

DEPARTMENT OF CITY PLANNING APPEAL RECOMMENDATION REPORT

City Planning Commission

Date: Time: Place:	After 8:30 Van Nuys Council C 14410 Syl Van Nuys This meet hybrid forr agenda ag meeting for	City Hall hambers, 2 nd Floor van Street , CA 91401 ing may be available virtually, in a mat. Please check the meeting pproximately 72 hours before the pr additional information at:	Case No.: CEQA No.: Incidental Cases: Related Cases: Council No.: Plan Area: Specific Plan: Certified NC:	DIR-2023-8208-TOC-HCA- 1A ENV-2023-8209-CE None None 11 – Park West Los Angeles Exposition Corridor Transit Neighborhood Plan; West Los Angeles Transportation Improvement and Mitigation West Los Angeles Sawtelle
		nning.lacity.org/about/commissions- arings and/or by contacting v.org	GPLU: Zone:	Medium Residential R3-1
Public H Appeal S	earing:	Required Not Further Appealable	Applicant/Owner:	Daniel Pourbaba 12202 Exposition LLC
Expiratio	on Date:	December 23, 2024	Representative:	Aaron Belliston BMR Enterprises
			Appellant:	José G. Alvarez

PROJECT 12202 – 12214 West Exposition Boulevard LOCATION:

PROPOSED PROJECT: The project is for the construction of a new seven-story, 78-foot-tall residential development with 45 dwelling units (including five (5) units for Extremely Low-Income Household occupancy). The project will have a Floor Area Ratio ("FAR") of approximately 4.65:1 with approximately 67,396 square feet of floor area. The project will provide one level of subterranean parking with 28 residential vehicular parking spaces, 39 long term residential bicycle parking spaces, and five short term residential bicycle parking spaces for a total of 44 residential bicycle parking spaces. The project involves the export of approximately 5,950 cubic yards of soil. There are currently four (4) existing, Non-Protected Significant trees on the project site proposed to be removed (Queen Palm, Avocado, Mexican fan palm) as part of the project. There are six (6) existing trees growing in the adjacent public-right-of-way that will remain.

APPEAL: A partial appeal of the Director of Planning's September 24, 2024 Determination that:

1. Determined, pursuant to California Environmental Quality Act ("CEQA") Guidelines, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to 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.

- 2. Found, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No. 2013031038 ("Program EIR"), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.
- 3. **Approved** the following project consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Tier 4, to permit a project consisting of 45 residential units by reserving five (5) dwelling units, equal to 11% of the total units, for Extremely Low-Income Household Occupancy for a period of 55 years, with Base Incentives permitted pursuant to LAMC Section 12.22 A.31, in addition to the following Three Incentives:
 - a. **Yards**. An up to 35% reduction in the required side yard setbacks, for minimum side yards of 6 feet 6 inches in lieu of the required 10 feet, in the R3-1 Zone.
 - b. **Height.** An up to 33-foot increase in the building height requirement, allowing up to 78 feet in height in lieu of the maximum allowed 45 feet in the R3-1 Zone.
 - c. **Open Space**. An up to 25% decrease in required open space, allowing a minimum of 5,438 square feet of open space in lieu of the required 7,250 square feet otherwise required per LAMC Section 12.21.G.

RECOMMENDED ACTIONS:

- 1. **Deny** the appeal;
- 2. **Determine** that based on the whole of the administrative record, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32 Infill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
- 3. **Find**, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No. 2013031038 ("Program EIR"), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.
- 4. **Approve** the following project consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Tier 4, to permit a project consisting of 45 residential units by reserving five (5) dwelling units, equal to 11% of the total units, for Extremely Low-Income Household Occupancy for a period of 55 years, with Base Incentives permitted pursuant to LAMC 12.22 A.31, in addition to the following Additional incentives:
 - a. **Yards**. An up to 35% reduction in the required side yard setbacks, allowing for minimum side yards of 6 feet 6 inches in lieu of the required 10-foot in the R3-1 Zone.
 - b. **Height**. An up to 33-foot increase in the building height requirement, allowing up to 78 feet in lieu of the maximum allowed 45 feet in the R3-1 Zone.

- PAGE 3
- c. **Open Space**. An up to 25% decrease in required open space, allowing a minimum of 5,438 square feet of open space in lieu of the required 7,250 square feet otherwise required per LAMC Section 12.21.G.
- 5. Adopt the Director of Planning's Conditions of Approval, Findings, and Exhibit "A".

VINCENT P. BERTONI, AICP Director of Planning

Theodore L Arving

Theodore L. Irving, AICP Principal City Planner

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Connie Chauv, Senior City Planner

Kyle Winste

Kyle Winston, City Planner

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Julissa Lopez-Hodoyan, Planning Assistant

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 City Planning Commission Secretariat, 200 North Spring Street, Room 272, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this 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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- Exhibit C Director of Planning's Determination (DIR-2023-8208-TOC-HCA)
- Exhibit D CEQA Clearance (ENV-2023-8209-CE)
 - D1 Notice of Exemption & Justification for Categorical Exemption
 - D2 Geotechnical Investigation Report
 - D3 Urban Forestry Referral Form
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- Exhibit E Maps, ZIMAS Parcel Profile Report, and Site Photos
 - E1 ZIMAS Reports (12202-12214 Exposition Boulevard)
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- Exhibit G Affidavit of Mailing (DCP Project Planning (West/South/Harbor)
- Exhibit H Public Correspondence

A-1

PROJECT ANALYSIS

PROJECT SUMMARY

The project is for the construction of a new seven-story, 78-foot-tall residential development with 45 dwelling units (including five (5) units for Extremely Low-Income Household occupancy. The project will provide 7 one-bedroom units, 5 two-bedroom units, 10 three-bedroom units, 4 one-bedroom units, 17 five-bedroom units, and 5 six-bedroom units. The project will have a Floor Area Ratio ("FAR") of approximately 4.65:1 with approximately 67,396 square feet of floor area. The project will provide one level of subterranean parking with 28 residential vehicular parking spaces, 39 long term residential bicycle parking spaces, and five short term residential bicycle parking spaces for a total of 44 residential bicycle parking spaces. There are currently four (4) existing, Non-Protected Significant trees on the project site proposed to be removed (Queen Palm, Avocado, Mexican fan palm) as part of the project. There are six (6) existing trees growing in the adjacent public-right-of-way that will remain. The project involves the export of approximately 5,950 cubic yards of soil.

On September 24, 2024, the Director issued a Determination (Exhibit "C") to approve a qualifying Tier 4 project, totaling 45 dwelling units, reserving five (5) units for Extremely Low Income Household occupancy. The approved plans are provided in Exhibit "A", and the environmental clearance is provided in Exhibit "D". The appeal period ended on October 9, 2024.

On October 7, 2024, an appeal was filed by an abutting property owner (José G. Alvarez), represented by this case. The appeal documents are provided as Exhibit "B" herein.

BACKGROUND

Subject Property

The project site is located in the West Los Angeles Community Plan area at 12202, 12206, 12210 and 12214 West Exposition Boulevard at the southwest corner of the intersection with Exposition Boulevard and Amherst Avenue, and is bound by an alley to the south. The subject site is comprised of four (4) flat, rectangular-shaped lots with a total area of approximately 18,827 square feet (20,537 square feet including the half- alley), or approximately 0.47 acres in the R3 Zone. The project lots have a cumulative street frontage of 172-feet along the south side of Exposition Boulevard, and a lot depth of approximately 110 feet, with a 20-wide alley to the south, consistent with the minimum lot width and depth requirements of the R3 Zone. The project site is located in a liquefaction zone and is within 1.41 kilometers (0.88 miles) from the Santa Monica Fault. The site is not located within the Alquist-Priolo Fault Zone, special grading area, designated hillside area, very high fire hazard severity zone, flood zone, landslide, tsunami inundation zone, or methane zone.

The project site is currently improved with four (4) single-family dwellings and four (4) detached garages, which will be demolished for the project. A Tree Report prepared by The Tree Resource, dated September 5, 2023, determined that there are no protected tree or shrub species on the site, or adjacent to the site. There are currently four (4) existing, Non-Protected Significant trees on the project site proposed to be removed (Queen Palm, Avocado, Mexican fan palm). There are six (6) existing trees growing in the adjacent public-right-of-way that will remain (Evergreen pear trees, olive trees); two (2) street trees are proposed to be removed (olive tree, dead tree). There are no known designated historic resources or cultural monuments on the subject site.

Zoning and Land Use Designation

The West Los Angeles Community Plan designates the site for Medium Residential land uses with corresponding zones of R3. The site is zoned R3-1 which is consistent with the land use designation in the General Plan. The R3-1 Zone and designation allow for a base density of one dwelling unit per 800 square feet of lot area and a 3:1 Floor Area Ratio (FAR). The site is subject to Height District No. 1 in the R3 Zone which allows for a maximum building height of 45 feet. The site is located within the Exposition Corridor Transit Neighborhood Plan Specific Plan ("Expo TNP") overlay. The Expo TNP established by Ordinance 186,402 and effective December 26, 2019, established review procedures and additional design standards and environmental standards subject to review through Administrative Clearance, which is currently pending. The project site is also located within the West Los Angeles Transportation Improvement and Mitigation Specific Plan ("WLA TIMP", Ordinance 186,105 and 186,108). The Project is subject to Department of Transportation clearance of the WLA TIMP prior to the issue of building permits. The property is also located in the Transit Oriented Communities ("TOC") area, within a Tier 4 designation of the TOC Program. Pursuant to LAMC Section 12.22 A.31 and the TOC Guidelines, and the applicant has requested a TOC Compliance Review using Tier 4 TOC Incentives.

Surrounding Properties

The project site is an infill site surrounded by single-family residential uses to the west, east, and south, zoned RAS4-1VL and R3(EC) respectively. To the east and southeast of the site along Exposition Boulevard and Bundy Drive, an 8-story residential mixed-use development is under construction spanning three (3) buildings and city blocks. Further west are one- and two-story commercial properties zoned M1-1, and to the north of the project site, within approximately 100 feet, is the Expo Light Rail line, Zone PF-1XL, with the Expo Line Bike Path and vehicular parking at street level. The surrounding neighborhood is fully developed with streets, sidewalk, gutter, sewer, and street trees.

<u>Streets</u>

<u>Exposition Boulevard</u> is designated Local Street – Standard. The Mobility Plan 2035 designates a right-of-way width of 60 feet and a designated roadway width of 36 feet, and the street is dedicated to an approximately 50 foot right-of-way and improved to an approximately 40 foot roadway, with sidewalk, curb, and gutter.

<u>Amherst Avenue</u> is designated Local Street – Standard. The Mobility Plan 2035 designates a right-of-way width of 60 feet and a designated roadway width of 36 feet, and the street is dedicated to an approximately 60 foot right-of-way and improved to an approximately 30 foot roadway, with sidewalk, curb, and gutter.

Alley, to the south, is 20 feet in width.

Environmental Clearance

The Project application was filed on December 14, 2023, seeking a Director's approval of a qualifying Tier 4 TOC residential development. The CEQA clearance, ENV-2023-8209-CE determined that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332 (Infill Development), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. In addition, the City has determined based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No. 2013031038 ("Program

EIR"), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.

PUBLIC COMMENTS

One letter was received in opposition of the project (Exhibit H) after the appeal date.

Comments are summarized below:

- Two (2) more low-income units should be provided for the number of incentives requested.
- Increased front yard setbacks to be required to allow trees to be planted in the ground, so the canopy can grow 15 feet wide.
- There are no trees planted in the ground, in deep soil; trees planted in stormwater planters will not allow roots to grow based on conditions, which contradicts the New Green Deal for LA, and Million Trees Initiative.
- The front yard design is not good urban planning.
- The Planning Department allows no real trees to be planted, reducing shade and contributing to increased global heating and the heat island effect.

APPEAL ANALYSIS

APPEAL AND APPELLATE BODY

One appeal was filed by José G Alvarez, an abutting property owner. The following statements are summarized from the appeals submitted by the appellant. The appeal in its entirety is attached for reference (see Exhibit "B").

Pursuant to LAMC Sections 12.22 A.31, 12.22 A.25, and 13B.2.5.G, City Planning Commission is the appellate decision maker for projects seeking approval pursuant to LAMC Section 12.22 A.25 for a TOC Affordable Housing Incentive Program appeal. The decision of the City Planning Commission is not further appealable.

Pursuant to LAMC Section 13A.2.8.E.1 of Chapter 1A, unless otherwise required by a specific process, the appellate body shall hear the matter de novo, considering the whole of the project with no deference given to the decision of the initial decision maker. The appellate body shall make its decision based on the record before the initial decision maker and any other evidence or testimony presented at or before the appellate body's hearing. In making a decision to grant a project approval, the appellate body shall make the same findings as required to be made by the initial decision maker, supported by substantial evidence.

APPEAL POINTS AND STAFF RESPONSE

1) Allegedly Imp roper Notification

Appeal point 1:

"As the next-door adjoining property owner at 12218 Exposition Boulevard, I have not been properly notified".

Staff Response 1

The case was properly noticed in accordance with the following requirements of LAMC Section 12.22 A. 25(g)(2)(i)(d):

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

The Letter of Determination was issued via groundmail on September 24, 2024 to abutting propertv consistent with the procedures outlined in LAMC owners. Section 12.22 A.25(g)(2)(i)(d), as confirmed by the Affidavit of Mailing (Exhibit G), which included mailing the LOD to the abutting property of 12218 Exposition Boulevard (Appellant). A public hearing is not required by the LAMC for cases processed under the TOC Affordable Housing Incentive Program. Moreover, the applicant received notice that resulted in the filing of a timely appeal to the City Planning Commission. Therefore, the appellant was properly notified as required by the LAMC

2) Unable to access drawings and stamped "Exhibit A"

Appeal Point 2:

"Page 3 and page 4, mention "stamped Exhibit A" and Sheets A300 and A302, are not being provided or made available for my full review."

Staff Response 2:

As provided under Appeal Point No. 1, the case was properly noticed in accordance with the requirements of LAMC Section 12.22 A.25(g)(2)(i)(d), which requires transmittal of the LOD to abutting property owners via groundmail. The LAMC does not require Exhibit "A" plans be attached to the LOD. However, the Department of City Planning does upload the Exhibits "A" plans associated with Director's Determinations online to the Department's website to be available to the public, consistent with standard City practice. The aforementioned exhibits and plans are also part of the Planning file and available for review by submitting a Public Records Act request with the Department.

3) Project context

Appeal Point 3:

"The cited neighboring projects on pages 18 and 19 have side yards of at least 60 feet. And therefore, do not have a similarity to this proposed project."

Staff Response 3:

The Los Angeles Municipal Code requires a minimum 5-foot setback with one additional foot for each story above the second story in the R3-1 Zone. The project is proposing a seven-story building, therefore the project would be required to provide 10-feet for the required side setbacks.

The project site is located within Tier 4. Tier 4 requires at least 11 percent of the 45 total units, or five units, to be set aside for Extremely Low Income Households. The project reserves five units for Extremely Low Income Households, as such, the project meets the eligibility requirement for On-Site Restricted Affordable Units and is allowed Additional Incentives.

The TOC Guidelines for Tier 4 Additional Incentives, allow a project up to a 35% decrease in the required width or depth of two individual yards or setbacks. The project is proposing a 6 feet 6 inches easterly and westerly side yard setback in lieu of the 10-foot side yard setback otherwise required in the R3-1 Zone, which is consistent with the allowable yards/setbacks under TOC Guidelines.

Incentives	Otherwise Allowed/Required	TOC Guidelines	Proposed
Yards (Side)	10 feet	6 feet 6 inches	6 feet 6 inches

The neighboring three (3) comparable projects mentioned on pages 18 and 19 of the LOD, were granted approval for land use entitlements, including the project at 2217, 2221, 2227, 2233 South Bundy Drive (Case No. DIR-2021-10036-TOC-VHCA) which

was granted side yard reductions of 3 feet 3 inches in lieu of 5 feet. The remaining two (2) projects referenced complied with yard requirements of the Exposition Corridor TNP.

4) CEQA Findings (clarification of Immediate Context to the West)

Appeal Point 4:

"Page 8 and page 17 (CEQA Findings) of the 23 pages of the Director's determination, in Surrounding Uses erroneously states that there are Commercial buildings immediately to the West side of the project when in fact that is not the case. On the West side there is an existing Dwelling located at 12218 Exposition Blvd for which I am the owner."

Staff Response 4:

The statement on the LOD, under Project Background on page 8, is correct with the following:

The project site is an infill site surrounded by single-family residential uses to the west, east, and south, zoned RAS4-1VL and R3(EC) respectively. To the east and southeast of the site along Exposition Boulevard and Bundy Drive, an 8-story residential mixed-use development is under construction spanning three (3) buildings and city blocks. Further west are one- and two-story commercial properties zoned M1-1 (emphasis added).

The surrounding uses are provided in the ZIMAS Parcel Profile Report (Exhibit E), and also shown below, identifying the residential and commercial neighboring sites in relation to the project site. The area with label 1 below, identifies the Project Site; label 2 identifies the neighboring residential property immediately to the west (12214 Exposition Boulevard), zoned R3-1, and label 3 shows the beginning of the commercial parcels to the west of Wellesley Avenue in blue, zoned M1-1.



Therefore, staff have correctly identified the westerly abutting property as single-family residential.

5) Side Yards

Appeal Point 5:

"The side yard needs to be mitigated by requiring a minimum ten feet side yard and a maximum building height of 45 feet. Last paragraph of page 14 of Director's Determination states that the proposed project has a 10 feet side yard but is allowing a 6 feet 6 inches side yard. Therefore a 10 feet side yard should be provided."

Staff Response 5:

As provided under Appeal Point No. 3, the project was granted a Tier 4 Additional Incentive for up to a 35% reduction in the required side yard setbacks, for minimum side yards of 6 feet 6 inches in lieu of the required 10 feet, in the R3-1 Zone. The list of on-menu incentives in the TOC Guidelines were pre-evaluated at the time the Transit Oriented Communities Affordable Housing Incentive Program Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director concluded, and concludes as applied to this project, that the on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project. Therefore, the site and project qualify for the TOC Affordable Housing Incentive Program as an Eligible Housing Development and is eligible for the incentives granted therein. There is no evidence in the record that the proposed incentive will have a specific adverse impact.

6) Heavy Traffic Impacts and Context

Appeal Point 6:

"Page 18, the area is already impacted by heavy traffic. The three projects that are noted as comparable are in fact not comparable since these have minimum 60 feet side yards."

Staff Response 6:

The subject site is located within 2,640 feet (one half-mile) of a Major Transit Stop, with the nearest stop the Expo/Bundy Station, served by the Metro Rail E Line (Expo); and is eligible as a Tier 4 development in the Transit Oriented Communities Affordable Housing Incentive Program Guidelines, as indicated on the TOC Referral Form dated June 26, 2023. Therefore, the project meets the eligibility requirement for proximity to a Major Transit Stop.

As provided in the Director's Determination (Exhibit C) and Vehicle Miles Traveled calculator (Exhibit D), the Department of Transportation (LADOT) Referral Form dated September 18, 2024 and the Vehicle Miles Traveled (VMT) calculator indicated that the number of daily vehicle trips will be 204 which is under the threshold of 250 or more daily vehicles trips to require VMT analysis. As such, there is substantial evidence that the project will not have any significant traffic impacts

Furthermore, as a Tier 4 project, no residential parking spaces are required. The project, however, proposes 28 parking spaces in a one-level subterranean parking garage with vehicular access off the alley. The project shall be permitted to provide a minimum of zero

parking spaces pursuant to California Government Code Section 65863.2 (AB 2097). 28 parking spaces are provided per Exhibit "A". Lastly, as provided per Appeal Point No. 3 above, the neighboring three (3) comparable projects were granted approval for land use entitlements, also as Tier 4 projects with no parking requirements.

7) Appeals process

Appeal Point 7:

"It is not true that an Appeal can be filed entirely electronically... The QR are not available. It allows for viruses and folks wanting to tap into your accounts... On page 3 of the Appeal Application, it is not clear if one has the choice to submit Hard Copy or submit full Electronic submittal copy. It is not clear as to how and what needs to be submitted with the Appeal"

Staff Response 7:

The LOD was issued with standard appeal filing instructions consistent with standard city practice. As provided in the Director's Determination, an appeal may be filed utilizing the following options, including :

- 1. Online Application System (OAS): The OAS (https://planning.lacity.org/oas) [which] allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.
- 2. Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Both QR Codes and hyperlinks to the Department's website are provided in the Director's Determination as an option for appellants to file an appeal. The Appeal Application Instructions and Checklist includes a standard list of items that need to be submitted for the appeal. Therefore, the case and appeal were processed according to standard city practice, and the appellant filed a timely appeal on October 7, 2024

CONCLUSION

For the reasons stated herein, and per the findings of the Director's Determination, the proposed project complies with the applicable provisions of the Transit Oriented Communities Program, the West Los Angeles Community Plan, and the California Environmental Quality Act (CEQA). Planning staff evaluated the proposed project and determined it meets the findings to approve a TOC Development and that the project qualifies for a Class 32 Categorical Exemption and the project is within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No. 2013031038 ("Program EIR"), pursuant to CEQA Guidelines Sections 15168 and 15162. Based on the complete plans submitted by the applicant and

considering the appellant's arguments for appeal, staff has determined that the project meets the required findings and appellant has not offered any substantial evidence to the contrary.

Therefore, Staff recommends that the City Planning Commission take the following actions: determine that based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; find, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No. 2013031038 ("Program EIR"), pursuant to CEQA Guidelines Sections 15168 and 15162; deny the appeal filed by José G. Alvarez, and sustain the decision of the Director; and adopt the Director's Conditions of Approval, Findings, and Exhibit "A".

EXHIBIT A (Project Plans)



EXPOSITION RESIDENCE CIAM ARCHITECTS

12202 W. Exposition Blvd., Los Angeles, CA 90069





Calabasas, CA 91302



MAR 0 8 2024 CITY PLANNING PROJECT PLANNING

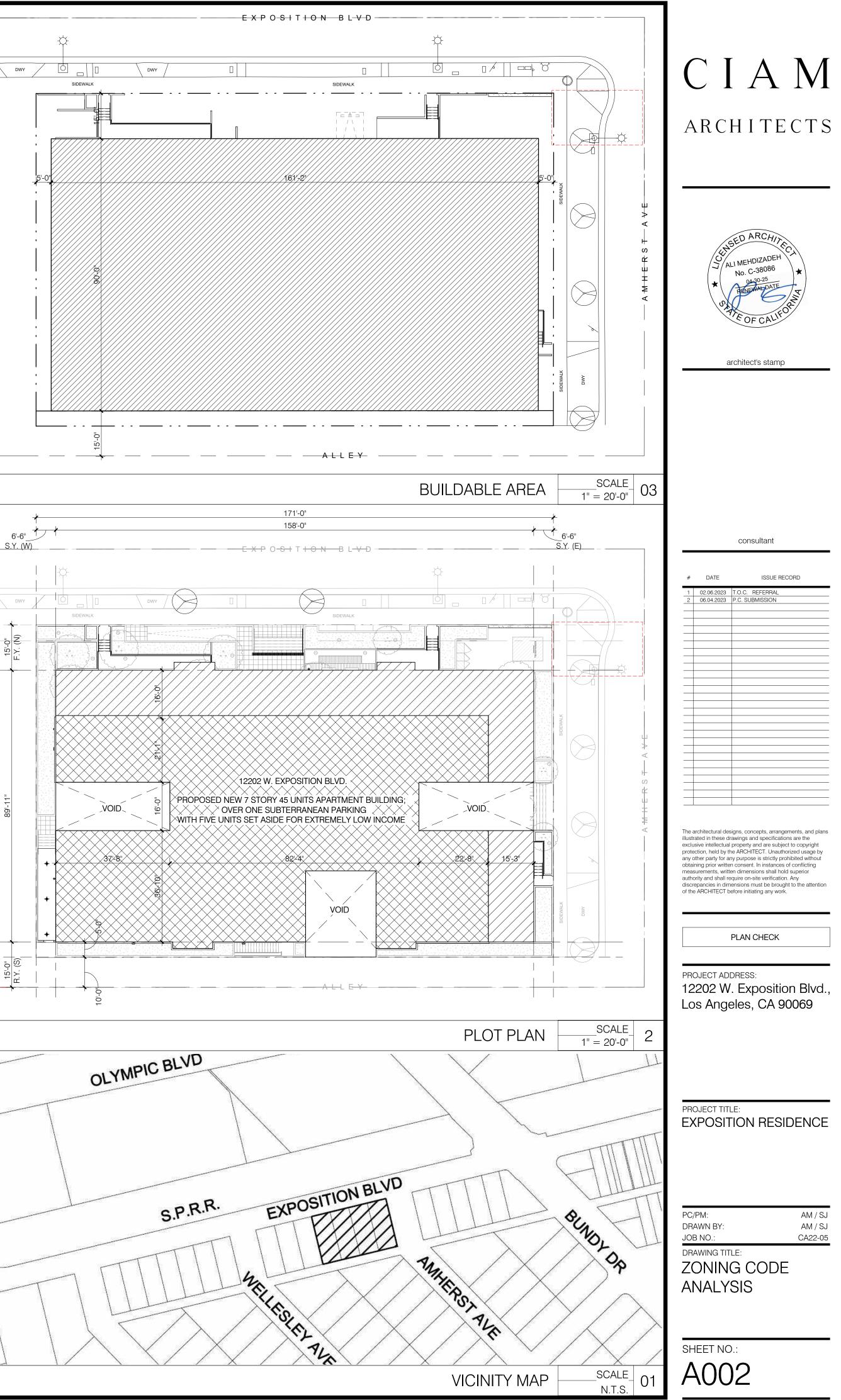
PROJECT DESCRIPTION					VEHICULAR F	ARKII	١G		
	ENTIAL, C	OVER TWO STO	ORY TYPE "I/	A" RESIDENTIAL PODIUM; OVER ONE	REQUIRED RER	SIDENT	IAL VEHIC	ULAR PARKING	3
SUBTERRANEAN TYPE " IA " PARKIN RESIDENTIAL: R-2 (APARTMENTS) 8	k S-2 (PA	RKING)			UNIT TYPE		COUNT	RATIO (LAMC) REQ. LAMO
SPRINKLERED, IN ACCORDANCE W	/ITH SEC	TION 903.3.1.1	NFPA 13 (A	IS A SEPARATE PERMIT)	ONE BEDROOM	7		1.5 SPACE / U	JNIT 10.5
LEGAL DESCRIPTION					TWO BEDROOM	5		2 SPACE / UN	
LOT 1 12202 W EXPOSITION BLVD., LOS A	NGELES	CA 90064			FOUR BEDROOM	1 10 1		2 SPACE / UI	
AREA: 4,708.1 SF		, 0, (0000 1			FIVE BEDROOM	17		2 SPACE / UN	
APN: 4259030001 MAP REF.: M B 72-88					SIX BEDROOM	5		2 SPACE / UI	NIT 10
TRACT: TR 6372 BLOCK 2, LOT 1					TOTAL REQ. LAM	2			86.5 ~ 87 \$
LOT 2					• T.O.C TIER 4 RE	QUIREI)		
12206 W EXPOSITION BLVD., LOS A AREA: 4,704.9 SF	NGELES	, CA 90064			NO PARKING IS R				
APN: 4259030002 MAP REF.: M B 72-88					• PROPOSED PAR	RKING			
TRACT: TR 6372					RESIDENTIAL			, ,	PACT) = 28 STA
BLOCK 2, LOT 2					TOTAL PROVIDED	PARKI	NG = 28.5	STALLS	
LOT 3 12210 W EXPOSITION BLVD., LOS A	NGELES	, CA 90064			REQUIRED O	PEN S	SPACE		
AREA: 4,707.0 SF APN: 4259030003					PER LAMC 12.21.0	G.2 & T(C		
MAP REF.: M B 72-88 TRACT: TR 6372					UNIT TYPE			HABITABLE ROOMS	COUNT OF
BLOCK 2, LOT 3					STUDIO & ONE BI	EDRM.			7 10
LOT 4					TWO BEDROOM U		= THREE		2 12
12214 W EXPOSITION BLVD., LOS A AREA: 4,707.0 SF	NGELES	, CA 90064			THREE BEDROON • BASE TOTAL RE		THREE <		36 17 45
APN: 4259030004 MAP REF.: M B 72-88					• BASE TOTAL RE • TOC TIER 4 INC	•		,	45 7,250 (BASE) -
TRACT: TR 6372					MINIMUM REQUIF	RED CO	MMON SP	PACE	
BLOCK 2, LOT 4					$5,438 \times 50\% = 2,7$				
ZONING INFORMATION					5,438 SF (REQUIR				
JURISDICTION ZONING		WEST LOS AN R3-1	IGELES		NOTES:		,	, · · ,	
SPECIFIC PLAN		EXPOSITION (RANSIT NEIGHBORHOOD PLAN, NSPORTATION IMPROVEMENT AND	* LAMC 12.21.G	2			
LOT AREA		MITIGATION		1,710.34 (HALF ALLEY)	PROJECTS CONT PER LAMC 12.21.0	AINING			NTIAL UNITS SH
LOT DIMENSIONS		110' X 171' (7	,	TELY) - SEE SURVEY A010	A MINIMUM 100 S	QUARE	FEET FOF	R EACH UNIT H	
TRANSIT ORIENTED COMMUNITIES	(TOC)	TIER 4				RE THA	N THREE I	HABITABLE RO	OMS.
FAR - TOC TIER 4 INCENTIV	/E APP	LIED - SEE	EXHIBIT	03 / A002, A042 & A043	** LAMC 12.21.0 RECREATION ROO				ET IN AREA FOF
3:1 14,501.6 SF (BUILDABLE AREA-EXH	IBIT 03)	x 3 (BASE FAF	R) = 43,504.3	3 SF	_ DWELLING UNITS DWELLING UNITS				
43,504.8 SF (BASE ALLOWED) x 1.55 PROPOSED FAR : 67,396 SF < 67,42	<u>`</u>	, ,			THAN 25% OF TH	Ε ΤΟΤΑ	L REQUIRE	ED USABLE OF	EN SPACE.
					PROVIDED OI	PEN S	PACE -	SEE A040 8	& A041
DENSITY & UNIT MIX - R3-1			1 710 24						,
				(HALF ALLEY) = 20,537.38 SF	GYM = 810 SF PRIVETE BALCO				
		. ,		= 25.6 ~25 (ROUNDED DOWN)	_				
TOC BASE DENSITY	26 (LAM	IC BASE, ROU	NDED UP)		TOTAL PROVIDE	DOPE	N SPACE:	3,423 SF + 810	J SF + 1,450 SF
• T.O.C "TIER 4" BONUS	26 (TOC	CBASE) x 1.8	(80% TIER 4	INCREASE) = $46.8 \sim 47$ ROUNDED U	FUNDING NO	ΓE			
	ONE BEDROOM 7 TWO BEDROOM 5			THE PROJECT IS 100% PRIVATELY FUNDED. NO TAX CREDIT INC					
• PROPOSED NO. OF UNITS	THREE	D BEDROOM5REE BEDROOM10UR BEDROOM1E BEDROOM17BEDROOM5							
	FIVE BE								
• SET ASIDE UNITS (E.L.I)				, TIER 4) = 4.95 ~ 5 ROUNDED UP	SUMMARY OF	тос	INCEN	TIVES - TIEF	R 4
SETBACKS 7 STORY - SECT	FION 1	2.21C1(e) C	OPTION 1						DENSITY
REQUIRED SETBACKS					BASE INCENTIVE				PARKING FAR
FRONT YARD SETBACK - NORTH		15'-0"			_				
REAR YARD SETBACK - SOUTH SIDE YARD SETBACK - EAST		15'-0" (FROM 10'-0"	ALLEY C.L.)		_				
ORIGINAL FRONT YARD SETBACK -	WEST	10'-0"							OPEN SPACE HEIGHT
PROPOSED SETBACK (TOC TIER 4	ADDITIOI	NAL INCENTIV	E APPLIED)		ADDITIONAL INCE	NTIVE			
FRONT YARD SETBACK - NORTH		15'-0"							TWO INDIVIDU
REAR YARD SETBACK - SOUTH SIDE YARD SETBACK - EAST		15'-0" (FROM /	,	CTION) = 6'-6"					
SIDE YARD SETBACK - WEST				CTION) = 6'-6''					
OVERALL BUILDING HEIGH	IT _ R3		IER 4		_				
BASE HIEGHT - PER LAMC MAX. HEIGHT - TOC TIER 4		45' 45' (BAS	E) + 33' (TIE	ER 4 INCENTIVE) = 78'	_				
PROPOSED BUILDING HEIGHT			, ,	& ELEVATIONS					
BICYCLE PARKING REQUIR	EMEN	15							
• REQUIRED									
	RT-TERN		(1 00405 -						
	,			PER UNIT) 25 / 1=25 PER 1.5 UNIT) 20 / 1.5 = 14	_				
TOTAL 5	., _		39	· · · · ·					
PROVIDED									
DWELING UNIT SHORT-TERM	(SEE A1	10 & A210)		LONG TERM (SEE A200)					
45 5 (SEE A110 & A2	10)		39 (SEE A2	00)					

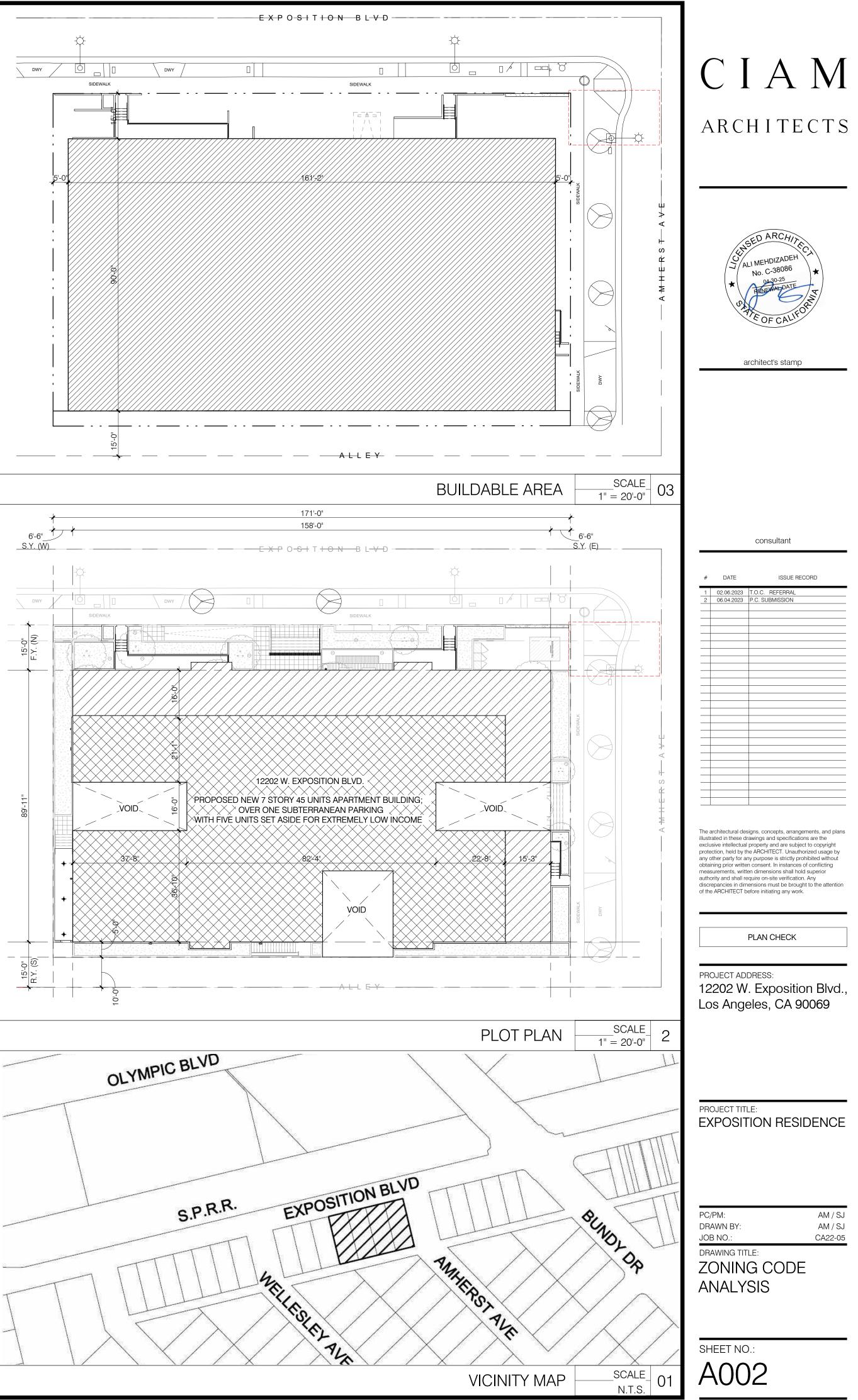
i						REC	CYCLING AREA - F	'ER LA	AMC SE
VEHIC	JLAR PARKING					REQ	UIRED AREA:		MULTIPL
DUNT	RATIO (LAMC)	REQ. LA	AMC RATIO TOO	c I	REQ. (TOC)	PRO A200	VIDED @ PARKING - SE	NG - SEE TRASH ROO SF REQ.	
	1.5 SPACE / UN	NIT 10.5	NONE		NONE				
	2 SPACE / UNIT	Г 10	NONE		NONE		UNIT NO.		
	2 SPACE / UNI	T 20	NONE		NONE	UNIT	101 - "A"		5 BED, 4
	2 SPACE / UNI	T 2	NONE		NONE		102 - "A"		6 BED, \$
	2 SPACE / UNI		NONE		NONE		103 - "A"		5 BED, 5
	2 SPACE / UNI		NONE		NONE		104 - "E" 105 - ELI - "A"		2 BED, 1 5 BED, 1
	2 SPACE / UNI								,
		86.5 ~ 8	37 STALLS				UNIT NO.		
						UNIT	201 - "A"		5 BED, 5
						UNIT	202 - "B" - ELI		3 BED, 2
							203 - "C"		1 BED,
							204 - "A"		6 BED, 3
							205 - "A"		5 BED,
NDARD) + 10 (COMPA	ACT) = 28 S	TALLS				206 - "E" - ELI 207 - "A"		3 BED, 2 5 BED, 5
= 28 S	TALLS					ONIT			
ACE							UNIT NO. 301 - "A"		5 BED, 5
							302 - "B" - ELI		2 BED, 2
			1				303 - "C"		1 BED,
	ABITABLE	COUNT	OPEN SPACE RATI	0	REQ'D	UNIT	304 - "A"		6 BED, 8
	COMS					UNIT	305 - "A"		5 BED, 4
IREE >	7	7	100 SF / UNIT	700 \$	SF		306 - "E"		3 BED, 2
THREE	2	2	125 SF / UNIT	250 \$	SF	UNIT	307 - "A"		5 BED, 5
IREE <	3	36	175 SF / UNIT	6,300	D SF		UNIT NO.		
MC 12.	21 G) 4	15	7,2	250 SF		UNIT	401 - "A"		5 BED, 5
% RED	JCTION) 7	7,250 (BASE	i) - 25% (INCENTIVE)) = 5,43	38 SF		402 - "B"		3 BED, 2
ION SP/	ACE					-	403 - "C"		1 BED,
IMUM F	REQUIRED COM	IMON OPEN	N SPACE				404 - "A"		6 BED,
FRIBUTI	ON TOWARDS (OPEN SPAC	CE - LAMC 12.21.G.2	P(a)(4)(i)		405 - "A" 406 - "D"		5 BED, 1 BED, 1
	x 25% = 1,359			-(-)(-)(-)(-)	/		407 - "E"		3 BED, 2
JFACL)	x 20 /0 - 1,009 v	01				UNIT	408 - "A"		5 BED, 5
							UNIT NO.		5 PED
O OR N		HAL UNITS	SHALL CONTAIN US	SABLE	OPEN SPACE		501 - "A" 502 - "B" - ELI		5 BED, 3
		VING LESS	THAN THREE HABI	TABLE	ROOMS; 125		503 - "C"		1 BED,
			DOMS; AND 175 SQ	UARE F	EET FOR EACH	UNIT	504 - "A"		6 BED, 8
HKEE F	IABITABLE ROC	JMS.				UNIT	505 - "A"		5 BED, 5
REC. R	OOMS						506 - "D"		1 BED,
							507 - "E"		3 BED, 2
			OR A DEVELOPMEN BUT SHALL NOT QU			UNIT	508 - "A"		5 BED, 5
EQUIRE	D USABLE OPE	N SPACE.					UNIT NO.		
	SEE A040 &	A041				UNIT	601 - "F"		3 BED, 3
	SEE A040 &	A04 I				UNIT	602 - "H"		4 BED, 4
480 +	2,943 = 3,423 \$	SF (COMM	10N OPEN SPACES	#1&	#2 - SEE A040		603 - "G"		3 BED, 3
(LESS	S THAN 25% OF	TOTAL REG	QUIRED)				604 - "E"		2 BED, 2
			EPTH) x 50 SF (EACH	H) = 1,4	450 SF	UNIT	605 - "A"		5 BED, \$
			, , , , , , , , , , , , , , , , , , ,				UNIT NO.		
PACE: 3	3,423 SF + 810	SF + 1,450	SF = 5,683 SF > 5,	438 SF	REQ.	UNIT	701 - "F"		3 BED, 3
							702 - "A"		3 BED, 3
							703 - "D"		1 BED,
							704 - "E"		2 BED, 2
				יי יח \\\			705 - "A"		5 BED, 5
	UNDED. NO TA		ICENTIVES GIVEN, I	NU PUL			ND TOTAL LEASABLE A		
						* - 1			

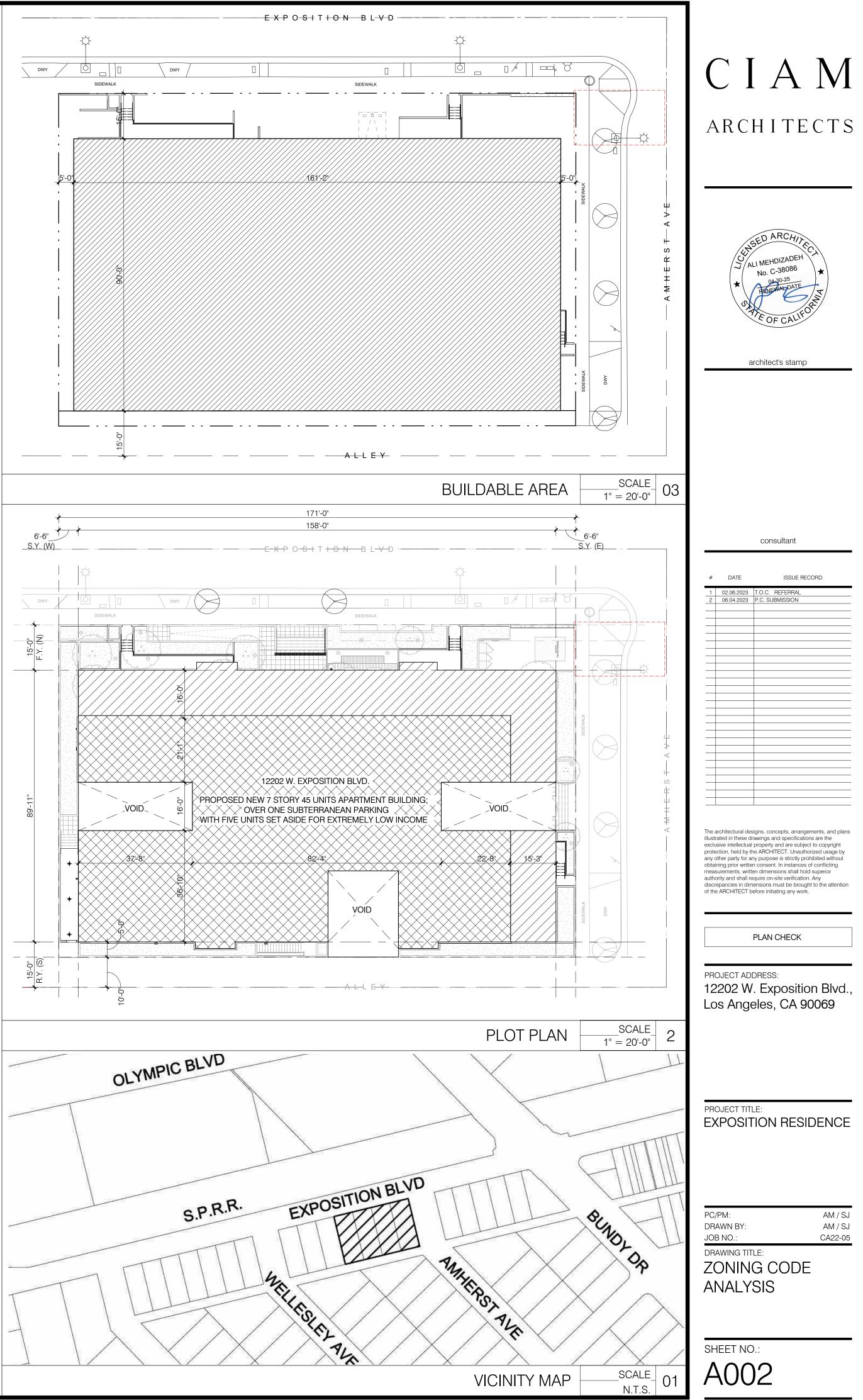
CYCLING AREA - I	PER LAMC SEC. 12.21.A19(c)(2)(ii)	
UIRED AREA:	FOR MULTIPLE-FAMILY RESIDENTIAL US THE MINIMUM RECYCLING AREA OR RC	
VIDED @ PARKING - S	EE TRASH ROOM SERVING BOTH TRASH AI SF REQ.	ND RECYCLE CHUTES - 195 SF $>$ 60
UNIT NO.	NO BED & BATH	UNIT AREA
101 - "A"	5 BED, 5 BATH	1871 SF
102 - "A"	6 BED, 5 BATH	1876 SF
103 - "A"	5 BED, 5 BATH	1871 SF
104 - "E" 105 - ELI - "A"	2 BED, 2 BATH 5 BED, 5 BATH	1102 SF 1852 SF
UNIT NO.	NO BED & BATH	UNIT AREA
201 - "A"	5 BED, 5 BATH	1868 SF
202 - "B" - ELI	3 BED, 2 BATH	919 SF
203 - "C" 204 - "A"	1 BED, 1 BATH	440 SF
204 - A 205 - "A"	6 BED, 5 BATH 5 BED, 5 BATH	1876 SF 1867 SF
206 - "E" - ELI	3 BED, 2 BATH	1098 SF
207 - "A"	5 BED, 5 BATH	1852 SF
UNIT NO.	NO BED & BATH	UNIT AREA
301 - "A"	5 BED, 5 BATH	1868 SF
302 - "B" - ELI 303 - "C"	2 BED, 2 BATH 1 BED, 1 BATH	919 SF 440 SF
303 - C	6 BED, 5 BATH	1876 SF
305 - "A"	5 BED, 5 BATH	1867 SF
306 - "E"	3 BED, 2 BATH	1098 SF
307 - "A"	5 BED, 5 BATH	1852 SF
UNIT NO.	NO BED & BATH	UNIT AREA
401 - "A"	5 BED, 5 BATH	1868 SF
402 - "B"	3 BED, 2 BATH	919 SF
403 - "C"	1 BED, 1 BATH	440 SF
404 - "A"	6 BED, 5 BATH	1876 SF
405 - "A" 406 - "D"	5 BED, 5 BATH 1 BED, 1 BATH	1867 SF 526 SF
407 - "E"	3 BED, 2 BATH	1098 SF
408 - "A"	5 BED, 5 BATH	1852 SF
UNIT NO.	NO BED & BATH	UNIT AREA
501 - "A"	5 BED, 5 BATH	1868 SF
502 - "B" - ELI	2 BED, 2 BATH	919 SF
503 - "C"	1 BED, 1 BATH	440 SF
504 - "A"	6 BED, 5 BATH	1876 SF
505 - "A"	5 BED, 5 BATH	1867 SF
506 - "D"	1 BED, 1 BATH	526 SF
507 - "E" 508 - "A"	3 BED, 2 BATH	1098 SF 1852 SF
306 - A	5 BED, 5 BATH	1632 5
UNIT NO.	NO BED & BATH	UNIT AREA
601 - "F"	3 BED, 3 BATH	1216 SF
602 - "H" 603 - "G"	4 BED, 4 BATH 3 BED, 3 BATH	2095 SF 1315 SF
604 - "E"	2 BED, 2 BATH	1098 SF
605 - "A"	5 BED, 5 BATH	1852 SF
UNIT NO.	NO BED & BATH	UNIT AREA
701 - "F"	3 BED, 3 BATH	1216 SF
	3 BED, 3 BATH	1315 SF
702 - "A"	C DED, C D, (11)	
702 - "A" 703 - "D"	1 BED, 1 BATH	526 SF

* ELI DENOTES EXTREMELY LOW INCOME UNIT

EF	84				
		BASE	TIER 4 INCENTIVE	TOC	PROPOSED
	DENSITY	26	80% INCREASE	47	45
	PARKING	87	N/A	N/A	28
	FAR	3:1 (43,504.08 SF)	55% INCREASE	4.65:1 (67,432.4 SF)	67, 396 SF
			1		
		BASE	TIER 4 INCENTIVE	TOC	PROPOSED
	OPEN SPACE	7,100 SF	25% REDUCTION	5,325 SF	5,683 SF
	HEIGHT	45'	33' INCREASE	78'	78'
		10' EAST S.Y.	35% REDUCTION	6'-6"	6'-6"
TWO INDIVIDUAL SETBACKS		10' WEST S.Y.	35% REDUCTION	6'-6"	6'-6"









PROJECT LEGEND

<u>PARTITIONS</u>
PARTITION TYPE NUMBER
<u>PARTITIONS</u>
1 HR. FIRE-RATED WALL/PARTITION
2 HR. FIRE-RATED WALL/PARTITION
CARTINICA 3 HR. FIRE-RATED WALL/PARTITION
NEW WALL/PARTITION
DOOR NUMBER (SEE SCHEDULE)
WINDOWS (11) WINDOW TYPE DESIGNATION (SEE SCHEDULE)
EXTERIOR ELEVATIONS
A101 SIM ELEVATION NUMBER SHEET NUMBER
INTERIOR ELEVATIONS
1 INTERIOR ELEVATION NUMBER 1 A101 1 SHEET NUMBER
1 SHEET NUMBER 1 INTERIOR ELEVATION NUMBER
SECTIONS
A101 SIM DETAIL NUMBER SHEET NUMBER
DETAILS DETAIL NUMBER SHEET NUMBER
LABELS
DRAWING TITLE $\frac{\text{SCALE}}{1/8"} = 1'-0"$ 1
ALLOWABLE OPENING TAG
1ST FLOORDISTANCE FROM P.L.12'AREA OF WALL500 SFAREA OF OPENING60 SFALLOWABLE OPENING25%OPENING PROVIDED12%
AREA TAG - OCCUPANCY ANALYSIS
ROOM NAME275150 S.F.200 GROSS2 EXITS100 OCCUPANTS
AREA TAG - OPEN SPACE ANALYSIS
COURTYARD Area # BED, # BTH
ROOM TAG - FLOOR PLANS
ROOM TAG - SECTIONS UNIT 03 ROOM NAME
ROOM TAG - UNIT ROOM ROOM NAME 150 SF
ROOM DATA ELEVATION
FLOOR DRAIN / AREA DRAIN
© COMBINED SMOKE/CARBON
MONOXIDE DETECTOR (HARDWIRED)
DRAWING REVISIONS REVISION NUMBER

POWE	<u>-R</u>
Ε	ELECTRIC METER
GD	GARAGE DOOR OPENER
R	GATE / DOOR RELEASE
JB	JUNCTION BOX FLUSH MOUNTED
D8	JUNCTION BOX SURFACE MOUNTED
JB	JUNCTION BOX FLOOR MOUNTED
\ominus	POWER OUTLET DUPLEX
GFI	POWER OUTLET DUPLEX, GROUND FAULT INTERRUPTER
WP	POWER OUTLET DUPLEX, WATERPROOF
220	POWER OUTLET DUPLEX, 220V
\oplus	POWER OUTLET QUAD
\bigoplus	POWER OUTLET QUAD FLOOR MOUNT
	POWER OUTLET DUPLEX, ARC FAULT CIRCUIT INTERRUPTER
\bigcirc	POWER OUTLET FLUSH FLOOR MOUNT
\$	SWITCH
\$ ³	SWITCH THREE WAY
<u>\$</u> 4	SWITCH FOUR WAY
\$ ^{VS}	OCCUPANCY SENSOR SWITCH
Þ	DIMMER SWITCH
$\overline{\mathbf{D}}_{\mathbf{s}}$	DIMMER SWITCH THREE WAY

MECHANICAL

⊢(F)-	CEILING FAN
	EXHAUST FAN
HL	HEAT LAMP
\bigcirc	EXHAUST PIPE
S/C	SMOKE DETECTOR & CARBON MONOXIDE ALARM
H	HEAT DETECTOR
T	THERMOSTAT
FA	FIRE ALARM
⊙GD	GARBAGE DISPOSAL
F	FIRE EXTINGUISHER
	BATHROOM EXHAUST FAN / LIGHT COMBO
<u>OTHE</u>	3
	CLASS A STAND PIPE PER FIRE

DIMMER SWITCH FOUR WAY

SP	CLASS A STAND PIPE PER FIRE PROTECTION
G \	GAS HOOKUP
G	ADA SYMBOL

AREA OF REVISION

LOW VOLT.

<u>.</u> OW \	<u>OLT.</u>
CAM	CEILING MOUNTED CAMERA
	WALL MOUNTED LIGHT CAMERA
СН	DOOR CHIME
1	INTERCOM
— DB	DOORBELL
Y	DATA JACK
Ŷ	TELEPHONE JACK
Y	DATA/TELE JACK
	DATA JACK, FLOR
●←	USB PLATE
⊢TV	CABLE TV JACK
Α	ALARM KEYPAD
AV	A/V RECEPTACLE
İ	FLUSH MOUNTED IPAD DOCK
SC	SECURITY CARD READER
\square	MOTION SENSOR
PC	PHOTO CELL

<u>LIGHTING</u>

\oslash	RECESSSED CEILING MOUNTED
\otimes	EXTERIOR RECESSSED CEILING MOUNTED LIGHT
	RECESSSED CEILING MOUNTED
	EXTERIOR RECESSSED CEILING MOUNTED LIGHT
\bigtriangleup	RECESSED WALL MOUNTED LIGHT
-Ò-I	SCONCE LIGHT MOUNTED 72" U.N.O.
- ()-I	EXTERIOR SCONCE LIGHT MOUNTED 72" U.N.O.
-\$-	PENDANT LIGHT
-\$-	EXTERIOR PENDANT LIGHT
\leftarrow	SPOT LIGHT DIRECTIONAL
\bigcirc	PENDANT HEAT LAMP
\bigcirc	STAIR WALL WASHER
⊘ E	EMERGENCY RECESSED CEILING MOUNTED LIGHT
⊠ E	EMERGENCY RECESSED CEILING MOUNTED LIGHT SQ.
Ε	EMERGENCY LIGHT DROP DOWN CEILING MOUNTED
<u>н</u>	FLUORESCENT LIGHT FIXTURE
	SURFACE MOUNTED DOWNLIGHT
	EXIT SIGN LOCATION
	FLOOR MOUNTED EXIT SIGN (BOTTOM OF SIGN @ 7" A.F.F.)

ABBREVIATIONS LIST

@A.A. A.C. A.F.F. A.P. ABV. ACC. ACCESS. ACCTY. ACOUS. ADJ. ADJUST. ALUM. APPD. APPROX ARCH. ASPH. AUTO. B.C. B.L. B.O. B.O.C./B.C. B.O.W./B.W. B.S.A. B.U. B.V. BD. BDR. BET. BLDG. BLK. BM. BOT BTH. C. C.C. C.G. C.I. C.J. C.L. C.M.U. C.R. C.T. C.V. CAB. CEM. CIND. CL. CLG. CLR. CLRN. CNR. COL. CONC. CONST CONT. CONT. CONV. CORR. CU.FT. D. D.A. D.B. D.H. D.R. D.W. DET. DF. DIA. DIAG. DIM. DN. DR. DV. DWG. E.J. EA. EL. ELEC. ELEV. ENGR. ENT. EQ. EQUIP. EVCS

AND AT ACCESS DOOR **AIR CONDITIONER** ABOVE FINISHED FLOOR APARTMENT PANEL ABOVE ACCESSIBLE ACCESSORY ACCESSIBILITY ACOUSTIC ADJOINING ADJUSTABLE ALUMINUM APPROVED APPROXIMATELY ARCHITECT(URAL) ASPHALT AUTOMATIC BOTTOM OF CURB **BUILDING LINE** BOTTOM OF BOTTOM OF CURB BOTTOM OF WALL BOARD OF STANDARDS AND APPEALS BUILT UP BATH/TOILET VENT BOARD BEDROOM BETWEEN BUILDING BLOCK BEAM BOTTOM BATHROOM CARPET COMMUNICATIONS PANEL CORNER GUARD CAST IRON CONTROL JOINT CENTERLINE CONCRETE MASONRY UNIT CLOTHES RACK CERAMIC TILE CORRIDOR VENT CABINET CEMENT CINDER CLOSET CEILING CLEAR CLEARANCE CENTER COLUMN CONCRETE CONSTRUCTION CONTRACT CONTINUOUS CONVECTOR CORRIDOR CUBIC FEET DRYER **DINING AREA** DISPLAY BOARD DOUBLE HUNG DINING ROOM DISH WASHER DETAIL DRINKING FOUNTAIN DIAMETER DIAGONAL DIMENSION DOWN DOOR DRYER VENT DRAWING **EXPANSION JOINT** EACH ELEVATION ELECTRIC ELEVATOR ENGINEER ENTRANCE EQUAL EQUIPMENT ELEC. VEHICLE CHARGING STATION

EXH.
EXIST'G.
EXP. EXT.
F.
F.A. F.A.I.
F.B.O.
F.D. F.E.
F.G.B.
F.M.S. F.P.S.C.
F.S.
F.S.P.
F.V.S. FIN.
FIXT.
FL./FLR. FLASH.
FURR.
G. G.A.
G.B. G.C.A.
G.C.A. GA
GALV.
GEN. GL.
GR. GWB.
Gwb. H.
H.C. H.M.
H.P.
H.R. HC.
HC. HDWE.
hgt. Horiz.
HR.
HTG. HVAC
HYD. I.D.
I.N.R.
INC. INS.
INSUL.
INT. JAN. CL.
JT. K.
K. KPL.
L. CL. L.P.
L.F. LAM.
LAU. LAV.
LAV. LDR.
LT. WT. LVL.
LVR.
M.C. M.O.
MACH.
MAINT. MAS.
MAX.
MECH. MFR.
MH.
N // P ·
MIN. MIRR.
MIRR. MISC.
MIRR.
MIRR. MISC. MNTG. MTL. MTRL.
MIRR. MISC. MNTG. MTL.
MIRR. MISC. MNTG. MTL. MTRL. MVRING. N.I.C. N.T.S.
MIRR. MISC. MNTG. MTL. MTRL. MVRING. N.I.C. N.T.S. NO. / # NOM.
MIRR. MISC. MNTG. MTL. MTRL. MVRING. N.I.C. N.T.S. NO. / # NOM. O.C.
MIRR. MISC. MNTG. MTL. MTRL. MVRING. N.I.C. N.T.S. NO. / # NOM.

EXHAUST EXISTING EXPANSION EXTERIOR FOYER TERRAZO FRITZ TILE FRESH AIR INTAKE FURNISHED BY OTHERS FLOOR DRAIN FIRE EXTINGUISHER FIBER GYPSUM BOARD FLUSH MARBLE SADDLE FIREPROOF SELF-CLOSING FLOOR SINK FIRE STANDPIPE FLUSH VINYL SADDLE FINISH FIXTURE FLOOR FLASHING METAL FURRING GAS GENERAL CONTRACTOR GRAB BAR GLAZED CERAMIC TILE GAUGE GALVANIZED GENERAL GLASS, GALZING GRADE GYPSUM WALLBOARD HIGH HUNG CEILING HOLLOW METAL HIGH POINT HANDRAIL HOLLOW CORE HARDWARE HEIGHT HORIZONTAL HOUR HEATING HEATING, VENTILATING/AIR CONDITIONING HYDRANT INSIDE DIAMETER IMPACT NOISE RATING INCLUDING INSIDE INSULATION INTERIOR JANITOR CLOSET JOINT KITCHEN, KITCHENETTE KICK PLATE LINEN CLOSET LOW POINT LAMINATED LAUNDRY LAVATORY LEADER LINE WEIGHT LEVEL LOUVER MEDICINE CABINET MASONRY OPENING MACHINE MAINTANENCE MASONRY MAXIMUM MECHANICAL MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MOUNTING METAL MATERIAL MANEUVERING NOT IN CONTRACT NOT TO SCALE NUMBER NOMINAL ON CENTER OUTSIDE DIAMETER OWNER FURNISHED CONTRACTOR INSTALLED

OFF.

OFOI

OPNG.

OPP.

P&D

Ρ.

P.E.

P.R.

PART

PAV'T

PERF

PL/P.L.

PLAS.

PNL.

POL.

PT.

ΡV

R.

R.D.

R.O.

RAD.

REC.

REF.

REINF.

REQ'D

RESIST

RM.

S.

S.A.

S.O.

S.S.

S.T.A.

SCHED.

SECT.

SHT.

SHW.

SIM.

STD.

STL.

Τ.

T.A.

T.B.

T.C.P.

T.O.

T.O.C.

T.O.P.

T.O.S.

T.O.W.

Т.Х.

THK.

THR.

TOC

TR.

TYP.

U.W.

V.C.T.

V.T.

V.W.C.

VENT.

VEST.

VOLT.

W. GL.

W.C.

W.H.

W.P.

W/

WD.

W.R. GRB

VIN.

W.

V.C.G.

STOR.

STRUCT

SPECS.

SQ.FT./S.F

PWD.

PT.C.B.

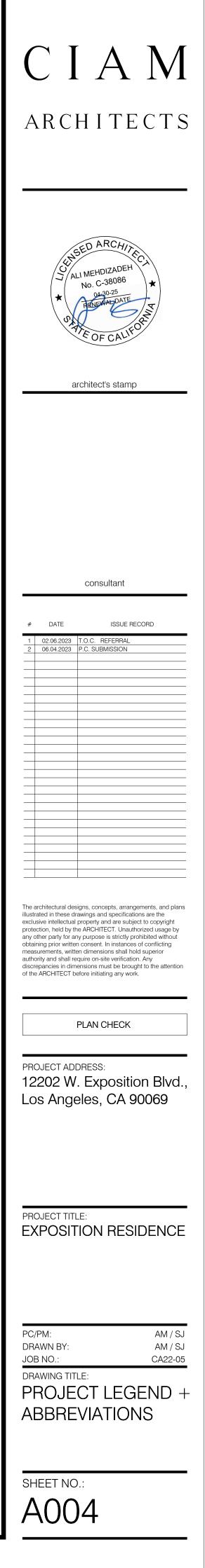
PLAS. LAM.

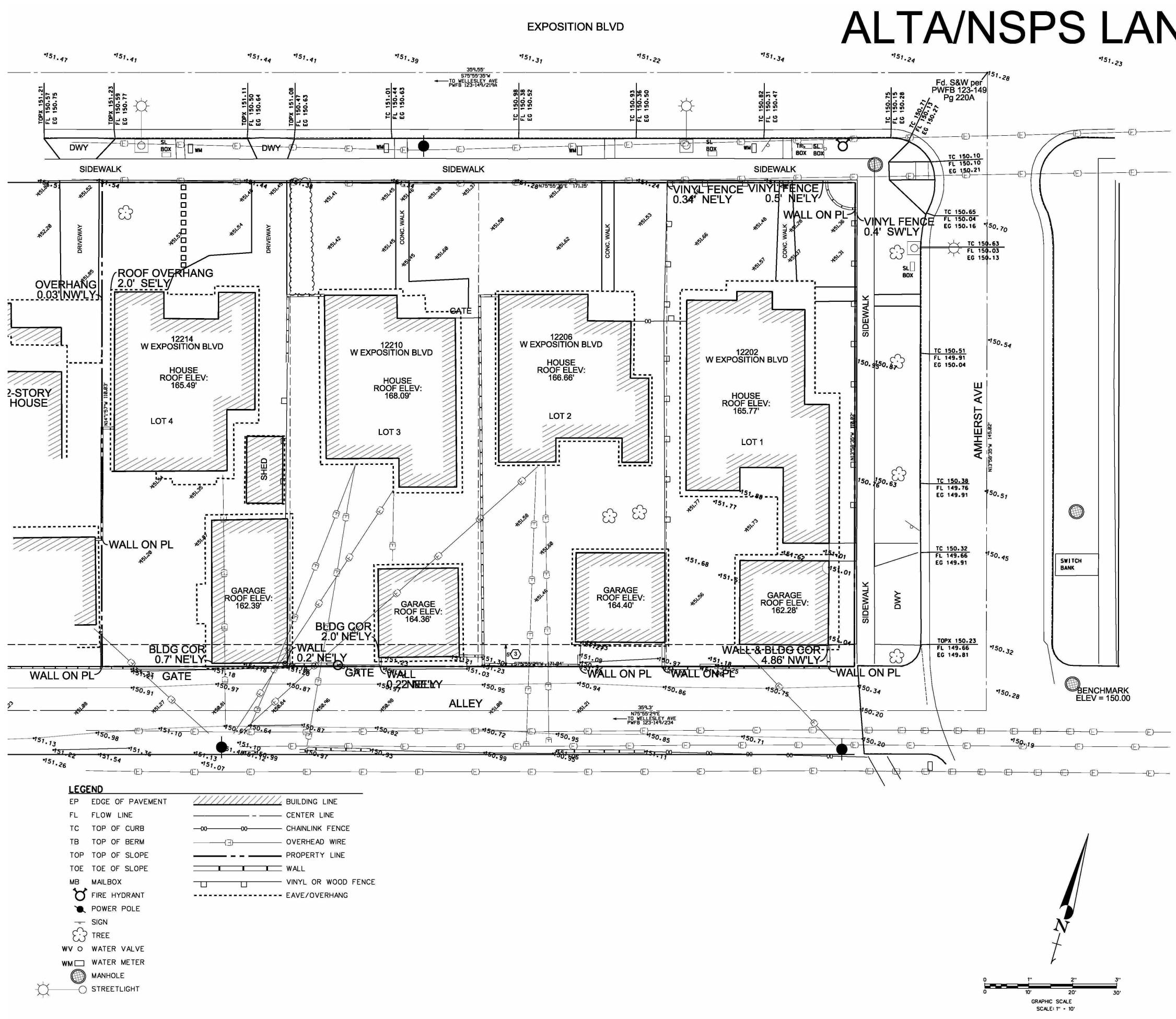
PRE. FAB.

PL.

PART.A.

OFFICER OWNER FURNISHED OWNER INSTALLED OPENING OPPOSITE PLUMBING AND DRAINAGE PAINT PASSENGER ELEVATOR POWDER ROOM PARTITION PARTITION END PAVEMENT PERFORATED PROTECTION PLATE PLATE, PROPERTY LINE PLASTER PLASTIC LAMINATE PANEL POLISH PREFABRICATED POINT PAINTED CONCRETE BLOCK PHOTOVOLTAIC PLYWOOD RISERS, RANGE ROOF DRAIN ROUGH OPENING RADIUS RECESSED REFRIGERATOR, REFERENCE REINFORCED REQUIRED RESISTANT ROOM SINK SERVICE ELEVATOR SLAB OPENING STAINLESS STEEL SOUND TRANSMISSION CLASS SCHEDULE SECTION SHEET SHOWER SIMILAR SPECIFICATIONS SQUARE FEET STANDARD STEEL STORAGE STRUCTURAL TREAD / TOILET TRANSIT AUTHORITY TOWEL BAR TOP OF CONCRETE PLANK TRIMMED OPENING TOP OF CURB TOP OF PARAPET TOP OF SLAB TOP OF WALL TOILET EXHAUST THICKNESS THRESHOLD TRANSIT ORIENTED COMMUNITIES TREAD TYPICAL UNIT WORTH VINYL CORNER GUARD VINYL COMPOSITION TILE VITREOUS TILE (GLAZED TILE) VINYL WALL COVERING VENTILATION VESTIBULE VINYL VOLTAGE WASHING MACHINE WIRE GLASS WATER CLOSET WEEP HOLES WATER PROOFING WATER RESISTANT GYPSUM WALL BOARD WITH WOOD





BENCHMARK: CENTER OF MANHOLE @ AMHERST AVE AND ALLEY. ELEV = 150.00	
GROSS LOT AREA: 18824 SQUARE FEET	
THE SUBJECT PROPERTY IS OUTSIDE FLOOD ZONE PER FEMA FIRM MAP	
06037C1589G EFFECTIVE 04/21/2021	
LEGAL DESCRIPTION	
APN: 4259-030-001, -002, -003, & -004 Lots 1,2,3 and 4 of block 2 of Tract No. 6372 in the City of Los Angeles,	
County of Los Angeles, State of California, as per map recorded Book 72 Page 88 of Maps, in the Office of the County Recorder of said County.	
······································	
THE FOLLOWING ARE ITEMS DESCRIBED BY THE PRELIMINARY REPORT BY PROVIDENT TITLE COMPANY - CALIFORNIA, ORDER No. 12391534, DATED JUNE 23, 2022: REFERENCE IS MADE TO TITLE REPORT AND DOCUMENTS FOR DETAILS (REPRESENTS ITEM NO. IN TITLE REPORT):	
REFERENCE IS MADE TO TITLE REPORT AND DOCUMENTS FOR DETAILS (_> REPRESENTS ITEM NO. IN TITLE REPORT): AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS	The architectural designs, co
SET FORTH IN A DOCUMENT PURPOSE: UTILITIES	illustrated in these drawings exclusive intellectual propert
AFFECTS: THE REAR 5 FEET RECORDED: IN BOOK 13274, PAGE 19, OFFICIAL RECORDS	protection, held by the ARCH any other party for any purpo
THE FOLLOWING ARE ITEMS DESCRIBED BY THE PRELIMINARY REPORT BY PROVIDENT TITLE COMPANY - CALIFORNIA, ORDER No. 12391632, DATED JUNE 28, 2022: REFERENCE IS MADE TO TITLE REPORT AND DOCUMENTS FOR DETAILS (\rightarrow REPRESENTS ITEM NO. IN TITLE REPORT):	obtaining prior written conse measurements, written dime
	authority and shall require or discrepancies in dimensions of the ARCHITECT before ini
AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT PURPOSE: UTILITIES AFFECTS: THE REAR 5 FEET RECORDED: IN BOOK 13274, PAGE 19, OFFICIAL RECORDS	
	PLAN
	PROJECT ADDRES
	12202 W. Ex
	Los Angeles
SURVEYOR'S STATEMENT	2007 «Igoloc
TO PROVIDENT TITLE COMPANY;	
This is to certify that this map or plat and the survey on which it is based were	
made in accordance with the 2019 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS,	
and includes items 1, 2, 4, 5, 14, 19, & 20 of Table A Items thereof.	
The fieldwork was completed on August 12 & 17, 2022.	
Date of Plat or Map: September 6, 2022	PROJECT TITLE:
	EXPOSITION
PREPARED UNDER THE DIRECTION OF	
JOEL C. SILVERMAN DATE CIVIL	
RCE 16844	
	PC/PM:
	DRAWN BY: JOB NO.:
	DRAWING TITLE:
	ALTA SUF
Advanced Engineering	
& Consulting	
	_

OLYMPIC BLVD EXPOSITION BLVD S.P.R.R. VICINITY MAP N.T.S.

' ESTABLISHED BY FIELD SURVEY USING THE FD SPIKE @ EXPOSITION BLVD (AVE AND THE INTERSECTION OF WELLESLEY AVE AND THE ALLEY EST BY TIE:

SOUNDARY DIMENSIONS WERE ESTABLISHED FROM RECORD MAI

OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY

BASIS OF BEARINGS: THE BEARING OF N75°55'35"E ALONG THE CENTERLINE OF SITION BLVD WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

TRACT 6372 RECORDED IN BK 72 PG 88

NOTES:

 $\langle 3 \rangle$

 $\langle \mathbf{3} \rangle$

1. SITE ADDRESS:

12202-12214 W Exposition Blvd 90064

LOS ANGELES, CA 90047

ALTA/NSPS LAND TITLE SURVEY



architect's stamp

consultant ISSUE RECORD DATE 06.04.2023 P.C. SUBMISSIO



CIAM

concepts, arrangements, and plans s and specifications are the rty and are subject to copyright HITECT. Unauthorized usage by pose is strictly prohibited without ent. In instances of conflicting ensions shall hold superior on-site verification. Any is must be brought to the attention nitiating any work.

I CHECK

Exposition Blvd., s, CA 90069

N RESIDENCE

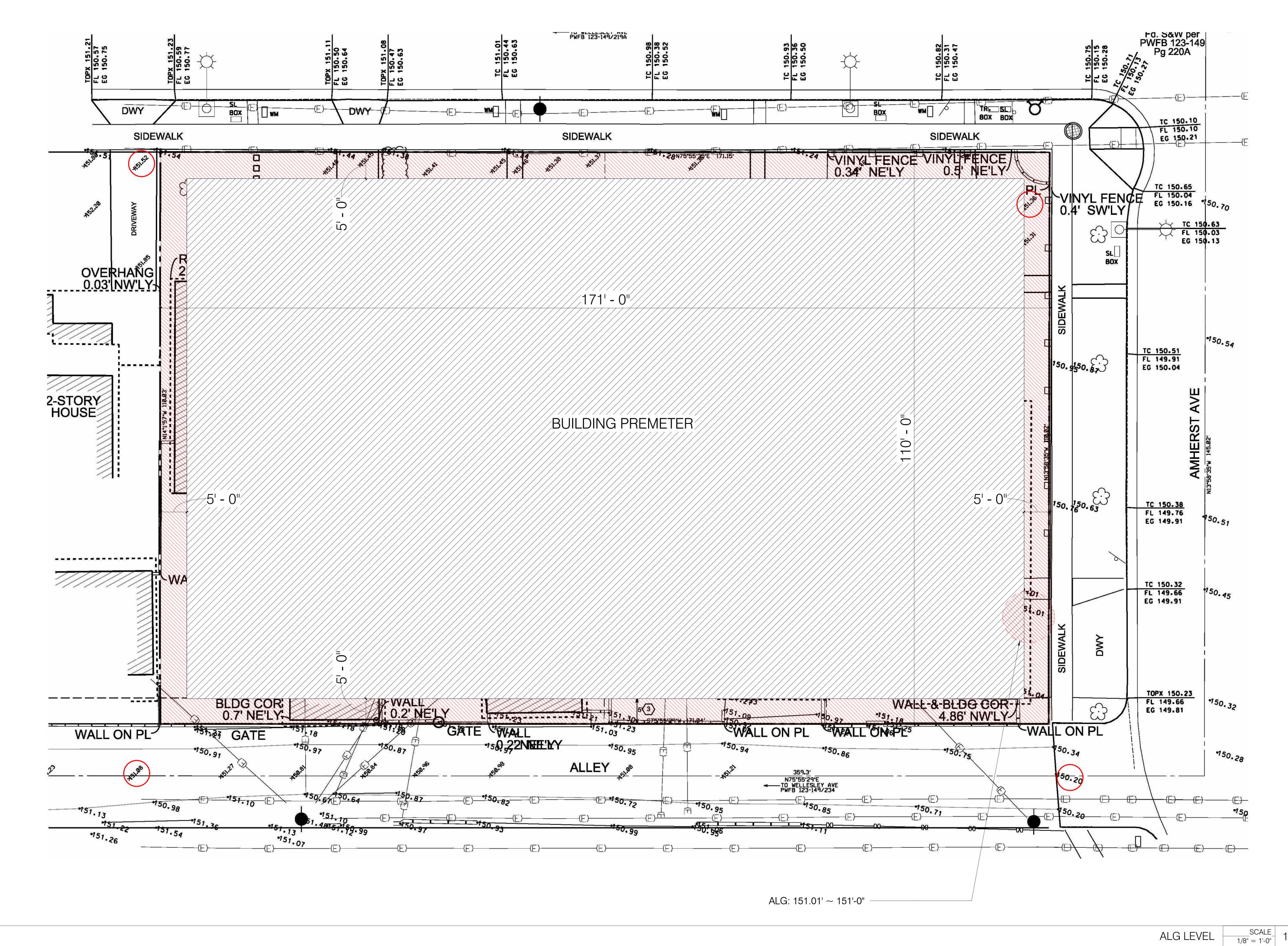
AM / SJ AM / SJ CA22-05

IRVEY

SHEET NO .:

A005

22837 Ventura Blvd, Suite 100, Woodland Hills, CA 91364 (818) 222-7982 / (818) 222-7986 fax



architect's stamp consultant ISSUE RECORD DATE 1 02.06.2023 T.O.C. REFERRA 2 06.04.2023 P.C. SUBMISSION The architectural designs, concepts, arrangements, and plan illustrated in these drawings and specifications are the exclusive intellectual property and are subject to copyright protection, held by the ARCHITECT. Unauthorized usage by any other party for any purpose is strictly prohibited without obtaining prior written consent. In instances of conflicting neasurements, written dimensions shall hold superior authority and shall require on-site verification. Any discrepancies in dimensions must be brought to the attention of the ARCHITECT before initiating any work. PLAN CHECK PROJECT ADDRESS: 12202 W. Exposition Blvd., Los Angeles, CA 90069 PROJECT TITLE: EXPOSITION RESIDENCE AM / SJ AM / SJ PC/PM: DRAWN BY: CA22-05 JOB NO.: DRAWING TITLE: ALG LEVEL & AVERAGE GRADE PLANE SHEET NO .: A006

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ARCHITECTS

BOARD OF BUILDING AND SAFETY COMMISSIONERS JAVIER NUNEZ PRESIDENT ELVIN W. MOON VICE PRESIDENT JOSELYN GEAGA-ROSENTHA LAUREL GILLETTE GEORGE HOVAGUIMIAN	CITY OF LOS ANGELES CALIFORNIA	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	Page 2 12202 2. 3.	- 12214 W. Exposition Blvd. reviewed the plans prepare recommendations contained i All recommendations of the re contained herein shall be inco A copy of the subject and a attached to the District Office
	SOILS REPORT APPROVAL LE	TTER	4.	A grading permit shall be obt
January 30, 2023 Brett Baker	SOILS LIQ	124629 //GEOLOGY FILE - 2	5.	All man-made fill shall be co of the fill material per the lat less than 15 percent finer tha minimum of 95 percent relat gravel in lieu of compacted fi
8300 Melrose Ave. # West Hollywood, CA	A 90069		6.	Existing uncertified fill shall (1809.2, 7011.3).
TRACT: BLOCK: LOT(S):	6372 2 1, 2, 3, 4 12202 12214 W. Experition Plud		7.	Drainage in conformance wi subsequent to construction (70
that provide recomme materials at the subsu		lding over a basement. The earth s. The consultants recommend to	8. 9.	The applicant is advised that excavations contained in the G Relations (3301.1). Temporary excavations that a adjacent structures shall be so Lateral support shall be consid- projected downward at an ar- structure, from the edge of the
map issued by the S demonstrates that th settlements it is propo Building Code have b As of January 1, 2023	3, the City of Los Angeles has adopted the new 2 LABC requirements will apply to all project	cluded as a part of the report/s nitigate the earthquake induced of the 2023 City of Los Angeles 2023 Los Angeles Building Code	10.	Where any excavation, not ac (as defined in 3307.3.1) from report shall be submitted recommendations for shori- recommendations shall includ prevent damage to adjacent s plot plan and cross-section(s) of adjacent structures, and a acceptable factor of safety aga
development: (Note: Numbers in pa P/BC numbers refer t	t is acceptable, provided the following condition arenthesis () refer to applicable sections of the 2 the applicable Information Bulletin. Information	2023 City of LA Building Code.	11.	Prior to the issuance of any pe of a greater depth than are the located closer to the property site shall provide the Depart given a 30-day written notice
	PRG.) ineer shall review and approve the detailed plans I shall be by signature on the plans that clearly		12.	The soils engineer shall revie issuance of the permit (3307.3
LADBS G-5 (Rev. 12/12/2022)	AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMA	_		

pared by the design engineer; and, that the plans included the ned in their reports (7006.1).

the report that are in addition to or more restrictive than the conditions incorporated into the plans.

and appropriate referenced reports and this approval letter shall be Office and field set of plans (7006.1). Submit one copy of the above Department Plan Checker prior to issuance of the permit.

e obtained for all structural fill and retaining wall backfill (106.1.2).

be compacted to a minimum 90 percent of the maximum dry density the latest version of ASTM D 1557. Where cohesionless soil having her than 0.005 millimeters is used for fill, it shall be compacted to a t relative compaction based on maximum dry density. Placement of eted fill is only allowed if complying with LAMC Section 91.7011.3.

shall not be used for support of footings, concrete slabs or new fill

ice with the provisions of the Code shall be maintained during and ion (7013.12).

that the approval of this report does not waive the requirements for the General Safety Orders of the California Department of Industrial

that remove lateral support to the public way, adjacent property, or l be supported by shoring or constructed using ABC slot cuts. Note: considered to be removed when the excavation extends below a plane an angle of 45 degrees from the bottom of a footing of an existing of the public way or an adjacent property. (3307.3.1)

not addressed in the approved reports, would remove lateral support) from a public way, adjacent property or structures, a supplemental nitted to the Grading Division of the Department containing shoring, underpinning, and sequence of construction. Shoring include the maximum allowable lateral deflection of shoring system to cent structures, properties and/or public ways. Report shall include a tion(s) showing the construction type, number of stories, and location and analysis incorporating all surcharge loads that demonstrate an ety against failure. (7006.2 & 3307.3.2)

any permit that authorizes an excavation where the excavation is to be are the walls or foundation of any adjoining building or structure and operty line than the depth of the excavation, the owner of the subject Department with evidence that the adjacent property owner has been notice of such intent to make an excavation (3307.1).

review and approve the shoring and/or underpinning plans prior to 307.3.2).

Page 3 12202 - 12214 W. Exposition Blvd.

- 13. 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.
- 14. Unsurcharged temporary excavations over 5 feet exposing soil shall be trimmed back at a gradient not exceeding 1:1, as recommended.
- 15. Shoring shall be designed for the lateral earth pressures specified on page 12 of the report; all surcharge loads shall be included into the design.
- 16. Shoring shall be designed for a maximum lateral deflection of ¹/₂ inch where a structure is within a 1:1 plane projected up from the base of the excavation, and 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, as recommended.
- 17. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
- 18. Surcharged ABC slot-cut method may be used for temporary excavations with each slot-cut not exceeding 12 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.
- 19. All foundations shall derive entire support from native undisturbed soils, as recommended.
- 20. 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.
- 21. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 11 of the 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.
- 22. 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 10 of the report (1610.1). All surcharge loads shall be included into the design.
- 23. The structure shall be connected to the public sewer system per P/BC 2020-027.
- 24. 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).
- 25. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.
- 26. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).

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ARCHITECTS



architect's stamp

consultant

#	DATE	ISSUE RECORD
1	06.04.2023	P.C. SUBMISSION
	L	1

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PLAN CHECK

PROJECT ADDRESS: 12202 W. Exposition Blvd., Los Angeles, CA 90069

Page 4 12202 - 12214 W. Exposition Blvd.

- 27. 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).
- 28. 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)
- 29. 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).
- 30. Installation of shoring, underpinning, slot cutting and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
- 31. 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]
- 32. 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).

Ging Live For ALAN DANG Structural Engineering Associate II

AD/ad

Log No. 124629 213-482-0480

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

PC/PM:	
DRAWN BY:	
JOB NO.:	
DRAWING TITLE:	

PROJECT TITLE:

AM / SJ AM / SJ CA22-05

SOILS REPORT APPROVAL LETTER

SHEET NO.:

APPENDIX D

ENVIRONMENTAL STANDARDS

OVERVIEW

As described in Section 5 of this Specific Plan, these environmental standards are included to implement the Mitigation & Monitoring Program included as part of the Exposition Corridor Transit Neighborhood Plan (Specific Plan) Environmental Impact Report (Case No. ENV-2013-622-EIR; SCH# 2013031038), certified by the City Council on July 3, 2019 (ECTNP EIR). As described in this Appendix D, some mitigation measures were implemented through regulations in this Specific Plan. Projects located within the Specific Plan boundaries, regardless of whether it is located within a Specific Plan Subarea or subject to "EC" zones, are required to comply with these environmental standards.

Any other discretionary project within the Specific Plan boundaries that seeks to rely on the Exposition Corridor Transit Neighborhood Plan (Specific Plan) EIR for its CEOA clearance (including through tiering, preparing an addendum, supplemental EIR or a statutory infill exemption), may incorporate or impose the following environmental standards on the project.

Compliance may be achieved through a covenant, conditions, plan notations, or other means determined reasonably effective by the Director of Planning or the decision-maker.

MITIGATION MEASURES Aesthetics

Mitigation Measure (Glare): In accordance with the Urban Design Standards of this Specific Plan: Visible exterior surfaces of the proposed structure, fencing, recreational equipment, or outdoor art installations shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (without mirror-like tints or films), pre-cast concrete, fabricated wall surfaces, composite materials, wood, coated metal, and stone to minimize glare and reflected heat.

Air Quality

Mitigation Measure (Location of Ventilation Equipment): In accordance with the Urban Design Standards of this Specific Plan: For Projects located

within 500 feet of a freeway and containing Sensitive Land Uses, locate air intakes for ventilation equipment as far from freeway sources as possible.

- Mitigation Measure (Window Operability Adjacent to Freeways): In accordance with the Urban Design Standards of this Specific Plan: Where a property containing a Sensitive Land Use abuts a freeway right-of-way, no operable windows, balconies, or patios are allowed on the side of the building that faces the freeway.
- Mitigation Measure (Landscape Buffer Adjacent to Freeways): In accordance with the Urban Design Standards of this Specific Plan: Projects containing a Sensitive Land Use abutting a freeway right-of-way shall provide a 10-foot-wide densely landscaped buffer from the Project's property line along the freeway.
- Mitigation Measure (Air Quality Best Practices): Projects shall ensure all contractors include the best management practices provided in the bulleted list below in contract specifications:
- Use properly tuned and maintained equipment.
- Use diesel-fueled construction equipment to be retrofitted with after treatment products (e.g., engine catalysts) to the extent they are readily available and feasible.
- Use heavy duty diesel-fueled equipment that uses low NO, diesel fuel to the extent it is readily available and feasible.
- Use construction equipment that uses low polluting fuels (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent available and feasible.
- Maintain construction equipment in good operating condition to minimize air pollutants.
- Project applicants shall ensure that all construction equipment meets or exceeds equivalent emissions performance to that of U.S. Environmental Protection Agency (USEPA) Tier 4 standards for non-road engines. In the event that Tier 4 engines are not available for any off-road equipment larger than 100 horsepower, that equipment shall be equipped with a Tier 3 engine, or an engine that is equipped with retrofit controls to reduce exhaust emissions of nitrogen oxides and diesel particulate matter to no more than Tier 3 levels unless certified by engine manufacturers or the on-site air quality

Exposition Corridor Transit Neighborhood Plan APPENDIX 112

- All projects that involve the installation of a new internal rough plumbing system shall install a dual plumbing system such that toilets and industrial uses can be served by recycled water, if authorized by applicable law.
- Mitigation Measure (Landscaping and Pools):
- The project applicant shall provide a landscape irrigation plan that indicates the location and size of each drip outlet, the specification for the weatherbased irrigation controller, and the location and specification of the purple pipe that will service the system.
- All irrigation systems shall be either drip, microspray, or subsurface depending on the type and number of plants the irrigation is servicing.
- Where rotating sprinklers are needed for landscaping irrigation, they shall use a maximum of 0.5 gallons per minute.
- Irrigation systems shall have a weather-based controller such that the system does not turn on during a storm event or when the soil has a moisture level sufficient to support the plant species.
- Irrigation systems shall be designed to meet the water needs of different parts of the landscape (zoned irrigation).
- Plants with similar water requirements shall be grouped together (hydro-zoning).
- Where possible, landscaping contouring shall be
- used to minimize precipitation runoff. All landscaping in the public right-of-way shall be
- drought tolerant. For landscaping on private property, a minimum of 70% shall be drought-tolerant.
- All pools shall include a water-saving pool filter. - A leak detection system shall be installed on all
- swimming pools and jacuzzis. Projects shall harvest rainwater and reuse on site where possible.
- All irrigation systems shall be plumbed with a purple pipe to enable a connection to a recycled or gray water system once it is available.

Note: This list does not include all items currently required by the City per ordinance.

Transportation

 Mitigation Measure (Traffic Calming): In areas where implementation of a Project could result in diversion of traffic to adjacent residential streets, LADOT shall monitor traffic on identified residential streets, upon request submitted through the Council Office, to determine if traffic diversion occurs. If traffic on residential streets is found to be significantly impacted in accordance with current LADOT guidelines, LADOT shall work with the project applicant and neighborhood residents to survey and monitor the residential street segment(s) before and after project occupancy to assess the need for appropriate traffic calming measures. These measures may include, but are not limited to, the following:

- Traffic circles
- Speed humps
- Roadway narrowing effects (e.g. raised medians, traffic chokers etc.)
- Landscaping features
- Roadway striping changes Stop signs
- Mitigation Measure (Neighborhood Improvements): In addition to the aforementioned traffic calming measures, neighborhood improvements may be used to offset effects of additional traffic. These may include, but are not limited to, measures such as street trees, sidewalks, landscaping, neighborhood identification features, and pedestrian amenities. It shall be the project applicant's responsibility to implement any approved measures through the Bureau of Engineering's permit process.
- Mitigation Measure (Transportation Improvements): The following mitigations shall be made to the satisfaction of LADOT. Intersection numbers are as identified in the Environmental Impact Report.
- Centinela Ave. & Exposition Blvd. (Intersection 6). Signalize the intersection.
- Bundy Dr. & Olympic Blvd. (Intersection 16). Restripe the northbound and southbound approaches. The northbound restriping would add one northbound left-turn lane. This would result in a northbound approach of one right-turn lane, two through lanes, and two left-turn lanes. The southbound restriping

Exposition Corridor Transit Neighborhood Plan APPENDIX 115

construction mitigation manager that the use of such devices is not practical for specific engine types. For purposes of this condition, the use of such devices is "not practical" for the following, as well as other, reasons:

 There is no available retrofit control device that has been verified by either the CARB or USEPA to control the engine in question to Tier 3; Cultural Resources

- The construction equipment is intended to be on site for five days or less; or
- · Relief may be granted from this requirement if a good faith effort has been made to comply with this requirement and that compliance is not practical.

The use of a retrofit control device may be terminated immediately, provided that a replacement for the equipment item in guestion meeting the required controls occurs within ten days of termination of the use, if the equipment would be needed to continue working at this site for more than 15 days after the use of the retrofit control device is terminated, if one of the following conditions exists:

- The use of the retrofit control device is excessively reducing the normal availability of the construction equipment due to increased down time for maintenance, and/or reduced power output due to an excessive increase in back pressure; The retrofit control device is causing or is reasonably expected to cause engine damage; The retrofit control device is causing or is reasonably expected to cause a substantial risk to workers or the public; or
- Any other seriously detrimental cause which has the approval of the project manager prior to implementation of the termination.

Construction contractors shall use electricity from power poles rather than temporary gasoline or diesel power generators, as feasible.

Use building materials, paints, sealants, mechanical equipment, and other materials that yield low air pollutants and are nontoxic.

 Construction contractors shall utilize supercompliant architectural coatings as defined by Noise and Vibration the South Coast Air Quality Management District

(Volatile Organic Compound standard of less than ten grams per liter).

- Construction contractors shall utilize materials that do not require painting, as feasible.
- Construction contractors shall use pre-painted construction materials, as feasible.

- Mitigation Measure (Archaeology): A qualified archaeologist is required to monitor excavation and grading activities in soils that have not been previously disturbed, to identify, record, and evaluate the significance of any archaeological resources or tribal cultural resources during construction. All cultural resources, including archeological and tribal cultural resources, identified on a site must be assessed and treated in a manner determined appropriate by a qualified archeologist in consultation with the City's Office of Historic Resources. A report shall be prepared according to current professional standards that describes the resource, how it was assessed, and disposition.
- Mitigation Measure (Paleontology): A qualified paleontologist is required to monitor excavation and grading activities in soils that have not been previously disturbed. All paleontological resources identified on a project site must be assessed and treated in a manner determined by a qualified paleontologist in consultation with the City's Office of Historic Resources. A report shall be prepared according to current professional standards that describes the resource, how it was assessed, and disposition. Any reports and surveys shall be submitted to the City's Office of Historic Resources and the Natural History Museum of Los Angeles County.

Hydrology and Water Quality

Mitigation Measure (Flood Plains): In accordance with the Urban Design Standards of this Specific Plan: Buildings within a 100-year floodplain shall be designed and constructed a minimum of 1 foot above the 100-year flood water surface elevation to ensure the protection of structures from all flooding events.

Mitigation Measure (Construction Noise and Vibration):

Exposition Corridor Transit Neighborhood Plan APPENDIX 113

would add one southbound left-turn lane and change one through lane and the right-turn lane into a shared through/right lane. This would result in a southbound approach of one shared through/ right lane, one through lane, and two left-turn lanes. Barrington Ave. & Pico Blvd. (Intersection 27). Restripe the existing northbound curb lane to provide one through lane and one right-turn lane. This improvement would require the removal of one on-street parking space.

Barrington Ave. & Gateway Blvd. (Intersection 28). Restripe the existing northbound shared through/ right-turn lane to provide one through lane and one right-tum lane. This improvement would require the removal of four on-street parking spaces.

Sepulveda Blvd. & Exposition Blvd. (Intersection Restripe the existing eastbound shared left/ through/right lane to provide one shared through/

left-turn lane and one right-turn lane. Sepulveda Blvd. & Palms Blvd. (Intersection 46). REGULATORY COMPLIANCE Restripe one existing northbound shared through/ right-turn lane to provide one through lane and one In addition to the Mitigation Measures described above, right-turn lane. This improvement would require the removal of two on-street parking spaces.

Sepulveda Blvd. & Palms Blvd. (Intersection 46). Restripe one existing northbound shared through/ right-turn lane to provide one through lane and one right-turn lane. This improvement would require the removal of two on-street parking spaces.

Military Ave. & National Blvd. (Intersection 47). Restripe one existing southbound shared through/ right-turn lane to provide one shared through/leftturn lane and one right-turn lane. This improvement would require the removal of four on-street parking spaces.

Overland Ave. & National Blvd. / I-10 Westbound On- and Off-Ramp (Intersection 53). Restripe the Air Quality existing eastbound shared through/left-turn lane to a shared left-/through/right-turn lane. La Cienega Blvd. & Venice Blvd. (Intersection 76).

Remove the median to provide a second westbound left-turn lane. Sepulveda Blvd. & Venice Blvd. (Intersection 84).

Remove the medians on Venice Blvd. and restripe both the eastbound and westbound approaches to add one left-turn lane to each approach.

Stewart St. & Olympic Blvd. (Intersection 3). Modify the existing signal phasing to change eastbound left-turn signal phasing from permitted to protected

and change westbound left-turn signal phasing from protected/permitted to protected. Barrington Ave. & Mississippi Ave. (Intersection Restripe the existing eastbound shared left/through/right lane to provide one shared through/left-turn lane and one right-turn lane. This improvement would require the removal of two on-street parking spaces.

Arterial Monitoring Station #70 (Venice Blvd. and Centinela Ave.). Restripe one existing northbound shared through/right-turn lane to provide one through lane and one right-turn lane and restripe one existing shared through/right-turn lane to provide one through lane and one right-turn lane. This improvement would require the removal of four on-street parking spaces on Venice Blvd. and the relocation of the bus stop on Centinela Ave. from the south side to the north side of the intersection.

projects shall adhere to any applicable Regulatory Compliance Measures required by law, including those listed below. Applicants are responsible for identifying and complying with all applicable regulations during construction and operation of their project. Applicable Regulatory Compliance Measures shall be printed on plans and included within contract specifications or agreements with contractors and subcontractors, as applicable. Please note that requirements are determined on a case-by-case basis, and these are an example of the most often required Regulatory Compliance Measures.

Regulatory Compliance Measure (Idling): In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.

