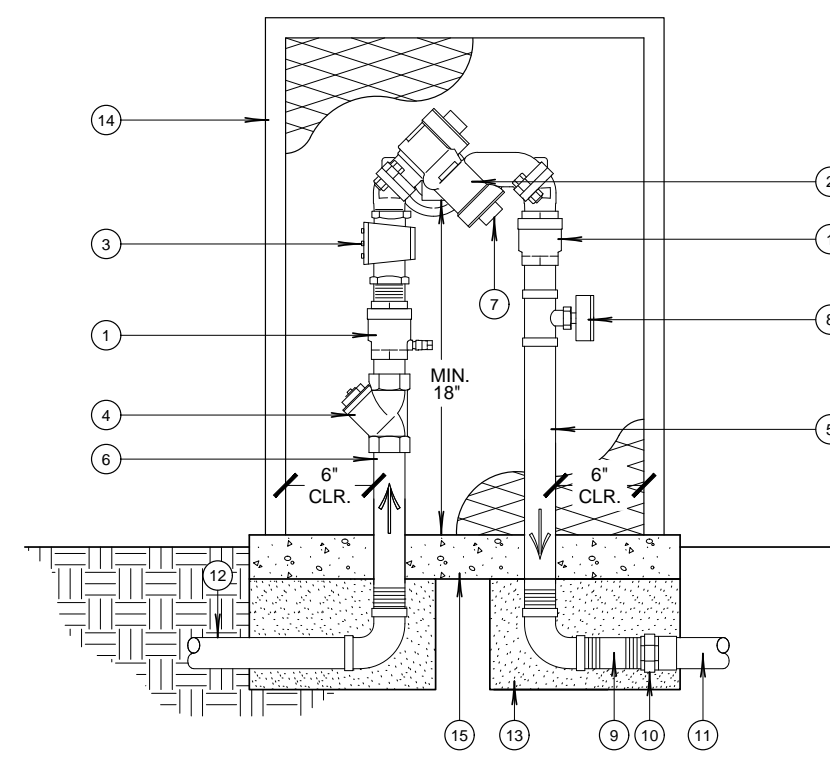
DRIP IRRIGATION AIR RELIEF VALVE DETAIL SCALE 1" = 1'-0" 14



- 1 IRRIGATION VALVE BOX.
- 2 PLANTING. SEE PLANTING PLANS FOR SPACING AND SIZING.
- 3 ADJACENT PAVING (WHERE OCCURS). SEE CONSTRUCTION PLAN AND PAVING SCHEDULE.
- 4 ADJACENT BUILDING (WHERE OCCURS). SEE CONSTRUCTION PLANS.

NOTES:
1. FOR IRRIGATION EQUIPMENT SPACING, LOCATE THE BOXES BETWEEN PLANTS, SPACING THEM AT LEAST 1 PLANT APART FROM EACH OTHER. DO NOT DISPLACE PLANTS WITH BOXES. DAMAGED PLANTS TO BE REPLACED TO MATCH PLANTING PLANS.
2. LOCATE BOXES TOWARD BACK OF PLANTER.
3. LOCATE BOXES AWAY FROM WINDOWS AND DOORS TO PREVENT VISIBILITY WHERE POSSIBLE.
4. CONTRACTOR TO PROVIDE STAMPED LOCATIONS FOR ALL BOXES PRIOR TO INSTALLATION FOR REVIEW & APPROVAL.

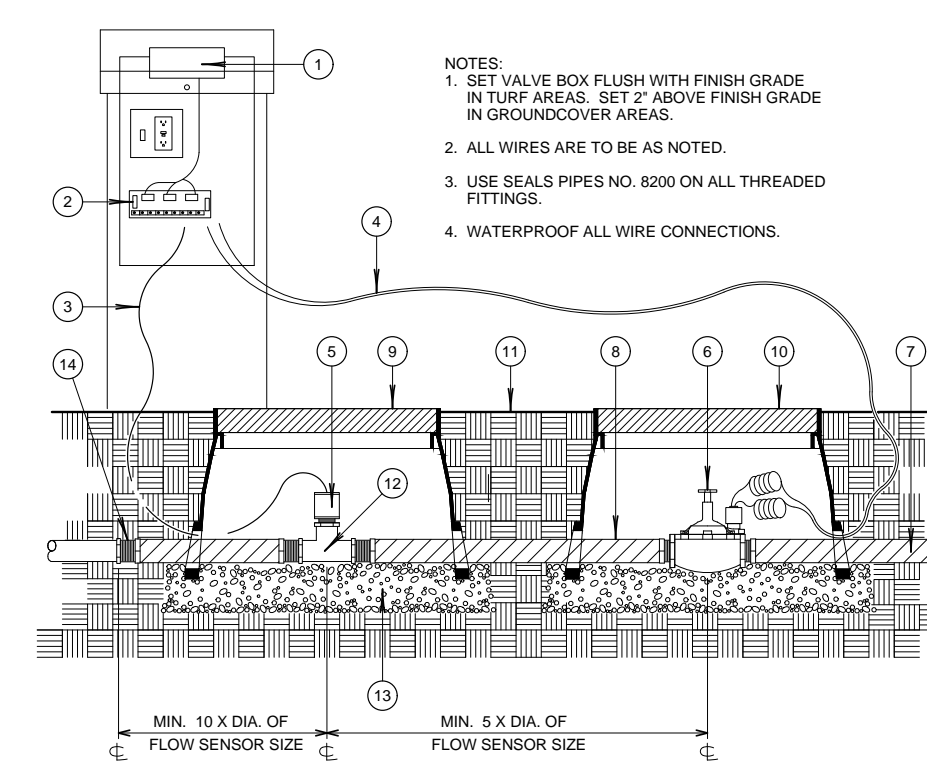
IRRIGATION VALVE BOX LOCATION, TYP. SCALE 1" = 1'-0" 15



- 1 BALL VALVE (SEE MANUFACTURER'S SPECIFICATIONS).
- 2 REDUCED PRESSURE BACKFLOW PREVENTER (DELIVER PRESSURE).
- 3 PRESSURE REGULATOR SET AT 85 PSI (DELIVER PRESSURE).
- 4 WYE STRAINER (MESH) LINE SIZE.
- 5 BRASS PIPE.
- 6 BRASS UNION.
- 7 RELIEF PORT.
- 8 PRESSURE GAUGE.
- 9 LINE SIZE X 1/2" BRASS NIPPLE.
- 10 PVC FEMALE ADAPTOR.
- 11 PRESSURE SUPPLY LINE DISCHARGE (SEE SPECIFICATION).
- 12 DOMESTIC PRESSURE SUPPLY LINE INTAKE (SEE SPECIFICATION).
- 13 1/2" CURB MIN. CONCRETE THRUST BLOCK (2 PLACES).
- 14 LEMUEIR BACKFLOW PREVENTER ENCLOSURE. POWDER COATED FORREST GREEN. INSTALL PER MANUFACTURER'S SPECIFICATIONS SIZE AS REQUIRED.

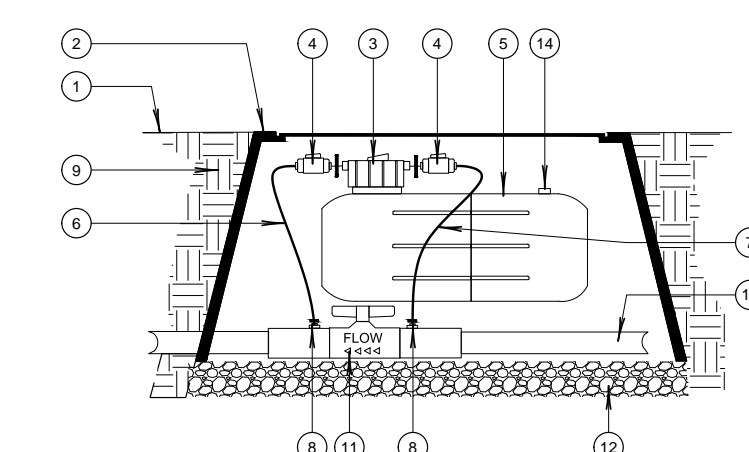
NOTES:
1. ALL UNDERGROUND PIPES SHALL BE DOUBLE WRAPPED WITH APPROVED TAPE.
2. WHEN USING GALVANIZED STEEL PIPE, WHEN UNITS IS NEXT TO BUILDING, WALL, ETC. TEST COCKS ARE TO BE ON OUTSIDE.
3. EQUIPMENT TO BE INSTALLED AT A MAXIMUM OF 12" FROM WALLS, BLDGS. ETC.
4. CONTRACTOR TO PROVIDE VANDAL PROOF LOCK COVER.

BACKFLOW PREVENTER ASSEMBLY SCALE 1" = 1'-0" 9



- 1 AUTOMATIC CONTROLLER (BEYOND).
- 2 MASTER VALVE RELAY AND FLOW SENSOR LAIR BOX INSIDE CONTROLLER ENCLOSURE.
- 3 PAGE ELECTRICAL #7200-D CABLE SHOWN DIAGRAMMATICALLY. TO BE LOCATED IN 1" P.V.C. CONDUIT.
- 4 (2) NO. 14 WIRES SHOWN DIAGRAMMATICALLY. TO BE LOCATED IN 1" P.V.C. CONDUIT.
- 5 FLOW SENSOR SIZED PER PLAN.
- 6 MASTER CONTROL VALVE (NORMALLY SET IN THE OPEN POSITION).
- 7 PRESSURE SUPPLY LINE (DISCHARGE).
- 8 PRESSURE SUPPLY LINE TO BE SAME DIAMETER AS FLOW SENSOR.
- 9 12" X 18" PLASTIC BOX AND COVER W/ LOCK TOP MARKED F.S. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE.
- 10 12" X 18" PLASTIC BOX AND COVER W/ LOCK TOP MARKED M.C.V.
- 11 FINISH GRADE.
- 12 PVC TEE.
- 13 3/4" PEA GRAVEL (MIN. 6" DEPTH).
- 14 COUPLING.

MASTER VALVE & FLOW SENSOR SCALE 1" = 1'-0" 10

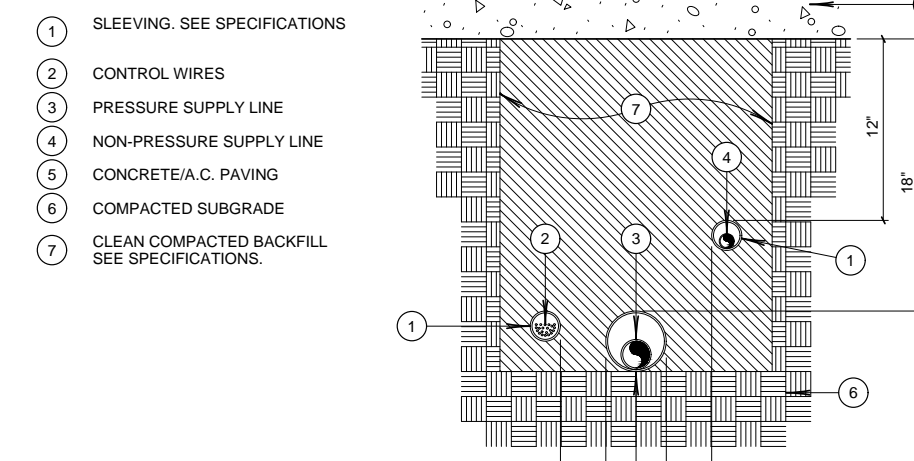


- 1 FINISH GRADE.
- 2 VALVE BOX & COVER. 17" L X 12" D X 11 3/4" W.
- 3 PROPORTIONING CAP W/ FEED ADJUSTMENT KNOB.
- 4 EZ-FLO SHUT OFF VALVES WITH DISCONNECT WAGERS.
- 5 EZ-FLO MODEL E201-CX FERTILIZING SYSTEM. 17" L X 9" D X 11" H.
- 6 FERTILIZER OUT - CONNECT CLEAR TUBE TO GREEN CONNECTIONS ON PROPORTIONING CAP AND COUPLING.
- 7 WATER IN - CONNECT BLACK TUBE TO BLUE CONNECTIONS ON PROPORTIONING CAP AND COUPLING.
- 8 1/4" TUBING CLAMP. BOTH THE GREEN AND BLUE COUPLING TUBING CONNECTIONS.
- 9 APPROVED BACKFILL.
- 10 PVC MAIN LINE TO VALVE MANIFOLD.
- 11 EZ-BALL VALVE COUPLING CONNECTOR. INSTALL ACCORDING TO WATER FLOW DIRECTION ARROW.
- 12 PEA GRAVEL (1 CU. FT.).
- 13 PVC MAIN LINE FROM MECHANICAL SHD.
- 14 PRESSURE RELIEF VALVE.

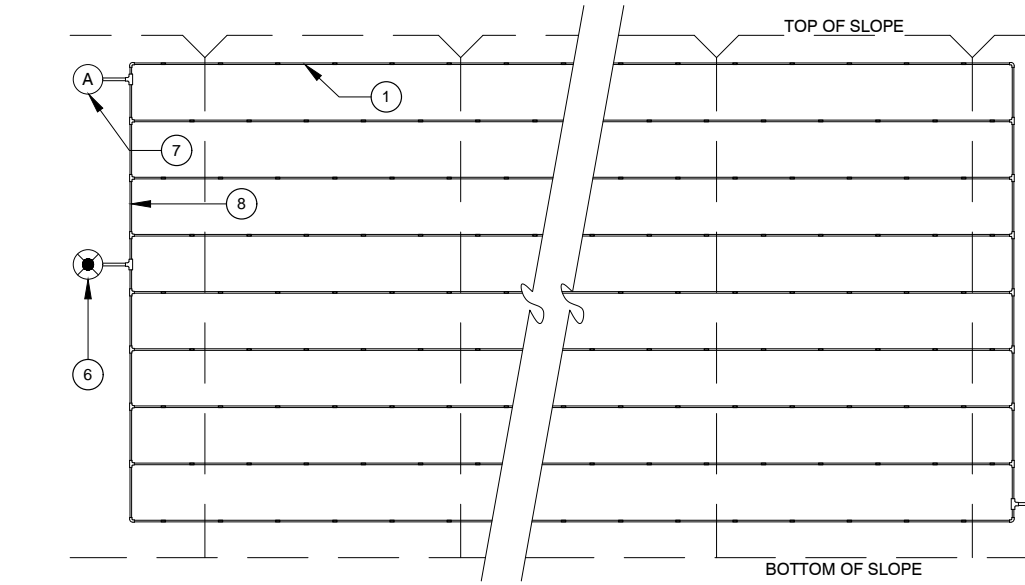
NOTES: KEYNOTES 3, 4, 5, 6, 7 AND 8 ARE INCLUDED WITH THE EZ-FLO SYSTEM. KEYNOTE 11 IS PURCHASED SEPARATELY.

FERTIGATION UNIT ASSEMBLY SCALE 1" = 1'-0" 11

| SIZE | DESCRIPTION | SLEEVE SIZE |
|---------------|----------------------|--------------------|
| 3/4" - 1 1/4" | PRESSURE SUPPLY LINE | 2" SCHEDULE 40 PVC |
| 1 1/2" - 2" | PRESSURE SUPPLY LINE | 3" SCHEDULE 40 PVC |
| 2 1/2" - 3" | PRESSURE SUPPLY LINE | 4" SCHEDULE 40 PVC |
| 1/2" - 1" | NON-PRESSURE LINE | 2" SCHEDULE 40 PVC |
| 1 1/4" - 2" | NON-PRESSURE LINE | 3" SCHEDULE 40 PVC |
| 2 1/2" - 3" | NON-PRESSURE LINE | 4" SCHEDULE 40 PVC |
| 1/30 | CONTROL WIRES | 2" SCH 40 PVC |

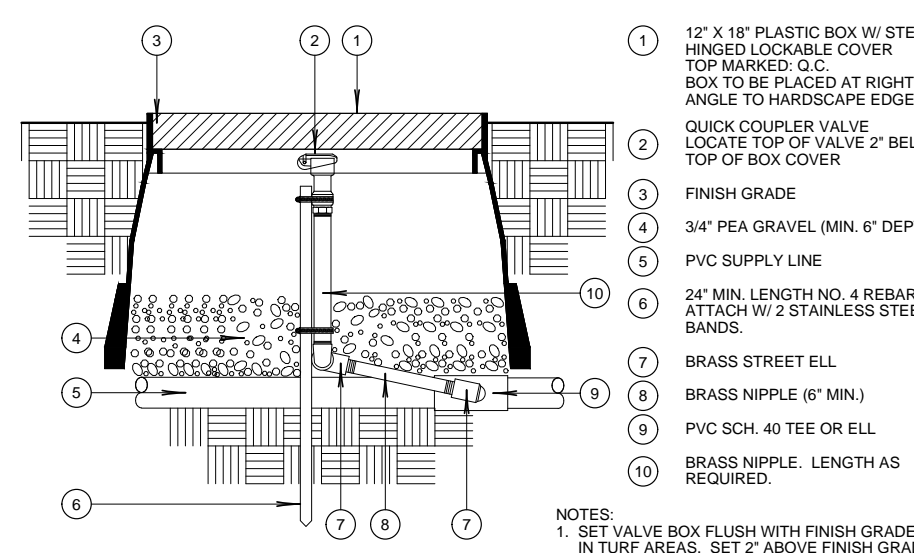


TYP. TRENCHING DETAIL SCALE 1" = 1'-0" 4



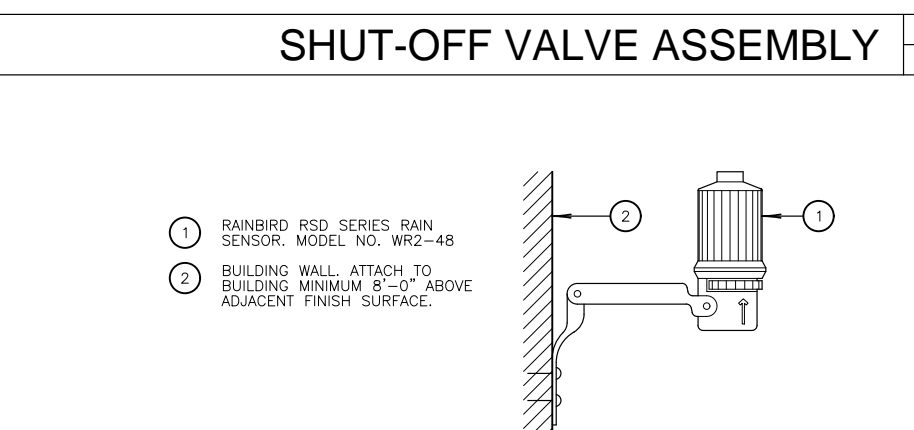
- 1 RAINBIRD INLINE EMITTER TUBING WITH 200-RIB BITTER. SEE LEGEND.
- 2 RAINBIRD COMPRESSION FITTING.
- 3 RAINBIRD DOWN STAKE. MODEL NO. DLH-8TK. LOCATE 60" ON CENTER.
- 4 ROCK MULCH.
- 5 NATURAL SUBGRADE.
- 6 AUTOMATIC REMOTE CONTROL VALVE. SEE DETAIL 12 THIS SHEET.
- 7 AIR RELIEF VALVE. SEE DETAIL 10 THIS SHEET.
- 8 PVC HEADER OR MANIFOLD.
- 9 LANDSCAPE DRIPLINE FLUSH POINT. SEE DETAIL 12 THIS SHEET.