Cultural Resources

Regulatory Compliance Measure (Archaeological): If archaeological resources or tribal resources are discovered during excavation, grading, or construction activities, (in either a previously disturbed or undisturbed

- Haul Routes. Construction haul truck and materials delivery traffic shall avoid residential areas whenever feasible. If no alternatives are available, truck traffic shall be routed on streets with the fewest residences.
- Construction Staging Areas. The construction contractor shall locate construction staging areas away from Sensitive Land Uses.
- Construction Noise Barriers. When construction activities are located within 500 feet of Sensitive Land Uses, noise barriers (e.g., temporary walls or piles of excavated material) shall be constructed between activities and Sensitive Land Uses.
- Vibrations. The construction contractor shall manage construction phasing (scheduling demolition, earthmoving, and ground-impacting operations so as not to occur in the same time period), use low-impact construction technologies, and shall avoid the use of vibrating equipment where possible to avoid construction vibration impacts.
- Pile Driving Use and Location. Impact pile drivers shall be avoided where possible near Sensitive Land Uses. Drilled piles or the use of a sonic vibratory pile driver are quieter alternatives that shall be utilized where geological conditions permit their use. Noise shrouds shall be used when necessary to reduce noise of pile drilling/driving.

 Pile Driving Control Measures): The construction contractor shall utilize alternatives to impact pile drivers, such as sonic pile drivers or caisson drills. If geotechnical limitations require the use of pile driving, control measures shall be used to reduce vibration levels. These measures may include, but are not limited to:

Predrilled holes;

- Cast-in-place or auger cast piles; Pile cushioning (i.e., a resilient material placed between the driving hammer and the pile); Jetting (i.e., pumping a mixture of air and water
- through high-pressure nozzles to erode the soil adjacent to the pile); and Non-displacement piles (i.e., piles that achieve
- capacity from the end bearing rather than the pile shaft).
- Construction equipment shall be equipped with mufflers that comply with manufacturers' requirements.

Exposition Corridor Transit Neighborhood Plan APPENDIX 114

area), the City Department of Building and Safety shall Noise and Vibration be notified immediately, and all work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the proposed Project shall not collect or move any archaeological resources, tribal cultural resources, or associated materials. Construction activity may continue unimpeded on other portions of the Project site as approved by the retained archeologist in consultation with the City's Office of Historic Resources. The found deposits shall be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.

Regulatory Compliance Measure (Paleontological): If paleontological resources are discovered (in either a previously disturbed or undisturbed area) during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work on the project site shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Halted construction activities on the project site may commence once the identified resources are properly assessed and processed by a qualified paleontologist.

Energy

 Regulatory Compliance Measure (Green Building) Code): The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's energy use.

 The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible.

- Land Uses.

Mitigation Measure (Plumbing):

- rate per City Ordinance.

- a water factor of 7.5 or less.
- or pH conductivity controllers.

- Utilities and Service Systems Water Supply

- ransportation of WLA TIMP.

Noise Control Measures. For development within NI(EC), HJ(EC), HR(EC), MU(EC), or NMU(EC) zones (Subareas 1-10) with a direct line-of-sight to adjacent residential and other Sensitive Land Uses, include the following best management practices printed on plans:

Industrial activity yards that include the operation of heavy equipment shall be shielded by sound barriers that block line-of-sight to Sensitive

Mechanical equipment (e.g., HVAC Systems) shall be enclosed with sound buffering materials. Truck loading/unloading activity shall be prohibited between the hours of 10 p.m. and 7 a.m. when located within 200 feet of a residential land use.

Utilities and Service Systems – Water Supply

Residential shower stalls shall have no more than one showerhead per stall, with a maximum flow

Toilets shall have a flush volume no more than 1.0 gallons of water per flush.

All urinals shall be waterless.

With the exception of those governed by City Ordinance No. 181480, all faucets shall be limited to a flow of 1.5 gallons per minute.

Residential clothes washers shall be high-efficiency and have a water factor of 5.0 or less. Commercial clothes washers shall be high-efficiency and have

Domestic water heaters shall be located in close proximity to the point(s) of use, and all water heaters should be tankless and on-demand, where possible. Cooling towers shall have conductivity controllers

All residential units shall be either individually metered or sub-metered such that each unit is billed individually for its water use.

Regulatory Compliance Measure (Parking Structure Floor and Ramp Treatment): In accordance with the Urban Design Standards of this Specific Plan: Parking structures located within 200 feet of any Residential Use shall be constructed with a solid wall abutting the residences and utilize textured surfaces on garage floors and ramps to minimize tire squeal.

Regulatory Compliance Measure (Landscape): The Project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

Regulatory Compliance Measure (West Los Angeles Transportation Fee): Prior to issuance of a Building Permit, the applicant shall pay a transportation impact fee to the City, based on the requirements of the West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP). This requirement applies only to Projects falling within the boundaries

Regulatory Compliance Measure (Worksite Traffic Control Plan): Projects that require a worksite traffic control plan per current LADOT guidelines shall submit to LADOT for review and approval a plan that mitigates the impact of traffic disruption and ensures the safety of all users of the affected roadway. The plan shall address construction duration and activities and include measures, such as operating a temporary traffic signal, using flagmen adjacent to construction activities, or providing a dedicated pedestrian walkway, as appropriate.



ARCHITECTS



architect's stamp

consultant

#	DATE	ISSUE RECORD

he architectural designs, concepts, arrangements, and plans illustrated in these drawings and specifications are the exclusive intellectual property and are subject to copyright protection, held by the ARCHITECT. Unauthorized usage by any other party for any purpose is strictly prohibited without obtaining prior written consent. In instances of conflicting easurements, written dimensions shall hold superior authority and shall require on-site verification. Any screpancies in dimensions must be brought to the attention of the ARCHITECT before initiating any work.

PLAN CHECK

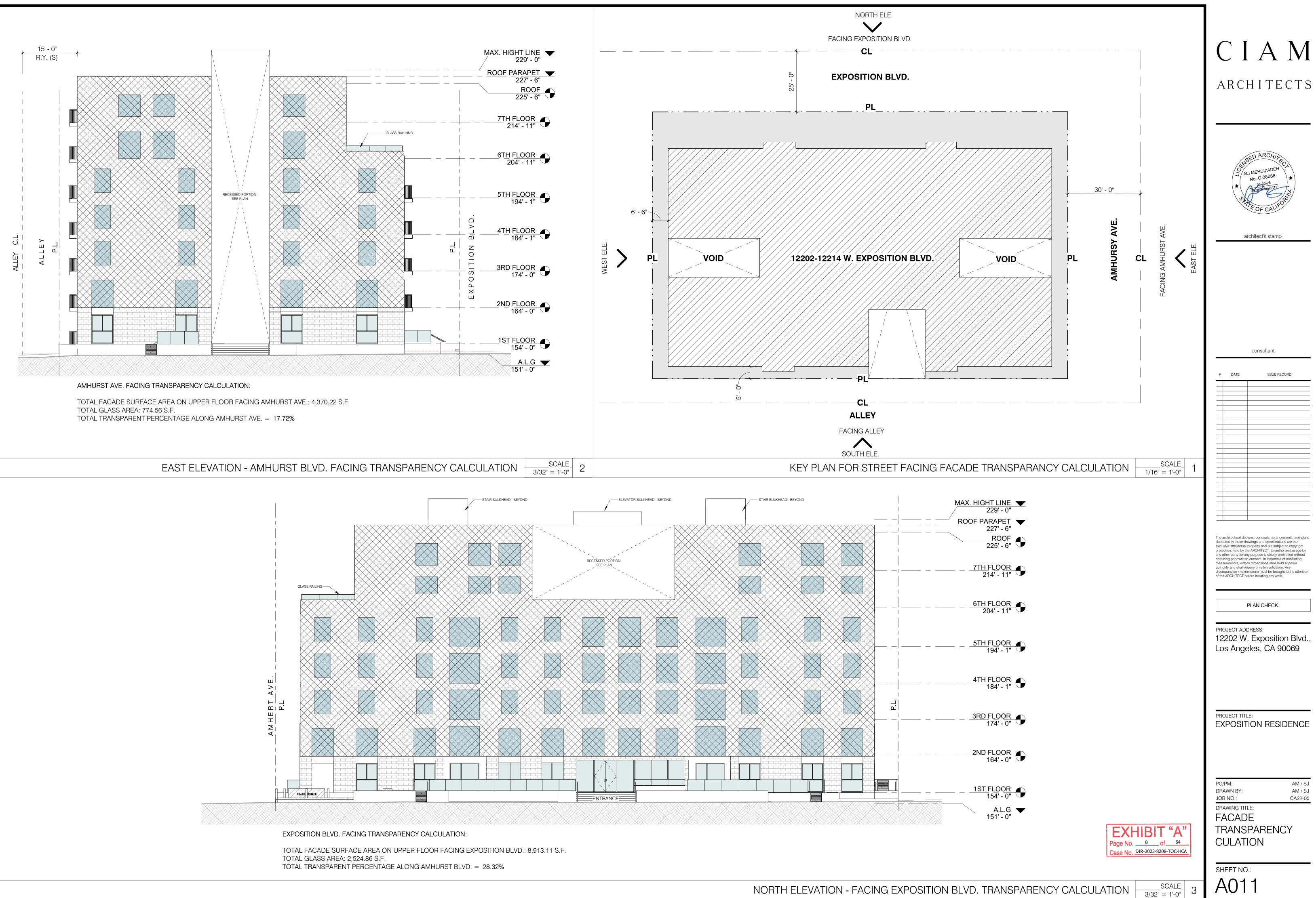
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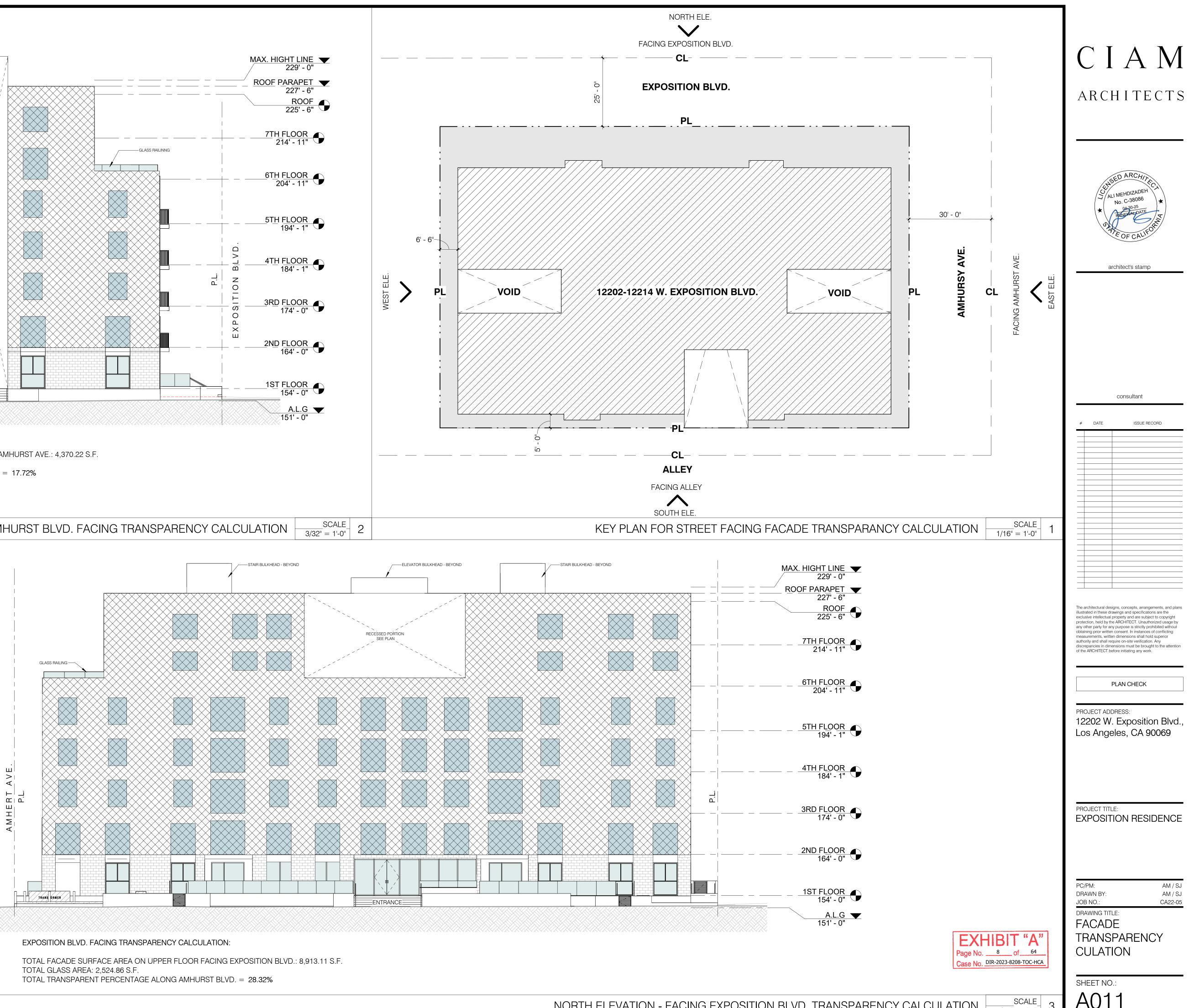
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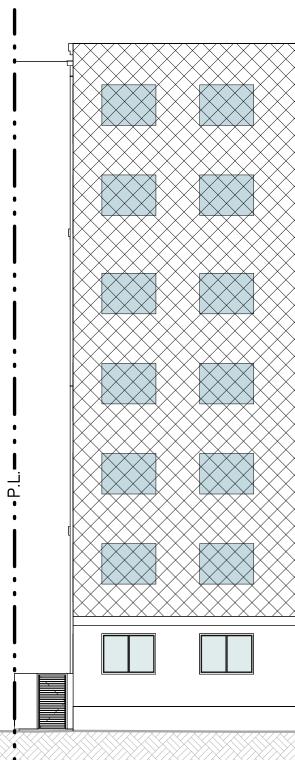
PC/PM: Designer DRAWN BY: Author CA22-05 JOB NO.: DRAWING TITLE:

APPENDIX D -**ENVIRONMENTAL** STANDARDS

SHEET NO .:

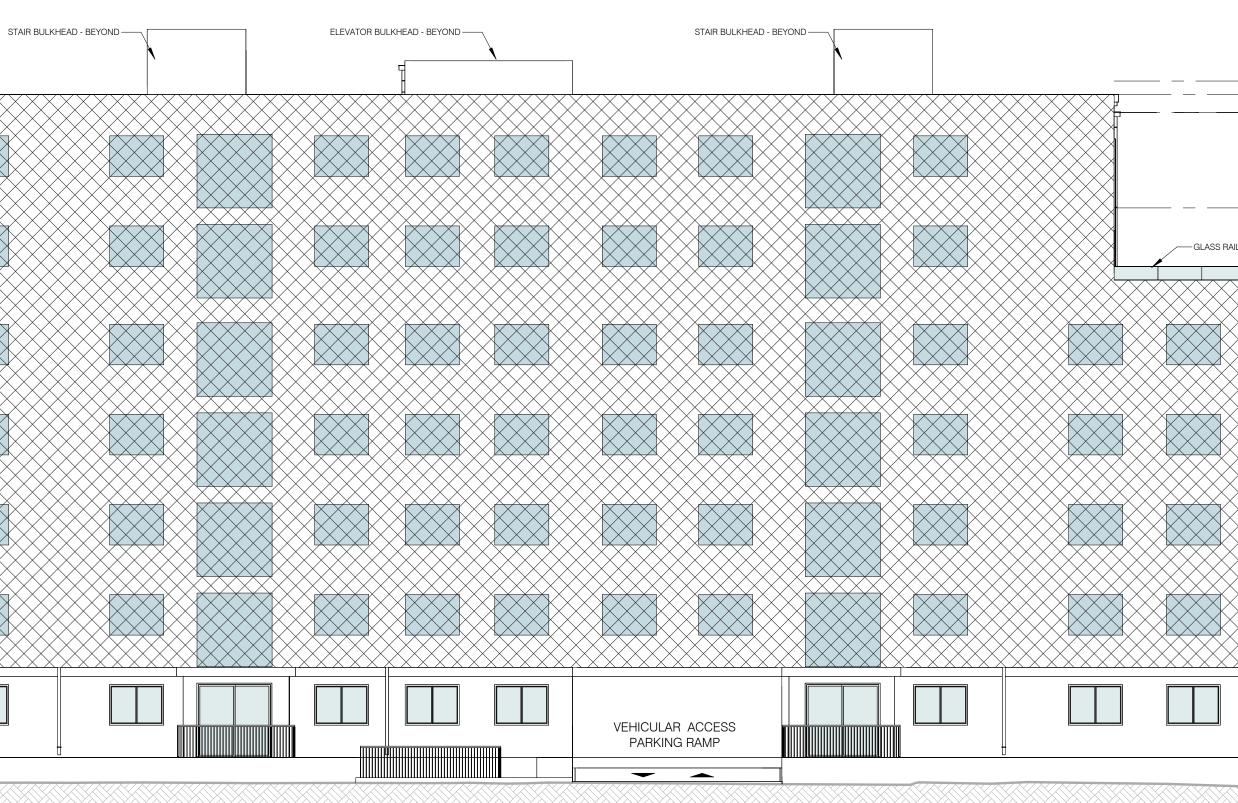






____ (

TOTAL GLASS AREA: 2,490.67 S.F.



SOUTH ELEVATION FACING TRANSPARENCY CALCULATION:

TOTAL FACADE SURFACE AREA ON UPPER FLOOR FACING EXPOSITION BLVD.: 9,719.29 S.F.

TOTAL TRANSPARENT PERCENTAGE ALONG AMHURST BLVD. = 25.62%

SOUTH ELEVATION - FACING



WEST ELEVATION FACING TRANSPARENCY CALCULATION:

TOTAL FACADE SURFACE AREA ON UPPER FLOOR FACING EXPOSITION BLVD.: 4,370.22 S.F. TOTAL GLASS AREA: 660 S.F. TOTAL TRANSPARENT PERCENTAGE ALONG AMHURST BLVD. = 15.10%

	MAX. HIGHT LINE 229' - 0"		CIAM
			ARCHITECTS
	ROOF 225' - 6"		ANCHITECIS
GLASS RAILING			ALI MEHDIZADEH No. C-38086
	<u>5TH FLOOR</u> 194' - 1"		★ 04-30-25 RENEWADDATE VAL VIE OF CALIFOR
			architect's stamp
	$ \begin{array}{c} \begin{array}{c} -1 \\ -1 \\ -1 \\ -1 \\ -1 \\ -1 \\ -1 \\ -1 $		
	<u>1ST FLOOR</u> 154' - 0"		consultant
	A.L.G 151' - 0"		# DATE ISSUE RECORD
FACING EX	XPOSITION BLVD. TRANSPARENCY CALC	SULATION $\frac{\text{SCALE}}{3/32''} = 1'-0''' 2$	
	<u>ROOF</u>		
	<u>7TH FLOOR</u> 214' - 11"		The architectural designs, concepts, arrangements, and plans illustrated in these drawings and specifications are the exclusive intellectual property and are subject to copyright protection, held by the ARCHITECT. Unauthorized usage by any other party for any purpose is strictly prohibited without obtaining prior written consent. In instances of conflicting measurements, written dimensions shall hold superior authority and shall require on-site verification. Any discrepancies in dimensions must be brought to the attention
	<u>6TH FLOOR</u> 204' - 11"		of the ARCHITECT before initiating any work. PLAN CHECK
	<u>5TH FLOOR</u> 194' - 1"		PROJECT ADDRESS: 12202 W. Exposition Blvd.,
¦ - ·	<u>4TH FLOOR</u> 184' - 1"		Los Angeles, CA 90069
	<u>3RD FLOOR</u> 174' - 0"		PROJECT TITLE:
↓	<u>2ND FLOOR</u> 164' - 0"		EXPOSITION RESIDENCE
	<u>1ST FLOOR</u> 154' - 0"		PC/PM: Designer DRAWN BY: Author JOB NO.: CA22-05 DRAWING TITLE: FACADE
		EXHIBIT "A" Page No. 9 of 64 Case No. DIR-2023-8208-TOC-HCA	TRANSPARENCY CULATION SHEET NO.:
WEST EL	EVATION FACING TRANSPARENCY CALC	ULATION $3/32" = 1'-0"$ 1	A012

REQUIRED OPEN S	PACE			
PER LAMC 12.21.G.2 & T(C			
UNIT TYPE	# OF HABITABLE ROOMS	COUNT	OPEN SPACE RATIO	REQ'D
STUDIO & ONE BEDRM.	THREE >	7	100 SF / UNIT	700 SF
TWO BEDROOM UNITS	= THREE	2	125 SF / UNIT	250 SF
THREE BEDROOM	THREE <	36	175 SF / UNIT	6,300 SF
• BASE TOTAL REQ. (PEF	R LAMC 12.21 G)	45	7,25	0 SF
• TOC TIER 4 INCENTIVE	(25% REDUCTION)	7,250 (BASE	E) - 25% (INCENTIVE) =	= 5,438 SF
MINIMUM REQUIRED COMMON SPACE				
5,438 × 50% = 2,719 SF MINIMUM REQUIRED COMMON OPEN SPACE				
MAXIMUM REC ROOM CONTRIBUTION TOWARDS OPEN SPACE - LAMC 12.21.G.2(a)(4)(i)				
5,438 SF (REQUIRED OPEN SPACE) x 25% = 1,359 SF				
NOTES:				
* LAMC 12.21.G. 2 PROJECTS CONTAINING	TWO OB MORE RESIDE	NTIAL LINITS		BLE OPEN SPACE
PROJECTS CONTAINING TWO OR MORE RESIDENTIAL UNITS SHALL CONTAIN USABLE OPEN SPACE PER LAMC 12.21.G.2. AS FOLLOWING:				
A MINIMUM 100 SQUARE FEET FOR EACH UNIT HAVING LESS THAN THREE HABITABLE ROOMS; 125				
SQUARE FEET FOR EACH UNIT HAVING THREE HABITABLE ROOMS; AND 175 SQUARE FEET FOR EACH UNIT HAVING MORE THAN THREE HABITABLE ROOMS.				
** LAMC 12.21.G.2(a)(4)(i)- REC. ROOMS				

RECREATION ROOMS AT LEAST 600 SQUARE FEET IN AREA FOR A DEVELOPMENT OF 16 OR MORE DWELLING UNITS, OR AT LEAST 400 SQUARE FEET IN AREA FOR A DEVELOPMENT OF FEWER THAN 16 DWELLING UNITS, MAY QUALIFY AS COMMON OPEN SPACE, BUT SHALL NOT QUALIFY FOR MORE THAN 25% OF THE TOTAL REQUIRED USABLE OPEN SPACE.

PROVIDED OPEN SPACE - SEE A040 & A041

• COMMON OPEN SPACE = 480 + 2,943 = 3,423 SF (COMMON OPEN SPACES #1 & #2 - SEE A040 ... • GYM = 810 SF < 1359 SF (LESS THAN 25% OF TOTAL REQUIRED)

• PRIVETE BALCONY = 29 (QUALIFIED BALCONIES MIN. 6' DEPTH) x 50 SF (EACH) = 1,450 SF

• TOTAL PROVIDED OPEN SPACE: 3,423 SF + 810 SF + 1,450 SF = 5,683 SF > 5,438 SF REQ.

PROVIDED OPEN SPACE - SEE A040 & A041 TYPE AREA [S.F.]

COMMON OPEN SPACE #1	480 SF	1ST FLOOR
COMMON OPEN SPACE #2	2943 SF	6TH FLOOR
GYM	810 SF	1ST FLOOR
PRIVATE BALCONY	1450 SF	1ST \sim 7TH FLOOR (29 QUALIFIED BALCS.)
TOTAL PROVIDED OPEN SPACE	5683 SF	

LOCATION

<u>NOTE 1</u>

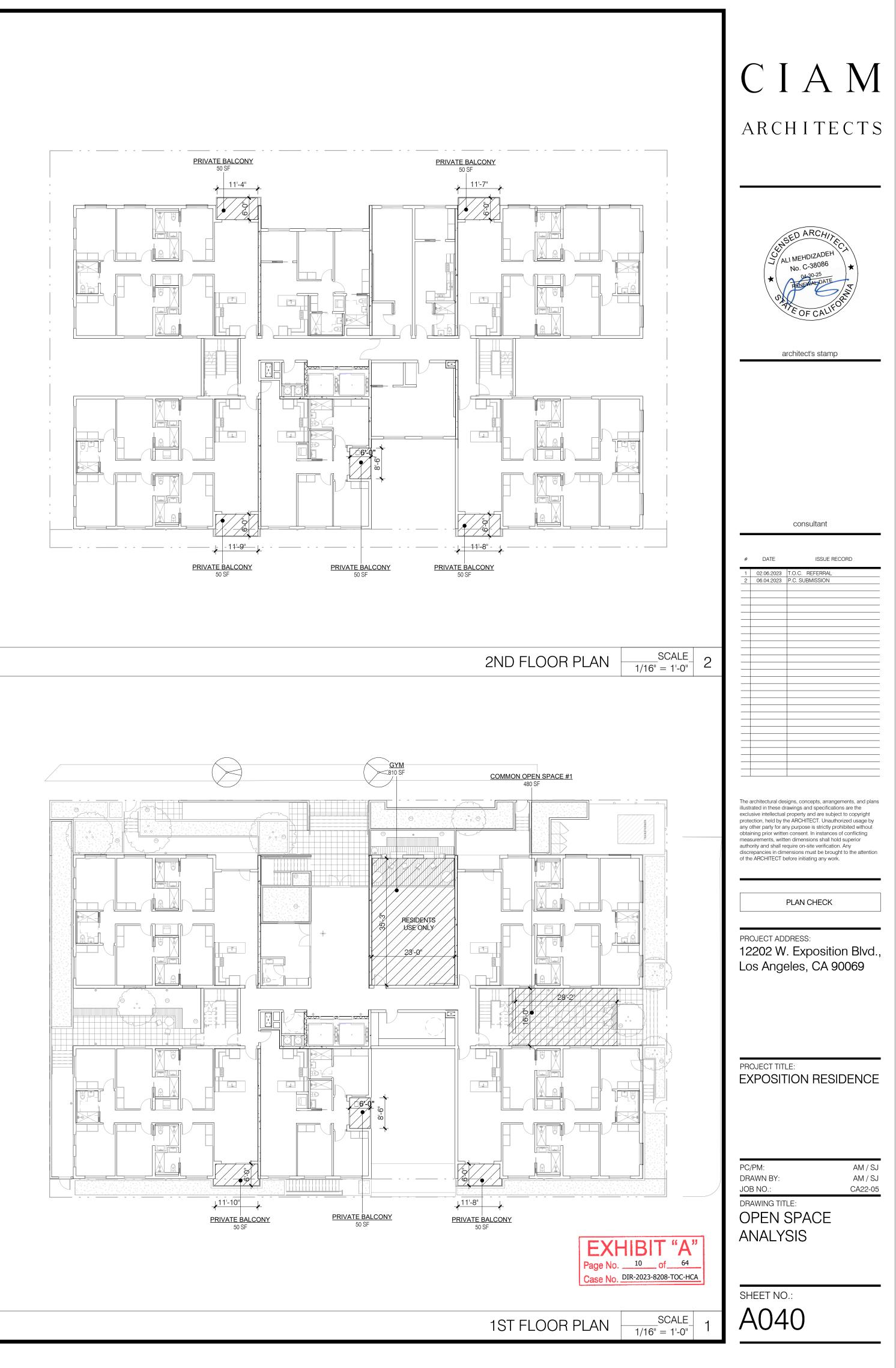
A MINIMUM OF 25 PERCENT OF THE COMMON OPEN SPACE AREA SHALL BE PLANTED WITH GROUND COVER, SHRUBS OR TREES. AT LEAST ONE 24-INCH BOX TREE FOR EVERY FOUR DWELLING UNITS SHALL BE PROVIDED ON SITE AND MAY INCLUDE STREET TREES IN THE PARKWAY. FOR A SURFACE AREA NOT LOCATED DIRECTLY ON FINISHED GRADE THAT IS USED FOR COMMON OPEN SPACE, AND LOCATED AT GROUND LEVEL OR THE FIRST HABITABLE ROOM LEVEL, SHRUBS AND/OR TREES SHALL BE CONTAINED WITHIN PERMANENT PLANTERS AT LEAST 30-INCHES IN DEPTH, AND LAWN OR GROUND COVER SHALL BE AT LEAST 12-INCHES IN DEPTH. ALL REQUIRED LANDSCAPED AREAS SHALL BE EQUIPPED WITH AN AUTOMATIC IRRIGATION SYSTEM AND BE PROPERLY DRAINED. PERLAMC 12.21 G2.a.3.

NOTE 2: COMMON OPEN SPACE SHALL PROVIDE AMENITIES PERLAMC 12.21 G2.a.2.









REQUIRED OPEN S	SPACE			
PER LAMC 12.21.G.2 & T	00			
UNIT TYPE	# OF HABITABLE ROOMS	COUNT	OPEN SPACE RATIO	REQ'D
STUDIO & ONE BEDRM.	THREE >	7	100 SF / UNIT	700 SF
TWO BEDROOM UNITS	= THREE	2	125 SF / UNIT	250 SF
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• BASE TOTAL REQ. (PER	R LAMC 12.21 G)	45	7,25	0 SF
• TOC TIER 4 INCENTIVE	(25% REDUCTION)	7,250 (BASI	E) - 25% (INCENTIVE) =	= 5,438 SF
MINIMUM REQUIRED CO	MMON SPACE			
5,438 x 50% = 2,719 SF I	MINIMUM REQUIRED CC	DMMON OPE	N SPACE	
MAXIMUM REC ROOM CONTRIBUTION TOWARDS OPEN SPACE - LAMC 12.21.G.2(a)(4)(i)				
5,438 SF (REQUIRED OPE	EN SPACE) x 25% = 1,35	59 SF		
NOTES:				
* LAMC 12.21.G. 2 PROJECTS CONTAINING TWO OR MORE RESIDENTIAL UNITS SHALL CONTAIN USABLE OPEN SPACE PER LAMC 12.21.G.2. AS FOLLOWING: A MINIMUM 100 SQUARE FEET FOR EACH UNIT HAVING LESS THAN THREE HABITABLE ROOMS; 125 SQUARE FEET FOR EACH UNIT HAVING THREE HABITABLE ROOMS; AND 175 SQUARE FEET FOR EACH UNIT HAVING MORE THAN THREE HABITABLE ROOMS.				
** LAMC 12.21.G.2(a)(4)(i)- REC. ROOMS RECREATION ROOMS AT LEAST 600 SQUARE FEET IN AREA FOR A DEVELOPMENT OF 16 OR MORE DWELLING UNITS, OR AT LEAST 400 SQUARE FEET IN AREA FOR A DEVELOPMENT OF FEWER THAN 16 DWELLING UNITS, MAY QUALIFY AS COMMON OPEN SPACE, BUT SHALL NOT QUALIFY FOR MORE THAN 25% OF THE TOTAL REQUIRED USABLE OPEN SPACE.				

PROVIDED OPEN SPACE - SEE A040 & A041

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• PRIVETE BALCONY = 29 (QUALIFIED BALCONIES MIN. 6' DEPTH) x 50 SF (EACH) = 1,450 SF

• TOTAL PROVIDED OPEN SPACE: 3,423 SF + 810 SF + 1,450 SF = 5,683 SF > 5,438 SF REQ.

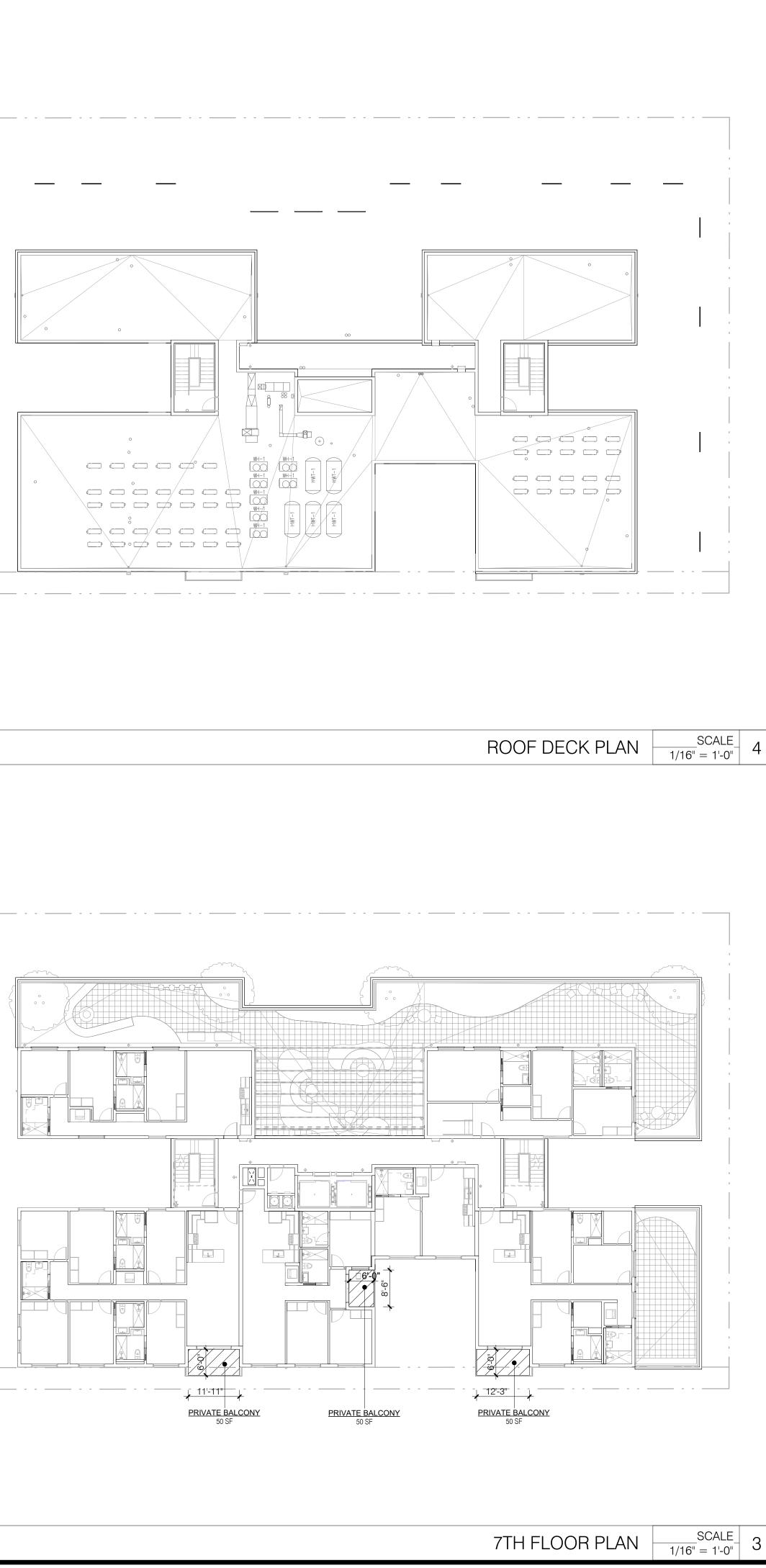
PROVIDED OPEN SPACE - SEE A040 & A041 AREA (S E 1

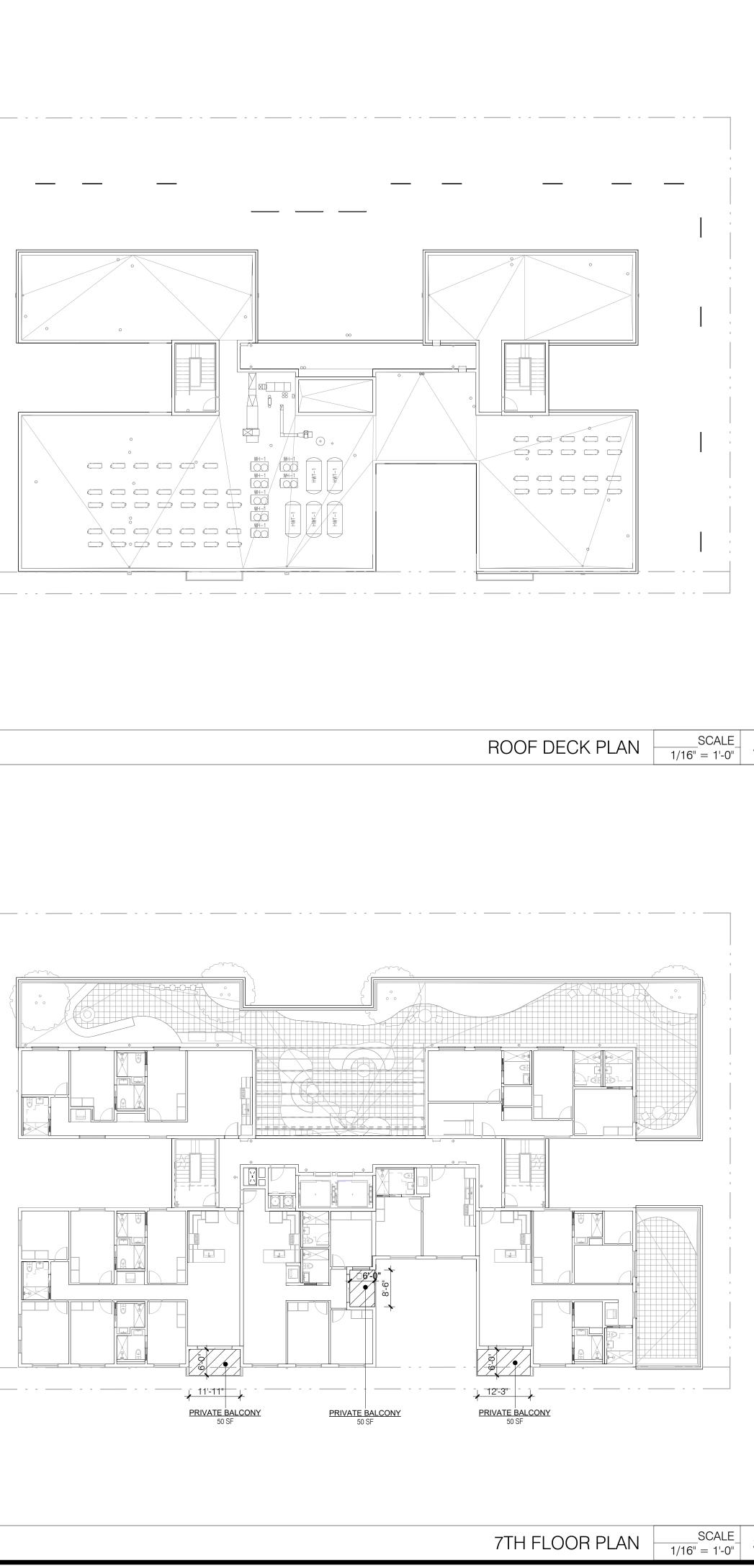
TYPE	AREA [S.F.]	LOCATION
COMMON OPEN SPACE #1	480 SF	1ST FLOOR
COMMON OPEN SPACE #2	2943 SF	6TH FLOOR
GYM	810 SF	1ST FLOOR
PRIVATE BALCONY	1450 SF	1ST \sim 7TH FLOOR (29 QUALIFIED BALCS.)
TOTAL PROVIDED OPEN SPACE	5683 SF	

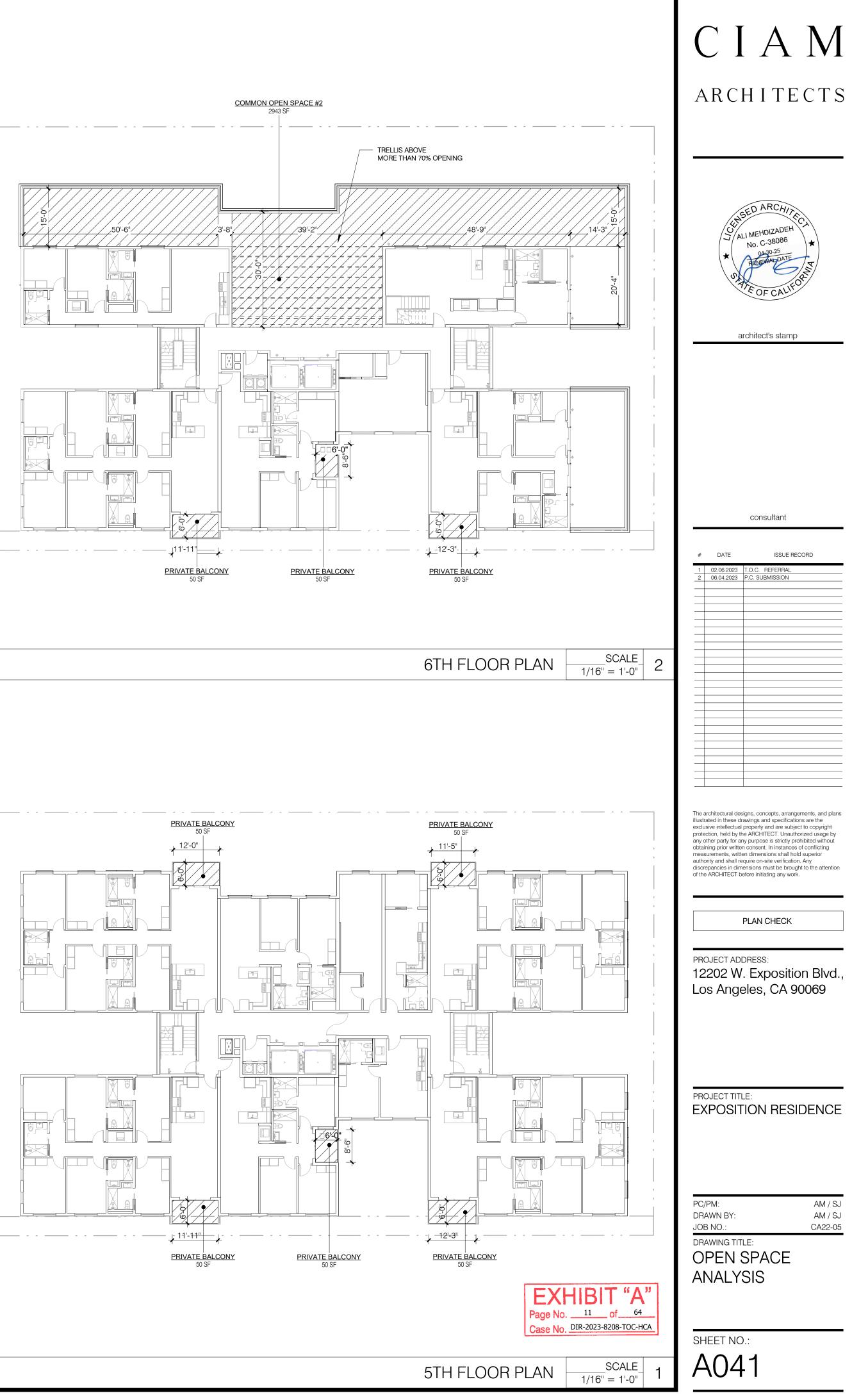
NOTE 1:

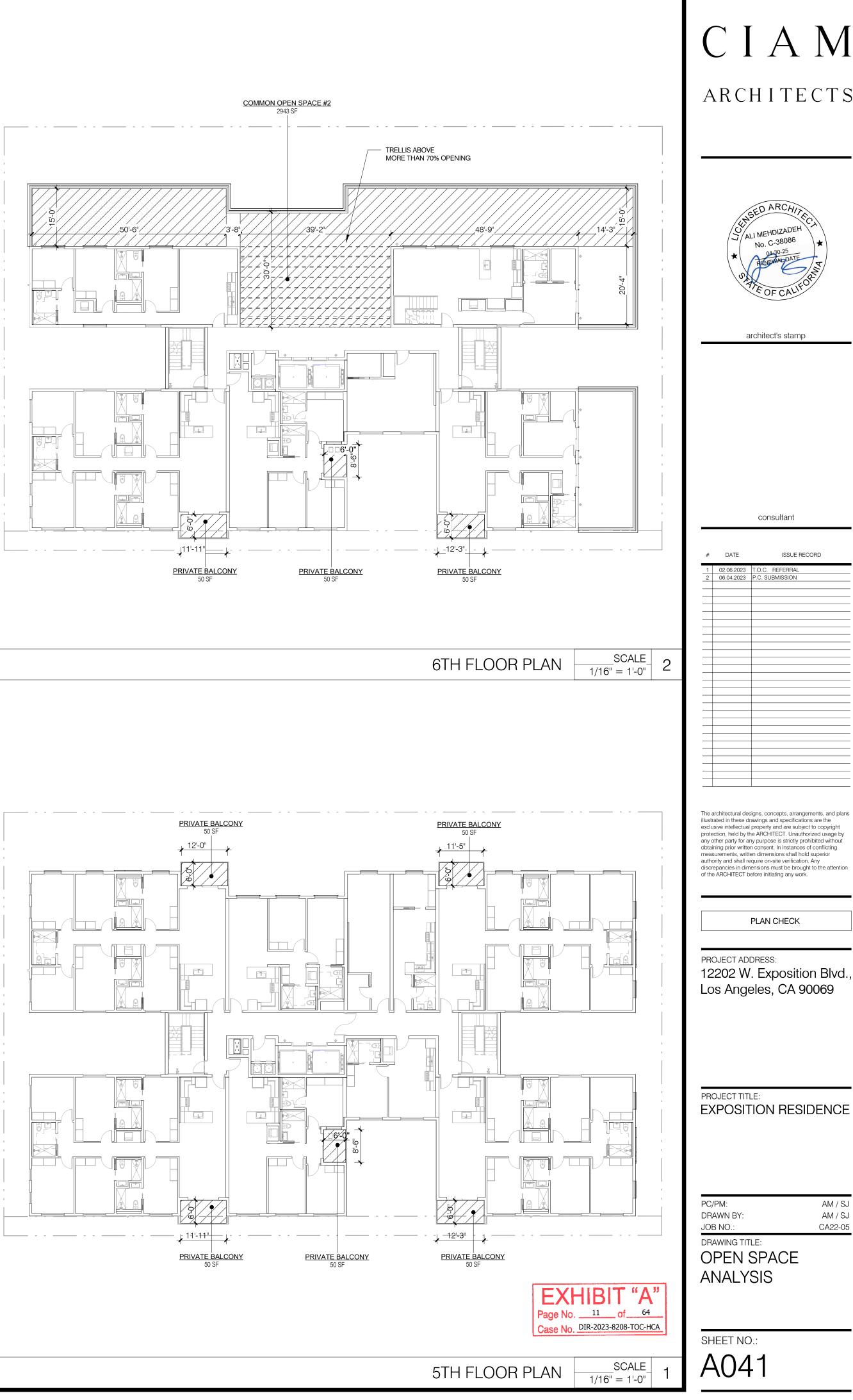
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<u>NOTE 2:</u> COMMON OPEN SPACE SHALL PROVIDE AMENITIES PER**LAMC** 12.21 G2.a.2.









ARKING 205 SF DRRIDOR 205 SF DBBY 184 SF CCYCLING ROOM 195 SF VASH ROOM 147 SF 730 SF 730 SF ST FLOOR 1252 SF DVERED BALCONY 141 SF 7M 840 SF ASING OFFICE 226 SF AIL ROOM 219 SF VASH ROOM 39 SF VIT AREA 7792 SF 10510 SF 10510 SF AD FLOOR 229 SF VASH ROOM 39 SF VIT AREA 7792 SF 10510 SF 205 SF DORRIDOR / LOBBY 556 SF DVERED BALCONY 140 SF ORAGE 929 SF VIT AREA 9055 SF NIT AREA 9055 SF OPRIDOR / LOBBY 556 SF DVERED BALCONY 140 SF ORAGE 929 SF VIT AREA 9055 SF DRIDOR / LOBBY 573 SF DVERED BALCONY 140 SF	184 SF 195 SF 147 SF 730 SF 1252 SF 141 SF 840 SF 226 SF 219 SF 39 SF 7792 SF 10510 SF 556 SF 140 SF 929 SF 39 SF 10720 SF 10720 SF 39 SF 9055 SF 10720 SF 929 SF 39 SF 9055 SF 9055 SF 140 SF 929 SF 39 SF 9055 SF	RRIDOR BBY CYCLING ROOM SH ROOM SH ROOM FLOOR RRIDOR / LOBBY VERED BALCONY M SING OFFICE L ROOM SH ROOM T AREA D FLOOR RRIDOR / LOBBY VERED BALCONY DRAGE SH ROOM T AREA D FLOOR RRIDOR / LOBBY O FLOOR RRIDOR / LOBBY
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AASH ROOM 147 SF 730 SF ST FLOOR DRRIDOR / LOBBY 1252 SF DVERED BALCONY 141 SF (M 840 SF ASING OFFICE 226 SF All ROOM 219 SF ASSH ROOM 39 SF VIT AREA 7792 SF JD FLOOR 556 SF DVERED BALCONY 140 SF ORAGE 929 SF ASH ROOM 39 SF VIT AREA 9055 SF OPRIDOR / LOBBY 556 SF OVERED BALCONY 140 SF ORAGE 929 SF ASH ROOM 39 SF VIT AREA 9055 SF OPRIDOR / LOBBY 556 SF DVERED BALCONY 140 SF ORAGE 929 SF ASH ROOM 39 SF VIT AREA 9055 SF OPRIDOR / LOBBY 573 SF DVERED BALCONY 140 SF ORAGE 390 SF ASH ROOM 39 SF VIT AREA	147 SF 730 SF 1252 SF 141 SF 840 SF 226 SF 219 SF 39 SF 7792 SF 10510 SF 556 SF 140 SF 929 SF 39 SF 10720 SF 10720 SF 39 SF 9055 SF 10720 SF 929 SF 39 SF 9055 SF 10720 SF	ASH ROOM ASH ROOR RRIDOR / LOBBY VERED BALCONY A SING OFFICE L ROOM ASH ROOM T AREA D FLOOR RRIDOR / LOBBY VERED BALCONY DRAGE ASH ROOM T AREA D FLOOR RRIDOR / LOBBY
730 SF ST FLOOR DRRIDOR / LOBBY 1252 SF DVERED BALCONY 141 SF YM 840 SF SASING OFFICE 226 SF AIL ROOM 219 SF SASH ROOM 39 SF NIT AREA 7792 SF ID FLOOR 7792 SF DRIDOR / LOBBY 556 SF DVERED BALCONY 140 SF ORAGE 929 SF SASH ROOM 39 SF NIT AREA 9055 SF DVERED BALCONY 140 SF ORAGE 929 SF SASH ROOM 39 SF NIT AREA 9055 SF 10720 SF 10720 SF SD FLOOR 292 SF ORAGE 929 SF SASH ROOM 39 SF NIT AREA 9055 SF DORRIDOR / LOBBY 556 SF DVERED BALCONY 140 SF ORAGE 390 SF SASH ROOM 39 SF NIT AREA 9055 SF ID FLOOR 200 SF ORAGE 390 SF SASH ROOM 39 SF NIT AREA 9578 SF ID TZO SF 10720 SF H FLOOR 200 SF ORAGE 390 SF </td <td>730 SF 1252 SF 141 SF 840 SF 226 SF 219 SF 39 SF 7792 SF 10510 SF 556 SF 140 SF 929 SF 39 SF 10720 SF 10720 SF 39 SF 9055 SF 10720 SF 556 SF 140 SF 929 SF 39 SF 9055 SF 10720 SF</td> <td>FLOOR RRIDOR / LOBBY VERED BALCONY M SING OFFICE L ROOM SH ROOM T AREA D FLOOR RRIDOR / LOBBY VERED BALCONY DRAGE SH ROOM T AREA D FLOOR RRIDOR / LOBBY</td>	730 SF 1252 SF 141 SF 840 SF 226 SF 219 SF 39 SF 7792 SF 10510 SF 556 SF 140 SF 929 SF 39 SF 10720 SF 10720 SF 39 SF 9055 SF 10720 SF 556 SF 140 SF 929 SF 39 SF 9055 SF 10720 SF	FLOOR RRIDOR / LOBBY VERED BALCONY M SING OFFICE L ROOM SH ROOM T AREA D FLOOR RRIDOR / LOBBY VERED BALCONY DRAGE SH ROOM T AREA D FLOOR RRIDOR / LOBBY
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NIT AREA 9578 SF 10720 SF TH FLOOR DRRIDOR / LOBBY 532 SF	390 SF	RAGE
TH FLOOR DRRIDOR / LOBBY 532 SF	39 SF	SH ROOM
TH FLOOR DRRIDOR / LOBBY 532 SF	9578 SF	TAREA
DRRIDOR / LOBBY 532 SF	10720 SF	
		I FLOOR
OVERED BALCONY 96 SF	532 SF	RRIDOR / LOBBY
	96 SF	VERED BALCONY
EC ROOM 601 SF	601 SF	ROOM
ASH ROOM 39 SF	39 SF	SH ROOM
NIT AREA 5786 SF	5786 SF	T AREA
7055 SF	7055 SF	
'H FLOOR		I FLOOR
OVERED BALCONY 96 SF	96 SF	VERED BALCONY
RASH ROOM 37 SF	37 SF	SH ROOM
NIT AREA 6087 SF	6087 SF	T AREA
6220 SF	6220 SF	
RAND TOTAL F.A.R. 67396 SF		AND TOTAL F.A.R.

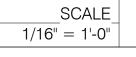
FAR - TOC TIER 4 INCENTIVE APPLIED - SEE EXHIBIT 03 / A002, A042 & A043

14,501.6 SF (BUILDABLE AREA-EXHIBIT 03) x 3 (BASE FAR) = 43,504.8 SF 43,504.8 SF (BASE ALLOWED) x 1.55 (55% FAR INCREASE) = 67,432.4 SF PROPOSED FAR : 67,396 SF < 67,432.4 SF (REFER TO A042 & A043)











AREA TYPE PARKING CORRIDOR _OBBY	AREA [SF]
CORRIDOR _OBBY	
OBBY	205 SF
	184 SF
RECYCLING ROOM	195 SF
RASH ROOM	147 SF
	730 SF
IST FLOOR	
CORRIDOR / LOBBY	1252 SF
COVERED BALCONY	141 SF
GYM	840 SF
EASING OFFICE	226 SF
MAIL ROOM	219 SF
FRASH ROOM	39 SF
JNIT AREA	7792 SF 10510 SF
2ND FLOOR	
CORRIDOR / LOBBY	556 SF
COVERED BALCONY	140 SF
STORAGE	929 SF
FRASH ROOM	39 SF
JNIT AREA	9055 SF
	10720 SF
BRD FLOOR	
CORRIDOR / LOBBY	556 SF
COVERED BALCONY	140 SF
STORAGE	929 SF
FRASH ROOM	39 SF
JNIT AREA	9055 SF
	10720 SF
	573 SF
COVERED BALCONY	140 SF
	390 SF
	39 SF
JNIT AREA	9578 SF 10720 SF
	572 95
CORRIDOR / LOBBY	573 SF 140 SF
STORAGE	390 SF
FRASH ROOM	390 SF 39 SF
JNIT AREA	9578 SF
	10720 SF
OTH FLOOR	
CORRIDOR / LOBBY	532 SF
COVERED BALCONY	96 SF
REC ROOM	601 SF
FRASH ROOM	39 SF
JNIT AREA	5786 SF
	7055 SF
	00.07
COVERED BALCONY	96 SF
7TH FLOOR COVERED BALCONY TRASH ROOM	37 SF
COVERED BALCONY	

FAR - TOC TIER 4 INCENTIVE APPLIED - SEE EXHIBIT 03 / A002, A042 & A043

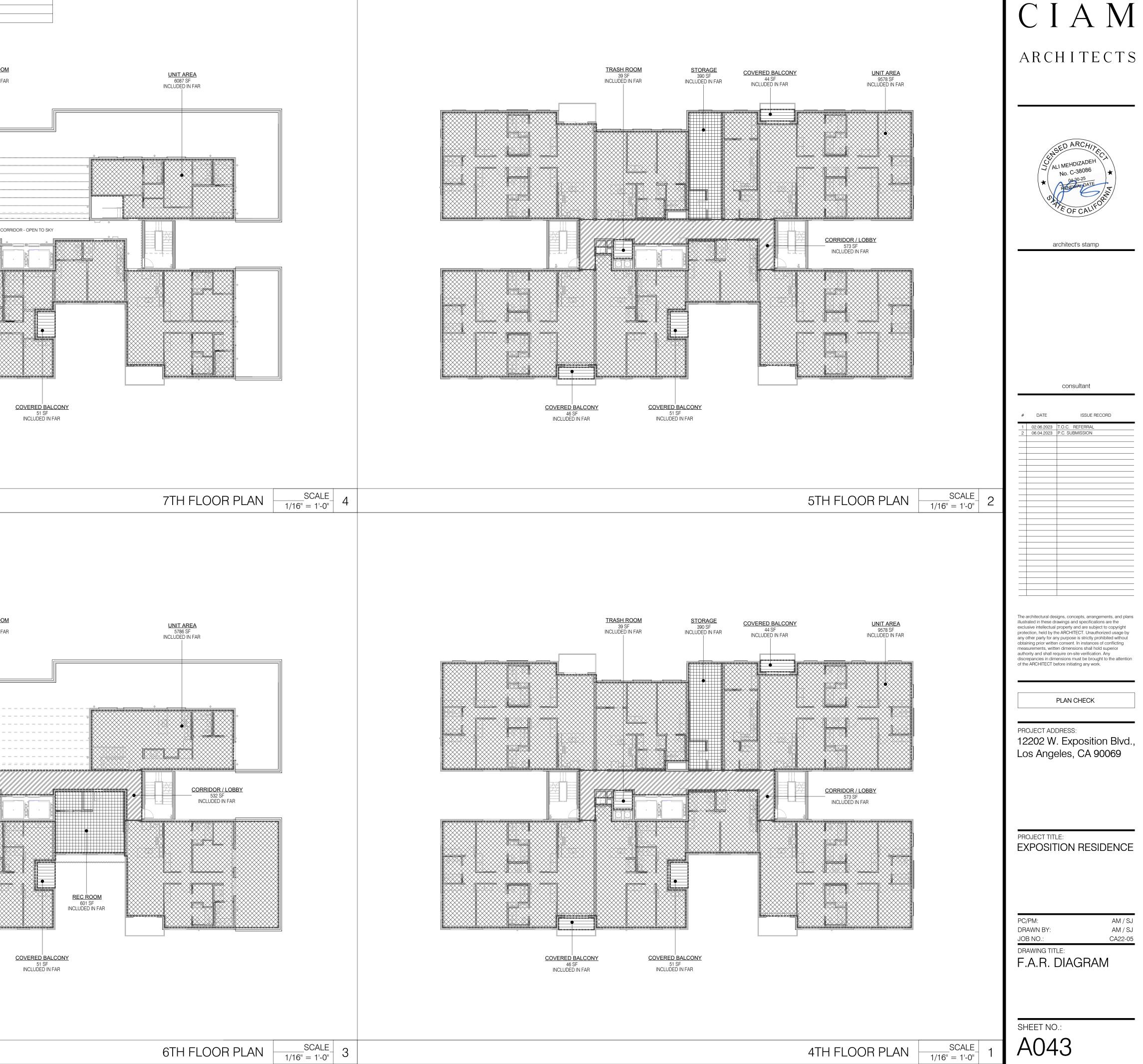
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COVERED BALCONY 46 SF INCLUDED IN FAR







GREEN NOTES

- 1. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACES(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE. LAGBC: 99.04.106.4.2.
- 2. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM THE ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT. ENERGY CODE: 110.10(d)
- CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. LAGBC: 99.04.408.1. 4. A PERMANENT MARKING OR A SIGN FOR THE DESIGNATED PARKING 0SPACE FOR ANY COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VANPOOL VEHICLES SHALL BE PROVIDED. SEE DETAIL: LAGBC:
- 99.05.106.5.2. A SEPARATE ELECTRICAL PLAN CHECK IS REQUIRED TO VERIFY THE RACEWAY METHOD(S), WIRING SCHEMATICS AND ELECTRICAL CALCULATIONS FOR THE ELECTRICAL CHARGING SYSTEM. LAGBC: 99.05.106.5.3.
- THE SERVICE PANEL OR SUBPANELS(S) SHALL HAVE SUFFICIENT CAPACITY TO ACCOMODATE THE REQUIRED NUMBER OF DEDICATED BRANCH CIRCUIT(S) FOR THE FUTURE INSTALLATION OF THE EVSE. LAGBC: 99.05.106.5.3. THE SERVICE PANEL OR SUBPANEL(S) CIRCUIT DIRECTORY SHALL IDENTIFY THE RESERVED OVER-CURRENT PROTECTIVE DEVICE SPACE(S) FOR THE FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE". LAGBC: 99.05.106.5.3.
- BUILDINGS ON A SITE WITH 1,000 SQUARE FEET OR MORE OF CUMULATIVE LANDSCAPE AREA SHALL HAVE A SEPARATE METER OR SUBMETERS FOR OUTDOOR WATER USE. LAGBC: 99.05.304.4. AFTER FUNCTIONAL PERFORMANCE TESTS ARE CONDUCTED, FORM GRN 24 SHALL BE COMPLETED AND READILY AVAILABLE TO THE FIELD INSPECTOR PRIOR TO FINAL APPROVAL. LAGBC: 99.05.410.2.4. 10
- ALL OPERATIONAL ASPECTS OF THE BUILDING SHALL BE DOCUMENTED WITHIN A SYSTEM MANUAL. THIS SYSTEM MANUAL SHALL BE DELIVERED TO THE OWNER OR REPRESENTATIVE, LAGBC: 99.05.410.2.5.1. THE TRAINING OF THE APPROPRIATE MAINTENANCE STAFF FOR EACH EQUIPMENT TYPE AND/OR SYSTEM SHALL BE DOCUMENTED IN THE COMMISSIONING REPORT. LAGBC: 99.05.410.2.5.2. 12. FORM GRN 25 SHALL BE COMPLETED AND READILY AVAILABLE TO THE FIELD INSPECTOR PRIOR TO FINAL APPROVAL. LAGBC: 99.05.410.2.6.
- 13. A COMPLETE COMMISSIONING REPORT AND FORM GRN 26 (COMPLETED) SHALL BE PROVIDED TO THE OWNER OR REPRESENTATIVE AND WILL BE READILY AVAILABLE TO THE FIELD INSPECTOR PRIOR TO FINAL APPROVAL. LAGBC: 99.05.410.4.4. 14. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS. LAGBC: 99.04.304.4 & 99.05.304.5
- THE BUILDING SHALL MEET OR EXCEED THE PROVISIONS FOR MECHANICAL VENTILATION OF SECTION 1203 OF THE LOS ANGELES BUILDING CODE. 15.
- 16. OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH ALL OF THE FOLLOWING:
 - A. THE MINIMUM REQUIREMENTS IN CALIFORNIA ENERGY CODE FOR LIGHTING ZONES 1-4. B. BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS AS DEFINED IN IESNA TM-15-11
 - C. ALLOWABLE BUG RATINGS NOT EXCEEDING THOES SHOWN ON TABLE 5.106.8
- 17. TESTING AND ADJUSTMENT IS REQUIRED FOR ALL NEW INSTALLATION OF ANY OF THE FOLLOWING SYSTEMS:
 - A. HEATING VENTILATING AND AIR CONDITIONING SYSTEM. a. DESCRIBE THE HVAC SYSTEM AND CONTROLS.
 - b. PLANS SHALL INDICATE THAT THE HVAC SYSTEM AND COMPONENTS WILL BE TESTED, ADJUSTED AND BALANCED IN ACCORDANCE WITH ONE OF THE FOLLOWING STANDARDS:
 - TABB'S CONSTRUCTION SPECIFICATION INSTITUTE MASTERFORMAT (23 05 93 AND 15990)
 - NEBB'S STANDARDS FOR TESTING, ADJUSTMENT AND BALANCING OF ENVIRONMENTAL SYSTEMS (7TH EDITION AABC'S NATIONAL STANDARDS FOR TOTAL SYSTEM BALANCE (6TH EDITION)
 - B. INDOOR AND OUTDOOR LIGHTING AND CONTROLS
 - a. DESCRIBE THE TYPES OF LIGHTING FIXTURES AND THEIR CORRESPONDING CONTROLS AT VARIOUS SPACES/ROOMS WITHIN THE BUILDING (EG: DIMMING SYSTEMS, OCCUPANCY SENSORS, PROGRAMMABLE SWITCHES, PHOTOCONTROLS, MOTION SENSORS, ETC.) b. PROVIDE A NARRATIVE OF THE TESTING AND ADJUSTMENT PROCEDURE FOR THE LIGHTING CONTROL.
- TIME

FUNCTIONS.

- C. WATER HEATING SYSTEMS
- a. DESCRIBE THE TYPE OF WATER HEATING SYSTEMS.
- b. PROVIDE A NARRATIVE OF THE PROCEDURE FOR THE TESTING AND ADJUSTMENT OF THE SYSTEM (EG: TEMPERATURE READING, FLOW RATES, ETC
- D. LANDSCAPE IRRIGATION SYSTEMS a. DESCRIBE THE TYPES F IRRIGATORS AND CONTROLLERS
- b. PROVIDE A NARRATIVE OF THE TESTING AND ADJUSTMENT PROCEDURE FOR THE IRRIGATION SYSTEM, INCLUDING BUT NOT LIMITED TO, PRESSURE TESTS, WATER COVERAGE AND PROPER CONTROLLER

18. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

19. NEW MECHANICALLY VENTILATED BUILDINGS SHALL PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH A MERV 13 FILTER FOR OUTSIDE AND RETURN AIR. FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.





Modern Steel Bike Rack Design for Compact Parking Materials: Mild Steel

Design by: PWL Partnership Landscape Architects, Inc., in association with Pechet and Robb Art and Architecture.

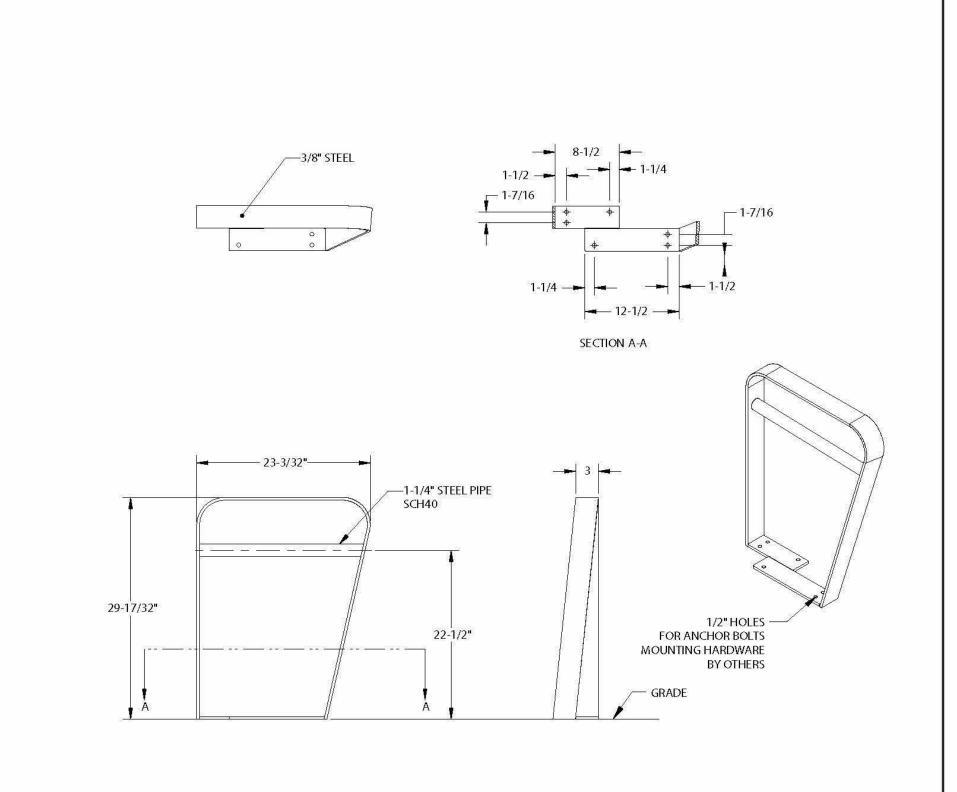
Part of the "Granville Collection," this contemporary bike rack provides locking points for bike frames and wheels for secure bicycle parking. The Granville products were designed for the 2010 Winter Olympics venue of Vancouver. This bick rack dares the user to figure out how the flat steel was manipulated to cross-over to the offset base. Standard finishes are powder-coated over a corrosion resistant undercoat or hot-dip galvanizing.



- Granville is a modern bike rack, formed and fully welded 3/8" steel
- Available in Pitch-Gloss, Pitch Semi-Gloss and Silvadillo powder-coated colors with a clear gloss topcoat
- 2 bicycle capacity rack which works well where space is limited
- Granville collection bike racks assure secure bicycle parking by providing locking points for bike frames and wheels



48" DEEP _ _ _ _ _ _ _



FLOOR

SPECIFICATIONS

MATERIAL

The LSK-017, bike rack shall I 3/8" flat steel formed to a 3 welded to a 1-1/4" sch. 40 pip crossbar. Pipe shall conform Flat bar shall conform to AS1

PROTECTIVE COATINGS

Powder Coating: Following fa shall be cleaned and treated phosphate process prior to application. This process sha chromated alkaline cleaner, a phosphate treatment followe sealer for maximum adhesio coatings shall be polyester 1 Following application the part until properly cured. The coat minimum of 4 mils thick on al Undercoat: After the iron pho pretreatment and before the components for the Granville undercoated with a corrosior epoxy powder coat.

Note: The Granville Collection Gloss and Semi-Gloss Black Clear Gloss topcoat powderc Options

Mountings: surface mount

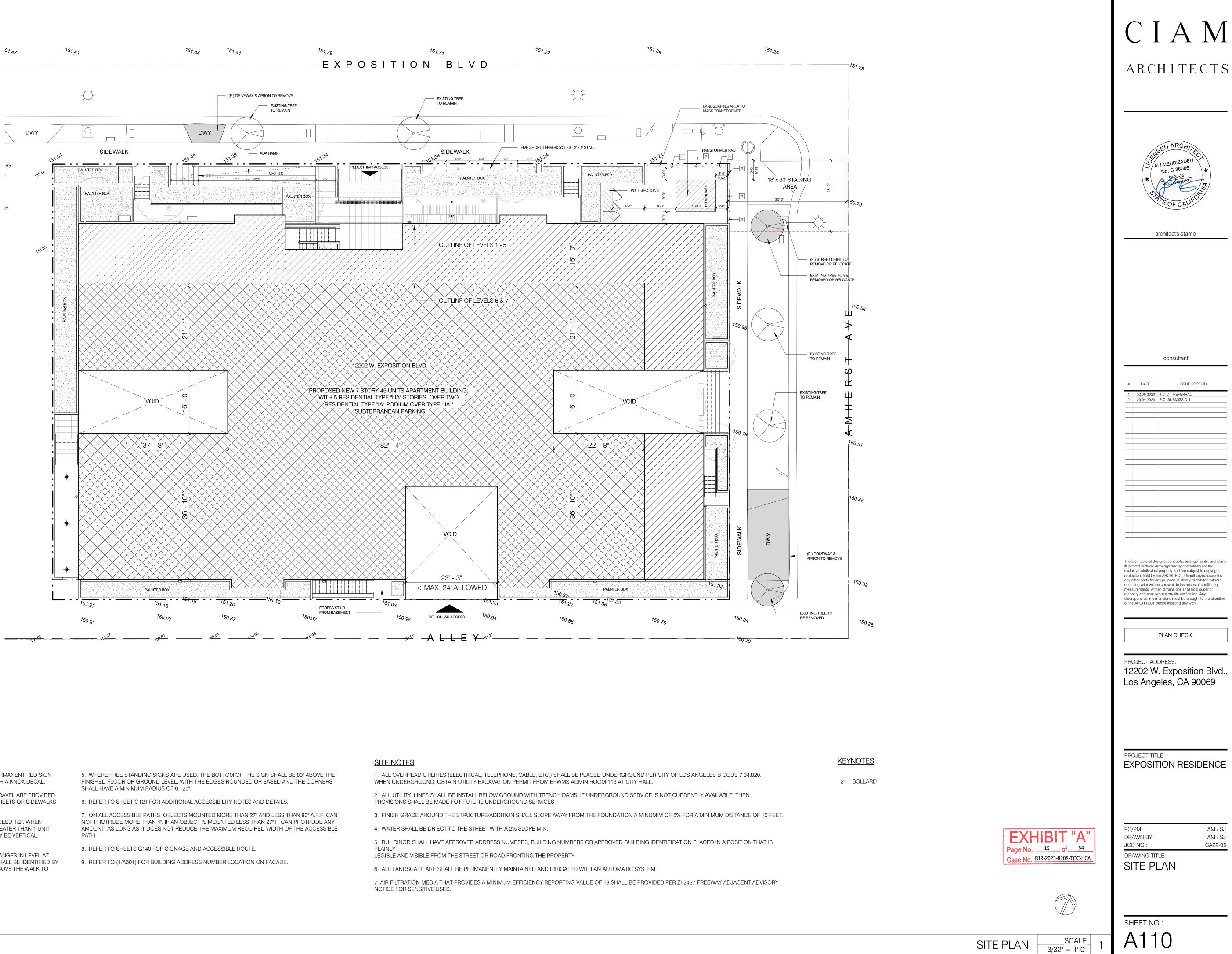
The Granville products were designed by world renowned PWL Partnership Landscape Architects, Inc., in association with Pechet and Robb Art and Architecture.

REV 10-16-12

Granville Collection Bike Rack - LSK-BR (LSK-017) Bench, Embed leg Mount with Ipe



	24" FOR SHORT TERM PARKING 18" FOR LONG TERM PARKING	WATT		CIAM ARCHITECTS
	LONG	TERM BICYCLE STALL	SCALE1 N.T.S1	# DATE ISSUE RECORD 1 02.06.2023 T.O.C. REFERRAL 2 06.04.2023 P.C. SUBMISSION - - -
be fabricated with 3" offset and fully pe (.140 wall) to ASTM A53. 5TM A36. brication bike racks with an iron the coating all include a non- and an iron ed with an acidic n. The protective GIC powder. ts shall be baked ting shall be a ill surfaces. to sphate e color coat, all steel e Collection shall be				The architectural designs, concepts, arrangements, and plans illustrated in these drawings and specifications are the exclusive intellectual property and are subject to copyright protection, held by the ARCHITECT. Unauthorized usage by any other party for any purpose is strictly prohibited without obtaining prior written consent. In instances of conflicting measurements, written dimensions shall hold superior authority and shall require on-site verification. Any discrepancies in dimensions must be brought to the attention of the ARCHITECT before initiating any work. PLAN CHECK PROJECT ADDRESS: 12202 W. Exposition Blvd., Los Angeles, CA 90069
n resistant zinc rich on is available only in c and Silver with coat finishes. TOURNESOL SITEWORKS 2930 Faber Street Union City, CA 94587 tournesolsiteworks.com				PROJECT TITLE: EXPOSITION RESIDENCE PC/PM: AM / SJ DRAWN BY: AM / SJ JOB NO.: CA22-05 DRAWING TITLE: GREEN DETAILS & NOTES
	SHORT	TERM BICYCLE RACK	SCALE N.T.S. 2	A071



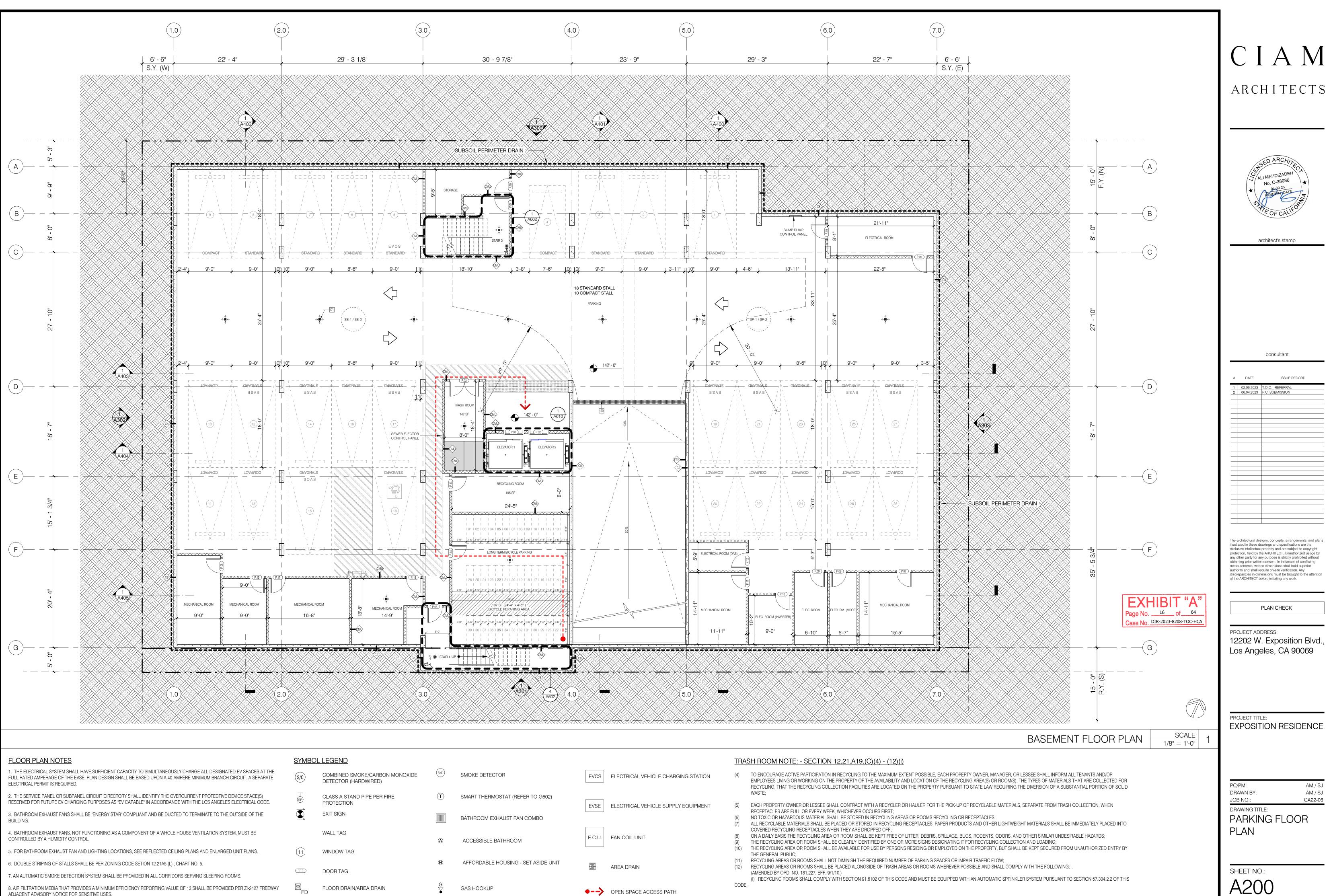
FIRE DEPARTMENT GENERAL NOTES

1. AUTHORIZED AND APPROVED KNOX KEY SWITCHES BOX LABELED WITH A PERMANENT RED SIGN WITH NOT LESS THAN 1/2" CONTRASTING LETTERS READING "FIRE DEPT" OR WITH A KNOX DECAL.

2. GRADE AND SITE SHALL BE DEVELOPED SO THAT ACCESSIBLE ROUTES OF TRAVEL ARE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE ENTRANCE THEY SERVE.

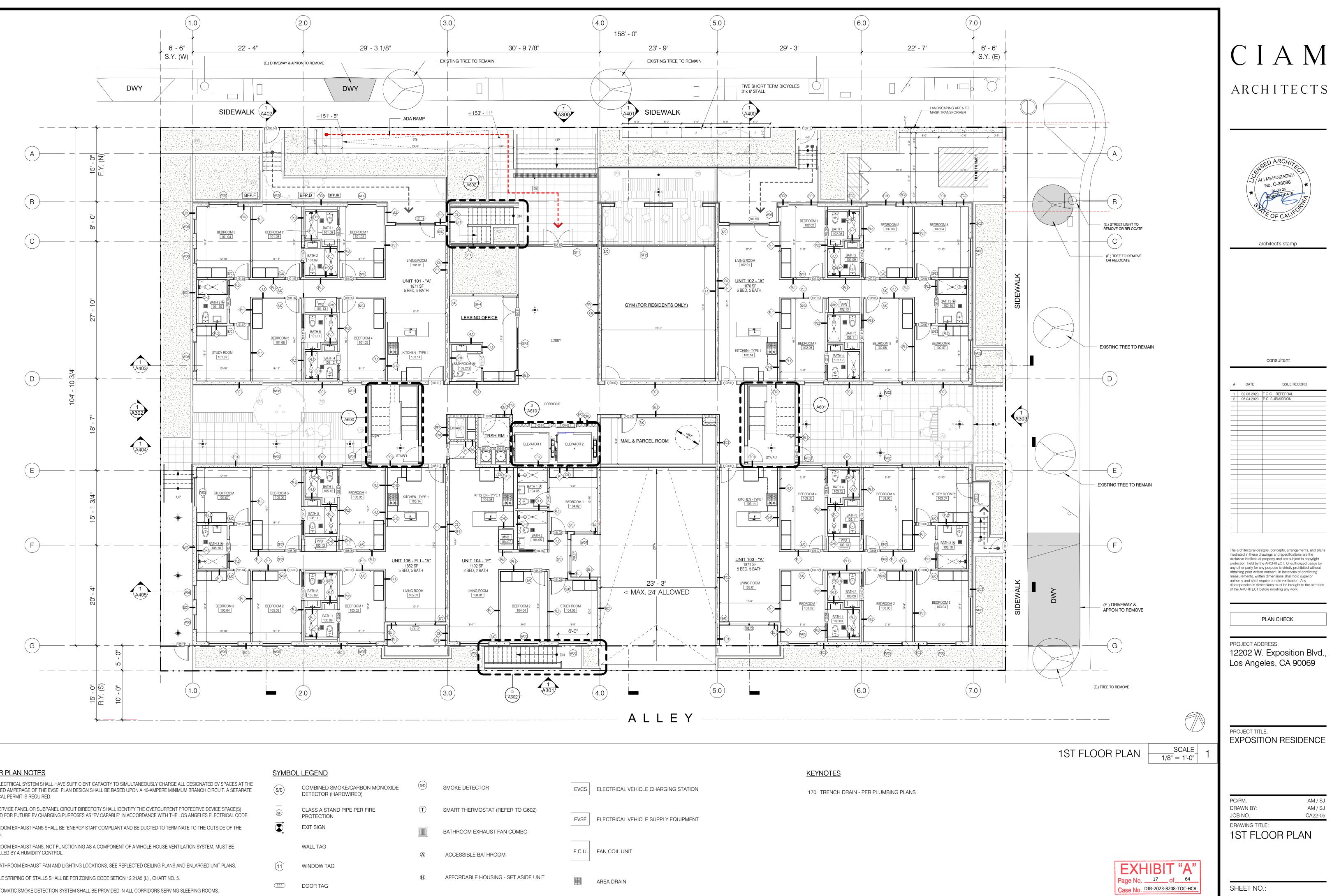
3. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2". WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL. CHANGES IN LEVEL NOT EXCEEDING 1/4" MAY BE VERTICAL. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE MADE BY MEANS OF A RAMP.

4. ABRUPT CHANGES IN LEVEL EXCEEDING 4" IN VERTICAL DIMENSION (E.G. CHANGES IN LEVEL AT PLANTERS OR FOUNTAINS LOCATED IN OR ADJACENT TO PEDESTRIAN WAYS) SHALL BE IDENTIFIED BY CURBS OR OTHER APPROVED BARRIERS PROJECTING AT LEAST 6" IN HEIGHT ABOVE THE WALK TO WARN THE BLIND OF POTENTIAL DROP-OFFS.



<u>TEOORTEAN NOTES</u>		
1. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.	S/C	COMBINED SMOKE/CARBON MONOXIDE DETECTOR (HARDWIRED)
2. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.	(SP)	CLASS A STAND PIPE PER FIRE PROTECTION
3. BATHROOM EXHAUST FANS SHALL BE "ENERGY STAR" COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.		EXIT SIGN
4. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.		WALL TAG
5. FOR BATHROOM EXHAUST FAN AND LIGHTING LOCATIONS, SEE REFLECTED CEILING PLANS AND ENLARGED UNIT PLANS.	11	WINDOW TAG
6. DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SETION 12.21A5 (L) , CHART NO. 5.		
7. AN AUTOMATIC SMOKE DETECTION SYSTEM SHALL BE PROVIDED IN ALL CORRIDORS SERVING SLEEPING ROOMS.	(111)	DOOR TAG
8. AIR FILTRATION MEDIA THAT PROVIDES A MINIMUM EFFICIENCY REPORTING VALUE OF 13 SHALL BE PROVIDED PER ZI-2427 FREEWAY ADJACENT ADVISORY NOTICE FOR SENSITIVE USES.	FD	FLOOR DRAIN/AREA DRAIN

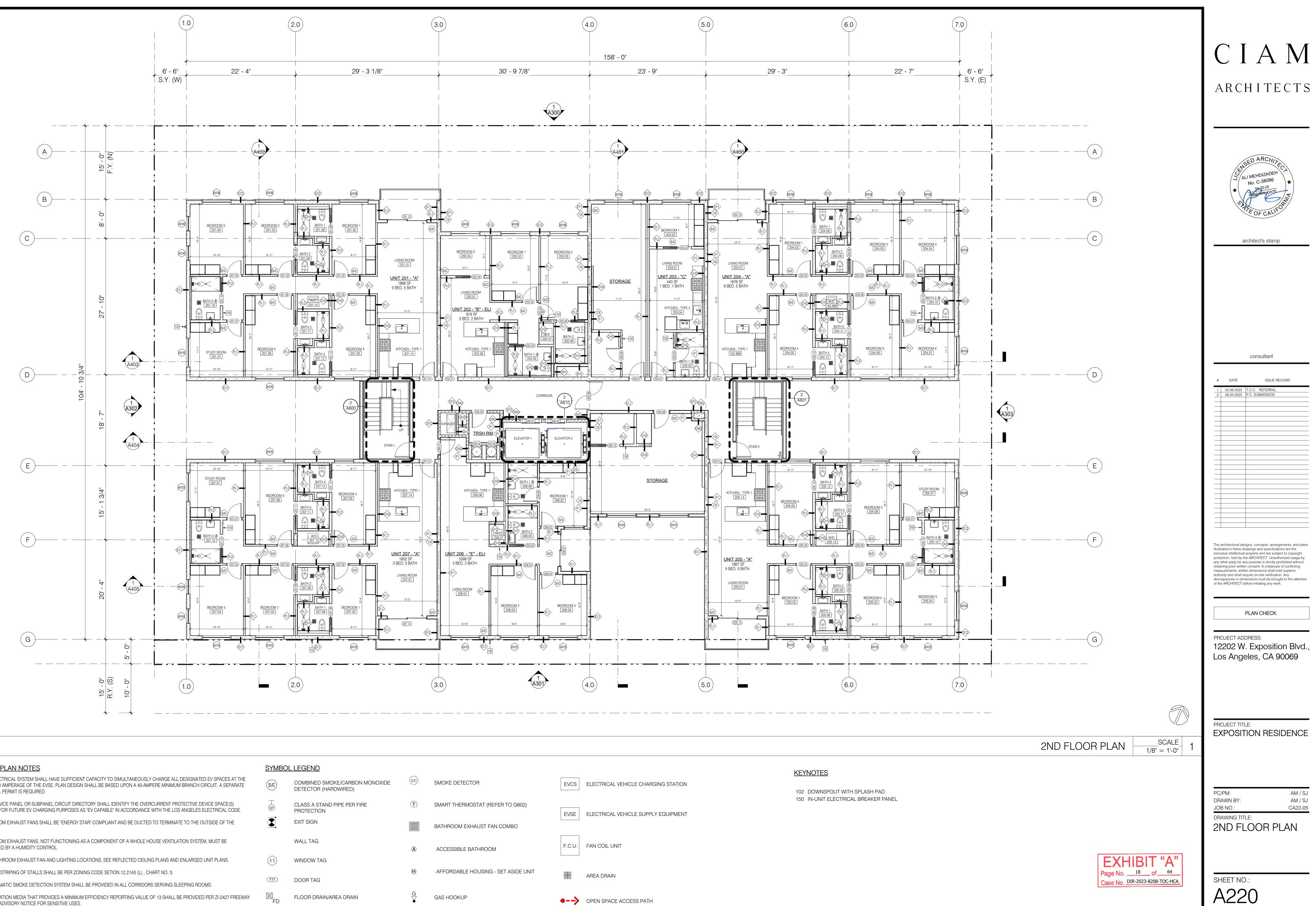
				TRA	<u>SH ROOM NOTE: - SE</u>
(S/D)	SMOKE DETECTOR	EVCS	ELECTRICAL VEHICLE CHARGING STATION	(4)	TO ENCOURAGE ACTIVE PARTIC EMPLOYEES LIVING OR WORKIN RECYCLING, THAT THE RECYCL
(T)	SMART THERMOSTAT (REFER TO G602)				WASTE;
		EVSE	ELECTRICAL VEHICLE SUPPLY EQUIPMENT	(5)	EACH PROPERTY OWNER OR LI RECEPTACLES ARE FULL OR EV
	BATHROOM EXHAUST FAN COMBO			(6) (7)	NO TOXIC OR HAZARDOUS MAT ALL RECYCLABLE MATERIALS S
A	ACCESSIBLE BATHROOM	F.C.U.	FAN COIL UNIT	(8) (9) (10)	COVERED RECYCLING RECEPT, ON A DAILY BASIS THE RECYCL THE RECYCLING AREA OR ROO THE RECYCLING AREA OR ROO
(\mathbb{H})	AFFORDABLE HOUSING - SET ASIDE UNIT		AREA DRAIN	(10) (11) (12)	THE RECTCLING AREA OR ROO THE GENERAL PUBLIC; RECYCLING AREAS OR ROOMS RECYCLING AREAS OR ROOMS
G				CODE.	(AMENDED BY ORD. NO. 181,22 (I) RECYCLING ROOMS SHALL
G	GAS HOOKUP	•>	OPEN SPACE ACCESS PATH	OODL.	