TYP. DRIP LAYOUT DETAIL SCALE 1" = 1'-0" 5

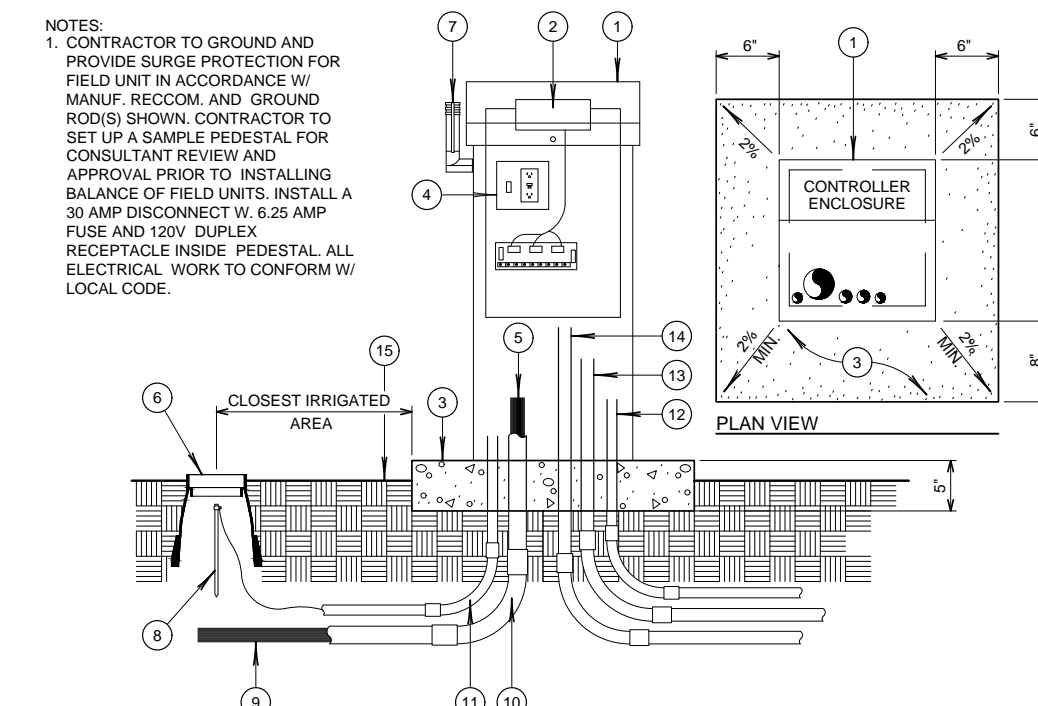


- 1 12" X 18" PLASTIC BOX W/ STEEL HINGED LOCKABLE COVER. TOP MARKED C.L.C. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE.
- 2 QUICK COUPLER VALVE. LOCATE TOP OF VALVE 2" BELOW TOP OF BOX COVER.
- 3 FINISH GRADE.
- 4 3/4" PEA GRAVEL (MIN. 6" DEPTH).
- 5 PVC SUPPLY LINE.
- 6 24" MIN. LENGTH NO. 4 REBAR. ATTACH W/ 2" STAINLESS STEEL BANDS.
- 7 BRASS STREET ELL.
- 8 BRASS NIPPLE (6" MIN.).
- 9 PVC SCH. 40 TEE OR ELL.
- 10 BRASS NIPPLE. LENGTH AS REQUIRED.

QUICK COUPLER DETAIL SCALE 1" = 1'-0" 6

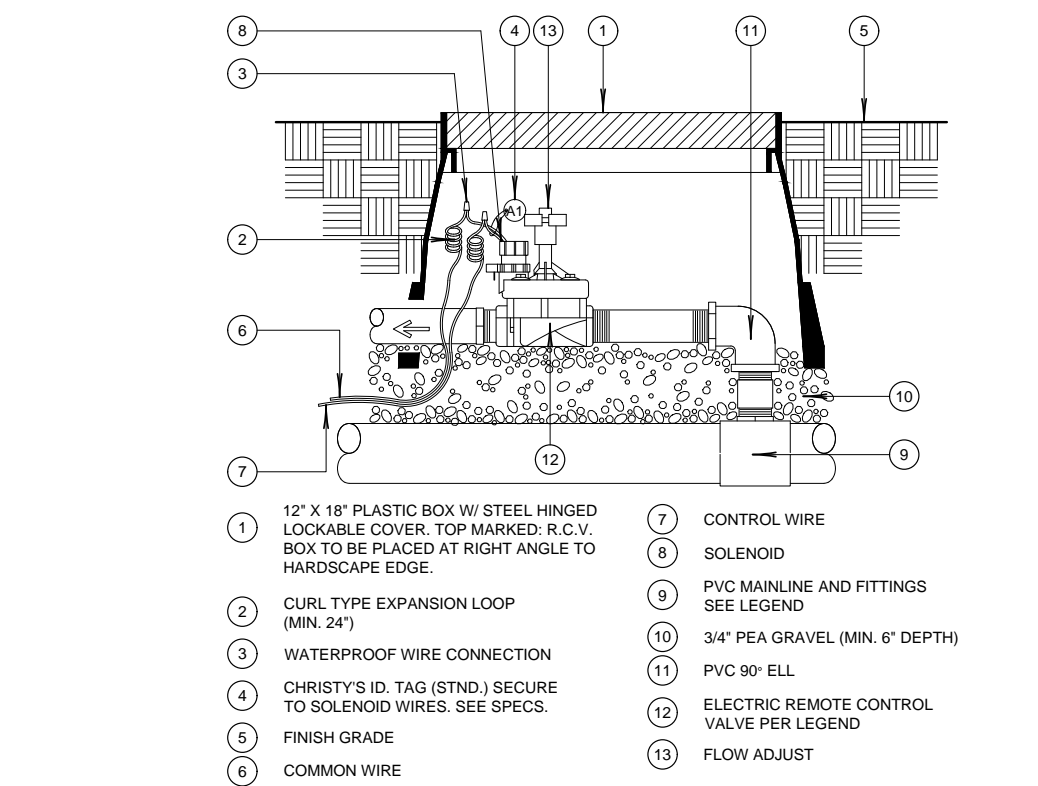


SHUT-OFF VALVE ASSEMBLY SCALE 1" = 1'-0" 7



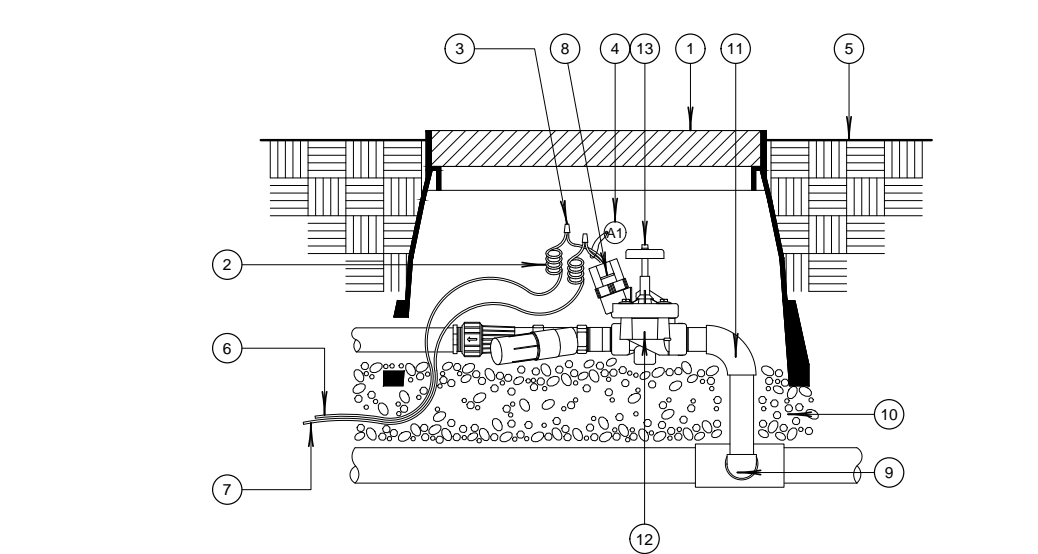
- 1 TOP ENTRY STAINLESS STEEL CONTROLLER ENCLOSURE (SEE IRRIGATION EQUIPMENT LEGEND FOR SIZE SPECIFICATION). SECURED TO CONCRETE FOOTINGS W/ GALVANIZED BOLTS (TYP. 2 PLACES).
- 2 IRRIGATION CONTROLLER (SEE IRRIGATION EQUIPMENT LEGEND FOR SIZE SPECIFICATION).
- 3 POWER SWITCH/GRF RECEPTACLE.
- 4 ALL WIRES TO BE SECURELY TIED INSIDE ENCLOSURE.
- 5 10" ROUND PLASTIC VALVE BOX.
- 6 AUTOMATIC RAIN FREEZE SHUTOFF MOUNTED AND CONNECTED PER MANUFACTURER'S RECOMMENDATION.
- 7 5/8" X 8 FT. COPPER CLAD GROUNDING ROD W/ BRONZE CLAMP (DT) AS RECOMMENDED BY MANUFACTURER).
- 8 1 COMMON WIRE TO ALL R.C.V.'S.
- 9 1 CONTROL WIRE TO EACH R.C.V.
- 10 3" PVC SWEEP ELBOW AND CONDUIT FOR CONTROL WIRES.
- 11 1" PVC SWEEP ELBOW AND CONDUIT FOR GROUND WIRE.
- 12 1" PVC CONDUIT FOR 120 VAC ELECTRICAL (INDEPENDENT SERVICE PROVIDED BY ELECTRICAL CONTRACTOR).
- 13 1 1/4" PVC CONDUIT FOR COMMUNICATION CABLE TO GATELITE ASSEMBLY. (IF REQUIRED).
- 14 1 1/4" PVC CONDUIT FOR FLOW SENSOR CABLE.
- 15 FINISH GRADE.

CONTROLLER DETAIL SCALE 1" = 1'-0" 1



- 1 12" X 18" PLASTIC BOX W/ STEEL HINGED LOCKABLE COVER. TOP MARKED R.C.V. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE.
- 2 CURL TYPE EXPANSION LOOP (MIN. 24").
- 3 WATERPROOF WIRE CONNECTION.
- 4 CHRISTY'S ID. TAG (STND.) SECURE TO SOLENOID WIRES. SEE SPECS.
- 5 FINISH GRADE.
- 6 COMMON WIRE.
- 7 CONTROL WIRE.
- 8 SOLENOID.
- 9 PVC MAINLINE AND FITTINGS. SEE LEGEND.
- 10 3/4" PEA GRAVEL (MIN. 6" DEPTH).
- 11 PVC 90° ELL.
- 12 ELECTRIC REMOTE CONTROL VALVE PER LEGEND.
- 13 FLOW ADJUST.

REMOTE CONTROL VALVE ASSEMBLY SCALE 1" = 1'-0" 2



- 1 12" X 18" PLASTIC BOX W/ STEEL HINGED LOCKABLE COVER. TOP MARKED R.C.V. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE.
- 2 CURL TYPE EXPANSION LOOP (MIN. 24").
- 3 WATERPROOF WIRE CONNECTION.
- 4 CHRISTY'S ID. TAG (STND.) SECURE TO SOLENOID WIRES. SEE SPECS.
- 5 FINISH GRADE.
- 6 COMMON WIRE.
- 7 CONTROL WIRE.
- 8 SOLENOID.
- 9 PVC MAINLINE AND FITTINGS. SEE LEGEND.
- 10 3/4" PEA GRAVEL (MIN. 6" DEPTH).
- 11 PVC 90° ELL.
- 12 ELECTRIC REMOTE CONTROL VALVE PER LEGEND.
- 13 FLOW ADJUST.

NOTES:
1. VALVES ARE TO BE INSTALLED IN SHRUB AREAS UNLESS OTHERWISE NOTED.
2. WHEN MORE THAN ONE VALVE IS LOCATED IN THE SAME AREA PROVIDE A SPACE A MIN. OF 3 FT. APART.
3. USE SEALS PIPE NO. 8200 ON ALL THREADED FITTINGS.

DRIP REMOTE CONTROL VALVE ASSEMBLY SCALE 1" = 1'-0" 3

WESTWOOD WEST



1515 S Veteran Ave
Los Angeles, CA 90024
Street render from north corner

wtarch

July 1, 2024

WARREN TECHENTIN ARCHITECTURE, INC.
2801 HYPERION AVE. SUITE 103
LOS ANGELES, CA 90027
tel: 323. 664. 4500
www.wtarch.com

WESTWOOD WEST



1515 S Veteran Ave
Los Angeles, CA 90024
Street render from east corner - night

wtarch

July 1, 2024

WARREN TECHENTIN ARCHITECTURE, INC.
2801 HYPERION AVE. SUITE 103
LOS ANGELES, CA 90027
tel: 323. 664. 4500
www.wtarch.com

EXHIBIT B

HEIGHT COMPATIBILITY STUDY

CPC-2022-7045-CU3-DB-DRB-SPPC-HCA

westwood west

1515 S VETERAN AVE
 LOS ANGELES, CA
 90024



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| Issue/Revision | Description | Date | Issued to |
|----------------|-------------|------|-----------|
| | | | |
| | | | |
| | | | |
| | | | |

Height
 Compatibility
 Study

13 Sep 2024

Scale NOT TO SCALE

date dwg no dwg title

EXHIBIT C

SITE PHOTOS, ZIMAS PROFILE REPORT, AND MAPS

CPC-2022-7045-CU3-DB-DRB-SPPC-HCA

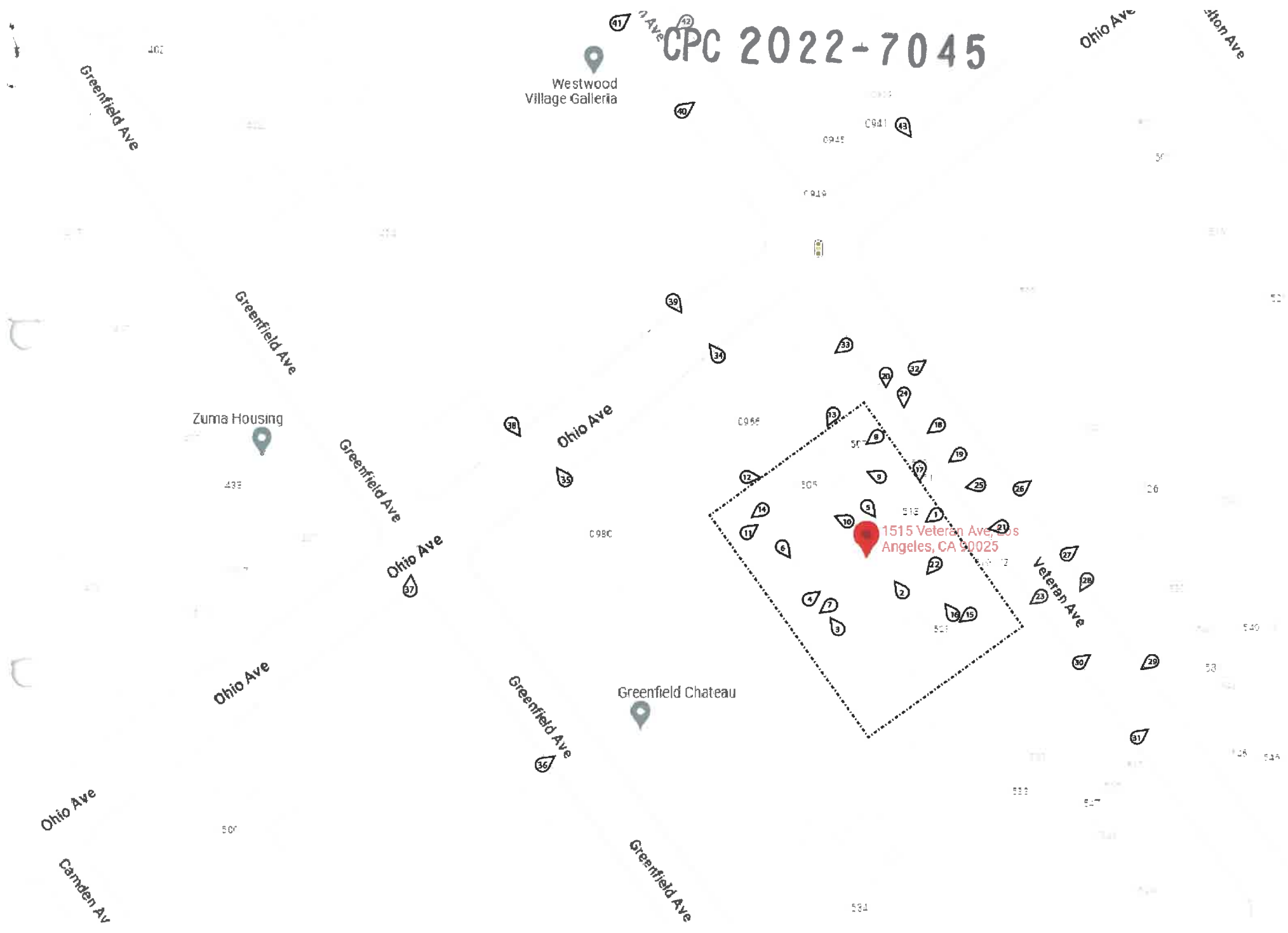
CPC 2022-7045

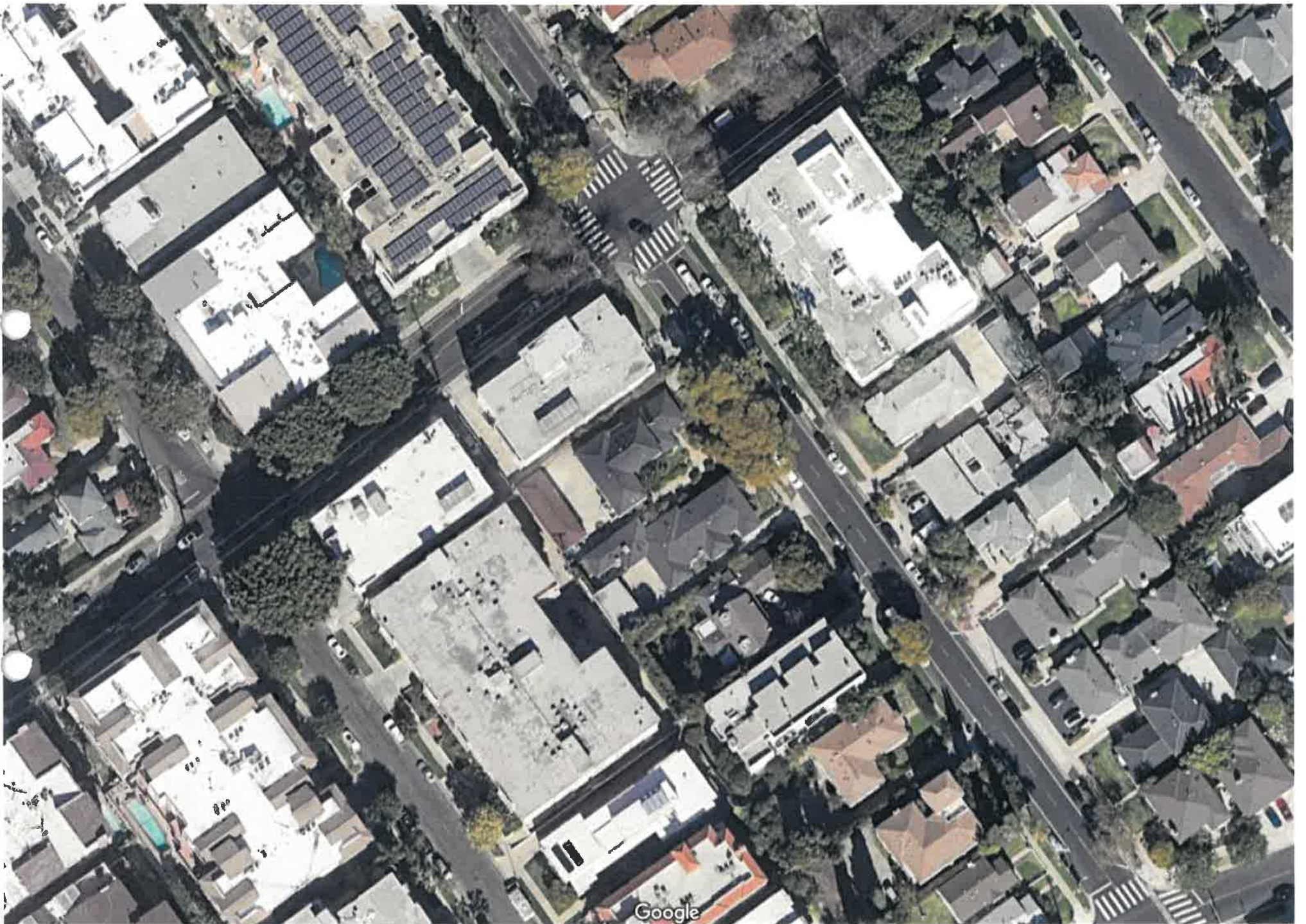
Westwood Village Galleria

Zuma Housing

Greenfield Chateau

1515 Veteran Ave, Los Angeles, CA 90025





1505-1523 VETERAN AVE - AERIAL VIEW



FIG 1



FIG 2



FIG 3



FIG 4



FIG 5



FIG 6



FIG 7



FIG 8



FIG 9



FIG 10



FIG 11



FIG 12



FIG 13



FIG 14



FIG 15



FIG 16



FIG 17



FIG 18



FIG 19



FIG 20



FIG 21



FIG 22



FIG 23



FIG 24



FIG 25



FIG 26



FIG 27



FIG 28



FIG 29



FIG 30



FIG 31



FIG 32



FIG 33



FIG 34



FIG 35



FIG 36



FIG 37



FIG 38



FIG 39



FIG 40



FIG 41



FIG 42



FIG 43



City of Los Angeles Department of City Planning

9/25/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1505 S VETERAN AVE
1507 S VETERAN AVE
1509 S VETERAN AVE
1511 S VETERAN AVE
1513 S VETERAN AVE

ZIP CODES

90024

RECENT ACTIVITY

PAR-2023-6080-AHRF
PAR-2023-434-AHRF-PHP
PAR-2022-902-TOC
PAR-2022-5495-AHRF
PAR-2021-5108-TOC

CASE NUMBERS

ADM-2021-2631-TOC
CPC-2022-7045-CU3-DB-DRB-SPPC-HCA
CPC-2021-795-SP
CPC-2014-1457-SP
CPC-19XX-19311
CPC-1989-375-SUD
CPC-1987-12142
ORD-187644
ORD-186108
ORD-183497
ORD-171492
ORD-171227
ORD-165888
ORD-163205
ORD-163204
ORD-163203
ORD-163186-SA1A
ORD-161914
ORD-136483
ORD-129279
DIR-2022-909-TOC-DRB-SPP-HCA
ENV-2022-910-EAF
ENV-2022-7046-CE
ENV-2014-1458-EIR-SE-CE
MND-89-260-O

Address/Legal Information

| | |
|------------------------------|--------------------|
| PIN Number | 129B153 212 |
| Lot/Parcel Area (Calculated) | 8,501.0 (sq ft) |
| Thomas Brothers Grid | PAGE 632 - GRID B4 |
| Assessor Parcel No. (APN) | 4324023016 |
| Tract | TR 8235 |
| Map Reference | M B 114-91/93 |
| Block | 14 |
| Lot | 15 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 129B153 |

Jurisdictional Information

| | |
|--------------------------|-------------------------------|
| Community Plan Area | Westwood |
| Area Planning Commission | West Los Angeles |
| Neighborhood Council | Westwood |
| Council District | CD 5 - Katy Young Yaroslavsky |
| Census Tract # | 2655.24 |
| LADBS District Office | West Los Angeles |

Permitting and Zoning Compliance Information

| | |
|-----------------------|-------------------|
| Administrative Review | ADM-2021-2631-TOC |
|-----------------------|-------------------|

Planning and Zoning Information

| | |
|------------------------------------|--|
| Special Notes | None |
| Zoning | [Q]R3-1-O |
| Zoning Information (ZI) | ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation ZI-1447 Specific Plan: Westwood Community Design Review Board ZI-1446 Specific Plan: Westwood Community Plan Multiple Family Residential Development Standards ZI-2512 Housing Element Inventory of Sites |
| General Plan Land Use | Medium Residential |
| General Plan Note(s) | Yes |
| Hillside Area (Zoning Code) | No |
| Specific Plan Area | WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION |
| Subarea | None |
| Specific Plan Area | WESTWOOD COMMUNITY DESIGN REVIEW BOARD |
| Subarea | None |
| Specific Plan Area | WESTWOOD COMMUNITY PLAN MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS |
| Subarea | None |
| Special Land Use / Zoning | None |
| Historic Preservation Review | No |
| Historic Preservation Overlay Zone | None |
| Other Historic Designations | None |
| Mills Act Contract | None |
| CDO: Community Design Overlay | None |
| CPIO: Community Plan Imp. Overlay | None |
| Subarea | None |

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

| | |
|---|---|
| CUGU: Clean Up-Green Up | None |
| HCR: Hillside Construction Regulation | No |
| NSO: Neighborhood Stabilization Overlay | No |
| POD: Pedestrian Oriented Districts | None |
| RBP: Restaurant Beverage Program Eligible Area | None |
| RFA: Residential Floor Area District | None |
| RIO: River Implementation Overlay | No |
| SN: Sign District | No |
| AB 2334: Very Low VMT | Yes |
| AB 2097: Reduced Parking Areas Streetscape | Yes No |
| Adaptive Reuse Incentive Area | None |
| Affordable Housing Linkage Fee | |
| Residential Market Area | High |
| Non-Residential Market Area | High |
| Transit Oriented Communities (TOC) | Tier 3 |
| ED 1 Eligibility | Review Eligibility |
| RPA: Redevelopment Project Area | None |
| Central City Parking | No |
| Downtown Parking | No |
| Building Line | None |
| 500 Ft School Zone | None |
| 500 Ft Park Zone | None |
| Assessor Information | |
| Assessor Parcel No. (APN) | 4324023016 |
| Ownership (Assessor) | |
| Owner1 | ARIZONA THIRD STREET PARTNERSHIP |
| Address | 10250 CONSTELLATION BLVD STE 2700 LOS ANGELES CA 90067 |
| Ownership (Bureau of Engineering, Land Records) | |
| Owner | BHB WESTWOOD APTS LLC |
| Address | 10250 CONSTELLATION BLVD STE 2700 LOS ANGELES CA 90067 |
| APN Area (Co. Public Works)* | 0.195 (ac) |
| Use Code | 0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less |
| Assessed Land Val. | \$134,261 |
| Assessed Improvement Val. | \$53,060 |
| Last Owner Change | 03/01/2022 |
| Last Sale Amount | \$12,698,126 |
| Tax Rate Area | 67 |
| Deed Ref No. (City Clerk) | 8-460 |
| | 2037461 |
| | 1608892 |
| | 1596015 |
| | 0934477 |
| | 0421751 |
| | 0421750 |
| | 0244063 |
| Building 1 | |
| Year Built | 1947 |
| Building Class | D6 |
| Number of Units | 5 |
| Number of Bedrooms | 0 |

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

| | |
|------------------------------------|------------------------|
| Number of Bathrooms | 0 |
| Building Square Footage | 4,137.0 (sq ft) |
| Building 2 | No data for building 2 |
| Building 3 | No data for building 3 |
| Building 4 | No data for building 4 |
| Building 5 | No data for building 5 |
| Rent Stabilization Ordinance (RSO) | Yes [APN: 4324023016] |

Additional Information

| | |
|---|---------------------|
| Airport Hazard | None |
| Coastal Zone | None |
| Farmland | Area Not Mapped |
| Urban Agriculture Incentive Zone | YES |
| Very High Fire Hazard Severity Zone | No |
| Fire District No. 1 | No |
| Flood Zone | Outside Flood Zone |
| Watercourse | Yes |
| Methane Hazard Site | Methane Buffer Zone |
| High Wind Velocity Areas | No |
| Special Grading Area (BOE Basic Grid Map A-13372) | Yes |
| Wells | None |

Environmental

| | |
|-------------------------------|------|
| Santa Monica Mountains Zone | No |
| Biological Resource Potential | None |
| Mountain Lion Potential | None |
| Monarch Butterfly Potential | No |

Seismic Hazards

| | |
|--------------------------------------|---|
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | Within Fault Zone |
| Nearest Fault (Name) | Santa Monica Fault |
| Region | Transverse Ranges and Los Angeles Basin |
| Fault Type | B |
| Slip Rate (mm/year) | 1.00000000 |
| Slip Geometry | Left Lateral - Reverse - Oblique |
| Slip Type | Moderately / Poorly Constrained |
| Down Dip Width (km) | 13.00000000 |
| Rupture Top | 0.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | -75.00000000 |
| Maximum Magnitude | 6.60000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | Yes |
| Preliminary Fault Rupture Study Area | None |
| Tsunami Hazard Area | No |

Economic Development Areas

| | |
|---|------|
| Business Improvement District | None |
| Hubzone | None |
| Jobs and Economic Development Incentive Zone (JEDI) | None |
| Opportunity Zone | No |
| Promise Zone | None |
| State Enterprise Zone | None |

Housing

Direct all Inquiries to Los Angeles Housing Department

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

| | |
|---------------------------------------|---|
| Telephone | (866) 557-7368 |
| Website | https://housing.lacity.org |
| Rent Stabilization Ordinance (RSO) | Yes [APN: 4324023016] |
| Ellis Act Property | No |
| AB 1482: Tenant Protection Act | No |
| Housing Crisis Act Replacement Review | Yes |
| Housing Element Sites | |
| HE Replacement Required | Yes |
| SB 166 Units | 0.65 Units, Above Moderate |
| Housing Use within Prior 5 Years | Yes |

Public Safety

Police Information

| | |
|--------------------|------------------|
| Bureau | West |
| Division / Station | West Los Angeles |
| Reporting District | 855 |

Fire Information

| | |
|-----------------------------|------|
| Bureau | West |
| Battalion | 9 |
| District / Fire Station | 37 |
| Red Flag Restricted Parking | No |

CASE SUMMARIES

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

| | |
|--------------------------|--|
| Case Number: | ADM-2021-2631-TOC |
| Required Action(s): | TOC-TRANSIT ORIENTED COMMUNITIES |
| Project Descriptions(s): | TOC TIER VERIFICATION |
| Case Number: | CPC-2022-7045-CU3-DB-DRB-SPPC-HCA |
| Required Action(s): | DB-DENSITY BONUS DRB-DESIGN REVIEW BOARD HCA-HOUSING CRISIS ACT |
| Project Descriptions(s): | PURSUANT TO LAMC 12.24.U.26 A CONDITIONAL USE TO PERMIT A 46% INCREASE IN THE NUMBER OF UNITS TO 47 UNITS PURSUANT TO LAMC 12.22 A.25 A DENSITY BONUS APPLICATION REQUESTING 3 OFF MENU INCENTIVES AND 2 WAIVERS OF DEVELOPMENT STANDARDS. 1) FLOOR AREA RATIO: 66.7% INCREASE OF FAR; 2) HEIGHT: INCREASE BY 22 FEET; CURRENTLY THE ZONE ALLOWS FOR 45 FEET, INCREASE UP TO 67 FEET; 3) 42% OPEN SPACE REDUCTION IN THE REQUIRED OPEN SPACE (FROM 9400 SF TO 5508 SF); WAIVERS INCLUDE 1) 30% REDUCTION TO ONE OF THE INDIVIDUAL SIDEYARDS ON THE NORTH SIDE YARD SETBACK AND 2) A 30% REDUCTION TO ONE INDIVIDUAL SIDEYARDS ON THE SOUTHSIDE YARD SETBACK. PURSUANT TO LAMC 16.50 PROJECT IS SUBJECT TO THE WESTWOOD DESIGN REVIEW BOARD PROCEDURES. PURSUANT TO LAMC 11.5.7 PROJECT IS SUBJECT TO THE WESTWOOD MULTI-FAMILY SPECIFIC PLAN AND SPECIFIC PLAN PROJECT PERMIT COMPLIANCE REVIEW. PURSUANT TO LAMC 12.37I A WAIVER FOR DEDICATION AND IMPROVEMENTS TO WAIVE 13 FOOT DEDICATION. |
| Case Number: | CPC-2021-795-SP |
| Required Action(s): | SP-SPECIFIC PLAN (INCLUDING AMENDMENTS) |
| Project Descriptions(s): | SPECIFIC PLAN AMENDMENT TO WESTWOOD VILLAGE SPECIFIC PLAN |
| Case Number: | CPC-2014-1457-SP |
| Required Action(s): | SP-SPECIFIC PLAN (INCLUDING AMENDMENTS) |
| Project Descriptions(s): | SPECIFIC PLAN AMENDMENT |
| Case Number: | CPC-19XX-19311 |
| Required Action(s): | Data Not Available |
| Project Descriptions(s): | |
| Case Number: | CPC-1989-375-SUD |
| Required Action(s): | SUD-SUPPLEMENTAL USE DISTRICT ("K" DIST., "O" DISTRICT, ETC.) |
| Project Descriptions(s): | SUPPLEMENTAL USE DISTRICT FOR OIL DRILLING. |
| Case Number: | CPC-1987-12142 |
| Required Action(s): | Data Not Available |
| Project Descriptions(s): | PREPARE AND SUBMIT CONCURRENTLY WITH THE SUBJECT PLAN AMENDMENTS THE APPROPRIATE SPECIFIC PLAN ORDINANCE AND ZONE CHANGE ORDINANCES (LANDINI) |
| Case Number: | DIR-2022-909-TOC-DRB-SPP-HCA |
| Required Action(s): | TOC-TRANSIT ORIENTED COMMUNITIES DRB-DESIGN REVIEW BOARD SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE HCA-HOUSING CRISIS ACT |
| Project Descriptions(s): | PURSUANT TO LAMC 12.22 A.31, A TRANSIT ORIENTED COMMUNITIES PROJECT REQUESTING THREE ON MENU INCENTIVES FOR REDUCED SIDE YARD SETBACKS AND OPEN SPACE, AND AN INCREASE IN HEIGHT, IN CONJUNCTION WITH A HAUL ROUTE. PURSUANT TO LAMC 16.50 AND 11.5.7 A DESIGN REVIEW BOARD PROJECT AND PROJECT PERMIT COMPLIANCE REVIEW FOR THE WESTWOOD COMMUNITY DESIGN REVIEW BOARD SPECIFIC PLAN. |
| Case Number: | ENV-2022-910-EAF |
| Required Action(s): | EAF-ENVIRONMENTAL ASSESSMENT |
| Project Descriptions(s): | PURSUANT TO LAMC 12.22 A.31, A TRANSIT ORIENTED COMMUNITIES PROJECT REQUESTING THREE ON MENU INCENTIVES FOR REDUCED SIDE YARD SETBACKS AND OPEN SPACE, AND AN INCREASE IN HEIGHT, IN CONJUNCTION WITH A HAUL ROUTE. PURSUANT TO LAMC 16.50 AND 11.5.7 A DESIGN REVIEW BOARD PROJECT AND PROJECT PERMIT COMPLIANCE REVIEW FOR THE WESTWOOD COMMUNITY DESIGN REVIEW BOARD SPECIFIC PLAN. |
| Case Number: | ENV-2022-7046-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Project Descriptions(s): PURSUANT TO LAMC 12.24.U.26 A CONDITIONAL USE TO PERMIT A 46% INCREASE IN THE NUMBER OF UNITS TO 47 UNITS

PURSUANT TO LAMC 12.22 A.25 A DENSITY BONUS APPLICATION REQUESTING 3 OFF MENU INCENTIVES AND 2 WAIVERS OF DEVELOPMENT STANDARDS. 1) FLOOR AREA RATIO: 66.7% INCREASE OF FAR; 2) HEIGHT: INCREASE BY 22 FEET; CURRENTLY THE ZONE ALLOWS FOR 45 FEET, INCREASE UP TO 67 FEET; 3) 42% OPEN SPACE REDUCTION IN THE REQUIRED OPEN SPACE (FROM 9400 SF TO 5508 SF); WAIVERS INCLUDE 1) 30% REDUCTION TO ONE OF THE INDIVIDUAL SIDEYARDS ON THE NORTH SIDE YARD SETBACK AND 2) A 30% REDUCTION TO ONE INDIVIDUAL SIDEYARDS ON THE SOUTHSIDE YARD SETBACK.