FLOOR PLAN NOTES	<u>SYMBC</u>	<u>DL LEGEND</u>
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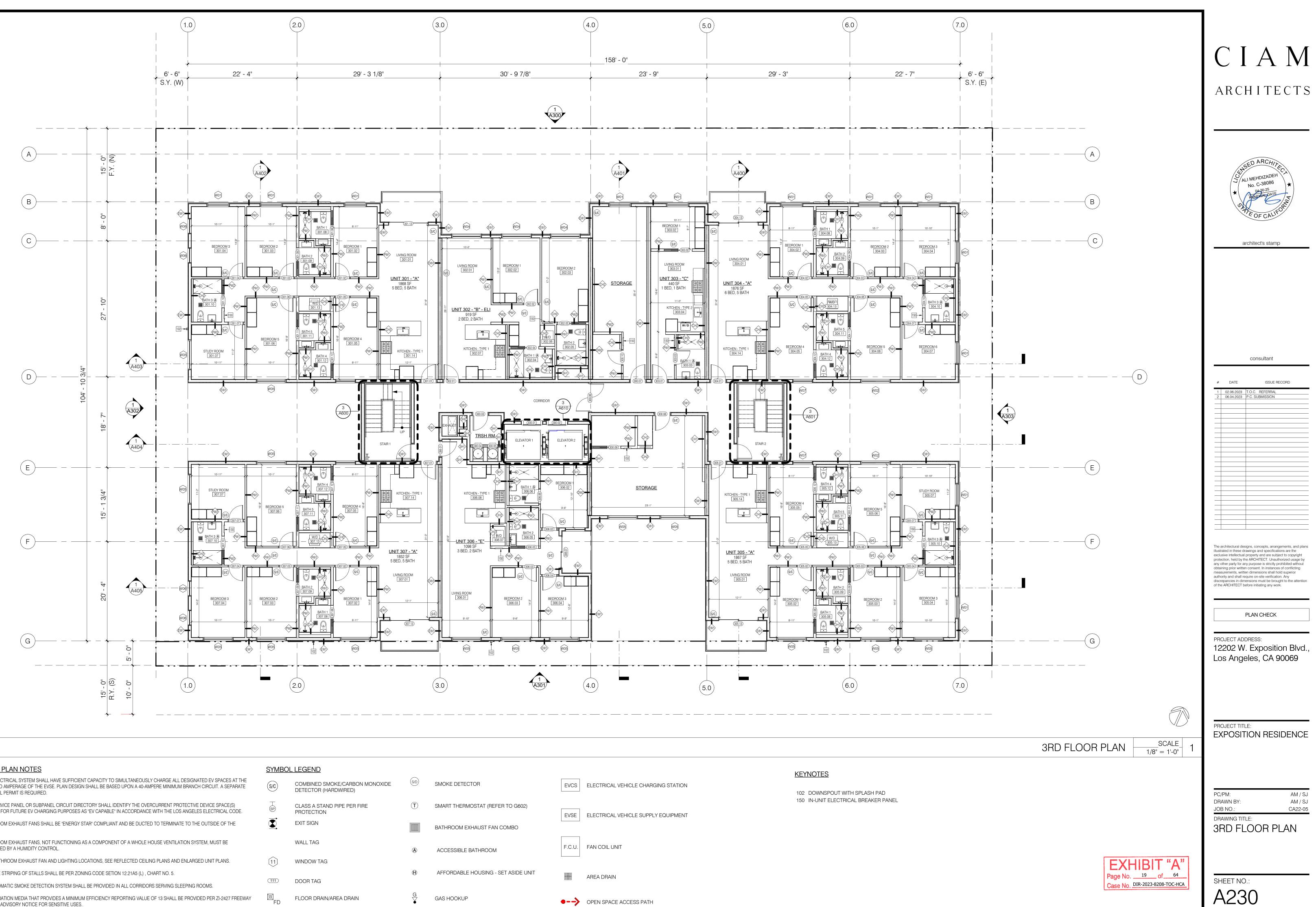
				<u>KEYNOTES</u>
(S/D)	SMOKE DETECTOR	EVCS	ELECTRICAL VEHICLE CHARGING STATION	170 TRENCH DRAIN - PER PLUMBING PL
(\overline{T})	SMART THERMOSTAT (REFER TO G602)	EVSE	ELECTRICAL VEHICLE SUPPLY EQUIPMENT	
	BATHROOM EXHAUST FAN COMBO			
A	ACCESSIBLE BATHROOM	F.C.U.	FAN COIL UNIT	
(\boldsymbol{H})	AFFORDABLE HOUSING - SET ASIDE UNIT		AREA DRAIN	
G \	GAS HOOKUP	•>	OPEN SPACE ACCESS PATH	

A210



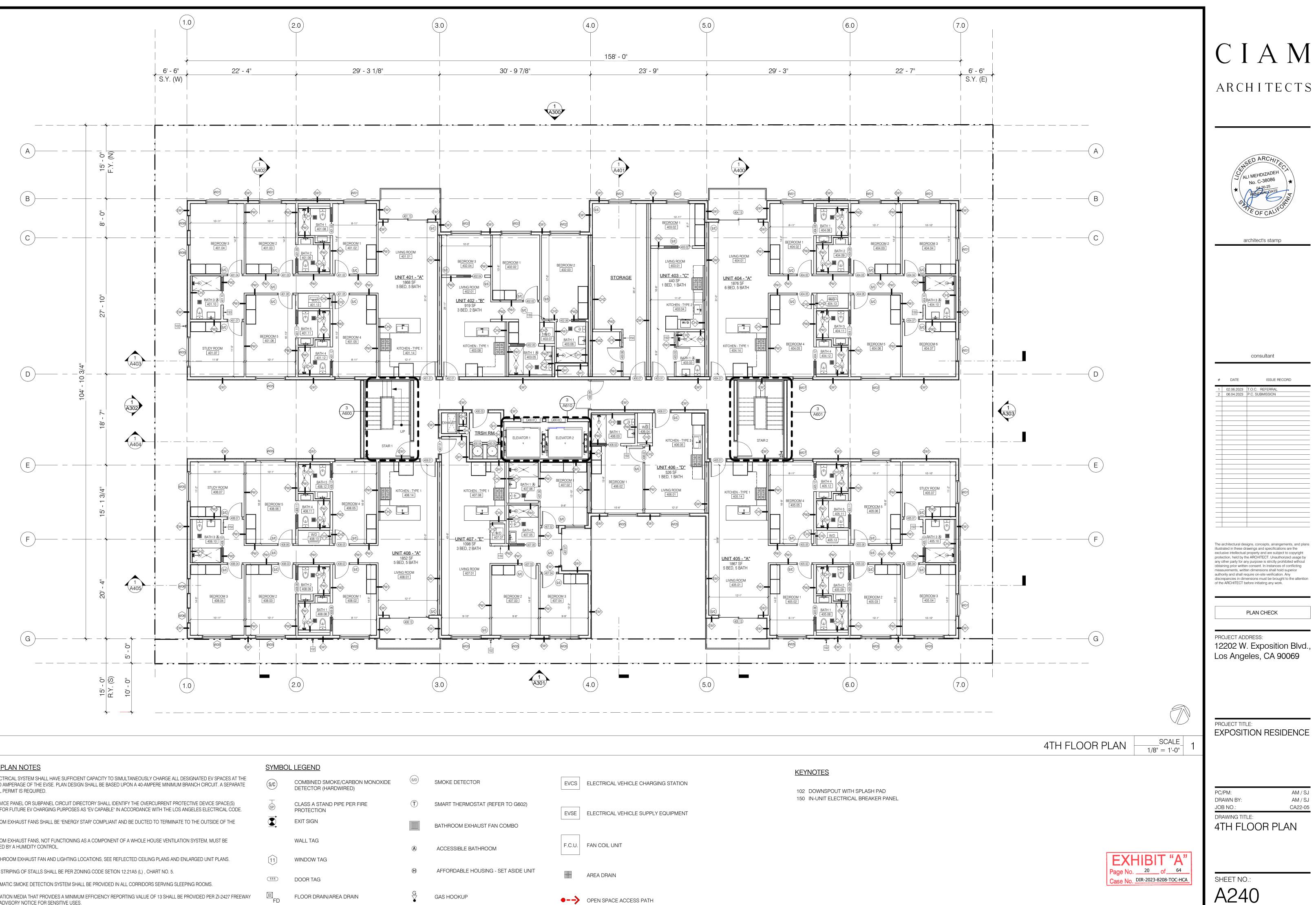
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S/D	SMOKE DETECTOR	EVCS	ELECTRICAL VEHICLE CHARGING STATION
T	SMART THERMOSTAT (REFER TO G602)	EVSE	ELECTRICAL VEHICLE SUPPLY EQUIPMENT
	BATHROOM EXHAUST FAN COMBO		
۸	ACCESSIBLE BATHROOM	F.C.U.	FAN COIL UNIT
(H)	AFFORDABLE HOUSING - SET ASIDE UNIT		AREA DRAIN
G	GAS HOOKUP		



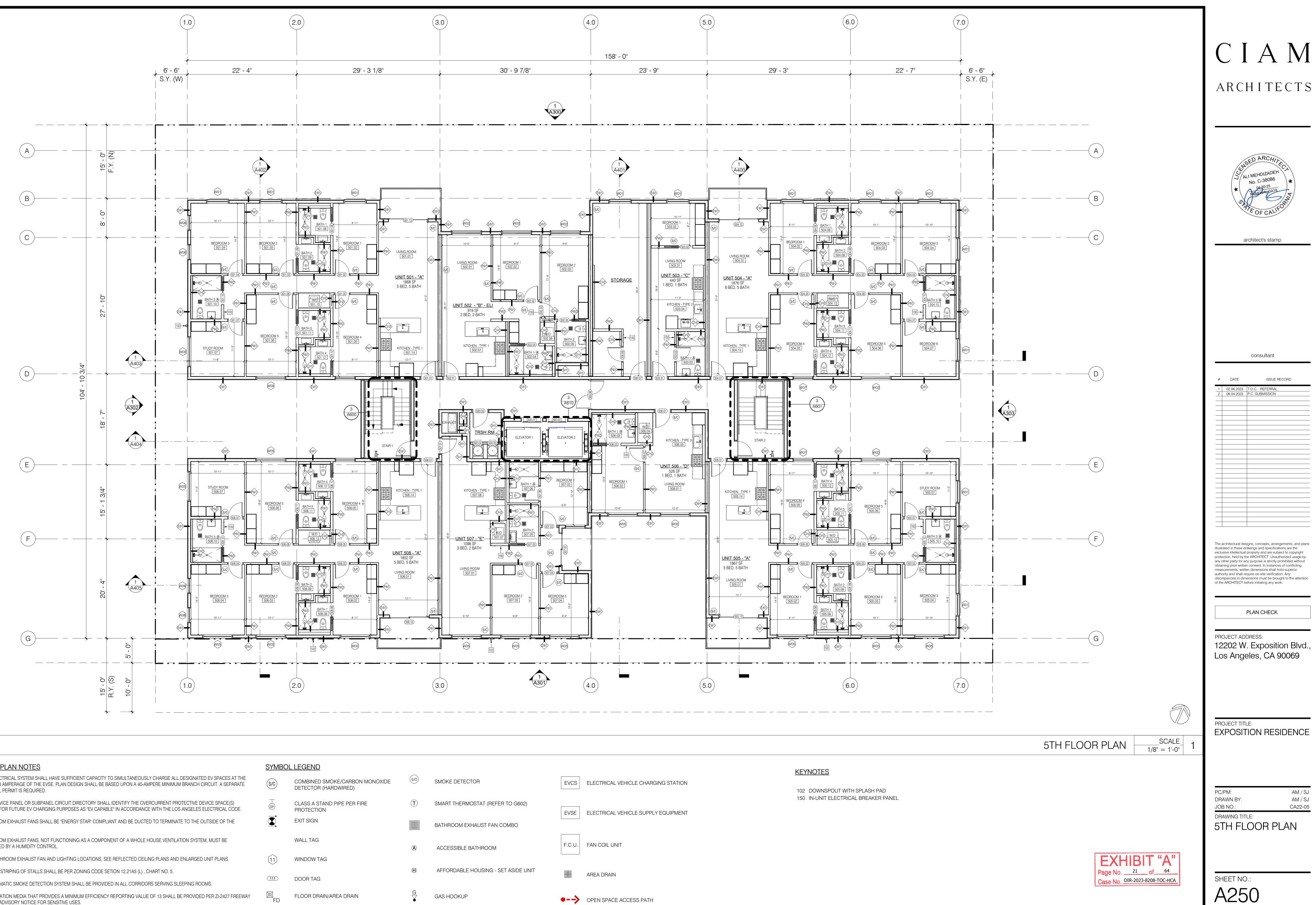
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3. BATHROOM EXHAUST FANS SHALL BE "ENERGY STAR" COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.		EXIT SIGN
4. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.		WALL TAG
5. FOR BATHROOM EXHAUST FAN AND LIGHTING LOCATIONS, SEE REFLECTED CEILING PLANS AND ENLARGED UNIT PLANS.	11	WINDOW TAG
6. DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SETION 12.21A5 (L) , CHART NO. 5.		
7. AN AUTOMATIC SMOKE DETECTION SYSTEM SHALL BE PROVIDED IN ALL CORRIDORS SERVING SLEEPING ROOMS.	(111)	DOOR TAG
8. AIR FILTRATION MEDIA THAT PROVIDES A MINIMUM EFFICIENCY REPORTING VALUE OF 13 SHALL BE PROVIDED PER ZI-2427 FREEWAY ADJACENT ADVISORY NOTICE FOR SENSITIVE USES.	Ø FD	FLOOR DRAIN/AREA DRAIN

(S/D)	SMOKE DETECTOR	EVCS	ELECTRICAL VEHICLE CHARGING STATION
(\overline{T})	SMART THERMOSTAT (REFER TO G602)		
	BATHROOM EXHAUST FAN COMBO	EVSE	ELECTRICAL VEHICLE SUPPLY EQUIPMENT
A	ACCESSIBLE BATHROOM	F.C.U.	FAN COIL UNIT
(\boldsymbol{H})	AFFORDABLE HOUSING - SET ASIDE UNIT		AREA DRAIN
G	GAS HOOKUP	•>	OPEN SPACE ACCESS PATH



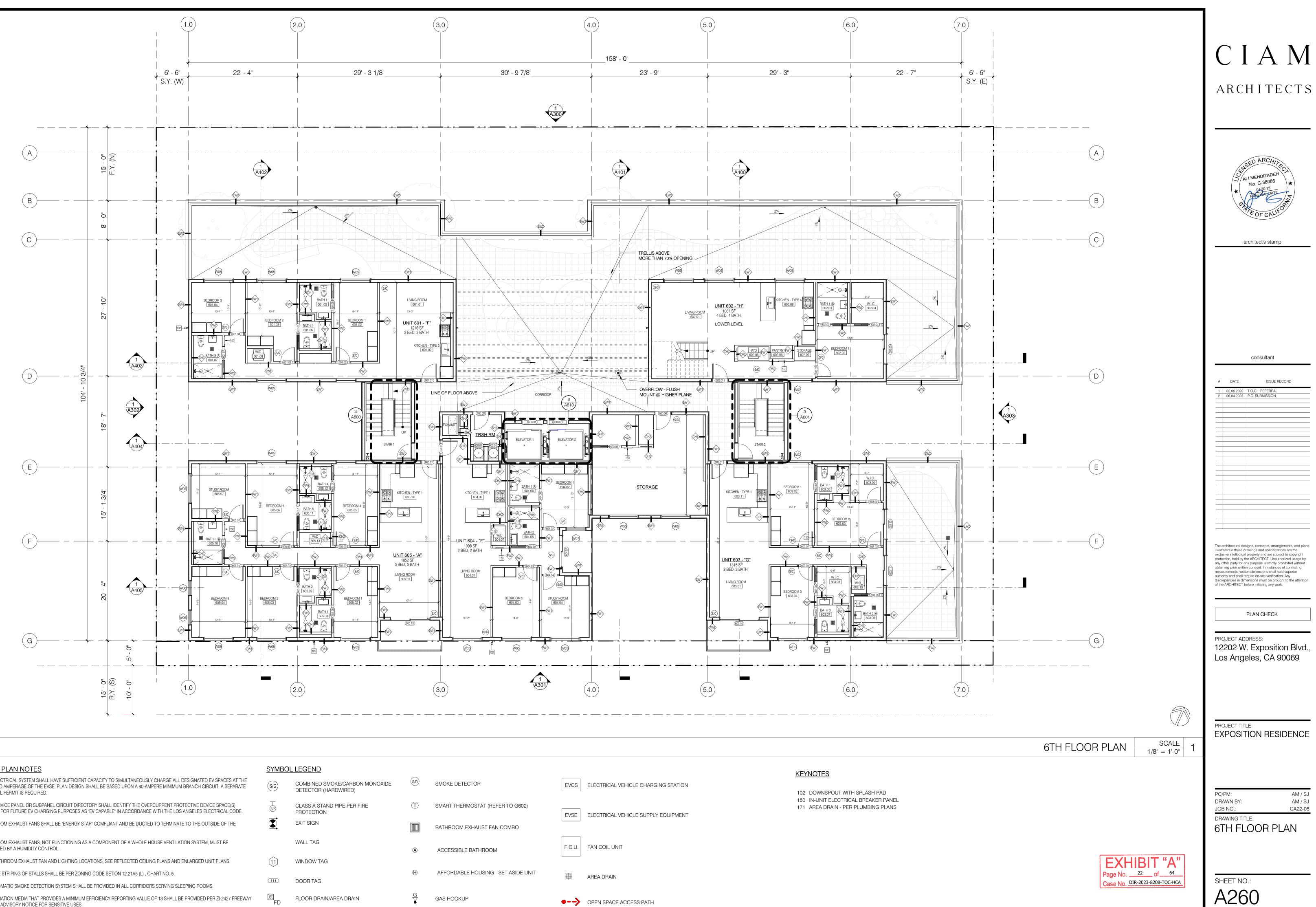
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(S/D)	SMOKE DETECTOR	EVCS	ELECTRICAL VEHICLE CHARGING STATION
T	SMART THERMOSTAT (REFER TO G602)	EVSE	ELECTRICAL VEHICLE SUPPLY EQUIPMENT
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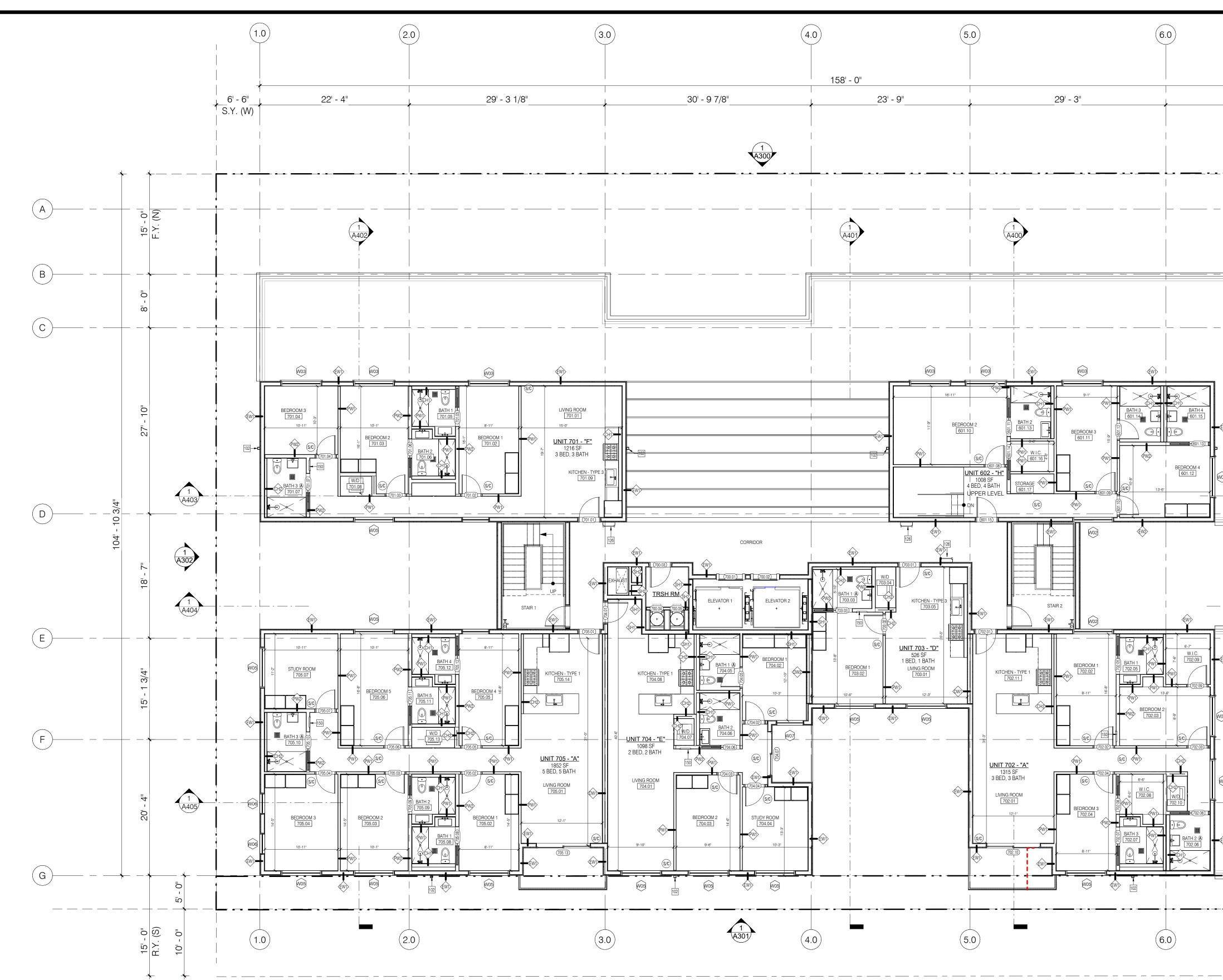
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(S/D)	SMOKE DETECTOR	EVCS	ELECTRICAL VEHICLE CHARGING STATION
(\overline{T})	SMART THERMOSTAT (REFER TO G602)	EVSE	ELECTRICAL VEHICLE SUPPLY EQUIPMEN
	BATHROOM EXHAUST FAN COMBO		
A	ACCESSIBLE BATHROOM	F.C.U.	FAN COIL UNIT
\oplus	AFFORDABLE HOUSING - SET ASIDE UNIT		AREA DRAIN
G	GAS HOOKUP	•>	OPEN SPACE ACCESS PATH



	<u></u>	
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(S/D)	SMOKE DETECTOR	EVCS	ELECTRICAL VEHICLE CHARGING STATION	<u>KEYNOTES</u>
T	SMART THERMOSTAT (REFER TO G602)			102 DOWNSPOUT WITH SPLASH PA150 IN-UNIT ELECTRICAL BREAKER171 AREA DRAIN - PER PLUMBING
	BATHROOM EXHAUST FAN COMBO	EVSE	SE ELECTRICAL VEHICLE SUPPLY EQUIPMENT	
A	ACCESSIBLE BATHROOM	F.C.U.	FAN COIL UNIT	
(H)	AFFORDABLE HOUSING - SET ASIDE UNIT		AREA DRAIN	
G	GAS HOOKUP	•>	OPEN SPACE ACCESS PATH	

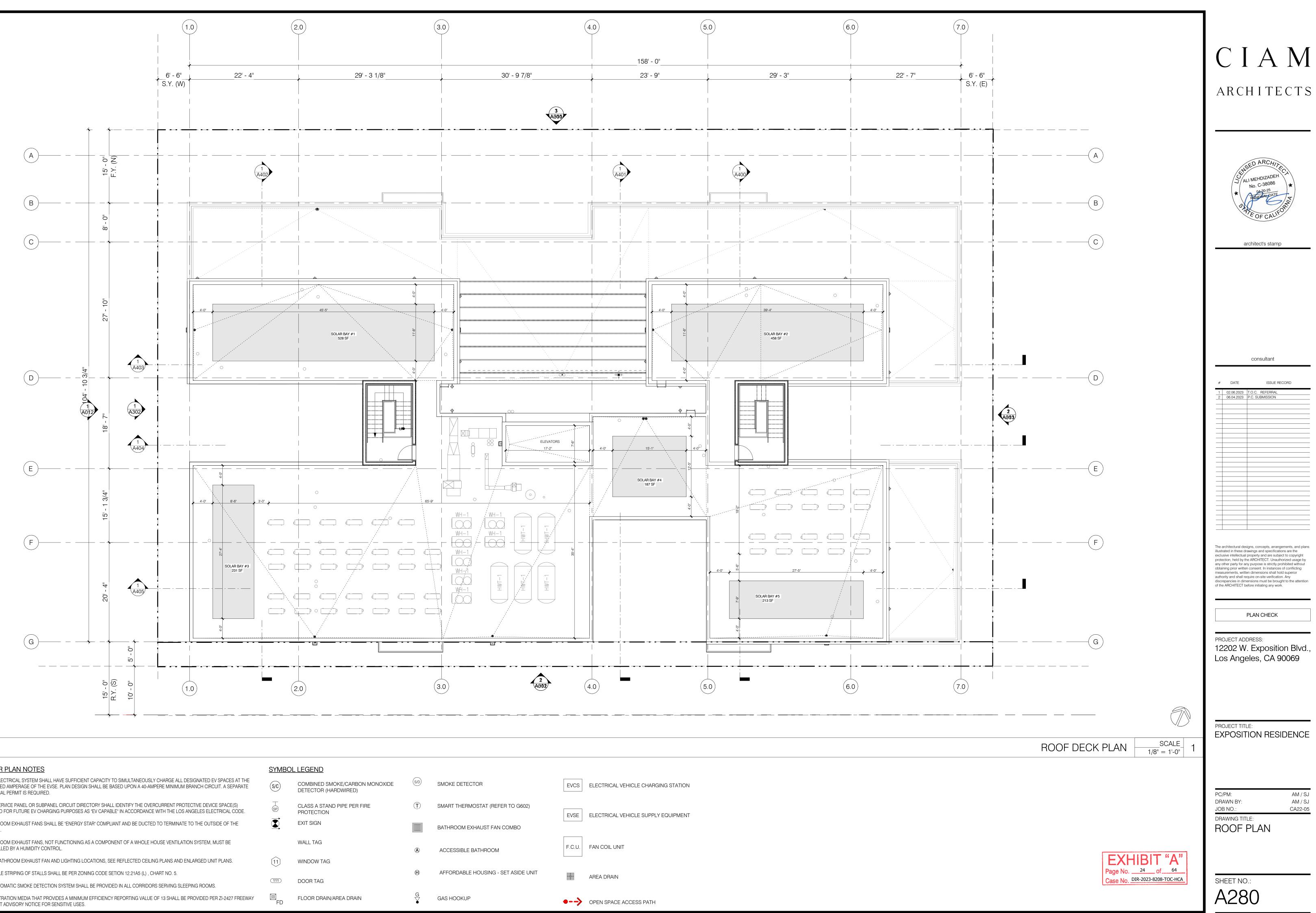


FLOOR PLAN NOTES

FLOOR PLAN NOTES	<u>SYMBOL</u>	LEGEND
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G ▼	GAS HOOKUP	•>	OPEN SPACE ACCESS PATH

(-	7.0)	
22' - 7"	6' - 6" S.Y. (E)	CIAM
		ARCHITECTS
		ALI MEHDIZADEH No. C-38086
	B	ALI MEHDIZIA No. C-38086 * 0430-25 HENEWALDATE THE OF CALIFOR
		architect's stamp
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03		# DATE ISSUE RECORD 1 02.06.2023 T.O.C. REFERRAL 2 06.04.2023 P.C. SUBMISSION
	E	
03 III III III	F	The architectural designs, concepts, arrangements, and plans illustrated in these drawings and specifications are the exclusive intellectual property and are subject to copyright protection, held by the ARCHITECT. Unauthorized usage by any other party for any purpose is strictly prohibited without
vog 		obtaining prior written consent. In instances of conflicting measurements, written dimensions shall hold superior authority and shall require on-site verification. Any discrepancies in dimensions must be brought to the attention of the ARCHITECT before initiating any work.
· · · · · · · · · · · · · · · · · · ·	G	PROJECT ADDRESS: 12202 W. Exposition Blvd., Los Angeles, CA 90069
(-		
	7TH FLOOR PLAN $\frac{SCALE}{1/8"} = 1'-0"$ 1	PROJECT TITLE: EXPOSITION RESIDENCE
		PC/PM: AM / SJ DRAWN BY: AM / SJ JOB NO.: CA22-05 DRAWING TITLE: 7TH FLOOR PLAN
	EXHIBIT "A" Page No. 23 of 64 Case No. DIR-2023-8208-TOC-HCA	SHEET NO.: A270



FLOOR PLAN NOTES

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A	ACCESSIBLE BATHROOM	F.C.U.	FAN COIL UNIT
$(\boldsymbol{\theta})$	AFFORDABLE HOUSING - SET ASIDE UNIT		AREA DRAIN
G ▽	GAS HOOKUP		



SCHEDULE.

- 1. ALL EXTERIOR WALLS ARE 2 HR. FIRE-RATED WALLS
- 2. ALL DEMISING WALLS ARE 2 HR. FIRE-RATED
- 3. SEE SHEETS A800 + A801 FOR WALL ASSEMBLIES.
- 4. SEE SHEET A930 THROUGH A950 FOR MATERIAL
- 5. ALL EXTERIOR DOOR & WINDOWS TO BE 45 MINS.
- FIRE RATED. SEE SCHEDULE ON A900.
- 6. ALL DOWNSPOUTS TO DRAIN TO LID PLANTERS PER PLUMBING.
- 7. ALL ROOF RUNOFF TO DRAIN TO LID PLANTERS PER PLUMBING.
- 8. TO MINIMIZE GLARE AND REFLECT HEAT, EXTERIOR SURFACES ARE HIGH-PERFORMANCE AND/OR NON-REFLECTIVE TINTED GLASS AND FRAMING.



n ARCA ALI MEHDIZADE. No. C-38086 architect's stamp consultant # DATE ISSUE RECORD 1 02.06.2023 T.O.C. REFERRAL 2 06.04.2023 P.C. SUBMISSION The architectural designs, concepts, arrangements, and plans illustrated in these drawings and specifications are the exclusive intellectual property and are subject to copyright protection, held by the ARCHITECT. Unauthorized usage by any other party for any purpose is strictly prohibited without obtaining prior written consent. In instances of conflicting measurements, written dimensions shall hold superior authority and shall require on-site verification. Any discrepancies in dimensions must be brought to the attention of the ARCHITECT before initiating any work. PLAN CHECK PROJECT ADDRESS:

CIAM

ARCHITECTS

12202 W. Exposition Blvd., Los Angeles, CA 90069

PROJECT TITLE: EXPOSITION RESIDENCE

AM / SJ PC/PM: AM / SJ DRAWN BY: JOB NO.: CA22-05 DRAWING TITLE:

NORTH ELEVATION

SHEET NO .:

A300



PLUMBING.

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ARCHITECTS

n ARCA

architect's stamp

ALI MEHDIZADE No. C-38086

PLAN CHECK PROJECT ADDRESS:

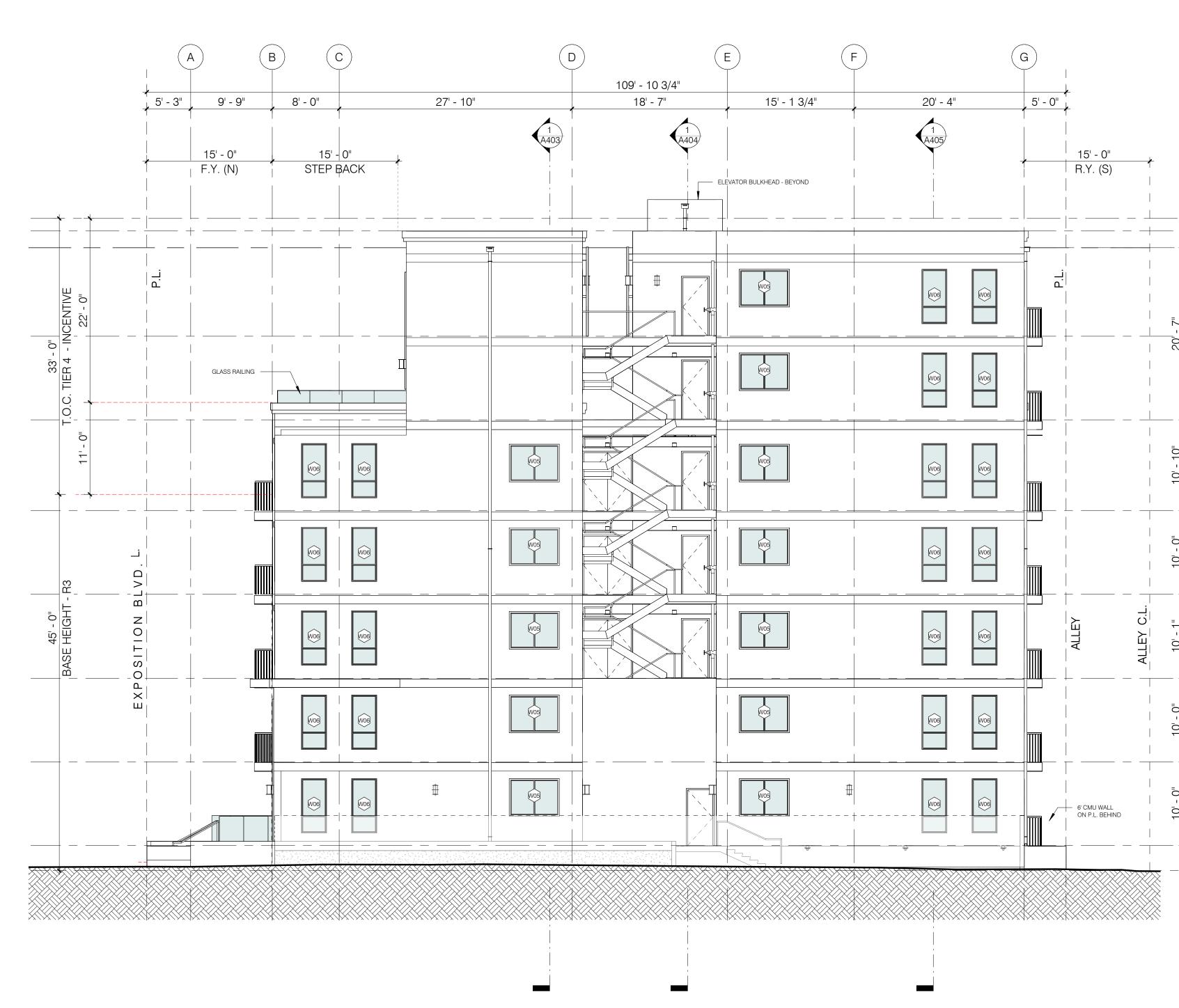
of the ARCHITECT before initiating any work.

12202 W. Exposition Blvd., Los Angeles, CA 90069

PROJECT TITLE: EXPOSITION RESIDENCE

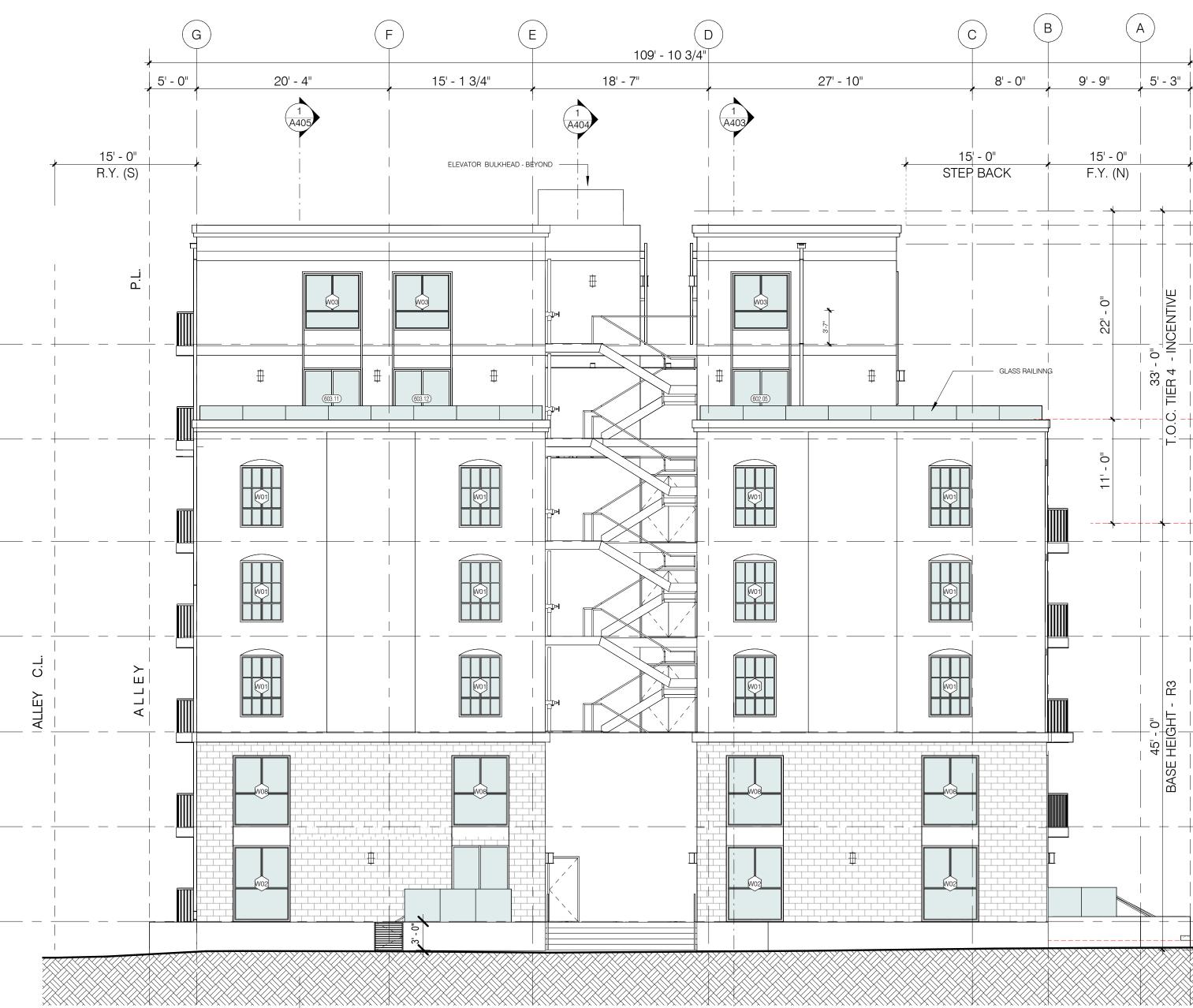
AM / SJ PC/PM: AM / SJ DRAWN BY: CA22-05 JOB NO.: DRAWING TITLE:

SOUTH ELEVATION



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			1
			CIAM ARCHITECTS
			ΑΚΥΠΙΙΕΥΙΟ
	MAX. HIGHT LINE 229' - 0" <u>ROOF PARAPET</u>		ALI MEHDIZADEH No. C-38086 HENEWALDATE SAL FEDEWALDATE SAL FEDEWALDATE
-	227' - 6" ROOF 225' - 6"		TEOFCALIFY
20' - 7"	<u>7TH FLOOR</u> 214' - 11"		architect's stamp
r - 10" ZONING	<u>6TH FLOOR</u> 204' - 11"		
- 0" 3' - 0" G HEIGHT PER	<u>5TH FLOOR</u> 194' - 1"		# DATE ISSUE RECORD 1 02.06.2023 T.O.C. REFERRAL 2 06.04.2023 D.C. SLIEMISSION
10' - 1" 10' 78 PROPOSED BUILDIN	<u>4TH FLOOR</u> 184' - 1"		2 06.04.2023 P.C. SUBMISSION
10 ⁻ - 0"	<u>3RD</u> <u>FLOOR</u> 174' - 0"		
- 0"	<u>2ND FLOOR</u> 164' - 0"		The architectural designs, concepts, arrangements, and plans
- \	<u> </u>		illustrated in these drawings and specifications are the exclusive intellectual property and are subject to copyright protection, held by the ARCHITECT. Unauthorized usage by any other party for any purpose is strictly prohibited without obtaining prior written consent. In instances of conflicting measurements, written dimensions shall hold superior authority and shall require on-site verification. Any discrepancies in dimensions must be brought to the attention of the ARCHITECT before initiating any work.
			PLAN CHECK
			PROJECT ADDRESS: 12202 W. Exposition Blvd., Los Angeles, CA 90069
		WEST ELEVATION $\frac{\text{SCALE}}{1/8"} = 1'-0"$ 1	
			PROJECT TITLE: EXPOSITION RESIDENCE
			PC/PM: AM / SJ DRAWN BY: AM / SJ JOB NO.: CA22-05 DRAWING TITLE: WEST ELEVATION
		EXHIBIT "A" Page No. 27 of 64 Case No. DIR-2023-8208-TOC-HCA	SHEET NO.: A302



- 1. ALL EXTERIOR WALLS ARE 2 HR. FIRE-RATED WALLS
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										A R C		ECTS
≠ 			AX. HIGHT LINE 229' - 0" ROOF PARAPET							× 11 *	LI MEHDIZADEH No. C-38086 04-30-25 HENEWALDATE	*
			<u>227' - 6"</u> <u>ROOF</u> 225' - 6"							S	TE OF CALL	FOR
L 	- 0" - 10' -		7TH FLOOR 214' - 11"						-	ć	architect's starr	np
 -+ 	10"	NING -	<u>6TH FLOOR</u> 204' - 11"									
 -† 	0" - 0"		<u>5TH FLOOR</u> 194' - 1"						#	DATE	1	RECORD
BLVD.P.L	- 10' -		<u>4TH FLOOR</u> 184' - 1"							02.06.2023 06.04.2023	T.O.C. REFERRAL P.C. SUBMISSION	
EXPOSITION)' = 0" 10' = 1"	PROPOSED	<u>3RD FLOOR</u> 174' - 0"									
	0		2ND FLOOR 164' - 0"									
	10'- (<u>1ST FLOOR</u> 154' - 0" <u>A.L.G</u> 151' - 0"						illus excl prot any obta mea auth disc	strated in these c lusive intellectua tection, held by t other party for a aining prior writte asurements, writ nority and shall n crepancies in din	rawings and specific property and are su he ARCHITECT. Una ny purpose is strictly n consent. In instanc en dimensions shall equire on-site verifica	bject to copyright uthorized usage by prohibited without ces of conflicting hold superior tion. Any bught to the attention
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Page No.			64
Case No	DIR-2023-	8208-	TOC-HCA

SHEET NO.:

A303



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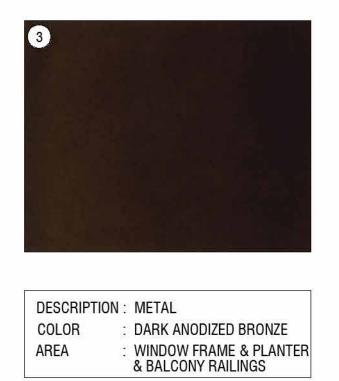
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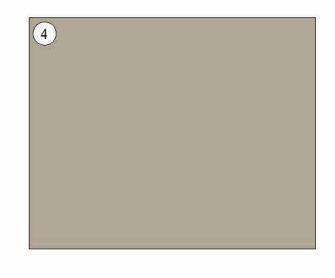


DESCRIPTION :	ŝ	OUTDOOR WALL TILE
COLOR		DARK BEIGE
AREA :		FACADE (1st & 2nd FLOOR)

2			

DESCRIPTION : PLASTER COLOR : LIGHT BEIGE AREA : FACADE (3rd - 7th FLOOR)





DESCRIPTION	Ċ	PLASTER
COLOR	:	DARK BEIGE
AREA		MOLDING & PLANTER & BALCONY WALL 1st & 2nd FL



DESCRIPTION : GLASS RAILING COLOR : CLEAR, NATUREL AREA : RAILINGS @ 6TH FL



DESCRIPTION : METAL COLOR : DARK ANODIZED BRONZE AREA : METAL PANEL

	CIAM ARCHITECTS
	architect's stamp
	# DATE ISSUE RECORD
	The architectural designs, concepts, arrangements, and plans illustrated in these drawings and specifications are the exclusive intellectual property and are subject to copyright protection, held by the ARCHITECT. Unauthorized usage by any other party for any purpose is strictly prohibited without obtaining prior written consent. In instances of conflicting measurements, written dimensions shall hold superior authority and shall require on-site verification. Any discrepancies in dimensions must be brought to the attention of the ARCHITECT before initiating any work. PLAN CHECK PROJECT ADDRESS: 122002 W. Exposition Blvd., Los Angeles, CA 90069
NORTH ELEVATION $\frac{SCALE}{1/8" = 1'-0"}$ 1	PROJECT TITLE: EXPOSITION RESIDENCE
NZED BRONZE EL	PC/PM: AM / SJ DRAWN BY: AM / SJ JOB NO.: CA22-05 DRAWING TITLE: NORTH ELEVATION - COLORED

A304



- 1. ALL EXTERIOR WALLS ARE 2 HR. FIRE-RATED WALLS
- 2. ALL DEMISING WALLS ARE 2 HR. FIRE-RATED
- 3. SEE SHEETS A800 + A801 FOR WALL ASSEMBLIES.
- 4. SEE SHEET A930 THROUGH A950 FOR MATERIAL SCHEDULE.

5. ALL EXTERIOR DOOR & WINDOWS TO BE 45 MINS. FIRE RATED. SEE SCHEDULE ON A900.

- 6. ALL DOWNSPOUTS TO DRAIN TO LID PLANTERS PER PLUMBING.
- 7. ALL ROOF RUNOFF TO DRAIN TO LID PLANTERS PER PLUMBING.

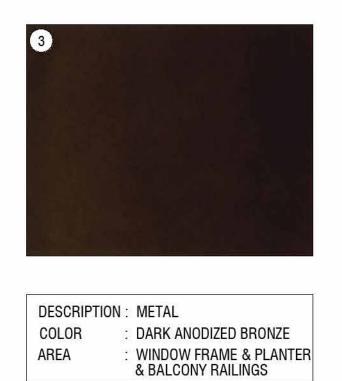
8. TO MINIMIZE GLARE AND REFLECT HEAT, EXTERIOR SURFACES ARE HIGH-PERFORMANCE AND/OR NON-REFLECTIVE TINTED GLASS AND FRAMING.

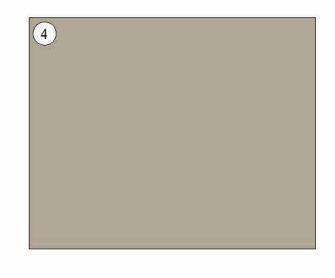


DESCRIPTION		OUTDOOR WALL TILE
COLOR		DARK BEIGE
AREA	•	FACADE (1st & 2nd FLOOR)

2			

DESCRIPTION	:	PLASTER
COLOR	30000	LIGHT BEIGE
AREA	8	FACADE (3rd - 7th FLOOR)





DESCRIPTION	Ċ	PLASTER
COLOR	:	DARK BEIGE
AREA		MOLDING & PLANTER & BALCONY WALL 1st & 2nd FL



DESCRIPTION : GLASS RAILING

COLOR

AREA

: CLEAR, NATUREL

: RAILINGS @ 6TH FL



6

COLOR AREA



: METAL PANEL

1. ALL EXTERIOR WALLS ARE 2 HR. FIRE-RATED WALLS

- 2. ALL DEMISING WALLS ARE 2 HR. FIRE-RATED
- 3. SEE SHEETS A800 + A801 FOR WALL ASSEMBLIES.

4. SEE SHEET A930 THROUGH A950 FOR MATERIAL SCHEDULE.

5. ALL EXTERIOR DOOR & WINDOWS TO BE 45 MINS. FIRE RATED. SEE SCHEDULE ON A900.

6. ALL DOWNSPOUTS TO DRAIN TO LID PLANTERS PER PLUMBING.

7. ALL ROOF RUNOFF TO DRAIN TO LID PLANTERS PER PLUMBING.

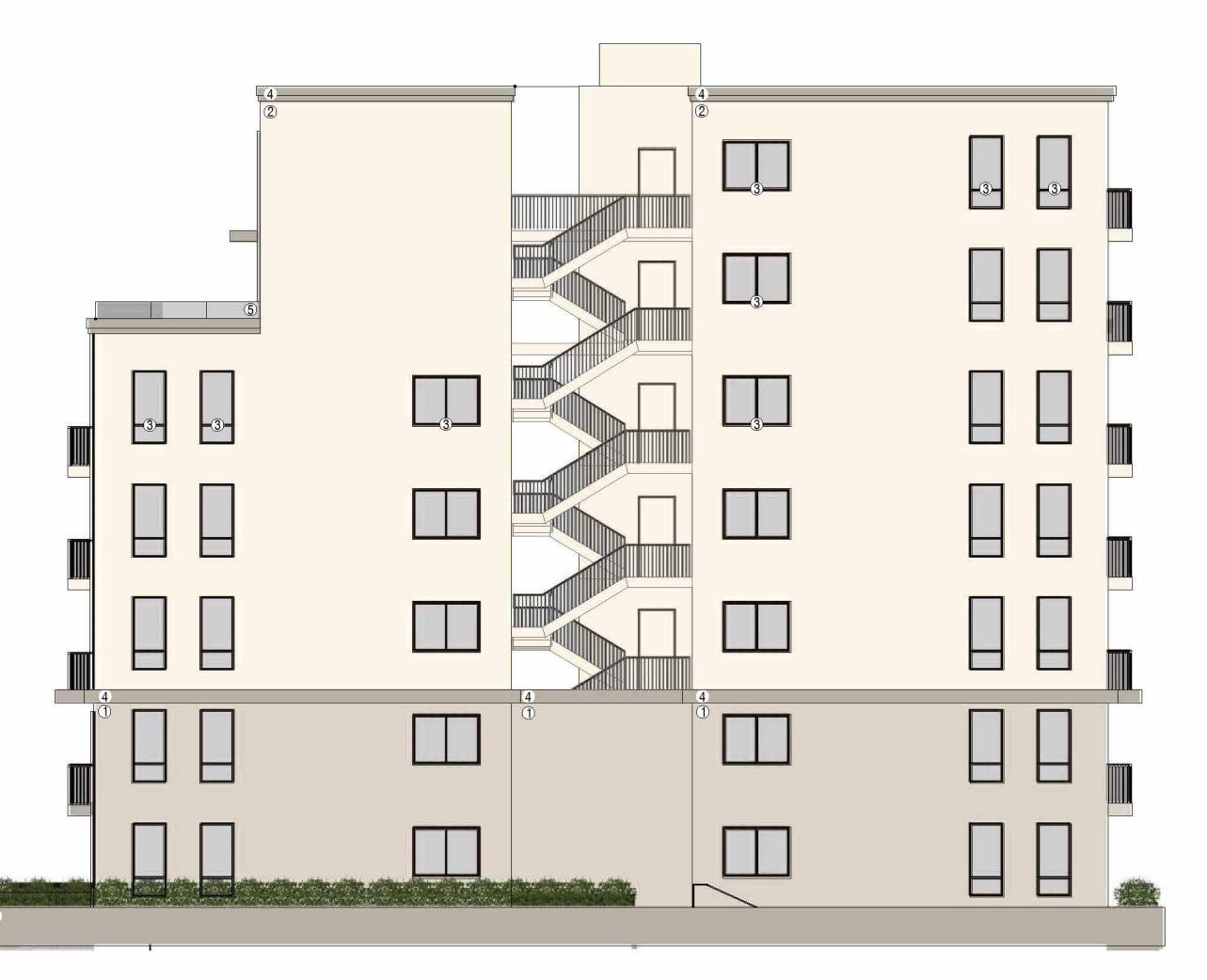
8. TO MINIMIZE GLARE AND REFLECT HEAT, EXTERIOR SURFACES ARE HIGH-PERFORMANCE AND/OR NON-REFLECTIVE TINTED GLASS AND FRAMING.

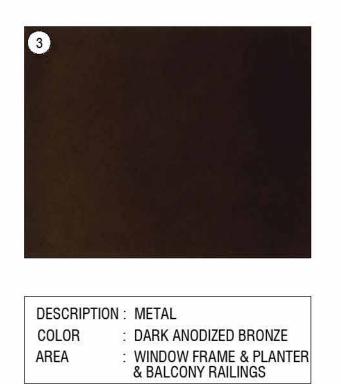


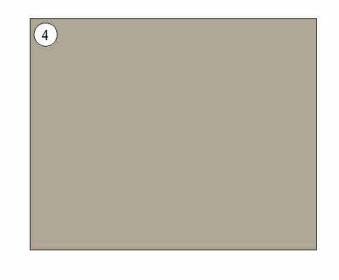
DESCRIPTION	•	OUTDOOR WALL TILE
COLOR		DARK BEIGE
AREA	: •	FACADE (1st & 2nd FLOOR)

2		

DESCRIPTION	•	PLASTER
COLOR	1000	LIGHT BEIGE
AREA	8	FACADE (3rd - 7th FLOOR)





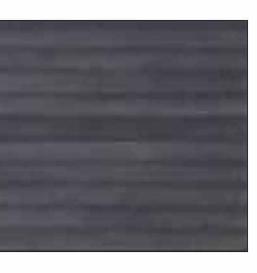


DESCRIPTION :	PLASTER
COLOR	DARK BEIGE
AREA :	MOLDING & PLANTER & BALCONY WALL 1st & 2nd FL



DESCRIPTION : GLASS RAILING COLOR : CLEAR, NATUREL AREA : RAILINGS @ 6TH FL

	CIAM
	ARCHITECTS
	ALI MEHDIZADEH No. C-38086 04:30-25 HENEWALDATE OF CALLFORT architect's stamp
	# DATE ISSUE RECORD
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SCALE	PROJECT ADDRESS: 12202 W. Exposition Blvd., Los Angeles, CA 90069
<u>1</u> <u>1</u> <u>1</u>	PROJECT TITLE: EXPOSITION RESIDENCE
	PC/PM: AM / SJ DRAWN BY: AM / SJ JOB NO.: CA22-05 DRAWING TITLE: WEST ELEVATION - COLORED
	SHEET NO.: A306



DESCRIPTION : METAL : DARK ANODIZED BRONZE COLOR : METAL PANEL AREA

WEST ELEVATION



1. ALL EXTERIOR WALLS ARE 2 HR. FIRE-RATED WALLS

2. ALL DEMISING WALLS ARE 2 HR. FIRE-RATED

3. SEE SHEETS A800 + A801 FOR WALL ASSEMBLIES.

4. SEE SHEET A930 THROUGH A950 FOR MATERIAL SCHEDULE.

5. ALL EXTERIOR DOOR & WINDOWS TO BE 45 MINS. FIRE RATED. SEE SCHEDULE ON A900.

6. ALL DOWNSPOUTS TO DRAIN TO LID PLANTERS PER PLUMBING.

7. ALL ROOF RUNOFF TO DRAIN TO LID PLANTERS PER PLUMBING.

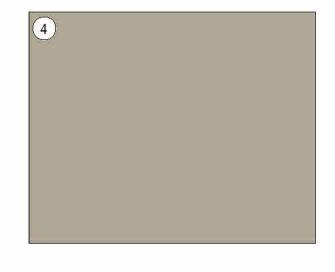
8. TO MINIMIZE GLARE AND REFLECT HEAT, EXTERIOR SURFACES ARE HIGH-PERFORMANCE AND/OR NON-REFLECTIVE TINTED GLASS AND FRAMING.

DESCRIPTION	•	OUTDOOR WALL TILE
COLOR		DARK BEIGE
AREA	9 10	FACADE (1st & 2nd FLOOR)

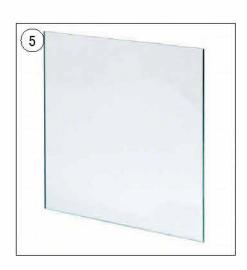
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DESCRIPTION		PLASTER
COLOR	1000	LIGHT BEIGE
AREA		FACADE (3rd - 7th FLOOR)





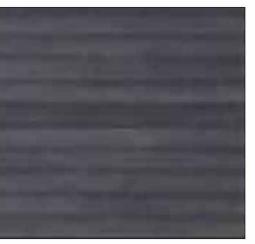
DESCRIPTION :	PLASTER
COLOR :	DARK BEIGE
AREA :	MOLDING & PLANTER & BALCONY WALL 1st & 2nd FL



DESCRIPTION : GLASS RAILING : CLEAR, NATUREL COLOR AREA : RAILINGS @ 6TH FL 6

COLOR AREA

	CIAM Architects
	ALI MEHDIZADEH No. C-38086 0430-25 HENEWALDATE FEDERALIPORT TFOF CALLFOR architect's stamp
	Consultant # DATE ISSUE RECORD
	The architectural designs, concepts, arrangements, and plans illustrated in these drawings and specifications are the exclusive intellectual property and are subject to copyright protection, held by the ARCHITECT. Unauthorized usage by any other party for any purpose is strictly prohibited without obtaining prior written dimensions shall hold superior authority and shall require on-site verification. Any discrepancies in dimensions must be brought to the attention of the ARCHITECT before initiating any work.
1	Los Angeles, CA 90069 PROJECT TITLE: EXPOSITION RESIDENCE
	PC/PM: AM / SJ DRAWN BY: AM / SJ JOB NO.: CA22-05 DRAWING TITLE: EAST ELEVATION - COLORED

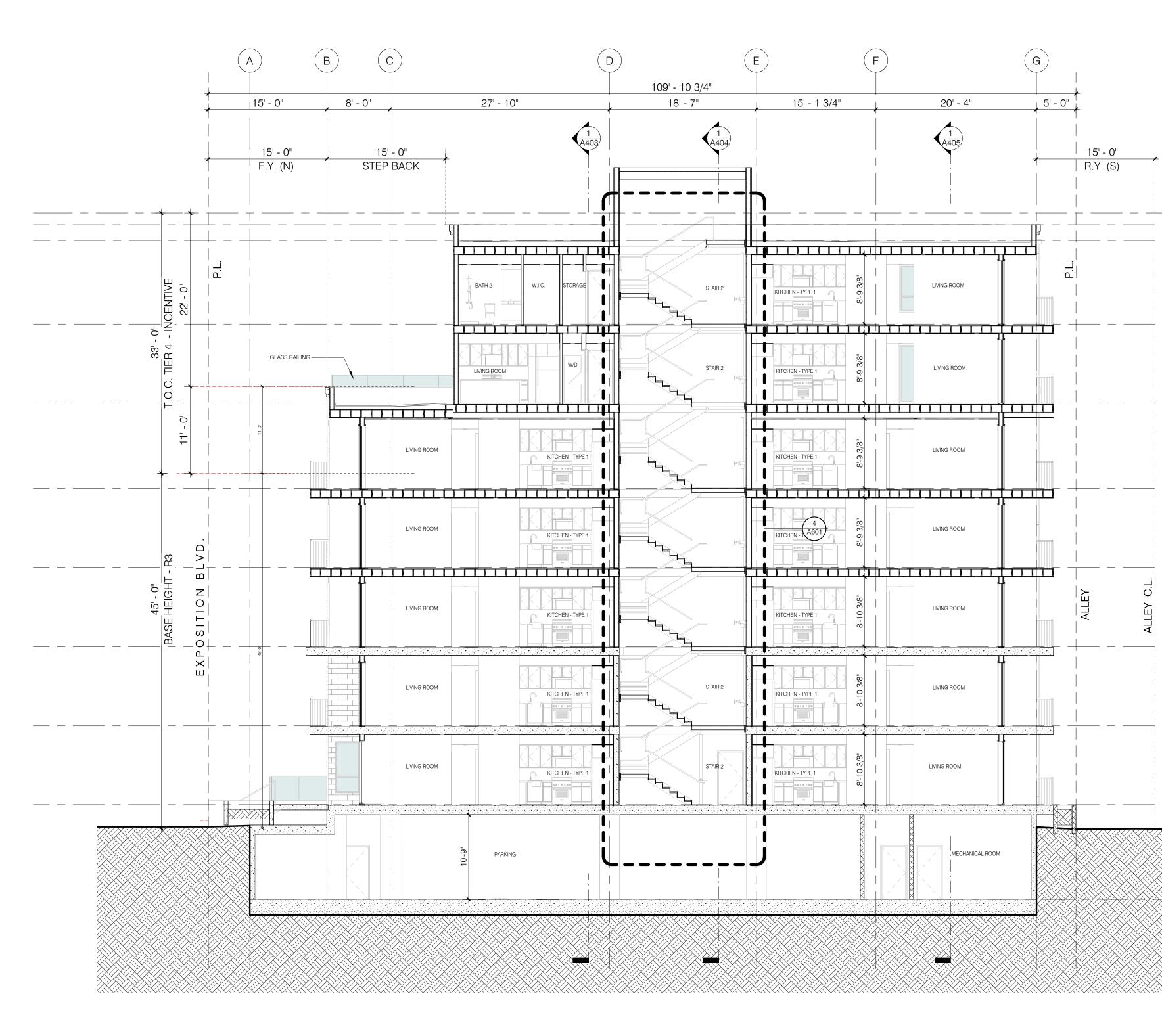


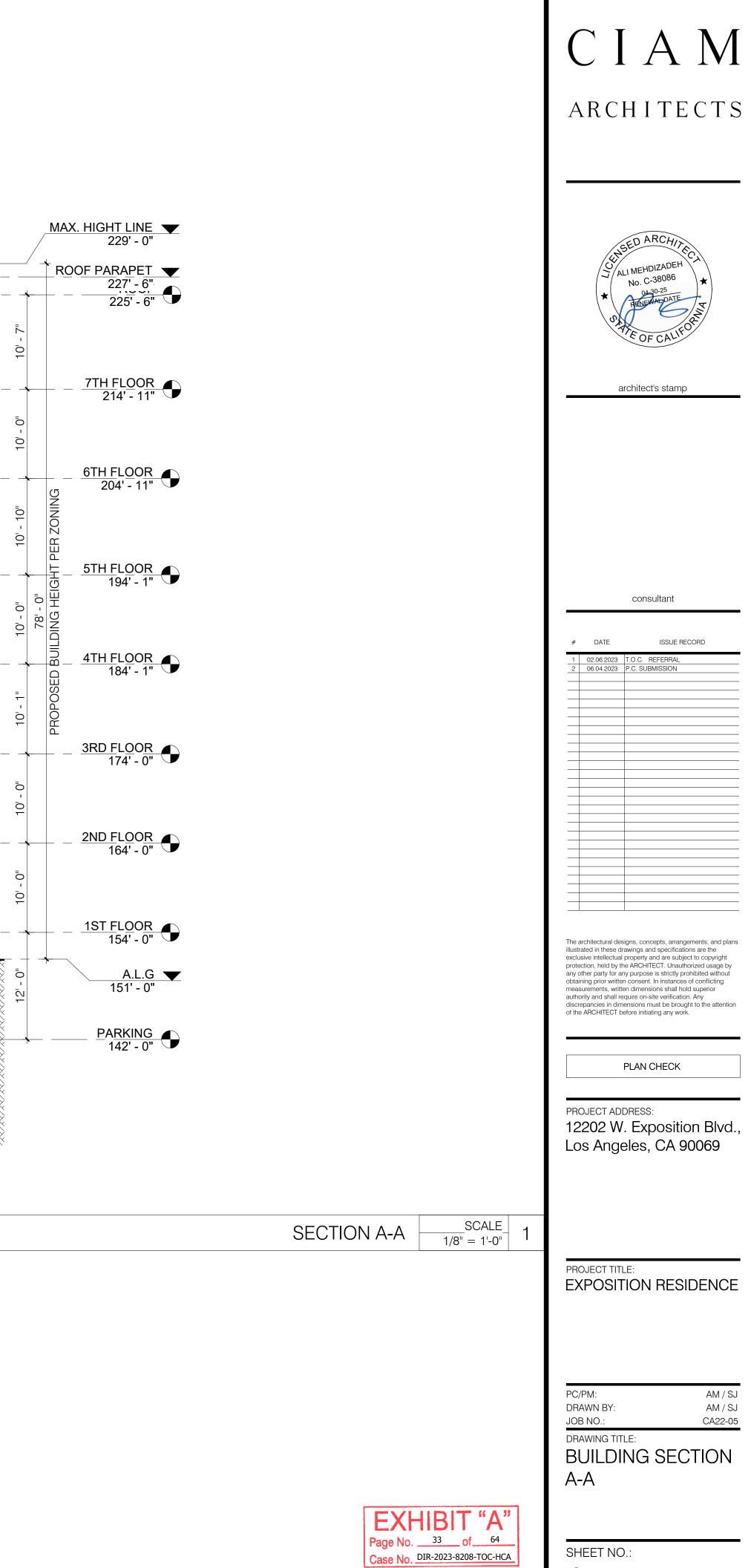
DESCRIPTION : METAL : DARK ANODIZED BRONZE : METAL PANEL

EAST ELEVATION

SCALE 1/8" = 1'-0"



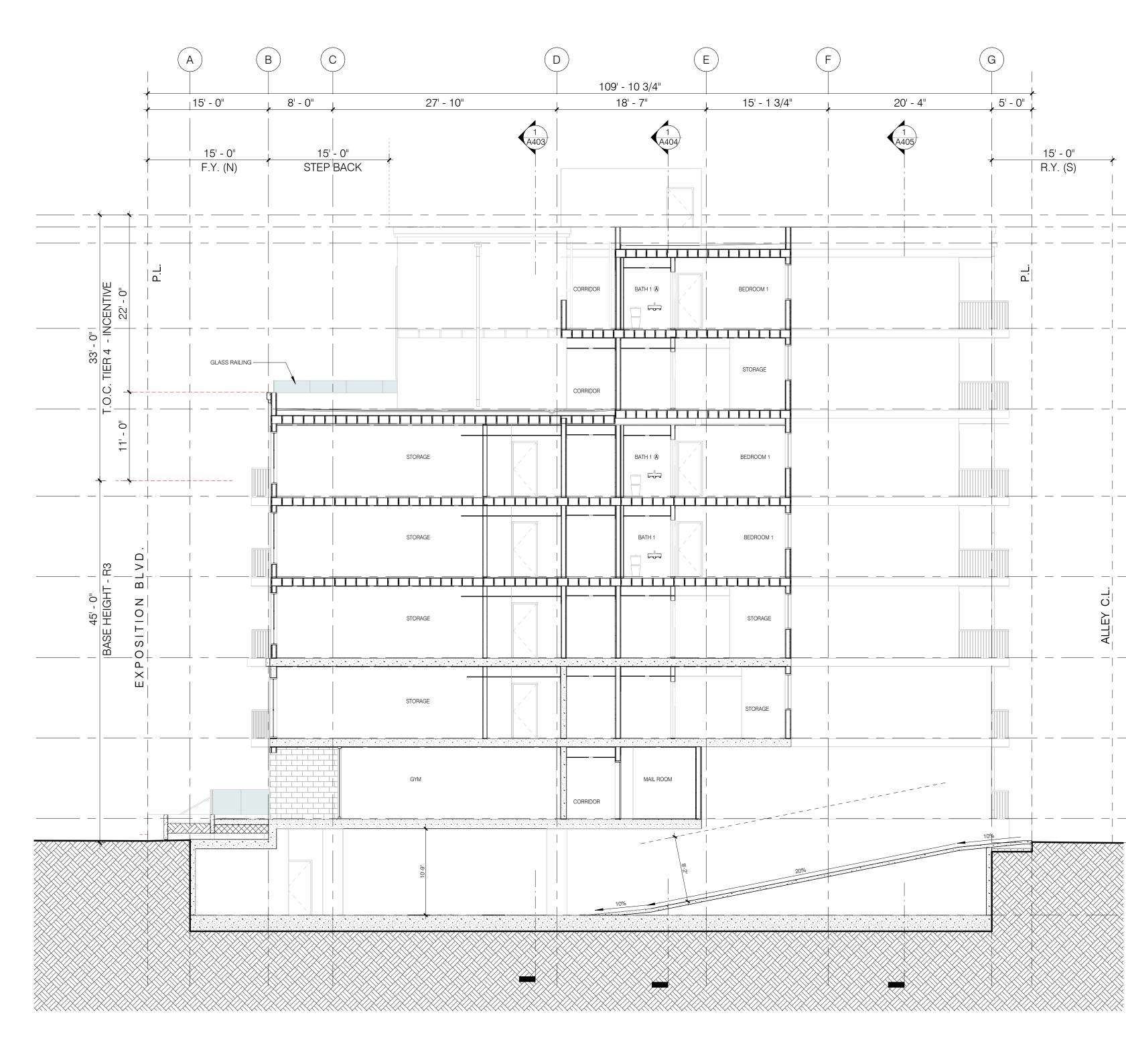




SHEET NO .:

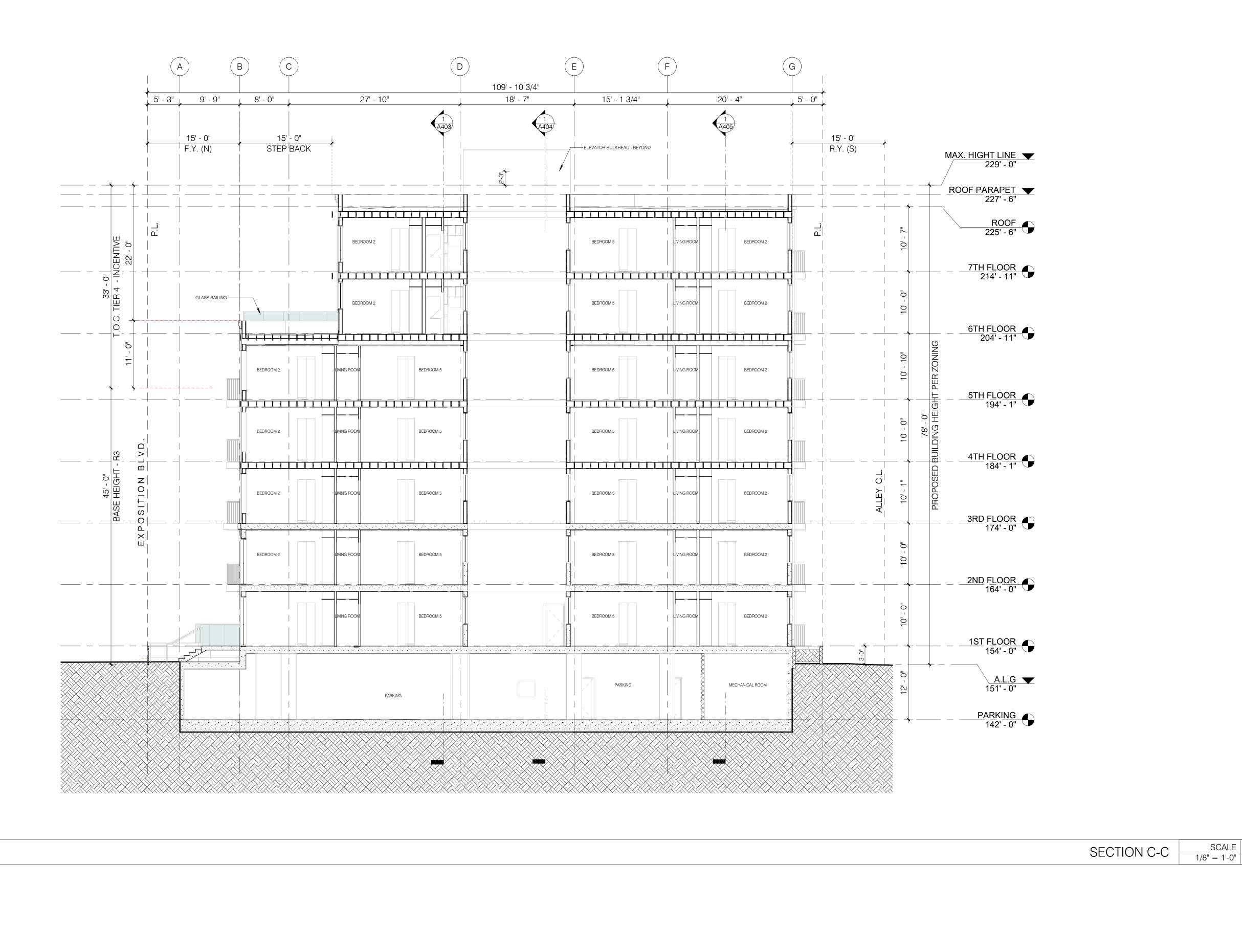
A400

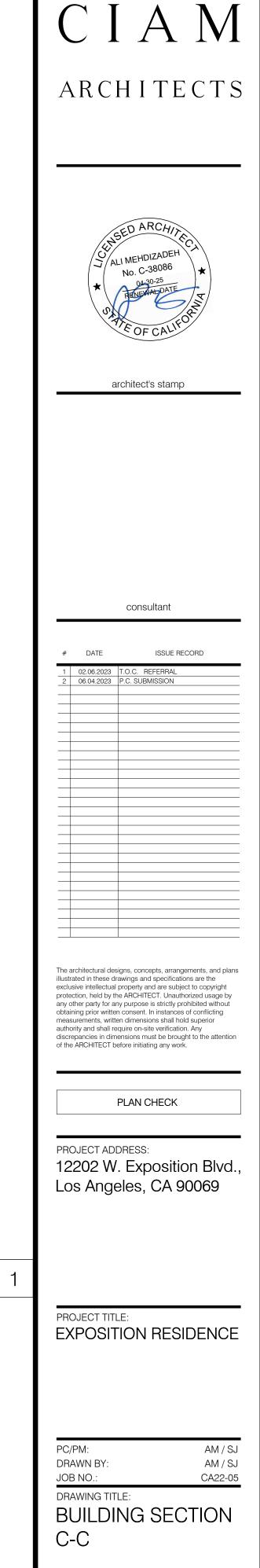
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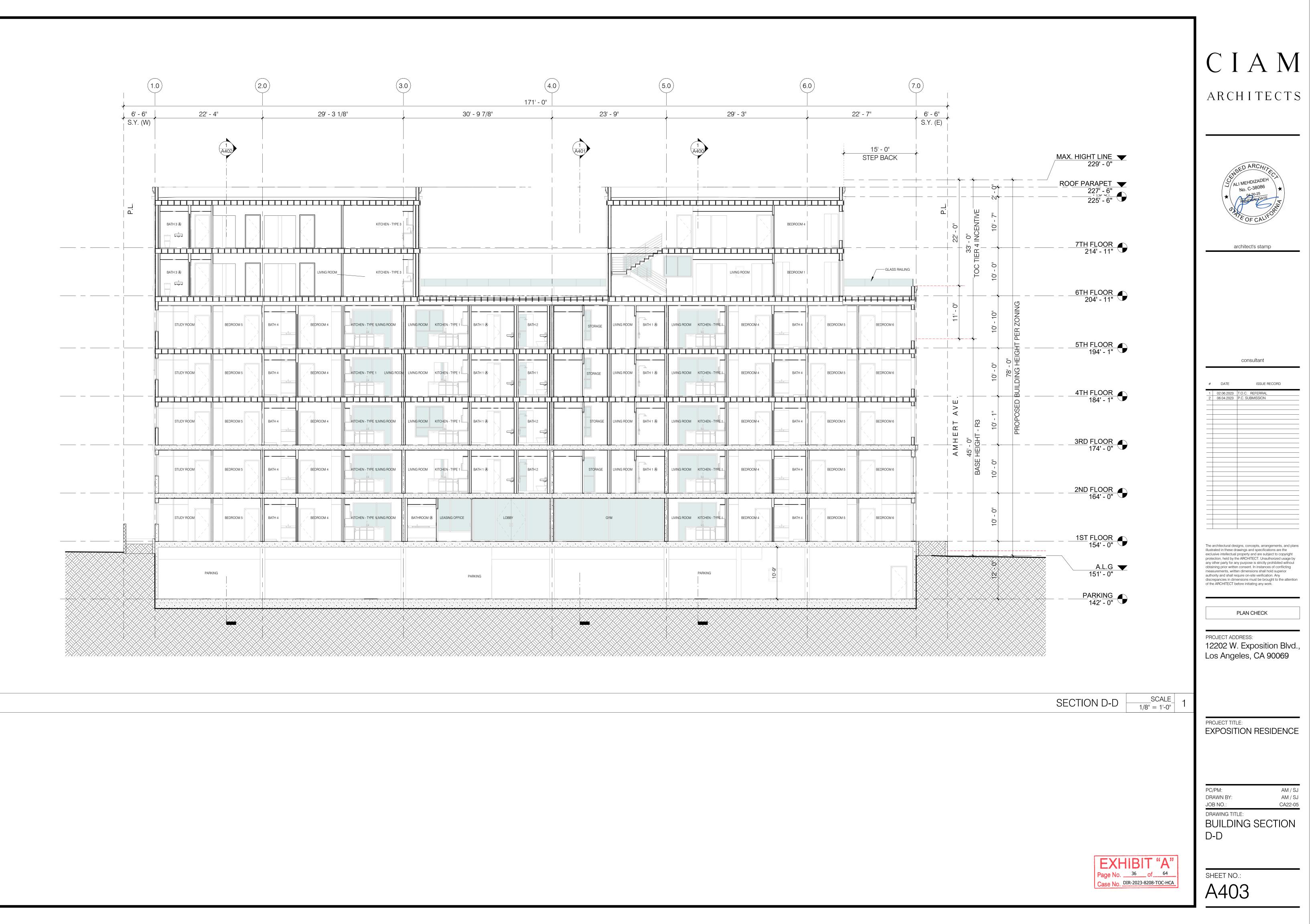
			1	
				CIAM
				ARCHITECTS
		MAX. HIGHT LINE 229' - 0"		ALI MEHDIZADEH No. C-38086
 	\	$\frac{1}{225'-6''} = \frac{1}{225'-6''}$		04-30-25
10' - 7"				SALE OF CALIFOR
=0	_	7T <u>H FLOOR</u> 214' - 11"		architect's stamp
-10-		6T <u>H</u> F <u>LOOR</u> 204' - 11"		
10' - 10"	ER ZONIN			
=0	BUILDING HEIGHT PER ZONING	<u>5TH FLOOR</u> 194' - 1"		consultant
10' -		4T <u>H</u> FLOOR 184' - 1"		# DATE ISSUE RECORD 1 02.06.2023 T.O.C. REFERRAL 2 06.04.2023 P.C. SUBMISSION
10' - 1"	PROPOSED			
=0	_	<u>3RD</u> FLOOR 174' - 0"		
10'		2ND FLOOR 164' - 0"		
10' - 0"				
	_ 	<u>1ST FLOOR</u> 154' - 0" 		The architectural designs, concepts, arrangements, and plans illustrated in these drawings and specifications are the exclusive intellectual property and are subject to copyright protection, held by the ARCHITECT. Unauthorized usage by any other party for any purpose is strictly prohibited without
12'- (_	A.L.G 151' - 0" <u>PARKING</u>		obtaining prior written consent. In instances of conflicting measurements, written dimensions shall hold superior authority and shall require on-site verification. Any discrepancies in dimensions must be brought to the attention of the ARCHITECT before initiating any work.
* ~		<u>PARKING</u> 142' - 0"		PLAN CHECK
> < > < > <				PROJECT ADDRESS: 12202 W. Exposition Blvd., Los Angeles, CA 90069
			SECTION B-B SCALE 1/8" = 1'-0" 1	
				EXPOSITION RESIDENCE
				PC/PM: AM / SJ
				DRAWN BY: AM / SJ JOB NO.: CA22-05 DRAWING TITLE: BUILDING SECTION
				B-B
			EXHIBIT "A" Page No. <u>34</u> of <u>64</u> Case No. <u>DIR-2023-8208-TOC-HCA</u>	sheet no.: A401
				A401

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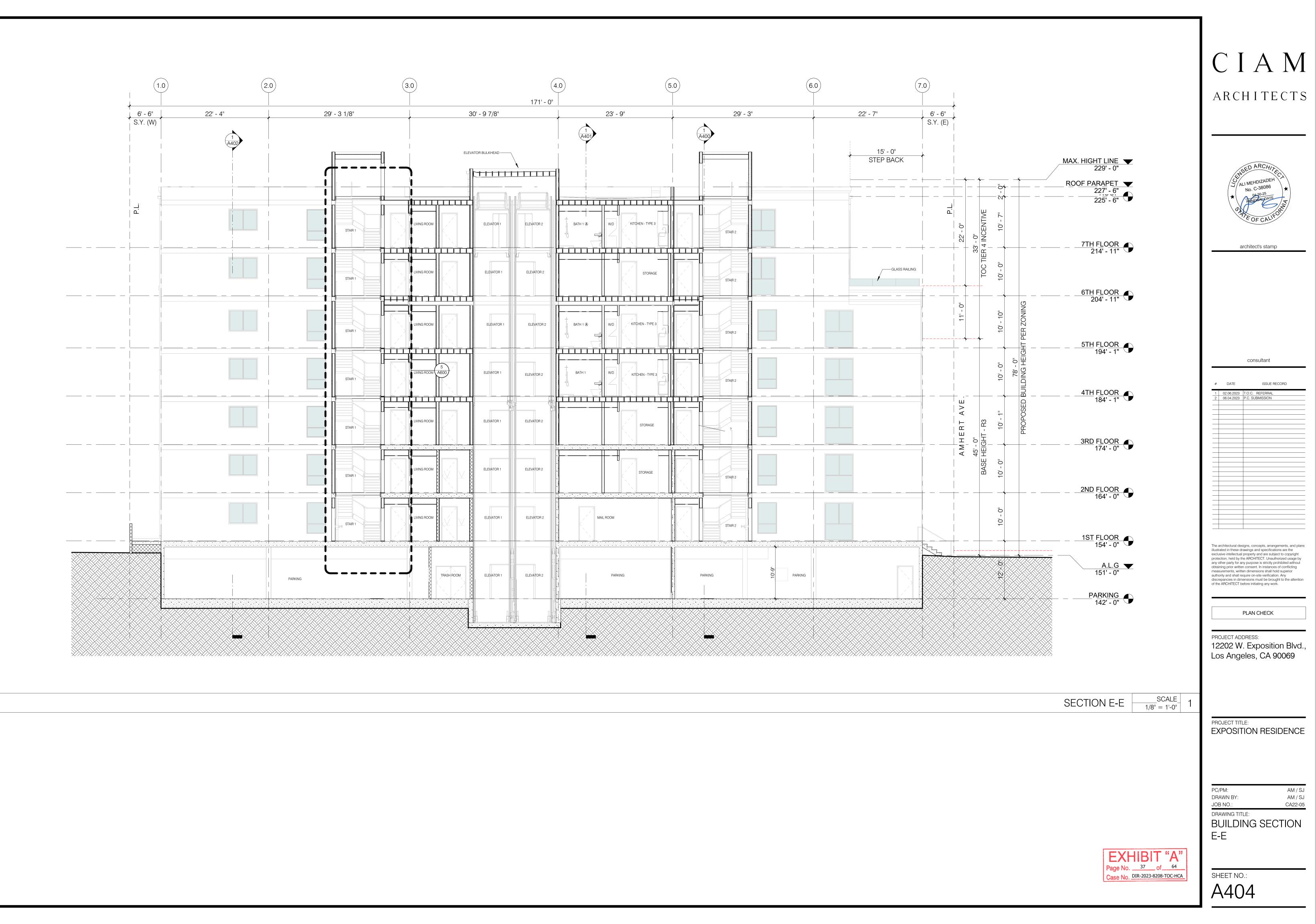


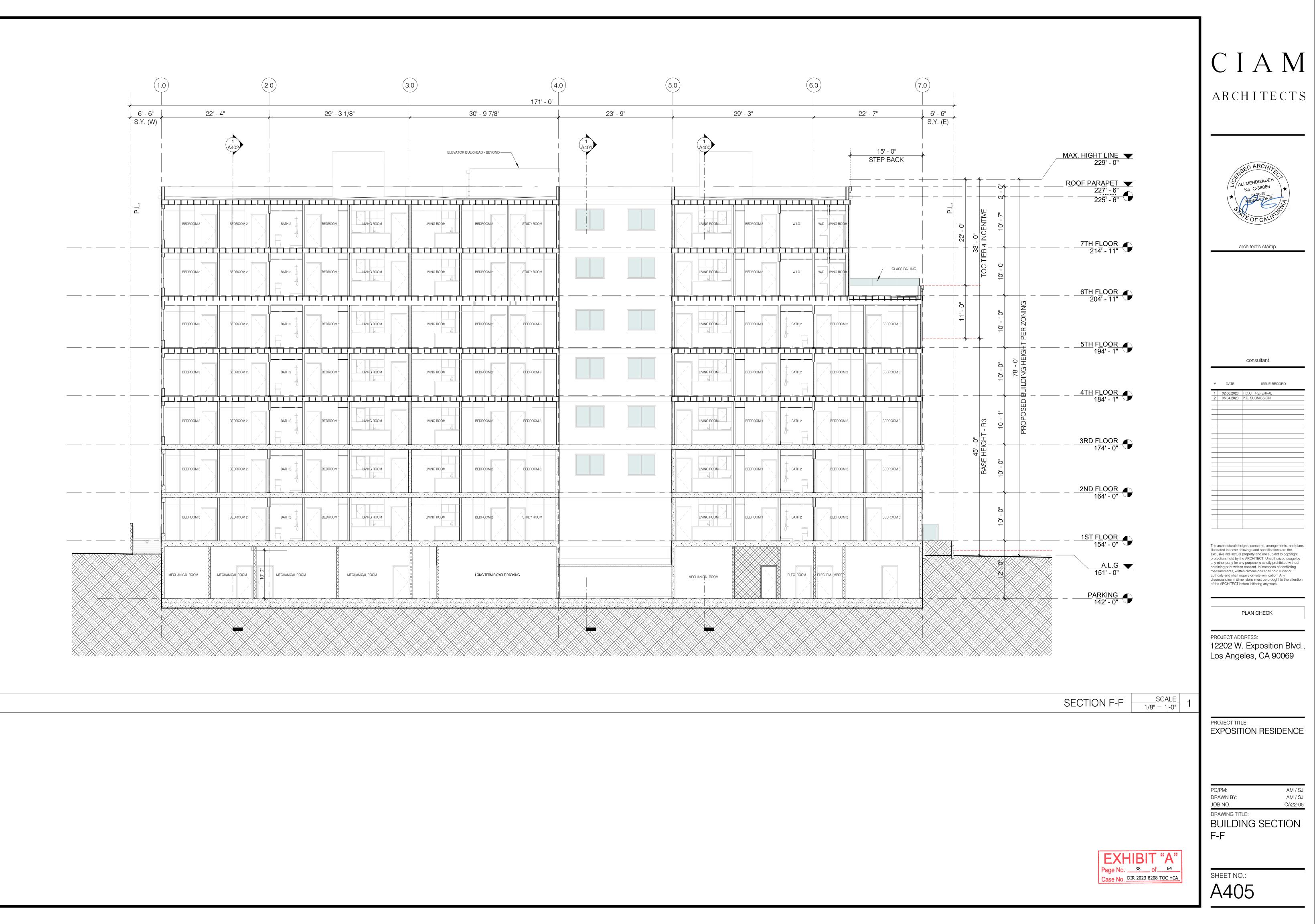


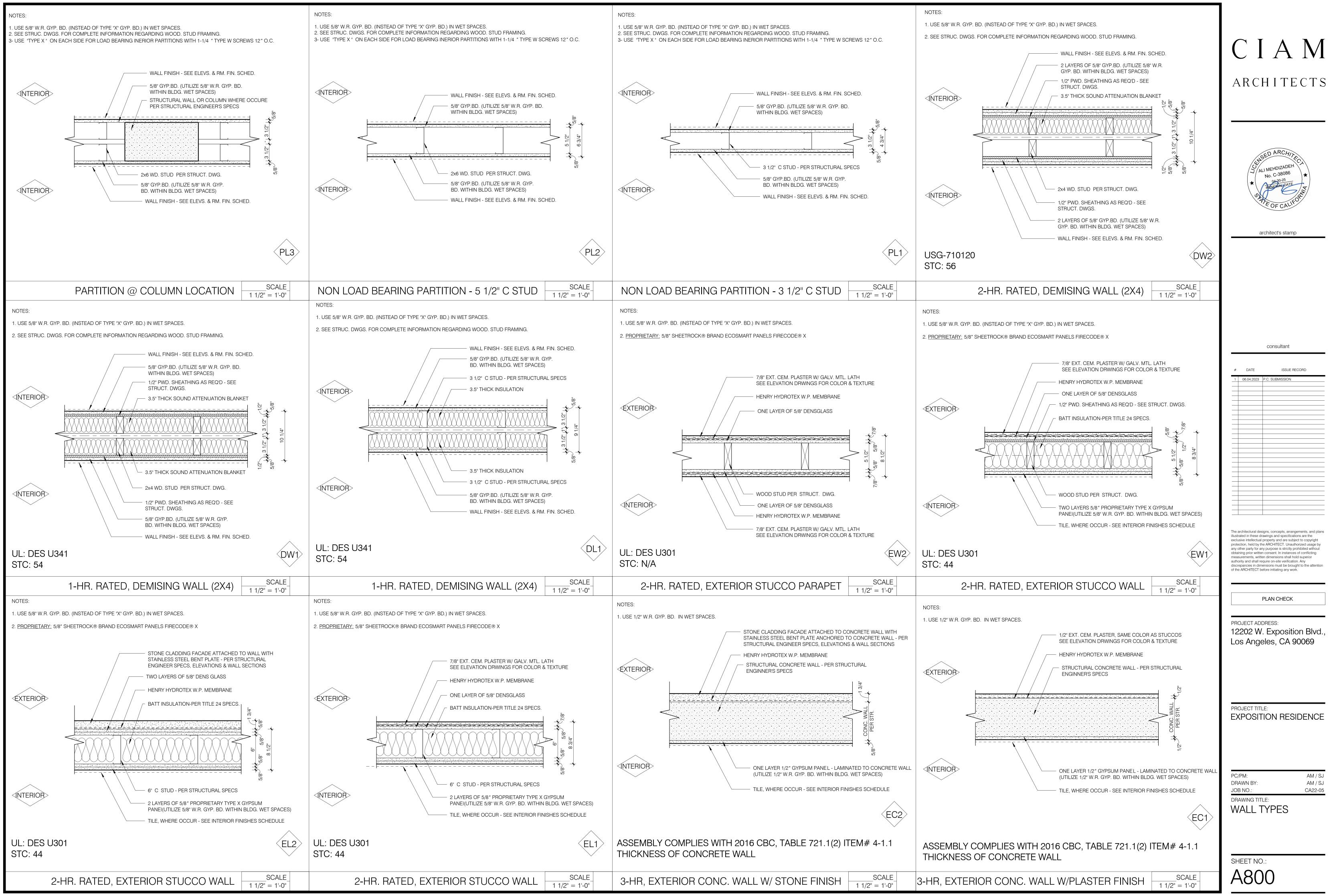




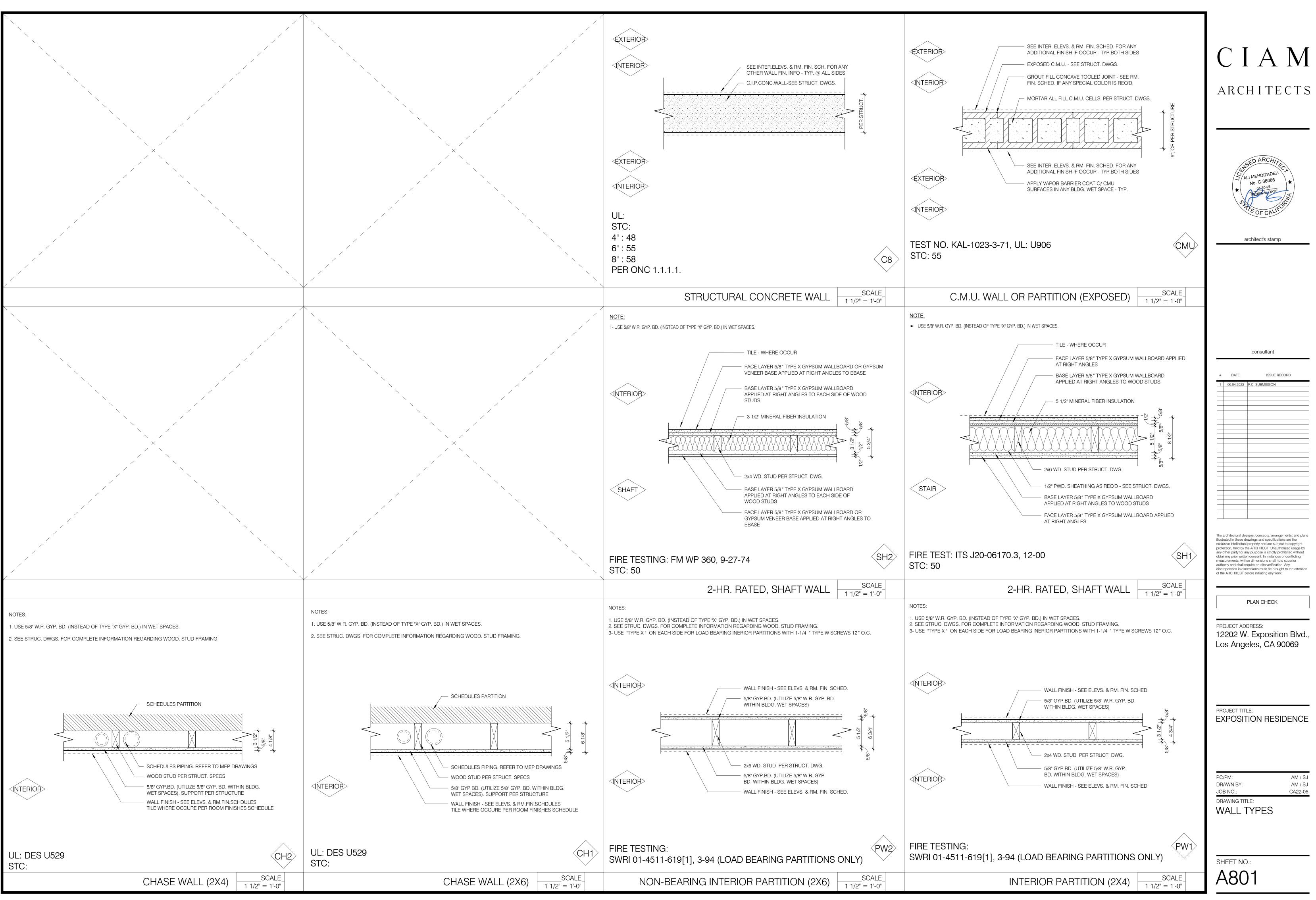
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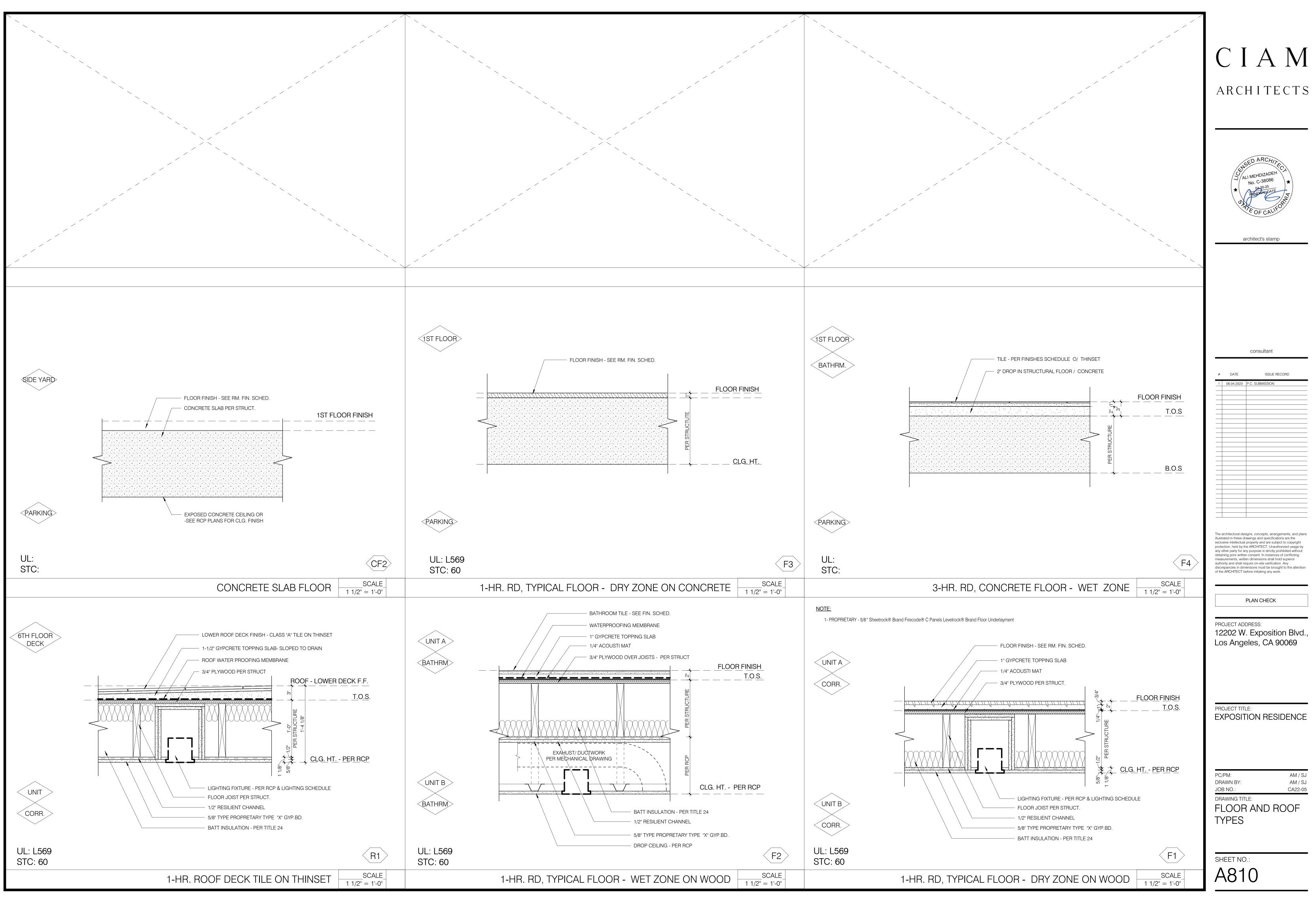






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	FIRE	TYPE	MODE	D	DIMENSIONS		MATERIAL		FINISH		HARDWARE		DETAILS			THR.			REMARKS	
MARK	RATING	TYPE	MODE	WIDTH	HEIGHT	THICK.	LEAF	FRAME	LEAF	FRAME	SET	PANIC	CLOSER	JAMB	HEAD	THR.	MTRL.	LOUVER	GLAZING	REMARKS
PARKING																				
P.01	90 MIN.		SGL.	3' - 6"	7' - 0"	3"	S.C.	STL	PT.	PT.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.					SELF CLOSING DOOR*
P.02	90 MIN.		SGL.	3' - 6"	7' - 0"	3"	S.C.	STL	PT.	PT.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.					SELF CLOSING DOOR*
P.03	90 MIN.	VIII	DBL.	6' - 0"	6' - 8"	1 1/2"	T.B.D.	H.M.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	YES	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	STANDARD PASSAGE, SELF CLOSING DOO
P.04	90 MIN.	XI	SGL.	3' - 0"	6' - 8"	2"	T.B.D.	H.M.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - 161 PREP, SELF CLOSURE
P.05	90 MIN.	I	SGL.	3' - 0"	6' - 8"	1 3/4"	S.C.	H.M.	PT.	PT.		YES	YES							PANIC HARDWARE WITH SELF CLOSURE
P.06	90 MIN.	XI	SGL.	3' - 0"	6' - 8"	2"	T.B.D.	H.M.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - 161 PREP, SELF CLOSURE
P.07	90 MIN.	XI	SGL.	3' - 0"	6' - 8"	2"	T.B.D.	H.M.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - 161 PREP, SELF CLOSURE
P.08	90 MIN.	XI	SGL.	3' - 0"	6' - 8"	2"	T.B.D.	H.M.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - 161 PREP, SELF CLOSURE
P.09	90 MIN.	XI	SGL.	3' - 0"	6' - 8"	2"	T.B.D.	H.M.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - 161 PREP, SELF CLOSURE
P.10	90 MIN.	XI	SGL.	3' - 0"	6' - 8"	2"	T.B.D.	H.M.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - 161 PREP, SELF CLOSURE
P.11	90 MIN.	XI	SGL.	3' - 0"	6' - 8"	2"	T.B.D.	H.M.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - 161 PREP, SELF CLOSURE
P.12	90 MIN.	XI	SGL.	3' - 0"	6' - 8"	2"	T.B.D.	H.M.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - 161 PREP, SELF CLOSURE
P.13	90 MIN.	XI	SGL.	3' - 0"	6' - 8"	2"	T.B.D.	H.M.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - 161 PREP, SELF CLOSURE
P.14	90 MIN.	XI	SGL.	3' - 0"	6' - 8"	2"	T.B.D.	H.M.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - 161 PREP, SELF CLOSURE
P.15	90 MIN.	XI	SGL.	3' - 0"	6' - 8"	2"	T.B.D.	H.M.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - 161 PREP, SELF CLOSURE
P.16	90 MIN.	XI	SGL.	3' - 0"	6' - 8"	2"	T.B.D.	H.M.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - 161 PREP, SELF CLOSURE
P.17	90 MIN.	XI	SGL.	3' - 0"	6' - 8"	2"	T.B.D.	H.M.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - 161 PREP, SELF CLOSURE
P.18	90 MIN.	XI	SGL.	3' - 0"	6' - 8"	2"	T.B.D.	H.M.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - 161 PREP, SELF CLOSURE
P.19	90 MIN.	XI	SGL.	3' - 0"	6' - 8"	2"	T.B.D.	H.M.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - 161 PREP, SELF CLOSURE
P.20	90 MIN.	XI	SGL.	3' - 0"	6' - 8"	2"	T.B.D.	H.M.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - 161 PREP, SELF CLOSURE

1. 1126A.4 THE MAXIMUM EFFORT TO OPERATE DOORS OR GATES SHALL NOT EXCEED 8 1/2 POUNDS. THE MAXIMUM EFFORT TO OPERATE INTERIOR DOORS OR GATES SHALL NOT EXCEED 5 POUNDS.

2. 1138A.4. EACH GLAZED OPENING REQUIRED TO BE OPERABLE SHALL COMPLY WITH SECTION 1138A.4 WHERE GLAZED OPENINGS ARE PROVIDED IN ACCESSIBLE ROOMS OR SPACES FOR OPERATION BY OCCUPANTS, AT LEAST ONE OPENING SHALL COMPLY WITH SECTION 1138A.4. A 30"x48" CLEAR SPACE FOR FORWARD OR PARALLEL APPORACH, REACH RANGES 15" TO 48", REQUIRED FORCE TO OPERATE CONCTROLS NO GREATER THAN 5 POUNDS.

3. CONTRACTOR TO SUBMIT CUTS OF ALL HARDWARE TO ARCHITECT ARCHITECTURE FOR APPROVAL PRIOR TO ORDERING.

4. PROVIDE SILENCERS ON ALL DOOR BUCKS.

5. ALL HARDWARE TO BE AS SPECIFIED OR APPROVED EQUAL.

6. ALL HARDWARE TO BE INSTALLED ACCORDING TO THE STANDARDS OF THE SPECIFIED MANUFACTURES USED.

7. ALL LOCKSET/LATCHSET LEVERS, KNOBS, OR PULLS TO BE 3'-2" A.F.F TO CENTERLINE, UNLESS OTHERWISE NOTED.

8. ALL DOORS DESIGNATED TO BE FIRE RATED SHALL BE LABELED AS SUCH AS REQUIRED BY CODE.

9. UNDERCUT ALL DOORS AS REQUIRED FOR NEW FLOOR FINISHES.

10. CONTRACTOR AT THE TIME OF BID TO VERIFY DELIVERY LEAD TIMES FOR ALL DOORS/FRAMES AND HARDWARE AND INCLUDE COSTS FOR INSTALLATION WITHIN SCHEDULE, INCLUDING SUCH COSTS AS RE-WELDING NON-STANDARD BUCKS, OVERTIME FABRICATION, ETC.

11. ALL HARDWARE FITTINGS AND ACCESSORIES AS REQUIRED FOR SPECIFIC INSTALLATION, AND FURNISH ANY SPECIAL ITEMS REQUIRED FOR CODE COMPLIANCE AT SPECIAL DOOR LOCATIONS.

12. GENERAL CONTRACTOR AND HARDWARE SUPPLIER SHALL BE RESPONSIBLE FOR COORDINATING ALL LOCKING, LATCHING AND KEYING REQUIREMENTS FOR BUILDING AND OWNER USE PRIOR TO PURCHASE AND INSTALLATION.

13. THE FINISH HARDWARE SUPPLIER SHALL EXAMINE THE DRAWINGS, SCHEDULE AND SPECIFICATIONS AND FURNISH PROPER HARDWARE FOR ALL OPENINGS WHETHER LISTED OR NOT. COMPLETE SHOP DRAWINGS TO BE PROVIDED FOR APPROVAL PRIOR TO PURCHASE.

14. ALL HOLLOW METAL DOOR BUCKS TO BE WELDED TYPE

UNLESS OTHERWISE NOTED. 15. ALL DOORS AND HARDWARE TO COMPLY WITH COBA/ANSI

STANDARDS LATEST EDITION. 16. ALL DOORS UP TO AND INCLUDING 7'-6" SHALL BE

PROVIDED WITH 1 1/2 PAIR OF HINGES AND ONE ADDITIONAL HINGE FOR EACH ADDITIONAL 2'-6" OR FRACTION THEREOF.

17. ALL SINGLE DOORS WITH SECURITY SHALL BE PROVIDED WITH ARMORED STRIKE PLATES ON THE ENTRY SIDE ON THE DOOR. ALL DOUBLE DOORS WITH SECURITY SHALL BE PROVIDED WITH A FULL HEIGHT ASTRAGAL ON THE ENTRY SIDE OF THE DOOR.

18. ALL WOOD VENEER DOORS TO BE SOLID CORE, STAINED AND FINISHED TO MATCH SAMPLE SUPPLIED, UNLESS OTHERWISE NOTED.

19. ALL NEW HARDWARE SHALL BE ADA COMPLIANT LEVER TYPE.

20. ALL WOODWORK DOORS 8'-0" OR HIGHER WITH PIVOT HINGES SHALL BE PROVIDED WITH TOP, BOTTOM, AND INTERMEDIATE PIVOTS

21. CONTRACTOR TO COORDINATE/CHECK LOCATION OF RECESSED FLOOR CLOSERS/PIVOTS WITH EXISTING CELL SYSTEMS OR OTHER FIELD CONDITIONS PRIOR TO ORDERING TO ENSURE PROPER CLEARANCES/DEPTHS.

22. ALL DOORS WITH MAGNETIC OR ELECTRONIC LOCKING DEVICES MUST BE CONNECTED TO THE BUILDING CLASS "E" SYSTEM AND MUST BE FAIL SAFE. PROVIDE FOR FINAL CLASS "E" HOOK-UPS IN TOTAL, WORKING IN CONJUNCTION WITH BUILDINGS VENDER (FIRE CONTROL SYSTEM).

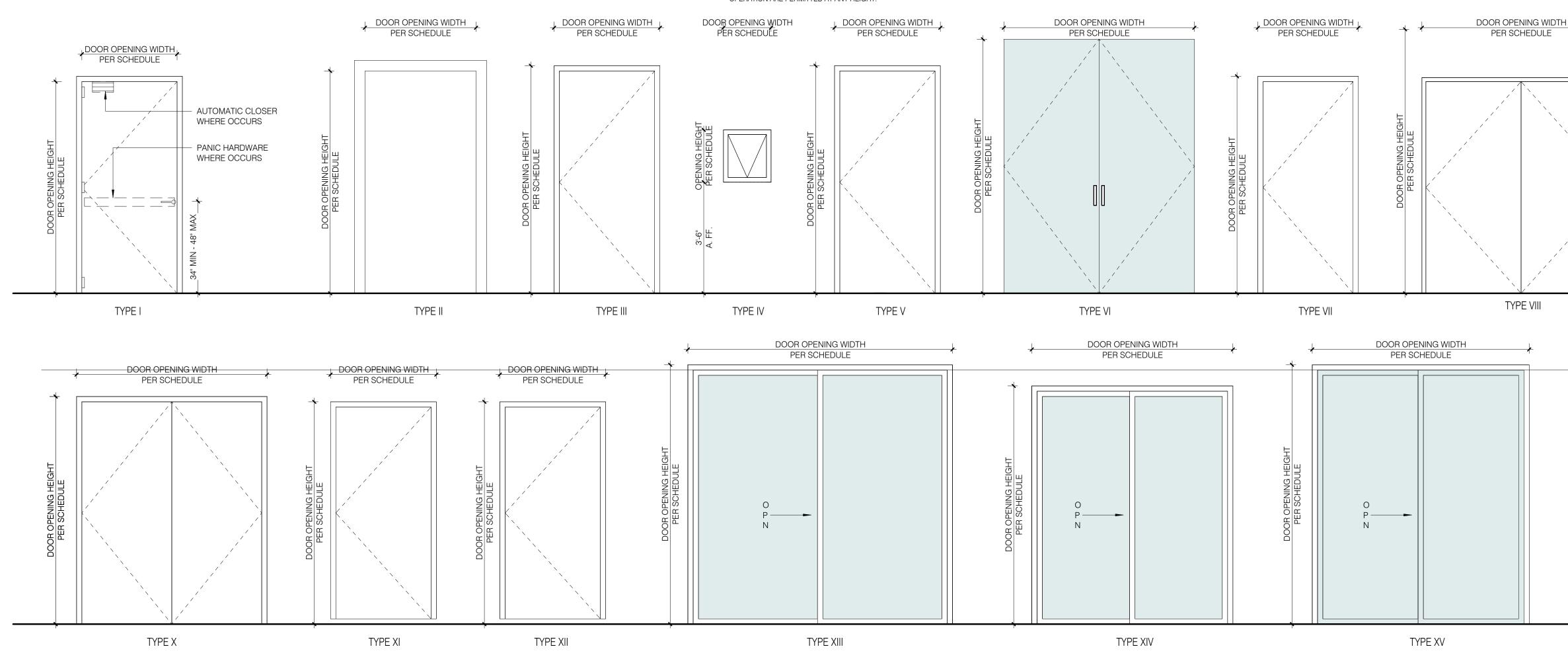
23. ALL HARDWARE ON EXISTING DOORS NOT TAGGED OR LABELED SHALL BE BE EXISTING TO REMAIN. SERIES OR FUNCTION OF HARDWARE SHALL NOT CHANGE. ALL HOLES IN DOORS SHALL BE FILLED, SANDED SMOOTH AND PAINTED.

24. ALL GLASS DOORS UP TO AND INCLUDING 9'-0" SHALL BE 1/2" THICK TEMPERED SAFETY GLAZING. DOORS 9'-0" OR HIGHER SHALL BE 3/4" THICK TEMPERED SAFETY GLAZING ACCORDING WITH CBC TABLE 2406.2(1) AND SECTION 2406.4.2.

25. MEANS OF EGRESS DOORS SHALL BE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION AND FINISHES WITH NO MIRRORS, CURTAINS, DRAPES, DECORATIONS OR SIMILAR MATERIALS.

26. REQUIRED EXIT DOORS SHALL HAVE NOT LESS THAN 32" CLEAR WIDTH, 80" CLEAR HEIGHT, AND SHALL BE CAPABLE OF OPENING 90 DEGREES. THE MAXIMUM SWINGING DOOR LEAF IS 48" NOMINAL.

27. EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE HINGED SWINGING TYPE.



28. THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 LBS. FOR OTHER SWINGING DOORS, AS WELL AS SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15 LB. FORCE. REVOLVING AND SLIDING DOORS MAY BE USED IN OTHER THAN GROUP H OCCUPANCIES AS EGRESS DOORS ONLY IF ALL OF THE REQUIREMENTS OF SECTION 1008.1.4.1 AND SECTION 1008.1.4.3 RESPECTIVELY ARE MET.

29. FOR PANIC HARDWARE:

A. THE ACTUATING PORTION OF RELEASING DEVICE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF WIDTH. B. THE MAXIMUM UNLATCHING FORCE DOES NOT EXCEED 15 IBS C. PIVOTED OR BALANCED DOORS SHALL BE OF THE PUSHPAD TYPE WHERE PANIC HARDWARE IS REQUIRED, AND THE PAD SHALL NOT EXTEND ACROSS MORE THAN ONE-HALF OF THE DOOR WIDTH, MEASURED FROM THE LATCH SIDE.

D. EXIT DOORS AS SPECIFICALLY PERMITTED BY THIS SECTION EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. PER CBC 1010.1.9 E. ALL PANIC HARDWARE SHALL BE "FIRE/EXIT TYPE" WITH UL LABEL.

28. PER CBC 1008.1.9.3 PROVIDE A SIGN READING "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IN A CONSPICUOUS PLACE AT THE SINGLE ENTRY DOOR.

29. GLAZING OVER 9 SQ. FT. IN AREA WITH BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR SHALL HAVE A MINIMUM CATEGORY CLASSIFICATION OF II (CPSC 16 CFR 1201) OR A (ANSI Z97.1). [CBC T2406.2(1) &2, CBC 2406.4(7)]

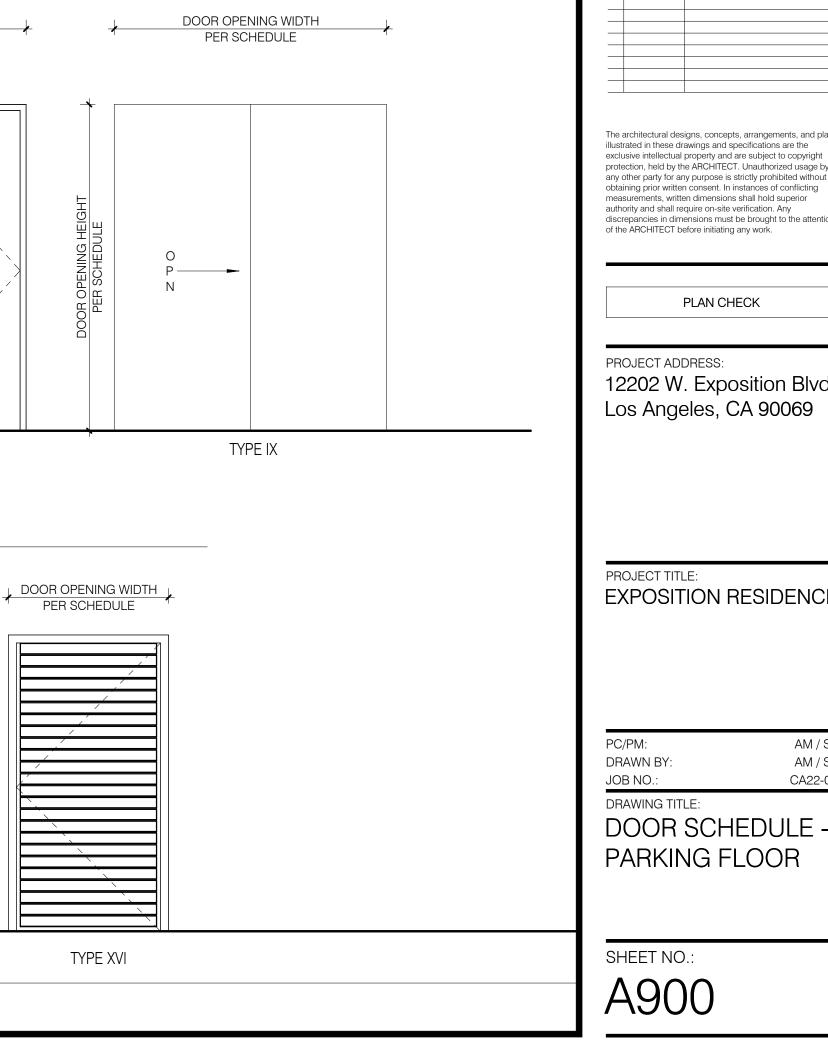
30. 1010.1.9.2 HARDWARE HEIGHT. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.

_HARDWA	ARE SETS		_HARDW	ARE SETS		DOOR NOTES
<u>COUNT</u>	DESCRIPTION	<u>#</u>	<u>COUNT</u>	DESCRIPTION	<u>#</u>	
SET 01 - ENT	'RY LOBBY		1-Ea	DOOR STOPPER	HW-19	1. CONTRACTOR TO VERIFY AND CONFIRM ALL DIMENSIONS PRIOR TO PLACING ORDER.
1-Ea	DOOR PULL	HW-26				DIMENSIONS FRION TO FEACING ONDER.
1-Ea	HYDRAULIC CLOSER	HW-27	SET 05 - STA	AIRWELL		2. ALL TEMPERING IS AS SHOWN, AND SHALL BE IN
4-Ea	HINGES	HW-09	1-Ea	DOOR PULL	HW-34	ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
1-Ea	DOOR JAMB	HW-03	1-Ea	HYDRAULIC CLOSER	HW-32	
1-Ea	SWEEP	HW-24	4-Ea	HINGES	HW-09	3. ALL GLAZING PER ACOUSTIC CONSULTANT RECOMMENDATIONS.
1-Ea	CARD READER	TBD	1-Ea	DOOR JAMB	HW-03	RECOMMENDATIONS.
1-Ea	DOOR STOPPER	HW-41	1-Ea	STAIRWELL RIM PANIC	HW-30	4. COORDINATE DOOR UNDERCUTS WITH MECHANICAL
1-Ea	DOOR COORDINATOR	HW-35	1-Ea	STAIRWELL ROD PANIC	HW-31	DRAWINGS.
SET 02 - ENT	'RY UNIT		SET 06 - INT	ERIOR UNIT DOOR - LOCK		EXTERIOR DOOR SECURITY REQUIREMENTS
1-Ea	DOOR LEVER	HW-01	1-Ea	DOOR LEVER	HW-12	
1-Ea	HYDRAULIC CLOSER	HW-27	4-Ea	HINGES	HW-02	EXIT DOORS ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR
4-Ea	HINGES	HW-02	1-Ea	DOOR JAMB	HW-03	EFFORT. SEE EXCEPTION FOR ALLOWING KEY-LOCKING
1-Ea	DOOR JAMB	HW-03	1-Ea	DOOR STOPPER	HW-19	HARDWARE ON THE MAIN EXIT AND "S" OCCUPANCIES.
1-Ea	SWEEP	HW-24				SURFACE-MOUNTED FLUSH BOLTS ARE ALLOWED ON
1-Ea	WEATHERSTRIPPING	HW-04	SET 07 - INT	ERIOR UNIT DOOR - NO LOCK		PAIRS OF DOORS, PROVIDED THE DOOR WITH THE
1-Ea	DOOR STOPPER	HW-35	1-Ea	DOOR LEVER	HW-15	FLUSH BOLT HAS NO KNOBS OR SURFACE-MOUNTED
1-Ea	DOOR VIEWER	HW-06	4-Ea	HINGES	HW-02	HARDWARE AND THE UNLATCHING OF ANY LEAF REQUIRES ONLY A SINGLE OPERATION. (1003.3.1.8).
1-Ea	DOOR BELL	HW-07	1-Ea	DOOR JAMB	HW-03	REQUIRES ONET A SINGLE OF ENATION. (1003.3.1.0).
1-Ea	UNIT NUMBER	HW-08	1-Ea	DOOR STOPPER	HW-19	DOOR ACCESSORIES
	OR PUBLIC SPACES - NO LOCK			ERIOR UNIT DOOR KNOB		PROVIDE COAT HOOKS AT ALL BATHROOM LOCATIONS.
1-Ea	DOOR LEVER	HW-33	1-Ea	DOOR LEVER	HW-15	CLIENT TO APPROVE FINAL HEIGHT PRIOR TO
1-La 1-Ea	HYDRAULIC CLOSER	HW-33	4-Ea	HINGES	HW-13	INSTALLATION.
1-La 4-Ea	HINGES	HW-21 HW-02	4-Ea 1-Ea	DOOR JAMB	HW-02 HW-03	DOOR FINISHES
4-La 1-Ea	DOOR JAMB	HW-02 HW-03	I-Ed	DOON JAIVIB	HW-03	DOOR FINISHES
1-Ea 1-Ea	SWEEP	HW-03 HW-24	SET OD EVI	TERIOR PATIO DOOR - LOCK		ROOM DOORS:
1-La 1-Ea	DOOR STOPPER	HW-19	1-Ea	DOOR LEVER	HW-01	DOORS WILL BE SOLID CORE CONSTRUCTION, PAINT
I-La	DOORSTOFFER	1100-19	4-Ea	HINGES	HW-02	GRADE, BOTTOM RAIL. ALL DOORS SHALL BE 5-PLY
	OR PUBLIC SPACES - LOCK		4-Ea 1-Ea	DOOR JAMB	HW-02 HW-03	CONSTRUCTION.
1-Ea	DOOR LEVER	HW-34	I-La	BOOLITY	110-05	UTILITY DOORS:
1-Ea	HYDRAULIC CLOSER	HW-21		DING DOOR CLOSET		DOORS WILL BE SOLID CORE CONSTRUCTION, PAINT
4-Ea	HINGES	HW-02	1-Ea	DOOR PULL	HW-17	GRADE, WDMA PREMIUM GRADE. ALL DOORS SHALL BE
4-La 1-Ea	DOOR JAMB	WD-03	2-Ea	DOOR TRACK KIT	HW-17 HW-41	5-PLY CONSTRUCTION.
	SWEEP	WD-03 HW-24	2-Ed	DOOR TRACK KIT	HVV-41	
1-Ea	JWLLI	ſ1₩ - ∠ 4	SET 11 - PAI			CORRIDOR:
			1-Ea	DOOR PULL	HW-40	DOORS WILL BE SOLID CORE CONSTRUCTION, PAINT
			1-Ea 1-Ea	HYDRAULIC CLOSER	HW-40 HW-32	GRADE, WDMA PREMIUM GRADE. ALL DOORS SHALL BE 5-PLY CONSTRUCTION.
			4-Ea	HINGES	HW-09	DOOR FRAMES: FACE DIMENSION AND WILL BE PRE-PUNCHED TO ACCEPT BUILDING STANDARD HARDWARE.

PER SCHEDULE

TYPE VIII

띠법



A M ARCHITECTS



architect's stamp

consultant

#	DATE	ISSUE RECORD
1 2	02.06.2023	T.O.C. REFERRAL P.C. SUBMISSION
	00.01.2020	

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PLAN CHECK

PROJECT ADDRESS: 12202 W. Exposition Blvd., Los Angeles, CA 90069

PROJECT TITLE: **EXPOSITION RESIDENCE**

AM / SJ

AM / SJ

CA22-05

_DOOR SCHEDULE - 1ST FLOOR	_DOOR SCHEDULE - 2ND FLOOR
MARK FIRE RATING TYPE MODE DIMENSIONS MATERIAL FINISH HARDWARE DETAILS THR. JAMB LOUVER GLAZING REMARKS	MARK FIRE RATING TYPE MODE DIMENSIONS MATERIAL FINISH HARDWARE DETAILS THR. JAMB LOUVER GLAZING REMARKS
1ST FLOOR 100.01 90 MIN. II SGL. 3' - 6" 7' - 0" 3" S.C. STL PT. PT. T.B.D. T.B.D. T.B.D. T.B.D. SELF CLOSING DOOR*	2ND FLOOR 100.19 90 MIN. XII SGL. 3' - 0" 6' - 8" 1 3/4" S.C. H.M. PT. YES YES VES
100.02 90 MIN. II SGL. 3' - 6" 7' - 0" 3" S.C. STL PT. PT. T.B.D. T.B.D. <td>100.31 90 MIN. XII SGL. 3' - 0" 6' - 8" 1 3/4" S.C. H.M. PT. PT. YES YES VES Media PANIC HARDWARE WITH SELF CLOSURE 200.01 90 MIN. II SGL. 3' - 0" 3" S.C. STL PT. T.B.D. T.B.D. T.B.D. T.B.D. SELF CLOSING DOOR*</td>	100.31 90 MIN. XII SGL. 3' - 0" 6' - 8" 1 3/4" S.C. H.M. PT. PT. YES YES VES Media PANIC HARDWARE WITH SELF CLOSURE 200.01 90 MIN. II SGL. 3' - 0" 3" S.C. STL PT. T.B.D. T.B.D. T.B.D. T.B.D. SELF CLOSING DOOR*
100.04 90 MIN. IV T.C. 1' - 6" 1 ' - 6" 1 3/4" T.B.D. H.M. PT. PT. T.B.D.	200.02 90 MIN. II SGL. 3' - 6" 7' - 0" 3" S.C. STL PT. T.B.D. T.B.D. <t< td=""></t<>
100.06 90 MIN. XII SGL. 3'-0" 6'-8" 1 3/4" S.C. H.M. PT. PT. VES YES OF MARCHARDWARE WITH SELF CLOSURE	200.04 90 MIN. IV T.C. 1'-6" 1'-6" 1'-6" 1 3/4" T.B.D. H.M. PT. PT. T.B.D. LOCK PREP - PASSAGE, HINGED CLOSURE
100.07 90 MIN. XII SGL. 3' - 0" 6' - 8" 1 3/4" S.C. H.M. PT. YES YES Media Me	200.05 90 MIN. IV T.C. 1'-6" 1'-6" 1 3/4" T.B.D. PT. PT. T.B.D.
100.09 20 MIN. V SGL. 3' - 0" 7' - 0" 1 3/4" S.C. STL PT. YES YES Image: Constraint of the state of the	200.07 20 MIN. V SGL. 3' - 0" 7' - 0" 1 3/4" S.C. STL PT. YES V LATCH AND SELF CLOSING HINGES 200.08 20 MIN. V SGL. 3' - 0" 7' - 0" 1 3/4" S.C. STL PT. PT. YES LATCH AND SELF CLOSING HINGES
100.11 90 MIN. VI DBL. 6' - 0" 8' - 6" 1 3/4" S.C. S.C. PT. T.B.D. YES YES T.B.D. T.B.D. <th< td=""><td>200.09 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A I.S. I.S. I.S. I.S. PT. PT. N/A I.S. I.S. I.S. I.S. PT. PT. I.S. N/A T.B.D. T.B.D.</td></th<>	200.09 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A I.S. I.S. I.S. I.S. PT. PT. N/A I.S. I.S. I.S. I.S. PT. PT. I.S. N/A T.B.D.
100.13 N/A XVI SGL. 3' - 0" 6' - 0" 2" S.C. H.M. PT. PT. YES YES M M FIRE EXIT HARDWARE WITH SELF CLOSURE 100.14 N/A XVI SGL. 3' - 0" 3' - 0" 2" S.C. H.M. PT. PT. T.B.D. Image: Comparison of the c	201.01 20 MIN. V SGL. 3' - 0" 7' - 0" 1 3/4" S.C. STL PT. PT. YES Image: Constraint of the state of the
100.15 N/A XVI SGL. 3'-0" 3'-0" 2" S.C. H.M. PT. PT. T.B.D.	201.03 N/A VII SGL. 2'-10" 6'-8" 1 3/8" S.C. WD PT. PT. OT. N/A OT. N/A DE
100.16 N/A XVI SGL. 3' - 0" 3' - 0" 2" S.C. H.M. PT. T.B.D. Image: Transmission of transmissintervate defermines of transmissinteremains of transmissinterva	201.04 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A M/A M M M M M M M LOCK PREP - 161 PREP 201.05 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A M </td
100.20 90 MIN. XII SGL. 3' - 0" 6' - 8" 1 3/4" S.C. H.M. PT. PT. YES YES Median Median PANIC HARDWARE WITH SELF CLOSURE 101.01 20 MIN. V SGL. 3' - 0" 7' - 0" 1 3/4" S.C. STL PT. PT. YES YES Median Median LATCH AND SELF CLOSURE	201.06 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A N/A Image: Constraint of the state
Indication Indicat	201.08 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. <th< td=""></th<>
101.04 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: Constraint of the state of the stat	201.10 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D.
101.05 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A N/A Icock PREP - 161 PREP 101.06 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A N/A Icock PREP - 161 PREP	201.11 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. T.B.D. T.B.D. N/A 201.12 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. <td< td=""></td<>
101.07 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A I	201.13 N/A XIII SLD. 8' - 0" 8' - 0" 2" T.B.D.
101.09 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D.	202.02 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: N/A
101.11 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. <th< td=""><td>202.04 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. T.B.D.</td></th<>	202.04 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D.
101.12 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D.	202.05 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. <th< td=""></th<>
102.01 20 MIN. V SGL. 3' - 0" 7' - 0" 1 3/4" S.C. STL PT. PT. YES Image: Constraint of the state of the st	203.01 20 MIN. V SGL. 3' - 0" 7' - 0" 1 3/4" S.C. STL PT. PT. YES Image: N/A I
102.03 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: N/A Ima	203.03 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: N/A Ima
102.04 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A M/A Icock PREP - 161 PREP 102.05 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Icock PREP - 161 PREP	204.01 20 MIN. V SGL. 3' - 0" 7' - 0" 1 3/4" S.C. STL PT. PT. YES Image: Constraint of the state of the st
102.06 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A N/A LOCK PREP - 161 PREP 102.07 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A N/A LOCK PREP - 161 PREP	204.03 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A N/A LOCK PREP - 161 PREP 204.04 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A N/A LOCK PREP - 161 PREP
102.08 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D.	204.05 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: N/A
102.10 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D.	204.07 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: N/A
102.11 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D.	204.08 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. T.B.D. NO PREP MUST BE DONE ON SITE 204.09 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. <t< td=""></t<>
102.13 N/A X SGL. 3' - 0" 8' - 0" 1 3/8" Image: N/A N/A N/A MITH SIDELITE 103.01 20 MIN. V SGL. 3' - 0" 7' - 0" 1 3/4" S.C. STL PT. PT. YES Image: N/A MITH SIDELITE	204.10 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. <th< td=""></th<>
103.02 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: N/A Ima	204.12 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. <th< td=""></th<>
103.04 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A I LOCK PREP - 161 PREP 103.05 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A I LOCK PREP - 161 PREP	205.01 20 MIN. V SGL. 3' - 0" 7' - 0" 1 3/4" S.C. STL PT. PT. YES Image: March
103.06 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: Constraint of the state of the stat	205.03 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: N/A
103.07 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A I C LOCK PREP - 161 PREP 103.08 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. N/A T.B.D.	205.04 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A M M M LOCK PREP - 161 PREP 205.05 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A M M LOCK PREP - 161 PREP
103.09 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D.	205.06 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A N/A LOCK PREP - 161 PREP 205.07 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A N/A LOCK PREP - 161 PREP
103.11 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D.	205.08 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D.
103.13 N/A XIII SLD. 8'-0" 8'-0" 2" T.B.D. T	205.10 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. <th< td=""></th<>
103.14 N/A XI SGL. 3' - 0" 8' - 0" 1 3/8" N/A N/A N/A WITH SIDELITE 104.01 20 MIN. V SGL. 3' - 0" 7' - 0" 1 3/4" S.C. STL PT. PT. YES Image: Comparison of the second seco	205.11 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. T.B.D. T.B.D. State State <th< td=""></th<>
104.02 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A M Image: Constraint of the state of	205.13 N/A XIII SLD. 8' - 0" 8' - 0" 2" T.B.D.
104.04 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A VI S.C. LOCK PREP - 161 PREP 104.05 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D.	206.02 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A N/A Image: Constraint of the state
104.06 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: Constraint of the state of the stat	206.04 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: N/A
104.07 T.B.D. XV SLD. 6' - 6" 8' - 0" 2" T.B.D.	206.05 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. T.B.D. T.B.D. N/A 206.06 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. T.B.D. N/A T.B.D. T.B
105.02 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: N/A	206.07 T.B.D. XV SLD. 6'-6" 8'-0" 2" T.B.D.
105.04 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A I LOCK PREP - 161 PREP 105.05 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A I LOCK PREP - 161 PREP	207.02 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: Constraint of the state of the s
105.06 N/A VII SGL. 2'-10" 6'-8" 13/8" S.C. WD PT. PT. OT. N/A OT. N/A DOT. 100 DOT.	207.04 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: N/A
105.07 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A I I DOCK PREP - 161 PREP 105.08 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A I I I DOCK PREP - 161 PREP	207.05 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: N/A
105.09 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. <th< td=""><td>207.07 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A I. N/A I. DCK PREP - 161 PREP 207.08 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. N/A T.B.D. <t< td=""></t<></td></th<>	207.07 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A I. N/A I. DCK PREP - 161 PREP 207.08 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. N/A T.B.D. T.B.D. <t< td=""></t<>
105.11 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. <th< td=""><td>207.09 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. <th< td=""></th<></td></th<>	207.09 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. <th< td=""></th<>
105.12 N/A IX PK1. 5 - 8 6 - 8 1 3/8 I.B.D. PI. PI. I.B.D. I	207.11 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. <th< td=""></th<>
	207.12 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. T.B.





architect's stamp

consultant

#	DATE	ISSUE RECORD
1 2	02.06.2023 06.04.2023	T.O.C. REFERRAL P.C. SUBMISSION

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PLAN CHECK

PROJECT ADDRESS: 12202 W. Exposition Blvd., Los Angeles, CA 90069

PROJECT TITLE: EXPOSITION RESIDENCE

AM / SJ AM / SJ CA22-05

PC/PM: AM / SJ DRAWN BY: AM / SJ JOB NO.: CA22-05 DRAWING TITLE: DOOR SCHEDULE -1ST & 2ND FLOOR

_DOOR SCHEDULE - 3RD FLOOR	_DOOR SCHEDULE - 4TH FLOOR
$\begin{tabular}{cccccccccccccccccccccccccccccccccccc$	MARK FIRE RATING TYPE MODE DIMENSION MATERIAL FINISH HARDWARE DETAILS THR. MODE LOUVER GLAZING REMARKS
3RD FLOOR	4TH FLOOR
Shill Floor	400.01 90 MIN. II SGL. 3'-6" 7'-0" 3" S.C. STL PT. PT. T.B.D. T.B.D. T.B.D. T.B.D. T.B.D. SELF CLOSING DOOR*
100.33 90 MIN. XII SGL. 3' - 0" 6' - 8" 1 3/4" S.C. H.M. PT. YES YES Media PANIC HARDWARE WITH SELF CLOSURE	400.02 90 MIN. II SGL. 3' - 6" 7' - 0" 3" S.C. STL PT. T.B.D. T.B.D. T.B.D. T.B.D. SELF CLOSING DOOR*
300.01 90 MIN. II SGL. 3' - 6" 7' - 0" 3" S.C. STL PT. PT. T.B.D. T.B.D. T.B.D. T.B.D. T.B.D. SELF CLOSING DOOR* 300.02 90 MIN. II SGL. 3' - 6" 7' - 0" 3" S.C. STL PT. PT. T.B.D. T.B.D. T.B.D. T.B.D. SELF CLOSING DOOR*	400.03 45 MIN. III SGL. 3' - 0" 7' - 0" 1 3/4" S.C. H.M. PT. PT. YES Image: Second condition of the second conditinterval condition of the second conditinterex and condition of th
300.03 45 MIN. III SGL. 3' - 0" 7' - 0" 1 3/4" S.C. H.M. PT. PT. YES YES <td>400.05 90 MIN. IV T.C. 1' - 6" 1' - 6" 1 3/4" T.B.D. H.B.D. T.B.D. T.B.D.</td>	400.05 90 MIN. IV T.C. 1' - 6" 1' - 6" 1 3/4" T.B.D. H.B.D. T.B.D.
300.04 90 MIN. IV T.C. 1'-6" 1'-6" 13/4" T.B.D. H.M. PT. PT. T.B.D. T.B.	400.06 180 MIN. X DBL. 5' - 8" 7' - 0" 1 3/4" H.C. H.M. PT. PT. 11 X X A602 A602 T.B.D. SELF CLOSING DOOR W/ PANIC HARDWARE
300.05 90 MIN. IV T.C. 1' - 6" 1' - 6" 1 3/4" T.B.D. PT. PT. T.B.D.	400.07 20 MIN. V SGL. 3' - 0" 7' - 0" 1 3/4" S.C. STL PT. PT. YES Image: August and the second constraints
300.07 20 MIN. V SGL. 3'-0" 7'-0" 1 3/4" S.C. STL PT. PT. PT. C YES IN LATCH AND SELF CLOSING HINGES	401.01 20 MIN. V SGL. 3'-0" 7'-0" 1 3/4" S.C. STL PT. PT. PT. V YES I LATCH AND SELF CLOSING HINGES
300.08 20 MIN. V SGL. 3' - 0" 7' - 0" 1 3/4" S.C. STL PT. YES Image: New product of the second condition of the second condite condition of the second condition of the second condi	401.02 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A M/A LOCK PREP - 161 PREP 401.03 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: N/
300.09 N/A VI SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A N/A F.B.D. F.B.D.<	401.03 N/A VII SGL. 2'-10" 6'-8" 13/8" S.C. WD PT. PT. N/A Icock PREP - 161 PREP 401.04 N/A VII SGL. 2'-10" 6'-8" 1 3/8" S.C. WD PT. PT. N/A Icock PREP - 161 PREP
301.01 20 MIN. V SGL. 3' - 0" 7' - 0" 1 3/4" S.C. STL PT. PT. YES Image: Comparison of the second	401.05 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: Constraint of the second s
301.02 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: N/A	401.06 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Inclusion Inclock Inclusion In
301.04 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A M M M LOCK PREP - 161 PREP	401.08 N/A IX PKT. 5' - 8" 6' - 8" T.B.D. T.B.D. T.B.D. N/A T.B.D.
301.05 N/A VII SGL 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A N/A Image: Constraint of the state of the	401.09 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D.<
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301.08 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. T.B.D.	401.12 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. T.B.D. PT. PT. T.B.D. T.B.D. N/A T.B.D. T.B.D. T.B.D. T.B.D. T.B.D. T.B.D. NO PREP MUST BE DONE ON SITE
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301.10 N/A IX PKT. 5'-8" 6'-8" 1.3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. <thtminitiality tabularr<="" tabularreadeft="" td="" ttabularreadeft=""><td>402.01 20 MIN. V SGL. 3 - 0 7 - 0 1 3/4 S.C. STL PT. PT.</td></thtminitiality>	402.01 20 MIN. V SGL. 3 - 0 7 - 0 1 3/4 S.C. STL PT.
301.12 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D.	402.04 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D.
301.13 N/A XIII SLD. 8' - 0" 8' - 0" 2" T.B.D.	402.05 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. <th< td=""></th<>
302.02 N/A VII SGL. 2'-10" 6'-8" 13/8" S.C. WD PT. PT. PT. N/A I N/A I DOCK PREP-161 PREP	403.01 20 MIN. V SGL. 3' - 0" 7' - 0" 1 3/4" S.C. STL PT. PT. YES Image: Comparison of the second s
302.04 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. T.B.D. T.B.D. T.B.D. NO PREP MUST BE DONE ON SITE 302.05 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. T.B.D. T.B.D. NO PREP MUST BE DONE ON SITE	403.02 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. T.B.D. T.B.D. T.B.D. Sc. WD PT. PT. N/A T.B.D. T
302.03 IXA IXA <thixa< th=""> <thixa< t<="" td=""><td>403.03 IV/A VII SGL. 2 - 10 0 - 3 13/8 S.C. WD I I. II. III. <t< td=""></t<></td></thixa<></thixa<>	403.03 IV/A VII SGL. 2 - 10 0 - 3 13/8 S.C. WD I I. II. III. III. <t< td=""></t<>
303.02 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D.	404.02 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: Constraint of the second s
303.03 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: N/A	404.03 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A N/A LOCK PREP - 161 PREP 404.04 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: N/
304.02 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A M	404.05 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A M M M M LOCK PREP - 161 PREP
304.03 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A LOCK PREP - 161 PREP 204.04 N/A N/A N/A N/A N/A LOCK PREP - 161 PREP	404.06 N/A VII SGL 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A N/A Image: Constraint of the state of the
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304.06 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: Constraint of the state of the s	404.09 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. <th< td=""></th<>
304.07 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A I I ICCK PREP - 161 PREP 304.08 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. N/A T.B.D.	404.10 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D.<
304.09 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D.	404.12 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D.
304.10 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D.<	404.13 N/A XIII SLD. 8' - 0" 8' - 0" 2" T.B.D.
304.11 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. T.B.D. N/A T.B.D.	405.01 20 MIN. V SGL. 3' - 0" 7' - 0" 1 3/4" S.C. STL PT. PT. YES Image: Constraint of the state of the st
304.13 N/A XIII SLD. 8' - 0" 8' - 0" 2" T.B.D.	405.03 N/A VII SGL. 2'-10" 6'-8" 13/8" S.C. WD PT. PT. ON N/A N/A N/A PT.
305.01 20 MIN. V SGL. 3' - 0" 7' - 0" 1 3/4" S.C. STL PT. PT. YES Image: Constraint of the state of the st	405.04 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: N/A
305.02 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A M M M LOCK PREP - 161 PREP	405.06 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A VII LOCK PREP - 161 PREP
305.04 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: Description of the second se	405.07 N/A VII SGL. 2'-10" 6'-8" 1 3/8" S.C. WD PT. PT. N/A Image:
305.05 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: N/A Image: LOCK PREP - 161 PREP 305.06 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: N/A Image: LOCK PREP - 161 PREP Image: LOCK PREP	405.08 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. <th< td=""></th<>
305.07 N/A VII SGL. 2'-10" 6'-8" 13/8" S.C. WD PT. PT. D. N/A D.	405.10 N/A IX PKT. 5' - 8" 6' - 8" T.B.D.
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305.10 N/A IX PKT. 5'-8" 6'-8" 1.3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B	405.13 N/A XIII SLD. 8'-0" 8'-0" 2" T.B.D. T
305.11 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. T.B.	406.01 20 MIN. V SGL. 3' - 0" 7' - 0" 1 3/4" S.C. STL PT. PT. YES Image: Constraint of the state of the st
305.12 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. T.B.D. N/A T.B.D.	406.02 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A I C LOCK PREP - 161 PREP 406.03 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A T.B.D. T.
306.01 20 MIN. V SGL. 3' - 0" 7' - 0" 1 3/4" S.C. STL PT. PT. YES Image: Comparison of the second s	407.01 20 MIN. V SGL. 3'-0" 7'-0" 1 3/4" S.C. STL PT. PT. PT. V YES I LATCH AND SELF CLOSING HINGES
306.02 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: N/A Image: LOCK PREP - 161 PREP 306.03 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: N/A Image: LOCK PREP - 161 PREP Image: LOCK PREP	407.02 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A M/A LOCK PREP - 161 PREP 407.03 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: N/
306.04 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: Constraint of the second s	407.03 N/A VII SGL. 2'-10" 6'-8" 13/8" S.C. WD PT. PT. N/A M M M M LOCK PREP - 161 PREP
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307.01 20 MIN. V SGL. 3'-0" 7'-0" 1 3/4" S.C. STL PT. PT. PT. C	408.01 20 MIN. V SGL. 3'-0" 7'-0" 1 3/4" S.C. STL PT. PT. C. YES C. STL PT. PT. PT. PT. YES C. STL PT. PT. PT. PT. YES C. STL PT.
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307.04 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: Constraint of the second s	408.04 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: Constraint of the state of the s
307.05 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: Control of the state of the stat	408.05 N/A VII SGL. 2'-10" 6'-8" 1 3/8" S.C. WD PT. PT. N/A Image: Constraint of the state
307.06 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A N/A LOCK PREP - 161 PREP 307.07 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A VII LOCK PREP - 161 PREP	408.06 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A N/A LOCK PREP - 161 PREP 408.07 N/A VII SGL. 2' - 10" 6' - 8" 1 3/8" S.C. WD PT. PT. N/A Image: N/
307.08 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. T.B.D.	408.08 N/A IX PKT. 5'-8" 6'-8" 13/8" T.B.D. T.B.D. PT. PT. T.B.D. T.B.D. N/A T.B.D. T.
307.09 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. <th< td=""><td>408.09 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. <th< td=""></th<></td></th<>	408.09 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. <th< td=""></th<>
307.10 N/A IX PKT. 5 - 8 6 - 8 1 3/8 T.B.D. PT. PT. T.B.D. N/A T.B.D. T.B.D. <thtminitiality initem="" initi<="" initiality="" item="" td=""><td>408.10 N/A IX PKT. 5 - 6 6 - 6 1 3/6 I.B.D. PI. I.B.D. N/A I.B.D. I.B.D. I.B.D. I.B.D. I.B.D. NO PREP MOST BE DONE ON SITE 408.11 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A I.B.D. T.B.D. NO PREP MUST BE DONE ON SITE</td></thtminitiality>	408.10 N/A IX PKT. 5 - 6 6 - 6 1 3/6 I.B.D. PI. I.B.D. N/A I.B.D. I.B.D. I.B.D. I.B.D. I.B.D. NO PREP MOST BE DONE ON SITE 408.11 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D. N/A I.B.D. T.B.D. NO PREP MUST BE DONE ON SITE
307.12 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D.	408.12 N/A IX PKT. 5' - 8" 6' - 8" 1 3/8" T.B.D. PT. PT. T.B.D.
307.13 N/A XIII SLD. 8'-0" 8'-0" 2" T.B.D. T	408.13 N/A XIII SLD. 8'-0" 8'-0" 2" T.B.D. T

CIAM

ARCHITECTS



architect's stamp

consultant

#	DATE	ISSUE RECORD
1	02.06.2023 06.04.2023	T.O.C. REFERRAL P.C. SUBMISSION

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PLAN CHECK

PROJECT ADDRESS: 12202 W. Exposition Blvd., Los Angeles, CA 90069

PROJECT TITLE: EXPOSITION RESIDENCE

AM / SJ AM / SJ CA22-05

PC/PM: AM / SJ DRAWN BY: AM / SJ JOB NO.: CA22-05 DRAWING TITLE: DOOR SCHEDULE -3RD & 4TH FLOOR

									_DOOR	SCHED	ULE - 5T	'H FLOC	R						
MARK	FIRE RATING	TYPE	MODE		HEIGHT	S M/ THICK. LEAF	TERIAL FRAME	LEAF	IISH FRAME	SET	HARDWARI	E CLOSER	JAMB	DETAILS HEAD	THR.	THR. MTRL.	LOUVER	GLAZING	REMARKS
5TH FLOO					i					1									
500.01	90 MIN.		SGL.	3' - 6"	7' - 0"	3" S.C.	STL	PT.	PT.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.					SELF CLOSING DOOR*
500.02 500.03	90 MIN. 45 MIN.	 	SGL. SGL.	3' - 6" 3' - 0"	7' - 0" 7' - 0"	3" S.C. 1 3/4" S.C.	STL H.M.	PT. PT.	PT. PT.	T.B.D.	T.B.D.	T.B.D. YES	T.B.D.	T.B.D.					SELF CLOSING DOOR* LATCH AND CLOSER*
500.03	90 MIN.	IV	T.C.	3 - 0 1' - 6"	1' - 6"	1 3/4" T.B.D		PT.	PT.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - PASSAGE, HINGED CLOSURE
500.05	90 MIN.	IV	T.C.	1' - 6"	1' - 6"	1 3/4" T.B.D		PT.	PT.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - PASSAGE, HINGED CLOSURE
500.06 500.07	180 MIN. 20 MIN.	X V	DBL. SGL.	5' - 8" 3' - 0"	7' - 0" 7' - 0"	1 3/4" H.C. 1 3/4" S.C.	H.M. STL	PT. PT.	PT. PT.	11	X	X YES	A602	A602	A602	T.B.D.			SELF CLOSING DOOR W/ PANIC HARDWARE LATCH AND SELF CLOSING HINGES
500.08	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8" S.C.	WD	PT.	PT.			N/A							
501.01 501.02	20 MIN. N/A	V	SGL. SGL.	3' - 0" 2' - 10"	7' - 0" 6' - 8"	1 3/4" S.C. 1 3/8" S.C.	STL WD	PT. PT.	PT. PT.			YES N/A							LATCH AND SELF CLOSING HINGES LOCK PREP - 161 PREP
501.03	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8" S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
501.04 501.05	N/A N/A	VII	SGL. SGL.	2' - 10" 2' - 10"	6' - 8" 6' - 8"	1 3/8" S.C. 1 3/8" S.C.	WD WD	PT. PT.	PT. PT.			N/A N/A							LOCK PREP - 161 PREP LOCK PREP - 161 PREP
501.06	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8" S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
501.07 501.08	N/A N/A	VII IX	SGL. PKT.	2' - 10" 5' - 8"	6' - 8" 6' - 8"	1 3/8" S.C. 1 3/8" T.B.D	WD T.B.D.	PT. PT.	PT. PT.	T.B.D.	T.B.D.	N/A N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.		LOCK PREP - 161 PREP NO PREP MUST BE DONE ON SITE
501.09	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8" T.B.D	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
501.10 501.11	N/A N/A	IX IX	PKT. PKT.	5' - 8" 5' - 8"	6' - 8" 6' - 8"	1 3/8" T.B.D 1 3/8" T.B.D		PT. PT.	PT. PT.	T.B.D. T.B.D.	T.B.D. T.B.D.	N/A N/A	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	NO PREP MUST BE DONE ON SITE NO PREP MUST BE DONE ON SITE
501.12	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8" T.B.D	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
501.13 502.01	N/A 20 MIN.	XIII V	SLD. SGL.	8' - 0" 3' - 0"	8' - 0" 7' - 0"	2" T.B.D 1 3/4" S.C.	T.B.D.	T.B.D. PT.	T.B.D. PT.	T.B.D.	T.B.D.	T.B.D. YES	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NONE LATCH AND SELF CLOSING HINGES
502.01	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/4 S.C. 1 3/8" S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
502.03	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8" S.C.	WD	PT.	PT.	TDD	TDD	N/A	TDD	TDD	TDD	TDD	TDD		
502.04 502.05	N/A N/A	IX IX	PKT. PKT.	5' - 8" 5' - 8"	6' - 8" 6' - 8"	1 3/8" T.B.D 1 3/8" T.B.D	T.B.D.	PT. PT.	PT. PT.	T.B.D. T.B.D.	T.B.D. T.B.D.	N/A N/A	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.		NO PREP MUST BE DONE ON SITE NO PREP MUST BE DONE ON SITE
503.01	20 MIN.	V	SGL.	3' - 0"	7' - 0"	1 3/4" S.C.	STL	PT.	PT.			YES							LATCH AND SELF CLOSING HINGES
503.02 503.03	N/A N/A	IX VII	PKT. SGL.	5' - 8" 2' - 10"	6' - 8" 6' - 8"	1 3/8" T.B.D 1 3/8" S.C.	T.B.D. WD	PT. PT.	PT. PT.	T.B.D.	T.B.D.	N/A N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE LOCK PREP - 161 PREP
504.01	20 MIN.	V	SGL.	3' - 0"	7' - 0"	1 3/4" S.C.	STL	PT.	PT.			YES							LATCH AND SELF CLOSING HINGES
504.02 504.03	N/A N/A	VII	SGL.	2' - 10" 2' - 10"	6' - 8" 6' - 8"	1 3/8" S.C. 1 3/8" S.C.	WD WD	PT. PT.	PT. PT.			N/A N/A							LOCK PREP - 161 PREP LOCK PREP - 161 PREP
504.04	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8" S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
504.05 504.06	N/A N/A	VII	SGL.	2' - 10" 2' - 10"	6' - 8" 6' - 8"	1 3/8" S.C. 1 3/8" S.C.	WD WD	PT. PT.	PT. PT.			N/A N/A							LOCK PREP - 161 PREP LOCK PREP - 161 PREP
504.00	N/A N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8" S.C.	WD	PT.	PT.			N/A N/A							LOCK PREP - 161 PREP
504.08	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8" T.B.D		PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
504.09 504.10	N/A N/A	IX IX	PKT. PKT.	5' - 8" 5' - 8"	6' - 8" 6' - 8"	1 3/8" T.B.D 1 3/8" T.B.D		PT. PT.	PT. PT.	T.B.D. T.B.D.	T.B.D. T.B.D.	N/A N/A	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	NO PREP MUST BE DONE ON SITE NO PREP MUST BE DONE ON SITE
504.11	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8" T.B.D		PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
504.12 504.13	N/A N/A	IX XIII	PKT. SLD.	5' - 8" 8' - 0"	6' - 8" 8' - 0"	1 3/8" T.B.D 2" T.B.D		PT. T.B.D.	PT. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	N/A T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	NO PREP MUST BE DONE ON SITE NONE
505.01	20 MIN.	V	SGL.	3' - 0"	7' - 0"	1 3/4" S.C.	STL	PT.	PT.			YES							LATCH AND SELF CLOSING HINGES
505.02 505.03	N/A N/A	VII	SGL. SGL.	2' - 10" 2' - 10"	6' - 8" 6' - 8"	1 3/8" S.C. 1 3/8" S.C.	WD WD	PT. PT.	PT. PT.			N/A N/A							LOCK PREP - 161 PREP LOCK PREP - 161 PREP
505.04	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8" S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
505.05 505.06	N/A N/A	VII	SGL. SGL.	2' - 10" 2' - 10"	6' - 8" 6' - 8"	1 3/8" S.C. 1 3/8" S.C.	WD WD	PT. PT.	PT. PT.			N/A N/A							LOCK PREP - 161 PREP LOCK PREP - 161 PREP
505.07	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8" S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
505.08 505.09	N/A N/A	IX IX	PKT. PKT.	5' - 8" 5' - 8"	6' - 8" 6' - 8"	1 3/8" T.B.D 1 3/8" T.B.D		PT. PT.	PT. PT.	T.B.D. T.B.D.	T.B.D. T.B.D.	N/A N/A	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	NO PREP MUST BE DONE ON SITE NO PREP MUST BE DONE ON SITE
505.10	N/A N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8" T.B.D		PT.	PT.	T.B.D.	T.B.D.	N/A N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.		NO PREP MUST BE DONE ON SITE
505.11	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8" T.B.D		PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
505.12 505.13	N/A N/A	IX XIII	PKT. SLD.	5' - 8" 8' - 0"	6' - 8" 8' - 0"	1 3/8" T.B.D 2" T.B.D	T.B.D.	PT. T.B.D.	PT. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	N/A T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	NO PREP MUST BE DONE ON SITE NONE
506.01	20 MIN.	V	SGL.	3' - 0"	7' - 0"	1 3/4" S.C.	STL	PT.	PT.			YES							LATCH AND SELF CLOSING HINGES
506.02 506.03	N/A N/A	VII IX	SGL. PKT.	2' - 10" 5' - 8"	6' - 8" 6' - 8"	1 3/8" S.C. 1 3/8" T.B.D	WD T.B.D.	PT. PT.	PT. PT.	T.B.D.	T.B.D.	N/A N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - 161 PREP NO PREP MUST BE DONE ON SITE
507.01	20 MIN.	V	SGL.	3' - 0"	7' - 0"	1 3/4" S.C.	STL	PT.	PT.			YES							LATCH AND SELF CLOSING HINGES
507.02 507.03	N/A N/A	VII	SGL. SGL.	2' - 10" 2' - 10"	6' - 8" 6' - 8"	1 3/8" S.C. 1 3/8" S.C.	WD WD	PT. PT.	PT. PT.			N/A N/A							LOCK PREP - 161 PREP LOCK PREP - 161 PREP
507.04	N/A N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8" S.C.	WD	PT.	PT.			N/A N/A							LOCK PREP - 161 PREP
507.05 507.06	N/A N/A	IX VII	PKT. SGL.	5' - 8" 2' - 10"	6' - 8" 6' - 8"	1 3/8" T.B.D 1 3/8" S.C.	T.B.D.	PT. PT.	PT. PT.	T.B.D.	T.B.D.	N/A N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE LOCK PREP - 161 PREP
507.06	T.B.D.	XV	SGL. SLD.	2' - 10" 6' - 6"	8' - 8"	2" T.B.D		T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NONE
508.01	20 MIN.	V	SGL.	3' - 0"	7' - 0"	1 3/4" S.C.	STL	PT.	PT.			YES							LATCH AND SELF CLOSING HINGES
508.02 508.03	N/A N/A	VII VII	SGL. SGL.	2' - 10" 2' - 10"	6' - 8" 6' - 8"	1 3/8" S.C. 1 3/8" S.C.	WD WD	PT. PT.	PT. PT.			N/A N/A							LOCK PREP - 161 PREP LOCK PREP - 161 PREP
508.04	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8" S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
508.05 508.06	N/A N/A	VII	SGL.	2' - 10" 2' - 10"	6' - 8" 6' - 8"	1 3/8" S.C. 1 3/8" S.C.	WD WD	PT. PT.	PT. PT.			N/A N/A							LOCK PREP - 161 PREP LOCK PREP - 161 PREP
508.07	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8" S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
508.08 508.09	N/A N/A	IX IX	PKT. PKT.	5' - 8" 5' - 8"	6' - 8" 6' - 8"	1 3/8" T.B.D 1 3/8" T.B.D		PT. PT.	PT. PT.	T.B.D. T.B.D.	T.B.D. T.B.D.	N/A N/A	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.		NO PREP MUST BE DONE ON SITE NO PREP MUST BE DONE ON SITE
508.09	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8" T.B.D	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
508.11 508.12	N/A N/A	IX IX	PKT. PKT.	5' - 8" 5' - 8"	6' - 8" 6' - 8"	1 3/8" T.B.D 1 3/8" T.B.D		PT. PT.	PT. PT.	T.B.D. T.B.D.	T.B.D. T.B.D.	N/A N/A	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	NO PREP MUST BE DONE ON SITE NO PREP MUST BE DONE ON SITE
508.12 508.13	N/A N/A	XIII	SLD.	8' - 0"	8' - 0"	2" T.B.D		T.B.D.	T.B.D.	T.B.D.	T.B.D. T.B.D.	T.B.D.	T.B.D. T.B.D.	T.B.D.	T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	T.B.D. T.B.D.	NONE

										_DOOR	SCHED	ULE - 6T	TH FLOOI	F						
	FIRE			DIN	MENSIONS	5	MATE	RIAL	FIN	IISH		HARDWAR	E		DETAILS		THR.			
MARK	RATING	TYPE	MODE	WIDTH	HEIGHT	THICK.	LEAF	FRAME	LEAF	FRAME	SET	PANIC	CLOSER	JAMB	HEAD	THR.	MTRL.	LOUVER	GLAZING	REMARKS
h floc)R																			
00.01	90 MIN.		SGL.	3' - 6"	7' - 0"	3"	S.C.	STL	PT.	PT.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.					SELF CLOSING DOOR*
0.02	90 MIN.	II	SGL.	3' - 6"	7' - 0"	3"	S.C.	STL	PT.	PT.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.					SELF CLOSING DOOR*
0.03	45 MIN.		SGL.	3' - 0"	7' - 0"	1 3/4"	S.C.	H.M.	PT.	PT.			YES							LATCH AND CLOSER*
0.04	90 MIN.	IV	T.C.	1' - 6"	1' - 6"	1 3/4"	T.B.D.	H.M.	PT.	PT.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - PASSAGE, HINGED CLOSURE
0.05	90 MIN.	IV	T.C.	1' - 6"	1' - 6"	1 3/4"	T.B.D.	H.M.	PT.	PT.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - PASSAGE, HINGED CLOSURE
0.06	20 MIN.	V	SGL.	3' - 0"	7' - 0"	1 3/4"	S.C.	STL	PT.	PT.			YES							LATCH AND SELF CLOSING HINGES
80.00	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
)1.01	20 MIN.	V	SGL.	3' - 0"	7' - 0"	1 3/4"	S.C.	STL	PT.	PT.			YES							LATCH AND SELF CLOSING HINGES
01.02	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
01.03	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
01.04	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
01.05	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
01.06	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.		NO PREP MUST BE DONE ON SITE
01.07	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.		NO PREP MUST BE DONE ON SITE
02.01	20 MIN.	V	SGL.	3' - 0"	7' - 0"	1 3/4"	S.C.	STL	PT.	PT.			YES							LATCH AND SELF CLOSING HINGES
)2.02	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
02.03	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
02.04	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
)2.05	T.B.D.	XIV	SLD.	6' - 0"	7' - 4"	2"	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NONE
03.01	20 MIN.	V	SGL.	3' - 0"	7' - 0"	1 3/4"	S.C.	STL	PT.	PT.			YES							LATCH AND SELF CLOSING HINGES
03.02	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
03.03	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
03.04	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
03.05	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
03.06	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
03.07	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
03.08	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
03.09	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
03.10	N/A	XIII	SLD.	8' - 0"	8' - 0"	2"	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NONE
03.11	T.B.D.	XIV	SLD.	6' - 0"	7' - 4"	2"	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NONE
03.12	T.B.D.	XIV	SLD.	6' - 0"	7' - 4"	2"	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NONE
04.01	20 MIN.	V	SGL.	3' - 0"	7' - 0"	1 3/4"	S.C.	STL	PT.	PT.			YES							LATCH AND SELF CLOSING HINGES
04.02	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
04.03	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
04.04	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
04.05	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"		T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
04.06	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
04.07	T.B.D.	XV	SLD.	6' - 6"	8' - 0"	2"		T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NONE
05.01	20 MIN.	V	SGL.	3' - 0"	7' - 0"	1 3/4"		STL	PT.	PT.			YES							LATCH AND SELF CLOSING HINGES
05.02	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
05.03	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
)5.04	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
)5.05	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
05.06	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							
05.07	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"		WD	PT.	PT.			N/A		T D D	T C C	-			LOCK PREP - 161 PREP
05.08	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.		NO PREP MUST BE DONE ON SITE
05.09	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"		T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.		NO PREP MUST BE DONE ON SITE
)5.10	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"		T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.		NO PREP MUST BE DONE ON SITE
05.11	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"		T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.		NO PREP MUST BE DONE ON SITE
05.12	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"		T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.		NO PREP MUST BE DONE ON SITE
5.13	N/A	XIII	SLD.	8' - 0"	8' - 0"	2"	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NONE

CIAM

ARCHITECTS



architect's stamp

consultant

#	DATE	ISSUE RECORD
1	06.04.2023	P.C. SUBMISSION
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PLAN CHECK

PROJECT ADDRESS: 12202 W. Exposition Blvd., Los Angeles, CA 90069

PROJECT TITLE: EXPOSITION RESIDENCE

AM / SJ AM / SJ CA22-05

PC/PM: AM / SJ DRAWN BY: AM / SJ JOB NO.: CA22-05 DRAWING TITLE: DOOR SCHEDULE -5TH & 6TH FLOOR

_DOOR SCHEDULE - 7TH FLOOR																				
MARK	FIRE	TYPE	MODE		IMENSION			ERIAL		IISH		HARDWARI			DETAILS		THR.	LOUVER	GLAZING	REMARKS
	RATING			WIDTH	HEIGHT	THICK.	LEAF	FRAME	LEAF	FRAME	SET	PANIC	CLOSER	JAMB	HEAD	THR.	MTRL.			
TH FLOC	T T											1			1					
601.08	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
601.09 601.10	N/A N/A	VII	SGL. SGL.	2' - 10" 2' - 10"	6' - 8" 6' - 8"	1 3/8" 1 3/8"	S.C. S.C.	WD WD	PT. PT.	PT. PT.			N/A N/A							LOCK PREP - 161 PREP LOCK PREP - 161 PREP
601.10	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
601.12	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.	T.D.D.	1.0.0.	N/A N/A	1.0.0.	T.D.D.	1.0.0.	1.0.0.	1.0.0.	1.0.0.	LOCK PREP - 161 PREP
601.13	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
601.14	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
601.15	20 MIN.	V	SGL.	3' - 0"	7' - 0"	1 3/4"	S.C.	STL	PT.	PT.			YES							LATCH AND SELF CLOSING HINGES
700.01	90 MIN.		SGL.	3' - 6"	7' - 0"	3"	S.C.	STL	PT.	PT.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.					SELF CLOSING DOOR*
700.02	90 MIN.		SGL.	3' - 6"	7' - 0"	3"	S.C.	STL	PT.	PT.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.					SELF CLOSING DOOR*
700.03	45 MIN.		SGL.	3' - 0"	7' - 0"	1 3/4"	S.C.	H.M.	PT.	PT.			YES							LATCH AND CLOSER*
700.04	90 MIN.	IV	T.C.	1' - 6"	1' - 6"	1 3/4"	T.B.D.	H.M.	PT.	PT.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - PASSAGE, HINGED CLOSUR
700.05	90 MIN.	IV	T.C.	1' - 6"	1' - 6"	1 3/4"	T.B.D.	H.M.	PT.	PT.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	LOCK PREP - PASSAGE, HINGED CLOSUR
701.01	20 MIN.	V	SGL.	3' - 0"	7' - 0"	1 3/4"	S.C.	STL	PT.	PT.			YES							LATCH AND SELF CLOSING HINGES
701.02	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
701.03	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
701.04	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
701.05	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
701.06	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
701.07	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
702.01	20 MIN.	V	SGL.	3' - 0"	7' - 0"	1 3/4"	S.C.	STL	PT.	PT.	1.0.0.	1.0.0.	YES	1.0.0.	1.0.0.	1.0.0.	1.8.8.	1.0.0.	1.0.0.	LATCH AND SELF CLOSING HINGES
702.02	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
702.02	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
702.04	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
702.05	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
702.06	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
702.07	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
702.08	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
702.09	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
702.10	N/A	XIII	SLD.	8' - 0"	8' - 0"	2"	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NONE
703.01	20 MIN.	V	SGL.	3' - 0"	7' - 0"	1 3/4"	S.C.	STL	PT.	PT.			YES							LATCH AND SELF CLOSING HINGES
703.02	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
703.03	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
704.01	20 MIN.	V	SGL.	3' - 0"	7' - 0"	1 3/4"	S.C.	STL	PT.	PT.			YES							LATCH AND SELF CLOSING HINGES
704.02	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
704.03	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
704.04	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
704.05	N/A	VII	SGL.	2' - 10"		1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
704.06	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
704.07	T.B.D.	XV	SLD.	6' - 6"	8' - 0"	2"	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NONE
705.01	20 MIN.	V	SGL.	3' - 0"	7' - 0"		S.C.	STL	PT.	PT.			YES							LATCH AND SELF CLOSING HINGES
705.02	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
705.03	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
705.04	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
705.05	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
705.06	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
705.07	N/A	VII	SGL.	2' - 10"	6' - 8"	1 3/8"	S.C.	WD	PT.	PT.			N/A							LOCK PREP - 161 PREP
705.08	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
705.09	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
705.10	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
705.11	N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
705.11	N/A N/A	IX	PKT.	5' - 8"	6' - 8"	1 3/8"	T.B.D.	T.B.D.	PT.	PT.	T.B.D.	T.B.D.	N/A N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	NO PREP MUST BE DONE ON SITE
705.12	N/A N/A	XIII	SLD.	<u> </u>	8' - 0"	10/0	T.B.D. T.B.D.	T.B.D.	1 1.	T.B.D.			1 1/7	. ט. ט.	. ט.ט. ו	. ט.ט. ו		1.0.0.	. ט. ט. ו	

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architect's stamp

consultant

1 06.04.2023 P.C. SUBMISSION	
Image:	
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The architectural designs, concepts, arrangements, and plans illustrated in these drawings and specifications are the exclusive intellectual property and are subject to copyright protection, held by the ARCHITECT. Unauthorized usage by any other party for any purpose is strictly prohibited without obtaining prior written consent. In instances of conflicting measurements, written dimensions shall hold superior authority and shall require on-site verification. Any discrepancies in dimensions must be brought to the attention of the ARCHITECT before initiating any work.

PLAN CHECK

PROJECT ADDRESS: 12202 W. Exposition Blvd., Los Angeles, CA 90069

PROJECT TITLE: EXPOSITION RESIDENCE

PC/PM: DRAWN BY: JOB NO.: DRAWING TITLE:

AM / SJ AM / SJ CA22-05

DOOR SCHEDULE -7TH FLOOR



EMERGENCY ESCAPE (PER CBC 1030.2)	REMARKS



ARCHITECTS



architect's stamp



#	DATE	ISSUE RECORD
1	02.06.2023	T.O.C. REFERRAL
2	06.04.2023	P.C. SUBMISSION
-		
	<u> </u>	<u> </u>

The architectural designs, concepts, arrangements, and plans illustrated in these drawings and specifications are the exclusive intellectual property and are subject to copyright protection, held by the ARCHITECT. Unauthorized usage by any other party for any purpose is strictly prohibited without obtaining prior written consent. In instances of conflicting measurements, written dimensions shall hold superior authority and shall require on-site verification. Any discrepancies in dimensions must be brought to the attention of the ARCHITECT before initiating any work.

PLAN CHECK

PROJECT ADDRESS: 12202 W. Exposition Blvd., Los Angeles, CA 90069

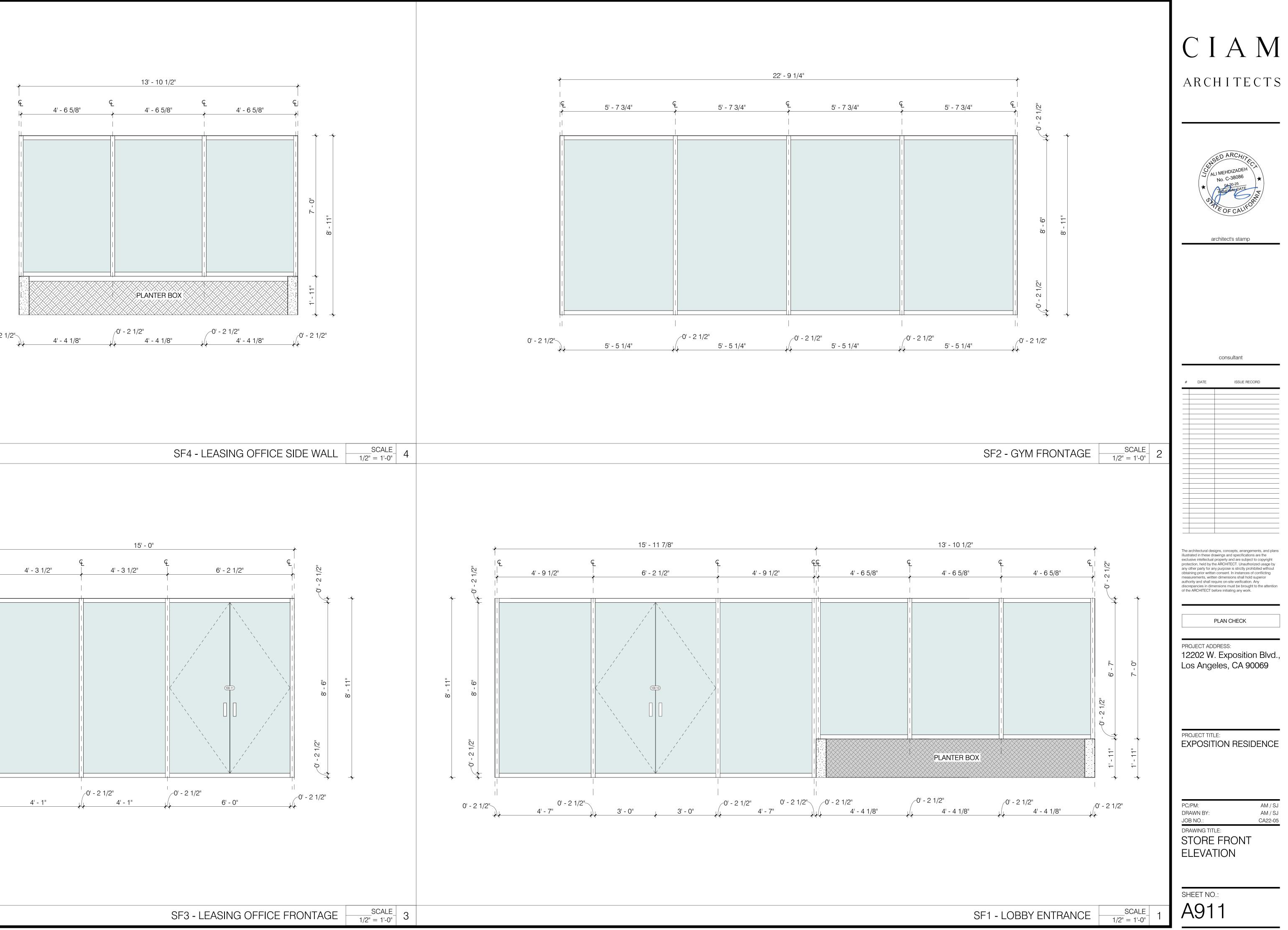
PROJECT TITLE: EXPOSITION RESIDENCE

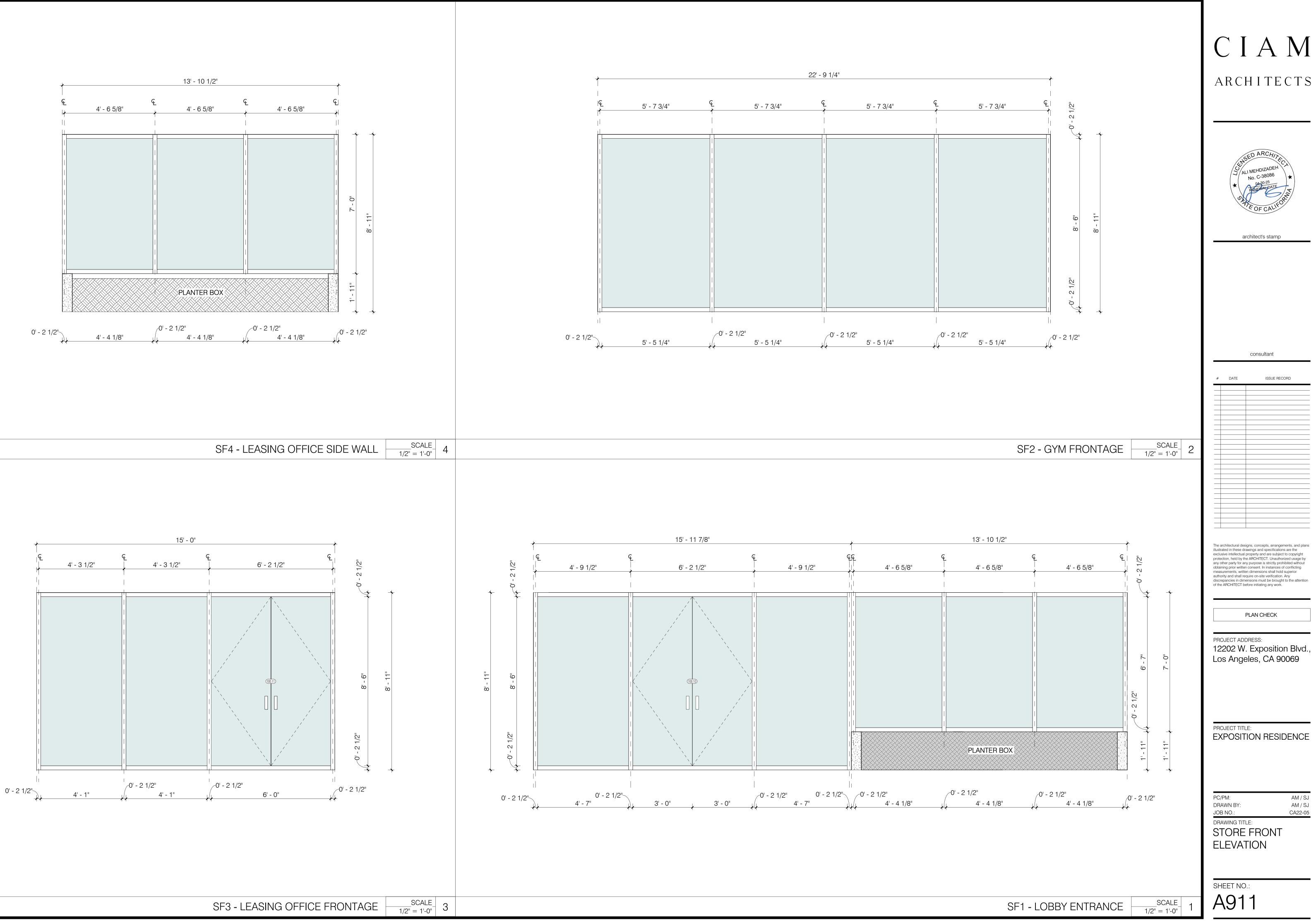
AM / SJ PC/PM: AM / SJ DRAWN BY: JOB NO.: CA22-05 DRAWING TITLE: WINDOW SCHEDULE

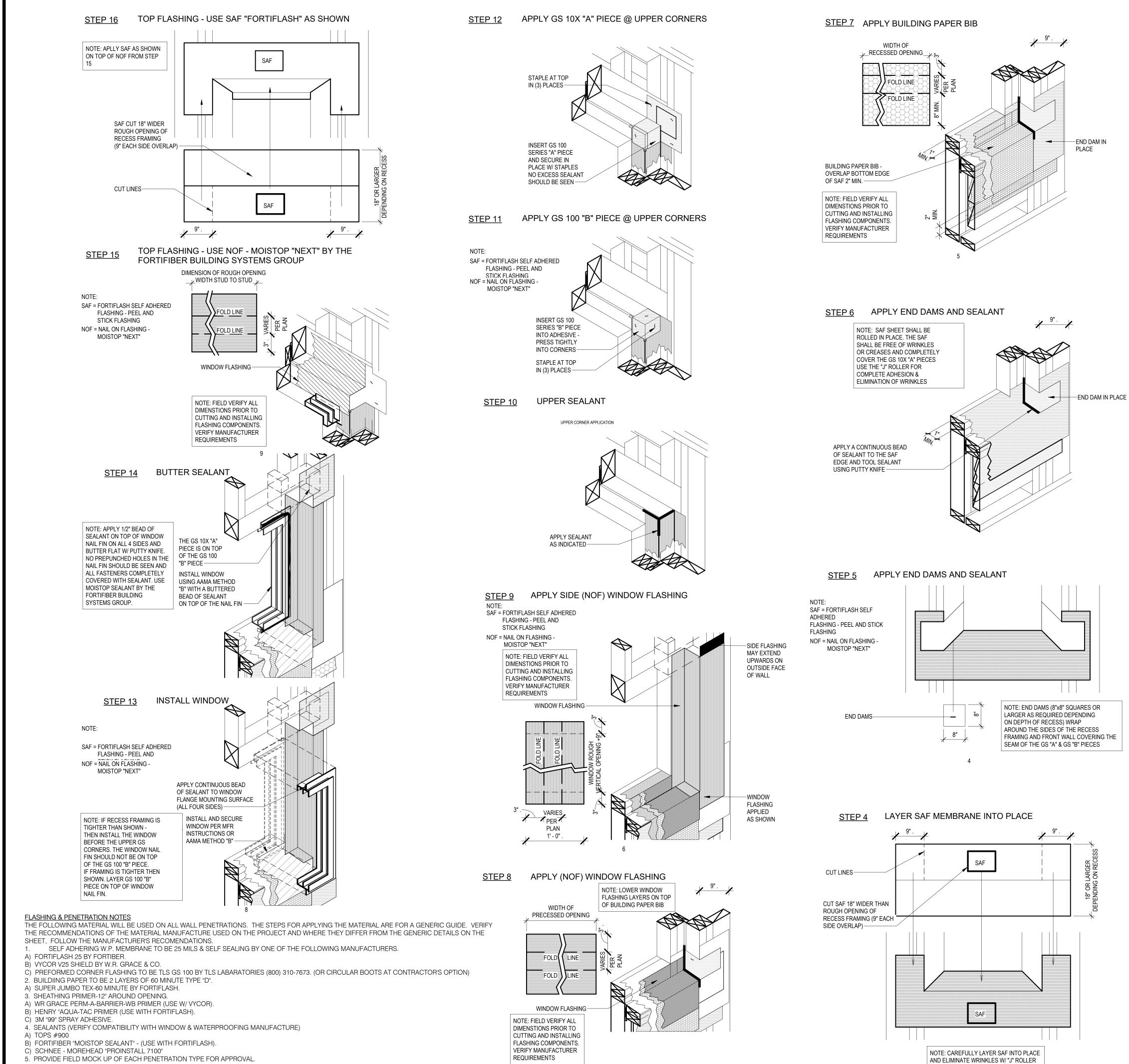
WINDOW TYPES

_____SCALE_ 1/2" = 1'-0"

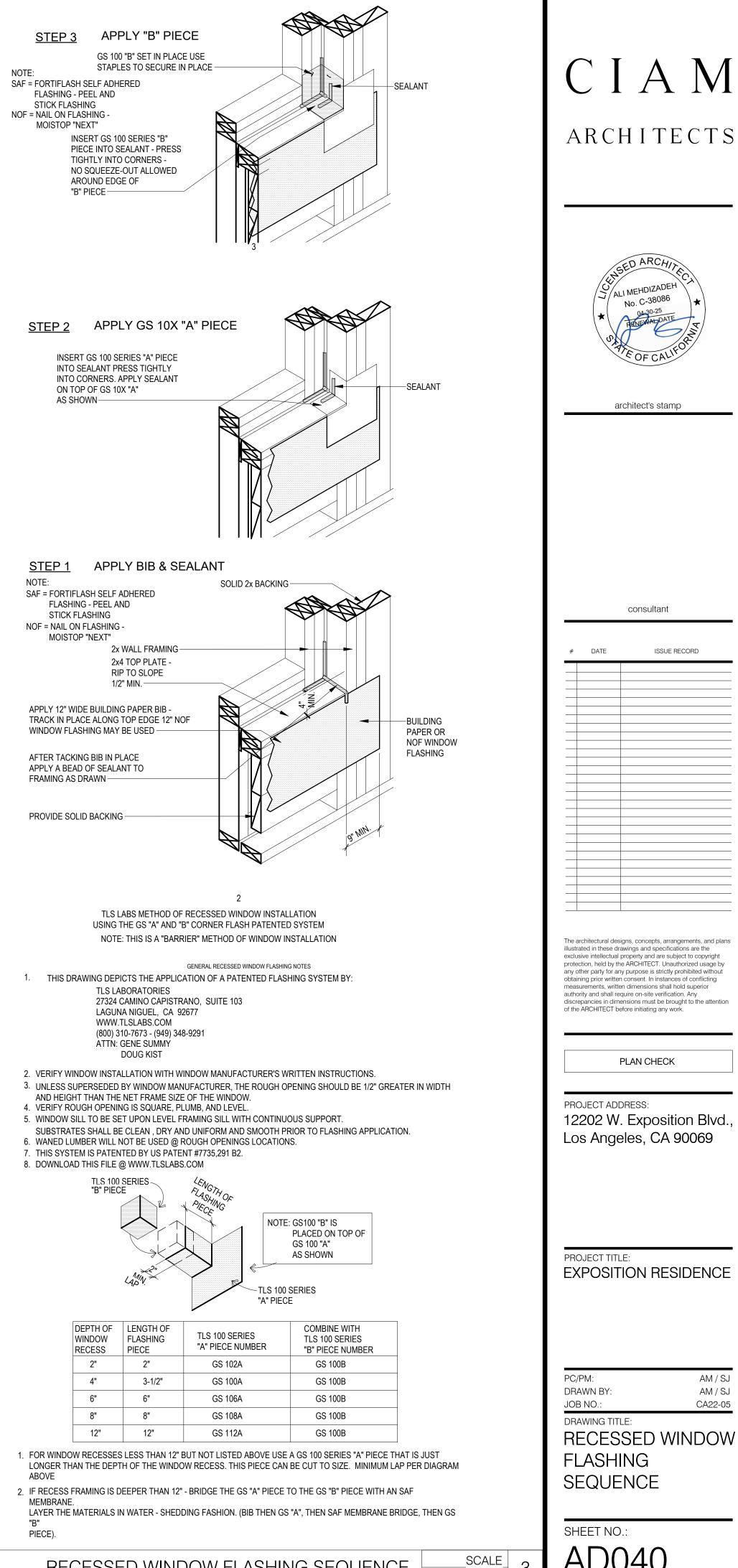
A910







- 5. PROVIDE FIELD MOCK UP OF EACH PENETRATION TYPE FOR APPROVAL.



RECESSED WINDOW FLASHING SEQUENCE

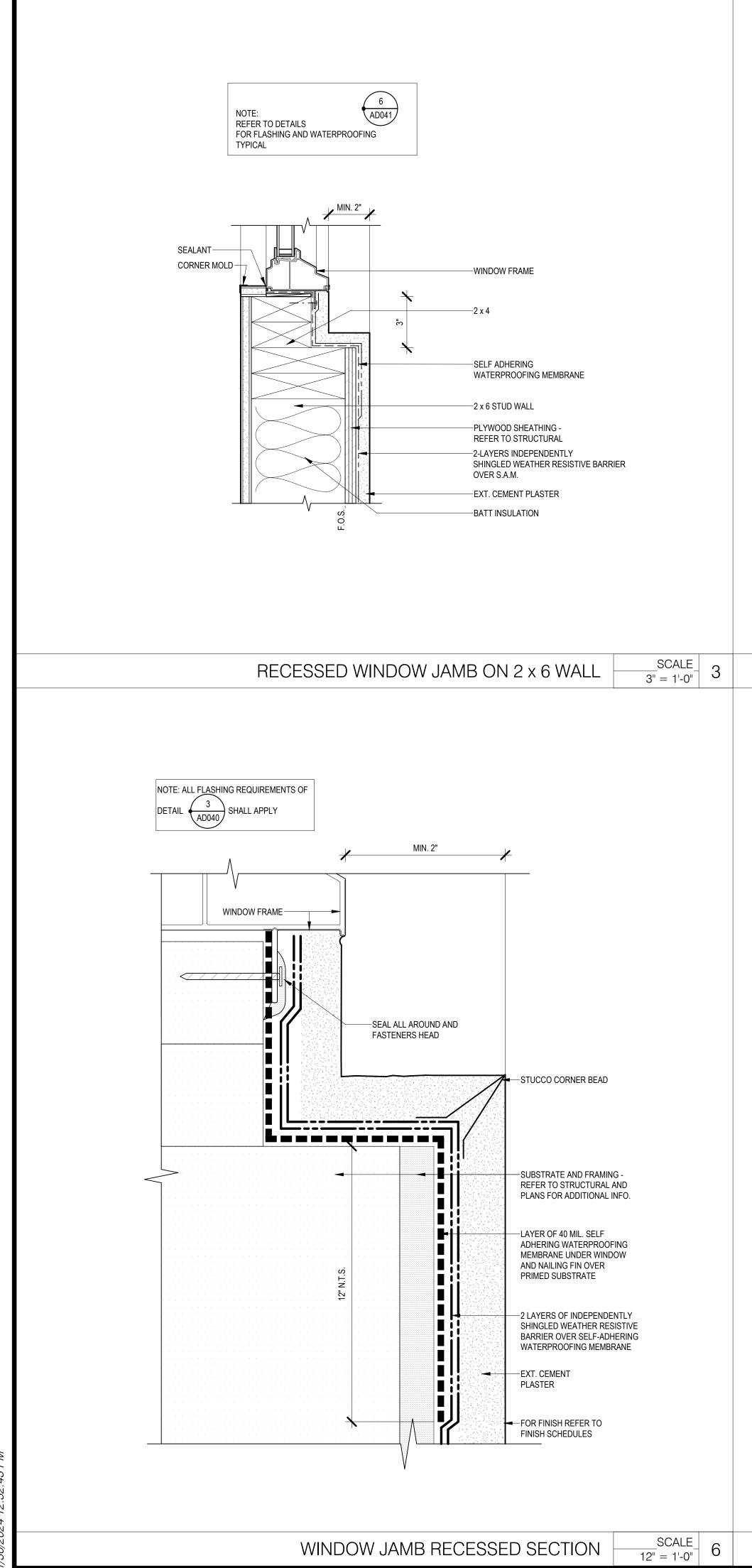
1" = 1'-0"

AD040

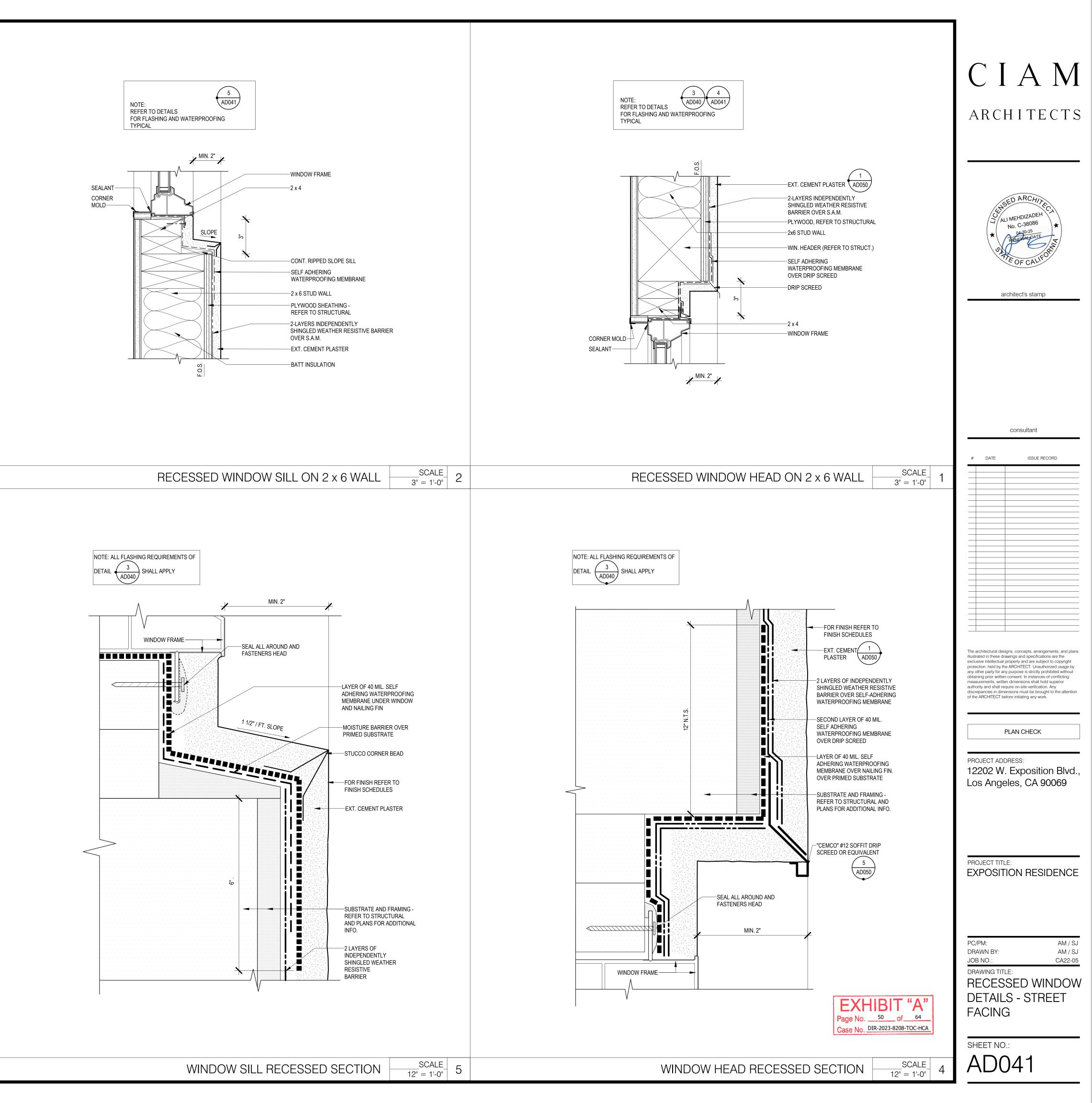
AM / SJ

AM / SJ

CA22-05



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LEGEND						
SYMBOL	CALLOUT	ITEM	MANUFACTURER	COMMENTS	COLOR/FINISH	DETAIL
•		EXISTING TREE - TO REMAIN				
(\mathbf{x})		EXISTING TREE - REMOVE				
<		NEW TREE				
	PA	PLANTING AREA		SEE PLANTING SHEETS	твр	
	PL	LID PLANTER		SEE CIVIL PLANS	твр	SEE DETAIL #/L200
PD	-	PLANTER DRAIN				SEE DETAIL #/L200
	PT	VARIOUS POTS	TBD		TBD	
	P1	PAVER	TBD		твр	SEE DETAIL #/L200
	P2	PEDESTAL PAVER	TBD		TBD	SEE DETAIL #/L200
	P3	TOP CAST #3	TBD	P.I.P. CONCRETE	TBD	SEE DETAIL #/L200
	P4	PERMEABLE PAVING	TBD	TBD	TBD	SEE DETAIL #/L200
	PL1	CUSTOM BUILT IN PLANTER		42" CMU PLANTER - STUCCO FINISH	TBD	SEE DETAIL 2/L200
	PL2	CUSTOM BUILT IN PLANTER		30" CMU PLANTER	TBD	SEE DETAIL 2/L200
	PL3	CUSTOM BUILT IN PLANTER		42" RAISED METAL PLANTER	TBD	SEE DETAIL 1/L200
	PL4	CUSTOM BUILT IN PLANTER		24" CMU PLANTER	TBD	SEE DETAIL 2/L200
	PL5	CUSTOM BUILT IN PLANTER		30" RAISED METAL PLANTER	TBD	SEE DETAIL 1/L200
	A1	OUTDOOR KITCHEN	TBD		TBD	SEE DETAIL #/L200
	F1	FURNITURE		PER OWNER		

HARDSCAPE SOLAR REFLECTANCE						
1ST FLOORSR VALUEQUANTITY IN SFSR VALUE ABOVE .30						
BROOM FINISH CONCRETE	.35	0	0			
CONCRETE TOPPING SLAB	.41	0	0			
TOP CAST #3 CONCRETE	NA	0	0			
NATURAL STONE PAVER	NA	0	0			
ROOF DECK						
TBD	.54	0	0			
	TOTAL	0	0			
PERCENTAGE OF HARDS	CAPE WITH SRI VA	ALUE ABOVE .30	###			

__% OF THE OUTDOOR HARDSCAPE AREA HAS AN SR VALUE ABOVE .30 WHICH MEETS THE REQUIRED 50% AND IS THEREFORE IN COMPLIANCE.

SEE MANUFACTURER DATA SHEETS (THIS SHEET) FOR SR VALUES.