PURSUANT TO LAMC 16.50 PROJECT IS SUBJECT TO THE WESTWOOD DESIGN REVIEW BOARD PROCEDURES.

PURSUANT TO LAMC 11.5.7 PROJECT IS SUBJECT TO THE WESTWOOD MULTI-FAMILY SPECIFIC PLAN AND SPECIFIC PLAN PROJECT PERMIT COMPLIANCE REVIEW.

PURSUANT TO LAMC 12.37I A WAIVER FOR DEDICATION AND IMPROVEMENTS TO WAIVE 13 FOOT DEDICATION.

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

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT
SE-STATUTORY EXEMPTIONS
CE-CATEGORICAL EXEMPTION

Project Descriptions(s): ENVIRONMENTAL IMPACT REPORT

Case Number: MND-89-260-O

Required Action(s): O-METHODS AND CONDITIONS - OIL DRILLING CASES

Project Descriptions(s): Data Not Available









DATA NOT AVAILABLE

- ORD-187644
- ORD-186108
- ORD-183497
- ORD-171492
- ORD-171227
- ORD-165888
- ORD-163205
- ORD-163204
- ORD-163203
- ORD-163186-SA1A
- ORD-161914
- ORD-136483
- ORD-129279

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LEGEND

GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
-  CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
-  CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
-  P, PB
-  PF




GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL






-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial




PARKING

-  Parking Buffer


PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES
































-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

INDUSTRIAL






-  Limited Industrial
-  Light Industrial

CIRCULATION





































STREET

-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)
-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

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


























MISC. LINES

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





POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

COASTAL ZONE



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

TRANSIT ORIENTED COMMUNITIES (TOC)






























| | |
|--|--|
|  Tier 1 |  Tier 3 |
|  Tier 2 |  Tier 4 |

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

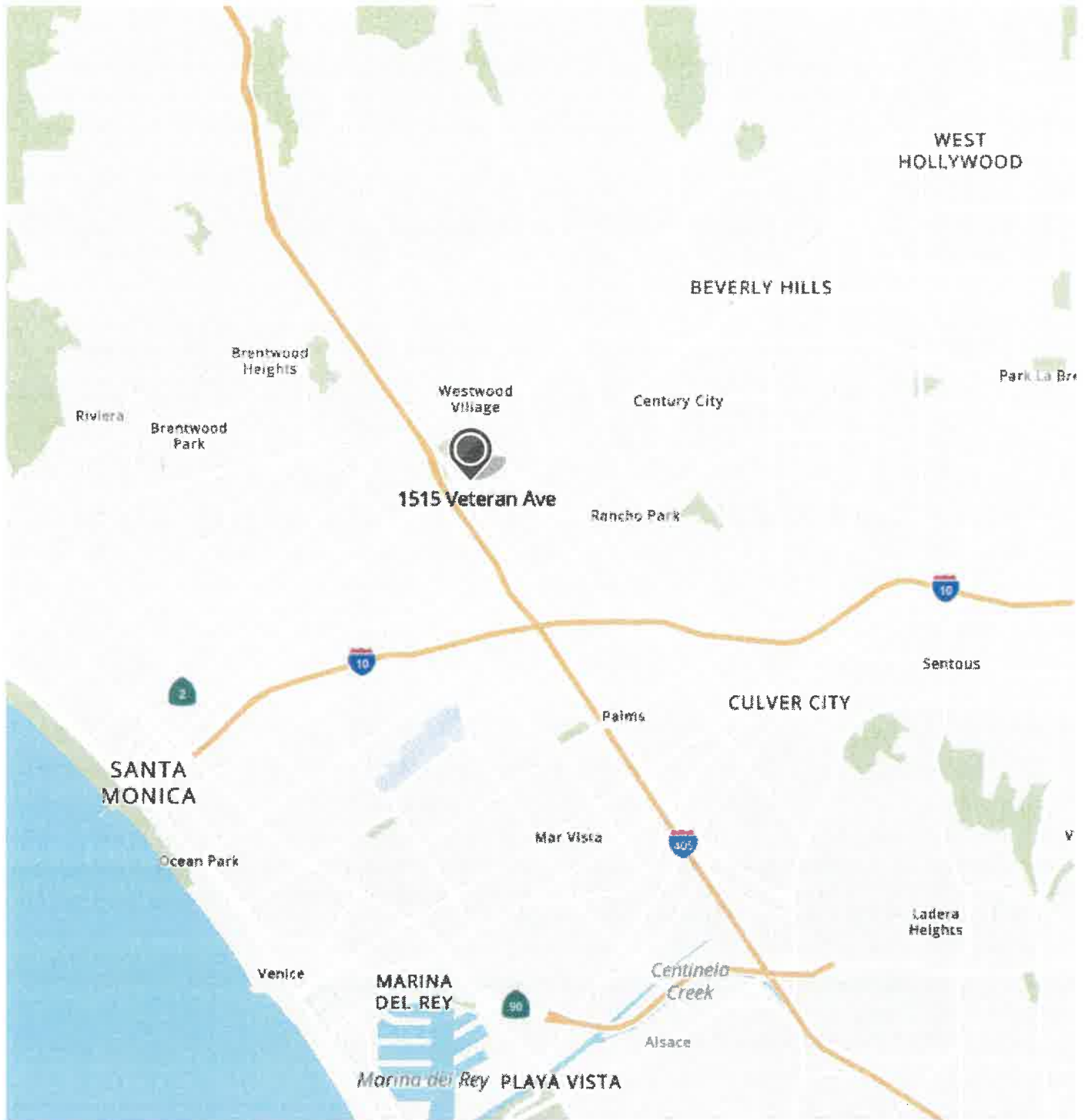
OTHER SYMBOLS

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

Vicinity Map

1505 – 1521 Veteran Ave

CPC 2022-7045





CONDITIONAL USE PERMIT

PROJECT ADDRESS:
 1505 - 1521 VETERAN AVE
 LOS ANGELES, CA 90024
 NET ACREAGE: .585

CENTERPOINT RADIUS MAPS
 263 W OLIVE AVE # 193
 BURBANK, CA 91502
 818.220.5401
 centerpointradiusmaps.com
 www.centerpointradiusmaps.com
 DRAWN BY: J BOONE
 DATE: 05-23-2024

THOMAS BROTHERS:
 PAGE: 632, GRID: B4

LEGAL:

LOTS: 13, 14, 15

TRACT: TR 8235

M.B: 114 - 91 / 93

BLOCK: 14

MAP SHEET: 129B153

C.D: 5

C.T: 2655.24

P.A: WESTWOOD

USES: FIELD

CASE #: _____

SCALE: 1" = 100'



EXHIBIT D

AGENCY CORRESPONDENCE

CPC-2022-7045-CU3-DB-DRB-SPPC-HCA

Ann Sewill, General Manager
Tricia Keane, Executive Officer

City of Los Angeles



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

housing.lacity.org

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

Karen R. Bass, Mayor

DATE: January 4, 2023

TO: Third Street Partnership, LP, Owner & Applicant
Brennen Hakimian, Owner Representative

FROM: Marites Cunanan, Senior Management Analyst II
Los Angeles Housing Department

SUBJECT: **Housing Crisis Act of 2019 (SB 8)**
Amended (DB) Replacement Unit Determination
RE: 1505-1523 South Veteran Avenue, Los Angeles, CA 90024

Based on the SB 8 Application for a Replacement Unit Determination (RUD) submitted by Brennen Hakimian (Owner Representative), on behalf of Third Street Partnership, LP, a California limited partnership (Owner & Applicant) and Diane Davisson, Successor Trustee of the Betty Burton Trust dated December 17, 1996 (Owner) for the above referenced property located at 1505-1523 S. Veteran Ave. (APN: 4324-023-014, 4324-023-015, & 4324-023-016) (Property) the Los Angeles Housing Department (LAHD) has made the following determination in reference to the above-referenced application. Eleven (11) units existed on the property within the last five (5) years. Eleven (11) RSO units are subject to replacement pursuant to the requirements of California Government Code Section 66300 as “protected units” with six (6) of the eleven (11) units subject to replacement as affordable “protected units”.

PROJECT SITE REQUIREMENTS:

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

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

Replacement of Existing Dwelling Units

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

Replacement of Existing or Demolished Protected Units

The Project must also replace all existing or demolished “Protected Units”. Protected Units are those residential dwelling units on the Property that are, or were, within the 5 years prior to the owner’s application for a SB 8 Replacement Unit Determination (SB 8 RUD): **(1)** subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income, **(2)** subject to any form of rent or price control through a public entity’s valid exercise of its police power within the 5 past years **(3)** 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 September 9, 2022, is at 33% extremely low income, 18% very low income and 19% low income for Transit Oriented Communities (TOC) projects and 51% very low income and 19% low income for Density Bonus (DB) projects. In the absence of specific entitlements, the affordability will default to 51% very low income and 19% low income. The remaining 30% of the units are presumed above-low income. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

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 November 17, 2022, the Applicant plans to demolish the existing structures and construct a new thirty-seven (37) unit apartment building with one (1) Accessory Dwelling Unit (ADU) on the Property pursuant to Density Bonus (DB) Guidelines.

PROPERTY STATUS (AKA THE "PROJECT SITE"):

Two (2) previous RUDs were issued on the property, an SB 330 RUD on July 21, 2021 and an SB 8 RUD on September 13, 2022. Owner Representative submitted an application for an amended SB 8 RUD to add an additional property (APN: 4324-023-014) on November 17, 2022. In order to comply with the required **five (5) year** look back period, LAHD collected and reviewed data from November 2017 to November 2022.

Review of Documents:

Pursuant to the Grant Deed Third Street Partnership, LP, a California limited partnership acquired the properties (APN: 4324-023-015 & 4324-023-016) on March 1, 2022. Pursuant to the "Order Approving Petition for Order

Determining Property to be Titled in Name of Trust”, Diane Davisson, Successor Trustee of the Betty Burton Trust dated December 17, 1996 acquired the property (APN: 4324-023-014) on May 4, 2022.

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, indicate use codes of:

- “0200 – Residential – Two Units” for APN: 4324-023-014.
- “0400 – Residential – Four Units” for APN: 4324-023-015.
- “0500 – Residential – Five or More Units” for APN: 4324-023-016.

Per the Rent Stabilization Ordinance (RSO) Unit, the Property contains eleven (11) unit subject to the RSO. Google Earth, Google Street View, and an Internet Search confirm that the Property contains three (3) separate buildings with a total of eleven (11) units.

The Los Angeles Department of Building and Safety (LADBS) database indicates that the Owner has applied for Demolition Permits (22019-10000-02542, 22019-10000-02543, 22019-10000-02544, 22019-10000-02545) and has applied for a New Building Permit (22010-10000-01389).

REPLACEMENT UNIT DETERMINATION:

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

| ADDRESS | BEDROOM TYPE | “PROTECTED?” | BASIS OF “PROTECTED” STATUS |
|-------------------------|--------------------|--------------|-----------------------------|
| 1505 S. Veteran Ave. | 1 Bedroom | Yes | RSO |
| 1507 S. Veteran Ave. | 1 Bedroom | Yes | RSO |
| 1509 S. Veteran Ave. | 2 Bedroom | Yes | RSO |
| 1511 S. Veteran Ave. | 1 Bedroom | Yes | RSO |
| 1513 S. Veteran Ave. | 2 Bedroom | Yes | RSO |
| 1515 S. Veteran Ave. | 1 Bedroom | Yes | RSO |
| 1517 S. Veteran Ave. | 1 Bedroom | Yes | RSO |
| 1519 S. Veteran Ave. | 1 Bedroom | Yes | RSO |
| 1519 ½ S. Veteran Ave. | 2 Bedroom | Yes | RSO |
| 1521 S. Veteran Ave. | 3 Bedroom | Yes | RSO |
| 1523 S. Veteran Ave. | 2 Bedroom | Yes | RSO |
| Totals: 11 Units | 17 Bedrooms | | |

Vacancy/Occupancy of Units:

Per the Applicant’s statement, all of the units on the Property were vacant at the time of the amended SB 8 RUD application. No income documents were submitted by the previous owner when the initial SB 330 RUD application was submitted for the properties at 1505-1519 ½ S. Veteran Ave. (APN: 4324-023-015 & 4324-023-016. On June 2, 2021 tenant packages were mailed to all nine (9) residential units. As part of the due diligence for SB 8, tenant packets were again sent out to all nine (9) of the initial units located at 1505-1519 ½ S. Veteran Ave. on August 31, 2022. No income documents were submitted by the current Applicant for the property at 1521-1523 S. Veteran Ave. (APN: 4324-023-014). Los Angeles Department of Water and Power records showed utility usage consistent with occupancy for the unit located at 1521 S. Veteran Ave. at the time of the application’s submission.

On July 15, 2021, the tenant’s statement for 1505 S. Veteran Ave. was received along with the tax documents, bank statements, W-2 forms, payroll stubs, and lease agreement verifying income and residency at the address for the last five years. Research and submitted documents showed that there was a tenant residing in 1505 S. Veteran Ave. After reviewing the documents received, LAHD determined that the income level of the tenant residing at 1505 S. Veteran Ave. was above-lower income within the last five (5) years of tenancy. The unit at 1505 S. Veteran Ave. is considered not subject to replacement as an affordable unit.

On June 2, 2021, the tenant's statement for 1511 S. Veteran Ave. was received along with the tax documents, bank statements, W-2 forms, payroll stubs, tax summary reports, and lease agreement verifying income and residency at the address for the last five years. Research and submitted documents show that there is a tenant residing in 1511 S. Veteran Ave. After reviewing the documents received, LAHD determined that the income level of the tenant residing at 1511 S. Veteran Ave. was above-lower income within the last five (5) years of tenancy. The unit at 1511 S. Veteran Ave. is considered not subject to replacement as an affordable unit.

On June 18, 2021, the tenant's statement for 1515 S. Veteran Ave. was received along with the tax documents, bank statements, W-2 forms, payroll stubs, and lease agreement verifying income and residency at the address for the last five years. Research and submitted documents show that there is a tenant residing in 1515 S. Veteran Ave. After reviewing the documents received, LAHD determined that the income level of the tenant residing at 1511 S. Veteran Ave. was above-lower income within the last five (5) years of tenancy. The unit at 1515 S. Veteran Ave. is considered not subject to replacement as an affordable unit.

On June 2, 2021, the tenant's statement for 1519 S. Veteran Ave. was received along with the tax documents, bank statements, W-2 forms, payroll stubs, and lease agreement verifying income and residency at the address for the last five (5) years. Per the tenant statement, Department of Water and Power (DWP) records, and Owner's statement, this unit was no longer occupied at the time of the application. After reviewing the documents received, LAHD determined that the income level of the tenant residing at 1519 S. Veteran Ave. was above-lower income within the last five years of tenancy. The unit at 1519 S. Veteran Ave. is considered not subject to replacement as an affordable unit.

For the four (4) units verified to be above lower-income (1505 S. Veteran Ave., 1511 S. Veteran Ave., 1515 S. Veteran Ave., & 1519 S. Veteran Ave.), the right of return does not apply. No complete responses were received for the other five (5) units located at 1507 S. Veteran Ave., 1509 S. Veteran Ave., 1513 S. Veteran Ave., 1517 S. Veteran Ave., & 1519 1/2 S. Veteran Ave.