LANDSCAPE REQUIREMENTS

OPEN SPACE

OPEN SPACE PROVIDED PER ARCHITECT	5,638 SF
REQUIRED LANDSCAPE AREA - 25% OF OPEN SPACE	1,409 SF
LANDSCAPED AREA PROVIDED	5,042 SF
TREES	
1 TREE PER FOUR UNITS.	45 UNITS = 12 TREES
TREES PROVIDED	12

CITY OF LOS AN **GUIDELINES** "C

SQUARE FOOTAGE FOR PROJECT

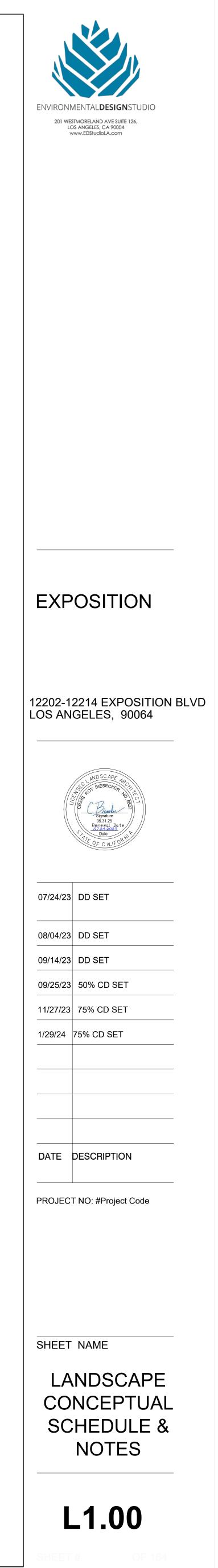
FEATURE/TECHNIQUE **1 POINT PER LINEAR FOO** CONTINUOUSLY PLANTED

	ANDSCAPE ORD SCAPE POINT SY	_
67,396	POINTS REQUIRED PER ORDINANCE PLUS 10% PER CONDITIONS OF APPROVAL	33
	SITE WORK	POINTS
DT D PARKWAY	251 LF	251
	TOTAL	251

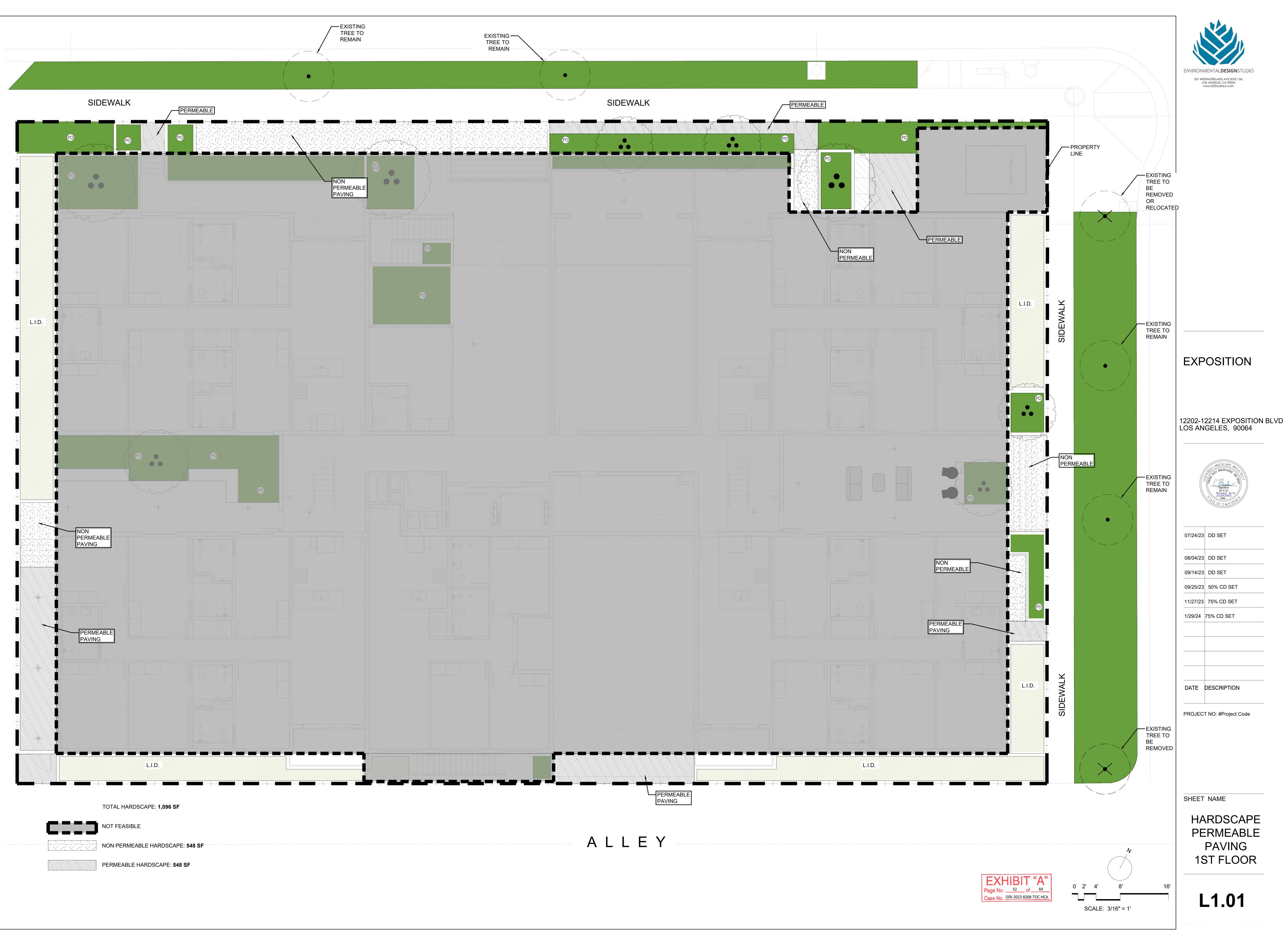


SHEET INDEX

L1.00	LANDSCAPE CONCEPTUAL SCHEDULE & NOTES
L1.01	HARDSCAPE PERMEABLE PAVING 1ST FLOOR
L1.10	LANDSCAPE CONCEPTUAL 1ST FLOOR
L1.60	LANDSCAPE CONCEPTUAL 6TH FLOOR
L2.00	CONSTRUCTION DETAILS
L3.00	IRRIGATION SCHEDULE AND NOTES
L3.01	IRRIGATION SCHEDULE AND NOTES
L3.10	IRRIGATION PLAN 1ST FLOOR
L3.60	IRRIGATION PLAN 6TH FLOOR
L5.00	PLANTING SCHEDULE AND NOTES
L5.10	PLANTING PLAN 1ST FLOOR
L5.60	PLANTING PLAN 6TH FLOOR
L7.10	LIGHTING PLAN 1ST FLOOR
L7.60	LIGHTING PLAN 6TH FLOOR

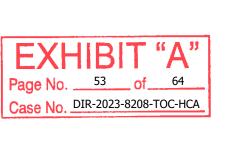


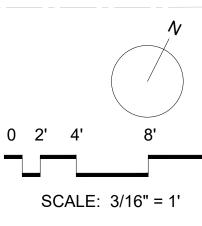


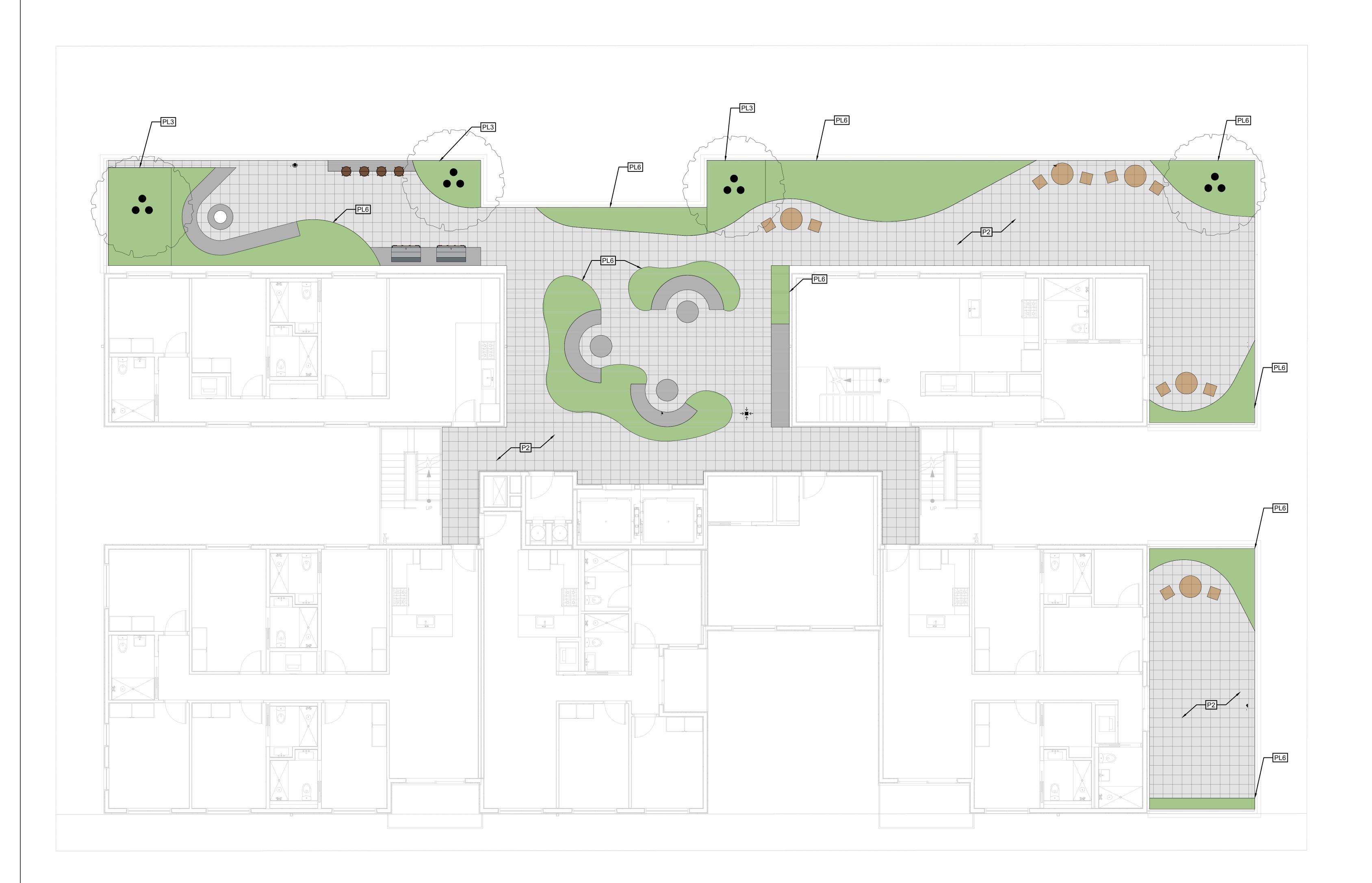


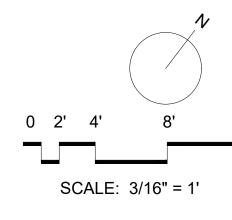


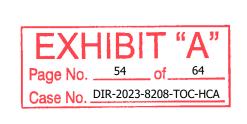








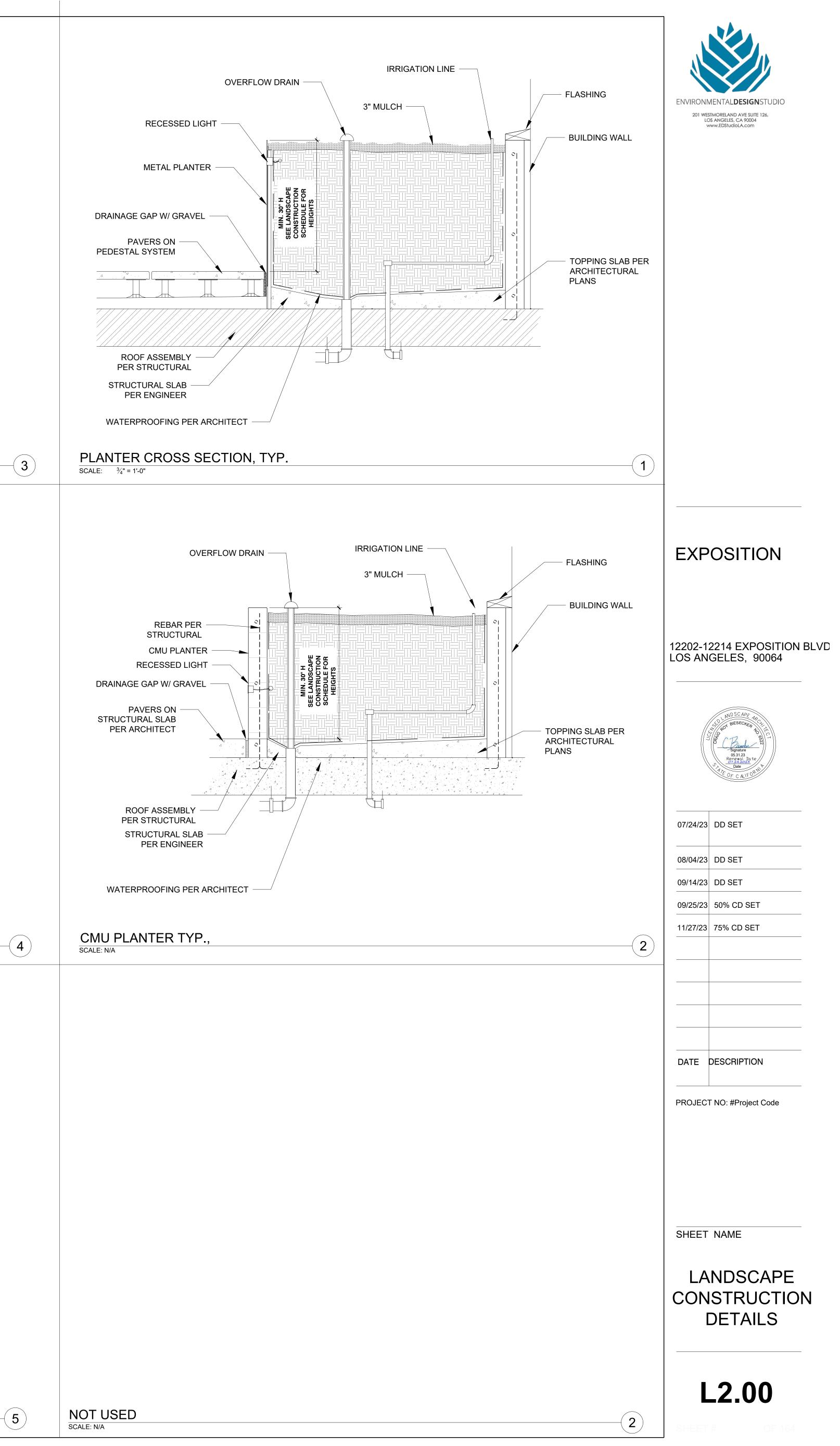




ENVIRONMENTAL**DESIGN**STUDIO 201 WESTMORELAND AVE SUITE 126, LOS ANGELES, CA 90004 www.EDStudioLA.com EXPOSITION 12202-12214 EXPOSITION BLVD LOS ANGELES, 90064 07/24/23 DD SET 08/04/23 DD SET 09/14/23 DD SET 09/25/23 50% CD SET 11/27/23 75% CD SET _____ 1/29/24 75% CD SET -----DATE DESCRIPTION PROJECT NO: #Project Code SHEET NAME LANDSCAPE CONCEPTUAL PLAN 6TH FLOOR 16' L1.60

NOT USED SCALE: N/A

NOT USED SCALE: N/A



*50.1 IS THE EVAPOTRANSPIRATION RATE FOR LOS ANGELES, CALIFORNIA.			LES, CALIFORNIA.	ETo	ETo X .62	LA	ETAF	ETAF X LA	SLA	(1-ETAF)SLA	MAWA (GAL/YR)
(SOURCE: MWELO (SEE PARAGRAPH BELOW FOR EXPLANATION)			50.1	31.06	5,042	0.55	2,773	0	0.00	86,138
				TOTAL ESTIN	IATED TOTAL WAT	ER USE (ETWU)		I			
HYDROZONE	IRRIGATION TYPE	(ETo)	(ETo)(.62)	PF (PLANT FACTOR)	IE (IRRIGATION EFFICIENCY)	ETAF=(PF/IE)	HA (LANDSCAPE AREA SF)	ETAF*HA	SLA	[(ETAF*HA) + SLA)]	ETWU (GAL/YR)
EXPOSITION PARKWAY PLANTING	DRIP	50.1	31.1	0.2	.81	.25	667	165	0	165	5,116
AMHERST PARKWAY PLANTING	DRIP	50.1	31.1	0.2	.81	.25	995	246	0	246	7,631
FRONTYARD AT GRADE PLANTING - EXPOSITION	DRIP AND BUBBLERS	50.1	31.1	0.4	.81	.49	319	158	0	158	4,893
FRONTYARD RAISED PLANTER - EXPOSITION	DRIP AND BUBBLERS	50.1	31.1	0.4	.81	.49	494	244	0	244	7,578
INTERIOR PLANTERS	DRIP	50.1	31.1	0.4	.81	.49	375	185	0	185	5,752
SIDEYARD LID PLANTER	DRIP	50.1	31.1	0.6	.81	.74	314	233	0	233	7,225
BACKYARD ALLEY LID PLANTERS	DRIP	50.1	31.1	0.6	.81	.74	404	299	0	299	9,296
AMHERST LID PLANTERS	DRIP	50.1	31.1	0.6	.81	.74	257	190	0	190	5,913
AMHERST PLANTERS	DRIP	50.1	31.1	0.4	.81	.49	127	63	0	63	1,948
ROOF PLANTERS	DRIP AND BUBBLERS	50.1	31.1	0.4	.81	.49	1,090	538	0	538	16,720
							5,042	2,320			72,072
							(A)	(B)			
					SITEWID	E ETAF				ETWU TOTAL	72,072
					TOTAL ETAF X AREA	В	2320			MAWA	86,138
					TOTAL AREA	A	5042				
					SITEWIDE ETAF		0.46				

WATER BUDGET CALCULATION

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (ETo) (0.62) {(ETAF X LA) + (1-ETAF X SLA)} = (50.1)(0.62) (0.55 X 5,042) + (.45 X 0) = 86,138 GALLONS PER YEAR

WHERE: ETo = REVERENCE EVAPOTRANSPIRATION FOR LOS ANGELES = 50.1 INCHES/YEAR 0.62 = CONVERSION FACTOR (ACRE INCHES TO GALLONS PER SQUARE FOOT) LA = LANDSCAPED AREA IN SQUARE FEET (SEE TABLE) SLA = SPECIAL LANDSCAPED AREA = 0 ETAF = .55 FOR RESIDENTIAL AREAS

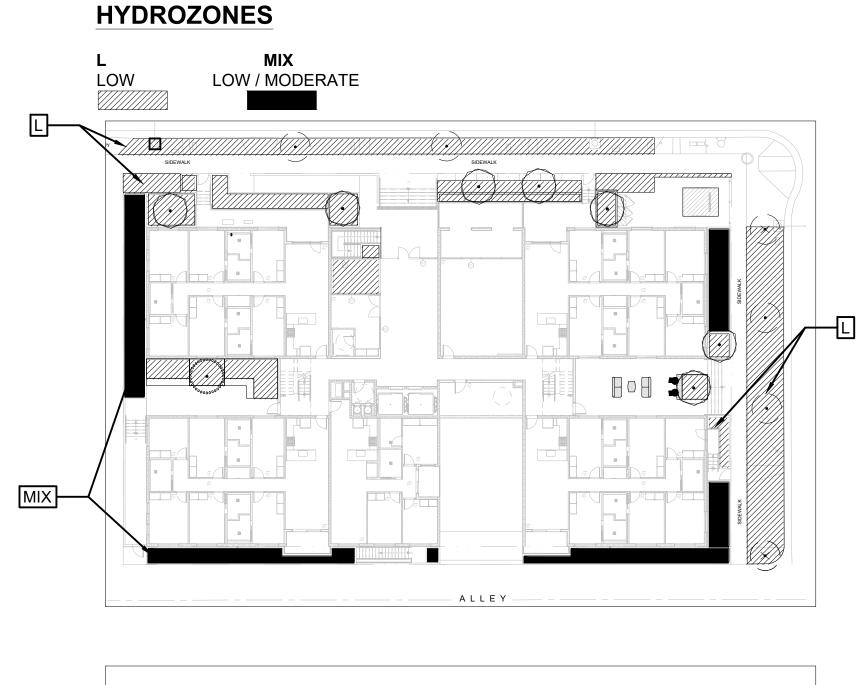
ESTIMATED TOTAL WATER USE (ETWU) ETWU = (ETo*0.62)(ETAF*LA) = 72, 072 GALLONS PER YEAR WHERE: ETo = REVERENCE EVAPOTRANSPIRATION FOR LOS ANGELES = 50.1 INCHES/YEAR 0.62 = CONVERSION FACTOR (ACRE INCHES TO GALLONS PER SQUARE FOOT) LA = LANDSCAPED AREA IN SQUARE FEET (SEE TABLE) ETAF = PLANT FACTOR/IRRIGATION EFFICIENCY IE= IRRIGATION EFFICIENCY: SPRAY IRRIGATION = .75 DRIP IRRIGATION = .81

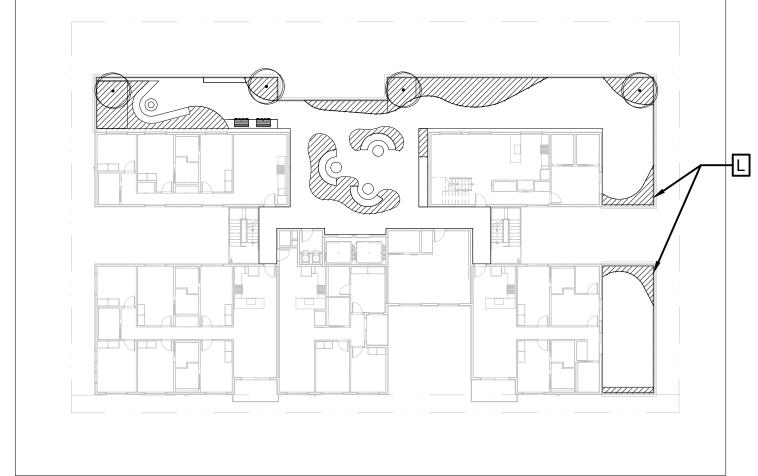
THE ESTIMATED TOTAL WATER USE (ETWU) FOR THE PROJECT IS 72,072 GALLONS PER YEAR IS LESS THAN MAXIMUM APPLIED WATER ALLOWANCE OF 86,138 GALLONS PER YEAR, THEREFORE THE WATER BUDGET IS IN COMPLIANCE.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

C. Diescher

SEPT 25, 2023





STAN .	950,815,550	184	200 mil		
VII.					25
OE			19X/_		
-		10.00	399 -		
DEP/	ARTME	NT OF B	UILDING	G AND S	AFETY

LANDSCAPE CERTIFICATION 2017 Los Angeles Green Building Code (This form is required at final inspection)

LANDSCAPING



Sectio	n A: Landscape Designer	
	use calculations for this project calculations comply with the re Documentation Package is com Interior T.I., no landscape work	the State of California to perform landscape design services; the landscape design and water were prepared by me or under my supervision; the landscape design and water use equirements of the Model Water Efficient Landscape Ordinance, and the Landscape uplete; OR c performed (do not complete sections B or C below); OR e Model Water Efficient Landscape Ordinance (do not complete sections B or C below). LANDSCAPE
Name: _	CRAIG BIESECKER	Relationship to Project: ARCHITECT
Compan	y Name (if applicable):	ENVIRONMENTAL DESIGN STUDIO State License # (if applicable):
Signatur	re:_ Diesecher	Date:SEPT 20, 2023
	n B: Landscape Installer	
	project was installed by me or usubstantial conformance with the Model Water Efficient Landsca irrigation controllers; (d) the Controllers (d) the Controllers (d) the Controllers (d) the Controllers (d) the Control	by the State of California to provide landscape design services; the landscape project for this under my supervision; (b) the landscaping for the identified property has been installed in he approved Landscape Documentation Package and complies with the requirements of the ape Ordinance; (c) a diagram of the irrigation plan showing hydrozones is kept with the ertificate of Completion has been completed in compliance with the requirements of the Model linance and shall be implemented.
Name: _		Relation to Project:
Compan	y Name (if applicable):	State License # (if applicable):
Signatur	e:	Date:
Section	n C: Owner/Representati	ve
	Landscape Documentation Pac	owner or an authorized representative and have received copies of all the documents within the kage and the Certificate of Completion and that it is my responsibility to see that the project is the Landscape and Irrigation Maintenance Schedule.
Signatu	re:	Date:
Īrri Irri 550	gation Guidelines in the State of gation Consultants. Personal pr 0.1, 5615, 5641, 5641.1, 5641.2	rovider: The following individuals are authorized to provide services required by the f California: Landscape Architects, Landscape Contractors, Landscape Designers and operty owners may design and sign plans for work on any property they own. (Sections 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, lifornia Code of Regulations, and Section 6721 of the Food and Agricultural Code.)
		s with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will ual access to its programs, services and activities.

(Rev. 01/17/17)

Page 1 of 1

www.ladbs.org

PRESSURE LOSS CALCULATIONS						
"HIGHEST	T DEMAND" VA	LVE	(10.9 GPM)			
POTABLE V	VATER PRESSU	JRE	83 H / 68 LOW			
ITEM	QUANTITY		PSI LOSS/100' OF PIPE	PSI LOSS	TOTAL PSI LOSS	
LANDSCAPE WATER METER	1			.2	0.2	
BACKFLOW PREVENTER	1			12	12.0	
MASTER VALVE 1 $\frac{1}{2}$ "	1			0	0.0	
1" CONTROL VALVE @ 10.9 gpm	1			3.00	3.0	
1" SCHEDULE 40 PVC	120	LF	.10		0.1	
³ / ₄ " LATERAL LINE	240	LF	3.45		8.3	
	TOTAL PIPE	E / E(QUIPMENT LOSS		8.4	
ADDITIONAL 10% OF PIPE LOSS FOR ALL PIPE LINE FITTINGS					0.8	
ELEVATION CHANGE	120	FT		.433/FT.	52.0	
TOTAL PRESSURE LOSS					84.8	
RESIDU	AL PRESSURE	CAL	CULATION			
LOWEST STATIC PRESSURE (LESS 10% 61.2) - TOTAL PRESSURE LOSS					-23.6	
DRIP SYSTEM OPERATING PRESSURE	1			30	30.0	
TOTAL RESIDUAL P	RESSURE	F	OR VALVE 7		-53.6	
BOO	OSTER PU	MP	REQUIRED		YES	

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EXPOSITION
12202-12214 EXPOSITION BLVD LOS ANGELES, 90064
07/24/23 DD SET 08/04/23 DD SET 09/14/23 DD SET 09/25/23 50% CD SET 11/27/23 75% CD SET 1/29/24 75% CD SET
DATE DESCRIPTION PROJECT NO: #Project Code
SHEET NAME IRRIGATION SCHEDULE & NOTES
L3.00

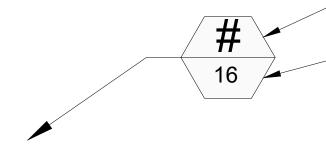
IRRIGATION SCHEDULE						
SYMBOL	ITEM	MANUFACTURER	DESCRIPTION	SIZE	DETAIL	
POC	POINT OF CONNECTION		POINT OF CONNECTION TO CITY MAIN LINE			
Μ	LANDSCAPE WATER METER		PER CIVIL PLANS			
BFP	BACK FLOW PREVENTER		PER CIVIL PLANS			
MV	MASTER VALVE	SUPERIOR	3300 NORMALLY OPEN MASTER VALVE.	LINE SIZE	SEE DETAIL 2/L4.0	
FS	FLOW METER	HUNTER	HC-100-FLOW 1" FLOW METER	1"		
BP	BOOSTER PUMP					
Ň	GATE VALVE	NIBCO	T-113 BRASS GATE VALVE	LINE SIZE	SEE DETAIL 3/L4.0	
C	CONTROLLER	RAINBIRD	ESP12LXMEF: 12 STATION CONTROLLER WITH, FLO-SMART MODULE, AND ET-LXM WEATHER BASED ET MANAGER MODULE AND RAIN SHUT-OFF. MOUNT IN PANEL AT GROUND LEVEL, IN WALL MOUNTED ENCLOSURE . ROUTE VALVE CONTROL WIRES IN SCHEDULE 40 PVC SLEEVE, ROUTE FOLLOWS MAIN LINE ROUTING.		SEE DETAIL 9/L4.0	
	CONTROL VALVE	RAINBIRD	100-DVF FLOW CONTROL MODEL	1"	SEE DETAIL 3/4.1	
\bullet	DRIP VALVE KIT	RAINBIRD	DRIP VALVE. "RAINBIRD" XCZ - 100-PRB - COM 1" COMMERCIAL WIDE FLOW CONTROL VALVE KIT. SEE VALVE LEGEND FOR FLOW RATES.		SEE DETAIL 6/L4.0	
	MAINLINE		SCHEDULE 40 PVC, WITH SCHEDULE 80 FITTINGS. ROUTE 18" DEEP IN PLANTERS WHERE POSSIBLE.	PER PLAN	SEE DETAIL 1/L4.0	
	LATERAL LINE		SCHEDULE 40 PVC. ROUTE 12" DEEP IN PLANTERS WHERE POSSIBLE.	PER PLAN	SEE DETAIL 1/L4.0	
	DRIP LINE	RAINBIRD	XFS-CV-09-12-500, O.9 GPH EMITTERS, 12" EMITTER SPACING. (1.5 GPM PER 100 FEET). INSTALL AT 12" O.C. TYPICAL FOR SHRUBS AND GROUND COVER. SEE IRRIGATION NOTES AND MANUFACTURER INSTRUCTIONS.		SEE DETAIL #/L40	
F	FLUSH VALVE	NETAFIM	MANUAL FLUSH VALVE, INSTALLED IN PLANTING AREA IN PLASTIC BOX. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.		SEE DETAIL 7/L4.0	
í	INDICATOR	RAINBIRD	OPERIND - DRIP SYSTEM OPERATION POP-UP VISUAL INDICATOR KIT(OPERIND X17500). INSTALL PER MANUFACTURER'S STANDARDS.		SEE DETAIL #/L40	
\bigotimes	TREE BUBBLER	RAINBIRD	RWS-M-B-C-1402 MINI ROOT WATERING SYSTEM	0.5 GPM	SEE DETAIL 8/L4.0	
	QUICK COUPLER	RAINBIRD				
HB	HOSE BIB		HOSE BIB CONNECTED TO DOMESTIC POTABLE WATER PER PLUMBING PLANS			
1 <u>1</u> "	PIPE SIZE					
*	SLAB PENETRATION		MAIN OR LATERAL LINES TO GO THROUGH PODIUM. SEE PLUMBING AND STRUCTURAL			

	VALVE LEGEND						
VALVE	PRODUCT	AREA	<u>GPM</u>	<u>VALVE</u> <u>SIZE</u>	HYDROZONE	ZONE PRESSURE REQUIREMENT	PRECIP. RATE
1	RAINBIRD XCZ-100-PRBR	EXPOSITION PARKWAY PLANTING	6.7	1 1/4"	LOW	40 psi	.96 IN/HR
2	RAINBIRD XCZ-100-PRBR	FRONTYARD AT GRADE PLANTING- EXPOSITION	3.2	1 1/4"	LOW	40psi	.96 IN/HR
3	RAINBIRD XCZ-100-PRBR	FRONTYARD PLANTERS	4.9	1 1/4"	LOW	40psi	.96 IN/HR
4	RAINBIRD XCZ-100-PRBR	AMHERST LID PLANTERS	2.6	1 "	LOW/ MODERATE	40psi	.96 IN/HR
5	RAINBIRD XCZ-100-PRBR	AMHERST PARKWAY PLANTING	10	1"	LOW	40psi	.96 IN/HR
6	RAINBIRD XCZ-100-PRBR	AMHERST RAISED TREE PLANTERS	1.3	1"	LOW	40psi	.96 IN/HR
7	RAINBIRD XCZ-100-PRBR	ROOF PLANTERS	10.9	3/4"	LOW	40psi	.96 IN/HR
8	RAINBIRD XCZ-100-PRBR	INTERIOR PLANTERS	3.8	1"	LOW	40psi	.96 IN/HR
9	RAINBIRD XCZ-100-PRBR	SIDEYARD LID PLANTER	3.1	1"	LOW/ MODERATE	40psi	.96 IN/HR
10	ALLEY LID PLANTERS	INTERIOR PLANTERS	4	1"	LOW/ MODERATE	40psi	.96 IN/HR

IRRIGATION NOTES

- EXISTING SYSTEM PRIOR TO CONSTRUCTION.
- THE DESIGNED SYSTEM.
- THESE DRAWINGS. BUILDING.
- AND APPROVAL OF THE DRIPPER LINE SYSTEM.
- CONSTRUCTION.
- SPECIFICATIONS.
- AND REGULATIONS.

VALVE CALLOUT KEY



1. THIS PLAN CONNECTS TO AN EXISTING OPERABLE IRRIGATION SYSTEM. CONTRACTOR TO FIELD VERIFY THE

2. FOR THE PURPOSE OF LEGIBILITY, SOME IRRIGATION VALVES AND LINES ARE SHOWN OUTSIDE PLANTED AREAS. ALL VALVES ARE TO BE LOCATED WITHIN PLANTERS AND WHENEVER POSSIBLE, LINES ARE TO BE ROUTED INSIDE (WITHIN 6" OF) THE EDGE OF THE PLANTED AREAS.

3. THIS IRRIGATION DESIGN PLAN IS DIAGRAMMATIC, AND THE LAYOUT MAY NOT BE PRECISE. THE CONTRACTOR IS RESPONSIBLE FOR MINOR CHANGES IN LINE ROUTING. 4. EXISTING STATIC PRESSURE PER CALIFORNIA WATER DISTRICT IS 73 HIGH 62 LOW PSI. THE CONTRACTOR IS

TO PROVIDE MEASURED STATIC WATER PRESSURE INFORMATION FROM FIELD TESTING AT THE PROJECT POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT FOR VERIFICATION AND POSSIBLE MODIFICATION OF 5. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE

RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES. 6. AS-BUILT DRAWINGS SHALL BE MAINTAINED ON SITE AT ALL TIMES. AS-BUILT DRAWINGS SHALL BE UPDATED ON A DAILY BASIS DURING SYSTEM INSTALLATION. NO SITE REVIEWS ARE TO BE CONDUCTED WITHOUT

7. AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOESN'T SPRAY ON THE

8. DRIPPER LINE INSTALLATION PROCEDURE: FOLLOWING INSTALLATION AND COMPACTION OF SOIL IN PLANTERS, INSTALL ALL PLANT MATERIAL OF 1 GAL. SIZE AND LARGER PER THE PLANTING PLAN. LAY DRIPPER LINES ON SOIL SURFACE STARTING WITH LINES 2" FROM PLANTER EDGES, AND ON-CENTER ROW SPACING PER THE PLAN AND THE IRRIGATION LEGEND. SECURE THE LINES WITH GALVANIZED STEEL TIE-DOWN STAKES AT 4' INTERVALS AND CHANGES IN DIRECTION. USE BLANK TUBING AROUND OBSTACLES IN PLANTERS. SUPPLY AND EXHAUST HEADERS TO BE 3/4" SCHEDULE 40 PVC. LATERAL LINES CONNECTING SYSTEMS ARE TO BE 6" MIN. DEEP IN PLANTERS. SPREAD PLANTER MULCH TOP DRESSING THROUGHOUT PER THE PLANTING NOTES. GROUND COVERS TO BE INSTALLED FOLLOWING MULCH PLACEMENT. PLANT MATERIAL WILL REQUIRE HAND WATERING UNTIL COMPLETION OF THE ABOVE OPERATIONS AND TESTING

9. ALL PIPING UNDER PAVEMENT SHALL BE SLEEVED IN PVC SLEEVES 2X LARGER THAN THAT PIPE SIZE. 10. SALVAGED SITE EQUIPMENT IN OPERABLE CONDITION SHALL BE DELIVERED TO OWNER REPRESENTATIVE. 11. REMOTE CONTROL VALVES NOT AFFECTED BY DEMOLITION SHALL REMAIN OPERATIONAL DURING

12. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS. 13. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION DETAILS AND

14. A LAMINATED DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES WHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

15. ALL LANDSCAPING AND IRRIGATION SYSTEMS MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS 16. A CERTIFICATE OF COMPLETION (FORM GRN 12) SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE

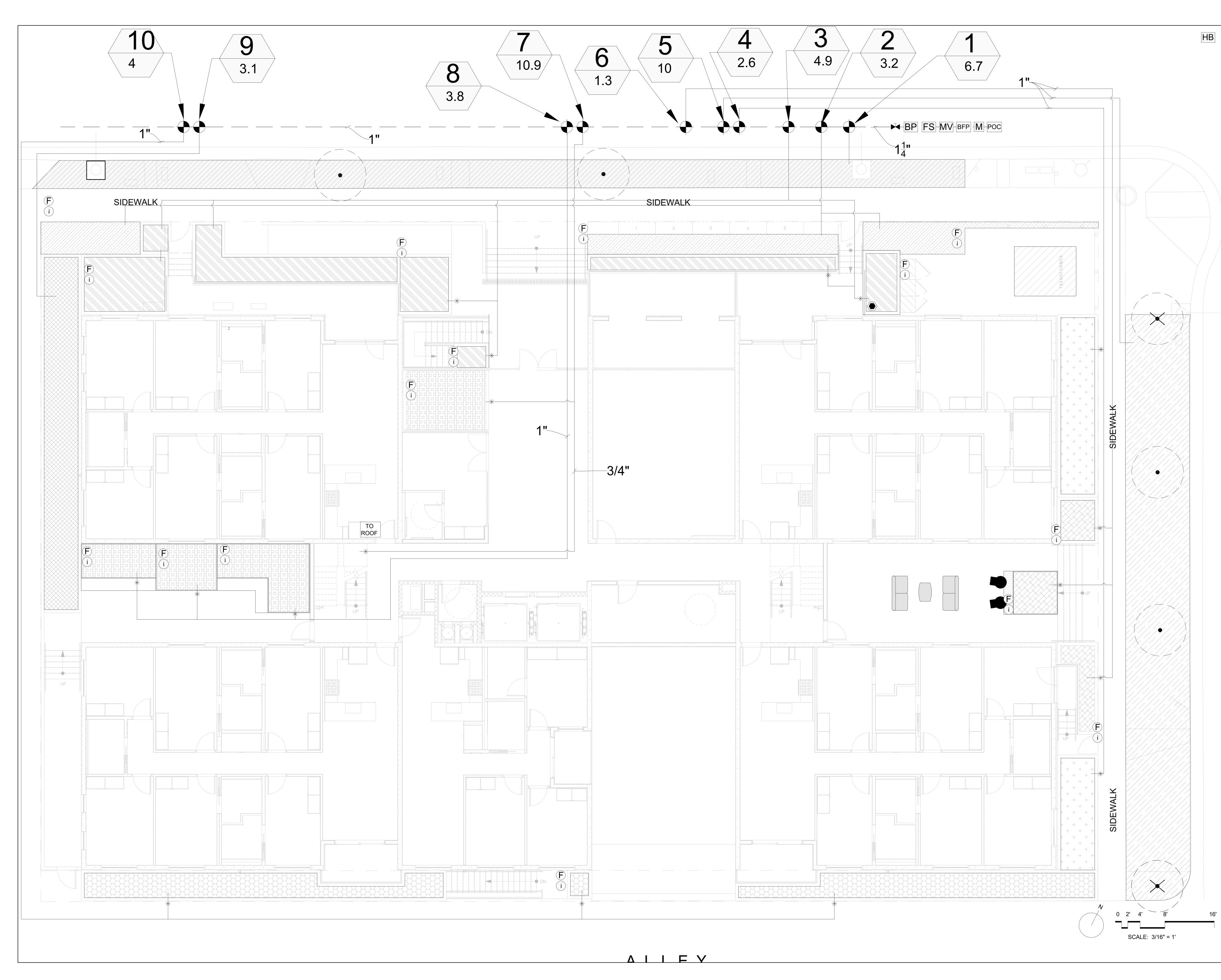
DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT PRIOR TO FINAL INSPECTION APPROVAL. 17. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

18. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

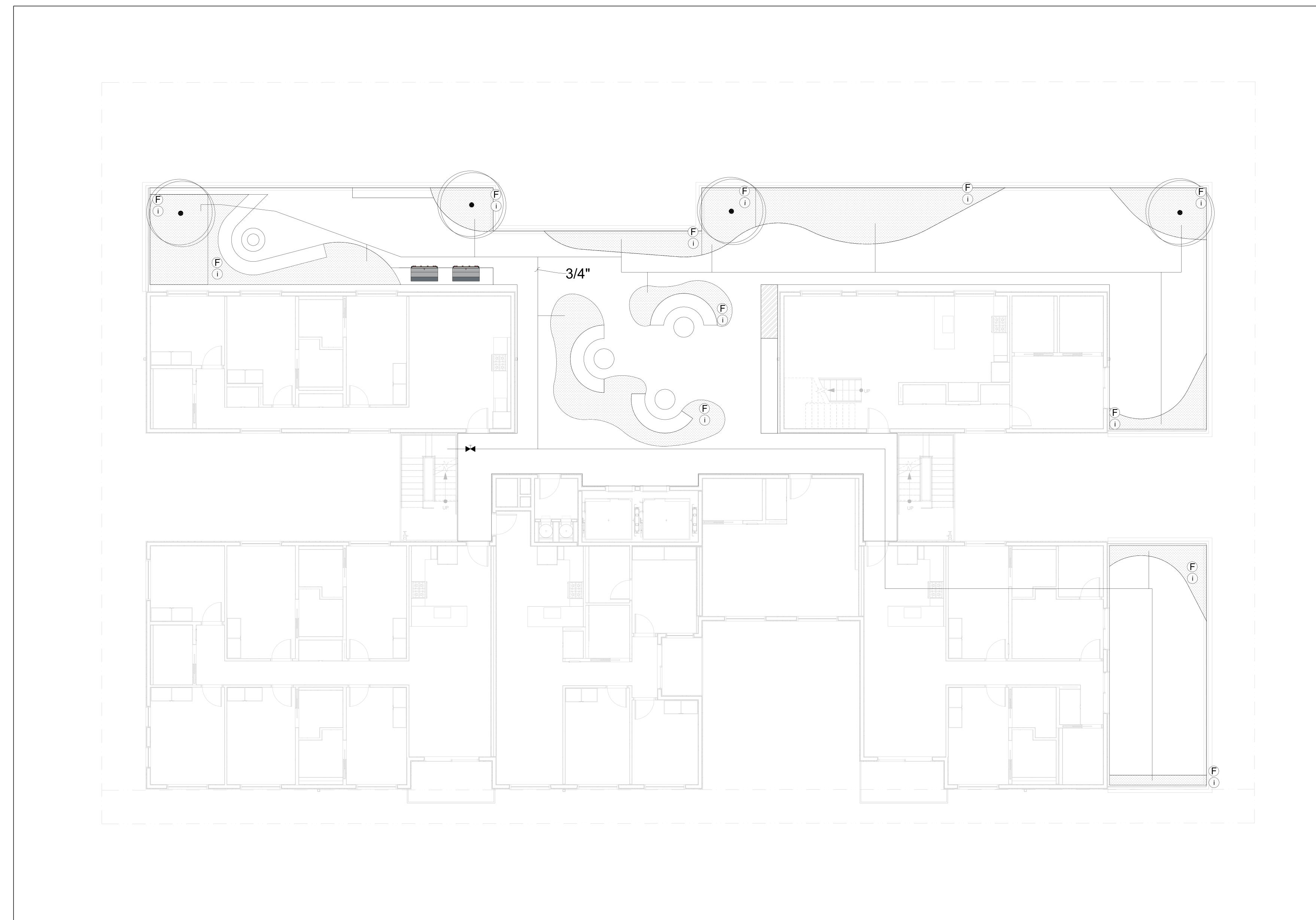
- VALVE NUMBER

- GALLONS PER MINUTE

ENVIRONMENTAL DESIGN STUDIO	
LOS ANGELES, CA 90004 www.EDStudioLA.com	
EXPOSITION	
12202-12214 EXPOSITION BLVD LOS ANGELES,90064	•
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08/04/23 DD SET	
09/14/23 DD SET	
09/25/23 50% CD SET	
11/27/23 75% CD SET 1/29/24 75% CD SET	
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PROJECT NO: #Project Code	
SHEET NAME	
IRRIGATION	
SCHEDULE & NOTES	
L3.01	



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L3.10



 N
 0
 2'
 4'
 8'
 16'

 SCALE:
 3/16" = 1'

201 WES	MENTAL DESIGN STUDIO
	SS ANGELES, CA 90004 www.EDStudioLA.com
EXP	OSITION
	2214 EXPOSITION BLVD GELES, 90064
	AND SC APE ARCALLER
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	75% CD SET
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PROJEC ⁻	T NO: #Project Code
SHEET	
	RIGATION PLAN
6 I	TH FLOOR
	_3.60

PLANT SCHEDULE						
SYMBOL	QTY BOTANICAL NAME SIZE			COUNTY DROUGHT TOLERANT PLANT ZONE 3	WATER USE	
TREES				I		
		EXISTING TREE TO BE REMOVED				
		EXISTING TREE TO REMAIN				
	1	CERCIS OCCIDENTALIS `CLAREMONT`	48"		YES	Low
	4	OLEA EUROPAEA 'FRUITLESS'	36"		NO	Low
•	7	RHUS LANCEA	48"		YES	Very low
SYMBOL	QTY	BOTANICAL NAME	SIZE	SPACING	LA COUNTY DROUGHT TOLERANT PLANT ZONE 3	WATER USE
SHRUBS						
	33	ACACIA COGNATA 'ACCOG01'	5 GAL.	19" o.c.	NO	Medium
	54	ACANTHUS MOLLIS	5 GAL.	16" o.c.	NO	Medium
£.3	36	AGAVE X 'BLUE FLAME'	15 GAL.	24" o.c.	YES	Low
	91	AGAVE X 'BLUE FLAME'	5 GAL.	16" o.c.	YES	Low
	26	ALOE PLICATILIS	5 GAL.	18" o.c.	YES	Low
Austra Ca.	5	BOUGAINVILLEA X `BARBARA KARST`	15 GAL.	24" o.c.	NO	Low
E The	35	CALLISTEMON VIMINALIS 'LITTLE JOHN'	15 GAL.	23" o.c.	NO	Low
	465	DIANELLA CAERULEA 'DBB03'	5 GAL.	14" o.c.	YES	Medium
$\left\langle +\right\rangle$	43	LEUCADENDRON SALIGNUM 'WINTER RED'	15 GAL.	24" o.c.	NO	Medium
	68	OLEA EUROPAEA `MONTRA`	15 GAL.	23" o.c.	NO	Very low
	28	PITTOSPORUM CRASSIFOLIUM 'NANA'	15 GAL.	23" o.c.	NO	Medium
	63		15 GAL.	22" o.c.	NO	Medium
$\langle \cdot \rangle$	45	SALVIA SPATHACEA	5 GAL.	18" o.c.	YES	Low
GROUND COVERS	600	CAREX BARBARAE	1 GAL.	16" o.c.	YES	Medium
	270	LOMANDRA LONGIFOLIA 'BREEZE'	1 GAL.	16" o.c.	YES	Low
\ <u>\</u> \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \	230	LOMANDRA LONGIFOLIA 'BREEZE'	5 GAL.	18" o.c.	YES	Low
	940	MYOPORUM PARVIFOLIUM 'FINE LEAF FORM'	1 GAL.	16" o.c.	YES	Low
	1	<u> </u>		I	1	

** CONTRACTOR TO SUBMIT IMAGES OF PLANT MATERIAL TO LANDSCAPE ARCHITECT PRIOR TO PURCHASING, FOR APPROVAL TOTAL LANDSCAPE AREA: 5,042 SF

DROUGHT TOLERANT LANDSCAPE AREA : 4,293 SF - 83%

NON DROUGHT TOLERANT LANDSCAPE AREA: 749 - 17%

PLANTING NOTES

- ARCHITECT.

- AVOIDED IN ALL AT GRADE PLANTING AREAS.
- IMPLEMENTATION OF SOILS MANAGEMENT REPORT RECOMMENDATIONS.
- SAMPLES SHALL BE TAKEN:
- 1 FROM THE BBQ PLANTING AREA

1 FROM THE NEW LAWN GRADE PLANTING AREA SAMPLES SHALL BE DELIVERED BY THE CONTRACTOR TO THE SOILS TESTING LABORATORY. THE LABORATORY SHOULD BE INFORMED OF THE INTENDED PLANTING FOR EACH SAMPLE. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE WILL ASSIST WITH SELECTING TESTING LOCATIONS. 7. FOR BIDDING PURPOSES ONLY, THE CONTRACTOR IS TO ASSUME THE FOLLOWING AMENDMENT FOR SOIL PREPARATION, AND IS TO ASSUME

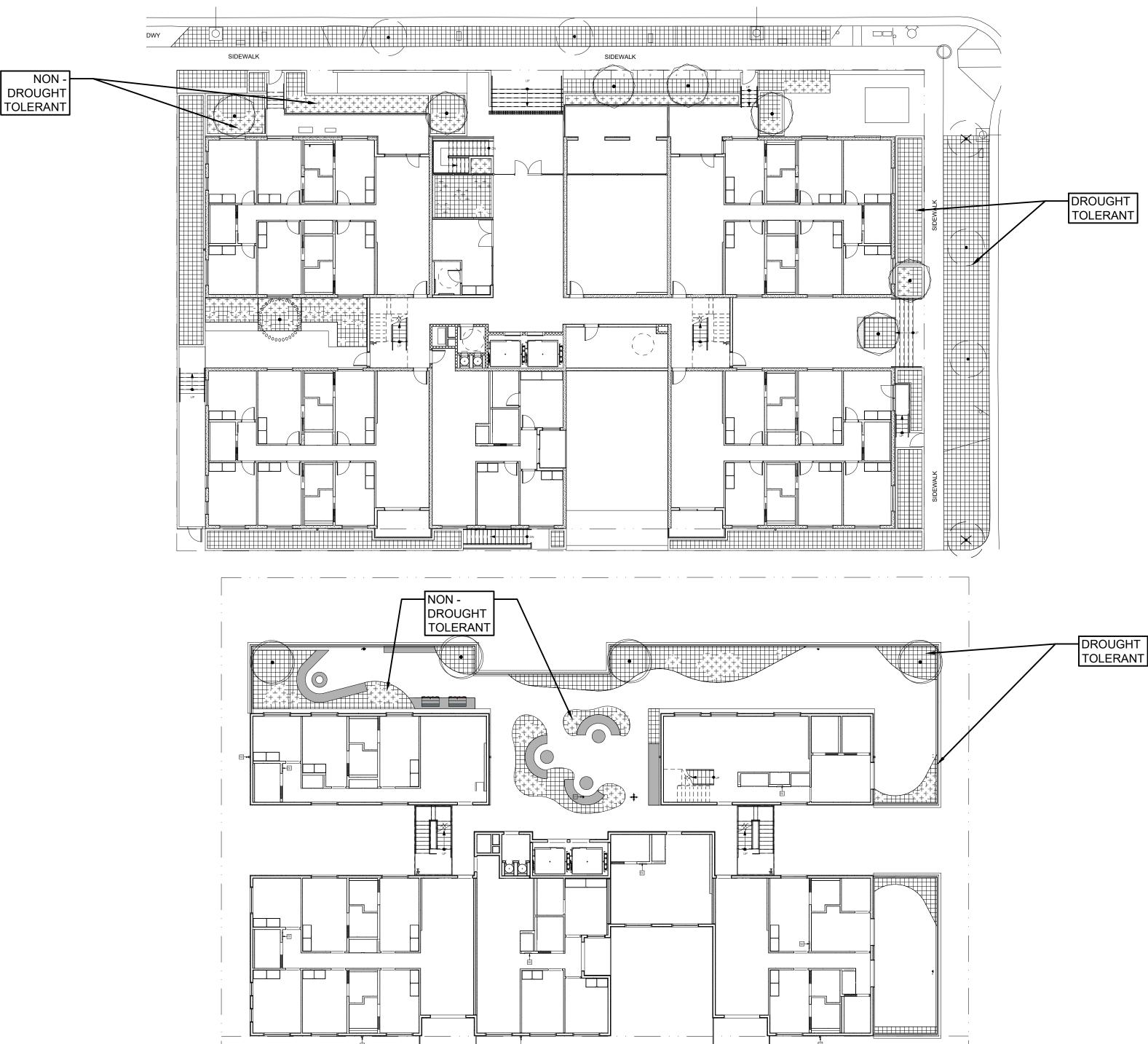
UTILIZATION OF AMENDED SITE SOIL FOR PLANT PIT BACKFILL:

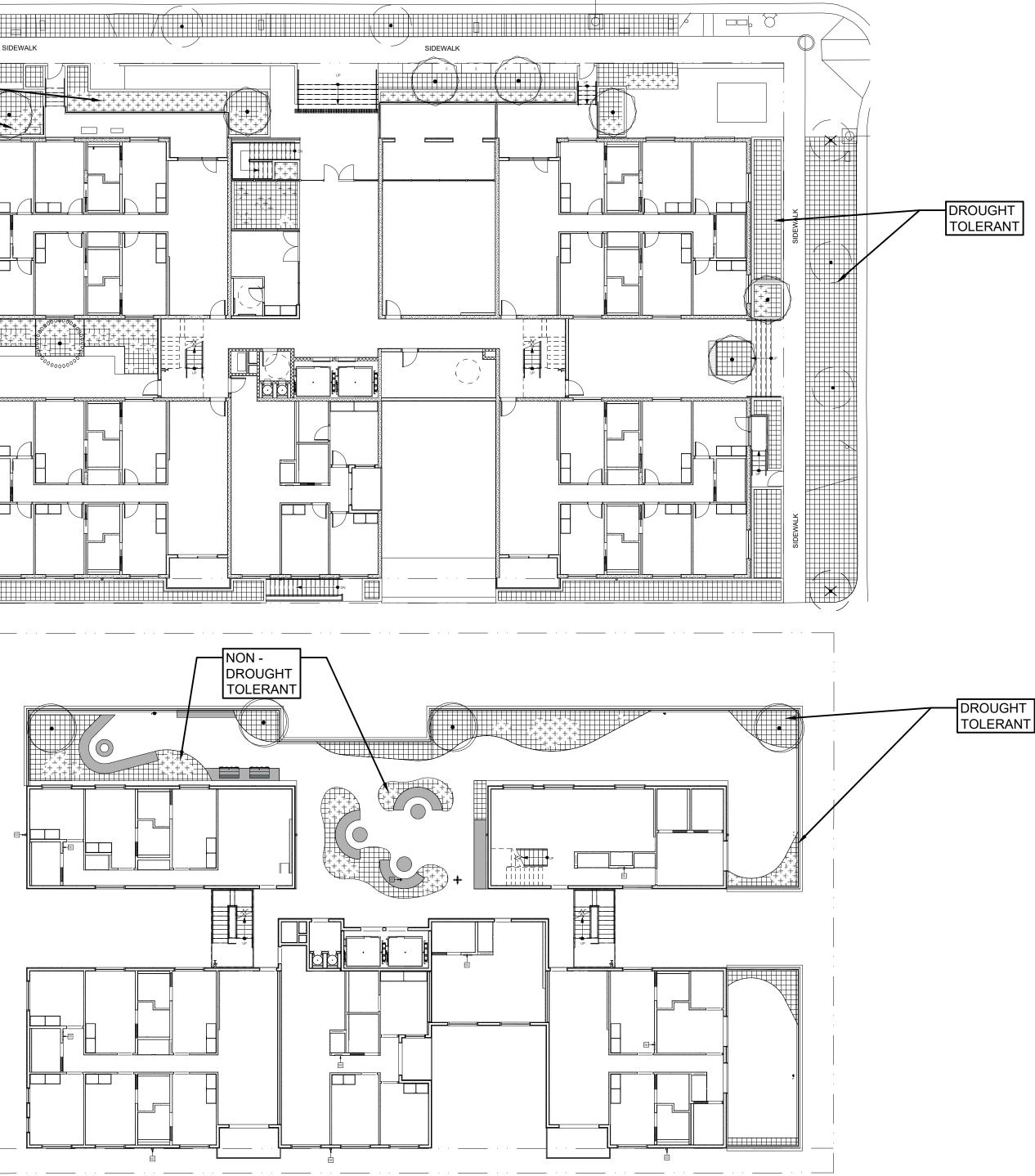
1000 SQUARE FEET:

2 CU. YD. ORGANIC FERTILIZER 100 LBS. GYPSUM

- 30 LBS. COMMERCIAL FERTILIZER 8. SEE SPECIFICATIONS FOR OVER STRUCTURE IMPORT SOIL.

- POST-CONSUMER PRODUCTS ARE NOT LOCALLY AVAILABLE.





1. UNDER NO CIRCUMSTANCES WILL THERE BE ANY MATERIAL SUBSTITUTIONS EXCEPT WITH THE EXPRESS CONSENT OF THE LANDSCAPE

2. 21 DAYS PRIOR TO PLANT INSTALLATION, THE CONTRACTOR IS TO SUBMIT A COMPLETE LIST OF PLANT MATERIAL TO BE SUPPLIED. THIS LIST IS TO INCLUDE PLANT SPECIFICATIONS (HEIGHT, SPREAD, AND CALIPER WHERE APPLICABLE), NURSERY SOURCES AND CONTACTS. CONTRACTOR IS TO PROVIDE PHOTOGRAPHS OF EACH TREE AND A REPRESENTATIVE PHOTOGRAPH OF EACH SHRUB AND GROUNDCOVER SPECIES. NO SUBSTITUTIONS WILL BE ALLOWED FOLLOWING SUBMITTAL OF THE LIST.

3. EACH CONTAINER PLANT DELIVERED TO THE SITE MUST BE CLEARLY LABELED AS TO SPECIES, VARIETY, AND NURSERY SOURCE. ANY PLANTS SHIPPED WITHOUT LABELS AND CORRESPONDING PACKING SLIP WILL BE REJECTED AND IMMEDIATELY REMOVED FROM THE SITE. CONTRACTOR TO NOTIFY NURSERY THAT THIS PROVISION WILL BE STRICTLY ENFORCED. DISPUTES REGARDING DETERMINATION OF PLANT SPECIES OR VARIETY WILL BE RESOLVED BY THE LANDSCAPE ARCHITECT, AND HIS/HER DECISION WILL BE FINAL. 4. PRIOR TO PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. SOIL COMPACTION SHOULD BE

5. A SOILS MANAGEMENT REPORT CONSISTENT WITH § 492.5 OF THE CALIFORNIA CODE OF REGULATIONS TITLE 23, DIVISION 2, CHAPTER 2.7, SHALL BE PROVIDED TO THE CITY INSPECTOR AT TIME OF FINAL LANDSCAPE INSPECTION. IN THE EVENT THE SOILS MANAGEMENT REPORT RECOMMENDS SOIL MODIFICATIONS, THE PROJECT APPLICANT OR HIS/HER DESIGNEE SHALL SUBMIT ADDITIONAL DOCUMENTATION VERIFYING

6. THE CONTRACTOR IS RESPONSIBLE FOR THE COSTS ASSOCIATED WITH PROCURING THE SERVICES OF A SOIL TESTING LABORATORY (WALLACE LABS - OR EQUAL) TO PERFORM AN AGRICULTURAL SUITABILITY ANALYSIS. THE LAB'S RECOMMENDATIONS ARE TO BE FOLLOWED FOR SOIL PREPARATION AND BACKFILL AMENDMENT AND PROCEDURES, AND FOR MAINTENANCE FERTILIZER APPLICATIONS. TWO SEPARATE

INCORPORATE INTO THE SOIL THE FOLLOWING MATERIALS, PER PROCEDURES DESCRIBED IN THE SPECIFICATIONS. MATERIAL AMOUNTS PER

3 CU. YD. NITROGEN FORTIFIED WOOD COMPOST

9. PLACE A 3" DEEP SHREDDED CEDAR BARK MULCH COVER IN PLANTING AREAS. SOIL SHALL NOT BE VISIBLE THROUGH MULCH. KEEP MULCH 3" CLEAR OF BASE OF SHRUBS AND GROUND COVER AND 6" CLEAR OF TREE TRUNKS. PRIOR TO ORDERING MULCH, CONTRACTOR IS TO SUBMIT SAMPLE TO LANDSCAPE ARCHITECT AND THE OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL.

10. FINISHED GRADE OF TURF IS TO BE 1" BELOW FINISHED SURFACE OF ADJACENT PAVING OR MOW STRIP.

11. ALL ON-STRUCTURE PLANTERS TO BE FILLED WITH IMPORT SOIL PER SPECIFICATIONS.

12. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. SOIL SHALL NOT BE VISIBLE THROUGH MULCH. KEEP MULCH 3" CLEAR OF PLANT STEMS AND 6" CLEAR OF TREE TRUNKS. PRIOR TO ORDERING

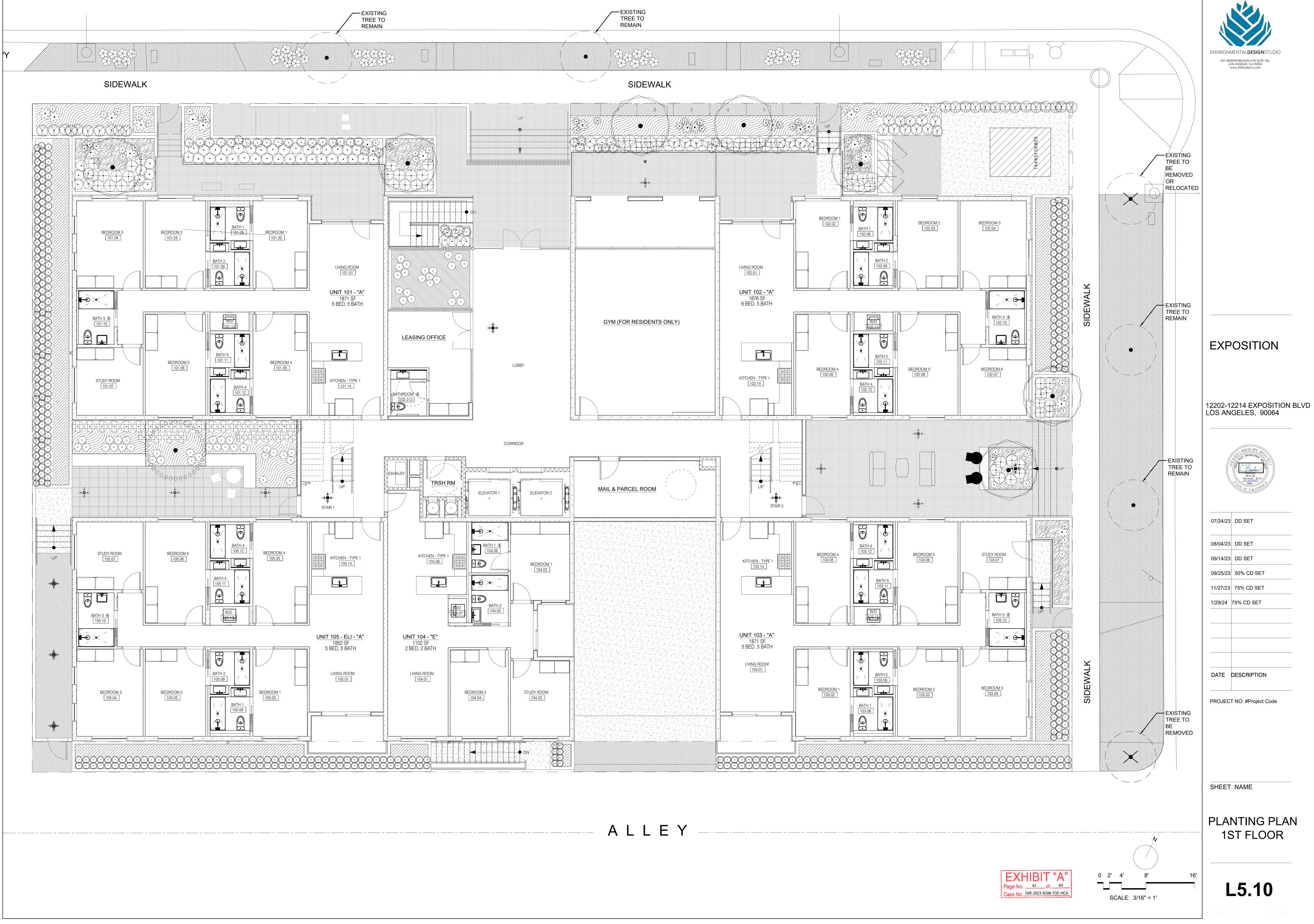
MULCH, CONTRACTOR IS TO SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL. 12.1. ORGANIC MULCH SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED

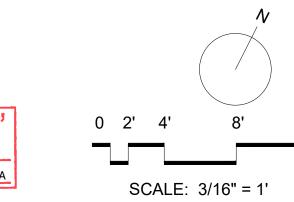
13. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE UP TO 5% OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH. 14. STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MEET CURRENT ENGINEERING STANDARDS 15. 17. PLANT COUNTS ARE PROVIDED FOR CONVENIENCE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES.

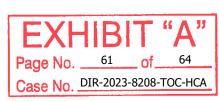


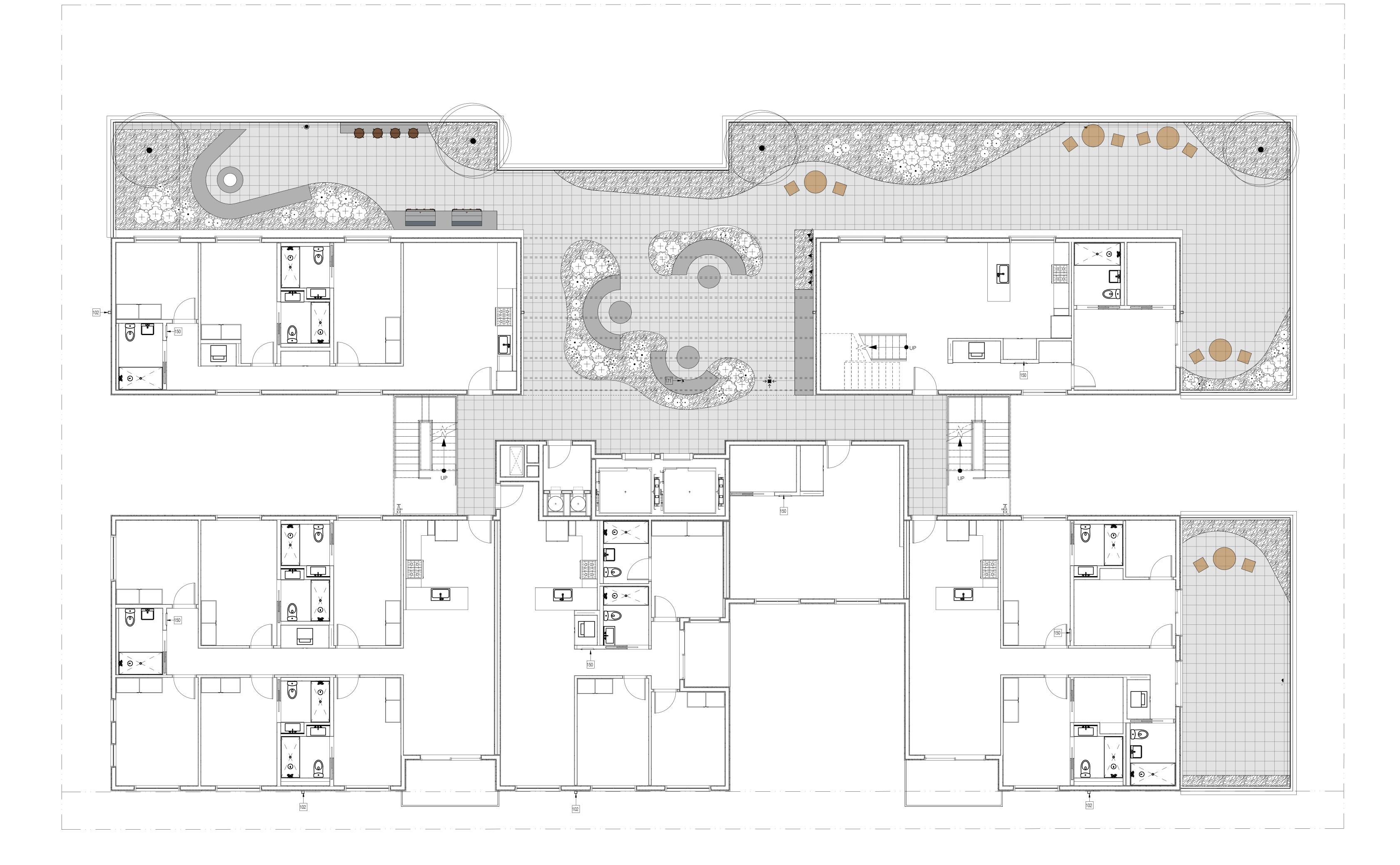
ENVIRONMENTAL DESIGN STUDIC 201 WESTMORELAND AVE SUITE 126, LOS ANGELES, CA 90004 www.EDStudioLA.com **EXPOSITION** 12202-12214 EXPOSITION BL\ LOS ANGELES, 90064 07/24/23 DD SET 08/04/23 DD SET 09/14/23 DD SET 09/25/23 50% CD SET 11/27/23 75% CD SET 1/29/24 75% CD SET DATE DESCRIPTION PROJECT NO: #Project Code SHEET NAME PLANTING SCHEDULE AND NOTES L5.00

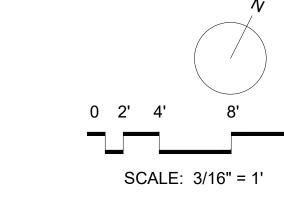






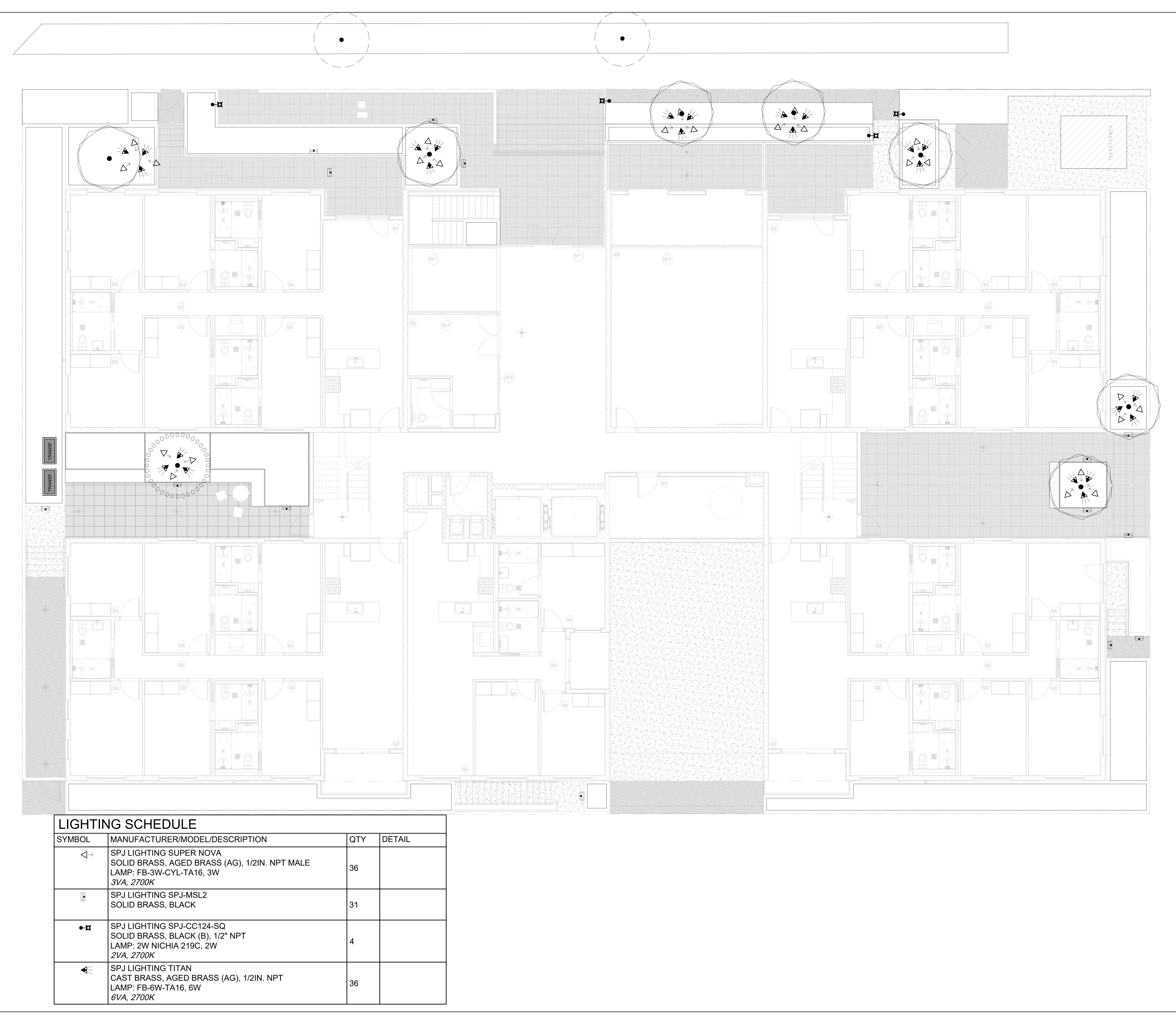


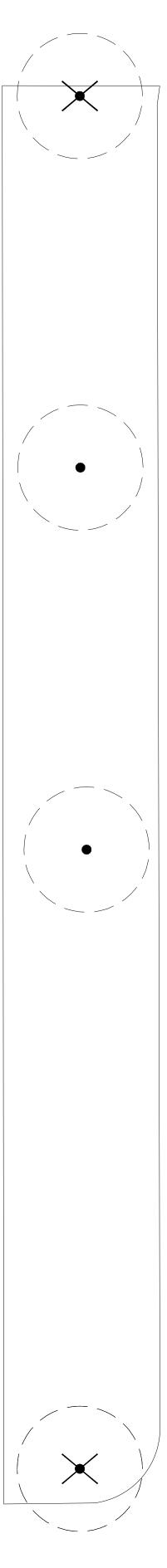


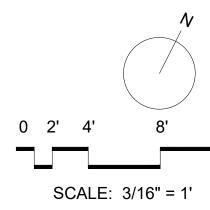




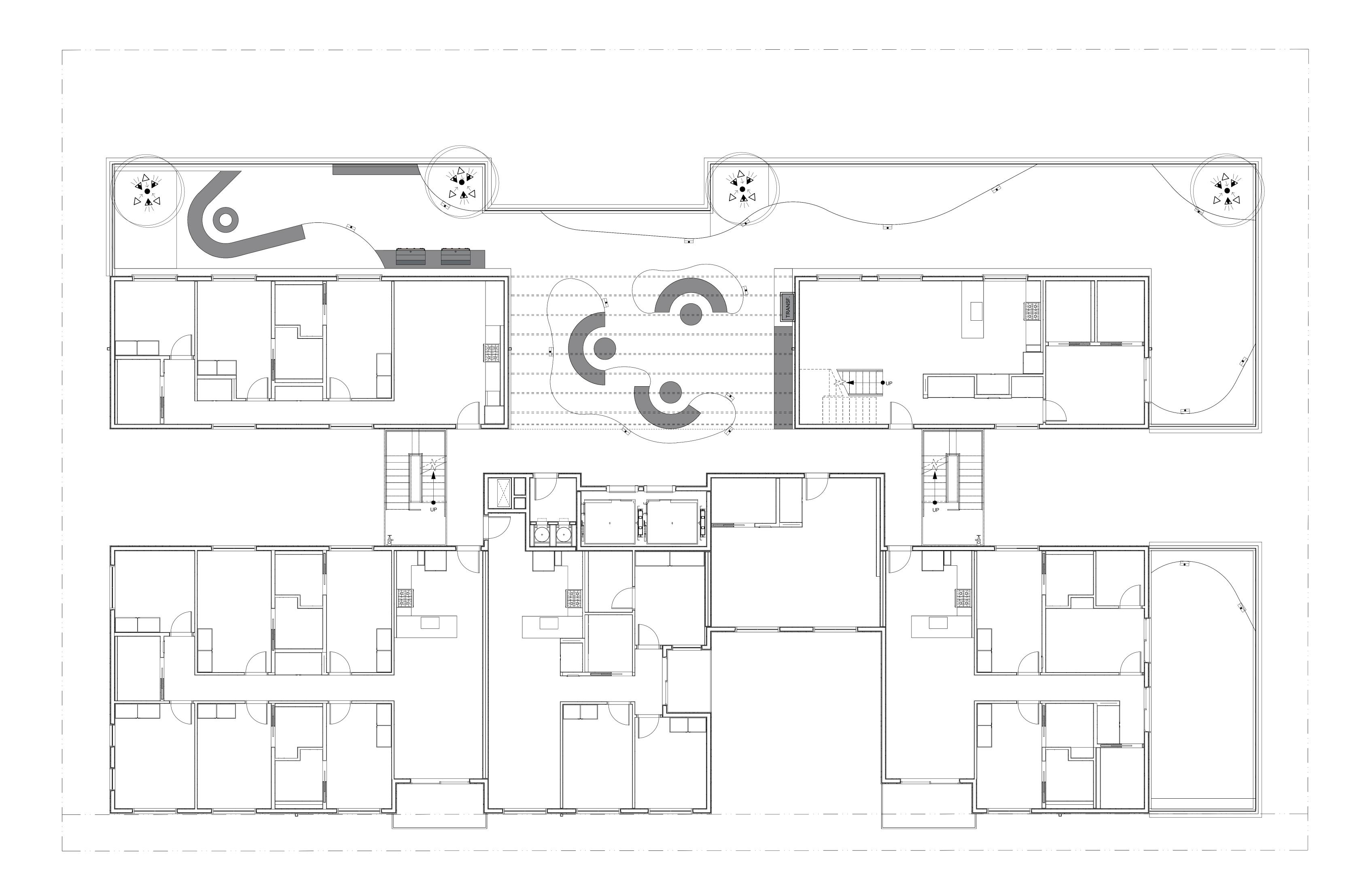
ENVIRONMENTAL **DESIGN**STUDIO 201 WESTMORELAND AVE SUITE 126, LOS ANGELES, CA 90004 www.EDStudioLA.com EXPOSITION 12202-12214 EXPOSITION BLVD LOS ANGELES, 90064 07/24/23 DD SET 08/04/23 DD SET 09/14/23 DD SET 09/25/23 50% CD SET 11/27/23 75% CD SET _____ 1/29/24 75% CD SET DATE DESCRIPTION PROJECT NO: #Project Code SHEET NAME PLANTING PLAN 6TH FLOOR 16' L5.60

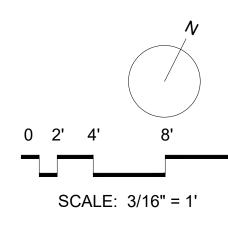






ENVIRONMENTAL DESIGN STUDIO 201 WESTMORELAND AVE SUITE 126, LOS ANGELES, CA 90004 www.EDStudioLA.com EXPOSITION 12202-12214 EXPOSITION BLVD LOS ANGELES, 90064 07/24/23 DD SET 08/04/23 DD SET 09/14/23 DD SET 09/25/23 50% CD SET 11/27/23 75% CD SET 1/29/24 75% CD SET DATE DESCRIPTION PROJECT NO: #Project Code SHEET NAME LIGHTING PLAN **1ST FLOOR** 16' L7.10





ENVIRONMENTAL**DESIGN**STUDIO 201 WESTMORELAND AVE SUITE 126, LOS ANGELES, CA 90004 www.EDStudioLA.com EXPOSITION 12202-12214 EXPOSITION BLVD LOS ANGELES, 90064 07/24/23 DD SET 08/04/23 DD SET 09/14/23 DD SET 09/25/23 50% CD SET 11/27/23 75% CD SET _____ 1/29/24 75% CD SET -----DATE DESCRIPTION PROJECT NO: #Project Code SHEET NAME LIGHTING PLAN 6TH FLOOR 16' L7.60

EXHIBIT B

(Appeal Application & Justification)

APPEAL APPLICATION Instructions and Checklist



PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals use form <u>CP13-7840</u>. For Building and Safety Appeals and Housing Department Appeals use form CP13-7854.

RELATED CODE SECTION

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

APPELLATE BODY

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

□ Area Planning Commission (APC) □ City Planning Commission (CPC) □ City Council

□ Zoning Administrator (ZA)

CASE INFORMATION

Case Number:
APN: 4259-630-001, 4259-030-002, 4259-030-003 and 4259-030-004
Project Address: 122 OR W. Exposition Blud, Los Angeles CA 90064
Final Date to Appeal:
APPELLANT
Choole all that and the

Check all that apply.

Person, other than the Applicant, Owner or Operator claiming to be aggrieved

Representative	Property Owner	□ Applicant	Operator of the Use/Site
----------------	----------------	-------------	--------------------------

APPELLANT INFORMATIC	N		
Appellant Name: <u>Jose'</u> G	à. Alvarez		
Company/Organization:			
Mailing Address: <u>12218</u> W	Exposition Blud		
City: Los Angeles	State:A	Zip Code:	90064
Telephone: (310) 433-7617	E-mail:	eat/a com	
Is the appeal being filed on your beha	If or on behalf of another party,	organization, or co	ompany?
Self D Other:			-
Is the appeal being filed to support the	e original applicant's position?		S 🗆 NO
REPRESENTATIVE / AGEN	T INFORMATION		
Name:			
Company/Organization:			
Mailing Address:			
City:	State:	Zip Code:	
Telephone:			
JUSTIFICATION / REASON			
Is the decision being appealed in its er	ntirety or in part?	Entire	2 Part
Are specific Conditions of Approval be	ing appealed?	VES	
If Yes, list the Condition Number(s) he On a separate sheet provide the follow	re: pg 3 Condition 1 pg	19 Section 2,	Sidevard
On a separate sheet provide the follow	<i>v</i> ing:	Pa	917
Reason(s) for the appeal			
□ Specific points at issue			

 $\hfill\square$ How you are aggrieved by the decision

APPLICANT'S AFFIDAVIT

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

D'SIC

Appellant Signature:

Date: 10-6-24

GENERAL NOTES

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

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

THIS SE	ECTION FOR C	TY PLANNING STAFF USE ONLY
Base Fee:		
Reviewed & Accept	ed by (DSC Planne	er):
Receipt No.:		Date:
□ Determination auth	nority notified	Original receipt and BTC receipt (if original applicant)

GENERAL APPEAL FILING REQUIREMENTS

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

APPEAL DOCUMENTS

1. Hard Copy

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

X Appeal Application

☑ Justification/Reason for Appeal

Copy of Letter of Determination (LOD) for the decision being appealed

2. Electronic Copy

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

3. Appeal Fee

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

4. Noticing Requirements (Applicant Appeals Only)

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

See the Mailing Procedures Instructions (CP13-2074) for applicable requirements.

SPECIFIC CASE TYPES ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

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

Appeal procedures for DB/TOC cases are pursuant to LAMC Section 13B.2.5. (Director Determination) of Chapter 1A or LAMC Section 13B.3.3. (Class 3 Conditional Use) of Chapter 1A as applicable.

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

Reprovide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement). $\angle ADWP = b_{i}/T$

WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to LAMC Section 12.37 I of Chapter 1.

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

[VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant LAMC Section 13B.7.3.G. of Chapter 1A.

 Appeals must be filed within 10 days of the date of the written determination of the decisionmaker.

NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to LAMC Section 13B.6.2.G. of Chapter 1A. Nuisance Abatement/Revocations cases are only appealable to the City Council.

Appeal Fee

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

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

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

Appeal to Case DIR-2023-8208-TOC-HCA

October 6, 2024

José G. Alvarez 12218 Exposition Blvd. Los Angeles CA 90064

Director of Planning/Zoning Administrator 6262 Van Nuys Blvd Van Nuys CA 91401

Re: Appeal to Case DIR-2023-8208-TOC-HCA 12202 W Exposition Blvd. Los Angeles CA 90064

To Whom It May Concern:.

I am hereby submitting an Appeal to the above reference project based on the following:

- a. As the next door adjoining property owner at 12218 Exposition Blvd I have not been properly notified,
- b. Page 3 and page 4, mention a "stamped Exhibit A" and Sheets A300 and A302, are not being provided or made available for my full review.
- c. The cited neighboring projects on pages 18 and 19 have side yards of at least 60 feet. And therefore do not have a similarity to this proposed project.
- d. Page 8 and page 17(CEQA Findings) of the 23 pages of the Director's determination, in Surrounding Uses erroneously states that there are Commercial building immediately to the West side of the project when in fact that is not the case. On the West side there is an existing Dwelling located at 12218 Exposition Blvd for which I am the owner.
- e. Based on item d, the side yard needs to be mitigated by requiring a minimum ten feet side yard and a maximum

Appeal to Case DIR-2023-8208-TOC-HCA

building height of 45 feet. Last paragraph of page 14 of Directors Determination states that the proposed project has a 10 feet side yard but is allowing a 6 feet 6 iches side yard. Therefore a 10 feet side yard should be

f.

g. h.

i. provided.

- j. Page 18, the area is already impacted by heavy traffic, The three projects that are noted as comparable are in fact not comparable since these have minimum 60 feet side yards.
- k. It is not true that an Appeal can be filed entirely electronically.
- 1. The QR are not available. It allows for viruses and folks wanting to tap into your accounts.
- m. On page 3 of the Appeal Application it is not clear if one has the choice to submit Hard Copy, or submit full Electronic submittal copy. It is not clear as to how and what needs to be submitted with the Appeal.

My Appeal is based on all of the items listed above. Please call me at (310) 433-7617 if you have any questions. My electronic mail is jgalvarez@aol.com.

Respectfully and Sincerely G. Alvarez José JGA:jga

Appealletter12202

DEPARTMENT OF **CITY PLANNING**

COMMISSION OFFICE (213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE PRESIDENT

ELIZABETH ZAMORA ICE-PRESIDENT

MARIA CABILDO CAROLINE CHOE MARTINA DIA7 PHYLLIS KLEIN KAREN MACK MICHAEL R. NEWHOUSE JACOB SAITMAN

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS MAYOR

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

VINCENT P. BERTONI, AICP DIRECTO

SHANA M.M. BONSTIN DEPUTY DIRECTO

HAYDEE URITA-LOPEZ DEPUTY DIRECTOR

ARTHI L. VARMA, AICP DEPUTY DIRECTOR

LISA M. WEBBER, AICP DEPUTY DIRECTO

DIRECTOR'S DETERMINATION TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM

September 24, 2024

Owner / Applicant

Daniel Pourbaba 12202 Exposition LLC 8300 Melrose Avenue, #PH3 West Hollywood, CA 90069

Representative

Aaron Belliston **BMR** Enterprises 5250 Lankershim Boulevard. Suite 500 North Hollywood, CA 91601

Case No. DIR-2023-8208-TOC-HCA CEQA: ENV-2023-8209-CE Location: 12202-12214 West Exposition Boulevard Council District: 11 – Park Neighborhood Council West Los Angeles Sawtelle Community Plan Area: West Los Angeles Specific Plan: Exposition Corridor Transit Neighborhood Plan; West Los Angeles Transportation Improvement and Mitigation Land Use Designation: Medium Residential Zone: R3-1 Legal Description: Lot 1, 2, 3, and 4, Block: 2, Arb: None, Tract 6372

Last Day to File an Appeal: Date October 9, 2024

DETERMINATION

& galvarezeaol. Com p. w guadlupe 1951 Append Fee 211

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

Determine based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to 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.

Find, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No. 2013031038 ("Program EIR"), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation

is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.

Approve the following project consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Tier 4, to permit a project consisting of 45 residential units by reserving five (5) dwelling units, equal to 11% of the total units, for Extremely Low-Income Household Occupancy for a period of 55 years, with Base Incentives permitted pursuant to LAMC 12.22 A.31, in addition to the following Additional incentives:

Additional Incentives

- **a.** Yards: An up to 35% reduction in the required side yard setbacks, for minimum side yards of 6 feet 6 inches in lieu of the required 10 feet, in the R3-1 Zone.
- **b.** Height: An up to 33-foot increase in the height requirement, allowing up to 78 feet in height in lieu of the maximum allowed 45 feet in the R3-1 Zone.
- **c. Open Space:** An up to 25% decrease in required open space, allowing a minimum of 5,438 square feet of open space in lieu of the required 7,250 square feet otherwise required per LAMC Section 12.21.G.

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

CONDITIONS OF APPROVAL

- 1. **Site Development.** The project shall be in substantial conformance with the plans and materials submitted by the Applicant, including the proposed building design elements and materials, stamped Exhibit "A," with a date of March 8, 2024, attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Project Planning Bureau, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions.
- 2. **Residential Density**. The project shall be limited to a maximum density of 45 residential dwelling units, including On-Site Restricted Affordable Units.
- 3. On-Site Restricted Affordable Units. The project shall provide a minimum of five (5) On-Site Restricted Affordable units, consisting of five (5) units for Extremely Low-Income Households, as defined in the California Health and Safety Code, Section 50106 to the satisfaction of the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
- SB 8 Replacement Units. The project shall be required to comply with the Replacement Unit Determination (RUD) letter, dated May 10, 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.
- 5. Changes in Restricted Units. Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.31.
- 6. Housing Requirements. Prior to issuance of a building permit, the owner shall execute and record a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make five (5) units available to Extremely Low-Income Households or equal to 11 percent of the project's total proposed residential density, 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.31, to the satisfaction of LAHD, and in consideration of the project's Replacement Unit Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall submit a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD.

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

- 7. Floor Area Ratio ("FAR"). The project shall be limited to a Floor Area Ratio (FAR) of 4.65:1 or approximately 67,396 square feet per Exhibit "A".
- 8. **Height (Additional Incentive).** The project shall be limited to a maximum height of 78 feet, as shown in Exhibit "A". Height increases over 11 feet, resulting in building height over 56

feet, shall be stepped back at least 15 feet from the exterior façade of the ground floor of the building located along any street frontage, as provided in Sheets A300, A302 of Exhibit "A".

- 9. Side Yard. (Additional Incentive) The project shall have minimum 6-foot 6-inch eastern and western side yard setbacks per Exhibit "A".
- 10. **Open Space (Additional Incentive).** A minimum of 5,438 square feet of open space shall be permitted in lieu of the 7,250 square feet otherwise required per LAMC Section 12.21.G.
- 11. **Parking Per AB 2097**. The project shall be permitted to provide a minimum of zero parking space pursuant to California Government Code Section 65863.2 (AB 2097). 28 parking spaces are provided per Exhibit "A".
- 12. Bicycle Parking. Bicycle parking shall be provided consistent with LAMC 12.21 A.16
- 13. Landscape Plan. The landscape plan shall indicate landscape points for the project equivalent to 10% more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
- 14. **Street Trees.** Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards.
- 15. **Exposition Corridor Transit Neighborhood Plan**. Prior to the issuance of a building permit, the applicant shall demonstrate compliance with the Exposition Corridor Transit Neighborhood Plan pursuant to Ordinance No. 186,402, including but not limited to:
 - a. Street-fronting residential units on the ground floor shall each have a primary entrance facing the street per Expo TNP Section 4.3.2.A.1.
 - b. Primary pedestrian entrances shall be prominent and distinguished through architectural features such as, but not limited to, front porches, overhead projections, columns, side windows, or recessed planes, per Expo TNP Section A.3.2.2.
 - c. Building entrances shall be placed at grade level or a maximum of 3 feet above the adjacent finished grade and unobstructed from view from the public right-ofway. Entrances below grade level are prohibited, per Expo TNP Section A.3.2.3.
 - d. All required pedestrian entrances shall have walkways from the entrance to the sidewalk at least 3 feet in width. Walkways shall be separated from parking and driveways, per Expo TNP Section A.3.2.4.
 - e. When stucco is used on a building façade it shall be applied in combination with at least one additional building material on the façade, not including materials used in windows, doors, balconies, and railings, per Expo TNP Section 4.3.3.B.1.
 - f. At least 80% of a Project's newly landscaped area shall be planted with droughttolerant shrubs and groundcover, per Expo TNP Section 4.3.4.A.1.

ADMINISTRATIVE CONDITIONS

16. **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 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.

- 17. **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.
- 18. **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.
- 19. 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.
- 20. 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.
- 21. **Recording Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center at the time of Condition Clearance for attachment to the subject case file.
- 22. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
- 23. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
- 24. Indemnification and Reimbursement of Litigation Costs. Applicant shall do all of the following:
 - (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including <u>but not limited to</u>, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of

subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

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PROJECT BACKGROUND

Subject Property

The project site is located in the West Los Angeles Community Plan area at 12202, 12206, 12210 and 12214 West Exposition Boulevard at the southwest corner of the intersection with Exposition Boulevard and Amherst Avenue, and is bound by an alley to the south. The subject site is comprised of four (4) flat, rectangular-shaped lots with a total area of approximately 18,827 square feet (20,537 square feet including the half- alley), or approximately 0.47 acres in the R3 Zone. The project lots have a cumulative street frontage of 172-feet along the south side of Exposition Boulevard, and a lot depth of approximately 110 feet, with a 20-wide alley to the south, consistent with the minimum lot width and depth requirements of the R3 Zone. The project site is located in a liquefaction zone and is within 1.41 kilometers (0.88 miles) from the Santa Monica Fault. The site is not located within the Alquist-Priolo Fault Zone, special grading area, designated hillside area, very high fire hazard severity zone, flood zone, landslide, tsunami inundation zone, or methane zone.

The project site is currently improved with four (4) single-family dwellings and four (4) detached garages, which will be demolished for the project. A Tree Report prepared by The Tree Resource, dated September 5, 2023, indicated that there are no protected tree or shrub species on the site, or adjacent to the site. There are currently four (4) existing, Non-Protected Significant trees on the project site proposed to be removed (Queen Palm, Avocado, Mexican fan palm). There are six (6) existing trees growing in the adjacent public-right-of-way that will remain (Evergreen pear trees, olive trees); two (2) street trees are proposed to be removed (olive tree, dead tree). There are no known designated historic resources or cultural monuments on the subject site.

<u>Exposition Boulevard</u> is designated Local Street – Standard. The Mobility Plan 2035 designates a right-of-way width of 60 feet and a designated roadway width of 36 feet, and the street is dedicated to an approximately 50 foot right-of-way and improved to an approximately 40 foot roadway, with sidewalk, curb, and gutter..

<u>Amherst Avenue</u> is designated Local Street – Standard. The Mobility Plan 2035 designates a right-of-way width of 60 feet and a designated roadway width of 36 feet, and the street is dedicated to an approximately 60 foot right-of-way and improved to an approximately 30 foot roadway, with sidewalk, curb, and gutter.

Alley, to the south, is 20 feet in width.

Zoning and Land Use Designation

The West Los Angeles Community Plan designates the site for Medium Residential land uses with corresponding zones of R3. The site is zoned R3-1 which is consistent with the land use designation in the General Plan. The R3-1 Zone and designation allow for a base density of one dwelling unit per 800 square feet of lot area and a 3:1 Floor Area Ratio (FAR). The site is subject to Height District No. 1 in the R3 Zone which allows for a maximum building height of 45 feet. The site is located within the Exposition Corridor Transit Neighborhood Plan Specific Plan ("Expo TNP") overlay. The Expo TNP established by Ordinance 186,402 and effective December 26, 2019, established review procedures and additional design standards and environmental standards subject to review through Administrative Clearance, which is currently pending. The project site is also located within the West Los Angeles Transportation Improvement and Mitigation Specific Plan ("WLA TIMP", Ordinance 186,105 and 186,108). The Project is subject to Department of Transportation clearance of the WLA TIMP prior to the issue of building permits. The property is also located in the Transit Oriented Communities ("TOC") area, within a Tier 4

DIR-2023-8208-TOC-HCA

designation of the TOC Program. Pursuant to LAMC Section 12.22 A.31 and the TOC Guidelines, and the applicant has requested a TOC Compliance Review using Tier 4 TOC Incentives.

Surrounding Uses

The project site is an infill site surrounded by single-family residential uses to the west, east, and south, zoned RAS4-1VL and R3(EC) respectively. To the east and southeast of the site along Exposition Boulevard and Bundy Drive, an 8-story residential mixed-use development is under construction spanning three (3) buildings and city blocks. Further west are one- and two-story commercial properties zoned M1-1, and to the north of the project site, within approximately 100 feet, is the Expo Light Rail line, Zone PF-1XL, with the Expo Line Bike Path and vehicular parking, at street level. The surrounding neighborhood is fully developed with streets, sidewalk, gutter, sewer, and street trees.

Project Description

The project includes the construction of a seven-story residential building with 45 dwelling units, including five units reserved for Extremely Low-Income Households. The proposed building will be 78-feet-tall with 67,396 square-feet of Floor Area and a Floor Area Ratio (FAR) of 4.65:1. The proposed building will include one level of subterranean parking with 28 residential vehicular parking spaces accessible from the alley. There are 39 long term residential bicycle parking spaces, and five short term residential bicycle parking spaces for a total of 44 residential bicycle parking spaces.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND

The project qualifies for the Transit Oriented Communities ("TOC") Affordable Housing Incentive Program, which allows a variety of incentives for increased density, height, and floor area, among others, for Eligible Housing Projects. Measure JJJ was adopted by the voters on November 7, 2016, in recognition that "[a]s L[os] A[ngeles] continues to suffer through a homeless and affordable housing crisis, we need a General Plan and zoning code that create incentives for projects that create affordable housing . . ." to combat "LA['s] . . . outdated General Plan." (Measure JJJ, Ordinance No. 186,483.) One of the tools that Measure JJJ created required that the City create a Transit Oriented Communities Affordable Housing Incentive Program, which "shall apply to all Housing Developments that are located within a one-half mile of a Major Transit Stop." (Measure JJJ, codified at LAMC Section 12.22.A.31.(a).)

The measure further mandated that the Department prepare and adopt TOC Affordable Housing Incentive Program Guidelines ("TOC Guidelines") within 90 days of the City's enactment of Measure JJJ, to establish eligibility standards, incentives, and other "necessary components of this TOC Incentive Program" to provide increased density and/or other development concessions for residential or mixed use projects.

The TOC Guidelines, adopted September 22, 2017 and amended on February 26, 2018, establish a tier-based system with varying development bonuses and incentives based on a project's distance from different types of transit. The largest bonuses are reserved for those areas in the closest proximity to significant rail stops or the intersection of major bus rapid transit lines. Required affordability levels are increased incrementally in each higher tier. The incentives provided in the TOC Guidelines describe the range of bonuses from particular zoning standards that applicants may select.

The subject site is located less than one-half mile from a Major Transit Stop, with the nearest stop the Expo / Bundy Metro Rail Station, served by the Metro Rail E Line (Expo); and is eligible as a Tier 4 development in the Transit Oriented Communities Affordable Housing Incentive Program Guidelines, as indicated on the TOC Referral Form dated June 26, 2023.

The project is eligible for the following Tier 4 Base Incentives, which are granted by-right for eligible TOC projects:

a. **Density.** Increase the maximum allowable number of dwelling units permitted by up to 80 percent.

The site is zoned R3-1 which allows for a maximum residential density of one dwelling unit per 800 square feet of lot area. The subject lot totals 18,827 square feet, and 20,537 square feet including the half alley square feet, for a maximum base density of 26 units. The Los Angeles Municipal Code allows 25 units by-right, however, the TOC Guidelines round base density up to the next whole number, which is 26. The maximum allowed density for the subject site under the Tier 4 Density Incentive would be 47 units. The project is proposing 45 units, which is consistent with the allowable density under the TOC Guidelines.

b. Floor Area Ratio. A maximum percentage increase of up to 55 percent.

In the R3-1 Zone, Height District 1, the Los Angeles Municipal Code provides for a maximum FAR of 3:1. Los Angeles Municipal Code Section 12.03 states, "Buildable Area" is, "all that portion of a lot located within the proper zone for the proposed main building, excluding those portions of the lot which must be reserved for yard spaces, building line setback space, or which may only be used for accessory buildings or uses." The buildable area for the subject site is 14,501.6 square feet for a by-right floor area of 43,504.8 square feet. The Tier 4 FAR Additional Incentive allows for a maximum FAR percentage increase up to 55%, for a maximum 4.65:1 FAR or allowable floor area of 67,396 square feet, or a 4.65:1 FAR, which is consistent with the allowable FAR under TOC Guidelines.

c. **Parking.** No required parking for residential units in an Eligible Housing Development for a Tier 4 project.

As a Tier 4 project, no residential parking spaces are required. The project proposes 28 parking spaces in a one-level subterranean parking garage with vehicular access off the alley.

Pursuant to the TOC Guidelines, the project is eligible for, and has been granted three (3) Tier 4 *Additional Incentives* to construct the proposed project as follows:

a. Side Yards. Reduction in the required yards/setbacks by up to 35 percent.

The Los Angeles Municipal Code requires a minimum 5-foot setback with one additional foot for each story above the second story in the R3-1 Zone. The project is proposing a seven-story building, therefore the project would be required to provide 10-feet for the required side setbacks. The TOC Guidelines for Tier 4 Additional Incentives, allow a project up to a 35% decrease in the required width or depth of two individual yards or setbacks. The project is proposing a 6 feet 6 inches easterly and westerly side yard setback in lieu of the 10-foot side yard setback otherwise required in the R3-1 Zone, which is consistent with the allowable yards/setbacks under TOC Guidelines.

b. Height. A maximum height increase of up to 33 additional feet, or three stories.

The Los Angeles Municipal Code allows a maximum building height of 45-feet in the R3-1 Zone. Per TOC Guidelines, a Tier 4 Development in the R3-1 Zone, Height District 1, allows a 33-foot height increase, for a maximum total building height of 78 feet. The project proposes a maximum building height of 78 feet (a 33 foot increase), in lieu of the 45 feet otherwise allowed by the R3-1 Zone, which is consistent with the allowable total height requirements under TOC Guidelines.

c. Open Space. A maximum decrease of up to 25% in the open space requirements.

The Los Angeles Municipal Code requires open space for new buildings containing six or more dwelling units, based on the number of habitable rooms in the project, and the project is proposing 45 dwelling units. The TOC Guidelines for Tier 4 open space Additional Incentives, allow a project up to a 25% decrease in the required open space, which is 5,438 square feet. The project is proposing 5,683 square feet of open space in lieu of the 7,250 square feet otherwise required, which exceeds the minimum allowable under the TOC Guidelines. Common open space will be provided in the form of a gym on the First Floor, a deck on the First Floor, and roof deck on the Sixth Foor.

The following table provides a summary of the relevant and underlying LAMC provisions for the subject property and requested Incentives:

Incentives	Otherwise Allowed/Required	TOC Guidelines	Proposed
Density	25 units	47 units	45 units
FAR	3.0: 1	4.65: 1	4.65: 1
Parking Spaces	87 spaces	0 spaces	28 spaces
Yards (Side)	10 feet	6 feet 6 inches	6 feet 6 inches
Height	45 feet	78 feet	78 feet
Open Space	7,250 square feet	5,438 square feet	5,683 square feet

HOUSING REPLACEMENT (SB 8 DETERMINATION)

On October 9, 2019, the Governor signed into law the Housing Crisis Act of 2019 (SB 330). SB 330 creates new state laws regarding the production, preservation, and planning for housing, and establishes a statewide housing emergency until January 1, 2025. This was subsequently amended by SB 8 on September 16, 2021. During the duration of the statewide housing emergency, SB 330, among other things, creates new housing replacement requirements for Housing Development Projects by prohibiting the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied or vacant "Protected Units" unless the proposed housing development project replaces those units.

The Los Angeles Housing Department (LAHD) has determined on a letter dated May 10, 2023, per the Housing Crisis Act of 2019 (SB 8) Replacement Unit Determination, that the replacement requirements will consist of one (1) unit restricted to Extremely Low Income Households, one (1) unit restricted to Very Low Income Households, and one (1) unit restricted to Low Income Households.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS

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

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

The project site is located within Tier 4. Tier 4 requires at least 11 percent of the 45 total units, or five units, to be set aside for Extremely Low Income Households. The project reserves five units for Extremely Low Income Households, as such, the project meets the eligibility requirement for On-Site Restricted Affordable Units.

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

A Major Transit Stop is a site containing a rail station or the intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. The subject site is located within 2,640 feet of a Major Transit Stop, with the nearest stop the Expo/Bundy Station served by the Metro Rail E Line (Expo); and is eligible as a Tier 4 development in the Transit Oriented Communities Affordable Housing Incentive Program Guidelines, as indicated on the TOC Referral Form dated June 26, 2023. Therefore, the project meets the eligibility requirement for proximity to a Major Transit Stop.

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

The Los Angeles Housing Department (LAHD) has determined on a letter dated May 10, 2023, per the Housing Crisis Act of 2019 (SB 8) Replacement Unit Determination, that the replacement requirements will consist of one (1) unit restricted to Extremely Low Income Households, one (1) unit restricted to Very Low Income Households, and one (1) unit restricted to Low Income Households.

4. **Other Density or Development Bonus Provisions.** A Housing Development shall not seek and receive a density or development bonus under the provisions of California Government Code Section 65915 (State Density Bonus law) or any other State or local program that provides development bonuses. This includes any development bonus or

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other incentive granting additional residential units or floor area provided through a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Plan Implementation Overlay (CPIO), Specific Plan, or overlay district.

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

Base Incentives and Additional Incentives. All Eligible Housing Developments are eligible to receive the Base Incentives listed in Section VI of the TOC Guidelines. Up to three Additional Incentives listed in Section VII of the TOC Guidelines may be granted based upon the affordability requirements described below. For the purposes of this section below, "base units" refers to the maximum allowable density allowed by the zoning prior to any density increase provided through these Guidelines. The affordable housing units required per this section may also count towards the On-Site Restricted Affordable Units requirement in the Eligibility Requirement No. 1 above (except Moderate Income units).

- a. One Additional Incentive may be granted for projects that include at least 4% of the base units for Extremely Low-Income Households, at least 5% of the base units for Very Low-Income Households, at least 10% of the base units for Lower Income Households, or at least 10% of the base units for persons and families of Moderate Income in a common interest development.
- b. Two Additional Incentives may be granted for projects that include at least 7% of the base units for Extremely Low-Income Households, at least 10% of the base units for Very Low-Income Households, at least 20% of the base units for Lower Income Households, or at least 20% of the base units for persons and families of Moderate Income in a common interest development.
- c. Three Additional Incentives may be granted for projects that include at least 11% of the base units for Extremely Low-Income Households, at least 15% of the base units for Very Low-Income Households, at least 30% of the base units for Lower Income Households, or at least 30% of the base units for persons and families of Moderate Income in a common interest development.

As an Eligible Housing Development, the project is eligible to receive the Base Incentives listed in the TOC Guidelines. The project is also seeking three (3) Additional Incentives for reduced side yards, increased height, and reduced open space. The project may be granted three (3) Additional Incentives for reserving at least 11 percent, or three units of the 26 base units, to be set aside for Extremely Low-Income Households. The project proposes to set aside five (5) dwelling units for Extremely Low-Income Households, which exceeds the 11 percent of the 26 base units. As such, the project meets the eligibility requirement for three (3) Additional Incentives.

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

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The project is not seeking Additional Incentives beyond those permitted in exchange for reserving five (5) dwelling units for Extremely Low Income Households. As such, the project need not adhere to the labor standards required in LAMC Section 11.5.11, and this eligibility requirement does not apply.

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

The project site consists of four (4) lots and each is located within a Tier 4 TOC Affordable Housing Incentive Area. Therefore, the project is eligible for Tier 4 Base and Additional Incentives, as indicated on the TOC Referral Form dated June 26, 2023.

8.

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

The site qualifies as a Tier 4 TOC Affordable Housing Incentive Area. The applicant has not elected to utilize a Lower Tier. As such, this eligibility requirement does not apply.

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

The project is not a 100% Affordable Housing Project. As such, this eligibility requirement does not apply.

FINDINGS

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

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

- 1. Pursuant to section 12.22 A.25(g) of the LAMC, the Director shall approve a density bonus and requested incentives unless the Director finds that:
 - a. The incentives are <u>not required</u> to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives are not necessary 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 a predetermined percentage of income based on area median income thresholds dependent on affordability levels.

The list of on-menu incentives in the TOC Guidelines were pre-evaluated at the time the Transit Oriented Communities Affordable Housing Incentive Program Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project. Therefore, the site and project qualify for the TOC Affordable Housing Incentive Program as an Eligible Housing Development and is eligible for the incentives granted therein.

Reduced Yard/Setbacks:

Per TOC Guidelines, in residential zones, Eligible Housing Developments may utilize an incentive for yard reductions. In Tier 4 areas, the TOC incentive for yard reductions allows up to a 35 percent reduction in the required width or depth of two individual yards or setbacks. The project is utilizing one incentive to reduce both required side yards. The project does not request or propose any reductions in the required front or rear yard setbacks.

In the R3 Zone, for a building more than two stories in height, the five-foot side yards are required to be increased by one foot for each additional story above the second story. The proposed project therefore has 10-foot required side yards. The project is providing 6 feet 6 inches side yard, consistent with the TOC yard reduction incentive. This incentive will result in a building design that provides for affordable housing costs and supports the applicant's decision to set aside dwelling units for Extremely Low Income Households.

Increased Height:

The applicant has requested a Tier 4 Height Incentive, which allows for 33 additional feet. Height District 1 in the R3-1 Zone allows for a maximum height of 45 feet. Therefore, the Tier 4 Height Incentive would allow a maximum height of 78 feet. The project is within that envelope at 78 feet and is consistent with the TOC guidelines. A restriction on height could limit the ability to construct the additional residential dwelling units, and specifically the Restricted Affordable Units. The project is financially feasible because of the increased flexibility the incentives allow the applicant in the building envelope.

Reduced Open Space:

In Tier 4 areas, the TOC Incentive allows up to a 25 percent decrease in required open space, per LAMC 12.22 A.25(f)(6). For proposals of six or more dwelling units, a building is required to provide 7,250 square feet of open space. A 25 percent reduction in this open space requirement is 5,438 square feet. The project proposes 5,683 square feet of open space, which meets the minimum requirement of open space, and is consistent with the TOC guidelines.

The requested incentives are necessary to provide the affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units.

b. The Incentive 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.

There is no evidence in the record that the proposed incentive will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. The project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Based on the above, there is no basis to deny the requested incentives. Therefore, there is no substantial evidence that the project's proposed incentives will have a specific adverse impact on public health and safety or on property listed in the California Register of Historic Resources.

CEQA FINDINGS

As the designee of the Director of Planning, I have determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to 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.

In addition, the City has determined based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No. 2013031038 ("Program EIR"), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.

The project is the construction of a new 7-story, 78-feet-tall residential development with 45 residential dwelling units (including five units for Extremely Low-Income Household occupancy). The project will have a proposed Floor Area Ratio ("FAR") of approximately 4.65:1 with approximately 67,396 square feet of floor area. The project will provide 28 residential parking spaces in a single-level parking garage. The project will also provide bicycle parking in accordance with LAMC Section 12.21 A.16. There are no (0) protected trees on site. There are currently four (4) existing, Non-Protected Significant trees on the project site proposed to be removed (Queen Palm, Avocado, Mexican fan palm). There are six (6) existing trees growing in the adjacent public-right-of-way that will remain (Evergreen pear trees, olive trees); two (2) street trees are proposed to be removed (olive tree, dead tree). The project assumes a worst-case scenario of removing all street trees, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings. The project will require the export of approximately 5,950 cubic yards of soil.

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 West Los Angeles Community Plan area. The site is zoned R3-1 and has a General Plan Land Use Designation of Medium Residential. The R3-1 Zone allows for a base density of one dwelling unit per 800 square feet of lot area. Height District 1 in the R3 Zone, allows for a height of 45-feet. The project site is in the West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP, Ordinance 186,105 and 186,108). The Project is subject to Department of Transportation clearance of the WLA TIMP. The Exposition Corridor Transit Neighborhood Plan (Specific Plan) established by Ordinance 186,402 and effective December 26, 2019, established review procedures, design standards, and environmental standards for the subject site (Sections 1, 4, 5, and Appendix D).

Pursuant to the TOC Guidelines, the project is eligible for, and has been granted three Tier 4 Additional Incentives. In Tier 4 areas, the TOC incentive for side yard reductions allows up to a 35 percent decrease in the required width or depth of two individual yards or setbacks. In the R3 Zone, for a building more than two stories in height, the five-foot side yards are required to be increased by one foot for each additional story above the second story. The proposed project, therefore, has 10-foot required side yards. The project proposes 6 feet 6 inches easterly and westerly side yards, consistent with the TOC Guidelines. The 6 feet 6 inches side yards reflect a 35 percent reduction in the otherwise required 10-foot side yards for the project. The two side yard reductions count as one incentive.

The TOC Guidelines allow for a maximum height of 78-feet (33 additional feet) and the project is 78-feet in height. The project is consistent with the TOC Guidelines' Height Incentive and Exception requirements.

For Tier 4 areas the TOC Incentive allows up to a 25 percent decrease in required open space. The proposal is required to provide 7,250 square feet of open space. A 25 percent reduction in this open space requirement is 5,438 square feet. The project proposes 5,683 square feet of open space, which meets the minimum requirement of open space, and is consistent with the TOC guidelines.

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

The subject site is level and rectangular, measuring 0.432 acres and is wholly within the City of Los Angeles. Lots adjacent to the subject site are developed with urban uses. The project site is an infill site surrounded by residential uses to the east and south, zoned RAS4-1VL and R3(EC) respectively. To the east of the site at the Exposition Boulevard and Bundy Drive intersection, a multi-story residential complex is under development. Properties to the south of the site are developed with single family dwellings. Immediately to the west are one- and two-story commercial properties zoned M1-1, and the property to the north across Exposition Boulevard is zoned PF-1XL and is developed as the right-of-way for Metro's E-line (Expo Light Rail line), with the Expo Line Bike Path and vehicular parking at street level. The surrounding neighborhood is fully developed with streets, sidewalk, gutter, sewer, and street trees.

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

The subject site is currently developed with four single-family residential structures proposed to be demolished. Further, the subject site is surrounded by existing residential properties and development. Prior to any work on the adjacent public right-of-way, the applicant will be required to obtain approved plans from the Department of Public Works. As there currently is no approved right-of-way improvement plan and for purposes of conservative analysis under CEQA, Planning has analyzed the worst-case potential for removal of all street trees. Note that street trees and protected trees shall not be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161 - 62.171. At the time of preparation of this environmental document, no approvals have been given for any tree removals on-site or in the rightof-way by BPW. The City has required a Tree Report to identify all protected trees/shrubs on the project site and all street trees in the adjacent public right-of-way. A Tree Report prepared by The Tree Resource, dated September 5, 2023, indicated that there are no protected tree or shrub species on the site, or adjacent to the site. There are currently four (4) existing, Non-Protected Significant trees on the project site proposed to be removed (Queen Palm, Avocado, Mexican fan palm). There are six (6) existing trees growing in the adjacent public-right-of-way that will remain (Evergreen pear trees, olive trees); two (2) street trees are proposed to be removed (olive tree, dead

tree). The Tree Report was reviewed by the Urban Forestry Division on March 26, 2024. Therefore, the subject site is not, and has no value as a habitat for endangered, rare, or threatened species.

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

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. The project does not exceed the threshold criteria established by the LADOT for preparing a traffic study. The Department of Transportation (LADOT) Referral Form dated September 18, 2024 and the Vehicle Miles Traveled (VMT) calculator indicated that the number of daily vehicle trips will be 204 which is under the threshold of 250 or more daily vehicles trips to require VMT analysis. As such, the project will not have any significant impacts to traffic. In regards to Air Quality, interim thresholds were developed by the Los Angeles Department of City Planning staff based on California Emissions Estimator Model (CalEEMod) 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. In addition, the applicant has submitted a Geotechnical Investigation prepared by A.G.I. Geotechnical, Inc. dated December 15, 2022. RCMs also include the submittal of the Geology and Soils Report to the Department of Building and Safety ("DBS"), and compliance with a Soils Report Approval Letter (Log No. 124629, dated January 30, 2024) which details conditions of approval that must be followed. In addition, the RCMs require that design and construction of the building must conform to the California Building Code, and grading on site shall comply with the City's Landform Grading Manual, as approved by the Department of Building and Safety Grading Division.

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

The project site is currently developed, surrounded by urban uses, served by existing infrastructure, and is consistent with the General Plan. The subject site will be adequately served by all public utilities and services given that the construction of a seven-story, residential building with 45 dwelling units is in a highly urbanized area with existing utilities and public services and is on parcels zoned for such a use and density.

Therefore, the Project meets the qualifications of the Class 32 Exemption.

Exceptions Narrative for Class 32 Categorical Exemption

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.

Staff have identified 3 comparable projects that have either filed or were granted approval for land use entitlements within a 500-foot radius of the subject site:

 <u>Case No.</u> DIR-2021-10036-TOC-VHCA – construction of an 8-story, 83-foot tall residential apartment building with 290 residential units (32 restricted affordable units), located at 2217, 2221, 2227, 2233 South Bundy Drive; 2222, 2226, 2230, 2234, 2240, 2244 South Amherst Avenue. The project is part of a larger phased development project ("Bundy Block Project").

- <u>Case No.</u> DIR-2021-10047-TOC-VHCA_– construction of an 8-story, 83-foot tall residential apartment building with 195 residential units (22 restricted affordable units), located at 2301, 2307, 2313, 2319 South Bundy Drive; 2302, 2306, 2310, 2312 South Amherst Avenue. The project is part of a larger phased development project ("Bundy Block Project").
- <u>Case No.</u> DIR-2022-6488-TOC-VHCA construction of an 8-story, 83-foot tall mixed-use residential apartment building with 136 residential units (15 restricted affordable units), and 486 square feet of commercial space located at 2201 South Bundy Drive; 2200 South Amherst Avenue, and 12102-12114 West Exposition Boulevard. The project is part of a larger phased development project ("Bundy Block Project").

While there could potentially be four (4) projects of a similar type in the same place, all projects would be subject to the citywide Regulatory Compliance Measures as noted above. Furthermore, the project will result in less than significant impacts related to traffic, noise, and air quality, as shown above. The LADOT Referral Form dated September 23, 2024,

indicates that the project would generate a net increase of 204 daily vehicle trips, which is less than the threshold of 250 daily trips that would otherwise require a Vehicle Miles Traveled (VMT) analysis. There is no evidence to conclude that significant impacts will occur based on past project approvals or that the proposed Project's impacts are cumulatively considerable when evaluating any cumulative impacts associates with construction noise and transportation/traffic in the surrounding area. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

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

The project proposes a multi-family residential building in an area zoned and designated for such development. The project proposes the demolition of the existing four singlefamily residences located at 12202, 12206, 12210 and 12214 West Exposition Boulevard and the construction, use, and maintenance of a new 7-story, 78-feet-tall building, consisting of 45 units, with a maximum 67,396 square-feet of Floor Area and 4.65:1 Floor Area Ratio ("FAR"), in an area zoned and designated for such development. The subject site, on four lots of approximately 18,827 square feet, in the R3-1 Zone, is of a similar size and slope to nearby properties. All surrounding properties are developed with mostly residential buildings. The Floor Area, Density, Height, Yards, and Open Space of the proposed project are consistent with the Zone and Transit Oriented Communities program and incentives. The project site is located in a liquefaction zone and is within 1.41 kilometers (0.88 miles) from the Santa Monica Fault. The site is not located within the Alquist-Priolo Fault Zone, special grading area, designated hillside area, very high fire hazard severity zone, flood zone, landslide, tsunami inundation zone, or methane zone. There are no known designated historic resources or cultural monuments on the subject site. There are no known 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. The portion of State Route 27 which travels through the Los Angeles city limits is approximately 7 miles from the subject site. Therefore, the project will not result in damage to any 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, 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, the subject site is not identified as a hazardous waste site.

The building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated and this exception does not apply.

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 developed with residential properties and has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. Further, the project site was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Neither the State nor the City choose to treat the site as a historic resource, therefore, the proposed project cannot cause a substantial adverse change in the significance of a historic resource and this exception does not apply.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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

TRANSFERABILITY

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

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VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

The Applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the Applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

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

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

<u>APPEAL PERIOD – EFFECTIVE DATE</u>

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

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

An appeal may be filed utilizing the following options:

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

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

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

201 N. Figueroa Street

Metro DSC

Van Nuys DSC	
6262 Van Nuys Boulevard	
Van Nuys, CA 91401	

Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077	Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050
South LA DSC	West LA DSC
(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 <u>planning.southla@lacity.org</u>	(CURRENTLY CLOSED) 1828 Sawtelle Boulevard West Los Angeles, CA 90025 <u>planning.westla@lacity.org</u> (310) 231-2901

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

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

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



QR Code to Online Appeal Filing



QR Code to Forms for In-Person Appeal Filing



QR Code to BuildLA Appointment Portal for Condition Clearance

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

DIR-2023-8208-TOC-HCA

Bonus Compliance Review and Transit Oriented Communities cases with the Director of Planning or Zoning Administrator as the initial decision maker are heard by the City Planning Commission.

VINCENT P. BERTONI, AICP Director of Planning

Approved by:

Theodore L. Arving Theodore L. Irving, AICP, Principal City Planner

Reviewed by:

Connie Chauv for

Kyle Winston, City Planner

Reviewed by:

Connie Chauv

Connie Chauv, Senior City Planner

Prepared by:

Julissa LH Julissa Lopez-Hodoyan, Planning Assistant



ladwp.com

BILL DATE Sep 9, 2024 **ACCOUNT NUMBER** 767 916 1000

DATE DUE Sep 30, 2024 AMOUNT DUE \$ 810.03

Total Amount Due

Page 1 of 6

CUSTOMER SERVICE

1-800-DIAL-DWP (342-5397) Monday-Friday: 7 a.m. - 7 p.m. Saturday: 7 a.m. - 2 p.m. Sunday and holidays: Closed Available 24/7 for emergency & outage calls **Paying Your Bill**

AUTOMATIC PAYMENT

Automatically pay from your checking, savings or credit card by

logging in at www.ladwp.com/billpay



ONLINE

Pay from your checking, savings or credit card any time by logging in at www.ladwp.com/myaccount



BY PHONE

Pay from your checking, savings or credit card any time by calling 1-877-MYPAYDWP (1-877-697-2939)



BY MAIL

Place your payment stub and your check or money order in the envelope provided with the bill.



Via payment drop box

The 2022 Power Content Label is included in this bill.

DIY Garden Resources & Rebates

ladwp.com/LawnToGarden

JOSE G ALVAREZ, 12218 EXPOSITION BLVD, LOS ANGELES, CA 90064

Account Summary

Previous Account Balance Payment Received 7/17/24	Thank you	\$ 755.42
Remaining Balance	indim you	-755.42
New Charges		\$ 0.00
new onarges		+ 810.03

Summary of New Charges

Details on following pages.

\$ 810.03

Los Angel	es Department of Water and Power Charges
LA	Electric Charges 7/8/24 - 9/9/24 1,687 kWh \$506.88 Water Charges 7/8/24 - 9/9/24 16 HCF \$170.77
800-342-5397	Total LADWP Charges \$ 677.65

LADWP provides billing services for the Bureau of Sanitation. All money collected for the services listed in the City of Los Angeles Bureau of Sanitation Charges section is forwarded to them.

(A)	Angeles Bureau of Sanitation Charges		
LASANITATION	Sewer Charges 7/8/24 - 9/9/24	\$58.35	
800-773-2489 Solid Waste Charge	Solid Waste Charges 7/9/24 - 9/9/24	\$74.03	and Sharless

Total New Charges 810.03

please keep this portion for your records. If paying in person, bring entire bill to customer service center

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT, MAKING SURE THE RETURN ADDRESS SHOWS IN THE ENVELOPE WINDOW



P.O. Box 30808 . Los Angeles, CA 90030-0808

ELECTRONIC SERVICE REQUESTED

JOSE G ALVAREZ 12218 EXPOSITION BLVD LOS ANGELES CA 90064

THIS IS YOUR BILL

For paperless billing, go to www.ladwp.com/myaccount

ACCOUNT NUMBER 767 916 1000

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Write account number on check or money order and make payable to LADWP.

26237670000000000000970033



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0001 916 292 **ACCOUNT NUMBER** Sep 9, 2024 **3TAO 1118**

£0.018 \$ **AMOUNT DUE**

Sep 30, 2024 **BUG FIAD**

Page

Customer Service and Payment Information

WHEN TO PAY YOUR BILL

notification ten (10) days prior to discontinuance of service for nonpayment. extend the due date on any unpaid previous balance. Current City of Los Angeles policy provides for date of presentation. The payment due on your bill applies to the current charges only and does not Your bill is due and payable on presentation and shall become delinquent nineteen days after the

LATE PAYMENT CHARGE

each day of the billing period shown on the current bill. Service may be discontinued for nonpayment. assessed on electric and water balances that are not paid by the due date. The charge is made for A Late Payment Charge amounting to an 18% annual rate, computed on a daily basis, may be

IF YOU QUESTION YOUR LADWP CHARGES

must be paid by the bill due date. preserve your right to a dispute determination before termination of service, all undisputed amounts LADWP Customer Relations Office, P.O. Box 51111, Los Angeles, CA 90051-0100. In order to Customer Service, you must send a written request for a dispute determination by the bill due date to: from a supervisor. If you still disagree with the charges on your bill after communicating with Service form at ladwp.com/contactus. After receiving an explanation, you may ask for more information Customer Service Centers listed on the back of your payment stub, or online using our Customer Please contact an LADWP representative by phone at (800) 342-5397, in person at any of the LADWP

Reading of by calling us at (800) 342-5397. If you need help paying your bill, information about payment programs is available at

ELECTRONIC CHECK CONVERSION

please see www.ladwp.com/checkconversion. from your bank. For more information on electronic fund transfers and fees for insufficient funds, means funds may be withdrawn the same day as payment, and you will not receive your check back Your payment may be processed as a check transaction or a one-time electronic fund transfer, which

Stedmull enorig there is a state of the stat

(T057-S24)9WD-AA3H-008-1 HEARING OR SPEECH-IMPAIRED - TTY

1-866-675-6623, toll-free MARBORY SONATSISSA STATE OF CALIFORNIA HOME EVERGY

1-800-215-6277 CITY OF LOS ANGELES UTILITY TAX

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Los Angeles,CA 90051-6707 PO Box 515407 **LOS ANGELES DEPT OF WATER & POWER**

Your Sewer Service Charge, shown in the "Sewer Charges" section, later in this bill, was calculated as Bureau of Sanitation—Sewer Service Charge and Winter Water Use Calculation

(2280/HCE) = 2280/HCE)SSC = days in billing cycle (63) x WWU (0.15893 HCF/day) = 10.01259 HCF x Sewer Service Rate :SMOIIOL

WWU is Winter Water Use, DWCF is Dry Winter Compensation Factor

adjusted each July 1. For more information, go to www.lacitysan.org Water usage during the period (10 HCF)/days in the period(56) x DWCF (0.69) = 0.15893. Your WWU is Your most recent WWW was calculated during the billing period 1/12/24 - 3/8/24 as follows:

Mail payments to LADWP, PO BOX 30808, LOS ANGELES, CA 90030-0808

.evA sytenniw esst

"23 446 'M 969"

WHERE TO PAY YOUR BILL

appointment to visit a service center by calling 1-888-999-0477, or drop your payment in the payment box during normal business All LADWP Customer Service Centers below are open Mon-Fri, except holidays, from 9:00 am to 5:00 pm. You may make an

West Los Angeles 1 394 S. Sepuiveda Bivd.

Van Nuys Bivd. bvia sbeviudes 454 Sepuivede Bivd.

bvi8 nolsvA .N 156 notgnimliW

MEST LOS ANGELES

Canoga Park.....

SAN FERNANDO VALLEY

San Pedro.....orbaq ns2

ABRA ROBRAH

JOHSI8 'sinoy

SUBAA

104/ 5 1090 91

METROPOLITAN LOS ANGELES

	AS PACUE JLVOF
	.evA mormeV .2 8562
Lincoln Heights	35 YISO 7172
(UƏ)	(by a source on Schrader Blvd.)
hollywood	.bvl8 teenus 8-7488
Crenshaw-Baldwin Hills	4030 Crenshaw Bivd.
Centrel	4619 S. Central Ave.
	01# '19 0105 '5616
Wain Office	JS adoH .N 111

LOS ANGELES, CA 90030-0808 PO BOX 30808

through the window.

envelope so that the address below shows

Place your payment stub in the provided

Please do not told, staple, tape or paper clip your payment to the stub.

os Angeles Department of Water & Power



1-800-342-5397 www.ladwp.com Hours of operation - 7 am to 7 pm

DEFINITIONS (For residential customers, the tier rates on your pill may include the following adjustments.)

CRPSEA -- (Capped Renewable Portfolio Standard Energy Adjustment) a charge reflecting the costs associated with RPS Operations and Maintenance, RPS debt service, and Energy Efficiency Programs.

ECA - (Energy Cost Adjustment) an adjustment that reflects the variations of fuel, energy and other associated costs.

ESA - (Electric Subsidy Adjustment) a charge reflecting the costs of subsidies including senior. disabled, EZ-SAVE, traffic control lighting, and enterprise zone.

IRCA - (Incremental Reliability Cost Adjustment) a charge reflecting Operations and Maintenance and debt service related to Power Reliability Program cost and legacy RCA under-collection.

kWh - (kilo-watt-hour) the units in which electric usage is measured. One kWh equals 1000 watts of electricity used for one hour.

RCA - (Reliability Cost Adjustment) a charge reflecting the costs to support additional capital investments needed to improve reliability in areas of power distribution, transmission and generation infrastructure.

VEA - (Variable Energy Adjustment) a charge reflecting the costs of fuel, non-RPS power purchase agreements, non-RPS economy purchases, legacy ECAF under-collection, and base rate decoupling from energy efficiency impact.

VRPSEA - (Variable Renewable Portfolio Standard Energy Adjustment) a charge reflecting the costs of RPS market purchases and RPS costs above and beyond any Operations and Maintenance and debt service payments.

POWER ACCESS CHARGE - (Residential) a monthly tiered consumption-based fixed charge applied to R1A Residential customers to recover distribution and customer service related costs.

ladwp.com

BILL DATE

Sep 9, 2024

ACCOUNT NUMBER

767 916 1000

Electric Charges		-8A # : 7679161617
Billing PERIOD 7/8/24 - 9/9/24DAYS 63RATE SCHEDULE R-1 and R-1[i] Residential Elect Standard ServiceNEXT SCHEDULED READ DATE 11/5/24NEXT SCHEDULED READ DATE 11/5/24HIGHEST MONTHLY KWH 1285.000000 Tier 3METER NUMBER 00009-00330654NEXT SCHEDULED READ DATE 11/5/24	20NE 1 tric - Rate A	USAGE HISTORY (Total KWh) 3,000 1,200 1,200 0 SEP NOV JAN MARMAY JUL SEP NOV JAN MARMAY JUL SEP 24 Tier 1 Tier 2 Tier 3 Prov Yr Sep 24 Total KWh used 1,754 1,687 Average daily KWh 30 27 Days in billing period 59 63 Your average daily cost of electricity \$8.05
METER NUMBER	CURRENT READ	– PREVIOUS READ = TOTAL USED
00009-00330654	99278	97591 1687 kWh
Power Access Charge Tier 3		45.40
Tier 1 Energy		700 kWh x \$0.21169/kWh 148.18
Tier 2 Energy		987 kWh x \$0.27027/kWh 266.76
Subtotal Energy Charges	to an	\$460.34
City of Los Angeles Utility Tax		\$460.34 x 10% 46.03
State Energy Surcharge		1,687 kWh x \$0.0003/kWh 0.51

Total Electric Charges \$ 506.88

Your Electric Usage by Tier

Tier 1 \$0.21169/kWh	Tier 2 \$0.27027/kWh	Tier 3
First 700 kWh	Next 1,400 KWh	

Usage is billed at different rates, depending on how much you use. This graph shows how your energy usage relates to these tiers, and the rate you paid in each tier. For more, visit www.ladwp.com/res electric

Green Power for a Green LA--LADWP's Green Power program replaces electricity from polluting power plants with energy generated from renewable resources. To learn more and sign up, visit www.ladwp.com/greenpower

Sep 30, 202

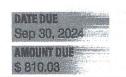
AMOUNT DUE

\$810.03



ladwp.com

BILL DATE Sep 9, 2024 **ACCOUNT NUMBER** 767 916 1000



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Δ _{we} Δ	Los Angeles
ENA/D	Department of Water & Power
DWP	Water & Power

www.ladwp.com 1-800-342-5397

Hours of operation - 7 am to 7 pm

EFINITIONS

HCF - (Hundred Cubic Feet) the units in which water usage is measured. One HCF equals 748 gallons.

Rate Schedule - rates, based on type of use, approved by the Board of Water and Power Commissioners and adopted by the City Council. For a list, visit www.ladwp.com

Temp Zone (Residential) - Three groupings of zip codes, based on generally common average temperatures (low, medium, or high), used as one of the factors that determine a customer's second and third tier rate allotment.

Tier (Single-Dwelling Unit) - One of four usage ranges used in a pricing method that provides an incentive to conserve water. The first usage range (Tier 1) includes any usage up to 8 HCF per month and is billed at the lowest rate. Tier 2 and Tier 3 usage range is calculated based on lot size, and temperature zone, and are billed at higher rates. Usage over the Tier 3 is billed at the highest (Tier 4) rate. Shortage year water rates no longer apply

		Total Water Charges	\$ 170.77	
Subtotal Wa	ater Charges	And the deal of the set of the	\$170.77	
Tier 1 Water		16 HCF x \$10.67313/HCF	170.77	
90663068	58	42	16 HCF	
METER NUMBER	CURRENT READ	– PREVIOUS READ =	TOTAL USED	
		1 Hundred Cubic Feet (HCF) = 74	8 Gallons	
		Your average cost per gallon of water		
		Days in billing period 544 Your average daily cost of water	63 \$2.71	
		Average daily gallons 165	190	
Tier 3	28 HCF	Total HCF used 120	Sep 24	
Tier 2	14 HCF			
Allotment Tier 1	16 HCF MEDIUM	Tier 1 Tier 2 Tier 3 Tier 4		
NEXT SCHEDULED READ DATE 11/5/24		0 MAY JUL SEP NOV JAN MARMAY NOV JAN MARMAY JUL SEP 21 24		
		90 60 30		
vater Scheo Residential	ule A - Single-Dwelling Unit			
RATE SCHEDULE		120		
7/8/24 - 9/9/2		150	(K 18	
BILLING PERIOD	DAYS	USAGE HISTORY (Total HCF)		
Water Charges		SA # : 7679161620		
And a second sec				

Your Water Usage by Tier

Tier 1 Allotment \$10.67313/HCF	Tier 2	Tier 3	- Tier 4
	entre grande ander en de Antre Paris	and the second second second second second	
First 16 HCF	Next 14 HCF	Next 28 HCF	More than 58 HCF

Usage is billed at different rates, depending on how much you use. The graph shows how your water usage relates to these tiers, and the rate you paid in each tier. For more, visit www.ladwp.com/res_water

For the Quarterly Notice of Change in LADWP Water Rates, go to www.ladwp.com/quarterlynotice

PRINTED ON RECYCLED PAPER

DATE DUE Sep 30, 2024 AMOUNT DUE \$ 810.03

ladwp.com

Los Angeles Department of Water & Power

24

SA # : 7679161619

nvironment **JITATION** OF LOS ANGELES

www.lacitysan.org 1-800-773-2489 Hours of operation - 24/7

DEFINITIONS

Sewer Service Charge - (SSC) a charge for use of the sewer system, to cover the costs of constructing and maintaining wastewater facilities such as sewers and sewage treatment plants, and for treating sewage.

Solid Resources Fee (Trash Fee) - a charge to cover the costs (including, but not limited to, staff, equipment, and facilities) of collections and/or availability of collections for the handling (including but not limited to, transfer, recycling or recovery) and disposal of trash and other solid wastes.

Standard Single Family Allotment of Containers: 60 gallons for refuse (Black) 90 gallons for yard trimmings (Green)

90 gallons for recyclables (Blue)

Extra capacity is billed in increments of 30 gallons.

Sewer Charges

Sewer Service Charge*

BILLING PERIOD 7/8/24 - 9/9/24 DAYS 63

SEWER RATE SCHEDULE

Sewer Service Charge - Residential

10.01259 HCF x \$5.80000/HCF 58.07 Sewer Service EZ-SAVE Program Surcharge* 0.28

Total Sewer Charges \$ 58.35

*Your Sewer Service Charge (SSC) is based on your Winter Water Use (WWU), which is your average dally water use during the part of the winter when you are least likely to use water for Irrigation, adjusted by a Dry Winter Compensation Factor (DWCF). To see how YOUR SSC was calculated, see "Bureau of Sanitation-Sewer Service Charge and Winter Water Use Calculation" on page 2.

The City of Los Angeles is proposing rate adjustments to the Sewer Service Charge. Please visit the following website for more information: www.LACitySan.org/rates





Page 5 of €

BILL DATE ACCOUNT NUMBER

Sep 9, 2024 767 916 1000

ladwp.com

Los Angeles Department of Water & Power



ANITATION

1-800-773-2489 www.lacitysan.org Hours of operation - 24/7

DEFINITIONS

Sewer Service Charge - (SSC) a charge for use of the sewer system, to cover the costs of constructing and maintaining wastewater facilities such as sewers and sewage treatment plants, and for treating sewage.

Solid Resources Fee (Trash Fee) - a charge to cover the costs (including, but not limited to, staff, equipment, and facilities) of collections and/or availability of collections for the handling (including but not limited to, transfer, recycling or recovery) and disposal of trash and other solid wastes.

Standard Single Family Allotment of Containers: 60 gallons for refuse (Black) 90 gallons for yard trimmings (Green) 90 gallons for recyclables (Blue) Extra capacity is billed in increments of 30 gallons.

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			 1999

Sower Charnes

SA #: 7679161619

DATE DUE

Sep 30, 2024

AMOUNT DUE \$ 810.03

Billing Period	DAYS	SEWER RATE SCHEDULE
7/8/24 - 9/9/24	63	Sewer Service Charge - Residential
and the second second second second second		

Sewer Service Charge*	10.01259 HCF x \$5.80000/HCF	58.07
Sewer Service EZ-SAVE Program Surcharge*		0.28

Total Sewer Charges \$ 58.35

241

*Your Sewer Service Charge (SSC) is based on your Winter Water Use (WWU), which is your average daily water use during the part of the winter when you are least likely to use water for Irrigation, adjusted by a Dry Winter Compensation Factor (DWCF). To see how YOUR SSC was calculated, see "Bureau of Sanitation-Sewer Service Charge and Winter Water Use Calculation" on page 2.

The City of Los Angeles is proposing rate adjustments to the Sewer Service Charge. Please visit the following website for more information: www.LACitySan.org/rates



LA Los Angeles Department of Water & Power	ladwp.com	BILL DATE Sep 9, 202 ACCOUNT NU 767 916 10	IMBER	DATE DUE Sep 30, 2024 AMOUNT DUE \$ 810.03	Page 6 of 6
	Solid Waste Charg	jes		SA # : 7679161618	
	BILLING PERIOD 7/9/24 - 9/9/24	DAYS 62	Solid WASTE RATE Solid Resources	the second se	
	Solid Resources Fee (T	rash Fee) S	ingle-Family	1 Unit(s)	74.03
·			Tota	Solid Waste Charges	\$ 74.03

:

Electric Definitions

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Minimum Charge – an amount charged if your usage falls below a certain minimum level to cover costs for services provided such as meter reading, billing, postage, etc. when a service charge is not applicable.

Rate Schedule - rates, based on type of use, approved by the Board of Water and Power Commissioners and adopted by the City Council. For a list, visit www.ladwp.com

RPS - Renewable Portfolio Standard program to increase the use of energy from photovoltaics, wind, biomass, and other renewable sources.

Service Charge - a charge for services provided such as meter reading, billing, postage, etc.

Temperatures Zone - Two groupings of zip codes, based on generally common average temperatures, used to determine a customer's electrical allotment for each pricing tier.

Tier (Residential) - one of three usage ranges, based on zone, with associated rates to provide an incentive to conserve electricity. The lowest rate for usage is in Tier 1.

Time-of-Use – Time-of-Use rates are based on the time of day that you use electricity. During the Base hours, when customer use is low, your price will be lower than the standard residential rate. Prices during Low Peak hours are slightly higher than standard rate. In High Peak hours, the cost to supply energy is the highest, and it will cost more than the standard rate. See your Usage History for days and times of day for High, Low and Base periods.

POWER ACCESS CHARGE - (Residential) a monthly tiered consumption-based fixed charge applied to R1A Residential customers to recover distribution and customer service related costs.

To view the Connections newsletter, go to www.ladwp.com/connections

EXHIBIT C

(Director of Planning's Determination – DIR-2023-8208-TOC-HCA)

DEPARTMENT OF

COMMISSION OFFICE (213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE PRESIDENT

ELIZABETH ZAMORA VICE-PRESIDENT

MARIA CABILDO CAROLINE CHOE MARTINA DIAZ PHYLLIS KLEIN KAREN MACK MICHAEL R. NEWHOUSE JACOB SAITMAN CITY OF LOS ANGELES

COS ANGE

KAREN BASS

EXECUTIVE OFFICES

200 N. Spring Street, Room 525 Los Angeles, CA 90012-4801 (213) 978-1271

VINCENT P. BERTONI, AICP DIRECTOR

SHANA M.M. BONSTIN DEPUTY DIRECTOR

DEPUTY DIRECTOR

ARTHI L. VARMA, AICP DEPUTY DIRECTOR

LISA M. WEBBER, AICP DEPUTY DIRECTOR

DIRECTOR'S DETERMINATION TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM

September 24, 2024

Owner / Applicant

Daniel Pourbaba 12202 Exposition LLC 8300 Melrose Avenue, #PH3 West Hollywood, CA 90069

Representative

Aaron Belliston BMR Enterprises 5250 Lankershim Boulevard, Suite 500 North Hollywood, CA 91601 Case No. DIR-2023-8208-TOC-HCA CEQA: ENV-2023-8209-CE Location: 12202-12214 West Exposition Boulevard Council District: 11 – Park Neighborhood Council Community Plan Area: West Los Angeles Sawtelle Community Plan Area: West Los Angeles Specific Plan: Exposition Corridor Transit Neighborhood Plan; West Los Angeles Transportation Improvement and Mitigation Land Use Designation: Medium Residential Zone: R3-1 Legal Description: Lot 1, 2, 3, and 4, Block: 2, Arb: None, Tract 6372

Last Day to File an Appeal: Date October 9, 2024

DETERMINATION

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

Determine based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to 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.

Find, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No. 2013031038 ("Program EIR"), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation

is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.

Approve the following project consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Tier 4, to permit a project consisting of 45 residential units by reserving five (5) dwelling units, equal to 11% of the total units, for Extremely Low-Income Household Occupancy for a period of 55 years, with Base Incentives permitted pursuant to LAMC 12.22 A.31, in addition to the following Additional incentives:

Additional Incentives

- **a.** Yards: An up to 35% reduction in the required side yard setbacks, for minimum side yards of 6 feet 6 inches in lieu of the required 10 feet, in the R3-1 Zone.
- **b. Height:** An up to 33-foot increase in the height requirement, allowing up to 78 feet in height in lieu of the maximum allowed 45 feet in the R3-1 Zone.
- **c. Open Space:** An up to 25% decrease in required open space, allowing a minimum of 5,438 square feet of open space in lieu of the required 7,250 square feet otherwise required per LAMC Section 12.21.G.

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

CONDITIONS OF APPROVAL

- 1. **Site Development.** The project shall be in substantial conformance with the plans and materials submitted by the Applicant, including the proposed building design elements and materials, stamped Exhibit "A," with a date of March 8, 2024, attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Project Planning Bureau, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions.
- 2. **Residential Density**. The project shall be limited to a maximum density of 45 residential dwelling units, including On-Site Restricted Affordable Units.
- 3. **On-Site Restricted Affordable Units.** The project shall provide a minimum of five (5) On-Site Restricted Affordable units, consisting of five (5) units for Extremely Low-Income Households, as defined in the California Health and Safety Code, Section 50106 to the satisfaction of the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
- 4. **SB 8 Replacement Units.** The project shall be required to comply with the Replacement Unit Determination (RUD) letter, dated May 10, 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.
- 5. **Changes in Restricted Units**. Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.31.
- 6. Housing Requirements. Prior to issuance of a building permit, the owner shall execute and record a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make five (5) units available to Extremely Low-Income Households or equal to 11 percent of the project's total proposed residential density, 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.31, to the satisfaction of LAHD, and in consideration of the project's Replacement Unit Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall submit a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD.

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

- 7. Floor Area Ratio ("FAR"). The project shall be limited to a Floor Area Ratio (FAR) of 4.65:1 or approximately 67,396 square feet per Exhibit "A".
- 8. **Height (Additional Incentive).** The project shall be limited to a maximum height of 78 feet, as shown in Exhibit "A". Height increases over 11 feet, resulting in building height over 56

- 9. Side Yard. (Additional Incentive) The project shall have minimum 6-foot 6-inch eastern and western side yard setbacks per Exhibit "A".
- 10. **Open Space (Additional Incentive).** A minimum of 5,438 square feet of open space shall be permitted in lieu of the 7,250 square feet otherwise required per LAMC Section 12.21.G.
- 11. **Parking Per AB 2097**. The project shall be permitted to provide a minimum of zero parking space pursuant to California Government Code Section 65863.2 (AB 2097). 28 parking spaces are provided per Exhibit "A".
- 12. Bicycle Parking. Bicycle parking shall be provided consistent with LAMC 12.21 A.16
- 13. Landscape Plan. The landscape plan shall indicate landscape points for the project equivalent to **10% more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
- 14. **Street Trees.** Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards.
- 15. **Exposition Corridor Transit Neighborhood Plan**. Prior to the issuance of a building permit, the applicant shall demonstrate compliance with the Exposition Corridor Transit Neighborhood Plan pursuant to Ordinance No. 186,402, including but not limited to:
 - a. Street-fronting residential units on the ground floor shall each have a primary entrance facing the street per Expo TNP Section 4.3.2.A.1.
 - b. Primary pedestrian entrances shall be prominent and distinguished through architectural features such as, but not limited to, front porches, overhead projections, columns, side windows, or recessed planes, per Expo TNP Section A.3.2.2.
 - c. Building entrances shall be placed at grade level or a maximum of 3 feet above the adjacent finished grade and unobstructed from view from the public right-ofway. Entrances below grade level are prohibited, per Expo TNP Section A.3.2.3.
 - d. All required pedestrian entrances shall have walkways from the entrance to the sidewalk at least 3 feet in width. Walkways shall be separated from parking and driveways, per Expo TNP Section A.3.2.4.
 - e. When stucco is used on a building façade it shall be applied in combination with at least one additional building material on the façade, not including materials used in windows, doors, balconies, and railings, per Expo TNP Section 4.3.3.B.1.
 - f. At least 80% of a Project's newly landscaped area shall be planted with droughttolerant shrubs and groundcover, per Expo TNP Section 4.3.4.A.1.

ADMINISTRATIVE CONDITIONS

16. **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 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.

- 17. **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.
- 18. **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.
- 19. **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.
- 20. **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.
- 21. **Recording Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for approval before being recorded.
- 22. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
- 23. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
- 24. Indemnification and Reimbursement of Litigation Costs. Applicant shall do all of the following:
 - (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including <u>but not limited to</u>, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of

subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

PROJECT BACKGROUND

Subject Property

The project site is located in the West Los Angeles Community Plan area at 12202, 12206, 12210 and 12214 West Exposition Boulevard at the southwest corner of the intersection with Exposition Boulevard and Amherst Avenue, and is bound by an alley to the south. The subject site is comprised of four (4) flat, rectangular-shaped lots with a total area of approximately 18,827 square feet (20,537 square feet including the half- alley), or approximately 0.47 acres in the R3 Zone. The project lots have a cumulative street frontage of 172-feet along the south side of Exposition Boulevard, and a lot depth of approximately 110 feet, with a 20-wide alley to the south, consistent with the minimum lot width and depth requirements of the R3 Zone. The project site is located in a liquefaction zone and is within 1.41 kilometers (0.88 miles) from the Santa Monica Fault. The site is not located within the Alquist-Priolo Fault Zone, special grading area, designated hillside area, very high fire hazard severity zone, flood zone, landslide, tsunami inundation zone, or methane zone.

The project site is currently improved with four (4) single-family dwellings and four (4) detached garages, which will be demolished for the project. A Tree Report prepared by The Tree Resource, dated September 5, 2023, indicated that there are no protected tree or shrub species on the site, or adjacent to the site. There are currently four (4) existing, Non-Protected Significant trees on the project site proposed to be removed (Queen Palm, Avocado, Mexican fan palm). There are six (6) existing trees growing in the adjacent public-right-of-way that will remain (Evergreen pear trees, olive trees); two (2) street trees are proposed to be removed (olive tree, dead tree). There are no known designated historic resources or cultural monuments on the subject site.

<u>Exposition Boulevard</u> is designated Local Street – Standard. The Mobility Plan 2035 designates a right-of-way width of 60 feet and a designated roadway width of 36 feet, and the street is dedicated to an approximately 50 foot right-of-way and improved to an approximately 40 foot roadway, with sidewalk, curb, and gutter..

<u>Amherst Avenue</u> is designated Local Street – Standard. The Mobility Plan 2035 designates a right-of-way width of 60 feet and a designated roadway width of 36 feet, and the street is dedicated to an approximately 60 foot right-of-way and improved to an approximately 30 foot roadway, with sidewalk, curb, and gutter.

Alley, to the south, is 20 feet in width.

Zoning and Land Use Designation

The West Los Angeles Community Plan designates the site for Medium Residential land uses with corresponding zones of R3. The site is zoned R3-1 which is consistent with the land use designation in the General Plan. The R3-1 Zone and designation allow for a base density of one dwelling unit per 800 square feet of lot area and a 3:1 Floor Area Ratio (FAR). The site is subject to Height District No. 1 in the R3 Zone which allows for a maximum building height of 45 feet. The site is located within the Exposition Corridor Transit Neighborhood Plan Specific Plan ("Expo TNP") overlay. The Expo TNP established by Ordinance 186,402 and effective December 26, 2019, established review procedures and additional design standards and environmental standards subject to review through Administrative Clearance, which is currently pending. The project site is also located within the West Los Angeles Transportation Improvement and Mitigation Specific Plan ("WLA TIMP", Ordinance 186,105 and 186,108). The Project is subject to Department of Transportation clearance of the WLA TIMP prior to the issue of building permits. The property is also located in the Transit Oriented Communities ("TOC") area, within a Tier 4

designation of the TOC Program. Pursuant to LAMC Section 12.22 A.31 and the TOC Guidelines, and the applicant has requested a TOC Compliance Review using Tier 4 TOC Incentives.

Surrounding Uses

The project site is an infill site surrounded by single-family residential uses to the west, east, and south, zoned RAS4-1VL and R3(EC) respectively. To the east and southeast of the site along Exposition Boulevard and Bundy Drive, an 8-story residential mixed-use development is under construction spanning three (3) buildings and city blocks. Further west are one- and two-story commercial properties zoned M1-1, and to the north of the project site, within approximately 100 feet, is the Expo Light Rail line, Zone PF-1XL, with the Expo Line Bike Path and vehicular parking at street level. The surrounding neighborhood is fully developed with streets, sidewalk, gutter, sewer, and street trees.

Project Description

The project includes the construction of a seven-story residential building with 45 dwelling units, including five units reserved for Extremely Low-Income Households. The proposed building will be 78-feet-tall with 67,396 square-feet of Floor Area and a Floor Area Ratio (FAR) of 4.65:1. The proposed building will include one level of subterranean parking with 28 residential vehicular parking spaces accessible from the alley. There are 39 long term residential bicycle parking spaces, and five short term residential bicycle parking spaces for a total of 44 residential bicycle parking spaces.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND

The project qualifies for the Transit Oriented Communities ("TOC") Affordable Housing Incentive Program, which allows a variety of incentives for increased density, height, and floor area, among others, for Eligible Housing Projects. Measure JJJ was adopted by the voters on November 7, 2016, in recognition that "[a]s L[os] A[ngeles] continues to suffer through a homeless and affordable housing crisis, we need a General Plan and zoning code that create incentives for projects that create affordable housing . . ." to combat "LA['s] . . . outdated General Plan." (Measure JJJ, Ordinance No. 186,483.) One of the tools that Measure JJJ created required that the City create a Transit Oriented Communities Affordable Housing Incentive Program, which "shall apply to all Housing Developments that are located within a one-half mile of a Major Transit Stop." (Measure JJJ, codified at LAMC Section 12.22.A.31.(a).)

The measure further mandated that the Department prepare and adopt TOC Affordable Housing Incentive Program Guidelines ("TOC Guidelines") within 90 days of the City's enactment of Measure JJJ, to establish eligibility standards, incentives, and other "necessary components of this TOC Incentive Program" to provide increased density and/or other development concessions for residential or mixed use projects.

The TOC Guidelines, adopted September 22, 2017 and amended on February 26, 2018, establish a tier-based system with varying development bonuses and incentives based on a project's distance from different types of transit. The largest bonuses are reserved for those areas in the closest proximity to significant rail stops or the intersection of major bus rapid transit lines. Required affordability levels are increased incrementally in each higher tier. The incentives provided in the TOC Guidelines describe the range of bonuses from particular zoning standards that applicants may select.

The subject site is located less than one-half mile from a Major Transit Stop, with the nearest stop the Expo / Bundy Metro Rail Station, served by the Metro Rail E Line (Expo); and is eligible as a Tier 4 development in the Transit Oriented Communities Affordable Housing Incentive Program Guidelines, as indicated on the TOC Referral Form dated June 26, 2023.

The project is eligible for the following Tier 4 Base Incentives, which are granted by-right for eligible TOC projects:

a. **Density.** Increase the maximum allowable number of dwelling units permitted by up to 80 percent.

The site is zoned R3-1 which allows for a maximum residential density of one dwelling unit per 800 square feet of lot area. The subject lot totals 18,827 square feet, and 20,537 square feet including the half alley square feet, for a maximum base density of 26 units. The Los Angeles Municipal Code allows 25 units by-right, however, the TOC Guidelines round base density up to the next whole number, which is 26. The maximum allowed density for the subject site under the Tier 4 Density Incentive would be 47 units. The project is proposing 45 units, which is consistent with the allowable density under the TOC Guidelines.

b. Floor Area Ratio. A maximum percentage increase of up to 55 percent.

In the R3-1 Zone, Height District 1, the Los Angeles Municipal Code provides for a maximum FAR of 3:1. Los Angeles Municipal Code Section 12.03 states, "Buildable Area" is, "all that portion of a lot located within the proper zone for the proposed main building, excluding those portions of the lot which must be reserved for yard spaces, building line setback space, or which may only be used for accessory buildings or uses." The buildable area for the subject site is 14,501.6 square feet for a by-right floor area of 43,504.8 square feet. The Tier 4 FAR Additional Incentive allows for a maximum FAR percentage increase up to 55%, for a maximum 4.65:1 FAR or allowable floor area of 67,396 square feet, or a 4.65:1 FAR, which is consistent with the allowable FAR under TOC Guidelines.

c. **Parking.** No required parking for residential units in an Eligible Housing Development for a Tier 4 project.

As a Tier 4 project, no residential parking spaces are required. The project proposes 28 parking spaces in a one-level subterranean parking garage with vehicular access off the alley.

Pursuant to the TOC Guidelines, the project is eligible for, and has been granted three (3) Tier 4 *Additional Incentives* to construct the proposed project as follows:

a. Side Yards. Reduction in the required yards/setbacks by up to 35 percent.

The Los Angeles Municipal Code requires a minimum 5-foot setback with one additional foot for each story above the second story in the R3-1 Zone. The project is proposing a seven-story building, therefore the project would be required to provide 10-feet for the required side setbacks. The TOC Guidelines for Tier 4 Additional Incentives, allow a project up to a 35% decrease in the required width or depth of two individual yards or setbacks. The project is proposing a 6 feet 6 inches easterly and westerly side yard setback in lieu of the 10-foot side yard setback otherwise required in the R3-1 Zone, which is consistent with the allowable yards/setbacks under TOC Guidelines.

b. Height. A maximum height increase of up to 33 additional feet, or three stories.

The Los Angeles Municipal Code allows a maximum building height of 45-feet in the R3-1 Zone. Per TOC Guidelines, a Tier 4 Development in the R3-1 Zone, Height District 1, allows a 33-foot height increase, for a maximum total building height of 78 feet. The project proposes a maximum building height of 78 feet (a 33 foot increase), in lieu of the 45 feet otherwise allowed by the R3-1 Zone, which is consistent with the allowable total height requirements under TOC Guidelines.

c. Open Space. A maximum decrease of up to 25% in the open space requirements.

The Los Angeles Municipal Code requires open space for new buildings containing six or more dwelling units, based on the number of habitable rooms in the project, and the project is proposing 45 dwelling units. The TOC Guidelines for Tier 4 open space Additional Incentives, allow a project up to a 25% decrease in the required open space, which is 5,438 square feet. The project is proposing 5,683 square feet of open space in lieu of the 7,250 square feet otherwise required, which exceeds the minimum allowable under the TOC Guidelines. Common open space will be provided in the form of a gym on the First Floor, a deck on the First Floor, and roof deck on the Sixth Foor.

The following table provides a summary of the relevant and underlying LAMC provisions for the subject property and requested Incentives:

Incentives	Otherwise Allowed/Required	TOC Guidelines	Proposed
Density	25 units	47 units	45 units
FAR	3.0: 1	4.65: 1	4.65: 1
Parking Spaces	87 spaces	0 spaces	28 spaces
Yards (Side)	10 feet	6 feet 6 inches	6 feet 6 inches
Height	45 feet	78 feet	78 feet
Open Space	7,250 square feet	5,438 square feet	5,683 square feet

HOUSING REPLACEMENT (SB 8 DETERMINATION)

On October 9, 2019, the Governor signed into law the Housing Crisis Act of 2019 (SB 330). SB 330 creates new state laws regarding the production, preservation, and planning for housing, and establishes a statewide housing emergency until January 1, 2025. This was subsequently amended by SB 8 on September 16, 2021. During the duration of the statewide housing emergency, SB 330, among other things, creates new housing replacement requirements for Housing Development Projects by prohibiting the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied or vacant "Protected Units" unless the proposed housing development project replaces those units.

The Los Angeles Housing Department (LAHD) has determined on a letter dated May 10, 2023, per the Housing Crisis Act of 2019 (SB 8) Replacement Unit Determination, that the replacement requirements will consist of one (1) unit restricted to Extremely Low Income Households, one (1) unit restricted to Very Low Income Households, and one (1) unit restricted to Low Income Households.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS

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

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

The project site is located within Tier 4. Tier 4 requires at least 11 percent of the 45 total units, or five units, to be set aside for Extremely Low Income Households. The project reserves five units for Extremely Low Income Households, as such, the project meets the eligibility requirement for On-Site Restricted Affordable Units.

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

A Major Transit Stop is a site containing a rail station or the intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. The subject site is located within 2,640 feet of a Major Transit Stop, with the nearest stop the Expo/Bundy Station served by the Metro Rail E Line (Expo); and is eligible as a Tier 4 development in the Transit Oriented Communities Affordable Housing Incentive Program Guidelines, as indicated on the TOC Referral Form dated June 26, 2023. Therefore, the project meets the eligibility requirement for proximity to a Major Transit Stop.

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

The Los Angeles Housing Department (LAHD) has determined on a letter dated May 10, 2023, per the Housing Crisis Act of 2019 (SB 8) Replacement Unit Determination, that the replacement requirements will consist of one (1) unit restricted to Extremely Low Income Households, one (1) unit restricted to Very Low Income Households, and one (1) unit restricted to Low Income Households.

4. **Other Density or Development Bonus Provisions.** A Housing Development shall not seek and receive a density or development bonus under the provisions of California Government Code Section 65915 (State Density Bonus law) or any other State or local program that provides development bonuses. This includes any development bonus or

other incentive granting additional residential units or floor area provided through a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Plan Implementation Overlay (CPIO), Specific Plan, or overlay district.

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

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

As an Eligible Housing Development, the project is eligible to receive the Base Incentives listed in the TOC Guidelines. The project is also seeking three (3) Additional Incentives for reduced side yards, increased height, and reduced open space. The project may be granted three (3) Additional Incentives for reserving at least 11 percent, or three units of the 26 base units, to be set aside for Extremely Low-Income Households. The project proposes to set aside five (5) dwelling units for Extremely Low-Income Households, which exceeds the 11 percent of the 26 base units. As such, the project meets the eligibility requirement for three (3) Additional Incentives.

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

The project is not seeking Additional Incentives beyond those permitted in exchange for reserving five (5) dwelling units for Extremely Low Income Households. As such, the project need not adhere to the labor standards required in LAMC Section 11.5.11, and this eligibility requirement does not apply.

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

The project site consists of four (4) lots and each is located within a Tier 4 TOC Affordable Housing Incentive Area. Therefore, the project is eligible for Tier 4 Base and Additional Incentives, as indicated on the TOC Referral Form dated June 26, 2023.

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

The site qualifies as a Tier 4 TOC Affordable Housing Incentive Area. The applicant has not elected to utilize a Lower Tier. As such, this eligibility requirement does not apply.

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

The project is not a 100% Affordable Housing Project. As such, this eligibility requirement does not apply.

FINDINGS

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

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

- **1.** Pursuant to section 12.22 A.25(g) of the LAMC, the Director shall approve a density bonus and requested incentives unless the Director finds that:
 - a. The incentives are <u>not required</u> to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives are not necessary 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 a predetermined percentage of income based on area median income thresholds dependent on affordability levels.

The list of on-menu incentives in the TOC Guidelines were pre-evaluated at the time the Transit Oriented Communities Affordable Housing Incentive Program Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project. Therefore, the site and project qualify for the TOC Affordable Housing Incentive Program as an Eligible Housing Development and is eligible for the incentives granted therein.

Reduced Yard/Setbacks:

Per TOC Guidelines, in residential zones, Eligible Housing Developments may utilize an incentive for yard reductions. In Tier 4 areas, the TOC incentive for yard reductions allows up to a 35 percent reduction in the required width or depth of two individual yards or setbacks. The project is utilizing one incentive to reduce both required side yards. The project does not request or propose any reductions in the required front or rear yard setbacks.

In the R3 Zone, for a building more than two stories in height, the five-foot side yards are required to be increased by one foot for each additional story above the second story. The proposed project therefore has 10-foot required side yards. The project is providing 6 feet 6 inches side yard, consistent with the TOC yard reduction incentive. This incentive will result in a building design that provides for affordable housing costs and supports the applicant's decision to set aside dwelling units for Extremely Low Income Households.

Increased Height:

The applicant has requested a Tier 4 Height Incentive, which allows for 33 additional feet. Height District 1 in the R3-1 Zone allows for a maximum height of 45 feet. Therefore, the Tier 4 Height Incentive would allow a maximum height of 78 feet. The project is within that envelope at 78 feet and is consistent with the TOC guidelines. A restriction on height could limit the ability to construct the additional residential dwelling units, and specifically the Restricted Affordable Units. The project is financially feasible because of the increased flexibility the incentives allow the applicant in the building envelope.

Reduced Open Space:

In Tier 4 areas, the TOC Incentive allows up to a 25 percent decrease in required open space, per LAMC 12.22 A.25(f)(6). For proposals of six or more dwelling units, a building is required to provide 7,250 square feet of open space. A 25 percent reduction in this open space requirement is 5,438 square feet. The project proposes 5,683 square feet of open space, which meets the minimum requirement of open space, and is consistent with the TOC guidelines.

The requested incentives are necessary to provide the affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units.

b. The Incentive 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.

There is no evidence in the record that the proposed incentive will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. The project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Based on the above, there is no basis to deny the requested incentives. Therefore, there is no substantial evidence that the project's proposed incentives will have a specific adverse impact on public health and safety or on property listed in the California Register of Historic Resources.

CEQA FINDINGS

As the designee of the Director of Planning, I have determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to 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.

In addition, the City has determined based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No. 2013031038 ("Program EIR"), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.

The project is the construction of a new 7-story, 78-feet-tall residential development with 45 residential dwelling units (including five units for Extremely Low-Income Household occupancy). The project will have a proposed Floor Area Ratio ("FAR") of approximately 4.65:1 with approximately 67,396 square feet of floor area. The project will provide 28 residential parking spaces in a single-level parking garage. The project will also provide bicycle parking in accordance with LAMC Section 12.21 A.16. There are no (0) protected trees on site. There are currently four (4) existing, Non-Protected Significant trees on the project site proposed to be removed (Queen Palm, Avocado, Mexican fan palm). There are six (6) existing trees growing in the adjacent public-right-of-way that will remain (Evergreen pear trees, olive trees); two (2) street trees are proposed to be removed (olive tree, dead tree). The project assumes a worst-case scenario of removing all street trees, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings. The project will require the export of approximately 5,950 cubic yards of soil.

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 West Los Angeles Community Plan area. The site is zoned R3-1 and has a General Plan Land Use Designation of Medium Residential. The R3-1 Zone allows for a base density of one dwelling unit per 800 square feet of lot area. Height District 1 in the R3 Zone, allows for a height of 45-feet. The project site is in the West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP, Ordinance 186,105 and 186,108). The Project is subject to Department of Transportation clearance of the WLA TIMP. The Exposition Corridor Transit Neighborhood Plan (Specific Plan) established by Ordinance 186,402 and effective December 26, 2019, established review procedures, design standards, and environmental standards for the subject site (Sections 1, 4, 5, and Appendix D).

Pursuant to the TOC Guidelines, the project is eligible for, and has been granted three Tier 4 Additional Incentives. In Tier 4 areas, the TOC incentive for side yard reductions allows up to a 35 percent decrease in the required width or depth of two individual yards or setbacks. In the R3 Zone, for a building more than two stories in height, the five-foot side yards are required to be increased by one foot for each additional story above the second story. The proposed project, therefore, has 10-foot required side yards. The project proposes 6 feet 6 inches easterly and westerly side yards, consistent with the TOC Guidelines. The 6 feet 6 inches side yards reflect a 35 percent reduction in the otherwise required 10-foot side yards for the project. The two side yard reductions count as one incentive.

The TOC Guidelines allow for a maximum height of 78-feet (33 additional feet) and the project is 78-feet in height. The project is consistent with the TOC Guidelines' Height Incentive and Exception requirements.

For Tier 4 areas the TOC Incentive allows up to a 25 percent decrease in required open space. The proposal is required to provide 7,250 square feet of open space. A 25 percent reduction in this open space requirement is 5,438 square feet. The project proposes 5,683 square feet of open space, which meets the minimum requirement of open space, and is consistent with the TOC guidelines.

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

The subject site is level and rectangular, measuring 0.432 acres and is wholly within the City of Los Angeles. Lots adjacent to the subject site are developed with urban uses. The project site is an infill site surrounded by residential uses to the east and south, zoned RAS4-1VL and R3(EC) respectively. To the east of the site at the Exposition Boulevard and Bundy Drive intersection, a multi-story residential complex is under development. Properties to the south of the site are developed with single family dwellings. Immediately to the west are one- and two-story commercial properties zoned M1-1, and the property to the north across Exposition Boulevard is zoned PF-1XL and is developed as the right-of-way for Metro's E-line (Expo Light Rail line), with the Expo Line Bike Path and vehicular parking at street level. The surrounding neighborhood is fully developed with streets, sidewalk, gutter, sewer, and street trees.

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

The subject site is currently developed with four single-family residential structures proposed to be demolished. Further, the subject site is surrounded by existing residential properties and development. Prior to any work on the adjacent public right-of-way, the applicant will be required to obtain approved plans from the Department of Public Works. As there currently is no approved right-of-way improvement plan and for purposes of conservative analysis under CEQA, Planning has analyzed the worst-case potential for removal of all street trees. Note that street trees and protected trees shall not be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161 - 62.171. At the time of preparation of this environmental document, no approvals have been given for any tree removals on-site or in the rightof-way by BPW. The City has required a Tree Report to identify all protected trees/shrubs on the project site and all street trees in the adjacent public right-of-way. A Tree Report prepared by The Tree Resource, dated September 5, 2023, indicated that there are no protected tree or shrub species on the site, or adjacent to the site. There are currently four (4) existing. Non-Protected Significant trees on the project site proposed to be removed (Queen Palm, Avocado, Mexican fan palm). There are six (6) existing trees growing in the adjacent public-right-of-way that will remain (Evergreen pear trees, olive trees); two (2) street trees are proposed to be removed (olive tree, dead

tree). The Tree Report was reviewed by the Urban Forestry Division on March 26, 2024. Therefore, the subject site is not, and has no value as a habitat for endangered, rare, or threatened species.

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

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. The project does not exceed the threshold criteria established by the LADOT for preparing a traffic study. The Department of Transportation (LADOT) Referral Form dated September 18, 2024 and the Vehicle Miles Traveled (VMT) calculator indicated that the number of daily vehicle trips will be 204 which is under the threshold of 250 or more daily vehicles trips to require VMT analysis. As such, the project will not have any significant impacts to traffic. In regards to Air Quality, interim thresholds were developed by the Los Angeles Department of City Planning staff based on California Emissions Estimator Model (CalEEMod) 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. In addition, the applicant has submitted a Geotechnical Investigation prepared by A.G.I. Geotechnical, Inc. dated December 15, 2022. RCMs also include the submittal of the Geology and Soils Report to the Department of Building and Safety ("DBS"), and compliance with a Soils Report Approval Letter (Log No. 124629, dated January 30, 2024) which details conditions of approval that must be followed. In addition, the RCMs require that design and construction of the building must conform to the California Building Code, and grading on site shall comply with the City's Landform Grading Manual, as approved by the Department of Building and Safety Grading Division.

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

The project site is currently developed, surrounded by urban uses, served by existing infrastructure, and is consistent with the General Plan. The subject site will be adequately served by all public utilities and services given that the construction of a seven-story, residential building with 45 dwelling units is in a highly urbanized area with existing utilities and public services and is on parcels zoned for such a use and density.

Therefore, the Project meets the qualifications of the Class 32 Exemption.

Exceptions Narrative for Class 32 Categorical Exemption

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.

Staff have identified 3 comparable projects that have either filed or were granted approval for land use entitlements within a 500-foot radius of the subject site:

 <u>Case No.</u> DIR-2021-10036-TOC-VHCA – construction of an 8-story, 83-foot tall residential apartment building with 290 residential units (32 restricted affordable units), located at 2217, 2221, 2227, 2233 South Bundy Drive; 2222, 2226, 2230, 2234, 2240, 2244 South Amherst Avenue. The project is part of a larger phased development project ("Bundy Block Project").

- <u>Case No.</u> DIR-2021-10047-TOC-VHCA_– construction of an 8-story, 83-foot tall residential apartment building with 195 residential units (22 restricted affordable units), located at 2301, 2307, 2313, 2319 South Bundy Drive; 2302, 2306, 2310, 2312 South Amherst Avenue. The project is part of a larger phased development project ("Bundy Block Project").
- <u>Case No.</u> DIR-2022-6488-TOC-VHCA construction of an 8-story, 83-foot tall mixed-use residential apartment building with 136 residential units (15 restricted affordable units), and 486 square feet of commercial space located at 2201 South Bundy Drive; 2200 South Amherst Avenue, and 12102-12114 West Exposition Boulevard. The project is part of a larger phased development project ("Bundy Block Project").

While there could potentially be four (4) projects of a similar type in the same place, all projects would be subject to the citywide Regulatory Compliance Measures as noted above. Furthermore, the project will result in less than significant impacts related to traffic, noise, and air quality, as shown above. The LADOT Referral Form dated September 23, 2024,

indicates that the project would generate a net increase of 204 daily vehicle trips, which is less than the threshold of 250 daily trips that would otherwise require a Vehicle Miles Traveled (VMT) analysis. There is no evidence to conclude that significant impacts will occur based on past project approvals or that the proposed Project's impacts are cumulatively considerable when evaluating any cumulative impacts associates with construction noise and transportation/traffic in the surrounding area. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

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

The project proposes a multi-family residential building in an area zoned and designated for such development. The project proposes the demolition of the existing four singlefamily residences located at 12202, 12206, 12210 and 12214 West Exposition Boulevard and the construction, use, and maintenance of a new 7-story, 78-feet-tall building, consisting of 45 units, with a maximum 67,396 square-feet of Floor Area and 4.65:1 Floor Area Ratio ("FAR"), in an area zoned and designated for such development. The subject site, on four lots of approximately 18,827 square feet, in the R3-1 Zone, is of a similar size and slope to nearby properties. All surrounding properties are developed with mostly residential buildings. The Floor Area, Density, Height, Yards, and Open Space of the proposed project are consistent with the Zone and Transit Oriented Communities program and incentives. The project site is located in a liquefaction zone and is within 1.41 kilometers (0.88 miles) from the Santa Monica Fault. The site is not located within the Alguist-Priolo Fault Zone, special grading area, designated hillside area, very high fire hazard severity zone, flood zone, landslide, tsunami inundation zone, or methane zone. There are no known designated historic resources or cultural monuments on the subject site. There are no known 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. The portion of State Route 27 which travels through the Los Angeles city limits is approximately 7 miles from the subject site. Therefore, the project will not result in damage to any 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, 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, the subject site is not identified as a hazardous waste site.

The building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated and this exception does not apply.

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 developed with residential properties and has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. Further, the project site was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Neither the State nor the City choose to treat the site as a historic resource, therefore, the proposed project cannot cause a substantial adverse change in the significance of a historic resource and this exception does not apply.

OBSERVANCE OF CONDITIONS – TIME LIMIT – LAPSE OF PRIVILEGES

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

The Applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the Applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

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

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

APPEAL PERIOD – EFFECTIVE DATE

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

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

An appeal may be filed utilizing the following options:

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

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

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

Metro DSC	Van Nuys DSC	
201 N. Figueroa Street Los Angeles, CA 90012 <u>planning.figcounter@lacity.org</u> (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 <u>planning.mbc2@lacity.org</u> (818) 374-5050	
South LA DSC	West LA DSC	

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

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

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



QR Code to Online Appeal Filing



QR Code to Forms for In-Person Appeal Filing



QR Code to BuildLA Appointment Portal for Condition Clearance

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

Bonus Compliance Review and Transit Oriented Communities cases with the Director of Planning or Zoning Administrator as the initial decision maker are heard by the City Planning Commission.

VINCENT P. BERTONI, AICP Director of Planning

Approved by:

Theodore L. Arving Theodore L. Irving, AICP, Principal City

Reviewed by:

Connis Chauv Connie Chauv, Senior City Planner

Planner

Reviewed by:

Connis Chauv for

Kyle Winston, City Planner

Prepared by:

Julissa LH Julissa Lopez-Hodoyan, Planning Assistant

EXHIBIT D

(CEQA Clearance - ENV-2023-8209-CE)

COUNT	TY CLERK'S USE	CITY OF LOS A OFFICE OF THE C 200 NORTH SPRING ST LOS ANGELES, CALI CALIFORNIA ENVIRONME NOTICE OF E (PRC Section 21152; CEQA G	CITY CLERK REET, ROOM 395 FORNIA 90012 ENTAL QUALITY ACT XEMPTION	
mailing Box 120 limitatio statute	the form and posting fee pay 08 Nonvalk, CA 90650, Purs	§ 21152(b) and CEQA Guidelines ment to the following address: Lo uant to Public Resources Code § ance on an exemption for the pro to 180 days.	s § 15062, the notice should is Angeles County Clerk/Re § 21167 (d), the posting of t	be posted with the County Clerk by corder, Environmental Notices, P.O. his notice starts a 35-day statute of ce as provided above, results in the
N / A	T CASE NUMBER(S) / REQU	JESTED ENTITLEMENTS		
	CITY AGENCY of Los Angeles (Departr	nent of City Planning)		CASE NUMBER ENV-2023-8209-CE
PROJE	CT TITLE			COUNCIL DISTRICT
PROJE		ess and Cross Streets and/or Atta	ached Map)	☐ Map attached.
PROJE The Pro in conju	CT DESCRIPTION: oject is for the construction of unction with an application for		nulti-family residential buildir	Additional page(s) attached. ng and 5,950 cubic yards of grading of earth.
	OF APPLICANT / OWNER: Exposition LLC – Dan	iel Pourbaba		
CONTA	CT PERSON (If different from Belliston, BMR Enterp	n Applicant/Owner above)	(AREA CODE) TELEPH (323) 839-40	
		s, and include all exemptions, that	· · · · · · · · · · · · · · · · · · ·	
		STATE CEQA STATUTE	& GUIDELINES	
	STATUTORY EXEMPTION	(S)		
	Public Resources Code Sec	ction(s)		
\boxtimes	CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)			-Class 33)
	CEQA Guideline Section(s) / Class(es) <u>Sec. 15332 / Cass 32</u>			
OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))				
	Section 15168-15162	2		
The Pro The Pro applicat five acr species	oject is consistent with the ap ble zoning designation and re- es substantially surrounded b (d) Approval of the Project v	Categorical Exemption as it is developplicable General Plan designatio gulations; (b) The proposed developy urban uses: (c) The Project Si	veloped on an infill site and on and all applicable Gener opment occurs within city lim ite has no value as habitat effects relating to traffic, no	Additional page(s) attached meets the conditions as follows: (a) al Plan policies as well as with the its on a Project Site of no more than for endangered, rare or threatened ise, air quality, or water quality; and
adminis 2013-62 effects (strative record, that the project 22-EIR, SCH. No. 201303103 of the Project were covered in	t is within the scope of the Exposit 8 ("Program EIR"), pursuant to C a the Program EIR and no new et	tion Corridor Transit Neighb EQA Guidelines Sections 1 nvironmental effects not ider	ter consideration of the whole of the orhood Plan Program EIR No. ENV- 5168 and 15162; the environmental ntified in the Program EIR will occur om the Program EIR on the Project.
IF FILE	project is identified in one or r D BY APPLICANT, ATTACH EPARTMENT HAS FOUND T	Guidelines Section 15300.2 to the nore of the list of activities in the C CERTIFIED DOCUMENT ISSUE HE PROJECT TO BE EXEMPT. ntity of the person undertaking the	City of Los Angeles CEQA G D BY THE CITY PLANNING	oply to the Project. suidelines as cited in the justification. DEPARTMENT STATING THAT

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles .

designated as ENV-2023-8209-CE Ultreeforgate Julissen Laper 149/24

CITY STAFF USE ONLY:	
CITY STAFF NAME AND SIGNATURE	STAFF TITLE
Julissa Lopez-Hodoyan	Planning Assistant
ENTITLEMENTS APPROVED	
N/A	
DIGTRIDUTION: County Clork Agonov Booord	

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

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I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles conjuncted as 2003-8209-CE

Wiselogal MISSA Lopez of. 124 2/9 Department Representative

DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE (213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE PRESIDENT

MICHAEL R. NEWHOUSE VICE-PRESIDENT

MARIA CABILDO CAROLINE CHOE MARTINA DIAZ PHYLLIS KLEIN KAREN MACK JACOB SAITMAN ELIZABETH ZAMORA **CITY OF LOS ANGELES**

CALIFORNIA



KAREN BASS

EXECUTIVE OFFICES 200 N. Spring Street, Room 525 Los Angeles, CA 90012-4801 (213) 978-1271

VINCENT P. BERTONI, AICP

SHANA M.M. BONSTIN DEPUTY DIRECTOR HAYDEE URITA-LOPEZ

DEPUTY DIRECTOR

DEPUTY DIRECTOR LISA M. WEBBER, AICP DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2023-8209-CE

On September 24, 2024, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15332, Class 32.

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

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

CEQA FINDINGS

As the designee of the Director of Planning, I have determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to 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.

In addition, the City has determined based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No. 2013031038 ("Program EIR"), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.

The project is the construction of a new 7-story, 78-feet-tall residential development with 45 residential dwelling units (including five units for Extremely Low-Income Household occupancy).

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles

designated as <u>EHV-2023-8209-CE</u> <u>Julissa Weet-H</u>. <u>julisa Weet-H</u>. <u>julissa Weet-H</u>

The project will have a proposed Floor Area Ratio ("FAR") of approximately 4.65:1 with approximately 67,396 square feet of floor area. The project will provide 28 residential parking spaces in a single-level parking garage. The project will also provide bicycle parking in accordance with LAMC Section 12.21 A.16. There are no (0) protected trees on site. There are currently four (4) existing, Non-Protected Significant trees on the project site proposed to be removed (Queen Palm, Avocado, Mexican fan palm). There are six (6) existing trees growing in the adjacent public-right-of-way that will remain (Evergreen pear trees, olive trees); two (2) street trees are proposed to be removed (olive tree, dead tree). The project assumes a worst-case scenario of removing all street trees, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings. The project will require the export of approximately 5,950 cubic yards of soil.

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 West Los Angeles Community Plan area. The site is zoned R3-1 and has a General Plan Land Use Designation of Medium Residential. The R3-1 Zone allows for a base density of one dwelling unit per 800 square feet of lot area. Height District 1 in the R3 Zone, allows for a height of 45-feet. The project site is in the West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP, Ordinance 186,105 and 186,108). The Project is subject to Department of Transportation clearance of the WLA TIMP. The Exposition Corridor Transit Neighborhood Plan (Specific Plan) established by Ordinance 186,402 and effective December 26, 2019, established review procedures, design standards, and environmental standards for the subject site (Sections 1, 4, 5, and Appendix D).

Pursuant to the TOC Guidelines, the project is eligible for, and has been granted three Tier 4 Additional Incentives. In Tier 4 areas, the TOC incentive for side yard reductions allows up to a 35 percent decrease in the required width or depth of two individual yards or setbacks. In the R3 Zone, for a building more than two stories in height, the five-foot side yards are required to be increased by one foot for each additional story above the second story. The proposed project, therefore, has 10-foot required side yards. The project proposes 6 feet 6 inches easterly and westerly side yards, consistent with the TOC Guidelines. The 6 feet 6 inches side yards reflect a 35 percent reduction in the otherwise required 10-foot side yards for the project. The two side yard reductions count as one incentive.

The TOC Guidelines allow for a maximum height of 78-feet (33 additional feet) and the project is 78-feet in height. The project is consistent with the TOC Guidelines' Height Incentive and Exception requirements.

For Tier 4 areas the TOC Incentive allows up to a 25 percent decrease in required open space. The proposal is required to provide 7,250 square feet of open space. A 25 percent reduction in this open space requirement is 5,438 square feet. The project proposes 5,683 square feet of open space, which meets the minimum requirement of open space, and is consistent with the TOC guidelines.

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

The subject site is level and rectangular, measuring 0.432 acres and is wholly within the City of Los Angeles. Lots adjacent to the subject site are developed with urban uses. The project site is an infill site surrounded by residential uses to the east and south, zoned RAS4-1VL and R3(EC) respectively. To the east of the site at the Exposition Boulevard and Bundy Drive intersection, a multi-story residential complex is under development. Properties to the south of the site are developed with single family dwellings. Immediately to the west are one- and two-story commercial properties zoned M1-1, and the property to the north across Exposition Boulevard is zoned PF-1XL and is developed as the right-of-way for Metro's E-line (Expo Light Rail line), with the Expo Line Bike Path and vehicular parking at street level. The surrounding neighborhood is fully developed with streets, sidewalk, gutter, sewer, and street trees.

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

The subject site is currently developed with four single-family residential structures proposed to be demolished. Further, the subject site is surrounded by existing residential properties and development. Prior to any work on the adjacent public right-of-way, the applicant will be required to obtain approved plans from the Department of Public Works. As there currently is no approved right-of-way improvement plan and for purposes of conservative analysis under CEQA, Planning has analyzed the worst-case potential for removal of all street trees. Note that street trees and protected trees shall not be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161 - 62.171. At the time of preparation of this environmental document, no approvals have been given for any tree removals on-site or in the rightof-way by BPW. The City has required a Tree Report to identify all protected trees/shrubs on the project site and all street trees in the adjacent public right-of-way. A Tree Report prepared by The Tree Resource, dated September 5, 2023, indicated that there are no protected tree or shrub species on the site, or adjacent to the site. There are currently four (4) existing, Non-Protected Significant trees on the project site proposed to be removed (Queen Palm, Avocado, Mexican fan palm). There are six (6) existing trees growing in the adjacent public-right-of-way that will remain (Evergreen pear trees, olive trees); two (2) street trees are proposed to be removed (olive tree, dead tree). The Tree Report was reviewed by the Urban Forestry Division on March 26, 2024. Therefore, the subject site is not, and has no value as a habitat for endangered, rare, or threatened species.

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

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. The project does not exceed the threshold criteria established by the LADOT for preparing a traffic study. The Department of Transportation (LADOT) Referral Form dated September 18, 2024 and the Vehicle Miles Traveled (VMT) calculator indicated that the number of daily vehicle trips will be 204 which is under the threshold of 250 or more daily vehicles trips to require VMT analysis. As such, the project will not have any significant impacts to traffic. In regards to Air Quality, interim thresholds were developed by the Los Angeles Department of City Planning staff based on California Emissions Estimator Model (CalEEMod) runs relying on reasonable assumptions, consulting with

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designated as EHV-2023-8209-0E Autor Department Representative

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According to EnviroStor, the State of California's database of Hazardous Waste Sites, the subject site is not identified as a hazardous waste site.

The building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated and this exception does not apply.

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 developed with residential properties and has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. Further, the project site was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Neither the State nor the City choose to treat the site as a historic resource, therefore, the proposed project cannot cause a substantial adverse change in the significance of a historic resource and this exception does not apply.

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designated as ENV-2023-8208-CE pepartment Representative

EXHIBIT D2

GEOTECHNICAL INVESTIGATION

Proposed 7-Story Multi-Family Building Over 1 Level of Subterranean Parking APNs: 4259-030-001, 4259-030-002, 4259-030-003 & 4259-030-004 Tract: 6372; Block: 2; Lots: 1, 2, 3 & 4 12202 – 12214 W. Exposition Boulevard Los Angeles, California

> December 15, 2022 Project No. 32-6293-00

Prepared for:

Mr. Brett Baker 8300 Melrose Ave., PH 3 West Hollywood, CA 90069



A. G. I. G E O T E C H N I C A L, I N C.

16555 Sherman Way, Suite A - Van Nuys, CA 91406 - Office: (818) 785-5244 - Facsimile: (818) 785-6251

December 15, 2022

Project No. 32-6293-00

Mr. Brett Baker 8300 Melrose Ave., PH 3 West Hollywood, CA 90069

Subject: GEOTECHNICAL INVESTIGATION Proposed 7-Story Multi-Family Building Over 1 Level of Subterranean Parking APNs: 4259-030-001, 4259-030-002, 4259-030-003 and 4259-030-004 Tract: 6372; Block: 2; Lots: 1, 2, 3 and 4 12202 - 12214 W. Exposition Boulevard Los Angeles, California

Dear Mr. Baker:

This report presents the results of the soils engineering investigation for the proposed 7-story multi-family building over one level of subterranean parking. The purpose of this investigation was to assess the geotechnical conditions of the site and provide design recommendations for the proposed development. The investigation consisted of field exploration, laboratory testing, engineering analyses of field and laboratory data, and preparation of this report. The scope of geotechnical services provided did not include an environmental site assessment for the presence of hazardous/toxic materials in the on-site soils and is beyond the scope of this investigation.

If you have any questions regarding this report, please contact this office.

Respectfully submitted, A.G.I. GEOTECHNICAL INC.

Bruce Smith, R.G.E. 2673 Senior Engineer

MBS:wb



Distribution: (3) Mr. Brett Baker

Enclosures:

Location Map (Figure 1) Site Plan (Figure 2) Plot Plan (Figure 3) Boring Logs Laboratory Test Results U.S. Seismic Design Maps **USGS** Deaggregations Liquefaction Analyses Shrinkage/Bulking Determination Information Bulletin P/BC 2020-083 Information Bulletin P/BC 2017-141 Lateral Surcharge Diagrams Slot Cut Stability Analysis Property Line Perimeter Drain Typicals Quadrangle Location Map Groundwater Map



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INTRODUCTION

DESCRIPTION OF SITE

The subject site is located at 12202-12214 West Exposition Boulevard in the city of Los Angeles, California. The site is rectangular in shape and comprises four lots, Lots 1, 2, 3, & 4, with an approximate area of 18,700 square feet. The subject site is currently occupied by four 1-story residences, three garages, hardscape features (e.g., paved driveway, concrete deck/patio), and landscaped areas. The site is bound by West Exposition Boulevard to the north, by Amherst Avenue to the east, by an alley to the south, and by a residential property to the west. The topography at and in the vicinity of the site is relatively level with minor ground surface elevation changes. Vegetation is present in landscaped areas consisting of trees, bushes, and grassy lawns. Drainage at the site primarily occurs by either infiltration into the existing vegetation or sheet flow towards the adjacent streets and alley. The surrounding developments consist primarily of residential and commercial structures. The location of the site is shown on the enclosed Location Map, (Figure 1).

PROPOSED SITE DEVELOPMENT

The proposed development consists of a 7-story multi-family building over one level of subterranean parking. The first two levels will consist of a podium deck with five levels of residential units above. The subterranean parking is expected to be about ten feet below existing grade. Structural loads are estimated to range from 30 to 50 kips per linear foot for continuous footings and 400 to 500 kips for column footings. The layout of the proposed development is shown on the enclosed Site Plan (Figure 2).

FIELD EXPLORATION

Subsurface conditions were explored by drilling two exploratory borings at the locations shown on enclosed the Plot Plan (Figure 3). The borings were advanced to a maximum depth of 61.5 feet below existing grade using a truck mounted drill rig equipped with 8-inch diameter hollow stem augers.

The drilling of the borings was supervised by our field geologist who classified and logged the in-situ materials. Undisturbed and bulk samples were collected at regular intervals appropriate to the investigation. The undisturbed samples were sealed immediately in watertight containers for shipment to our laboratory.

Soil samplers used for the field exploration included a 2.50-inch inside diameter (I.D.) split barrel sampler lined with 1-inch brass rings (Modified California Sampler, MC) and a 1.5-inch I.D. Standard Penetration Test (SPT) split spoon sampler. Samplers used in the exploratory borings were driven by a 140-pound hammer falling from a height of 30 inches. The number of blows to drive the samplers 18 inches in three six-inch increments is reported on the enclosed Boring Logs.



SUBSURFACE CONDITIONS

Soil Profile

The in-situ materials encountered during field exploration consisted of native alluvial soils. The alluvium comprises firm to very stiff lean clays and medium dense to very dense clayey sands and well graded gravels with silt and sand. The moisture condition of the soils ranged from damp to wet. No artificial fill was encountered in the borings. More detailed descriptions of the soils encountered may be obtained from the individual log of the exploratory borings enclosed in this report.

Groundwater

Groundwater was encountered at a depth of about 40 feet below existing grade. According to the Seismic Hazard Zone Report of the Beverly Hills 7.5-Minute Quadrangle (CDMG, 1998), the historically highest groundwater level at the vicinity of the site is approximately 30 feet below the ground surface. Groundwater conditions below any given site fluctuate due to various factors including seasonal precipitation, local irrigation, stormwater recharge, and pumping.

SEISMIC HAZARDS

The subject site is situated in a seismically active region. The primary seismic hazard is moderate to strong ground shaking caused by an earthquake on local or regional faults. The potential for other seismic-induced hazards have been evaluated and are discussed below.

Surface Rupture

The Alquist-Priolo Earthquake Fault Zoning Act requires the California Geological Survey (CGS) to zone "active faults" within the State of California. "Active" faults, as defined by CGS, have exhibited surface displacement within the last 11,000 years. It is this recent fault movement that the CGS considers a characteristic for faults that have a relatively high potential for ground rupture in the future.

CGS policy is to delineate a boundary from 200 to 500 feet wide on each side of the known fault trace based on the location precision, the complexity, or the regional significance of the fault. If a site lies within an Earthquake Fault Zone, a geologic fault rupture investigation must be performed that demonstrates that the proposed building site is not threatened by surface displacement from the fault before development permits may be issued.

Review of the Earthquake Zones of Required Investigation for the Beverly Hills Quadrangle indicates that the subject site is **not** located within an Alquist-Priolo Earthquake Fault Zone. Based on this data, the potential for surface rupture resulting from the movement of nearby faults is low.



Liquefaction

Liquefaction is the sudden decrease in the strength and stiffness of unconsolidated, saturated cohesionless soils typically resulting from seismic ground shaking. For soils to liquefy, the intensity and duration of the seismically induced cyclic loading must be enough to increase the excess pore water pressures to such an extent that the effective stresses on the soil particles reduces to zero. If liquefaction is initiated, the saturated soils behave temporarily as a viscous fluid and consequently lose their capacity to support the structures founded on them. The potential for liquefaction decreases with increasing clay and gravel content. Liquefaction potential has been found to be the greatest where the groundwater level and loose cohesionless soils occur within 50 feet of the ground surface.

According to the Seismic Hazards Zone Map for the Beverly Hills Quadrangle, the site **is located** in a liquefiable area. This determination is based on groundwater depth records, soil type, and distance to a fault capable of producing a substantial earthquake. Based on these conditions, site-specific liquefaction analyses were performed to determine the presence of liquefiable materials at the subject site and its potential effects.

Landslides

Seismically induced slope instability, mainly in the form of landslides, are common occurrences during or soon after earthquakes. Review of the Seismic Hazard Zones Map of the Beverly Hills Quadrangle indicates that the site is **not** located within a designated earthquake-induced landslide zone. In the absence of significant ground slopes near the subject site, the potential for seismically induced landslides to affect the proposed development site is low.

SEISMIC DESIGN CRITERIA

Liquefaction Potential

To assess the potential for liquefaction, two types of site-specific liquefaction analyses were performed in accordance with the City of Los Angeles Information Bulletin / Public Building Code P/BC 2020-151.

The first analysis used a peak ground acceleration (PGA) corresponding to two-thirds of the sitemodified Maximum Considered Earthquake-Geometric Mean (MCE_G) peak ground acceleration (PGA_M). The predominant earthquake magnitude correlated to a seismic event of 10% probability of exceedance in 50 years (475-year return period). The potential seismic-induced settlements were determined based on a factor of safety against liquefaction less than 1.1.

The second analysis used a peak ground acceleration (PGA) corresponding to the full PGA_M. The predominant earthquake magnitude correlated to a seismic event of 2% probability of exceedance in 50 years (2,475-year return period). The potential seismic-induced settlements were determined based on a factor of safety against liquefaction less than 1.0.



Seismic settlement calculations are enclosed. Results of the liquefaction evaluations are summarized below:

Return Period	Peak Ground Acceleration ⁽¹⁾	Moment Magnitude Mw ⁽²⁾	Factor of Safety	Total Seismic Settlement	Differential Seismic Settlement
475 years	0.613	6.68	1.1	2.01"	1.34"
2,475 years	0.920	6.83	1.0	2.59"	1.73"

NOTES: 1) From U.S. Seismic Design Maps website: https://seismicmaps.org/

2) From USGS Deaggregation website: https://earthquake.usgs.gov/hazards/interactive/

The analyses indicate that the site soils are susceptible to liquefaction at certain strata. Liquefiable soils were identified at a thin layer about 32 feet below ground surface. The total seismically induced settlement was calculated to be 2.01 inches. Because one boring was used to evaluate the potential for liquefaction, the estimated seismic-induced differential settlement was taken as two-thirds of the total seismic settlement, yielding approximately 1.34 inches. Due to the extent of potential seismic settlement, a mat foundation is recommended for support of the building.

California Building Code Seismic Parameters

For determination of the seismic ground motion parameters, site classification is required. In accordance with Section 20.3.1 of ASCE 7-16, the site would fall under Site Class F due to the presence of soils susceptible to liquefaction. A site response analysis in accordance with Section 21.1 of ASCE 7-16 would be required; however, Section 20.3.1 provides the following exception:

"For structures that have a fundamental period of vibration equal to or less than 0.5sec, a site response analysis is not required to determine the spectral accelerations for liquefiable soils. Rather, a site class is permitted to be determined in accordance with Section 20.3."

The fundamental period of vibration for the proposed building has not been provided to our firm by the structural engineer; however, based on our experience with similar projects, structures of four stories or less typically exhibit periods less than 0.5 seconds. Site classification was determined based on the criteria set forth in Section 20.3 of ASCE 7-16 and in accordance with the 2020 Los Angeles Building Code (2020 LABC) and the 2019 California Building Code (2019 CBC).

The average field standard penetration resistance was calculated to be approximately 45 blows/ft. In accordance with Table 20.3.1 of ASCE 7-16, an average standard penetration resistance of 15 to 50 blows/ft corresponds to Site Class D; therefore, the classification of the project site corresponds to **Site Class D**.



The spectral response acceleration parameters presented in the following table, obtained from the U.S. Seismic Design Map Website (https://seismicmaps.org), may be applied for seismic design:

Site Location (Latitude, Longitude): (34.0311 N, 118.4537 W)										
Spectral Period, T (Seconds)	MCE _R Ground Motion (g)		lodified celeration (g)	Seismic Design Acceleration (g)						
0.2	S _S = 1.960	F _a = 1.0	S _{MS} = 1.960	S _{DS} = 1.307						
1.0	S ₁ = 0.700	*F _v = 1.7	S _{M1} = 1.190	S _{D1} = 0.793						

2020 LABC/2019 CBC Seismic Design Parameters (Site Class D)

*Per Section 11.4.8 of ASCE 7-16, a Long Period Site Coefficient (F_v) of 1.7 may be apllied for structures on Site Class D provided the Seismic Response Coefficient C_s is determined by Eq. (12.8-2) for values of T \leq 1.5 T_s, and taken as 1.5 times the value computed in accordance with Eq. (12.8-3) for T_L \geq T > 1.5 T_s, or as 1.5 times the value computed in accordance with Eq. (12.8-4) for T > T_L where:

T = the fundamental period of the building

 $T_S = S_{D1}/S_{DS}$

 T_L = long-period transition period

Present building codes and construction practices, and the recommendations presented in this report, are intended to minimize structural damage to buildings and prevent loss of life due to a moderate or a major earthquake; they are not intended to totally prevent damage to structures, graded slopes, and natural hillsides. While it may be possible to design structures and graded slopes to withstand strong ground motion, the construction costs associated with such designs are usually prohibitive, and the design restrictions may be severely limiting. Earthquake insurance is often the only economically feasible form of protection for your property against major earthquake damage. Damage to sidewalks, steps, decks, patios, and similar exterior improvements can be expected as these are not normally controlled by the Building Code.

LABORATORY TESTING

Laboratory tests were conducted on representative soil samples for the purpose of classification and evaluation of pertinent engineering properties. The quantity and selection of tests were based on the geotechnical requirements of the project.

CLASSIFICATION

Soils were classified visually according to the Unified Soil Classification System. Unit weight and moisture determinations were performed for each undisturbed sample. Results of density and moisture determinations, together with classifications, are shown on the enclosed Boring Logs.

LOAD CONSOLIDATION TEST (ASTM:D-2435)

To investigate the settlement of the soils under the pressure of the proposed foundations, a consolidation test was performed on an undisturbed sample of the on-site soils. Axial loads were carried to a maximum of 9,400psf. To hasten consolidation, investigate the collapse potential and simulate possible adverse field conditions, water was added at an axial load of 2,350psf. Compressibility of the soils within the zone of significant stress was investigated and the result considered in our engineering analyses. A graphic plot of the load consolidation curve is included in this report.

DIRECT SHEAR TESTS (ASTM:D-3080)

In order to determine the shear strength of the soils, direct shear tests were performed on remolded and undisturbed samples of the on-site soils. The remolded sample was tested at 90% of the maximum dry density. To simulate possible adverse field conditions, the samples were saturated prior to shearing. Graphic summaries of the test results, including moisture content at the time of shearing, are included in this report.

GRAIN SIZE DISTRIBUTION (ASTM:D-422-63(2002))

To aid in classification, sieve analyses and a hydrometer test were performed on representative surficial samples of the on-site soils. The result of the tests, along with fine percentages, are shown on the enclosed Grain Size Distribution Charts and Boring Logs.

ATTERBERG LIMITS (ASTM:D-4318)

To characterize the fine-grained fractions of the on-site soils, the liquid limits, plastic limits, and plasticity indexes, known as the Atterberg Limits, was determined. These values are utilized to correlate with various engineering properties of fine-grained soils, including liquefaction susceptibility. Results from Atterberg Limits testing are shown on the enclosed Boring Logs.