The Los Angeles County Assessor's database provided evidence that the Homeowner's Exemption was taken for the entire review period for the unit located at 1523 S. Veteran Ave establishing owner occupancy and exempting the unit from replacement requirements. A tenant packet was sent to the unit located at 1521 S. Veteran Ave. on December 20, 2022 but no response was received.

No income documents were provided for the followings six (6) units: 1507 S. Veteran Ave., 1509 S. Veteran Ave., 1513 S. Veteran Ave., 1517 S. Veteran Ave., 1519 1/2 S. Veteran Ave., & 1521 S. Veteran Ave. Therefore, LAHD cannot verify that those units are currently occupied by a lower-income household.

For vacant units, the bedroom size of the existing units and the proportionality of the bedroom sizes of the new units, whichever is more restrictive will be considered to determine the bedroom types of the replacement units.

Pursuant to SB 8, where incomes of existing or former tenants are unknown, the required percentage of affordability is determined by the percentage of extremely low, very low, and low income rents in the jurisdiction as shown in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. At present, the Comprehensive Housing Affordability Strategy (CHAS) database shows 33% extremely low income, 18% very low income and 19% low income for TOC projects and 51% very low income and 19% low income for DB projects. In the absence of specific entitlements, the affordability will default to 51% very low income and 19% low income. The remaining 30% of the units are presumed above-low income.

[Remainder of this page left intentionally blank]

| | | | |
|--|---------------------------------|---|----|
| Number of Existing Residential Dwelling Units and Protected Units within five (5) years of Owner’s application: | | | 11 |
| Number of Protected Units Ellised within the last (10) years: | | | 0 |
| Number of Affordable Replacement Units required per CHAS: | | | 5 |
| | Project using <u>TOC</u> | Project using <u>DB or No Entitlements</u> | |
| 6 Units x 70% | 5 Units | 5 Units | |
| Extremely Low | 2 Units | 0 Units | |
| Very Low | 1 Unit | 4 Units | |
| Low | 2 Units | 1 Unit | |
| Market Rate RSO Units | 1 Unit | 1 Unit | |
| Number of Unit(s) presumed to be above-lower income subject to replacement: | | | 1 |

For Rental:

LAHD has determined that based on its received Homeowner Exemptions since at least November 2017, the unit located at 1523 S. Veteran Ave. was occupied by its owner for the entire five (5) years of review. Therefore, the unit is exempt from replacement.

Income verification documents were provided for the four (4) units located at 1505 S. Veteran Ave., 1511 S. Veteran Ave., 1515 S. Veteran Ave., and 1519 S. Veteran Ave., which verified them to be above-lower income within the last five (5) years. For the four (4) units verified as above-lower income, as permitted by California Government Code §65915(c)(3)(C)(ii), the City has opted to require that those units be replaced in compliance with the City’s Rent Stabilization Ordinance (RSO).

No income documents were provided for the remaining six (6) residential units that existed on the property within the lookback period. Pursuant to CHAS, five (5) units need to be replaced with equivalent type units. For TOC projects, the replacement requirements will consist of two (2) units restricted to Extremely Low Income Households, one (1) unit restricted to Very Low Income Households, and two (2) units restricted to Low Income Households. For DB projects, the replacement requirements will consist of four (4) units restricted to Very Low Income Households and one (1) unit restricted to Low Income Households.

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

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

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

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

If you have any questions about this RUD, please contact James McCarthy at james.mccarthy@lacity.org.

cc: Los Angeles Housing Department File
 Third Street Partnership, LP, Owner & Applicant
 Brennen Hakimian, Owner Representative
 Planning.PARP@lacity.org, Department of City Planning for discretionary projects, or
 LADBS.ahs@lacity.org, Department of Building and Safety for by-right projects

MC:jm

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: April 19, 2024

TO: Vincent P. Bertoni, Director of City Planning
Department of City Planning

FROM: 
Bryan Ramirez, Street Tree Superintendent I
Bureau of Street Services, Urban Forestry Division

SUBJECT: CPC-2022-7045 – 1515 S. VETERAN AVE.

In regard to your request for review of this case regarding Urban Forestry requirements, it is our recommendation that:

1. NATIVE PROTECTED TREES

- a. All tree and shrub preservation measures shall be considered to retain all protected native species whenever possible. Project should include feasible alternatives in project design to retain native trees and shrubs. A permit is required for the removal of any native protected tree and shrub. Removal of any on site native tree or shrub shall be replaced in kind at a 4:1 ratio as approved by the Board of Public Works and Urban Forestry Division. The tree replacement plan shall include all retained native trees and shrubs. All on-site tree and shrub replacements shall be planted in locations favorable to the long term survival of the species.
- b. The applicant shall submit a Protected Tree Report with an acceptable tree and shrub replacement plan prepared by a reputable Tree Expert, as required by Ordinance No. 186,873 for approval by the Advisory Agency and the Bureau of Street Services, Urban Forestry Division. The Protected Tree Report (PTR) shall contain the Tree Expert's recommendations for the preservation of as many protected trees as possible and shall provide their species, health, size, and condition. The PTR shall include a topographical map (construction drawing) identifying tree and shrub location, drip line, and correctly numbered and plotted.

Note: Removal of Native Protected trees and shrubs requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of native protected trees and shrubs. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

2. STREET TREES

- a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- b. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.
- c. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

BR:djm

EXHIBIT E

ENVIRONMENTAL DOCUMENTS

CPC-2022-7045-CU3-DB-DRB-SPPC-HCA

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-2022-7045-CU3-DB-DRB-SPP-HCA / Class 3 Conditional Use, Density Bonus, Design Review, Project Compliance Review

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

CASE NUMBER
ENV-2022-7046-CE

PROJECT TITLE
1515 South Veteran Avenue

COUNCIL DISTRICT
5 - Yaroslavsky

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
1515 South Veteran Avenue (1505, 1507, 1509, 1511, 1513, 1517, 1519, 1521, and 1523 South Veteran Avenue)

PROJECT DESCRIPTION: Additional page(s) attached.
The proposed project involves demolition of three (3) multi-family dwellings and construction of a new 67-foot-tall, six-story multi-family residential building with 47 dwelling units (including five (5) Very Low Income Units) and one (1) ADU over one (1) level of subterranean parking consisting of 65 parking spaces. The proposed project will be approximately 92,090 square feet with a Floor Area Ratio (FAR) of 5.55:1. The proposed project also involves grading consisting of 10,840 cubic yards of cut and 85 cubic yards of fill and a haul route for the export of 10,775 cubic yards of earth. According to a Tree Report prepared by Lisa Smith, The Tree Resource, dated March 1, 2024, there are no Protected Trees on the project site or public right-of-way. However, there are 18 Non-Protected Significant Trees on the project site proposed for removal as part of the project. There are also two Street Trees in the public right-of-way: one is proposed for removal, and one will be retained and protected in place. The applicant is proposing five (5) new Street Trees, subject to review and approval by UFD.

NAME OF APPLICANT / OWNER:
Brennen Hakimian, Brennen Hakimian Holdings LLC

CONTACT PERSON (If different from Applicant/Owner above) (AREA CODE) TELEPHONE NUMBER | EXT.
Dana Lydon, Warren Techentin Architecture (323) 664-4500

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

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) **Section 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

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
Kenton Trinh

STAFF TITLE
City Planner

ENTITLEMENTS APPROVED
Class 3 Conditional Use, Density Bonus, Design Review, Project Compliance Review



JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2022-7046-CE

1505-1523 South Veteran Avenue, Los Angeles, CA 90049
(APNs: 4324-023-014, 4324-023-015, and 4324-023-016)

Project Description

The proposed project involves demolition of three (3) multi-family dwellings and construction of a new 67-foot-tall, six-story multi-family residential building with 47 dwelling units (including five (5) Very Low Income Units) and one (1) ADU over one (1) level of subterranean parking consisting of 65 parking spaces. The proposed project will be approximately 92,090 square feet with a Floor Area Ratio (FAR) of 5.55:1. The proposed project also involves grading consisting of 10,840 cubic yards of cut and 85 cubic yards of fill and a haul route for the export of 10,775 cubic yards of earth. According to a Tree Report prepared by Lisa Smith, The Tree Resource, dated March 1, 2024, there are no Protected Trees on the project site or public right-of-way. However, there are 18 Non-Protected Significant Trees on the project site proposed for removal as part of the project. There are also two Street Trees in the public right-of-way: one is proposed for removal, and one will be retained and protected in place. The applicant is proposing five (5) new Street Trees, subject to review and approval by UFD. As a development on an infill site, the proposed project qualifies for the Section 15332, Class 32 (In-fill Development Projects) Categorical Exemption.

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

The City has considered whether the Proposed Project is subject to any of the six (6) exceptions that would prohibit the use of a Categorical Exemption as set forth in State CEQA Guidelines Section 15300.2. The six (6) exceptions to this Exemption are: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

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

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

Properties in the vicinity are predominantly developed with a mix of single and multi-family dwellings and the subject site is of a similar size and slope to nearby properties. According to Navigate LA and the Department of Building and Safety Haul Route Requests Status Table, there are three approved (1402 South Veteran Avenue, 1450 South Veteran Avenue, and 1437-1433 South Greenfield Avenue), and zero pending haul route applications within 600 feet of the project site.

In light of the increase in construction activity in Grading Hillside Areas and the increase in associated truck traffic related to the import and export of soil, a haul route monitoring program is being implemented by the Department of Building and Safety for Council Districts 4 and 5 for added enforcement to ensure safety and

to protect the quality of life of area residents. As part of this program, a haul route monitor is assigned to a geographic area to monitor haul routes and keep track of daily activities in order to minimize impacts to neighboring residents. Haul routes are tracked via a map for each district to identify the locations of construction sites for which a haul route was required.

In addition, haul route approvals will be subject to recommended conditions prepared by LADOT to be considered by the Board of Building and Safety Commissioners that will reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. While there are three other known projects of the same type in the same neighborhood as the project site, the hauling periods will be reviewed by LADOT and LADBS to reduce overlap. The proposed project shall comply with the conditions contained within the Department of Building and Safety's Soils Report Approval Letter (Log No. 123842), dated November 9, 2022; Soils Report Approval Letter (Log No. 121647), dated May 20, 2022; and Soils Report Approval Letter, all for the proposed project and as they may be subsequently amended or modified.

There is a succession of projects of the same type within this neighborhood; however, there is no evidence in the file that there is a foreseeable cumulative significant impact from these projects in an any impact category; including in transportation due to LADBS and LADOT permitting and monitoring practices. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

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

The project proposes a 47-unit multi-family residential building with one (1) ADU in an area zoned and designated for such development. The project site is also of a similar size and slope to nearby properties. The surrounding properties on the subject block, block to the north along Veteran, and adjacent block to the west along Greenfield Avenue are improved with single- and multi-family dwellings. While the proposed project is slightly taller than most of the surrounding structures, the applicant qualifies for a 22-foot height increase pursuant to LAMC Section 12.25 A.25 and State Density Bonus Law. Furthermore, there is no substantial evidence in the administrative record that this project will cause a significant effect. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

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

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. State Route 27 is located approximately 7.7 miles west of the subject site. Therefore, the subject site will not create any impacts within a designated state scenic highway, and this exception does not apply.

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

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code.

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

The project site is currently developed with three multi-family dwellings that are not listed in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register, and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. As such, the proposed project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

CEQA Determination – Class 32 Categorical Exemption Applies

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

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

The project site is located within the Westwood Community Plan, Westwood Community Multi-Family Specific Plan (“WMFSP”), Westwood Community Design Review Board (“DRB”) Specific Plan, and the West Los Angeles Transportation Improvement and Mitigation Specific Plan. Please see Findings 10 and 11 regarding the proposed project’s consistency with the WMFSP and the Westwood Community DRB Specific Plan.

The subject site has a Medium Residential land use designation, with corresponding zone of R3. The site is zoned [Q]R3-1-O, consistent with the land use designation. The R3 Zone allows for one dwelling unit per 800 square feet of lot area. The project site is also in Height District 1 which permits a floor area of three times the Buildable Area (FAR 3:1) and a maximum building height of 45 feet in the R3 Zone. The Q condition on the project site, enacted through Ordinance No. 163,187, limits density to one dwelling unit per 1,200 square feet of lot area and requires that all projects with two (2) or more units be subject to review by the Westwood Community DRB.

The project site has a frontage of approximately 186 feet on both Veteran Avenue and depth of approximately 137 feet, resulting in a total area of 25,503 square feet. BOE is requiring a 13-foot dedication as part of the proposed project, resulting in a net lot area of 23,133 square feet. As such, the project site is consistent with the minimum lot width and lot area requirements for the R3 Zone. Pursuant to State Density Bonus Law and LAMC Section 12.22 A.25, the applicant is requesting Off-Menu Incentives and Waivers of Development Standards in exchange for providing five (5) Very Low Income Units for 55 years.

First, the proposed project is consistent with the following goals, objectives, and policies of the General Plan Framework Element:

Objective 3.1: Accommodate a diversity of uses that support the needs of the City’s existing and future residents, businesses, and visitors.

Policy 3.2.3: Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.

Objective 3.7: Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents’ quality of life can be maintained or improved.

Objective 4.2: Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher density developments and surrounding lower density residential neighborhoods.

Policy 4.2.1: Offer incentives to include housing for very low and low-income households in mixed-use developments.

Objective 7.9: Ensure that the available range of housing opportunities is sufficient, in terms of location, concentration, type, size, price/rent/range, access to local services and access to transportation, to accommodate future population growth and enable a reasonable portion of the City’s work force to both live and work in the City.

Policy 7.9.1: Promote the provision of affordable housing through means which require minimal subsidy levels and which, therefore, are less detrimental to the City’s fiscal structure.

The proposed project involves the construction of a six-story multi-family dwelling consisting of 47 dwelling units and one (1) ADU on a site located within 1/2 mile of a Major Transit Stop located at the intersection of Westwood Boulevard and Santa Monica Boulevard, served by the Metro and Santa Monica's Big Blue Bus stops. The project site is also located a little over a 1/2 mile from the future Metro D (Purple) Line station at the intersection of Westwood Boulevard and Wilshire Boulevard. The proposed project will emphasize pedestrian and bicycle access by limiting onsite automobile parking to 65 spaces while also providing 40 long-term bicycle parking spaces. Moreover, the project site is located within walking distance from the UCLA campus, Ronald Reagan UCLA Medical Center, West Los Angeles VA Medical Center, major commercial corridors along Westwood Boulevard and Westwood Village, and a variety of other employment and commercial uses.

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

Finally, the proposed project is utilizing Density Bonus Incentives and Waivers in exchange for the provision of five (5) Very Low Income Units for 55 years. The Very Low Income Units will not require any public subsidy.

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

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

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

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

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

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

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

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

The proposed project will result in a net increase of 47 dwelling units and one (1) ADU to the City's housing stock and conforms with the applicable provisions of the Housing Element. The proposed project will provide five (5) Low Income Units in a "Higher Opportunity Area" as defined in the Housing Element. Additionally, this mixed-income development will be located near public transit options and a variety of retail, commercial, entertainment, recreational, educational, and employment opportunities. The development is also in a community that currently has fewer affordable units. According to the Department of City Planning's Housing Progress Dashboard, 69

affordable units were approved in the Westwood Community Plan Area between 2015 – 2022. The citywide average over the same period was 669 affordable units per Plan Area.

Next, the proposed project is consistent with the following goals, objectives, and policies of the Westwood Community Plan, one of the Land Use Elements of the General Plan:

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

Objective 1-1: *To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs for the existing residents and projected population of the Plan area to the year 2010.*

Policy 1-1.2: *Protect the quality of residential environment and promote the maintenance and enhancement of the visual and aesthetic environment of the community.*

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

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

Objective 1-3: *To preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.*

Objective 1-4: *To promote the adequacy and affordability of multiple-family housing and increase its accessibility to more segments of the population.*

Policy 1-4.1: *Promote greater individual choice in type, quality, price, and location of housing, including student housing within one mile of the UCLA campus.*

Policy 1-4.2: *Ensure that new housing opportunities minimize displacement of residents.*

The proposed project meets the above goals, policies, and objectives by providing multi-family dwelling units in a new, safe, and secure building. The proposed project is located within a neighborhood designated for Medium Residential Land Uses, which includes multi-family residential uses, and is well served by facilities and necessary infrastructure. The project site is located approximately one (1) mile from the UCLA campus and will result in a net increase of 36 dwelling units, including five (5) Very Low Income Units, and one (1) ADU. The site is located in a TPA and within a 1/2 mile of a Major Transit Stop located at the intersection of Westwood Boulevard and Santa Monica Boulevard, served by the Metro and Santa Monica's Big Blue Bus stops. The project site is also located a little over a 1/2 mile from the future Metro D (Purple) Line station at the intersection of Westwood Boulevard and Wilshire Boulevard. Finally, the proposed project will not displace any existing residents as the project site is currently improved with three vacant multi-family dwellings consisting of 11 dwelling units.

Finally, the proposed project is consistent with the following policies of the General Plan Mobility Element:

Policy 3.1: Access for All: *Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement – as integral components of the City's transportation system.*

Policy 3.3: Land Use Access and Mix: *Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.*

The proposed project is a pedestrian-oriented development that provides affordable and market-rate units and is located The project site is located within 1/2 mile of a Major Transit Stop located at the intersection of Westwood Boulevard and Santa Monica Boulevard, served by the Metro and

Santa Monica's Big Blue Bus stops and a little over a 1/2 mile from the future Metro D (Purple) Line station at the intersection of Westwood Boulevard and Wilshire Boulevard. The project site is also within walking distance from commercial corridors on Westwood Boulevard and Westwood Village as well as the UCLA campus and a variety of other employment opportunities. The proposed project will promote multi-modal transportation by limiting onsite automobile parking to 65 spaces and providing 40 long-term bicycle parking spaces.

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

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

The project site is wholly within the City of Los Angeles on a site that is approximately 0.59 acres or 25,503 square feet. It will be approximately 0.53 acres or 23,133 square feet following dedications required by BOE as part of the proposed project. The project site is in an urbanized area near the UCLA campus, Ronald Reagan UCLA Medical Center, and West Los Angeles VA Medical Center.