MAXIMUM DENSITY/OPTIMUM MOISTURE (ASTM:D-1557)

Maximum density/optimum moisture content relationship was determined for a typical sample of the upper soils. The test was conducted in accordance with the ASTM:D-1557 standard. A graphic summary of the test result is enclosed.



EXPANSION TESTS (ASTM:D-4829)

Expansion tests were performed on representative samples of the upper site soils in accordance with ASTM:D-4829 to evaluate their volume change with increasing moisture conditions. The upper surficial materials exhibited medium expansion potential and the materials at the subterranean level exhibited low expansion potential. The results are provided in the table below:

Location	Depth (ft.)	Soil Description	Expansion Index	Expansion Potential
B-1	0-5	Lean CLAY with Sand (CL)	51	Medium
B-1	10	Sandy Lean CLAY (CL)	48	Low

CONCLUSIONS AND RECOMMENDATIONS

<u>GENERAL</u>

Based on the results of subsurface exploration, laboratory testing, and engineering analyses, the proposed development is considered feasible from a geotechnical engineering standpoint, provided the conclusions and recommendations contained in this report are implemented during design and construction.

The subsurface materials underlying the site consist of native alluvial soils. The alluvium comprises firm to very stiff lean clays and medium dense to very dense clayey sands and well graded gravels with silt and sand. The moisture condition of the soils ranged from damp to wet. No fill materials were identified in the borings. Groundwater was encountered during exploration at a depth of about 40 feet below the existing grade. The upper surficial materials exhibited medium expansion potential and the materials at the subterranean level exhibited low expansion potential.

The results of the site-specific liquefaction analyses indicate that the underlying soils could be susceptible to liquefaction during a seismic event. Liquefiable soils were identified at a thin layer about 32 feet below ground surface. Based on a design seismic event of 10% probability of exceedance in 50 years (475-year return period), total liquefaction induced settlement of 2.01 inches was calculated. Liquefaction induced differential settlement of up to 1.34 inches was calculated. In addition to seismic settlement, the proposed structures will be subject to static settlement as well. **Based on the potential extent of settlement, it is recommended that the proposed building be supported on a mat foundation.**



SITE PREPARATION

Prior to the start of construction, areas which will be supporting new structures or improvements shall have all existing fill materials, vegetation, and soils disturbed during demolition removed until firm, competent native soils have been exposed. The on-site materials should be excavatable with conventional earth moving equipment. Site preparation for the proposed development will require removal of certain existing structures. Deleterious materials, organics, and all debris generated during preparation should be exported from the site.

All excavations resulting from removal of existing obstructions (e.g., foundations, tree roots) should be backfilled with soil compacted to at least 90% of the maximum dry density as determined by ASTM:D-1557. If any cesspools or seepage pits are encountered during grading, they should be backfilled with vibrated gravel or slurry mix to five feet below finish grade. The upper five feet should be backfilled with compacted fill.

Excavations for the subterranean parking are expected to expose the underlying native soils. The proposed building may be supported on a mat foundation bearing on the undisturbed native soils.

FILL PLACEMENT

The on-site soils may be re-used for placement of newly compacted fill, if needed. Fill soils should be cleared of organic materials, and oversized debris (larger than six inches in diameter) before placing as compacted fill. All fill should be placed in horizontal lifts of six to eight inches, moisture conditioned to about 3% above optimum moisture content, and compacted to at least 90% of the maximum dry density as determined by ASTM: D-1557. A shrinkage value of about 5% to 10% is estimated for the on-site soils as a result of compaction. Any imported fill should be tested and approved by the geotechnical engineer or his/her representative. Imported fill should have an expansion index (EI) less than 20.

All exposed excavated bottoms should be observed by the geotechnical engineer or his/her representative prior to placement of fill to ensure the subgrade is uniform and non-yielding. Following observation of the excavated bottoms, the exposed surfaces should be scarified to a depth of at least eight inches, moisture conditioned to about 3% above optimum moisture, and recompacted to at least 90% of the maximum dry density as determined by ASTM:D-1557. If soft or loose soil conditions are encountered at any excavation bottom, deeper excavations shall be performed until a firm bottom is reached.

The placement of compacted fill is to be performed under the observation and testing of a representative of our office to confirm that the required degree of compaction has been obtained. Where compaction is less than that specified, additional effort should be made with adjustment of the moisture content as necessary, until the specified compaction is obtained.



FOUNDATION DESIGN

Type of Foundation

The proposed building may be supported on mat foundations bearing on undisturbed natural soils at the bottom of the excavation for the subterranean parking. The mat foundations should be embedded at least 24 inches below lowest adjacent grade along the perimeter of the building. The reinforcement of the mat should be designed by the structural engineer. The mat foundation may be designed using a modulus of subgrade reaction of 150 pounds per cubic inch. This value is a unit value for use with a one-foot square test plate. The modulus should be reduced in accordance with the following equation when used with larger foundations.

 $K = K_1 * [(B + 1) / (2 * B)]^2$ where K = Reduced Subgrade Modulus K_1 = Unit Subgrade Modulus B = Foundation Width (feet)

Soil Bearing Pressures

The mat foundations founded on undisturbed natural soils may be designed for an allowable soil bearing pressure of 3,000psf. Given the size of the mat, the anticipated bearing pressures applied by the building are expected to be well below the allowable soil bearing pressure. The bearing pressure indicated is for the total of dead and frequently applied live loads and may be increased by one third for short duration loading, which includes the effects of wind or seismic forces.

Expected Settlements

The settlement of a structure will depend on the actual footing dimensions and the imposed vertical loads. Based on the allowable soil bearing pressures presented above, the maximum static settlement of the recommended mat foundation bearing in undisturbed natural soils is not expected to exceed one inch. Differential settlement is not expected to exceed 0.5 inch in a 30-foot span. The site soils were found to be susceptible to liquefaction at certain strata. The total and differential seismically induced settlements for the 475-year design event were calculated to be 2.01 and 1.34 inches, respectively. The cumulative effects of static and seismic loading may yield a total settlement of 3.0 inches and differential settlement of 1.8 inches.



FLOOR SLABS-ON-GRADE

Other than the mat slab, concrete floor slabs-on-grade should be a minimum of four inches thick with minimum reinforcement consisting of No.4 deformed bars spaced a maximum of 16 inches each way. Concrete slabs-on-grade should be underlain by four inches of ½ inch or larger clean aggregate base. In areas where floor coverings or equipment that are sensitive to moisture are contemplated, a 10-mil moisture barrier membrane (e.g., Visqueen) should be placed on the granular base in direct contact with the concrete slab. Cracking of reinforced concrete is a relatively common occurrence. Some cracking of reinforced concrete, including slabs, can be anticipated. Irregularities in new slabs are also common. If cracking of slabs cannot be tolerated, heavily reinforced structural slabs are an option.

The recommendations presented above are intended to reduce the potential for random cracking to which concrete flatwork is often prone. Judicious spacing of crack control joints has proven effective in further reducing random cracking. A structural engineer may recommend the desirable spacing. Usually, the crack control joints are placed 12 to 15 feet apart in each direction. Factors influencing cracking of concrete flatwork, (other than expansion, settlement and creep of soils), and which should be avoided, include: poor-quality concrete, excessive time passing between the mixing and placement of the concrete (the concrete should be rejected if this time interval exceeds two hours), temperature and wind conditions at the time of placement of the concrete, curing of the concrete and workmanship.

The concrete should be maintained in a moist condition (curing) for at least the first seven days after concrete placement. During hot weather, proper attention should be given to the ingredients, production methods, handling, placement, protection and curing to prevent excessive concrete temperature or water evaporation. In hot weather and windy conditions, water evaporates more rapidly from the surface of the concrete flatwork. This requires more frequent moistening of the concrete during the curing period or the use of a protective chemical film to prevent evaporation.

LATERAL RESISTANCE

Resistance to lateral loads can be provided by friction acting at the base of foundations and by passive earth pressure. A coefficient of friction of 0.3 may be assumed with normal dead load forces. An allowable passive earth pressure of 250psf per foot of depth up to a maximum of 3,500psf may be used for footings poured against properly compacted fill. The values of coefficient of friction and allowable passive earth pressure include a factor of safety of 1.5. The allowable passive pressure may be increased by 33% for transient lateral loading due to wind or seismic forces.

LATERAL LOADS

Walls should have adequate drainage to prevent the build-up of hydrostatic pressure. Due to high cohesion, active equivalent fluid pressure (EFP) could not be determined using sliding wedge analysis. We recommend that cantilevered walls be designed to resist an EFP of 45pcf. Restrained walls should be designed for an at-rest earth pressure of 60pcf EFP, or a trapezoidal distribution of 38Hpsf on a 0.2H, 0.6H 0.2H distribution.



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The seismic backfill pressure coefficient for retaining wall design is determined as one-third of PGA_M. A PGA_M of 0.92g was obtained from the U.S. Seismic Design Maps web site. One-third of this value yields an acceleration of 0.307g. For a typical wet unit weight of 109pcf, the recommended design seismic pressure is $0.307 \times 109 = 33$ pcf EFP. Walls should have adequate drainage to prevent build-up of hydrostatic pressure. It is unnecessary to include seismic backfill pressures in the design of restrained walls or shoring.

In addition to the earth pressure, the walls should be designed to resist surcharge loads from traffic and adjacent structures. Lateral pressures from uniform surcharge loads may be determined using the enclosed LADBS Information Bulletin P/BC 2017-141. Lateral pressures from line or point loads (foundations, construction traffic, etc.) may be determined using the enclosed LADBS Information Bulletin P/BC 2020-083. Chart solutions for typical surcharge load conditions are also included. The chart curves may be equated to rectangles that produce an approximately equivalent resultant load. Lateral surcharge loads for other adjacent vertical loads may be prorated using the chart values.

BACKFILL

All backfill of walls, footings, or trenches should be compacted to at least 90% of the maximum dry density as determined by ASTM:D-1557 and is to be tested by the geotechnical engineer or his/her representative.

DRAINAGE

Adequate drainage is essential to the performance of the project. Saturation of soils can cause a reduction in shear strength and increase in compressibility, resulting in a change in the designed engineering properties of the soils. Proper site drainage should be continuously maintained and conducted away from any structures to prevent ponding and to reduce infiltration of water into the bearing soils.

All pad and roof drainage should be collected and transferred to an adjacent street/alleyway or an approved area in non-erosive drainage devices. Drainage should not be allowed to descend upon any slope in a concentrated manner. The installation of roof gutters and downspouts which deposit water into a buried drain system should be installed instead of discharging surface water into planter areas adjacent to structures.

It is recommended that all drainage adjacent to footings be conducted away from structures by a minimum 3-foot-wide apron measured perpendicular to the face of the wall and sloped at a minimum 2% gradient into an approved non-erosive device. Alternatively, we recommend a minimum 5% slope away from the face of a building wall for a minimum horizontal distance of ten feet (where space permits).

Any proposed planters or landscaped areas immediately adjacent to structures should be sloped at a minimum gradient of 5% away from the structure. Additionally, where new planters or landscaped areas will be placed adjacent to the structure, provisions for drainage should also include bottom impermeable liners, catch basins, or area drains to minimize infiltration into the subgrade soils.



ON-SITE INFILTRATION FACILITIES

Various municipalities and jurisdictions have leaned towards the increased implementation of Low Impact Development (LID) requirements to infiltrate stormwater into the on-site soils of a proposed development to reduce surface runoff draining into public storm drains. It is critical that the infiltration of stormwater does not undermine the integrity of underlying materials or any existing structures. The surficial on-site soils consisted of firm to very stiff lean clays and medium dense to very dense clayey sands and well graded gravels with silt and sand with potentially liquefiable layers identified at greater depths. Based on these conditions, the infiltration of stormwater on-site is **not** recommended for the proposed development.

CONSTRUCTION CUTS

Construction cuts up to five feet high may be excavated vertically for their entire length and height. For deeper cuts, we recommend that the backslope above the vertical be laid back to a 1H:1V gradient provided the cuts do not remove lateral support from adjacent buildings or property lines. Removal of lateral support occurs if the cut extends below a 1H:1V line projected downward from the nearest edge of the adjacent property line or building. If lateral support is removed, the construction cuts will need to be excavated using the 'A, B, C' slot-cutting method or they should be shored. If the slot-cutting method is used, the cut should be opened at a gradient of 1H:1V first, then each slot should be opened, the wall constructed and backfilled before the subsequent slot is opened. The slots should not exceed 8 feet in width or 12 feet in height.

We recommend that temporary shoring be designed to resist an EFP of 30pcf. The triangular EFP is converted to a trapezoidal distribution for the restrained condition by dividing by 1.6. For the design of braced or tied-back shoring, we recommend a trapezoidal distribution of 20Hpsf on a 0.2H, 0.6H 0.2H distribution.

Tie-back anchors can be designed for an allowable bond stress of 2,500psf for pressure-grouted anchors. The anchors should extend at least 15 feet beyond the active failure plane that may be taken as 35° from vertical. Lateral earth pressure on the lagging may be taken as a pressure of zero at the piles up to 400psf at midspan.

Footing foundations for the shoring bracing (rakers) may be designed for a maximum soil bearing pressure of 2,500psf. If piles are used for shoring, a passive resistance of 600psf per foot of depth up to a maximum of 9,000psf may be used in design. Axial loads on the piles can be resisted using an allowable skin friction of 600psf. The piles may be assumed to be fixed at a point located three feet below the bottom of the excavation. Where lateral support of adjacent structures is removed, we recommend that the allowable shoring deflection be no more than 0.5 inch. A maximum deflection of 1.0 inch should be acceptable elsewhere.

Lateral surcharge loads due to vertical loads adjacent to the excavation may be determined using LADBS Information Bulletins P/BC 2017-141 and P/BC 2020-083 or the lateral surcharge diagrams as recommended previously. The minimum traffic surcharge loads should not be less than uniform lateral pressures of 60psf for cantilevered shoring or 90psf for braced shoring.



If unshored construction cuts are to remain open for more than two weeks or if rain is expected while they are open, the construction cuts should be covered by a plastic membrane kept in placed by holding blocks or driven re-bar at the top and bottom of the membrane. No equipment or personnel should stand closer than ten feet from the top of the temporary cut. All construction cuts should comply with the State of California Construction Safety Orders (CAL/OSHA).

WORKMAN SAFETY-EXCAVATIONS

It is essential for the contractor to provide adequate shoring and safety equipment as required by the State or Federal OSHA regulations. All regulations of the State or Federal OSHA should be followed before allowing workmen in a trench or other excavation. If excavations are to be made during the rainy season, particular care should be given to ensure that berms or other devices will prevent surface water from flowing over the top of the excavation or ponding at the top of the excavations.

OBSERVATION

Removal bottoms are to be examined and approved by the City Inspector and a representative of this office before any fill is placed. We need to examine footing excavations prior to forming or placement of reinforcement steel to confirm that soil conditions meet the requirements set by this report. Footing excavations should be kept moist, and concrete should be placed as soon as possible after excavations are completed, examined, and approved by a representative of this office and the City Inspector.

<u>REVIEW</u>

The geotechnical consultants shall review and sign the plans and specifications.

REGULATORY AGENCY REVIEW AND ADDITIONAL CONSULTING

All geotechnical and/or engineering geologic aspects of the proposed development are subject to review and approval by the government reviewing agency. The government reviewing agency may approve or deny any portion of the proposed development which may require additional geotechnical services by this office. Additional geotechnical services may include review responses, supplemental letters, plan reviews, construction/site observations, meetings, etc. The fees for generating additional reports, letters, exploration, analyses, etc. will be billed on a time and material basis.



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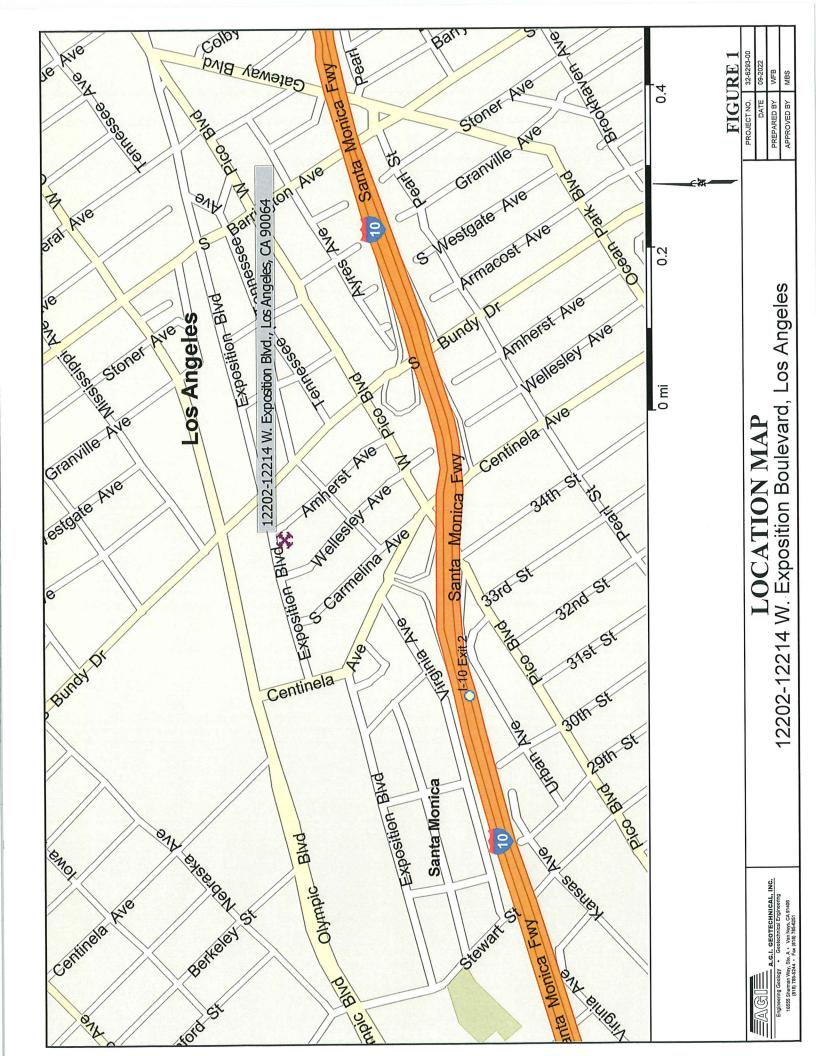
COMMENTS

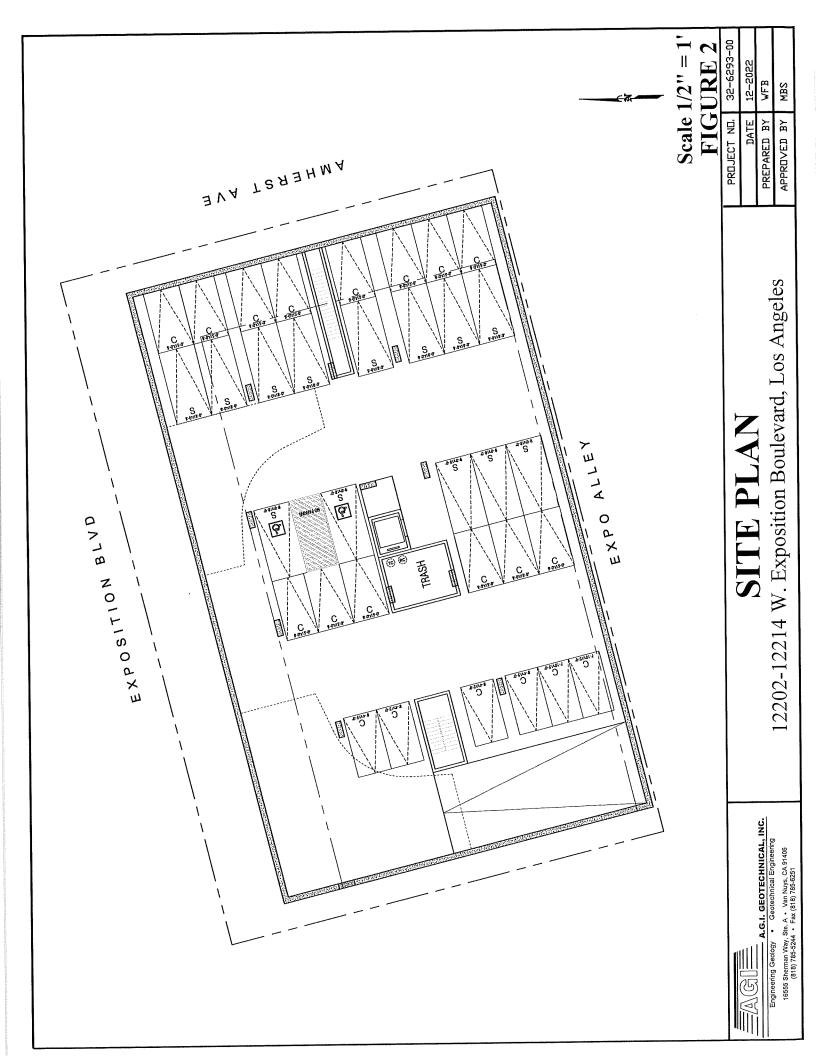
The conclusions and recommendations presented in this report are based on research, site observations, and limited subsurface information. The conclusions and recommendations presented are based on the supposition that subsurface conditions do not vary significantly from those indicated. Although no significant variations in subsurface conditions are anticipated, the possibility of significant variations cannot be ruled out. If such conditions are encountered, this consultant should be contacted immediately to consider the need for modification of this project.

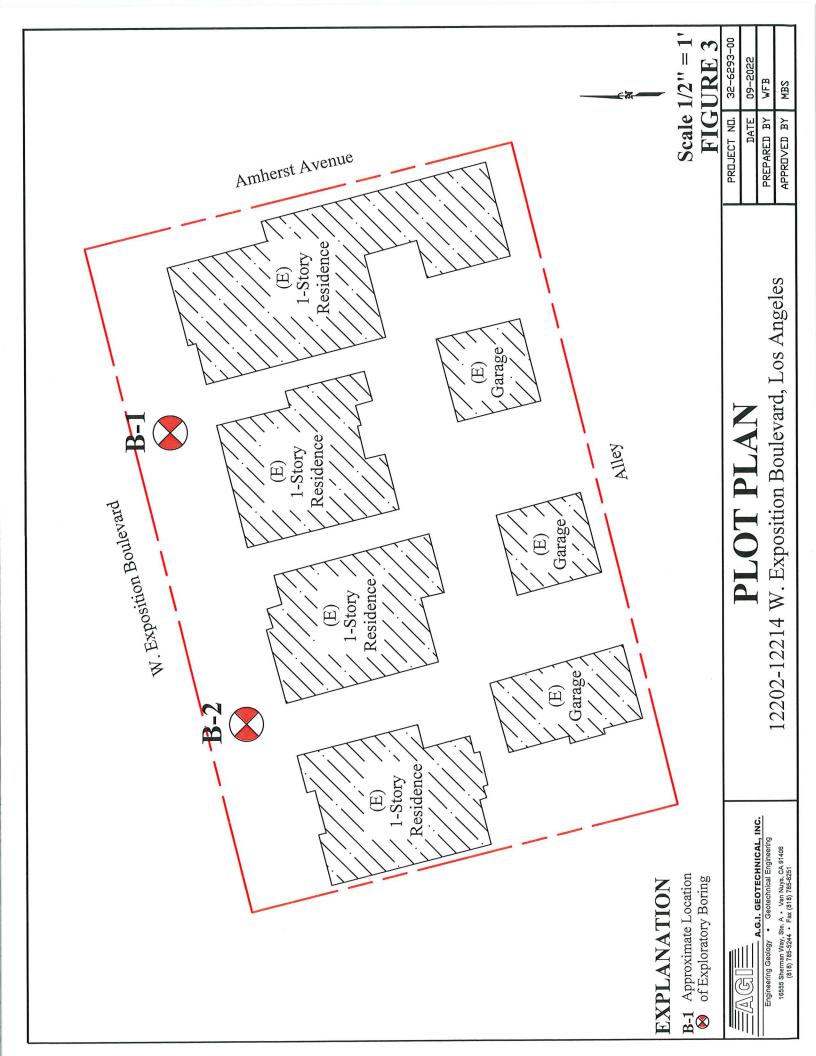
This report was prepared for the exclusive use of Mr. Brett Baker and his design consultants for the specific project outlined herein. This report may not be suitable for use by other parties or other uses. This report is subject to review by regulatory agencies and these agencies may require their approval before the project can proceed. No guarantee that the regulatory public agency or agencies will approve the project is intended, expressed, or implied.

One of the purposes of this report is to provide the client with advice regarding geotechnical conditions at the site. It is important to recognize that other consultants could arrive at different conclusions and recommendations. No warranties of future site performance are intended, expressed, or implied.









BORING LOGS

LEGEND



Ring Sample, or Bulk Sample

Standard Penetration Test (SPT)

Ground Water Level

SOIL SIZE									
COMPONENT	SIZE RANGE								
Boulders	Above 12"								
Cobbles	3"-12"								
Gravel	#4 - 3"								
coarse	3⁄4" - 3"								
fine	#4 - 3⁄4"								
Sand	#200-#4								
coarse	#10-#4								
medium	#40-#10								
fine	#200-#40								
Fines (Silt or Clays) Below #200								

PLASTICITY O	F FINE GRAINED SOILS
PLASTICITY	VOLUME CHANGE
INDEX	POTENTIAL
0-15	Probably Low
15-30	Probably Moderate
30 or more	Probably High

	WATER CONTENT
	Dry: No feel of moisture
Da	mp: Much less than normal
	moisture
	Moist: Normal moisture
Wet	t: Much greater than normal
	moisture
Sati	urated: At or near saturation

RELATIVE DENSITY									
SANDS & GRAVELS	BLOWS PER FOOT								
Very loose	0-4								
Loose	4-10								
Medium dense	10-30								
Dense	30-50								
Very dense	Over 50								

	GROUP	DESCRIPTIONS	DIVISIONS						
	SYMBOLS	DEBEKII HOND							
	GW	Well-graded gravels or gravel-sand mixtures, less than 5% fines	lf of n is o. 4						
	GP	GP Poorly-graded gravels or gravel-sand mixtures, less than 5% fines							
	GM	Silty gravels, gravel-sand silt mixtures, more than 12% fines	GRAVELS More than half of coarse fraction is larger than No. 4 sieve size						
ED SOI 6 Fines)	GC	Clayey gravels, gravel-sand-clay mixtures, more than 12% fines	Mor coa: larg						
AINEI 50%	SW	Well-graded sands or gravelly sands, less than 5% fines							
COARSE-GRAINED SOILS (Less than 50% Fines)	SP	SP Poorly-graded sands or gravelly sands, less than 5% fines							
	SM	Silty sands, sand-silt mixtures, more than 12% fines Clayey sands, sand-clay mixtures,	SANDS More than half of coarse fraction is smaller than No. ' sieve size						
	SC	00							
nan	ML	IL Inorganic silt, very fine sands, rock flour, silty or clayey fine sands							
FINE-GRAINED SOILS (More than 50% Fines	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	SILTS AND CLAYS Liquid limit less than 50						
) ILS (OL	Organic silts or organic silt-clays of low plasticity	SILTS Liqu						
TED SOILS	MH	MH Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts							
2AINI 5	СН	CH Inorganic clays of high plasticity, fat clays							
5	ОН	Organic clays of medium to high plasticity	SILTS AND SILTS AND CLAYS Liquid limit l than 50						
FINI	PT	Peat, mulch, and other highly organic soils	HIGHLY ORGANIC SOILS						

CONSISTENCY										
CLAYS & SILTS	BLOWS PER FOOT									
Very soft	0-2									
Soft	2-4									
Firm	4-8									
Stiff	8-15									
Very stiff	15-30									
Hard	Over 30									



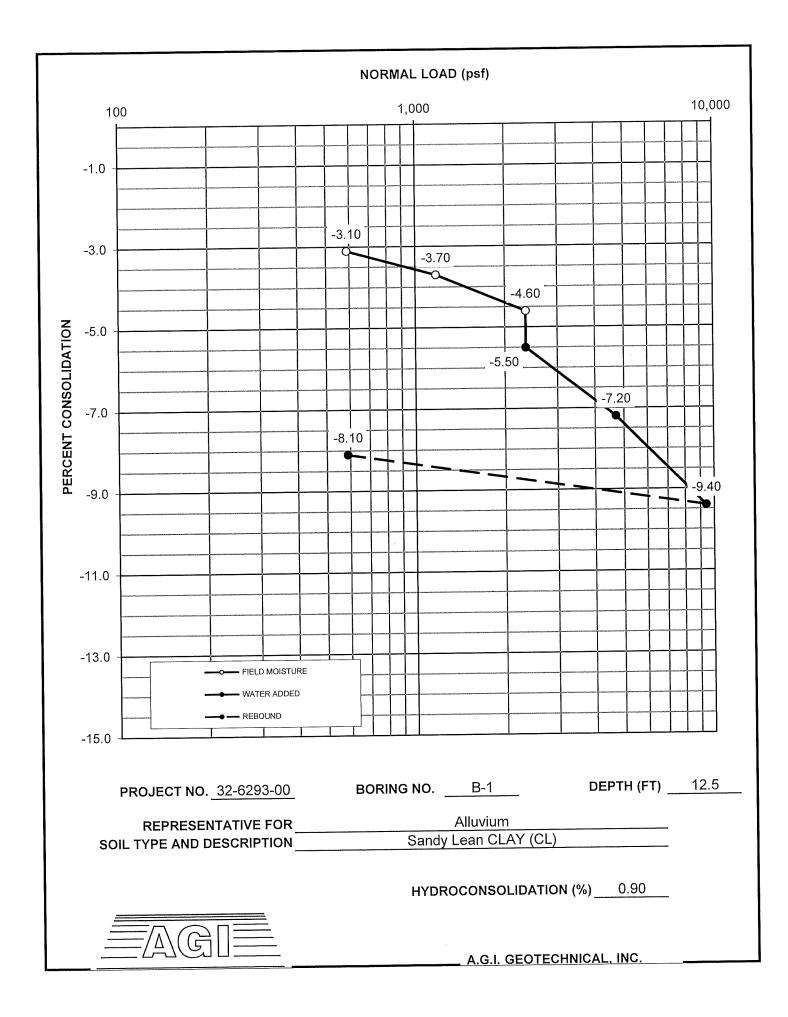
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A.0	G.I. Geote	echnical, Inc.	. 165	55 She	rman V	Vay, Ui	nit A N	/an Nu	ys, Ca	lifornia	91406 Telephone: (818) 785-5244 Fax: (818) 785-6251	aan	Parki	ng
CLIEN	IT:	Mr. Brett	Bake	r			PRO	IECT	NAME	<u>P</u>	roposed 7-Story Building Over 1 Level of Subterrat	reles		
PROJ	PROJECT NUMBER: <u>32-6293-00</u> PROJECT NUMBER: <u>09/20/2022</u> COMPLETED: <u>09/20/2022</u>										CROUND ELEVATION: N/A BORING DIAMETE	R:	8"	
DATE	START	ED: <u>09/</u>	20/20	<u>и Цо</u>	_ COI 110W	MPLE Stem	IED: . Δ110	<u>0714</u> er	.0120	<u>La La</u>	GROUND WATER LEVELS: Bornito Example			
EXCA	EXCAVATION METHOD: <u>8" Hollow Stem Auger</u> GROUND WATER LEVELS: <u>40'</u> DRILLING CONTRACTOR: <u>Choice Drilling</u> SAMPLING METHOD: <u>Autohammer, 140 lb</u>											rop		
	GED BY	: <u>CWI</u>			_ сн	ECKE	D BY:	V	VFB		-			
									ERBE	RG				
(ŧ	DRIVE SAMPLE	BLOW COUNT (N VALUE)	PLE	MOISTURE CONTENT (%)	ک ۲	Wet UNIT WT. (pcf)	TUR (%)			ς Σ		0	50	Classification
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0	DR	ш	Ē	0			SP SP			д				CL
			/								Alluvium Lean CLAY with Sand			
			V								(Dark brown, slightly moist to moist, stiff)			
	\mathbb{N}	4/8/9	$ \wedge $	10.6	94	104	30.9	31	21	10	@0-5'; EI = 51, Medium	74		
			$\langle \rangle$											
- 5 -		3/4/5		12.5										
	\bigtriangledown	6/10/11		17.0	105	123	23.7							
	\square	0/10/11		17.0	105	125								
- 10 -				15.9					<u> </u>		Sandy Lean CLAY			CL
		7/8/10		13.9							(Dark brown, slightly moist to moist, very stiff to			
- ·											firm) (210) , $EI = 48$, Levy			
		5/7/9		20.1	116	140	20.1				@10'; EI = 48, Low			
- 15 -												60		
		3/3/4		16.1								68		
-	_													
-	$\overline{\nabla}$	5/13/30		9.3	135	148	10.4				Clayey SAND with Gravel			SC.
-	+										(Dark brown, slightly moist, dense)			
- 20	<u> </u>	13/14/15		4.2							Well Graded GRAVEL with Silt & Sand			GW-
F	1										(Dark gray, slightly moist, medium dense to			GM
	\mathbb{K}	1.0/20/44		4.7	128	134	13 (dense)			
	arproptom	16/30/44		4./	120	154	15.0	1						
- 25														
╞		8/5/9		5.8										
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╞	$1\times$	14/23/26	5	4.5	131	136	12.	1						
F	+													
_ 30		7/6/7		7.8								9		
		1	+		1	+					Clayey SAND with varying amounts of Gravel			SC
-	-	16/33/45	5	8.7	137	7 149	9.9				(Dark gray, slightly moist, very dense)			
\vdash	+													

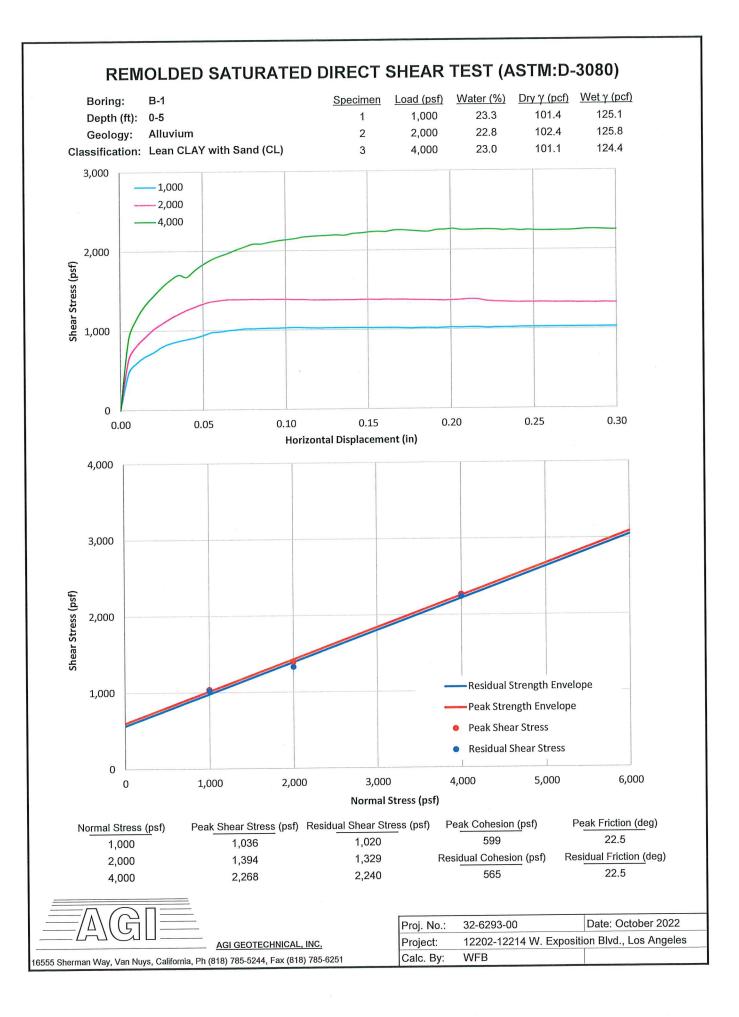
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	Ger	otechnical, Inc	16								91406 Telephone: (818) 785-5244 Fax: (818) 785-6251			
		Mr. Brett		er	onnan	,, -	PRO	JECT	NAME	=: P	roposed 7-Story Building Over 1 Level of Subterra	anean	Parki	ng
PROJ	ECT N	IUMBER:	32-	6293	-00		PRO	JECT	LOCA	TION:	12202-12214 W. Exposition Boulevard, Los An	geles		
DATE	DATE STARTED: COMPLETED:09/20/2022)22	_ GROUND ELEVATION: <u>N/A</u> BORING DIAMET	ER:	8"	
EXCA	VATIO	ON METHO	D:	8" Ho	ollow	Sten	n Aug	ger			GROUND WATER LEVELS: <u>40'</u>			
DRIL	LING	CONTRACT	OR:	Cho	ice D	Prillin	g				SAMPLING METHOD:Autohammer, 140 lb., 30" J	Drop		
LOGGED BY: <u>CWL</u> CHECKED BY: <u>WFB</u>										-				
									ERBE	RG				
(f t)	SAMPLE	Э Ш	BULK SAMPLE	MOISTURE CONTENT (%)	DRY UNIT WI (pcf)	₹ ₹	SAT. MOISTURE CONTENT (%)		LIMIT: I	S ≻				Classification
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	-	15/23/19		8.9							Clayey SAND with varying amounts of Gravel			SC
	<u> </u>	10/20/19		0.5							(Dark gray, slightly moist to wet, very dense)			
	$ \sim$													
	IX	14/27/33		8.4	134	145	10.8							
- 40 -											WATER			
		17/22/26		12.4										
	<u> </u>													
L .		5												
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L -		-												
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	-													
- 55 -												1.7		
		11/11/13		12.5								17		
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	-													
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- 60 -														
		8/27/32		12.3										
	-													
F -	-										Total Depth: 61.5'			
	1										Groundwater Encountered @ 40'			
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	-								1					
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F -	1													

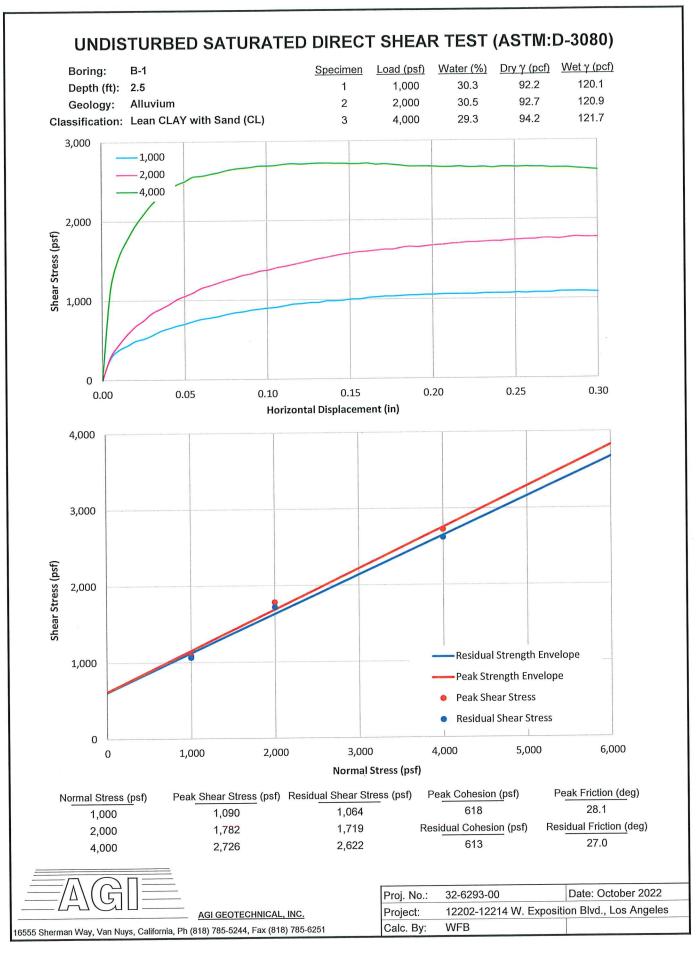
		G		BORING NUM	BORING NUMBER B-2										
A.G.I. GEOTECHNICAL, INC.															
	A.G.I. Geotechnical, Inc. 16555 Sherman Way, Unit A Van Nuys, California 91406 Telephone: (818) 785-5244 Fax: (818) 785-6251 CLIENT: Mr. Brett Baker PROJECT NAME: Proposed 7-Story Building Over 1 Level of Subterranean Parking														
PROJ	PROJECT NUMBER: 32-6293-00 PROJECT LOCATION: 12202-12214 W. Exposition Boulevard, Los Angeles														
DATE	DATE STARTED 09/20/2022 COMPLETED: 09/20/2022 GROUND ELEVATION: N/A BORING DIAMETER: 8"														
EXCA	EXCAVATION METHOD: 8" Hollow Stem Auger GROUND WATER LEVELS: Not Encountered DRILLING CONTRACTOR: Choice Drilling SAMPLING METHOD: Autohammer, 140 lb., 30" Drop														
DRIL	LING C	ONTRACTO	OR:	Cho	ice D	<u>rillin</u>			WFB		_ SAMPLING METHOD:Autonammer, 140 10., 50 1	nop			
LOGO		(: <u>CWI</u>									_		1		
DEPTH (Ê)	DRIVE SAMPLE	BLOW COUNT (N VALUE)	BULK SAMPLE	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	Wet UNIT WT. (pcf)	DISTURE ENT (%)	ATTERBE		S				tion	
										PLASTICITY INDEX	MATERIAL DESCRIPTION	<200	D 50	Classification	
DEP	VE (NN NO	LK S	NOIS	אז ו	Net I	DNTI NTI	LIQUID	PLASTIC LIMIT	ASTI		v		Class	
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											Alluvium			CL	
	-										Lean CLAY with Sand to Sandy Lean CLAY (Dark brown, slightly moist to moist, stiff to very				
	$\mathbf{\nabla}$	4/7/8		10.5	86	95	36.6				stiff)				
- 5 -	\bigtriangledown	7/10/14		9.6	96	105	29.7								
	\mathbb{N}														
- 10 -		510/22		12.6	107	120	22.0								
	X	5/9/23		12.0	107	120	22.0								
- 15 -														SC	
	\mathbb{X}	8/16/24		9.4	116	127	18.3				Clayey SAND (Light brown, slightly moist, medium dense)			SC	
											(Digit orowit, Sugardy motor, motor, motor)				
	-														
- 20 -	-														
	\mathbb{N}	15/18/22		3.6	135	139	10.7				Well Graded GRAVEL with Silt & Sand	6	9.5	GW- GM	
	\vdash										(Dark gray, damp, dense to very dense)				
	-														
- 25 -	\bigtriangledown	24/32/34		4.0	139	144	9.2								
		21132131													
Ę.															
Ļ.	_														
- 30 -	\leftarrow	01/00/00		~ ~	104	1 4 1	1110								
	- X	21/23/28		5.5	134	141		'				<u> </u>			
- ·	1										Total Depth: 31.5'				
]										Groundwater Not Encountered				
			<u> </u>				<u> </u>					<u> </u>	<u> </u>		

LABORATORY TEST RESULTS

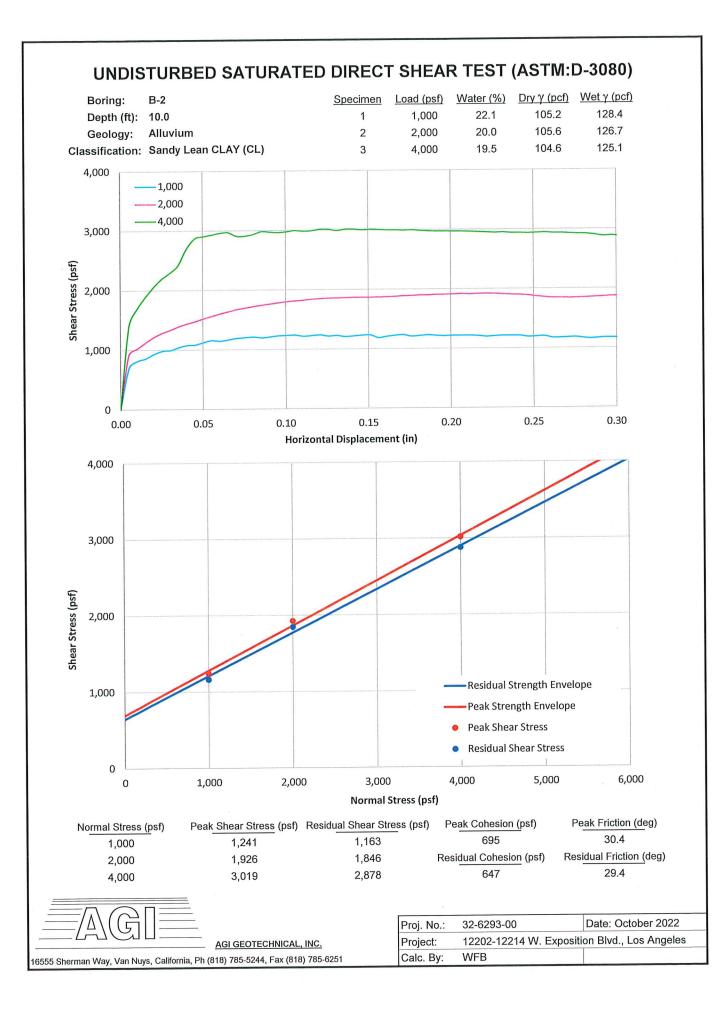


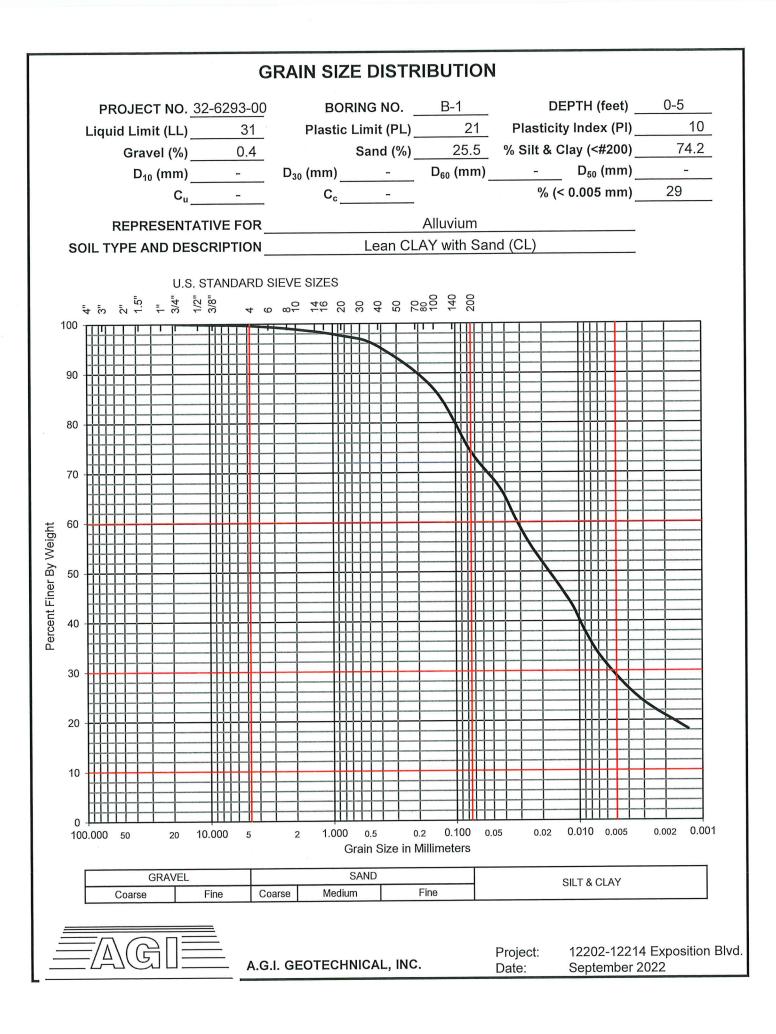


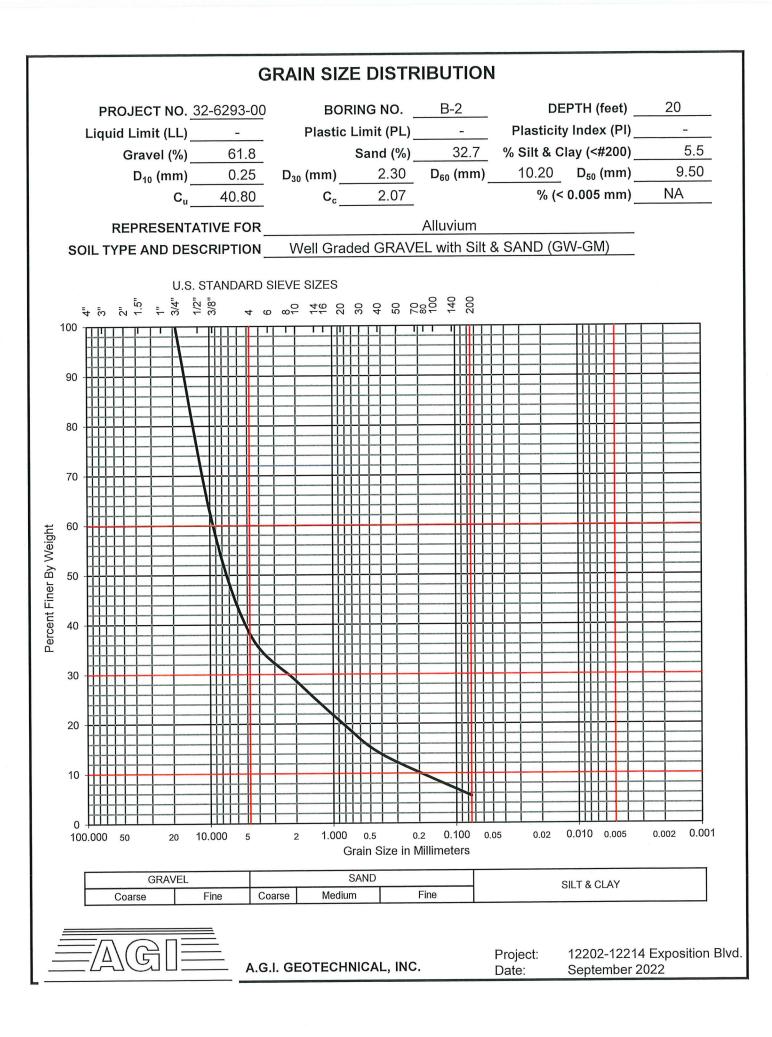


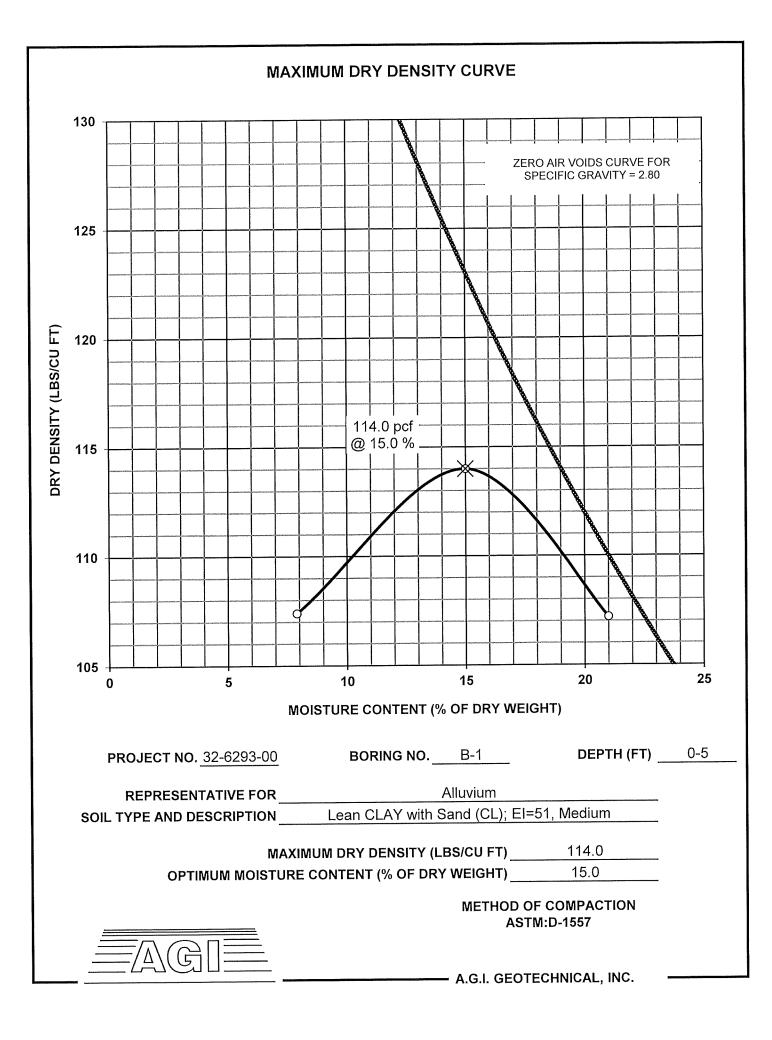


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U.S. SEISMIC DESIGN MAP USGS DEAGGREGATIONS





OSHPD

12202-12214 W. Exposition Boulevard, Los Angeles; 32-6293-00

Latitude, Longitude: 34.0311, -118.4537

			W Olympic Blvd 🕹 Bed Bath & Beyond				
Centinela	14/ + - i - -		Wolling				
inel	westside	Media Center	Blvd				
9	P40	OLCS Studios	Exposition Blvd				
	e e						
	laquar Lanc	Pover					
	Jaguar Land Santa Monic	a Service	Tennessee				
-			omess				
N	Company 3 & Aethod Studios	S Carmelina s.					
		meli	Kalaveras				
Goo	gle Fxposition Blvd	nas.	Map data ©2022				
Date			9/22/2022, 10:54:30 AM				
Design C	ode Reference Document		ASCE7-16				
Risk Cate	egory		II				
Site Clas	S		D - Stiff Soil				
Туре	Value	Description					
SS	1.96	MCE _R ground motion	. (for 0.2 second period)				
S ₁	0.7	MCE _R ground motion	n. (for 1.0s period)				
S _{MS}	1.96	Site-modified spectra	l acceleration value				
S _{M1}	null -See Section 11.4.8 Site-modified spectral acceleration value						
S _{DS}	1.307 Numeric seismic design value at 0.2 second SA						
S _{D1}	null -See Section 11.4.8	Numeric seismic desi	ign value at 1.0 second SA				
Туре	Value	Description					
SDC	null -See Section 11.4.8	Seismic design category					
Fa	1	Site amplification factor at 0.2 second					
Fv	null -See Section 11.4.8	Site amplification factor at 1.0 second					
PGA	0.836	MCE _G peak ground acceleration					
F _{PGA}	1.1	Site amplification factor at PGA					
PGA _M	0.92	Site modified peak ground acceleration					
TL	8	Long-period transition period in seconds					
SsRT	1.96	Probabilistic risk-targeted ground motion.	(0.2 second)				
SsUH	2.161	Factored uniform-hazard (2% probability of	of exceedance in 50 years) spectral acceleration				
SsD	2.447	Factored deterministic acceleration value.					
S1RT	0.7	Probabilistic risk-targeted ground motion.					
S1UH	0.775		of exceedance in 50 years) spectral acceleration.				
S1D	0.823	Factored deterministic acceleration value.					
PGAd	0.989	Factored deterministic acceleration value.	ance in 50 years) Peak Ground Acceleration				
PGA _{UH}	0.836						
C _{RS}	0.907	Mapped value of the risk coefficient at sho					
C _{R1}	0.903	Mapped value of the risk coefficient at a p					
CV	1.492	Vertical coefficient					

9/22/22, 10:55 AM

U.S. Geological Survey - Earthquake Hazards Program

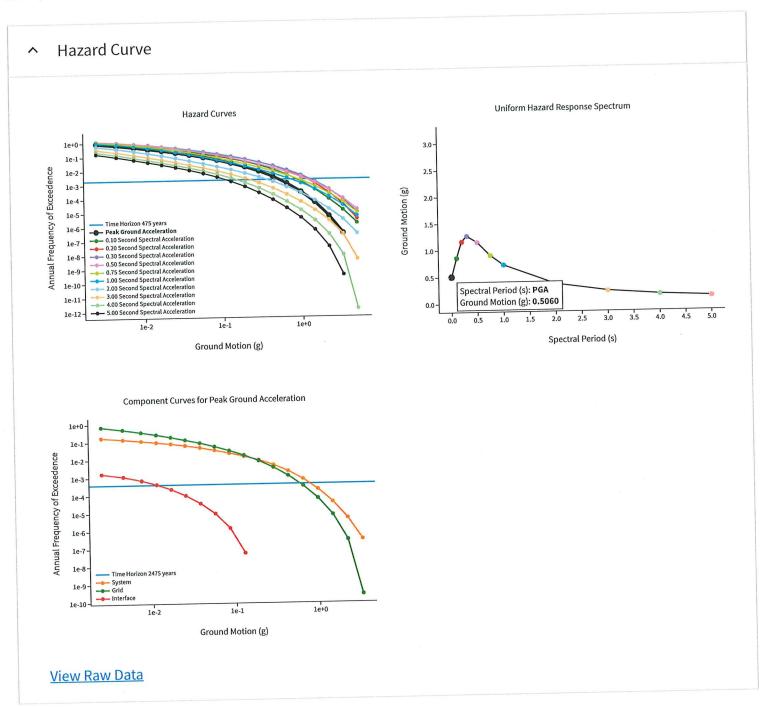
Unified Hazard Tool

Unified Hazard Tool

Please do not use this tool to obtain ground motion parameter values for the design code reference documents covered by the <u>U.S. Seismic Design Maps web tools</u> (e.g., the International Building Code and the ASCE 7 or 41 Standard). The values returned by the two applications are not identical.

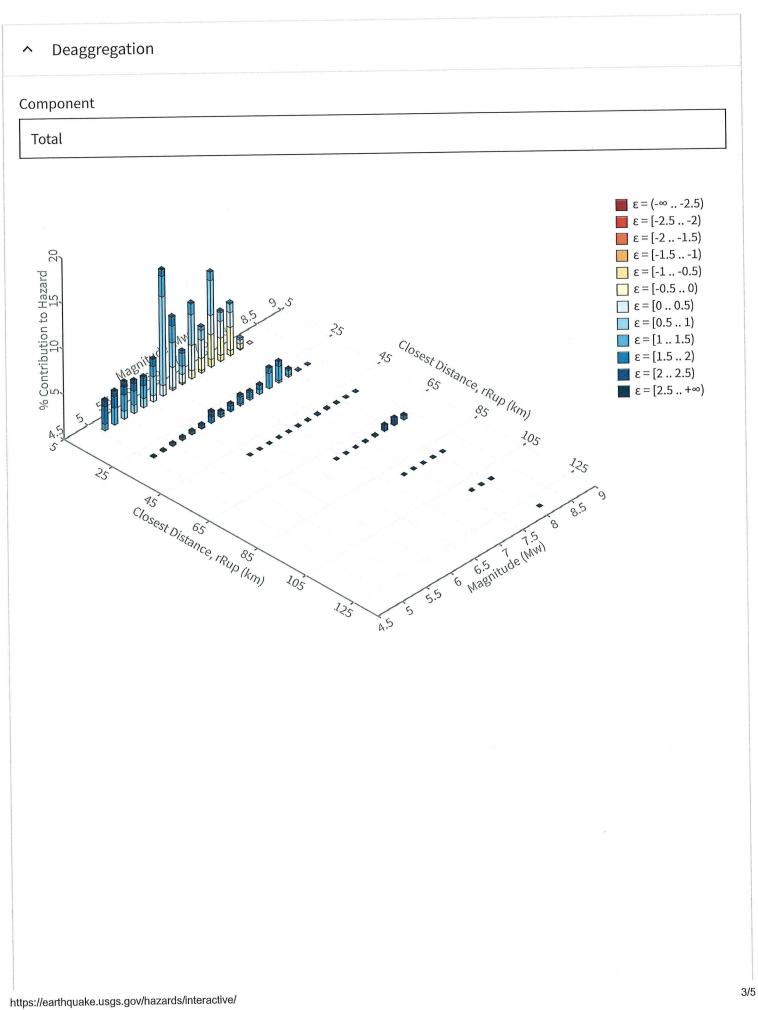
^ Input	
Edition Dynamic: Conterminous U.S. 2014 (update	Spectral Period Peak Ground Acceleration
Latitude Decimal degrees	Time Horizon Return period in years
34.0311	475
Longitude Decimal degrees, negative values for western longitudes -118.4537]
Site Class	
259 m/s (Site class D)	

Unified Hazard Tool



9/22/22, 10:55 AM

Unified Hazard Tool



Unified Hazard Tool

Summary statistics for, Deaggregation: Total

Deaggregation targets

Return period: 475 yrs Exceedance rate: 0.0021052632 yr⁻¹ PGA ground motion: 0.5060095 g

Totals

Binned: 100 % Residual: 0 % Trace: 0.13 %

Mode (largest m-r bin)

m: 6.34	m
r: 7.55 km	r:
ε ₀ : 0.85 σ	٤0)
Contribution: 13.89 %	Co

Discretization

r: min = 0.0, max = 1000.0, Δ = 20.0 km
m: min = 4.4, max = 9.4, Δ = 0.2
ε: min = -3.0, max = 3.0, Δ = 0.5 σ

Recovered targets

Return period: 507.82933 yrs **Exceedance rate:** 0.0019691655 yr⁻¹

Mean (over all sources)

m: 6.68
r: 12.2 km
ε₀: 0.92 σ

Mode (largest m-r-ε bin)

m: 6.36 r: 6.44 km εο: 0.75 σ Contribution: 9.75 %

Epsilon keys

ε0:	[-∞2.5)
ε1:	[-2.52.0)
ε2:	[-2.01.5)
ε3:	[-1.51.0)
ε4:	[-1.00.5)
ε5:	[-0.5 0.0)
£6:	[0.0 0.5)
ε7:	[0.5 1.0)
ε8:	[1.0 1.5)
ε9:	[1.5 2.0)
ε10	: [2.02.5)
ε11	: [2.5+∞]

Deaggregation Contributors

Source Set Ly Source	Туре	r	m	ε ₀	lon	lat	az	%
								34.53
UC33brAvg_FM32	System	6.25	6.63	0.62	118.390°W	34.043°N	77.05	4.99
Newport-Inglewood alt 2 [8]			7.09	-0.04	118.460°W	34.043°N	336.35	4.96
Santa Monica alt 2 [2]		1.82 6.78	6.93	0.50	118.422°W	34.084°N	26.05	4.91
Hollywood [2]		11.76	6.95	1.04	118.557°W	33.970°N	234.61	4.05
Palos Verdes [15]		6.75	7.44	0.10	118.525°W	34.033°N	271.84	2.39
Malibu Coast alt 2 [0]		10.55	7.46	-0.08	118.581°W	33.973°N	241.20	1.52
Compton [4] Compton [3]		10.55	7.25	-0.04	118.533°W	33.925°N	211.83	1.01
								33.68
UC33brAvg_FM31	System			0.00	118,389°W	34.044°N	76.81	6.44
Newport-Inglewood alt 1 [8]		6.29	6.57	0.66	118.365 W	34.045°N	336.29	6.37
Santa Monica alt 1 [0]		2.45	7.13	-0.03 1.01	118.557°W	33.970°N	234.61	4.25
Palos Verdes [15]		11.76	6.94	-0.07	118.531°W	33.973°N	241.20	3.07
Compton [4]		10.55	7.38 7.24	-0.07	118.419°W	34.292°N	6.22	1.25
Santa Susana East (connector) [1]		25.09	1.24	1.47	110,110 11			
	Grid							16.25
UC33brAvg_FM31 (opt)	Griu	7.30	5,71	1.02	118.454°W	34.081°N	0.00	2.18
PointSourceFinite: -118.454, 34.081		7.30	5.71	1.02	118.454°W	34.081°N	0.00	2.18
PointSourceFinite: -118.454, 34.081		7.97	5,73	1.11	118.454°W	34.090°N	0.00	1.66
PointSourceFinite: -118.454, 34.090		7.97	5.73	1.11	118.454°W	34.090°N	0.00	1.66
PointSourceFinite: -118.454, 34.090		,,						
	Grid							15.54
UC33brAvg_FM32 (opt)	ond	7.28	5.73	1.01	118.454°W	34.081°N	0.00	1,87
PointSourceFinite: -118.454, 34.081		7,28	5.73	1.01	118.454°W	34.081°N	0.00	1.87
PointSourceFinite: -118.454, 34.081		7.95	5.74	1.10	118.454°W	34.090°N	0.00	1.48
PointSourceFinite: -118.454, 34.090 PointSourceFinite: -118.454, 34.090		7.95	5.74	1.10	118.454°W	34.090°N	0.00	1.48

9/22/22, 10:56 AM

U.S. Geological Survey - Earthquake Hazards Program

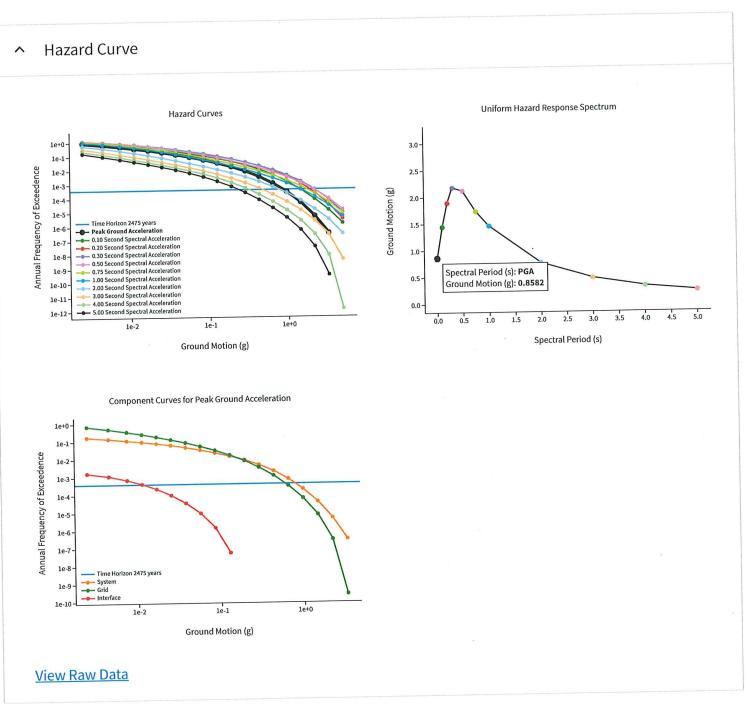
Unified Hazard Tool

Unified Hazard Tool

Please do not use this tool to obtain ground motion parameter values for the design code reference documents covered by the <u>U.S. Seismic Design Maps web tools</u> (e.g., the International Building Code and the ASCE 7 or 41 Standard). The values returned by the two applications are not identical.

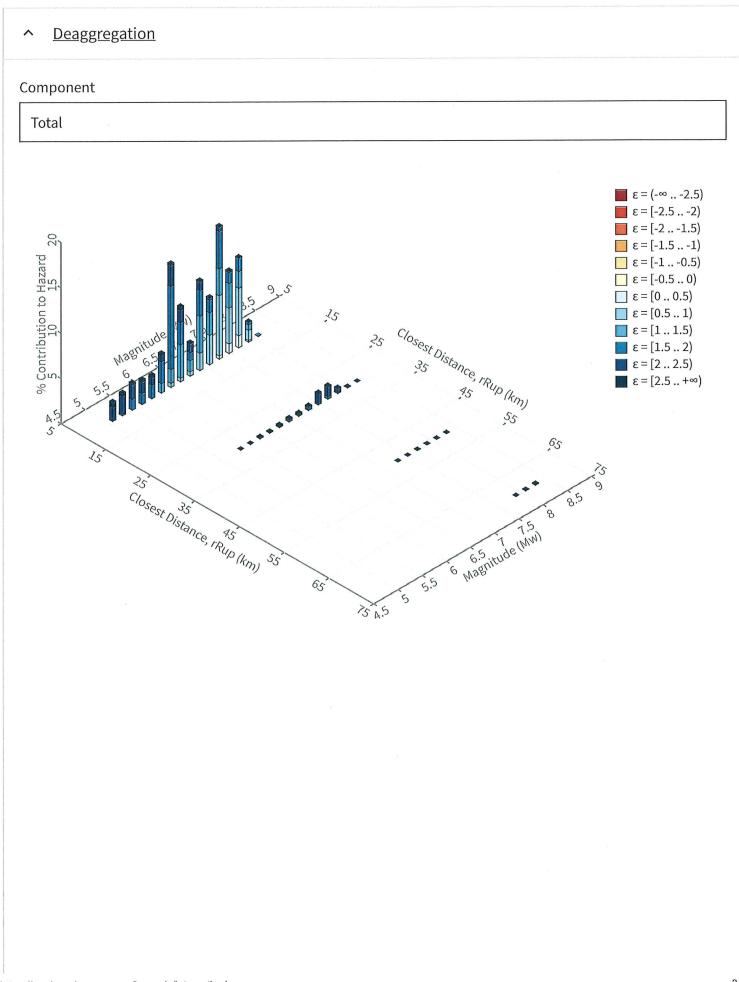
∧ Input	
Edition	Spectral Period
Dynamic: Conterminous U.S. 2014 (update	Peak Ground Acceleration
Latitude	Time Horizon
Decimal degrees	Return period in years
34.0311	2475
Longitude	
Decimal degrees, negative values for western longitudes	
-118.4537	
Site Class	
259 m/s (Site class D)	

Unified Hazard Tool



9/22/22, 10:56 AM

Unified Hazard Tool



3/5

Summary statistics for, Deaggregation: Total

Deaggregation targets

Return period: 2475 yrs Exceedance rate: 0.0004040404 yr⁻¹ PGA ground motion: 0.85818155 g

Totals

Binned: 100 % Residual: 0 % Trace: 0.07 %

Mode (largest m-r bin)

m: 7.31
r: 8.3 km
ε₀: 1.18 σ
Contribution: 14.57 %

Discretization

r: min = 0.0, max = 1000.0, Δ = 20.0 km m: min = 4.4, max = 9.4, Δ = 0.2 ϵ : min = -3.0, max = 3.0, Δ = 0.5 σ

Recovered targets

Return period: 2977.6035 yrs **Exceedance rate:** 0.00033584055 yr⁻¹

Mean (over all sources)

m: 6.83
r: 8.38 km
ε₀: 1.48 σ

Mode (largest m-r-ε bin)

m: 6.35
r: 6.5 km
ε₀: 1.66 σ
Contribution: 9.14 %

Epsilon keys

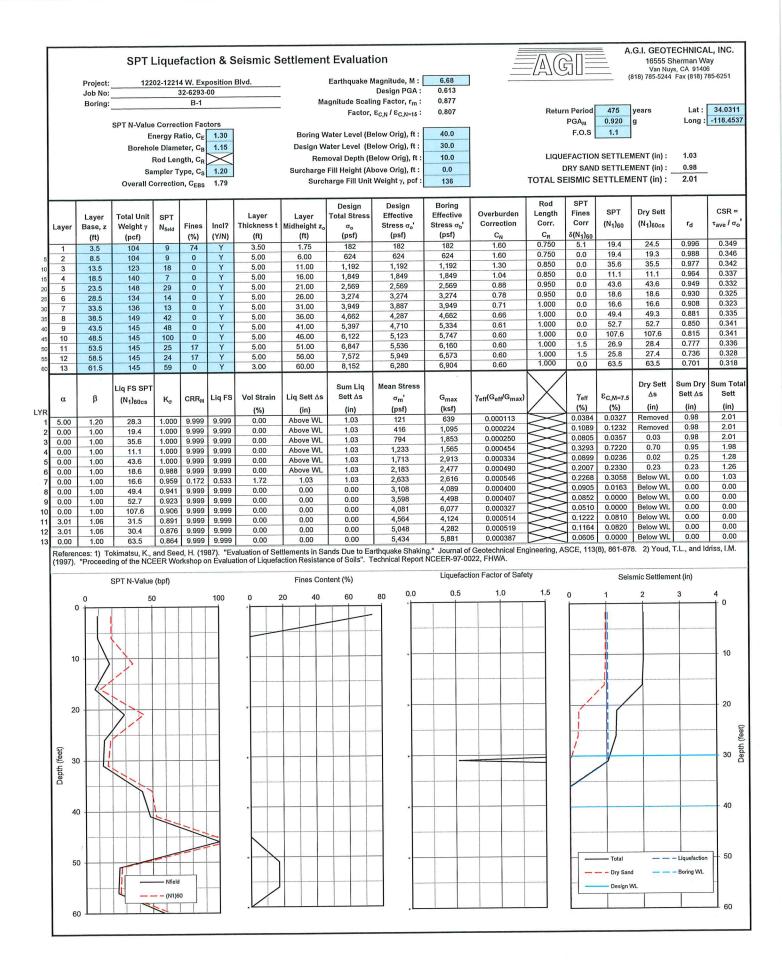
 $\epsilon 0: [-\infty ... -2.5]$
 $\epsilon 1: [-2.5 ... -2.0]$
 $\epsilon 2: [-2.0 ... -1.5]$
 $\epsilon 3: [-1.5 ... -1.0]$
 $\epsilon 4: [-1.0 ... -0.5]$
 $\epsilon 5: [-0.5 ... 0.0]$
 $\epsilon 6: [0.0 ... 0.5]$
 $\epsilon 7: [0.5 ... 1.0]$
 $\epsilon 8: [1.0 ... 1.5]$
 $\epsilon 9: [1.5 ... 2.0]$
 $\epsilon 10: [2.0 ... 2.5]$
 $\epsilon 11: [2.5 ... +\infty]$

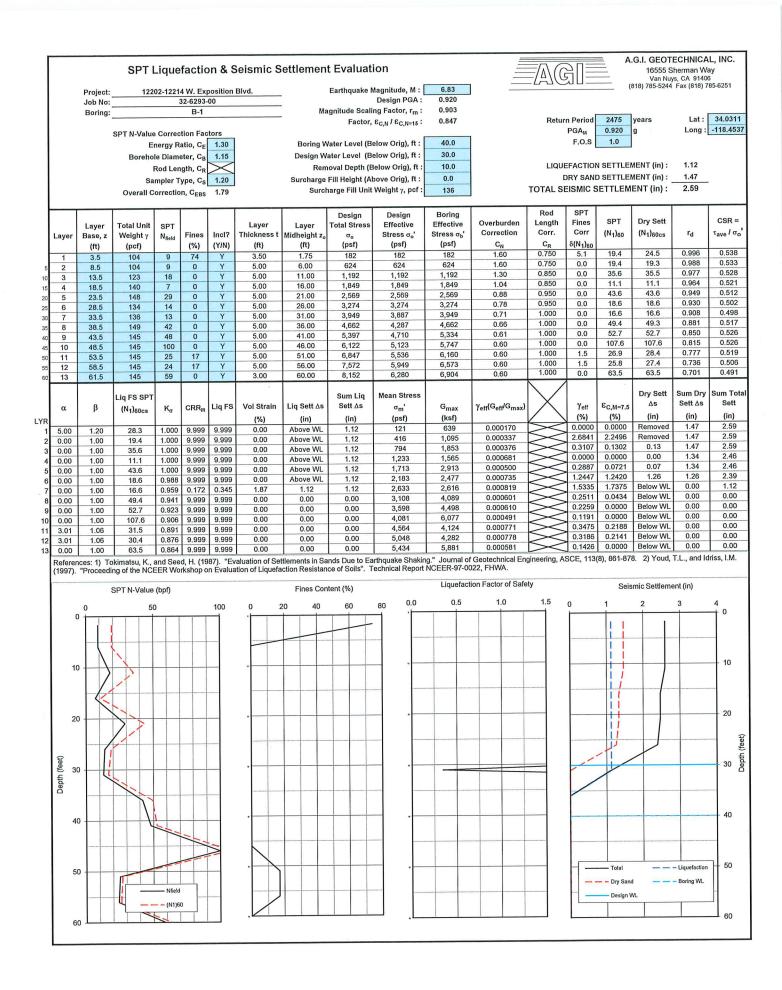
Deaggregation Contributors

Source Set Ly Source	Туре	r	m	ε ₀	lon	lat	az	%
								39.09
UC33brAvg_FM32	System					24.24200	226.25	39.09 9.08
Santa Monica alt 2 [2]		1.82	7.14	0.89	118.460°W	34.043°N	336.35 26.05	9.08 5.93
Hollywood [2]		6.78	6.96	1.46	118.422°W	34.084°N		5.64
Newport-Inglewood alt 2 [8]		6.25	6.70	1.55	118.390°W	34.043°N	77.05	3.96
Malibu Coast alt 2 [0]		6.75	7.50	1.02	118.525°W	34.033°N	271.84	
Palos Verdes [15]		11.76	7.07	1,89	118.557°W	33,970°N	234.61	3.30
Compton [4]		10.55	7.46	0.90	118.581°W	33.973°N	241.20	2.80
Compton [3]		10.63	7.26	0.94	118.533°W	33.925°N	211.83	1.80
UC33brAvg_FM31	System							37.39
Santa Monica alt 1 [0]	,	2.45	7.17	0.92	118.461°W	34.045°N	336,29	11.42
Newport-Inglewood alt 1 [8]		6.29	6.63	1.59	118.389°W	34.044°N	76.81	7.07
Compton [4]		10.55	7.39	0.92	118.581°W	33.973°N	241.20	5,58
Palos Verdes [15]		11.76	7.06	1.82	118.557°W	33.970°N	234.61	3.60
Compton [3]		10.63	7.35	0.94	118.533°W	33.925°N	211.83	1.19
Hollywood [2]		6.78	6.97	1.45	118.422°W	34.084°N	26.05	1.14
San Pedro Escarpment [1]		9.19	7.60	0.83	118.655°W	33.915°N	235.32	1.06
Malibu Coast alt 1 [0]		6.61	6.37	1.71	118.525°W	34.031°N	269.51	1.01
	Grid							12.18
UC33brAvg_FM31 (opt)	Ghu	7.17	5,79	1.79	118.454°W	34.081°N	0.00	2.26
PointSourceFinite: -118.454, 34.081		7.17	5.79	1.79	118.454°W	34.081°N	0.00	2.26
PointSourceFinite: -118.454, 34.081		7.79	5.82	1.87	118.454°W	34.090°N	0.00	1.59
PointSourceFinite: -118.454, 34.090		7.79	5.82	1.87	118.454°W	34.090°N	0.00	1.59
PointSourceFinite: -118.454, 34.090		1.19	J,02	1.07	1101101101			
UC33brAvg_FM32 (opt)	Grid							11.34
PointSourceFinite: -118.454, 34.081		7.14	5.81	1,78	118.454°W	34.081°N	0.00	1.95
PointSourceFinite: -118.454, 34.081		7.14	5.81	1.78	118.454°W	34.081°N	0,00	1.95
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FourtSourcer nuce110.454, 54.050								

LIQUEFACTION ANALYSES

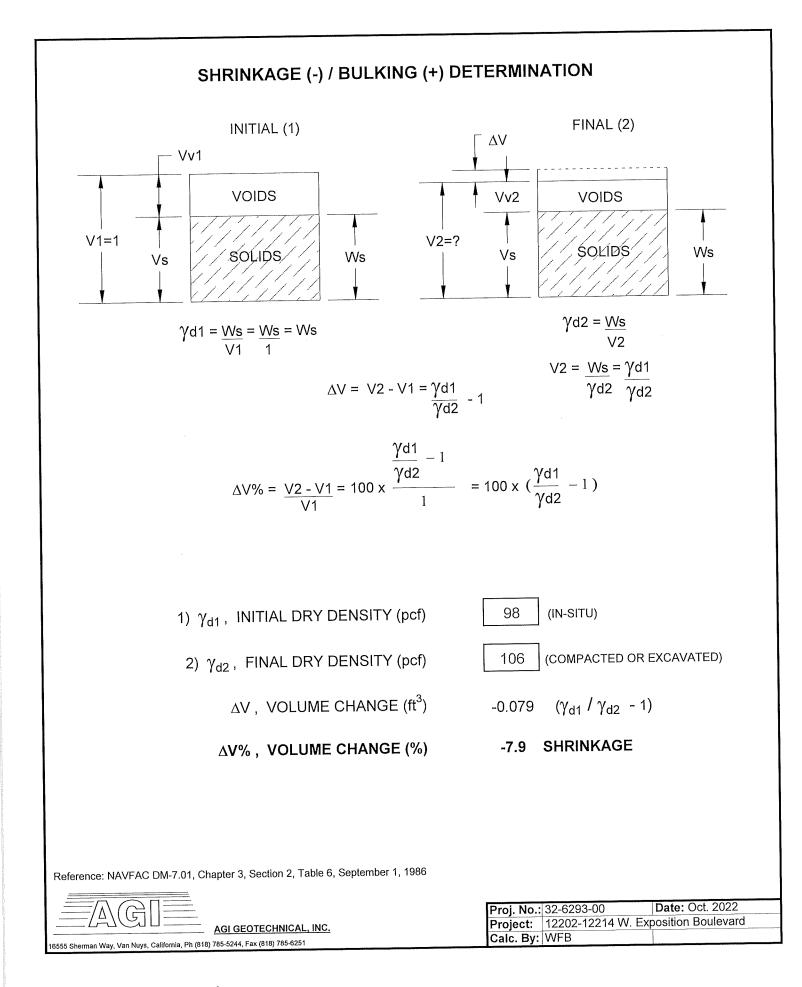






SHRINKAGE/BULKING DETERMINATION





INFORMATION BULLETIN P/BC 2020-083





INFORMATION BULLETIN / PUBLIC - BUILDING CODE REFERENCE NO.: LABC 1610.1, 1807.2 DOCUMENT NO.: P/BC 2020-083 Previously Issued As: P/BC 2011-083

RETAINING WALL DESIGN

This information bulletin provides general criteria for design of retaining walls. In particular, guidelines include:

- Minimum static design earth pressures retaining level and sloping ground;
- Vertical surcharge loads on walls;
- Seismic lateral earth pressure on retaining walls; and,
- Acceptable engineering criteria for retaining wall design.

Alternative design procedures justified in a geotechnical report may also be approved.

Design of retaining walls as presented in this Bulletin are in accordance with Sections 1610.1 and 1807.2 of the City of Los Angeles Building Code (LABC).

I. SOIL LATERAL LOADS

LABC 1610.1 General. Foundation walls and retaining walls shall be designed to resist lateral soil loads. Soil loads specified in Table 1610.1 shall be used as the minimum design lateral soil loads unless determined otherwise by a geotechnical investigation in accordance with Section 1803. Foundation walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure. Retaining walls free to move and rotate at the top shall be permitted to be designed for active pressure. Design lateral pressure from surcharge loads shall be added to the lateral earth pressure load. Design lateral pressure shall be increased if soils at the site are expansive. Foundation walls shall be designed to support the weight of the full hydrostatic pressure of un-drained backfill unless a drainage system is installed in accordance with Sections 1805.4.2 and 1805.4.3.

Exception: Foundation walls extending not more than 8 feet (2438 mm) below grade and laterally supported at the top by flexible diaphragms shall be permitted to be designed for active pressure.

Maximum values presented in Table 1610.1 shall be used for design, unless a geotechnical investigation determines the type of material retained or justifies lower values or both.

Table 1610.1 does not provide design lateral soil loads for retaining sloping ground. Therefore, a geotechnical investigation report shall be provided when walls will retain sloping ground.



II. RETAINING WALL DESIGN

LABC 1807.2.2 Design lateral soil loads. Retaining walls shall be designed for the lateral soil loads set forth in Section 1610.

LABC 1807.2.3 Safety factor. Retaining walls shall be designed to resist the lateral action of soil to produce sliding and overturning with minimum safety factor of 1.5 in each case. The load combinations of Section 1605 shall not apply to this requirement. Instead, design shall be based on 0.7 times nominal earthquake loads, 1.0 times other nominal loads, and investigation with one or more of the variable loads set to zero. The safety factor against lateral sliding shall be taken as the available soil resistance at the base of the retaining wall foundation divided by the net lateral force applied to the retaining wall.

Exception: Where earthquake loads are included, the minimum safety factor for retaining wall sliding and overturning shall be 1.1.

III. MINIMUM DESIGN STATIC ACTIVE LATERAL EARTH PRESSURES FOR RETAINING WALLS SUPPORTING LEVEL AND SLOPING GROUND WHEN A GEOTHECNICAL INVESTIGATION REPORT IS PROVIDED

The design static active equivalent fluid pressure (EFP) for walls that retain drained earth¹ when a geotechnical investigation report is provided shall not be less than the values shown in Table 1. The horizontal resultant force is determined as illustrated in Figure 1. A vertical component equal to one third of the horizontal force so obtained may be assumed at the plane of contact between the retained soil and wall surface when considering the total resisting moment taken at the toe of the wall. Such a vertical component is not permitted when filter fabric is used behind retaining walls.

The depth of the retained earth shall be the vertical distance below the ground surface measured at the wall face of stem design or measured at the heel of the footing for overturning and sliding.

Surface Slope of	Equivalent Fluid Pressure			
Retained Material*	γ_{EFP}			
Horizontal (H) to Vertical (V)	(pounds per cubic foot, pcf)			
LEVEL (0° angle)	30			
5 to 1	32			
4 to 1	35			
3 to 1	38			
2 to 1	43			
1.5 to 1	55			
1 to 1 (45° angle)	80			

TABLE 1 Minimum Static Equivalent Fluid Pressures

¹ Drainage system shall be installed in accordance with LABC Section 1805.4.2 and 1805.4.3.

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 its programs, services and activities.



* Where the surface slope of the retained earth varies, the design slope shall be obtained by connecting a line from the top of the wall to the highest point on the slope whose limits are within the horizontal distance from the stem equal to the stem height of the wall.

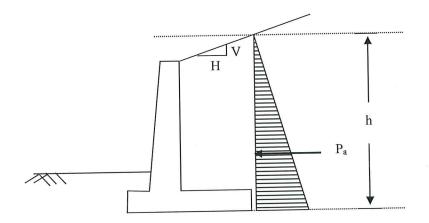


Figure 1 – Horizontal Resultant Force

$$P_a = 0.5 * \gamma_{EFP} * h^2$$
 (in pounds); Equation 1

applied at
$$\frac{1}{3}$$
 h measured from bottom of wall footings

IV. METHODS OF DETERMINING VERTICAL SURCHARGE LOADS ON WALLS

Any superimposed vertical loading, except retained earth, shall be considered as surcharge and provided for in the design. Uniformly distributed loads may be considered as equivalent added depth of retained earth. Surcharge loading due to continuous or isolated footings can be determined by Equations 2 and 3, and as illustrated in Figure 2, or by an equivalent method approved by the Superintendent of Building. Equation 2 is limited to retaining walls that are permitted to be designed for active pressure². This method shall also be limited to the design of retaining walls only under vertical surcharge. Retaining walls under lateral surcharge shall be designed by licensed civil/structural engineer with approval from the Department. The Superintendent of Building may require a site-specific geotechnical investigation prior to approving a permit for such a wall.

² Per LABC section 1610.1: Retaining walls free to move and rotate at the top shall be permitted to be designed for active pressure.



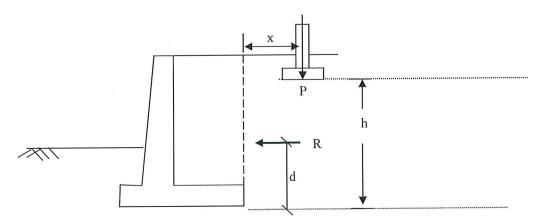


Figure 2 - Vertical Surcharge Loads

Resultant lateral force:

$$R = \frac{0.3 P h^2}{x^2 + h^2}; \qquad Equation 2$$

Location lateral resultant:

R

Ρ

Х

$$d = x \left[\left(\frac{x^2}{h^2} + 1 \right) \left(\tan^{-1} \frac{h}{x} \right) - \left(\frac{x}{h} \right) \right]; \quad Equation \ 3$$

Where:

is the resultant lateral force measured in pounds per foot of wall width. is the resultant surcharge loads of continuous or isolated footings

measured in pounds per foot of length parallel to the wall.

- is the distance of resultant load from back face of wall footings measured in feet.
- h is the depth below point of application of surcharge loading to bottom of wall footing measured in feet.
- d is the depth of lateral resultant below point of application of surcharge loading measured in feet.

 $\tan^{-1} h/x$ is the angle in radians whose tangent is equal to h/x.

Loads applied within a horizontal distance equal to the wall height (i.e. $x \le h$), measured from the back face of the wall footings, shall be considered as surcharge.

For isolated footings that have a width parallel to the wall less than 3 feet, "R" may be reduced to one-sixth the calculated value.

The resultant lateral force "R" shall be assumed to be uniform for the length of footing parallel to the wall and to diminish uniformly to zero at the distance "x" beyond the ends of the footing, as shown in Figure 3.

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 its programs, services and activities.





Vertical pressure due to surcharge applied to the top of the wall footing may be considered to spread uniformly within the limits of the stem and planes making an angle of 45 degrees with the vertical, as shown in Figure 3.

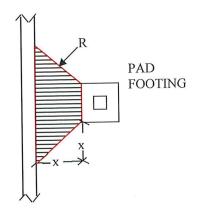


Figure 3 - Vertical Surcharge Loads, Plan View

Guidelines for determining live loads surcharge from sidewalk pedestrian traffic and stret traffic are provided in the Information Bulletin P/BC 2020-141.

METHOD FOR DETERMINING SEISMIC LATERAL EARTH PRESSURE ON RETAINING V. WALLS

Section 1803.5.12 of the LABC specifies that for Seismic Design Categories D through F, retaining walls supporting more than 6 feet of backfill shall be designed for seismic lateral earth pressures due to design earthquake ground motions.

The seismic lateral earth pressure for walls retaining level ground can be calculated using the Equation 4, based on Seed and Whitman (1970)³:

$$\gamma_{EFP (seismic)} = \frac{3}{4} k_h \gamma_{soil};$$
 Equation 4

Where:

 k_h

is the seismic increment expressed as equivalent fluid pressure (pcf); γ_{EFP} (seismic) is the seismic lateral earth pressure coefficient equivalent to one-half of two-thirds of PGAM;

is the unit weight of the retained soils, may be taken as 120 pcf γ_{soil} without a soils report.

Page 5 of 7

³ Seed, H.B. and Whitman, R.V., 1970, Design of Earth Retaining Structures for Dynamic Loads, ASCE Specialty Conference, Lateral Stresses in the Ground and Design of Earth Retaining Structures, pp 103-147.

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 its programs, services and activities.



The seismic lateral earth pressure shall be applied in addition to the static lateral earth pressure, and can be applied assuming an inverted triangular distribution, with the resultant applied at a height of 2/3 h measured from the bottom of wall footings.

Example: For a site located at 201 N. Figueroa St, for Site Class C, the PGA_M is 0.94g. The seismic lateral earth pressure can be calculated as the following:

$$\gamma_{EFP \ (seismic)} = \frac{3}{4} k_h \gamma_{soil} = \frac{3}{4} \times \frac{1}{2} \times \frac{2}{3} \times 0.94 \times 120 pcf = 28.2 \ pcf;$$

VI. ACCEPTABLE ENGINEERING CRITERIA FOR RETAINING WALL DESIGN

LABC 1807.2.1 Retaining walls shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift.

a. Bearing Pressure and Overturning

Minimum values presented in LABC Table 1806.2⁴ shall be used for design, unless a geotechnical investigation determines the type of material for foundation support or justifies higher load-bearing values or both. The resultant of vertical loads and lateral pressures shall pass through the middle one third of the base.

b. Lateral Pressures

Retaining walls shall be restrained against sliding by lateral sliding resistance of the base against the earth, by lateral bearing pressure against the soil, or by a combination of the two⁵. Minimum values presented in LABC Table 1806.2 shall be used for design, unless a geotechnical investigation determines the type of material for lateral bearing and lateral sliding resistance or justifies higher allowable lateral bearing and lateral sliding resistance values or both.

When used, keys shall be assumed to lower the plane of lateral sliding resistance and the depth of lateral bearing to the level of the bottom of the key. Lateral bearing pressures shall be assumed to act on a vertical plane located at the toe of the footing.

VII. SPECIAL CONDITION

The Superintendent of Building may require a site-specific soil investigation before approving any permit for a retaining wall whenever, the following exist: the adequacy of the foundation material to support a wall is questionable; an unusual surcharge condition exists such as

⁴ Per LABC 1806.2: Mud, organic silt, organic clay, peat or **unprepared fill** shall not be assumed to have a presumptive load-bearing capacity.

⁵ Reference code section LABC 1806.3.1.

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 its programs, services and activities.



seepage pressure; or when the retained earth is so stratified or of such a character as to invalidate normal design assumptions..

Additionally, the footings for all retaining walls shall extend a minimum of 24 inches below the natural and finish grades in accordance with the requirements contained in Information Bulletin P/BC 2020-116 for expansive soils conditions unless a soil report indicates expansive soils do not exist at the site.

INFORMATION BULLETIN P/BC 2017-141





INFORMATION BULLETIN / PUBLIC - BUILDING CODEREFERENCE NO.:LABC 3307.3Effective: 01-01-2017DOCUMENT NO.:P/BC 2017-141Revised:Previously Issued As:P/BC 2014 - 141Revised:

GUIDELINES FOR DETERMINING LIVE LOADS SURCHARGE FROM SIDEWALK PEDESTRIAN TRAFFIC AND STREET TRAFFIC

Introduction

This Information Bulletin provides guidelines for determining live loads due to sidewalk pedestrian traffic and street traffic for temporary shoring design adjacent to the public way. Surcharge loads shall be applied where vehicular load or pedestrian loads are expected to act on the surface behind a shored excavation or retaining wall within a distance equal to the height of the excavation or wall.

Based on the study performed by Kim and Barker (2002), the American Association of State Highway and Transportation Officials (AASHTO) provided a guideline for determining the equivalent height of soil for vehicular loading on retaining wall and shoring parallel to traffic (AASHTO 3.11.6). AASHTO Article 3.11.6.2 also provides surcharge pressures on retaining walls and shoring due to point, line, and strip loads based on elasticity solution (Boussinesq, 1876). Based on AASHTO recommendations, the following three methods for determining surcharge pressure on retaining walls and temporary shoring are generally acceptable to the Department. <u>Note:</u> Regardless of the method used, in no case shall the traffic surcharge pressure be less than 60 psf for cantilever condition and 90 psf for braced condition. This pressure shall be considered with rectangular distribution applied horizontally on the face of the shoring.

I. Simple Method Using Equivalent Soil Heights for Live Loads (Method A)

Method A is applicable where no specific recommendations for traffic surcharge are provided in the Soils Report. Method A uses the following equation to determine the lateral surcharge pressure on retaining wall and shoring.

$$q = \gamma_{EFP} \times H_{eq}$$

Where:

q = lateral surcharge pressure (psf) in rectangular distribution

 γ_{EFP} = equivalent fluid pressure (pcf) for shoring design

 H_{eq} = equivalent height of soil from "Table 1" below

Table 1*

Equivalent Height of Soil for Vehicular Loading on Retaining Wall and Shoring Parallel to Traffic

Excavation/Wall Height	Distance from the edge of excavation (ft)			
(ft)	0.0 ft	1.0 ft or further		
5.0	5.0	2.0		
10.0	3.5	2.0		
≥20.0	2.0	2.0		

* From Table 3.11.6.4-2 of the AASHTO document referenced above.

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 its programs, services and activities.



Example:

Given: Active equivalent fluid pressure γ_{EFP} is 30 pcf Surcharge location is 0 feet from shoring/retaining wall Height of retaining wall/shoring is 10 feet

Traffic Surcharge $q = \gamma_{EFP} \times H_{eq}$ = 30 pcf (Given in this example) x 3.5 ft (From Table 1) = 105 psf. This surcharge shall apply as a rectangular distribution to the full height of shoring.