Surrounding properties along this block of Veteran Avenue (bounded by Ohio Avenue to the north and Massachusetts Avenue to the south) are zoned [Q]R3-1 and [Q]R3-1-O and improved with single- and multi-family dwellings ranging from one (1) to five (5) stories in height. The adjacent properties along the block of Veteran Avenue to the north (bounded by Wilkins Avenue to the north and Ohio Avenue to the south) are zoned [Q]R4-1L and improved with multi-family dwellings ranging from two (2) to six (6) stories in height. The adjacent properties to the rear of the project site along Greenfield Avenue are zoned [Q]R3-1-O and improved with multi-family dwellings ranging from two (2) to five (5) stories in height.

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

The project site was previously disturbed and is surrounded by development and, therefore, is not and has no value as a habitat for endangered, rare, or threatened species. The project site is currently developed with three (3) multi-family dwellings. According to a Tree Report prepared by Lisa Smith, The Tree Resource, dated March 1, 2024, there are no Protected Trees on the project site or public right-of-way. However, there are 18 Non-Protected Significant Trees on the project site proposed for removal as part of the project. There are also two Street Trees in the public right-of-way: one is proposed for removal, and one will be retained and protected in place. The applicant is proposing five (5) new Street Trees, subject to review and approval by UFD. Furthermore, the project site does not adjoin any open space or wetlands that could support habitat for endangered, rare or threatened species. Therefore, the project site does not contain or have value as habitat for endangered, rare, or threatened species and is not located adjacent to any habitat for endangered, rare, or threatened species.

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

As previously mentioned, the proposed project will be subject to Regulatory Compliance Measures (RCMs). These 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 reduce any potential impacts on noise and water to less than significant. The proposed project does not exceed the threshold criteria established by LADOT for preparing a traffic study. According to the City of Los Angeles VMT Calculator Version 1.4 and LADOT Transportation Assessment Referral Form, dated May 28, 2024, the proposed 47-unit multi-family dwelling with one (1) ADU and 65 onsite automobile parking spaces is expected to generate 172 daily vehicle trips, below the minimum 250 daily vehicle trips that would require a traffic study. The proposed project will also be governed by an approved haul route under City Code requirements, which will regulate the route hauling trucks will travel, and the times at which they may leave the site, thereby reducing any potential traffic impacts to less than significant. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions,

consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. Therefore, approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

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

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

Therefore, the proposed project meets all the criteria for the Class 32 Categorical Exemption.



REFERRAL FORMS:

TRANSPORTATION STUDY ASSESSMENT

DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

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

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

GENERAL INFORMATION

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

SPECIAL REQUIREMENTS

When submitting this referral form to LADOT, include the completed documents listed below.

- Copy of Department of City Planning Application ([CP-7771.1](#)).
- Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.
- If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.
- Copy of project-specific VMT Calculator analysis results.

TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW

LADOT DEVELOPMENT SERVICES DIVISION OFFICES: Please route this form for processing to the appropriate LADOT Development Review Office as follows (see [this map](#) for geographical reference):

Metro
213-972-8482
100 S. Main St, 9th Floor
Los Angeles, CA 90012

West LA
213-485-1062
7166 W. Manchester Blvd
Los Angeles, CA 90045

Valley
818-374-4699
6262 Van Nuys Blvd, 3rd Floor
Van Nuys, CA 91401

1. PROJECT INFORMATION

Case Number: CPC-2022-7045-CU-DB-DRB-SPP-HCA

Address: 1505 - 1521 S Veteran Ave

Project Description: New 6-story, 47-unit apartment + 1 ADU, over 1 level basement, 65 parking stalls

Seeking Existing Use Credit (will be calculated by LADOT): Yes No Not sure

Applicant Name: Brennen Hakimian

Applicant E-mail: brennen@bhholdingsllc.com Applicant Phone: (310) 701-6769

Planning Staff Initials: _____ **Date:** _____

2. PROJECT REFERRAL TABLE

¹ Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.

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

³ Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

| | Land Use (list all) | Size / Unit | Daily Trips ¹ |
|-----------------------|---------------------------------|-------------|--------------------------|
| Proposed ¹ | Multi-Family Housing | 47 | |
| | | | |
| | | | |
| | <i>Total trips¹:</i> | | |

a. Does the proposed project involve a discretionary action? **Yes** **No**
b. Would the proposed project generate 250 or more daily vehicle trips²? **Yes** **No**
c. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station³? **Yes** **No**

If **YES** to **a.** and **b.** or **c.**, or to **all** of the above, the Project must be referred to LADOT for further assessment.

Verified by: Planning Staff Name: Kenton Trinh Phone: 213-482-7092

Signature: *Kenton Trinh* Date: 5/28/24

TO BE COMPLETED BY LADOT

3. PROJECT INFORMATION

| | Land Use (list all) | Size / Unit | Daily Trips |
|----------|---|-------------|-------------|
| Proposed | | | |
| | | | |
| | | | |
| | <i>Total new trips:</i> | | |
| Existing | | | |
| | | | |
| | | | |
| | <i>Total existing trips:</i> | | |
| | <i>Net Increase / Decrease (+ or -)</i> | | |

- a. Is the project a single retail use that is less than 50,000 square feet? **Yes** **No**
- b. Would the project generate a net increase of 250 or more daily vehicle trips? **Yes** **No**
- c. Would the project generate a net increase of 500 or more daily vehicle trips? **Yes** **No**
- d. Would the project result in a net increase in daily VMT? **Yes** **No**
- e. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station? **Yes** **No**
- f. Does the project trigger Site Plan Review (LAMC 16.05)? **Yes** **No**
- g. Project size:
 - i. Would the project generate a net increase of 1,000 or more daily vehicle trips? **Yes** **No**
 - ii. Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? **Yes** **No**
 - iii. Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? **Yes** **No**

VMT Analysis (CEQA Review)

If **YES** to **a.** and **NO** to **e.** a VMT analysis is **NOT** required.
 If **YES** to both **b.** and **d.**; or to **e.** a VMT analysis **is** required.

Access, Safety, and Circulation Assessment (Corrective Conditions)

If **YES** to **c.**, a project access, safety, and circulation evaluation may be required.
 If **YES** to **f.** and either **g.i.**, **g.ii.**, or **g.iii.**, an access assessment may be required.

LADOT Comments:

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

4. Specific Plan with Trip Fee or TDM Requirements: **Yes** **No**

Fee Calculation Estimate: _____

VMT Analysis Required (Question b. satisfied): **Yes** **No**

Access, Safety, and Circulation Evaluation Required (Question c. satisfied): **Yes** **No**

Access Assessment Required (Question c., f., and either g.i., g.ii. or g.iii satisfied): **Yes** **No**

Prepared by DOT Staff Name: _____ Phone: _____

Signature: _____ Date: _____

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



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

Project Information

Project:
 Scenario:
 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 station?

Yes No

Existing Land Use

Land Use Type: Value: Unit:

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:

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

Project Screening Summary

| Existing Land Use | Proposed Project |
|---------------------------|----------------------------|
| 40 Daily Vehicle Trips | 172 Daily Vehicle Trips |
| 266 Daily VMT | 1,137 Daily VMT |

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station.

Tier 2 Screening Criteria

| | |
|--|------------------------|
| The net increase in daily trips < 250 trips | 132 Net Daily Trips |
| The net increase in daily VMT ≤ 0 | 871 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.





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 on a property that includes changes to the building footprint or any other change to the areas of the property not currently built upon or paved, including demolition, grading, or fence permit applications, or any discretionary change that could potentially remove or affect trees or shrubs, shall provide a Tree Disclosure Statement completed and signed by the Property Owner.

If the Tree Disclosure Statement indicates that 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: _____

Date of Field Visit: _____

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

Have any trees or shrubs been removed in the last two years?

- Yes** **No**

If Yes, were any protected species (as listed in Ordinance No. 186,873)?

- Yes** **No**

If Yes, provide permit information: _____

Tree Expert Credentials (if applicable)

Name of Tree Expert: _____

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.: _____

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 trees and/or biological resources is accurate to the best of my knowledge.

Name of the Owner (Print) _____

Owner Signature Brennen Hakimian Steve Brown Date _____



TREE REPORT

PREPARED FOR

BH Holdings LLC

PROPERTY

1505, 1515 & 1521 Veteran Avenue

Los Angeles, CA 90024

CONTACT

Brennen Hakimian

310-701-6769

brennen@bhholdingsllc.com

April 12, 2024

PREPARED BY

LISA SMITH, THE TREE RESOURCE ®

REGISTERED CONSULTING ARBORIST #464

ISA BOARD CERTIFIED MASTER ARBORIST #WE3782BM

ISA TREE RISK ASSESSOR QUALIFIED - INSTRUCTOR

MEMBER OF AMERICAN SOCIETY OF CONSULTING ARBORISTS

P.O. BOX 49314, LOS ANGELES, CA 90049

T 310-663-2290 E lisa@thetreeresource.com

**REVIEWED
BY**

Bryan Ramirez
Bryan Ramirez, St. Tree Superintendent
Urban Forestry Division
Reviewing Tree Report Only
Review of report does not
indicate UFD approval for
any tree removal

TREE REPORT

1505, 1515 & 1521 Veteran Avenue
 Los Angeles, CA 90024

SUMMARY

| PROJECT OVERVIEW | |
|-----------------------------------|---|
| Site Address | 1505, 1515 & 1521 Veteran Avenue, Los Angeles, CA 90024 |
| Location and/or Specific Plan | Westwood |
| Project Description | Multi Family Housing |
| Date of Site Visit | February 27, 2024 |
| Number of Protected Trees on Site | 0 |

This Tree Report was prepared at the request of the property owner, BH Holdings, LLC, who is preparing to build a multi-family housing project on this property. The subject 3 properties have a combined lot size of 25,503.1 square feet and are located in the Westwood area of Los Angeles. It is currently developed with three single family residences which the owner is preparing to demolish.

PROTECTED TREES or SHRUBS, URBAN FORESTRY DIVISION

This property is under the jurisdiction of the City of Los Angeles and guided by the Native Tree Protection Ordinance No. 186873. **Protected Trees** are defined by this ordinance as oaks (*Quercus* sp.) indigenous to California but excluding the scrub oak (*Quercus dumosa*); Southern California black walnut (*Juglans californica* var. *californica*); Western sycamore (*Platanus racemosa*) and California bay laurel (*Umbellularia californica*) trees with a diameter at breast height (DBH) of four inches (4”) or greater. **Protected Shrubs** are defined as Mexican elderberry (*Sambucus mexicana*); Toyon (*Heteromeles arbutifolia*) which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub.

There are NO trees or shrubs on this property that would be considered protected within the City of Los Angeles Native Tree Protection Ordinance.

ASSIGNMENT

The Assignment included:

- Field Observation and Inventory of Trees on Site
- Evaluation of potential construction impacts
- Photographs of the subject trees are included in Appendix B
- Matrix of proposed tree removals and trees to remain

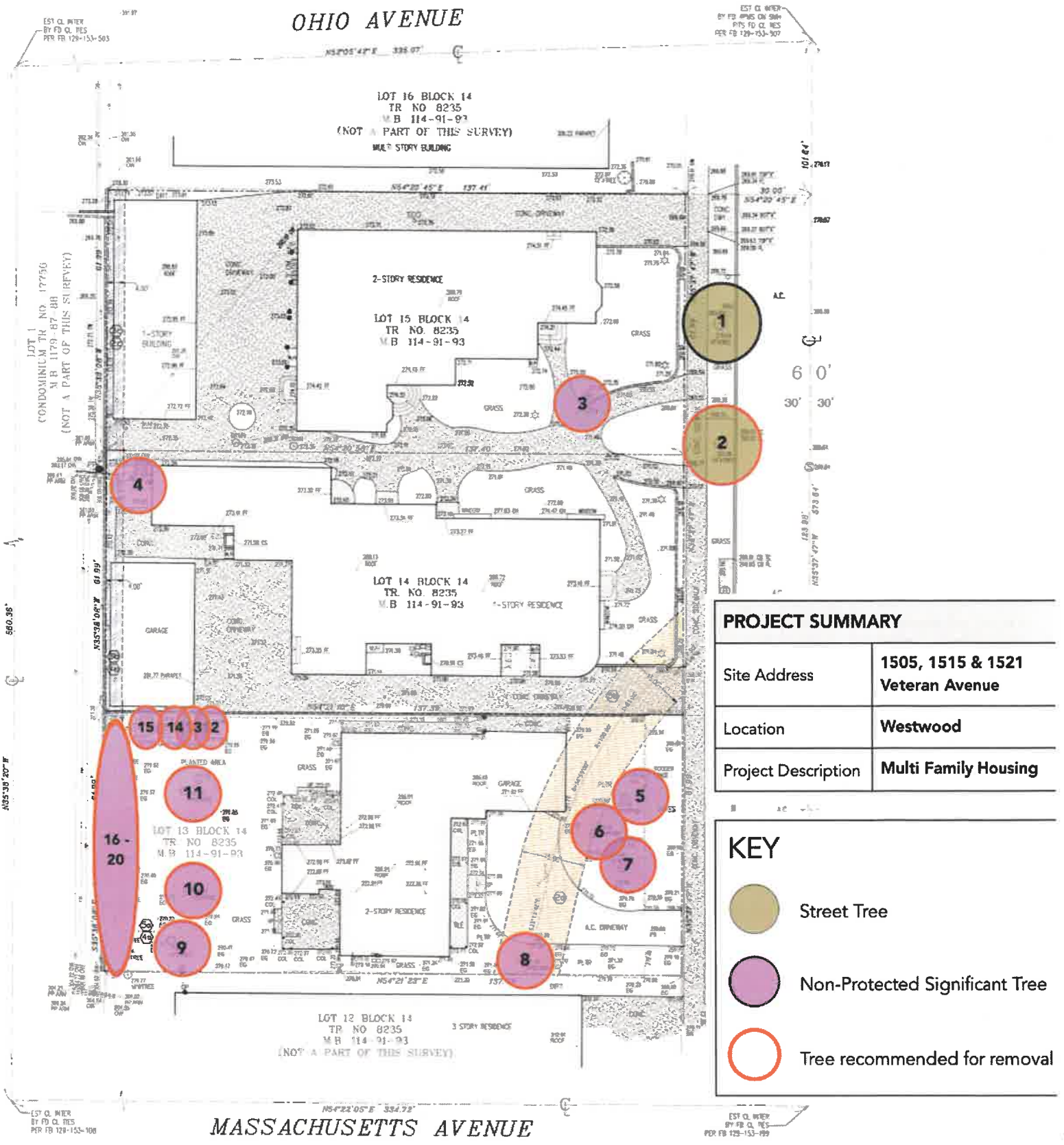
LIMITS OF THE ASSIGNMENT

The field inspection was a visual, grade level tree assessment. No special tools or equipment were used. No tree risk assessments were performed. My site examination and the information in this report is limited to the date and time the inspection occurred. The information in this report is limited to the condition of the trees at the time of my inspection.

TREE CHARACTERISTICS AND SITE CONDITIONS

Detailed information with respect to size, condition, species and recommendations are included in the Summary of Field Inspections in Appendix C. The trees are numbered on the Tree Location Map in Appendix A.

APPENDIX A.1 - TREE LOCATION MAP, REDUCED Survey



| PROJECT SUMMARY | |
|---------------------|----------------------------------|
| Site Address | 1505, 1515 & 1521 Veteran Avenue |
| Location | Westwood |
| Project Description | Multi Family Housing |

| KEY | |
|-----|--------------------------------|
| | Street Tree |
| | Non-Protected Significant Tree |
| | Tree recommended for removal |

APPENDIX B - PHOTOGRAPHS

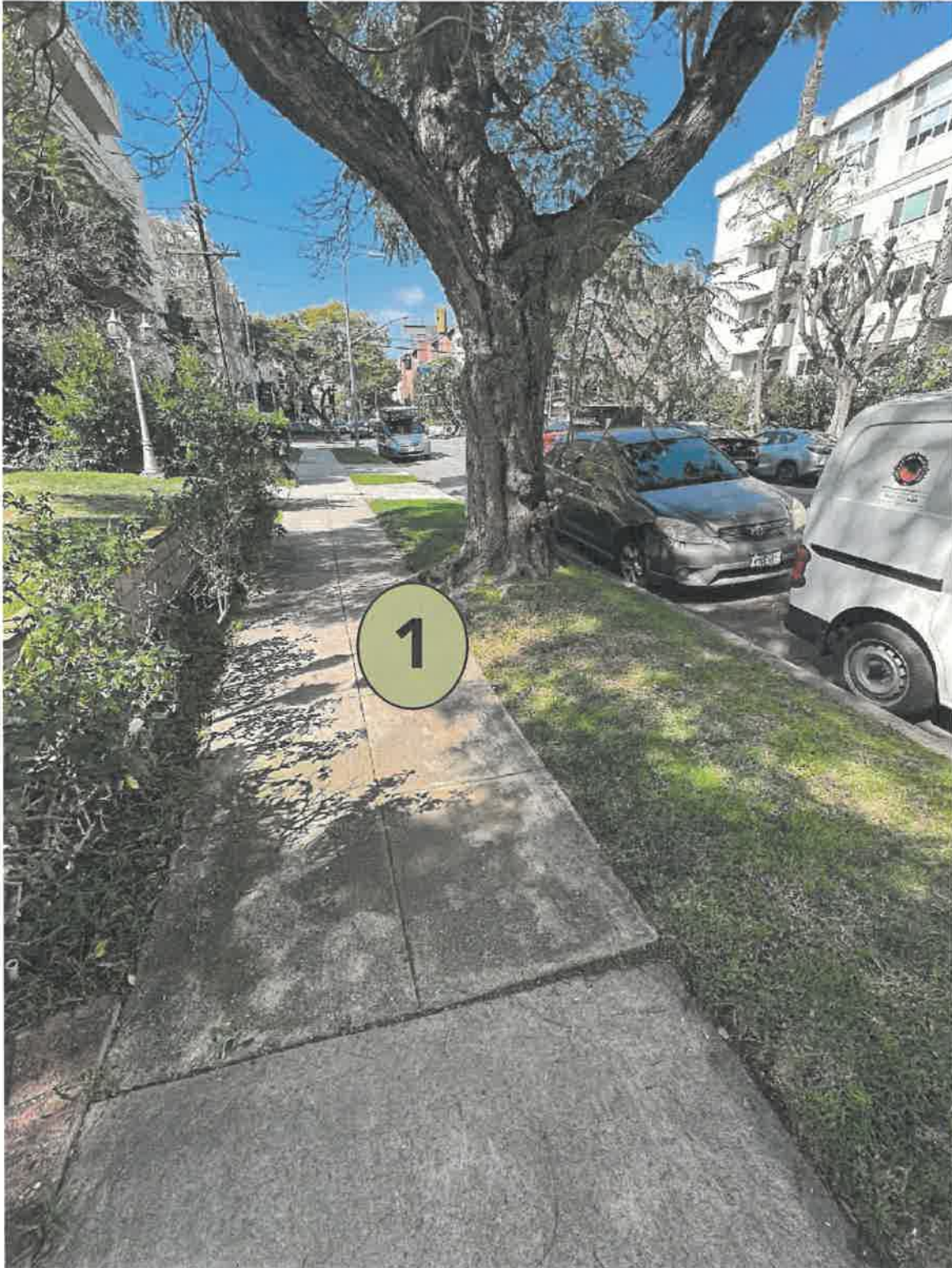


PHOTO 2 - Street Jacaranda tree #1 will be retained.