II. Site-Specific Calculation Using Equivalent Soil Heights for Live Loads (Method B)

Method B is applicable where site-specific lateral earth pressure coefficients are provided in the Soils Report approved by the Grading Division. Method B uses the following equation to determine the lateral surcharge pressure on retaining wall and shoring.

$$q = k \times \gamma_s \times H_{eq}$$

Where:

q = lateral surcharge pressure (psf) in rectangular distribution
 k = active or at-rest earth pressure coefficient from Soils Report

 γ_s = total unit weight of soil (pcf)

 H_{eq} = equivalent height of soil from "Table 1" above

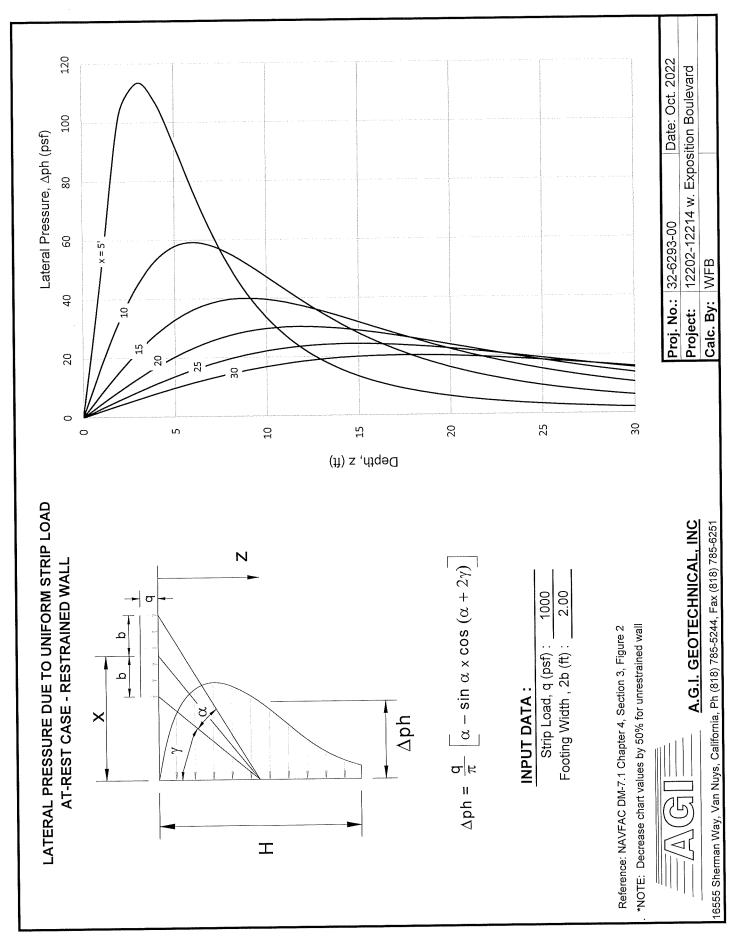
III. Site-Specific Calculation Using Elasticity Solutions (Method C)

As discussed above, elasticity solutions included in AASHTO LRFD 2012 Bridge Design Specifications, 6th Edition (Article 3.11.6.2) are acceptable to the Department. Method C is used for more complex conditions, such as when heavy construction equipment (crane, etc.) will surcharge a shored excavation. Specific calculations for this method shall be determined by either the soils engineer of record or the project shoring engineer.

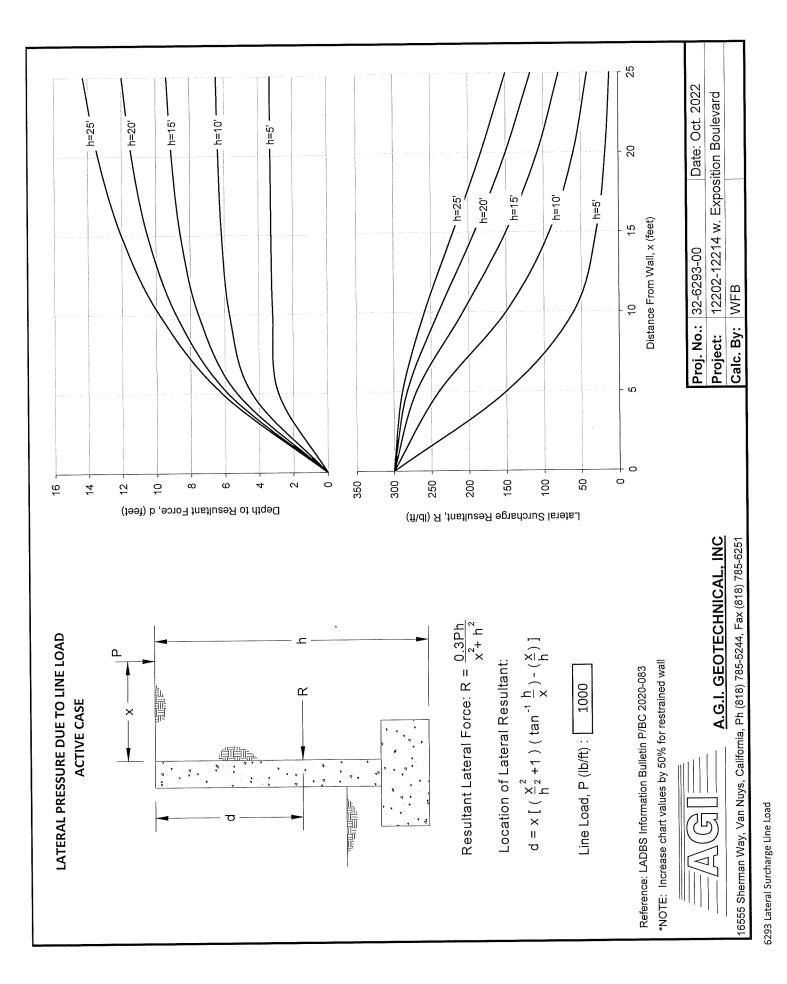
If the specific calculations are provided by the soils engineer in the soils report, such report shall be approved by the Grading Division.

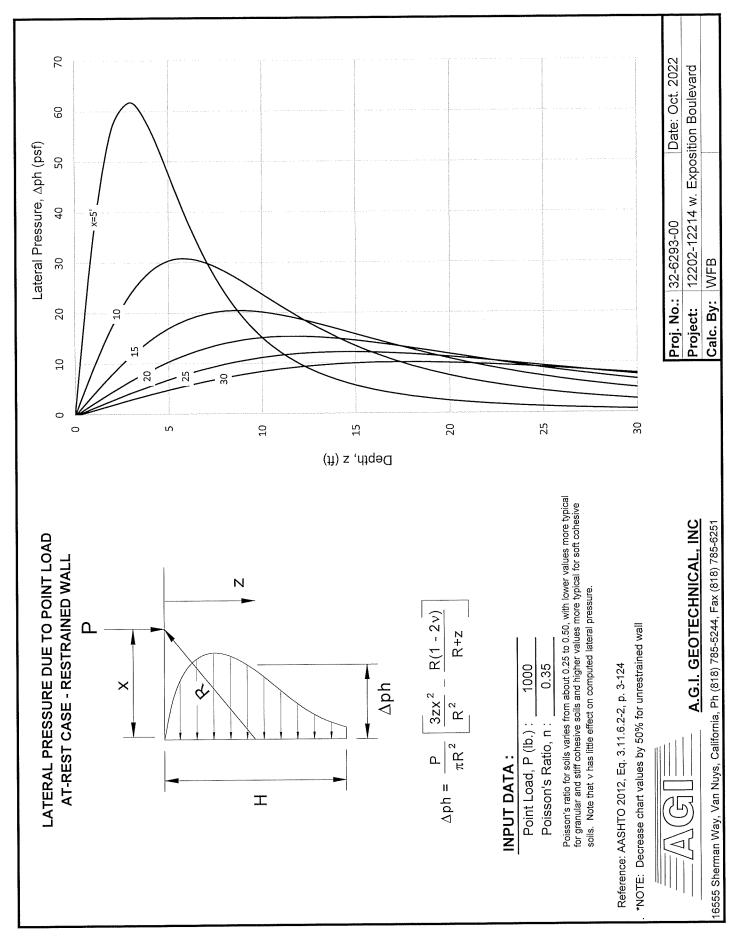
LATERAL SURCHARGE DIAGRAMS





6293 Lateral Surcharge Strip Load





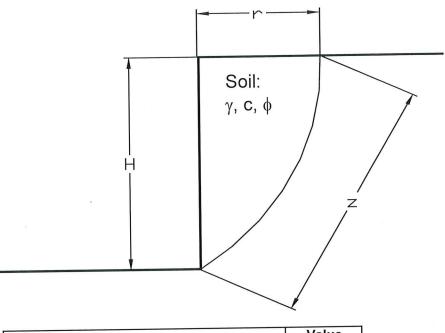
6293 Lateral Surcharge Point Load

SLOT CUT STABILITY ANALYSIS



SLOT CUT STABILITY ANALYSIS

SOIL TYPE: LEAN CLAY WITH SAND TO SANDY LEAN CLAY



Description	Value
Unit Weight, γ (pcf)	109
Friction, ϕ (deg)	27.0
Cohesion, c (psf)	613

Cut Height, H (ft)	12.0
Failure Radius, r (ft)	4.0
Failure Width, B = 2r (ft)	8.0

Volume, V = $\pi r^2 H / 4$ (ft ³)	151
Weight, $W = V\gamma$ (lb)	16,519
Surcharge, Q (lb)	10,000
Weight+Surcharge, W + Q, (lb)	26,519

Surface Area, A = 0.5236r ($(r^2+4H^2)^{3/2} - r^3$) (ft ²)	104
Driving Force, $F_D = WH / (r^2 + H^2)^{1/2}$ (lb)	25,159
Normal Force, $F_N = Wr / (r^2 + H^2)^{1/2}$ (lb)	8,386
Frictional Resistance, $R_F = F_N \tan \phi$ (lb)	4,273
Cohesive Resistance, R _c = A c (lb)	63,752
Total Resistance, R = R _F + R _C (lb)	68,025
Factor of Safety, FS = R / F_D	2.70

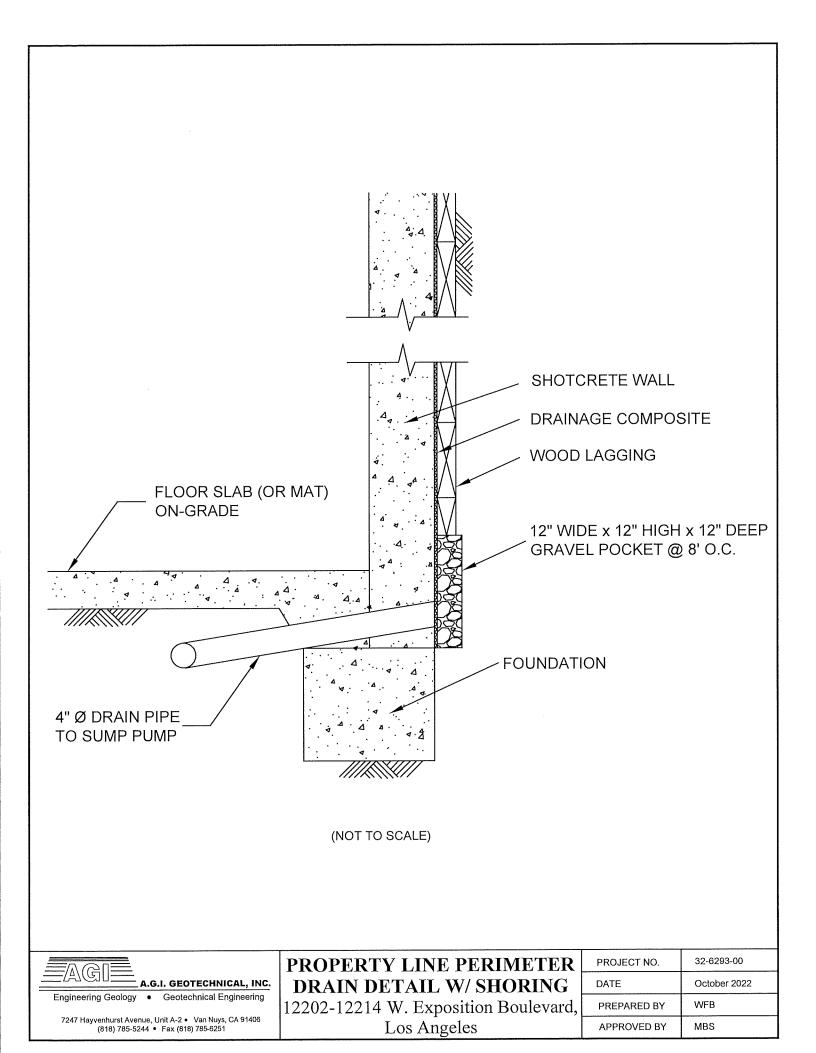


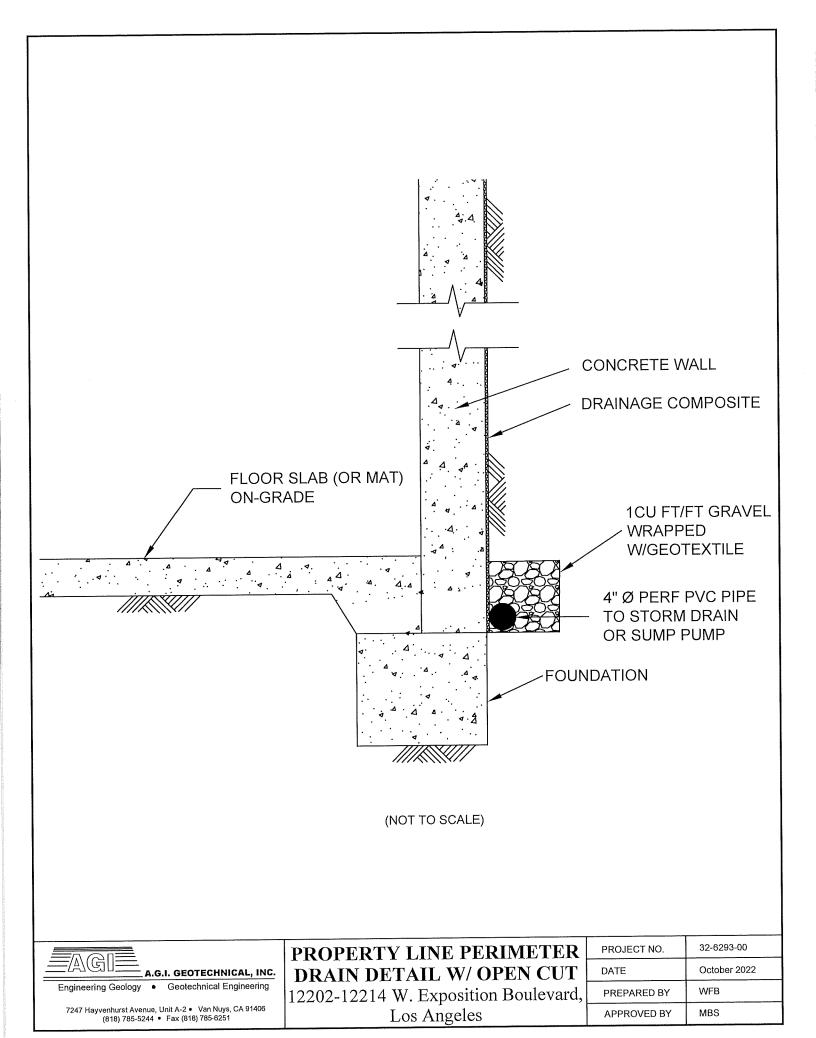
Proj. No.:	32-6293-00	Date: Oct. 2022
Project:	12202-12214	V. Exposition Blvd.
Calc. By:	WFB	

A.G.I. GEOTECHNICAL, INC.

PROPERTY LINE PERIMETER DRAIN TYPICALS



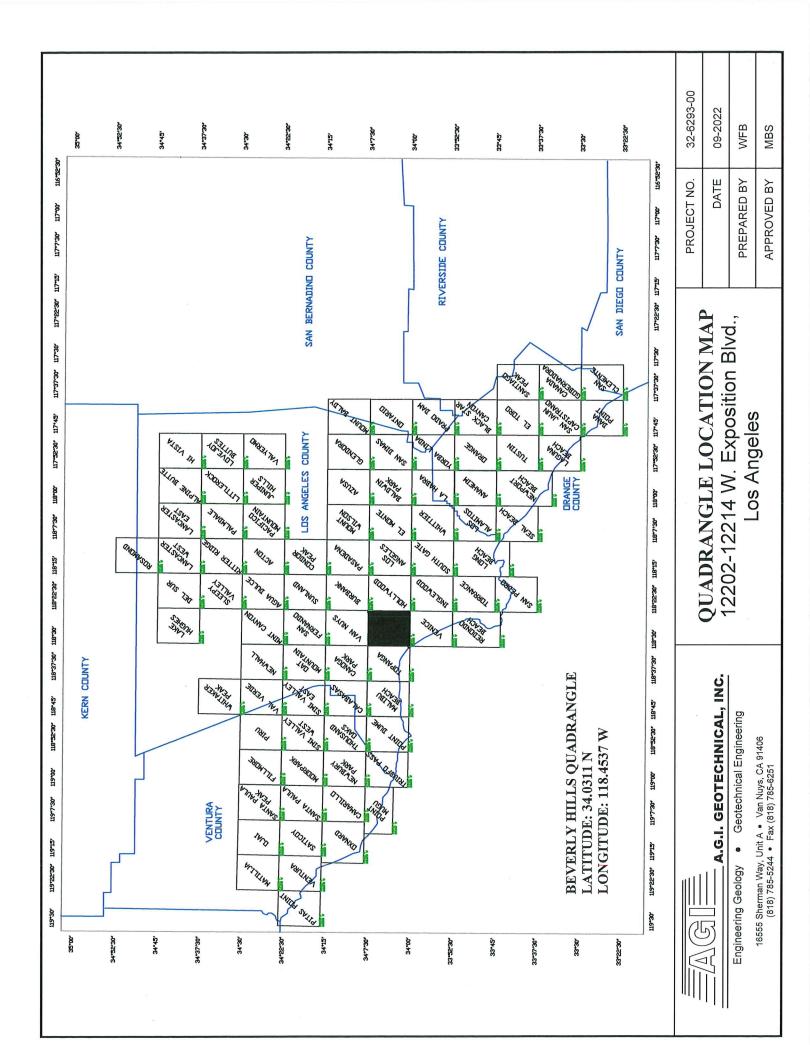




QUADRANGLE LOCATION MAP



A.G.I. GEOTECHNICAL, INC.



GROUNDWATER MAP



A.G.I. GEOTECHNICAL, INC.

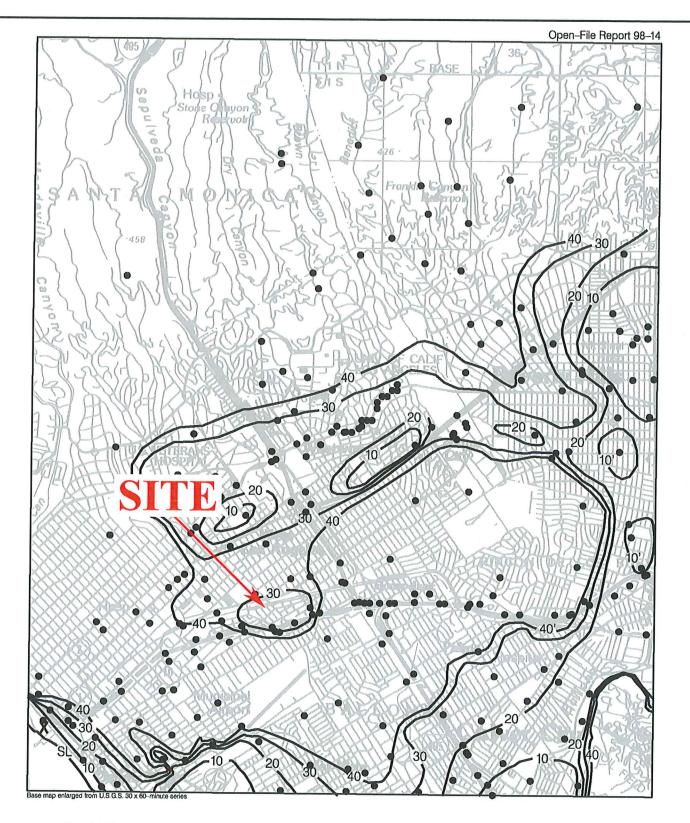


Plate 1.2 Historically Highest Ground Water Contours and Borehole Log Data Locations, Beverly Hills Quadrangle.

Borehole Site

- 30 ---- Depth to ground water in feet

X Site of historical earthquake-generated liquefaction. See "Areas of Past Liquefaction" discussion in text.



	~
A.G.I. GEOTECHNICAL, IN Engineering Geology • Geotechnical Engineering	
16555 Sherman Way, Ste. A • Van Nuys, CA 91406 (818) 785-5244 • Fax (818) 785-6251	

ONE MILE SCALE

GROUNDWATER MAP	PROJECT NO,	32-6293-00
	DATE	09-2022
12202-12214 W. Exposition Blvd.,	PREPARED BY	WFB
Los Angeles	APPR⊡∨ED BY	MBS

EXHIBIT D3

REFERRAL FORM



URBAN FORESTRY REFERRAL – PILOT PROGRAM

Pre-Filing Requirement

This form shall be required if there are any protected trees or protected shrubs on the project site and/or or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project (e.g., any changes to the building footprint, including construction, demolition, or grading), and the project meets one or more of the following criteria:

- Located within the Mt. Washington/Glassell Park Specific Plan
- □ SB 9 Urban Lot Split, Preliminary Parcel Map, or Tentative Tract Map, located within the Valley geography
- Qualifies for the Executive Directive 1 (ED 1) Ministerial Approval Process¹
- Utilizes the Transit Oriented Communities (TOC) Affordable Housing Incentive Program²
- □ Other projects as determined by City Planning,

If required, the applicant shall complete the following **PRIOR TO FILING AN APPLICATION**:

- 1. Complete the Tree Disclosure Statement (<u>CP-4067</u>).
- 2. Prepare a Tree Report in accordance with the Tree Report Template (<u>CP-4068</u>). If using an existing Tree Report, it must be prepared within 12 months of submission.
- 3. Submit the Urban Forestry Referral Form (Referral Form), Tree Disclosure Statement, and Tree Report to the <u>Customer Service Request Portal for Urban Forestry Division Clearances</u>. An Angeleno Account will be required.

The completed Referral Form signed by Urban Forestry staff shall be submitted with case filing materials.

Post-Filing Requirement

If a project is identified as requiring this form <u>after</u> a case has been filed, in addition to the above materials, provide the following information:

Case Number:	ADM-2023-8208-TOC-HCA	
	_	
Planning Staff I	Name'	

Planning Staff Email: _____

¹ Refer to the Executive Directive 1 Implementation Guidelines for qualifying criteria

² For more information, refer to the <u>TOC Guidelines</u>

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Project Site Address: 12202, 12206, 12210, 12214 W. Exposition Blvd. LA 90064

Description of Proposed Project: ______ Demolition of 4 (E) SFDs, construction, use and maintenance of a (N) 7-Story, 45-Unit

Apartment Building with 1 level of subterranean parking in TOC Tier 4. Base Incentives: 1. Increase in # of dwelling units, 2. Parking,

3. 55% increase in FAR to 4.65:1 and Additional Incentives: 1 25% reduction in Open Space, 2. 33% increase in height to 78 feet, 3. 35% reduction to two side yards. Providing 5 Extremely Low-Income Units.

THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

URBAN FORESTRY PRELIMINARY EVALUATION

Protected Trees and Protected Shrubs

- Ready to File. No changes required at this time.
- Ready to File with Modifications. See attached Tree Protection Plan (if applicable, include any Notices to Comply [NTCs]).
- □ Not Ready to File. See Urban Forestry Comments below. Note that filing with this box checked will result in delays in case processing.

Trees within the Public Right-of-Way

- **Ready to File.** No changes required at this time.
- Ready to File with Modifications. See attached Tree Protection Plan (if applicable, include any NTCs or Street Tree Notices [STNs]).
- □ Not Ready to File. See Urban Forestry Comments below. Note that filing with this box checked will result in delays in case processing.

UF	An Forestry Comments D SEEKS TO PRESERVE ALL TREES BY MANNER IN WHICH IS FEASIBLE, MANNER IN WHICH IS FEASIBLE,	MEANS OF	REDESIGNING	1~1
Urb	an Forestry Staff Signature:			
Prin	t Name: LIBERT VERA	_ Review Date: _	3/20/24	
	Additional Documents Attached			
	Additional Consultation required by:			
	Bureau of Engineering Department of Transport	ortation		

REFERRAL FORMS:



TRANSPORTATION STUDY ASSESSMENT

DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

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

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

GENERAL INFORMATION

- Administrative: <u>Prior</u> to the submittal of a referral form with LADOT, a Planning case must have been filed with Los Angeles City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area <u>may be required to</u> <u>pay a traffic impact assessment fee</u> regardless of the need to prepare a transportation assessment.
- Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at <u>http://ladot.lacity.org</u>.
- > A transportation study is not needed for the following project applications:
 - Ministerial / by-right projects
 - o Discretionary projects limited to a request for change in hours of operation
 - Tenant improvement within an existing shopping center for change of tenants
 - o 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 (<u>CP-7771.1</u>).
- □ 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 <u>this map</u> for geographical reference):

Metro	West LA	Valley
213-972-8482	213-485-1062	818-374-4699
) -	7166 W. Manchester Blvd	6262 Van Nuys Blvd, 3 rd Floor
Los Angeles, CA 90012	Los Angeles, CA 90045	Van Nuys, CA 91401
1. PROJECT INFORMATIO)N	
Case Number:		
Address:		
Project Description:		
Seeking Existing Use Credit (w	ill be calculated by LADOT): Yes	No Not sure
Applicant Name:		
Applicant E-mail:	Applicant Phone	e:
Planning Staff Initials:	Date:	

2. PROJECT REFERRAL TABLE

	Land Use (list all)	Size / Unit	Daily Trips ¹
Dropood ¹			
Proposed ¹			
		Total trips ¹ :	204
a. Does t	he proposed project involve a discretionary action?)	Yes D No D
b. Would	the proposed project generate 250 or more daily v	ehicle trips ² ?	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 he	eavy rail, light rail, or bus rapid transit station ³ ?		Yes 🗆 No 🗆
	a. and b. or c. , or to all of the above, the Project mu	ust be referred to LA	DOT for further
assessme			
Verified by	/: Planning Staff Name:	Phone:	
	Signature: <u>Julissa</u> LH	Date:	

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

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

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

TO BE COMPLETED BY LADOT

3. PROJECT INFORMATION

	Land Use (list all) Size / Unit	Daily Trips
Proposed		
·	Total new trips:	
		-
Existing		
	Total existing trips:	
	Net Increase / Decrease (+ or -)	
b. Would	project a single retail use that is less than 50,000 square feet? d the project generate a net increase of 250 or more daily vehicle trips? d the project generate a net increase of 500 or more daily vehicle trips?	

d. Would the project result in a net increase in daily VMT?

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?
 - 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.**; <u>or</u> 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:

Yes D No D

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 1.4



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

Evisting Land Llso

Project Information



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?

Existing Land Use					
	Land Use Type		Value	Unit	
	Housing Single Family	-	4	DU	•
	Housing Single Family		4	DU	
	Click here to add a single custom land use type (w	vill k	be included in	the above li	st)

Proposed Project Land Use

Land Use Type		Value	Unit	
Housing Multi-Family	-	40	DU	•
Housing Affordable Housing - Family Housing Multi-Family		5 40	DU DU	

Project Screening Summary

Existing Land Use	Propos Proje	
30	204	
Daily Vehicle Trips 185 Daily VMT	Daily Vehicl 1,25 Daily VI	6
Tier 1 Scree	ning Criteria	
Project will have less reside to existing residential units mile of a fixed-rail station.		
Tier 2 Scree	ning Criteria	
The net increase in daily tri	ps < 250 trips	174 Net Daily Trips
The net increase in daily VN	/ T ≤ 0	1,071 Net Daily VMT
The proposed project consi land uses ≤ 50,000 square f		0.000 ksf
The proposed proje perform VN		ed to

• Yes • No

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

Measuring the Miles

CITY OF LOS ANGELES VMT CALCULATOR Version 1.4



Project Information

Select each section to show individual strategies 12202-12214 West Exposition Corridor, LA 90064 **Project:** Use 🗹 to denote if the TDM strategy is part of the proposed project or is a mitigation strategy Scenario: 34.03107,-118.45394 Max Home Based TDM Achieved? Address: Max Work Based TDM Achieved? VENTURA A Parking ins FELIZ Reduce Parking Supply SANTA MONICA 74 Proposed Prj 🔲 Mitigation WILSHIRE Olver Unbundle Parking 175 Proposed Prj 🔲 Mitigation site LUTHER KING Parking Cash-Out SLAUSON Proposed Prj 🔲 Mitigation MANCHESTER Price Workplace Parking CENTURY 6.00 _ IMPERIA 50 parking Proposed Prj 🔲 Mitigation Residential Area Parking 200 Permits _ **Proposed Project Land Use Type** Unit Value Proposed Prj 📃 Mitigation Housing | Affordable Housing - Family DU 5 40 Housing | Multi-Family DU В Transit C D

Proposed Project With Mitigation No No No No 100 city code parking provision for the project site actual parking provision for the project site monthly parking cost (dollar) for the project 50 percent of employees eligible daily parking charge (dollar) percent of employees subject to priced cost (dollar) of annual permit **Education & Encouragement Commute Trip Reductions** E **Shared Mobility** F **Bicycle Infrastructure** G **Neighborhood Enhancement**

TDM Strategies

Analysis Results

Proposed Project	With Mitigation
204	204
Daily Vehicle Trips	Daily Vehicle Trips
1,256	1,256
Daily VMT	Daily VMT
N/A	N/A
Houseshold VMT	Houseshold VMT
per Capita	per Capita
N/A	N/A
Work VMT	Work VMT
per Employee	per Employee
Significant \	/MT Impact?
Household: N/A	Household: N/A
Threshold = 7.4	Threshold = 7.4
15% Below APC	15% Below APC
Work: N/A	Work: N/A
Work: N/A Threshold = 11.1	Work: N/A Threshold = 11.1
e e e e e e e e e e e e e e e e e e e	· · · · · · · · · · · · · · · · · · ·

Measuring the Miles

Report 1: Project & Analysis Overview

Date: September 18, 2024 Project Name: 12202-12214 West Exposition Corridor, Project Scenario: Project Address: 34.03107,-118.45394



	Project Informa	tion	
Land	Use Туре	Value	Units
	Single Family	0	DU
	Multi Family	40	DU
Housing	Townhouse	0	DU
	Hotel	0	Rooms
	Motel	0	Rooms
	Family	5	DU
Affordable Housing	Senior	0	DU
Anordable nousing	Special Needs	0	DU
	Permanent Supportive	0	DU
	General Retail	0.000	ksf
	Furniture Store	0.000	ksf
	Pharmacy/Drugstore	0.000	ksf
	Supermarket	0.000	ksf
	Bank	0.000	ksf
	Health Club	0.000	ksf
Retail	High-Turnover Sit-Down	0.000	kef
Retuil	Restaurant	0.000	ksf
	Fast-Food Restaurant	0.000	ksf
	Quality Restaurant	0.000	ksf
	Auto Repair	0.000	ksf
	Home Improvement	0.000	ksf
	Free-Standing Discount	0.000	ksf
	Movie Theater	0	Seats
Office	General Office	0.000	ksf
Office	Medical Office	0.000	ksf
	Light Industrial	0.000	ksf
Industrial	Manufacturing	0.000	ksf
	Warehousing/Self-Storage	0.000	ksf
	University	0	Students
	High School	0	Students
School	Middle School	0	Students
	Elementary	0	Students
	Private School (K-12)	0	Students
Other		0	Trips

Project and Analysis Overview

Report 1: Project & Analysis Overview

Date: September 18, 2024 Project Name: 12202-12214 West Exposition Corridor, Project Scenario: Project Address: 34.03107,-118.45394



	Analysis Res	sults	
	Total Employees:	N/A	
	Total Population:	N/A	
Propos	sed Project	With M	itigation
204	Daily Vehicle Trips	N/A	Daily Vehicle Trips
N/A	Daily VMT	N/A	Daily VMT
N/A	Household VMT per Capita	N/A	Household VMT per Capita
N/A	Work VMT per Employee	N/A	Work VMT per Employee
	Significant VMT	Impact?	
	APC: West Los A	Angeles	
	Impact Threshold: 15% Bel	ow APC Average	
	Household = 7	7.4	
	Work = 11.1	L	
Propos	sed Project	With M	itigation
VMT Threshold	Impact	VMT Threshold	Impact
Household > 7.4	N/A	Household > 7.4	N/A
Work > 11.1	N/A	Work > 11.1	N/A

Date: September 18, 2024 Project Name: 12202-12214 West Exposition Corridor, Project Scenario: Project Address: 34.03107,-118.45394



Report 2: TDM Inputs

Stra	itegy Type	Description	Proposed Project	Mitigation
		City code parking provision (spaces)	0	0
	Reduce parking supply	Actual parking provision (spaces)	0	0
	Unbundle parking	Monthly cost for parking (\$)	\$0	\$0
Parking	Parking cash-out	Employees eligible (%)	0%	0%
	Price workplace	Daily parking charge (\$)	\$0.00	\$0.00
	parking	Employees subject to priced parking (%)	0%	0%
	Residential area parking permits	Cost of annual permit (\$)	\$0	\$0
		cont. on following page	2)	

Report 2: TDM Inputs

Date: September 18, 2024 Project Name: 12202-12214 West Exposition Corridor, Project Scenario: Project Address: 34.03107,-118.45394



Strate	еду Туре	Description	Proposed Project	Mitigations
		Reduction in headways (increase in frequency) (%)	0%	0%
	Reduce transit headways	Existing transit mode share (as a percent of total daily trips) (%)	0%	0%
		Lines within project site improved (<50%, >=50%)	0	0
Transit	Implement	Degree of implementation (low, medium, high)	0	0
	neighborhood shuttle	Employees and residents eligible (%)	0%	0%
		Employees and residents eligible (%)	0%	0%
	Transit subsidies	Amount of transit subsidy per passenger (daily equivalent) (\$)	\$0.00	\$0.00
Education &	Voluntary travel behavior change program	Employees and residents participating (%)	0%	0%
ncouragement	Promotions and marketing	Employees and residents participating (%)	0%	0%

Date: September 18, 2024 Project Name: 12202-12214 West Exposition Corridor, Project Scenario: Project Address: 34.03107,-118.45394



Report 2: TDM Inputs

Strate	gy Туре	Description	Proposed Project	Mitigations
	Required commute trip reduction program	Employees participating (%)	0%	0%
	Alternative Work Schedules and	Employees participating (%)	0%	0%
	Telecommute	Type of program	0	0
Commute Trip Reductions	nute Trip	Degree of implementation (low, medium, high)	0	0
	Employer sponsored vanpool or shuttle	Employees eligible (%)	0%	0%
		Employer size (small, medium, large)	0	0
	Ride-share program	Employees eligible (%)	0%	0%
	Car share	Car share project setting (Urban, Suburban, All Other)	0	0
Shared Mobility	Bike share	Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)	0	0
	School carpool program	Level of implementation (Low, Medium, High)	0	0

Date: September 18, 2024 Project Name: 12202-12214 West Exposition Corridor, Project Scenario: Project Address: 34.03107,-118.45394



Report 2: TDM Inputs

TDM Strategy Inputs, Cont.				
Strat	еду Туре	Description	Proposed Project	Mitigations
	Implement/Improve on-street bicycle facility	Provide bicycle facility along site (Yes/No)	0	0
Bicycle Infrastructure	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	0	0
	Include secure bike parking and showers	Includes indoor bike parking/lockers, showers, & repair station (Yes/No)	0	0
	Traffic calming	Streets with traffic calming improvements (%)	0%	0%
Neighborhood	improvements	Intersections with traffic calming improvements (%)	0%	0%
Enhancement	Pedestrian network improvements	Included (within project and connecting off- site/within project only)	0	0

Report 4: MXD Methodology

Date: September 18, 2024 Project Name: 12202-12214 West Exposition Corridor, Project Scenario: Project Address: 34.03107,-118.45394



	MXD M	ethodology - Pr	oject Without 1	ſDM		
	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	40	-15.0%	34	N/A	N/A	N/A
Home Based Other Production	111	-36.0%	71	N/A	N/A	N/A
Non-Home Based Other Production	52	-3.8%	50	N/A	N/A	N/A
Home-Based Work Attraction	0	0.0%	0	N/A	N/A	N/A
Home-Based Other Attraction	53	-32.1%	36	N/A	N/A	N/A
Non-Home Based Other Attraction	13	0.0%	13	N/A	N/A	N/A

MXD Methodology with TDM Measures

	Proposed Project			Project with Mitigation Measures		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	N/A	N/A	N/A	N/A	N/A	N/A
Home Based Other Production	N/A	N/A	N/A	N/A	N/A	N/A
Non-Home Based Other Production	N/A	N/A	N/A	N/A	N/A	N/A
Home-Based Work Attraction	N/A	N/A	N/A	N/A	N/A	N/A
Home-Based Other Attraction	N/A	N/A	N/A	N/A	N/A	N/A
Non-Home Based Other Attraction	N/A	N/A	N/A	N/A	N/A	N/A

MXD VMT Methodology Per Capita & Per Employee				
	Total Population: N/A Total Employees: N/A			
	APC: West Los Angeles			
	Proposed Project	Project with Mitigation Measures		
Total Home Based Production VMT	N/A	N/A		
Total Home Based Work Attraction VMT	N/A	N/A		
Total Home Based VMT Per Capita	N/A	N/A		
Total Work Based VMT Per Employee	N/A	N/A		

EXHIBIT E

(Maps, ZIMAS Parcel Profile Report, and Site Photos)



EXHIBIT E1 City of Los Angeles Department of City Planning

7/27/2023 PARCEL PROFILE REPORT

PROPERTY ADDRESSES	Address/Legal Information	
12202 W EXPOSITION BLVD	PIN Number	123B149 751
	Lot/Parcel Area (Calculated)	4,708.1 (sq ft)
ZIP CODES	Thomas Brothers Grid	PAGE 632 - GRID A7
90064	Assessor Parcel No. (APN)	4259030001
	Tract	TR 6372
RECENT ACTIVITY	Map Reference	M B 72-88
None	Block	2
	Lot	1
CASE NUMBERS	Arb (Lot Cut Reference)	None
CPC-2018-7546-CPU	Map Sheet	123B149
CPC-2014-1457-SP	Jurisdictional Information	
CPC-2013-621-ZC-GPA-SP	Community Plan Area	West Los Angeles
CPC-2009-1536-CPU	Area Planning Commission	West Los Angeles
CPC-2005-8252-CA	Neighborhood Council	West Los Angeles Sawtelle
ORD-186402	Council District	CD 11 - Traci Park
ORD-186108	Census Tract #	2676.00
ORD-185671	LADBS District Office	West Los Angeles
ORD-171492	Permitting and Zoning Compliance Inform	mation
ORD-171227	Administrative Review	None
ORD-163205	Planning and Zoning Information	
ENV-2014-1458-EIR-SE-CE	Special Notes	None
ENV-2013-622-EIR	Zoning	R3-1
ENV-2009-1537-EIR ENV-2005-8253-ND	Zoning Information (ZI)	ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation
		ZI-2490 Specific Plan: Exposition Corridor Transit Neighborhood Plan
		ZI-2452 Transit Priority Area in the City of Los Angeles
		ZI-2512 Housing Element Inventory of Sites
		ZI-1117 MTA Right-of-Way (ROW) Project Area
		ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
		ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
	General Plan Land Use	Medium Residential
	General Plan Note(s)	Yes
	Hillside Area (Zoning Code)	No
	Specific Plan Area	EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN
	Subarea	None
	Specific Plan Area	WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION
	Subarea	None
	Special Land Use / Zoning	None
	Historic Preservation Review	No
	Historic Preservation Overlay Zone	None
	Other Historic Designations	None
	Other Historic Survey Information	None
	Mills Act Contract	None
	CDO: Community Design Overlay	None
	CPIO: Community Plan Imp. Overlay	None

Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible 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	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 4
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	4259030001
APN Area (Co. Public Works)*	0.109 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$735,035
Assessed Land Val. Assessed Improvement Val.	\$735,035 \$193,158
Assessed Improvement Val. Last Owner Change	\$193,158 01/11/2018
Assessed Improvement Val. Last Owner Change Last Sale Amount	\$193,158
Assessed Improvement Val. Last Owner Change Last Sale Amount Tax Rate Area	\$193,158 01/11/2018 \$9 67
Assessed Improvement Val. Last Owner Change Last Sale Amount	\$193,158 01/11/2018 \$9 67 8-683
Assessed Improvement Val. Last Owner Change Last Sale Amount Tax Rate Area	\$193,158 01/11/2018 \$9 67 8-683 5-117-18
Assessed Improvement Val. Last Owner Change Last Sale Amount Tax Rate Area	\$193,158 01/11/2018 \$9 67 8-683 5-117-18 416795
Assessed Improvement Val. Last Owner Change Last Sale Amount Tax Rate Area	\$193,158 01/11/2018 \$9 67 8-683 5-117-18 416795 368521
Assessed Improvement Val. Last Owner Change Last Sale Amount Tax Rate Area	\$193,158 01/11/2018 \$9 67 8-683 5-117-18 416795 368521 1258649
Assessed Improvement Val. Last Owner Change Last Sale Amount Tax Rate Area	\$193,158 01/11/2018 \$9 67 8-683 5-117-18 416795 368521 1258649 1188477
Assessed Improvement Val. Last Owner Change Last Sale Amount Tax Rate Area Deed Ref No. (City Clerk)	\$193,158 01/11/2018 \$9 67 8-683 5-117-18 416795 368521 1258649
Assessed Improvement Val. Last Owner Change Last Sale Amount Tax Rate Area Deed Ref No. (City Clerk) Building 1	\$193,158 01/11/2018 \$9 67 8-683 5-117-18 416795 368521 1258649 1188477 0036631
Assessed Improvement Val. Last Owner Change Last Sale Amount Tax Rate Area Deed Ref No. (City Clerk) Building 1 Year Built	\$193,158 01/11/2018 \$9 67 8-683 5-117-18 416795 368521 1258649 1188477 0036631
Assessed Improvement Val. Last Owner Change Last Sale Amount Tax Rate Area Deed Ref No. (City Clerk) Building 1 Year Built Building Class	\$193,158 01/11/2018 \$9 67 8-683 5-117-18 416795 368521 1258649 1188477 0036631
Assessed Improvement Val. Last Owner Change Last Sale Amount Tax Rate Area Deed Ref No. (City Clerk) Building 1 Year Built Building Class Number of Units	\$193,158 01/11/2018 \$9 67 8-683 5-117-18 416795 368521 1258649 1188477 0036631
Assessed Improvement Val. Last Owner Change Last Sale Amount Tax Rate Area Deed Ref No. (City Clerk) Building 1 Year Built Building Class Number of Units Number of Bedrooms	\$193,158 01/11/2018 \$9 67 8-683 5-117-18 416795 368521 1258649 1188477 0036631
Assessed Improvement Val. Last Owner Change Last Sale Amount Tax Rate Area Deed Ref No. (City Clerk) Building 1 Year Built Building Class Number of Units Number of Bedrooms Number of Bathrooms	\$193,158 01/11/2018 \$9 67 8-683 5-117-18 416795 368521 1258649 1188477 0036631 1951 C6C 1 3 2
Assessed Improvement Val. Last Owner Change Last Sale Amount Tax Rate Area Deed Ref No. (City Clerk) Building 1 Year Built Building Class Number of Units Number of Bedrooms Number of Bathrooms Building Square Footage	\$193,158 01/11/2018 \$9 67 8-683 5-117-18 416795 368521 1258649 1188477 0036631 1951 C6C 1 3 2 2
Assessed Improvement Val. Last Owner Change Last Sale Amount Tax Rate Area Deed Ref No. (City Clerk) Building 1 Year Built Building Class Number of Units Number of Units Number of Bedrooms Number of Bathrooms Building Square Footage Building 2	\$193,158 01/11/2018 \$9 67 8-683 5-117-18 416795 368521 1258649 1188477 0036631 1951 C6C 1 3 2 1,351.0 (sq ft) No data for building 2
Assessed Improvement Val. Last Owner Change Last Sale Amount Tax Rate Area Deed Ref No. (City Clerk) Building 1 Year Built Building Class Number of Units Number of Bedrooms Number of Bathrooms Building Square Footage Building 2 Building 3	\$193,158 01/11/2018 \$9 67 8-683 5-117-18 416795 368521 1258649 1188477 0036631 1951 C6C 1 3 2 1,351.0 (sq ft) No data for building 2 No data for building 3
Assessed Improvement Val. Last Owner Change Last Sale Amount Tax Rate Area Deed Ref No. (City Clerk) Building 1 Year Built Building Class Number of Units Number of Bedrooms Number of Bedrooms Building Square Footage Building 2 Building 3 Building 4	\$193,158 01/11/2018 \$9 67 8-683 5-117-18 416795 368521 1258649 1188477 0036631 1951 C6C 1 3 2 1,351.0 (sq ft) No data for building 2 No data for building 4
Assessed Improvement Val. Last Owner Change Last Sale Amount Tax Rate Area Deed Ref No. (City Clerk) Building 1 Year Built Building Class Number of Units Number of Bedrooms Number of Bedrooms Building Square Footage Building 2 Building 3 Building 4 Building 5	\$193,158 01/11/2018 \$9 67 8-683 5-117-18 416795 368521 1258649 1188477 0036631 1951 C6C 1 3 2 1,351.0 (sq ft) No data for building 2 No data for building 3 No data for building 5
Assessed Improvement Val. Last Owner Change Last Sale Amount Tax Rate Area Deed Ref No. (City Clerk) Building 1 Year Built Building Class Number of Units Number of Units Number of Bedrooms Number of Bedrooms Building Square Footage Building 2 Building 2 Building 3 Building 4 Building 5 Rent Stabilization Ordinance (RSO)	\$193,158 01/11/2018 \$9 67 8-683 5-117-18 416795 368521 1258649 1188477 0036631 1951 C6C 1 3 2 1,351.0 (sq ft) No data for building 2 No data for building 4
Assessed Improvement Val. Last Owner Change Last Sale Amount Tax Rate Area Deed Ref No. (City Clerk) Building 1 Year Built Building Class Number of Units Number of Bedrooms Number of Bedrooms Building Square Footage Building 2 Building 3 Building 4 Building 5	\$193,158 01/11/2018 \$9 67 8-683 5-117-18 416795 368521 1258649 1188477 0036631 1951 C6C 1 3 2 1,351.0 (sq ft) No data for building 2 No data for building 3 No data for building 5

Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A- 13372)	No
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.40653008
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	В
Slip Rate (mm/year)	1.0000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.0000000
Rupture Top	0.0000000
Rupture Bottom	13.0000000
Dip Angle (degrees)	-75.0000000
Maximum Magnitude	6.6000000
Alquist-Priolo Fault Zone	No
	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive	None
Zone (JEDI)	
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	Les Asseles Heuries Desertes et
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 4259030001]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	4259030001
Address	12202 EXPOSITION BLVD
Year Built	1951
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.
Housing Crisis Act Replacement Review	Yes

Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.67 Units, Lower
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	West
Division / Station	West Los Angeles
Reporting District	881
Fire Information	
Bureau	West
Battallion	9
District / Fire Station	59
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.

Note. Information for cas	se summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.
Case Number:	CPC-2018-7546-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING.
Case Number:	CPC-2014-1457-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2013-621-ZC-GPA-SP
Required Action(s):	ZC-ZONE CHANGE
	GPA-GENERAL PLAN AMENDMENT
	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN.
Case Number:	CPC-2009-1536-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	THE COMMUNITY PLAN WILL IMPLEMENT CHANGES TO ZONING, AMENDMENTS TO LAND USE PLAN DESIGNATIONS AND ESTABLISH OVERLAY ZONES, AS APPROPRIATE. PLAN AMENDMENTS WILL POTENTIALLY CHANGE OR REFINE PLAN DESIGNATIONS, FOOTNOTES OR STREET DESIGNATIONS AND MAKE CHANGES TO OTHER CITYWIDE ELEMENTS, AS NECESSARY. IN CONCERT WITH THE PROPOSED PLAN AMENDMENTS, NEW ZONES MAY BE NECESSARY TO MAINTAIN PLAN CONSISTENCY TO REGULATE DEVELOPMENT STANDARDS SUCH AS: HEIGHTS OF STRUCTURES, SETBACKS, LOT COVERAGE, DENSITY AND INTENSITY, OPEN SPACE, USE OF LAND, PARKING AND DESIGN. OVERLAY ZONES, DISTRICTS AND OTHER PLANS WOULD ADDITIONALLY BE ESTABLISHED TO REGULATE DEVELOPMENT THAT IS CONSISTENT WITH THE GENERAL PLAN, ENHANCE THE UNIQUE CHARACTER OF NEIGHBORHOODS AND ACCOMMODATE GROWTH. AREAS OF FOCUSED STUDY WILL INCLUDE, BUT NOT BE LIMITED TO, PROTECTING ESTABLISHED SINGLE FAMILY NEIGHBORHOODS, PEDESTRIAN AND DESIGN IMPROVEMENTS TO COMMERCIAL CORRIDORS SUCH AS PICO BOULEVARD, WESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, ENHANCEMENT OF THE WEST LOS ANGELES CIVIC CENTER, MIXED-USE NODES ALONG MAJOR TRANSPORTATION AND TRANSIT ROUTES, APPROPRIATE LAND USE PLANS FOR INDUSTRIAL DISTRICTS, AND DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL AREAS.
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
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:	ENV-2013-622-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN.
Case Number:	ENV-2009-1537-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT

THE COMMUNITY PLAN WILL IMPLEMENT CHANGES TO ZONING, AMENDMENTS TO LAND USE PLAN DESIGNATIONS AND Project Descriptions(s): ESTABLISH OVERLAY ZONES, AS APPROPRIATE. PLAN AMENDMENTS WILL POTENTIALLY CHANGE OR REFINE PLAN DESIGNATIONS. FOOTNOTES OR STREET DESIGNATIONS AND MAKE CHANGES TO OTHER CITYWIDE ELEMENTS. AS NECESSARY. IN CONCERT WITH THE PROPOSED PLAN AMENDMENTS, NEW ZONES MAY BE NECESSARY TO MAINTAIN PLAN CONSISTENCY TO REGULATE DEVELOPMENT STANDARDS SUCH AS: HEIGHTS OF STRUCTURES, SETBACKS, LOT COVERAGE, DENSITY AND INTENSITY, OPEN SPACE, USE OF LAND, PARKING AND DESIGN. OVERLAY ZONES, DISTRICTS AND OTHER PLANS WOULD ADDITIONALLY BE ESTABLISHED TO REGULATE DEVELOPMENT THAT IS CONSISTENT WITH THE GENERAL PLAN, ENHANCE THE UNIQUE CHARACTER OF NEIGHBORHOODS AND ACCOMMODATE GROWTH. AREAS OF FOCUSED STUDY WILL INCLUDE, BUT NOT BE LIMITED TO, PROTECTING ESTABLISHED SINGLE FAMILY NEIGHBORHOODS, PEDESTRIAN AND DESIGN IMPROVEMENTS TO COMMERCIAL CORRIDORS SUCH AS PICO BOULEVARD, WESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, ENHANCEMENT OF THE WEST LOS ANGELES CIVIC CENTER, MIXED-USE NODES ALONG MAJOR TRANSPORTATION AND TRANSIT ROUTES, APPROPRIATE LAND USE AND STREETSCAPE IMPROVEMENTS SURROUNDING FUTURE LIGHT-RAIL (EXPO LINE) TRANSIT STOPS, DESIGN AND USE PLANS FOR INDUSTRIAL DISTRICTS, AND DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL AREAS. WITHIN THE PALMS STUDY AREA, THE CITY INTENDS TO EXTEND THE LIVABLE BOULEVARDS STUDY BEYOND THE WEST LOS ANGELES CPA TO CREATE VIABLE COMMERCIAL CENTERS AND RESIDENTIAL NEIGHBORHOODS IN THE PALMS COMMUNITY AND IMPLEMENT GOALS AND POLICIES IN THE PALMS-MAR VISTA-DEL REY COMMUNITY PLAN AND FRAMEWORK ELEMENT. WITHIN THE PALMS AREA, IMPROVEMENTS TO THE LOCAL TRANSPORTATION NETWORK FOR PEDESTRIAN, BICYCLES, AND AUTOS WILL BE RECOMMENDED. ZONING TOOLS SUCH AS OVERLAY DISTRICTS MAY BE USED IN SELECTED AREAS TO COMPLEMENT STREET ENHANCEMENTS BY IMPROVING BUILDING DESIGN AND WALKABILITY, RESULTING IN ZONE CHANGES. Case Number: ENV-2005-8253-ND Required Action(s): ND-NEGATIVE DECLARATION Project Descriptions(s): AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

ORD-186402 ORD-186108 ORD-185671 ORD-171492 ORD-171227 ORD-163205



Address: 12202 W EXPOSITION BLVD APN: 4259030001 PIN #: 123B149 751 Tract: TR 6372 Block: 2 Lot: 1 Arb: None Zoning: R3-1 General Plan: Medium Residential





City of Los Angeles Department of City Planning

7/27/2023 PARCEL PROFILE REPORT

PROPERTY ADDRESSES	Address/Legal Information	
12206 W EXPOSITION BLVD	PIN Number	123B149 756
	Lot/Parcel Area (Calculated)	4,704.9 (sq ft)
ZIP CODES	Thomas Brothers Grid	PAGE 632 - GRID A7
90064	Assessor Parcel No. (APN)	4259030002
	Tract	TR 6372
RECENT ACTIVITY	Map Reference	M B 72-88
None	Block	2
	Lot	2
CASE NUMBERS	Arb (Lot Cut Reference)	None
CPC-2018-7546-CPU	Map Sheet	123B149
CPC-2014-1457-SP	Jurisdictional Information	
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ORD-186402	Council District	CD 11 - Traci Park
ORD-186108	Census Tract #	2676.00
ORD-185671	LADBS District Office	West Los Angeles
ORD-171492	Permitting and Zoning Compliance Infor	mation
ORD-171227	Administrative Review	None
ORD-163205	Planning and Zoning Information	
ENV-2014-1458-EIR-SE-CE	Special Notes	None
ENV-2013-622-EIR	Zoning	R3-1
ENV-2009-1537-EIR ENV-2005-8253-ND	Zoning Information (ZI)	ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation
		ZI-2490 Specific Plan: Exposition Corridor Transit Neighborhood Plan
		ZI-2452 Transit Priority Area in the City of Los Angeles
		ZI-2512 Housing Element Inventory of Sites
		ZI-1117 MTA Right-of-Way (ROW) Project Area
		ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
		ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
	General Plan Land Use	Medium Residential
	General Plan Note(s)	Yes
	Hillside Area (Zoning Code)	No
	Specific Plan Area	EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN
	Subarea	None
	Specific Plan Area	WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION
	Subarea	None
	Special Land Use / Zoning	None
	Historic Preservation Review	No
	Historic Preservation Overlay Zone	None
	Other Historic Designations	None
	Other Historic Survey Information	None
	Mills Act Contract	None
	CDO: Community Design Overlay	None
	CPIO: Community Plan Imp. Overlay	None

Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible 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	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 4
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	4259030002
APN Area (Co. Public Works)*	0.109 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$848,966
Assessed Improvement Val.	\$223,101
Last Owner Change	07/19/2017
Last Sale Amount	\$1,020,010
Tax Rate Area	67
Deed Ref No. (City Clerk)	63575
	1227
	0810144
Building 1	
Year Built	1948
Building Class	D55B
Number of Units	1
Number of Bedrooms	2
Number of Datherson	
Number of Bathrooms	1
Building Square Footage	1,086.0 (sq ft)
Building Square Footage Building 2	1,086.0 (sq ft) No data for building 2
Building Square Footage Building 2 Building 3	1,086.0 (sq ft) No data for building 2 No data for building 3
Building Square Footage Building 2 Building 3 Building 4	1,086.0 (sq ft) No data for building 2 No data for building 3 No data for building 4
Building Square Footage Building 2 Building 3 Building 4 Building 5	1,086.0 (sq ft) No data for building 2 No data for building 3 No data for building 4 No data for building 5
Building Square Footage Building 2 Building 3 Building 4 Building 5 Rent Stabilization Ordinance (RSO)	1,086.0 (sq ft) No data for building 2 No data for building 3 No data for building 4
Building Square Footage Building 2 Building 3 Building 4 Building 5 Rent Stabilization Ordinance (RSO) Additional Information	1,086.0 (sq ft) No data for building 2 No data for building 3 No data for building 4 No data for building 5
Building Square Footage Building 2 Building 3 Building 4 Building 5 Rent Stabilization Ordinance (RSO)	1,086.0 (sq ft) No data for building 2 No data for building 3 No data for building 4 No data for building 5 No [APN: 4259030002]
Building Square Footage Building 2 Building 3 Building 4 Building 5 Rent Stabilization Ordinance (RSO) Additional Information Airport Hazard	1,086.0 (sq ft) No data for building 2 No data for building 3 No data for building 4 No data for building 5 No [APN: 4259030002]
Building Square Footage Building 2 Building 3 Building 4 Building 5 Rent Stabilization Ordinance (RSO) Additional Information Airport Hazard Coastal Zone	1,086.0 (sq ft) No data for building 2 No data for building 3 No data for building 4 No data for building 5 No [APN: 4259030002]
Building Square Footage Building 2 Building 3 Building 4 Building 5 Rent Stabilization Ordinance (RSO) Additional Information Airport Hazard Coastal Zone Santa Monica Mountains Zone	1,086.0 (sq ft) No data for building 2 No data for building 3 No data for building 4 No data for building 5 No [APN: 4259030002] None None

Von Uigh Fire Uprand Coverity 7-1-	No
Very High Fire Hazard Severity Zone Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A- 13372)	No
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.4042136
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	В
Slip Rate (mm/year)	1.0000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.0000000
Rupture Top	0.0000000
Rupture Bottom	13.0000000
Dip Angle (degrees)	-75.0000000
Maximum Magnitude	6.6000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Opportunity Zone Promise Zone	No None
Promise Zone	None
Promise Zone State Enterprise Zone	None
Promise Zone State Enterprise Zone Housing Direct all Inquiries to	None None Los Angeles Housing Department
Promise Zone State Enterprise Zone Housing	None None
Promise Zone State Enterprise Zone Housing Direct all Inquiries to Telephone Website	None None Los Angeles Housing Department (866) 557-7368 https://housing.lacity.org
Promise Zone State Enterprise Zone Housing Direct all Inquiries to Telephone Website Rent Stabilization Ordinance (RSO)	None None Los Angeles Housing Department (866) 557-7368
Promise Zone State Enterprise Zone Housing Direct all Inquiries to Telephone Website Rent Stabilization Ordinance (RSO) Ellis Act Property	None None Los Angeles Housing Department (866) 557-7368 https://housing.lacity.org No [APN: 4259030002]
Promise Zone State Enterprise Zone Housing Direct all Inquiries to Telephone Website Rent Stabilization Ordinance (RSO) Ellis Act Property AB 1482: Tenant Protection Act	None None Los Angeles Housing Department (866) 557-7368 https://housing.lacity.org No [APN: 4259030002] No See Notes
Promise Zone State Enterprise Zone Housing Direct all Inquiries to Telephone Website Rent Stabilization Ordinance (RSO) Ellis Act Property AB 1482: Tenant Protection Act Assessor Parcel No. (APN)	None None Los Angeles Housing Department (866) 557-7368 https://housing.lacity.org No [APN: 4259030002] No See Notes 4259030002
Promise Zone State Enterprise Zone Housing Direct all Inquiries to Telephone Website Rent Stabilization Ordinance (RSO) Ellis Act Property AB 1482: Tenant Protection Act Assessor Parcel No. (APN) Address	None None Los Angeles Housing Department (866) 557-7368 https://housing.lacity.org No [APN: 4259030002] No See Notes 4259030002 12206 EXPOSITION BLVD
Promise Zone State Enterprise Zone Housing Direct all Inquiries to Telephone Website Rent Stabilization Ordinance (RSO) Ellis Act Property AB 1482: Tenant Protection Act Assessor Parcel No. (APN) Address Year Built	None None Los Angeles Housing Department (866) 557-7368 https://housing.lacity.org No [APN: 4259030002] No See Notes 4259030002 12206 EXPOSITION BLVD 1948
Promise Zone State Enterprise Zone Housing Direct all Inquiries to Telephone Website Rent Stabilization Ordinance (RSO) Ellis Act Property AB 1482: Tenant Protection Act Assessor Parcel No. (APN) Address	None None Los Angeles Housing Department (866) 557-7368 https://housing.lacity.org No [APN: 4259030002] No See Notes 4259030002 12206 EXPOSITION BLVD 1948 0100 - Residential - Single Family Residence The property is subject to AB 1482 if the owner is a corporation, limite
Promise Zone State Enterprise Zone Housing Direct all Inquiries to Telephone Website Rent Stabilization Ordinance (RSO) Ellis Act Property AB 1482: Tenant Protection Act Assessor Parcel No. (APN) Address Year Built Use Code	None None Los Angeles Housing Department (866) 557-7368 https://housing.lacity.org No [APN: 4259030002] No See Notes 4259030002 12206 EXPOSITION BLVD 1948 0100 - Residential - Single Family Residence The property is subject to AB 1482 if the owner is a corporation, limite liability company with a corporate member, or real estate trust. Does n
Promise Zone State Enterprise Zone Housing Direct all Inquiries to Telephone Website Rent Stabilization Ordinance (RSO) Ellis Act Property AB 1482: Tenant Protection Act Assessor Parcel No. (APN) Address Year Built Use Code Notes	None None Los Angeles Housing Department (866) 557-7368 https://housing.lacity.org No [APN: 4259030002] No See Notes 4259030002 12206 EXPOSITION BLVD 1948 0100 - Residential - Single Family Residence The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does n apply to owner-occupied duplexes & government-subsidized housing.
Promise Zone State Enterprise Zone Housing Direct all Inquiries to Telephone Website Rent Stabilization Ordinance (RSO) Ellis Act Property AB 1482: Tenant Protection Act Assessor Parcel No. (APN) Address Year Built Use Code Notes Housing Crisis Act Replacement Review Housing Element Sites	None None Los Angeles Housing Department (866) 557-7368 https://housing.lacity.org No [APN: 4259030002] No See Notes 4259030002 12206 EXPOSITION BLVD 1948 0100 - Residential - Single Family Residence The property is subject to AB 1482 if the owner is a corporation, limite liability company with a corporate member, or real estate trust. Does n apply to owner-occupied duplexes & government-subsidized housing.
Promise Zone State Enterprise Zone Housing Direct all Inquiries to Telephone Website Rent Stabilization Ordinance (RSO) Ellis Act Property AB 1482: Tenant Protection Act Assessor Parcel No. (APN) Address Year Built Use Code Notes Housing Crisis Act Replacement Review	None None Los Angeles Housing Department (866) 557-7368 https://housing.lacity.org No [APN: 4259030002] No See Notes 4259030002 12206 EXPOSITION BLVD 1948 0100 - Residential - Single Family Residence The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does n apply to owner-occupied duplexes & government-subsidized housing. Yes

Public Safety

	· · · · · · · · · · · · · · · · · · ·	
	Police Information	
	Bureau	West
	Division / Station	West Los Angeles
	Reporting District	881
I	Fire Information	
	Bureau	West
	Battallion	9
	District / Fire Station	59
	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.

note. Information for case	e summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.
Case Number:	CPC-2018-7546-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING.
Case Number:	CPC-2014-1457-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2013-621-ZC-GPA-SP
Required Action(s):	ZC-ZONE CHANGE
	GPA-GENERAL PLAN AMENDMENT
	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN.
Case Number:	CPC-2009-1536-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	THE COMMUNITY PLAN WILL IMPLEMENT CHANGES TO ZONING, AMENDMENTS TO LAND USE PLAN DESIGNATIONS AND ESTABLISH OVERLAY ZONES, AS APPROPRIATE. PLAN AMENDMENTS WILL POTENTIALLY CHANGE OR REFINE PLAN DESIGNATIONS, FOOTNOTES OR STREET DESIGNATIONS AND MAKE CHANGES TO OTHER CITYWIDE ELEMENTS, AS NECESSARY. IN CONCERT WITH THE PROPOSED PLAN AMENDMENTS, NEW ZONES MAY BE NECESSARY TO MAINTAIN PLAN CONSISTENCY TO REGULATE DEVELOPMENT STANDARDS SUCH AS: HEIGHTS OF STRUCTURES, SETBACKS, LOT COVERAGE, DENSITY AND INTENSITY, OPEN SPACE, USE OF LAND, PARKING AND DESIGN. OVERLAY ZONES, DISTRICTS AND OTHER PLANS WOULD ADDITIONALLY BE ESTABLISHED TO REGULATE DEVELOPMENT THAT IS CONSISTENT WITH THE GENERAL PLAN, ENHANCE THE UNIQUE CHARACTER OF NEIGHBORHOODS AND ACCOMMODATE GROWTH. AREAS OF FOCUSED STUDY WILL INCLUDE, BUT NOT BE LIMITED TO, PROTECTING ESTABLISHED SINGLE FAMILY NEIGHBORHOODS, PEDESTRIAN AND DESIGN IMPROVEMENTS TO COMMERCIAL CORRIDORS SUCH AS PICO BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, WESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, NESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, NESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, CHARACTER OF THE WEST LOS ANGELES CIVIC CENTER, MIXED-USE NODES ALONG MAJOR TRANSPORTATION AND TRANSIT ROUTES, APPROPRIATE LAND USE AND STREETSCAPE IMPROVEMENTS SURROUNDING FUTURE LIGHT-RAIL (EXPO LINE) TRANSIT STOPS, DESIGN AND USE PLANS FOR INDUSTRIAL DISTRICTS, AND DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL AREAS.
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
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:	ENV-2013-622-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
	ZONE OLIVANCE AND DUAN AMENIDARENT FOR THE INDUENENTATION OF THE EVERATION OCRDIDED TRANSIT
Project Descriptions(s):	ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN.
Case Number:	

THE COMMUNITY PLAN WILL IMPLEMENT CHANGES TO ZONING, AMENDMENTS TO LAND USE PLAN DESIGNATIONS AND Project Descriptions(s): ESTABLISH OVERLAY ZONES, AS APPROPRIATE. PLAN AMENDMENTS WILL POTENTIALLY CHANGE OR REFINE PLAN DESIGNATIONS. FOOTNOTES OR STREET DESIGNATIONS AND MAKE CHANGES TO OTHER CITYWIDE ELEMENTS. AS NECESSARY. IN CONCERT WITH THE PROPOSED PLAN AMENDMENTS, NEW ZONES MAY BE NECESSARY TO MAINTAIN PLAN CONSISTENCY TO REGULATE DEVELOPMENT STANDARDS SUCH AS: HEIGHTS OF STRUCTURES, SETBACKS, LOT COVERAGE, DENSITY AND INTENSITY, OPEN SPACE, USE OF LAND, PARKING AND DESIGN. OVERLAY ZONES, DISTRICTS AND OTHER PLANS WOULD ADDITIONALLY BE ESTABLISHED TO REGULATE DEVELOPMENT THAT IS CONSISTENT WITH THE GENERAL PLAN, ENHANCE THE UNIQUE CHARACTER OF NEIGHBORHOODS AND ACCOMMODATE GROWTH. AREAS OF FOCUSED STUDY WILL INCLUDE, BUT NOT BE LIMITED TO, PROTECTING ESTABLISHED SINGLE FAMILY NEIGHBORHOODS, PEDESTRIAN AND DESIGN IMPROVEMENTS TO COMMERCIAL CORRIDORS SUCH AS PICO BOULEVARD, WESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, ENHANCEMENT OF THE WEST LOS ANGELES CIVIC CENTER, MIXED-USE NODES ALONG MAJOR TRANSPORTATION AND TRANSIT ROUTES, APPROPRIATE LAND USE AND STREETSCAPE IMPROVEMENTS SURROUNDING FUTURE LIGHT-RAIL (EXPO LINE) TRANSIT STOPS, DESIGN AND USE PLANS FOR INDUSTRIAL DISTRICTS, AND DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL AREAS. WITHIN THE PALMS STUDY AREA, THE CITY INTENDS TO EXTEND THE LIVABLE BOULEVARDS STUDY BEYOND THE WEST LOS ANGELES CPA TO CREATE VIABLE COMMERCIAL CENTERS AND RESIDENTIAL NEIGHBORHOODS IN THE PALMS COMMUNITY AND IMPLEMENT GOALS AND POLICIES IN THE PALMS-MAR VISTA-DEL REY COMMUNITY PLAN AND FRAMEWORK ELEMENT. WITHIN THE PALMS AREA, IMPROVEMENTS TO THE LOCAL TRANSPORTATION NETWORK FOR PEDESTRIAN, BICYCLES, AND AUTOS WILL BE RECOMMENDED. ZONING TOOLS SUCH AS OVERLAY DISTRICTS MAY BE USED IN SELECTED AREAS TO COMPLEMENT STREET ENHANCEMENTS BY IMPROVING BUILDING DESIGN AND WALKABILITY, RESULTING IN ZONE CHANGES. Case Number: ENV-2005-8253-ND Required Action(s): ND-NEGATIVE DECLARATION Project Descriptions(s): AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

ORD-186402 ORD-186108 ORD-185671 ORD-171492 ORD-171227 ORD-163205



Address: 12206 W EXPOSITION BLVD APN: 4259030002 PIN #: 123B149 756 Tract: TR 6372 Block: 2 Lot: 2 Arb: None Zoning: R3-1 General Plan: Medium Residential





City of Los Angeles Department of City Planning

7/27/2023 PARCEL PROFILE REPORT

PROPERTY ADDRESSES	Address/Legal Information	
12210 W EXPOSITION BLVD	PIN Number	123B149 759
	Lot/Parcel Area (Calculated)	4,707.0 (sq ft)
ZIP CODES	Thomas Brothers Grid	PAGE 632 - GRID A7
90064	Assessor Parcel No. (APN)	4259030003
	Tract	TR 6372
RECENT ACTIVITY	Map Reference	M B 72-88
None	Block	2
	Lot	3
CASE NUMBERS	Arb (Lot Cut Reference)	None
CPC-2018-7546-CPU	Map Sheet	123B149
CPC-2014-1457-SP	Jurisdictional Information	
CPC-2013-621-ZC-GPA-SP	Community Plan Area	West Los Angeles
CPC-2009-1536-CPU	Area Planning Commission	West Los Angeles
CPC-2005-8252-CA	Neighborhood Council	West Los Angeles Sawtelle
ORD-186402	Council District	CD 11 - Traci Park
ORD-186108	Census Tract #	2676.00
ORD-185671	LADBS District Office	West Los Angeles
ORD-171492	Permitting and Zoning Compliance Infor	mation
ORD-171227	Administrative Review	None
ORD-163205	Planning and Zoning Information	
ENV-2014-1458-EIR-SE-CE	Special Notes	None
ENV-2013-622-EIR	Zoning	R3-1
ENV-2009-1537-EIR ENV-2005-8253-ND	Zoning Information (ZI)	ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation
		ZI-2490 Specific Plan: Exposition Corridor Transit Neighborhood Plan
		ZI-2452 Transit Priority Area in the City of Los Angeles
		ZI-2512 Housing Element Inventory of Sites
		ZI-1117 MTA Right-of-Way (ROW) Project Area
		ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
		ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
	General Plan Land Use	Medium Residential
	General Plan Note(s)	Yes
	Hillside Area (Zoning Code)	No
	Specific Plan Area	EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN
	Subarea	None
	Specific Plan Area	WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION
	Subarea	None
	Special Land Use / Zoning	None
	Historic Preservation Review	No
	Historic Preservation Overlay Zone	None
	Other Historic Designations	None
	Other Historic Survey Information	None
	Mills Act Contract	None
	CDO: Community Design Overlay	None
	CPIO: Community Plan Imp. Overlay	None

Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible 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	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 4
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	4259030003
APN Area (Co. Public Works)*	0.109 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$293,363
Assessed Improvement Val.	\$79,010
Last Owner Change	09/05/2012
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	8-902
	52372
	466263
	4-482
	2204959
	1820819
	1383966
	1368121
	1368120
	1368119
Building 1	
-	1368119 1323939
Year Built	1368119 1323939 1952
Year Built Building Class	1368119 1323939 1952 D5B
Year Built Building Class Number of Units	1368119 1323939 1952 D5B 1
Year Built Building Class Number of Units Number of Bedrooms	1368119 1323939 1952 D5B 1 3
Year Built Building Class Number of Units Number of Bedrooms Number of Bathrooms	1368119 1323939 1952 D5B 1 3 1
Year Built Building Class Number of Units Number of Bedrooms Number of Bathrooms Building Square Footage	1368119 1323939 1952 D5B 1 3 1 1 1,124.0 (sq ft)
Building Class Number of Units Number of Bedrooms Number of Bathrooms Building Square Footage Building 2	1368119 1323939 1952 D5B 1 3 1 1,124.0 (sq ft) No data for building 2
Year Built Building Class Number of Units Number of Bedrooms Number of Bathrooms Building Square Footage	1368119 1323939 1952 D5B 1 3 1 1 1,124.0 (sq ft)

Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 4259030003]
Additional Information	No
Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A- 13372)	No
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.40189712
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	В
Slip Rate (mm/year)	1.0000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.0000000
Rupture Top	0.0000000
Rupture Bottom	13.0000000
Dip Angle (degrees)	-75.0000000
Maximum Magnitude	6.6000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
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
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 4259030003]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	4259030003
Address	12210 EXPOSITION BLVD

Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.67 Units, Lower
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	West
Division / Station	West Los Angeles
Reporting District	881
Fire Information	
Bureau	West
Battallion	9
District / Fire Station	59
Red Flag Restricted Parking	No

CASE SUMMARIES

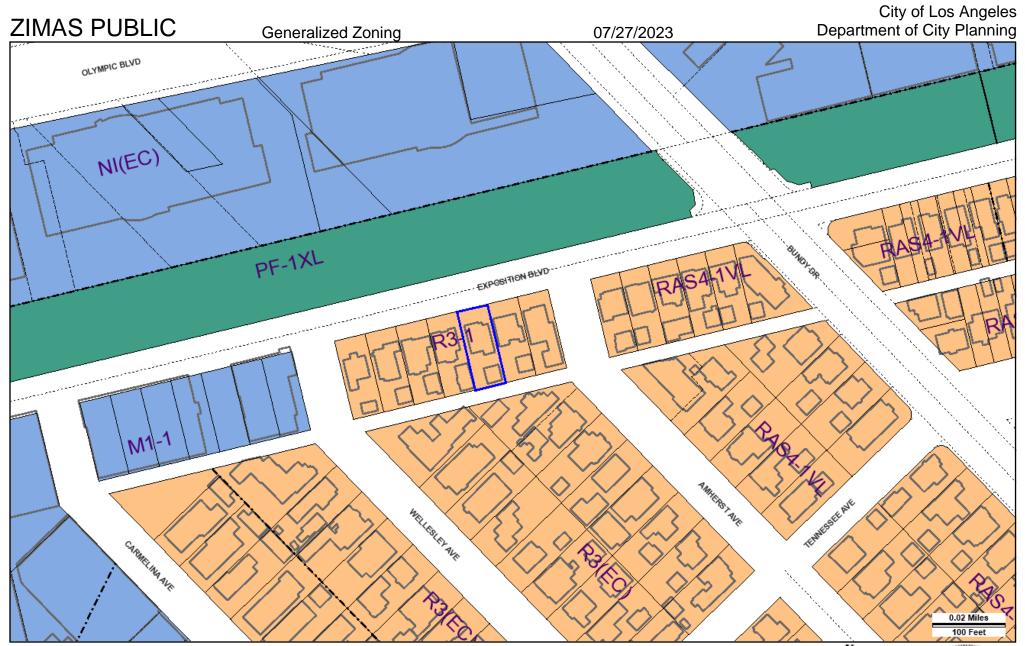
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

note. Information for case	e summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.
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Required Action(s):	CPU-COMMUNITY PLAN UPDATE
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Case Number:	CPC-2014-1457-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2013-621-ZC-GPA-SP
Required Action(s):	ZC-ZONE CHANGE
	GPA-GENERAL PLAN AMENDMENT
	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN.
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Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
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:	ENV-2013-622-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
	ZONE OLIVANCE AND DUAN AMENIDARENT FOR THE INDUENENTATION OF THE EVERATION OCRDIDED TRANSIT
Project Descriptions(s):	ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN.
Case Number:	

THE COMMUNITY PLAN WILL IMPLEMENT CHANGES TO ZONING, AMENDMENTS TO LAND USE PLAN DESIGNATIONS AND Project Descriptions(s): ESTABLISH OVERLAY ZONES, AS APPROPRIATE. PLAN AMENDMENTS WILL POTENTIALLY CHANGE OR REFINE PLAN DESIGNATIONS. FOOTNOTES OR STREET DESIGNATIONS AND MAKE CHANGES TO OTHER CITYWIDE ELEMENTS. AS NECESSARY. IN CONCERT WITH THE PROPOSED PLAN AMENDMENTS, NEW ZONES MAY BE NECESSARY TO MAINTAIN PLAN CONSISTENCY TO REGULATE DEVELOPMENT STANDARDS SUCH AS: HEIGHTS OF STRUCTURES, SETBACKS, LOT COVERAGE, DENSITY AND INTENSITY, OPEN SPACE, USE OF LAND, PARKING AND DESIGN. OVERLAY ZONES, DISTRICTS AND OTHER PLANS WOULD ADDITIONALLY BE ESTABLISHED TO REGULATE DEVELOPMENT THAT IS CONSISTENT WITH THE GENERAL PLAN, ENHANCE THE UNIQUE CHARACTER OF NEIGHBORHOODS AND ACCOMMODATE GROWTH. AREAS OF FOCUSED STUDY WILL INCLUDE, BUT NOT BE LIMITED TO, PROTECTING ESTABLISHED SINGLE FAMILY NEIGHBORHOODS, PEDESTRIAN AND DESIGN IMPROVEMENTS TO COMMERCIAL CORRIDORS SUCH AS PICO BOULEVARD, WESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, ENHANCEMENT OF THE WEST LOS ANGELES CIVIC CENTER, MIXED-USE NODES ALONG MAJOR TRANSPORTATION AND TRANSIT ROUTES, APPROPRIATE LAND USE AND STREETSCAPE IMPROVEMENTS SURROUNDING FUTURE LIGHT-RAIL (EXPO LINE) TRANSIT STOPS, DESIGN AND USE PLANS FOR INDUSTRIAL DISTRICTS, AND DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL AREAS. WITHIN THE PALMS STUDY AREA, THE CITY INTENDS TO EXTEND THE LIVABLE BOULEVARDS STUDY BEYOND THE WEST LOS ANGELES CPA TO CREATE VIABLE COMMERCIAL CENTERS AND RESIDENTIAL NEIGHBORHOODS IN THE PALMS COMMUNITY AND IMPLEMENT GOALS AND POLICIES IN THE PALMS-MAR VISTA-DEL REY COMMUNITY PLAN AND FRAMEWORK ELEMENT. WITHIN THE PALMS AREA, IMPROVEMENTS TO THE LOCAL TRANSPORTATION NETWORK FOR PEDESTRIAN, BICYCLES, AND AUTOS WILL BE RECOMMENDED. ZONING TOOLS SUCH AS OVERLAY DISTRICTS MAY BE USED IN SELECTED AREAS TO COMPLEMENT STREET ENHANCEMENTS BY IMPROVING BUILDING DESIGN AND WALKABILITY, RESULTING IN ZONE CHANGES. Case Number: ENV-2005-8253-ND Required Action(s): ND-NEGATIVE DECLARATION Project Descriptions(s): AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

ORD-186402 ORD-186108 ORD-185671 ORD-171492 ORD-171227 ORD-163205



Address: 12210 W EXPOSITION BLVD APN: 4259030003 PIN #: 123B149 759 Tract: TR 6372 Block: 2 Lot: 3 Arb: None Zoning: R3-1 General Plan: Medium Residential





City of Los Angeles Department of City Planning

7/27/2023 PARCEL PROFILE REPORT

PROPERTY ADDRESSES	Address/Legal Information	
12214 W EXPOSITION BLVD	PIN Number	123B149 763
	Lot/Parcel Area (Calculated)	4,707.0 (sq ft)
ZIP CODES	Thomas Brothers Grid	PAGE 631 - GRID J7
90064		PAGE 632 - GRID A7
	Assessor Parcel No. (APN)	4259030004
RECENT ACTIVITY	Tract	TR 6372
None	Map Reference	M B 72-88
	Block	2
CASE NUMBERS	Lot	4
 CPC-2018-7546-CPU	Arb (Lot Cut Reference)	None
CPC-2014-1457-SP	Map Sheet	123B149
CPC-2013-621-ZC-GPA-SP	Jurisdictional Information	
CPC-2009-1536-CPU	Community Plan Area	West Los Angeles
CPC-2005-8252-CA	Area Planning Commission	West Los Angeles
ORD-186402	Neighborhood Council	West Los Angeles Sawtelle
ORD-186108	Council District	CD 11 - Traci Park
ORD-185671	Census Tract #	2676.00
ORD-171492	LADBS District Office	West Los Angeles
ORD-171227	Permitting and Zoning Compliance Info	-
ORD-163205	Administrative Review	None
ENV-2014-1458-EIR-SE-CE	Planning and Zoning Information	
ENV-2013-622-EIR	Special Notes	None
ENV-2009-1537-EIR	Zoning	R3-1
ENV-2005-8253-ND	0	-
ENV-2003-0233-ND	Zoning Information (ZI)	ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation
		ZI-2490 Specific Plan: Exposition Corridor Transit Neighborhood Plan
		ZI-2452 Transit Priority Area in the City of Los Angeles
		ZI-2512 Housing Element Inventory of Sites
		ZI-1117 MTA Right-of-Way (ROW) Project Area
		ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
		ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
	General Plan Land Use	Medium Residential
	General Plan Note(s)	Yes
	Hillside Area (Zoning Code)	No
	Specific Plan Area	EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN
	Subarea	None
	Specific Plan Area	WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION
	Subarea	None
	Special Land Use / Zoning	None
	Historic Preservation Review	No
	Historic Preservation Overlay Zone	None
	Other Historic Designations	None
	Other Historic Survey Information	None
	Mills Act Contract	None
	CDO: Community Design Overlay	None

None
None
None
No
No
None
None
None
No
No
Yes
Yes
No
None
High
High
Tier 4
Eligible Site
None
No
No
None
No
No
4259030004
4259030004 0.109 (ac)
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0.109 (ac) 0100 - Residential - Single Family Residence \$582,624 \$316,434 05/21/2021 \$9 67 0887821 1938 D55B 1 2 1 1,144.0 (sq ft) No data for building 2 No data for building 3
0.109 (ac) 0100 - Residential - Single Family Residence \$582,624 \$316,434 05/21/2021 \$9 67 0887821 1938 D55B 1 2 1 1,144.0 (sq ft) No data for building 2 No data for building 4
0.109 (ac) 0100 - Residential - Single Family Residence \$582,624 \$316,434 05/21/2021 \$9 67 0887821 1938 D55B 1 2 1 1,144.0 (sq ft) No data for building 2 No data for building 3 No data for building 4 No data for building 5
0.109 (ac) 0100 - Residential - Single Family Residence \$582,624 \$316,434 05/21/2021 \$9 67 0887821 1938 D55B 1 2 1 1,144.0 (sq ft) No data for building 2 No data for building 4
0.109 (ac) 0100 - Residential - Single Family Residence \$582,624 \$316,434 05/21/2021 \$9 67 0887821 1938 D55B 1 2 1 1,144.0 (sq ft) No data for building 2 No data for building 3 No data for building 4 No data for building 5 No [APN: 4259030004]
0.109 (ac) 0100 - Residential - Single Family Residence \$582,624 \$316,434 05/21/2021 \$9 67 0887821 1938 D55B 1 2 1 1,144.0 (sq ft) No data for building 2 No data for building 3 No data for building 4 No data for building 5 No [APN: 4259030004]
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Fire District No. 1	Νο
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-	No
13372) Wells	None
Seismic Hazards	None
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.39961112
Nearest Fault (Name)	Santa Monica Fault
· · · ·	
Region	Transverse Ranges and Los Angeles Basin B
Fault Type	
Slip Rate (mm/year)	1.0000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.0000000
Rupture Top	0.0000000
Rupture Bottom	13.0000000
Dip Angle (degrees)	-75.0000000
Maximum Magnitude	6.6000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
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
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 4259030004]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	4259030004
Address	12214 EXPOSITION BLVD
Year Built	1938
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does no apply to owner-occupied duplexes & government-subsidized housing.
Housing Crisis Act Replacement Review Housing Element Sites	Yes
HE Replacement Required	Yes
	100
	0.67 Units Lower
SB 166 Units Housing Use within Prior 5 Years	0.67 Units, Lower Yes

Police Information	
Bureau	West
Division / Station	West Los Angeles
Reporting District	881
Fire Information	
Bureau	West
Battallion	9
District / Fire Station	59
Red Flag Restricted Parking	No

CASE SUMMARIES

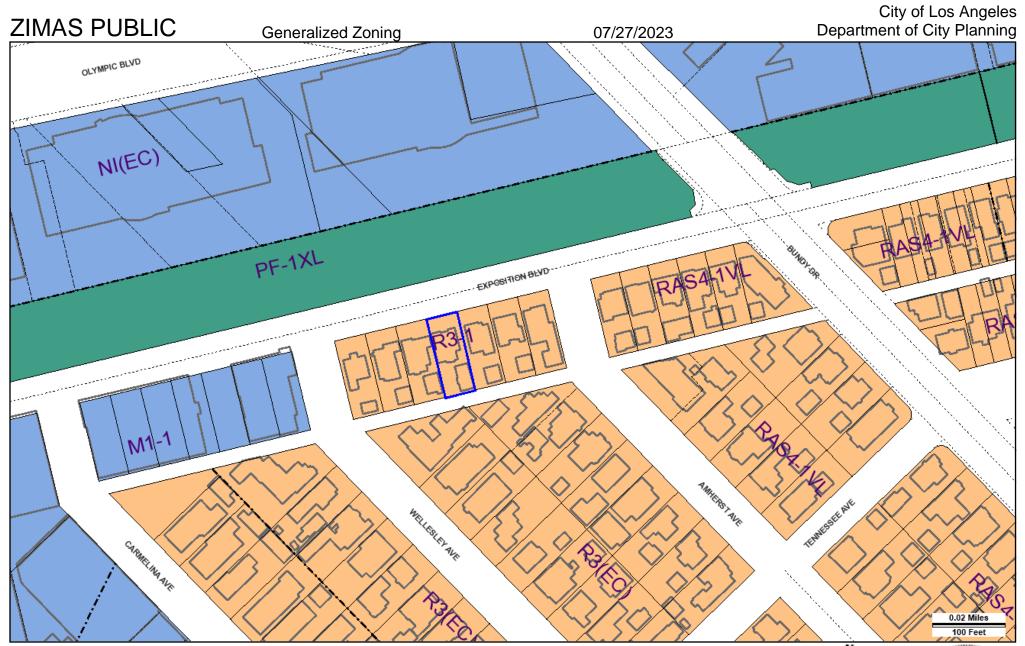
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

note. Information for case	e summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.
Case Number:	CPC-2018-7546-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING.
Case Number:	CPC-2014-1457-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2013-621-ZC-GPA-SP
Required Action(s):	ZC-ZONE CHANGE
	GPA-GENERAL PLAN AMENDMENT
	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN.
Case Number:	CPC-2009-1536-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	THE COMMUNITY PLAN WILL IMPLEMENT CHANGES TO ZONING, AMENDMENTS TO LAND USE PLAN DESIGNATIONS AND ESTABLISH OVERLAY ZONES, AS APPROPRIATE. PLAN AMENDMENTS WILL POTENTIALLY CHANGE OR REFINE PLAN DESIGNATIONS, FOOTNOTES OR STREET DESIGNATIONS AND MAKE CHANGES TO OTHER CITYWIDE ELEMENTS, AS NECESSARY. IN CONCERT WITH THE PROPOSED PLAN AMENDMENTS, NEW ZONES MAY BE NECESSARY TO MAINTAIN PLAN CONSISTENCY TO REGULATE DEVELOPMENT STANDARDS SUCH AS: HEIGHTS OF STRUCTURES, SETBACKS, LOT COVERAGE, DENSITY AND INTENSITY, OPEN SPACE, USE OF LAND, PARKING AND DESIGN. OVERLAY ZONES, DISTRICTS AND OTHER PLANS WOULD ADDITIONALLY BE ESTABLISHED TO REGULATE DEVELOPMENT THAT IS CONSISTENT WITH THE GENERAL PLAN, ENHANCE THE UNIQUE CHARACTER OF NEIGHBORHOODS AND ACCOMMODATE GROWTH. AREAS OF FOCUSED STUDY WILL INCLUDE, BUT NOT BE LIMITED TO, PROTECTING ESTABLISHED SINGLE FAMILY NEIGHBORHOODS, PEDESTRIAN AND DESIGN IMPROVEMENTS TO COMMERCIAL CORRIDORS SUCH AS PICO BOULEVARD, WESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, WESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, NESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, NESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, SURROUNDING TRANSPORTATION AND TRANSIT ROUTES, APPROPRIATE LAND USE AND STREETSCAPE IMPROVEMENTS SURROUNDING TRANSPORTATION AND TRANSIT STOPS, DESIGN AND USE PLANS FOR INDUSTRIAL DISTRICTS, AND DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL AREAS.
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
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:	ENV-2013-622-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
	ZONE OLIVANCE AND DUAN AMENIDARENT FOR THE INDUENENTATION OF THE EVERATION OCRDIDED TRANSIT
Project Descriptions(s):	ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN.
Case Number:	

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DATA NOT AVAILABLE

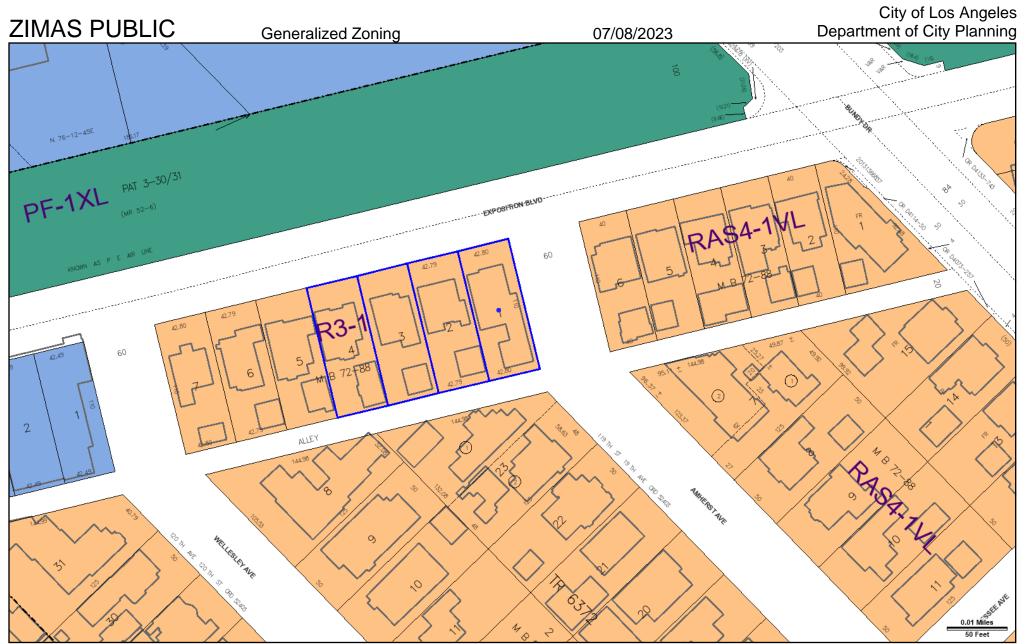
ORD-186402 ORD-186108 ORD-185671 ORD-171492 ORD-171227 ORD-163205



Address: 12214 W EXPOSITION BLVD APN: 4259030004 PIN #: 123B149 763 Tract: TR 6372 Block: 2 Lot: 4 Arb: None Zoning: R3-1 General Plan: Medium Residential



EXHIBIT E2



Address: 12202 W EXPOSITION BLVD APN: 4259030001 PIN #: 123B149 751 Tract: TR 6372 Block: 2 Lot: 1 Arb: None Zoning: R3-1 General Plan: Medium Residential



EXHIBIT E3

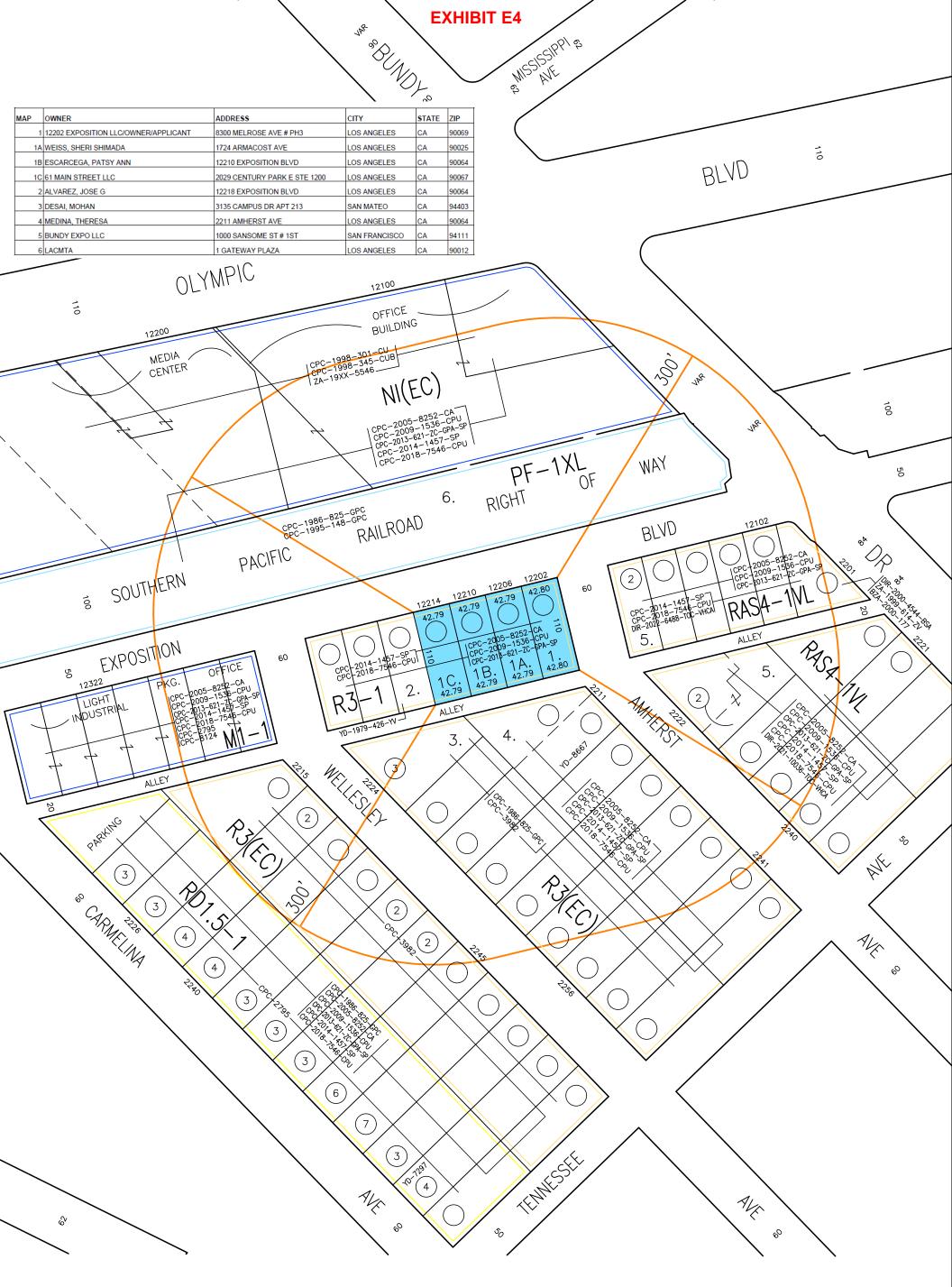


APN: 4259030001 PIN #: 123B149 751 Tract: TR 6372 Block: 2 Lot: 1 Arb: None

General Plan: Medium Residential



OWNERSHIP KEY MAP



LEGAL LOTS 1-4 BLOCK 2 TRACT 6372 M B 72-88

LEGAL: LOTS 1-4, BLOCK Z, TRACT 0372,		·	1
NEW T.B. PAGE 631, 632 GRID J-7, A-7	TRANSIT ORIENTED COMMUNITIES	CASE NO: DATE: 07-13-2023 DRAWN BY: JPL ZONING SERVICES	NET ACRI = 0.432 A
C.D. <u>11 – PARK</u> C.T. <u>2676.00</u> P.A. <u>WEST LOS ANGELES</u>	CAD GRAPHICS BY JPL Zoning Services 8348 Mammoth Ave Panorama City, CA 91402 (818)781-0016	D.M. OR CAD: 123B149 SCALE: 1"=100' USES: FIELD CONTACT PERSON: BMR ENTERPRISES PHONE NO: 323-839-4623	JPL- 902

RES Acres



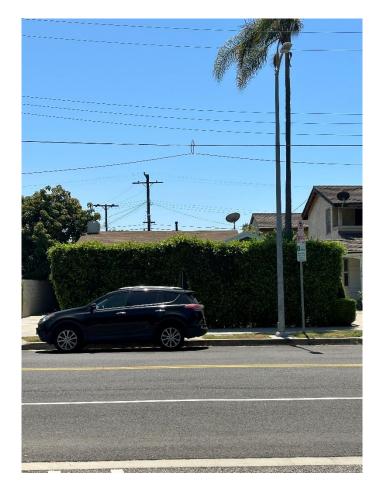
26RM

EXHIBIT E5

12202 – 12214 W. Exposition Blvd.