APPENDIX B - PHOTOGRAPHS



PHOTO 4 - Non-Protected Significant Trees #3-#20 will be impacted by the construction and are recommended for removal.

APPENDIX B - PHOTOGRAPHS

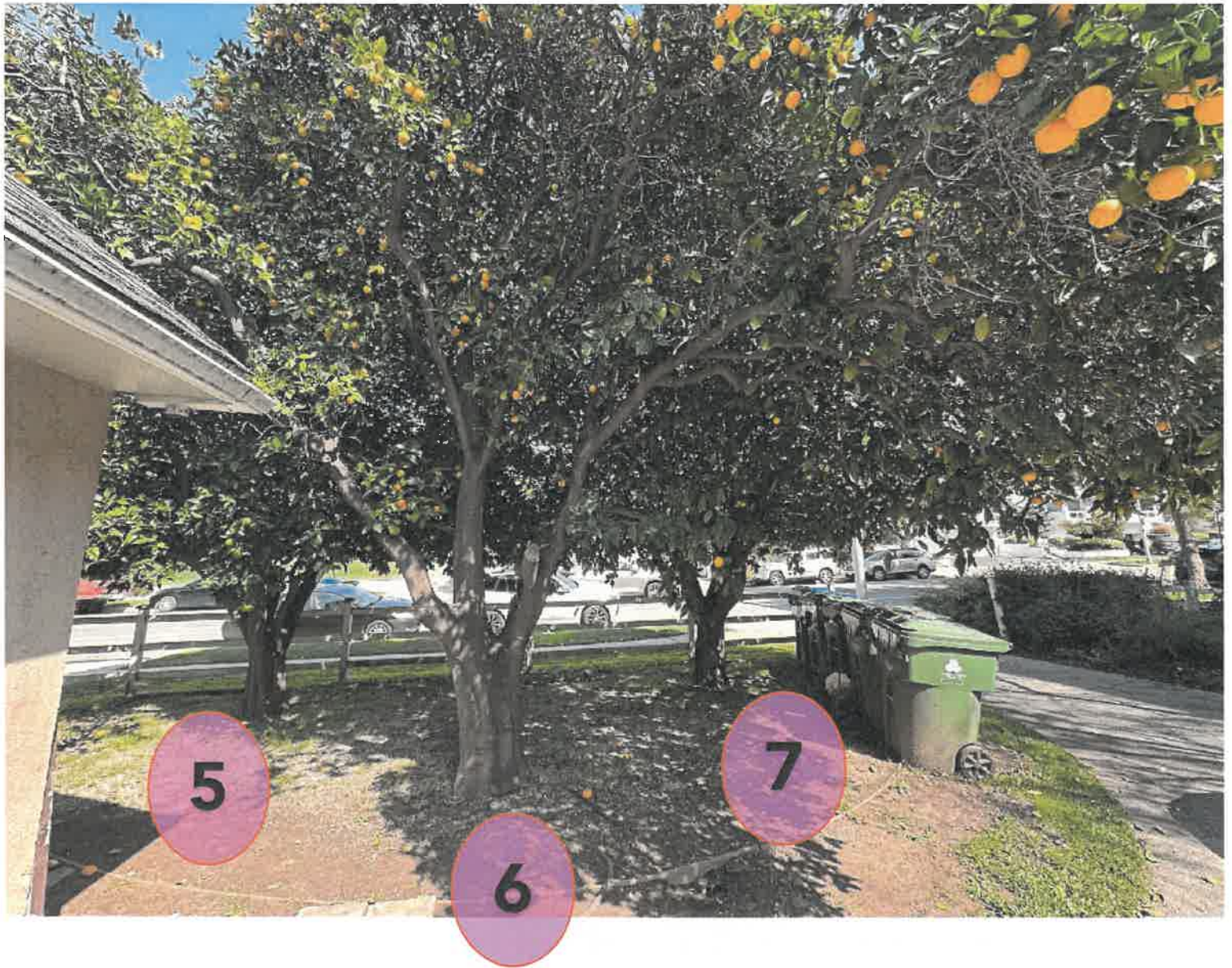


PHOTO 6 - Non-Protected Significant Trees #3-#20 will be impacted by the construction and are recommended for removal.

APPENDIX B - PHOTOGRAPHS



PHOTO 8 - Non-Protected Significant Trees #3-#20 will be impacted by the construction and are recommended for removal.

APPENDIX B - PHOTOGRAPHS



PHOTO 10 - Non-Protected Significant Trees #3-#20 will be impacted by the construction and are recommended for removal.

APPENDIX D - SUMMARY OF DATA

Table 2. Schedule of Proposed Removals

RECOMMENDATION

| Tree # | Species | Status | Condition | Retain or Remove | Reason for Removal |
|--------|---|---------------|-----------|------------------|---------------------|
| 2 | Jacaranda <i>Jacaranda mimosifolia</i> | STREET TREE | Fair | Remove | Construction Impact |
| 3 | Camphor Tree <i>Cinnamomum camphors</i> | Non-Protected | Fair | Remove | Construction Impact |
| 4 | Weeping Fig <i>Ficus benjamina</i> | Non-Protected | Fair | Remove | Construction Impact |
| 5 | Citrus sp. | Non-Protected | Fair | Remove | Construction Impact |
| 6 | Citrus sp. | Non-Protected | Fair | Remove | Construction Impact |
| 7 | Citrus sp. | Non-Protected | Fair | Remove | Construction Impact |
| 8 | Paper White Birch <i>Betula papyrifera</i> | Non-Protected | Fair | Remove | Construction Impact |
| 9 | Evergreen Pear <i>Pyrus kawakamii</i> | Non-Protected | Fair | Remove | Construction Impact |
| 10 | Avocado <i>Persea americana</i> | Non-Protected | Fair-Poor | Remove | Construction Impact |
| 11 | Empress Tree <i>Paulownia tomentosa</i> | Non-Protected | Fair-Poor | Remove | Construction Impact |
| 12 | Fern Pine <i>Afrocarpus falcatus</i> | Non-Protected | Fair | Remove | Construction Impact |
| 13 | Fern Pine <i>Afrocarpus falcatus</i> | Non-Protected | Fair | Remove | Construction Impact |
| 14 | Fern Pine <i>Afrocarpus falcatus</i> | Non-Protected | Fair | Remove | Construction Impact |
| 15 | Fern Pine <i>Afrocarpus falcatus</i> | Non-Protected | Fair | Remove | Construction Impact |
| 16 | Fern Pine <i>Afrocarpus falcatus</i> | Non-Protected | Fair | Remove | Construction Impact |
| 17 | Fern Pine <i>Afrocarpus falcatus</i> | Non-Protected | Fair | Remove | Construction Impact |
| 18 | Fern Pine <i>Afrocarpus falcatus</i> | Non-Protected | Fair | Remove | Construction Impact |
| 19 | Fern Pine <i>Afrocarpus falcatus</i> | Non-Protected | Fair | Remove | Construction Impact |
| 20 | Fern Pine <i>Afrocarpus falcatus</i> | Non-Protected | Fair | Remove | Construction Impact |

NEW TREE PLANTING, continued

- 1. Dig a shallow, broad planting hole.** Make the hole wide, as much as three times the diameter of the root ball but only as deep as the root ball. It is important to make the hole wide because the roots on the newly establishing tree must push through surrounding soil in order to establish. On most planting sites in new developments, the existing soils have been compacted and are unsuitable for healthy root growth. Breaking up the soil in a large area around the tree provides the newly emerging roots room to expand into loose soil to hasten establishment.
- 2. Identify the trunk flare.** The trunk flare is where the roots spread at the base of the tree. This point should be partially visible after the tree has been planted (see diagram). If the trunk flare is not partially visible, you may have to remove some soil from the top of the root ball. Find it so you can determine how deep the hole needs for proper planting.
- 3. Remove tree container for containerized trees.** Carefully cutting down the sides of the container may make this easier. Inspect the root ball for circling roots and cut or remove them. Expose the trunk flare, if necessary.
- 4. Place the tree at the proper height.** Before placing the tree in the hole, check to see that the hole has been dug to the proper depth and no more. The majority of the roots on the newly planted tree will develop in the top 12 inches of soil. If the tree is planted too deeply, new roots will have difficulty developing because of a lack of oxygen. It is better to plant the tree a little high, 1-2 inches above the base of the trunk flare, than to plant it at or below the original growing level. This planting level will allow for some settling.
- 5. Straighten the tree in the hole.** Before you begin backfilling, have someone view the tree from several directions to confirm that the tree is straight. Once you begin backfilling, it is difficult to reposition the tree.
- 6. Fill the hole gently but firmly.** Fill the hole about one-third full and gently but firmly pack the soil around the base of the root ball. Be careful not to damage the trunk or roots in the process. Fill the remainder of the hole, taking care to firmly pack soil to eliminate air pockets that may cause roots to dry out. To avoid this problem, add the soil a few inches at a time and settle with water. Continue this process until the hole is filled and the tree is firmly planted. It is not recommended to apply fertilizer at time of planting.
- 7. Stake the tree, if necessary.** If the tree is grown properly at the nursery, staking for support will not be necessary in most home landscape situations. Studies have shown that trees establish more quickly and develop stronger trunk and root systems if they are not staked at the time of planting. However, protective staking may be required on sites where lawn mower damage, vandalism, or windy conditions are concerns. If staking is necessary for support, there are three methods to choose among: staking, guying, and ball stabilizing. One of the most common methods is staking. With this method, two stakes used in conjunction with a wide, flexible tie material on the lower half of the tree will hold the tree upright, provide flexibility, and minimize injury to the trunk (see diagram). Remove support staking and ties after the first year of growth.
- 8. Mulch the base of the tree.** Mulch is simply organic matter applied to the area at the base of the tree. It acts as a blanket to hold moisture, it moderates soil temperature extremes, and it reduces competition from grass and weeds. A 2- to 3-inch layer is ideal. More than 3 inches may cause a problem with oxygen and moisture levels. When placing mulch, be sure that the actual trunk of the tree is not covered. Doing so may cause decay of the living bark at the base of the tree. A mulch-free area, 1 to 2 inches wide at the base of the tree, is sufficient to avoid moist bark conditions and prevent decay.

TREE MAINTENANCE AND PRUNING, continued

How Much Should Be Pruned?

Mature trees should require little routine pruning. A widely accepted rule of thumb is never to remove more than one-quarter of a tree's leaf-bearing crown. In a mature tree, pruning even that much could have negative effects. Removing even a single, large-diameter limb can create a wound that the tree may not be able to close. The older and larger a tree becomes, the less energy it has in reserve to close wounds and defend against decay or insect attack. Pruning of mature trees is usually limited to removal of dead or potentially hazardous limbs.

Wound Dressings

Wound dressings were once thought to accelerate wound closure, protect against insects and diseases, and reduce decay. However, research has shown that dressings do not reduce decay or speed closure and rarely prevent insect or disease infestations. Most experts recommend that wound dressings not be used.

Assumptions and Limiting Conditions

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

The owner of the trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

This Arborist report may not be reproduced without the express permission of the Consulting Arborist and the client to whom the report was issued. Any change or alteration to this report invalidates the entire report.

Should you have any further questions regarding this property, please contact me at (310) 663-2290.

Respectfully submitted,



Lisa Smith

Registered Consulting Arborist #464
ISA Board Certified Master Arborist #WE3782B
ISA Tree Risk Assessor Qualified- Instructor
American Society of Consulting Arborists, Member



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LOS ANGELES, CA 90012

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

JOHN WEIGHT
EXECUTIVE OFFICER

SOILS REPORT APPROVAL LETTER

November 9, 2022

LOG # 123842
SOILS/GEOLOGY FILE - 2
LIQ

Brennen Hakimian
P. O. Box 2743
Beverly Hills, CA 90210

TRACT: 8235
BLOCK: 14
LOTS: 13, 14 & 15
LOCATION: 1505 - 1523 S. Veteran Avenue

| <u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u> | <u>REPORT</u> <u>No.</u> | <u>DATE OF</u> <u>DOCUMENT</u> | <u>PREPARED BY</u> |
|---|-----------------------------|-----------------------------------|------------------------|
| Addendum Report | 30-5678-02 | 10/27/2022 | AGI Geotechnical, Inc. |

| <u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u> | <u>REPORT</u> <u>No.</u> | <u>DATE OF</u> <u>DOCUMENT</u> | <u>PREPARED BY</u> |
|--|-----------------------------|-----------------------------------|------------------------|
| Dept. Approval Letter | 121647 | 05/20/2022 | LADBS |
| Addendum Report | 30-5678-01 | 05/03/2022 | AGI Geotechnical, Inc. |
| Dept. Approval Letter | 115763 | 01/20/2021 | LADBS |
| Soils Report | 30-5678-00 | 12/23/2020 | AGI Geotechnical, Inc. |

The Grading Division of the Department of Building and Safety has reviewed the current referenced addendum report pertaining to expansion of the proposed development to include the adjacent lot (Lot 13 at 1523 S. Veteran Avenue) to the southeast. The proposed development consists of a 6-story apartment building over 1-level of subterranean parking on the order of 10 feet below existing grade.

The Department previously conditionally approved the above referenced reports for the proposed structure in the letters referenced above.

Previously, two borings were drilled to depths of 31.5 and 61.5 feet. The earth materials at the subsurface exploration locations consisted of alluvium. According to the consultants, groundwater was encountered at a depth of 53 feet and historically highest groundwater level is at about 25 feet below the ground surface. The site is relatively level.

1505 - 1523 S. Veteran Avenue

The consultants recommended to support the proposed structure on conventional foundations bearing in native undisturbed soils or properly placed fill. According to the consultants, for any portion of the building that will be on-grade, the upper 3 feet of on-site soils should be removed and placed back as compacted fill (pg. 7 of the 12/23/2020 report).

The site is located in a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The Liquefaction study included as a part of the 12/23/2020 report demonstrated that the site soils are subject to liquefaction. The earthquake induced total and differential settlements were calculated to be 0.70 and 0.47 inches, respectively (based on 2/3rd the PGAM). However, these settlement magnitudes are considered by the Department to be within acceptable levels. The requirements of the 2020 City of Los Angeles Building Code have been satisfied.

Note that on-site storm water infiltration is not part of this approval due to the lack of detailed plans and specific recommendations. In the event that an onsite storm water infiltration system (dry well) is proposed, a supplemental report addressing all items as required in P/BC 2020-118 shall be submitted to the Department for review and approval (see item 5 of the 01/20/2021, Log #115763, approval letter).

The current referenced addendum report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis () refer to applicable sections of the 2020 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. All conditions of the above referenced Department approval letter dated 05/20/2022, Log #121647 shall apply.


GLEN RAAD
Geotechnical Engineer I

Log No. 123842
213-482-0480

cc: AGI Geotechnical, Inc., Project Consultant
WL District Office

CPC 2022-7045

CITY OF LOS ANGELES
CALIFORNIA

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ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

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

JOHN WEIGHT
EXECUTIVE OFFICER

SOILS REPORT APPROVAL LETTER

May 20, 2022

LOG # 121647
SOILS/GEOLOGY FILE - 2
LIQ

Brennen Hakimian
P. O. Box 2743
Beverly Hills, CA 90210

TRACT: 8235
BLOCK: 14
LOTS: 14 & 15
LOCATION: 1505 - 1519 S. Veteran Avenue

| | | | |
|--------------------------|---------------|-----------------|------------------------|
| <u>CURRENT REFERENCE</u> | <u>REPORT</u> | <u>DATE OF</u> | <u>PREPARED BY</u> |
| <u>REPORT/LETTER(S)</u> | <u>No.</u> | <u>DOCUMENT</u> | |
| Addendum Report | 30-5678-01 | 05/03/2022 | AGI Geotechnical, Inc. |

| | | | |
|---------------------------|---------------|-----------------|------------------------|
| <u>PREVIOUS REFERENCE</u> | <u>REPORT</u> | <u>DATE OF</u> | <u>PREPARED BY</u> |
| <u>REPORT/LETTER(S)</u> | <u>No.</u> | <u>DOCUMENT</u> | |
| Dept. Approval Letter | 115763 | 01/20/2021 | LADBS |
| Soils Report | 30-5678-00 | 12/23/2020 | AGI Geotechnical, Inc. |

The Grading Division of the Department of Building and Safety has reviewed the current referenced addendum report pertaining to a change in the proposed project from a 4-story apartment building over 1-level of subterranean parking, to a 6-story apartment building over 1-level of subterranean parking. The subterranean parking is on the order of 10 feet below existing grade.

The Department previously conditionally approved the above referenced report dated 12/23/2020 for the proposed 4-story apartment building over 1-level of subterranean parking, in a letter dated 01/20/2021, Log #115763.

Previously, two borings were drilled to depths of 31.5 and 61.5 feet. The earth materials at the subsurface exploration locations consisted of alluvium. According to the consultants, groundwater was encountered at a depth of 53 feet and historically highest groundwater level is at about 25 feet below the ground surface. The site is relatively level.

The consultants recommended to support the proposed structure on conventional foundations bearing in native undisturbed soils or properly placed fill. According to the consultants, for any portion of the building that will be on-grade, the upper 3 feet of on-site soils should be removed and placed back as compacted fill (pg. 7 of the 12/23/2020 report).

The site is located in a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The Liquefaction study included as a part of the 12/23/2020 report

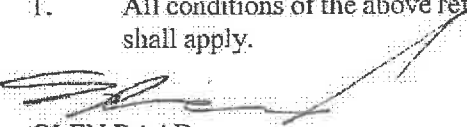
demonstrated that the site soils are subject to liquefaction. The earthquake induced total and differential settlements were calculated to be 0.70 and 0.47 inches, respectively (based on $2/3^{\text{rd}}$ the PGA_M). However, these settlement magnitudes are considered by the Department to be within acceptable levels. The requirements of the 2020 City of Los Angeles Building Code have been satisfied.

Note that on-site storm water infiltration is not part of this approval due to the lack of detailed plans and specific recommendations. In the event that an onsite storm water infiltration system (dry well) is proposed, a supplemental report addressing all items as required in P/BC 2020-118 shall be submitted to the Department for review and approval (see item 5 of the 01/20/2021, Log #115763, approval letter).

The referenced addendum report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis () refer to applicable sections of the 2020 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. All conditions of the above referenced Department approval letter dated 01/20/2021, Log #115763 shall apply.


GLEN RAAD
Geotechnical Engineer I

Log No. 121647
213-482-0480

cc: AGI Geotechnical, Inc., Project Consultant
WL District Office

BOARD OF
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

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

JOHN WEIGHT
EXECUTIVE OFFICER

SOILS REPORT APPROVAL LETTER

January 20, 2021

LOG # 115763
SOILS/GEOLOGY FILE - 2
LIQ

Brennen Hakimian
P. O. Box 2743
Beverly Hills, CA 90210

TRACT: 8235
BLOCK: 14
LOTS: 14 & 15
LOCATION: 1505 - 1519 S. Veteran Avenue

| <u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u> | <u>REPORT</u> <u>No.</u> | <u>DATE OF</u> <u>DOCUMENT</u> | <u>PREPARED BY</u> |
|---|-----------------------------|-----------------------------------|------------------------|
| Soils Report | 30-5678-00 | 12/23/2020 | AGI Geotechnical, Inc. |

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed 4-story apartment building over 1-level of subterranean parking, on the order of 10 feet below existing grade.

Two borings were drilled to depths of 31.5 and 61.5 feet. The earth materials at the subsurface exploration locations consist of alluvium. According to the consultants, groundwater was encountered at a depth of 53 feet and historically highest groundwater level is at about 25 feet below the ground surface. The site is relatively level.

The consultants recommend to support the proposed structure on conventional foundations bearing in native undisturbed soils or properly placed fill. According to the consultants, for any portion of the building that will be on-grade, the upper 3 feet of on-site soils should be removed and placed back as compacted fill (pg. 7 of the 12/23/2020 report).

The site is located in a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The Liquefaction study included as a part of the 12/23/2020 report demonstrates that the site soils are subject to liquefaction. The earthquake induced total and differential settlements are calculated to be 0.70 and 0.47 inches, respectively (based on 2/3rd the PGAM). However, these settlement magnitudes are considered by the Department to be within acceptable levels. The requirements of the 2020 City of Los Angeles Building Code have been satisfied.

Note that on-site storm water infiltration is not part of this approval due to the lack of detailed plans and specific recommendations. In the event that an onsite storm water infiltration system (dry well) is proposed, a supplemental report addressing all items as required in P/BC 2020-118 shall be submitted to the Department for review and approval.

The referenced report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis () refer to applicable sections of the 2020 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Conformance with the Zoning Code Section 12.21 C8, which limits the heights and number of retaining walls, will be determined during structural plan check.
2. Approval shall be obtained from the utility company with regard to proposed construction within or adjacent to the utility easement along the rear property line (7006.6).
3. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Development Services and Permits Program for the proposed removal of support and/or retaining of slopes adjoining to public way (3307.3.2).

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4. In the event tie-back anchors are utilized for shoring purposes, then provide a notarized letter from all adjoining property owners allowing tie-back anchors on their property (7006.6).
5. In the event that an onsite storm water infiltration system (dry well) is proposed, a supplemental report addressing all items as required in P/BC 2020-118 shall be submitted to the Department for review and approval. The report shall include a plan drawn to scale and suitable for reproduction and archiving purposes that clearly shows all property lines, proposed and existing grades and structures, and the location and type of the proposed infiltration system. The report shall include:
 - a. A liquefaction analysis (for the PGA_M and $2/3^{rd}$ the PGA_M) that assumes the design ground water table (i.e., the ground water during an earthquake) is at the proposed level of infiltration (22 feet depth per the report), and without excluding any layers from the analyses. Note: Storm water infiltration is not allowed on any site where the water may saturate soils that are subject to liquefaction, and the total and differential settlement (static and seismic) is greater than 1.5 inches and 0.75 inches, respectively (when using $2/3^{rd}$ of the PGA_M) (P/BC 2020-118, Item I-3).
 - b. Potential on creating perched ground water conditions.
6. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer; and, that the plans included the recommendations contained in their reports (7006.1).
7. All recommendations of the report(s) that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
8. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
9. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
10. Prior to the issuance of any permit, an accurate volume determination shall be made and included in the final plans, with regard to the amount of earth material to be exported from the site. For grading involving import or export of more than 1000 cubic yards of earth materials within the

grading hillside area, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Board of Building and Safety Commission Office. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period.

11. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
12. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).
13. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet, whichever is greater (7011.3).
14. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
15. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
16. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).

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17. All loose foundation excavation material shall be removed prior to commencement of framing (7005.3).
18. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
19. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring or constructed using ABC slot cuts, as recommended. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
20. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).
21. The soils engineer shall review and approve the shoring plans prior to issuance of the permit (3307.3.2).
22. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil

engineer shall submit a supplementary report with revised recommendations to the Department for approval.

23. Unsurcharged temporary excavation may be cut vertical up to 5 feet. For excavations over 5 feet, the lower 5 feet may be cut vertically and the portion of the excavation above 5 feet shall be trimmed back at a gradient not exceeding 1:1, as recommended.
24. Shoring shall be designed for the lateral earth pressures specified in the section titled "Construction Cuts" starting on page 10 of the 12/23/2020 report; all surcharge loads shall be included into the design. Total lateral load on shoring piles shall be determined by multiplying the recommended EFP by the pile spacing.
25. Shoring shall be designed for a maximum lateral deflection of 1 inch, provided there are no structures within a 1:1 plane projected up from the base of the excavation. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of ½ inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.
26. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
27. Surcharged ABC slot-cut method may be used for temporary excavations with each slot-cut not exceeding 10 feet in height and not exceeding 8 feet in width, as recommended. The surcharge load shall not exceed the value given in the report. The soils engineer shall determine the clearance between the excavation and the existing foundation. The soils engineer shall verify in the field if the existing earth materials are stable in the slot-cut excavation. Each slot shall be inspected by the soils engineer and approved in writing prior to any worker access.
28. All foundations shall derive entire support from native undisturbed soils or properly placed fill, as recommended and approved by the soils engineer by inspection.
29. For any portion of the building that will be on-grade, the upper 3 feet of the on-site soils shall be removed and placed back as compacted fill, as recommended (pg. 7 of the 12/23/2020 report).
30. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.
31. The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2017-116 "Foundation Design for Expansive Soils" (1803.5.3).
32. The building design shall incorporate provisions for total anticipated differential settlements of 0.72 inches, which include 0.25 and 0.47 inches for static and seismic-induced loads, respectively. (1808.2)
33. Special provisions such as flexible or swing joints shall be made for buried utilities and drain lines to allow for differential vertical displacement.
34. Slabs shall be at least 4 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way, as recommended.
35. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane.
36. The seismic design shall be based on a Site Class D, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check. According to ASCE 7-16 Section

11.4.8, the long period coefficient (F_v) may be selected per Table 11.4-2 in ASCE 7-16, provided that the value of the Seismic Response Coefficient (C_s) is determined by Equation 12.8-2 for values of the fundamental period of the building (T) less than or equal to $1.5T_s$, and taken as 1.5 times the value computed in accordance with either Equation 12.8-3 for T greater than $1.5T_s$ and less than or equal to T_L or Equation 12.8-4 for T greater than T_L . Alternatively, a supplemental report containing a site-specific ground motion hazard analysis in accordance with ASCE 7-16 Section 21.2 shall be submitted for review and approval.

37. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Lateral Loads" starting on page 9 of the 12/23/2020 report. Note: Where two separate stacked retaining walls (the upper wall surcharges the lower wall) are proposed, the lower of the 2 walls shall be designed for the combined height of the 2 walls. All surcharge loads shall be included into the design.
38. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 9 of the 12/23/2020 report (1803.5.12).

Note: Lateral earth pressure due to earthquake motions shall be in addition to static lateral earth pressures and other surcharge pressures. The height of a stacked retaining wall shall be considered as the summation of the heights of each wall.
39. Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure as specified on page 9 of the 12/23/2020 report (1610.1). All surcharge loads shall be included into the design.
40. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).
41. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).
42. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
43. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).
44. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
45. The structure shall be connected to the public sewer system per P/BC 2020-027.
46. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works (7013.10).
47. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
48. The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).

49. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
50. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction: shoring; ABC slot cuts; protection fences; and, dust and traffic control will be scheduled (108.9.1).
51. Installation of shoring and/or slot cutting shall be performed under the inspection and approval of the soils engineer and deputy grading inspector. (1705.6, 1705.8).
52. The installation and testing of tie-back anchors shall comply with the recommendations included in the report or the standard sheets titled "Requirement for Tie-back Earth Anchors", whichever is more restrictive. [Research Report #23835]
53. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).
54. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.



GLEN RAAD
Geotechnical Engineer I

Log No. 115763
213-482-0480

cc: AGI Geotechnical, Inc., Project Consultant
WL District Office

EXHIBIT F

PUBLIC CORRESPONDENCE

CPC-2022-7045-CU3-DB-DRB-SPPC-HCA

**Kenton Trinh** <kenton.trinh@lacity.org>

(no subject)

1 message

Sandy Schur <sandyeschur@gmail.com>
To: kenton.trinh@lacity.org

Mon, Jul 15, 2024 at 2:25 PM

CPC-2022-7045-CU3-DB-DRB-SPCC-HCA or known to me as the property on Veteran Avenue just south of Ohio Avenue in Westwood. I am not opposed to development as long as it is done in a more responsible fashion. I notice almost all new buildings going up lately are too dense for the lots they occupy. In light of so many environmental studies telling of the importance of trees and ground area not covered by any form of building material so water can seep in and provide for a healthier and cooler environment I cannot for the life of me figure out why these expensive studies are not considered when approving new construction. Putting a few plants in pots does not solve the problem of the heat and more traffic and worse air quality these overly dense projects cause. I think the size of this project in an area that already has such heavy traffic and poor air quality is a terrible idea. More ground space and enough off street parking should definitely be mandatory.



Kenton Trinh <kenton.trinh@lacity.org>

CPC-2022-7045-CU3-DB-DRB-SPPC-HCA

1 message

Robert de Groot <rmhdegroot@gmail.com>
To: Kenton.Trinh@lacity.org

Wed, Jul 17, 2024 at 6:38 PM

Robert de Groot
[1509 Greenfield Avenue](#)
[Los Angeles, CA 90025](#)

I am writing today to share my opposition to the project proposed for [1515 South Veteran Avenue](#). Specifically, I oppose the allowance of a 46% increase in density in lieu of the allowable 35% increase. In addition, I oppose the exemption from CEQA.

This large and overly dense project does not belong on Veteran Avenue, a neighborhood street comprised of RSO duplexes and the occasional larger RSO apartment building. It is not within the character of the neighborhood and will create a dangerous traffic problem. The project does not take into account the existing density of the area, specifically the traffic density on Veteran Avenue at Ohio which is a heavily congested intersection. The addition of 47 units of housing at this location will add further traffic and congestion in this dense area where street parking is largely unavailable and where many accidents have occurred due to poor visibility at this narrow intersection. There is already a new project under construction at the corner of Ohio and Veteran which will add even more units to the area and more traffic as a result. During construction, a haul route with large trucks moving thousands of cubic yards of earth will make Veteran and Ohio impassable to traffic. This is a route frequently used by emergency vehicles (there is a Fire Station located on Veteran) and it will essentially cut off this neighborhood from emergency vehicles if needed.

Additionally, this project demolishes good quality naturally occurring affordable housing. The removal of three RSO structures and replacement with only 5 units of affordable housing is not an equitable replacement. At a time when housing is sorely needed in the City – truly affordable housing, not new units at market rate with only 5 affordable units – it seems counterintuitive to demolish housing that could be made available today to tenants who need homes. 42 units of market rate housing does not solve the housing crisis in Los Angeles; providing affordable housing that already exists and can be made available in the short-term will more adequately meet the need for those facing housing insecurity.

Robert de Groot

Sharon Sandow
1509 Greenfield Avenue #105
Los Angeles, CA 90025

I am writing today to share my opposition to the project proposed for 1515 South Veteran Avenue. Specifically, I oppose the allowance of a 46% increase in density in lieu of the allowable 35% increase. In addition, I oppose the exemption from CEQA.

This large and overly dense project does not belong on Veteran Avenue, a neighborhood street comprised of RSO duplexes and the occasional larger RSO apartment building. It is not within the character of the neighborhood, and will create a dangerous traffic problem. The project does not take into account the existing density of the area, specifically the traffic density on Veteran Avenue at Ohio which is heavily congested intersection. The addition of 47 units of housing at this location will add further traffic and congestion in this dense area where street parking is largely unavailable and where many accidents have occurred due to poor visibility at this narrow intersection. There is already a new project under construction at the corner of Ohio and Veteran which will add even more units to the area and more traffic as a result. During construction, a haul route with large trucks moving thousands of cubic yards of earth will make Veteran and Ohio impassable to traffic. This is a route frequently used by emergency vehicles (there is a Fire Station located on Veteran) and it will essentially cut off this neighborhood from emergency vehicles if needed.

Additionally, this project demolishes good quality naturally occurring affordable housing. The removal of three RSO structures and replacement with only 5 units of affordable housing is not an equitable replacement. At a time when housing is sorely needed in the City – truly affordable housing, not new units at market rate with only 5 affordable units – it seems counterintuitive to demolish housing that could be made available today to tenants who need homes. 42 units of market rate housing does not solve the housing crisis in Los Angeles; providing affordable housing that already exists and can be made available in the short-term will more adequately meet the need for those facing housing insecurity.

Sharon Sandow



Oct 18, 2024

City of Los Angeles
City Planning Commission
Los Angeles City Hall
200 North Spring Street, Los Angeles, CA 90012

Re: Proposed Housing Development Project at 1515 South Veteran Avenue;
CPC-2022-7045-CU3-DB-DRB-SPPC-HCA

By email: cpc@lacity.org

Cc: Kenton Trinh, City Planner, kenton.trinh@lacity.org; City Clerk's Office,
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Dear Los Angeles City Planning Commission,

The California Housing Defense Fund ("CalHDF") submits this letter to remind the Commission of its obligation to abide by all relevant state laws when evaluating the proposed 48-unit housing development project at 1515 South Veteran Avenue, which includes five units for very low-income households. These laws include the Housing Accountability Act ("HAA"), the Density Bonus Law ("DBL"), and California Environmental Quality Act ("CEQA") Guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible unless, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA's ambit, and it complies with local zoning code and the City's general plan. Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA. (Gov. Code, § 65589.5, subd. (j)(3).) The Commission must therefore approve the project unless it makes written findings regarding health and safety as mentioned above – which it cannot do since the preponderance of the evidence in the record does not support such findings. (*Id.* at subd. (j).)

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The DBL offers the proposed development certain protections. (See Gov. Code, § 65915.) The Commission must respect these protections. In addition to granting the increase in residential units allowed by the DBL, the Commission must not deny the project the proposed waivers and concessions with respect to building height, floor area ratio, open space, front yard setback, and side yard setbacks, unless it makes written findings as required by Government Code section 65915, subdivision (e)(1) that the waivers would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (*Id.* at subd. (p).) Furthermore, the California Court of Appeal has ruled that when an applicant has requested one or more waivers and/or concessions pursuant to the DBL, the City “may not apply any development standard that would physically preclude construction of that project as designed, even if the building includes ‘amenities’ beyond the bare minimum of building components.” (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 775.)

Additionally, the project is exempt from state environmental review under the Class 32 CEQA categorical exemption (In-Fill Development Projects) pursuant to § 15332 of the CEQA Guidelines, as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as the applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. And recent caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

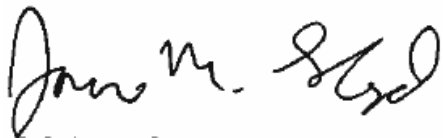
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state’s homelessness crisis; it will bring new customers to local businesses; it will grow the City’s tax base; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the Commission to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations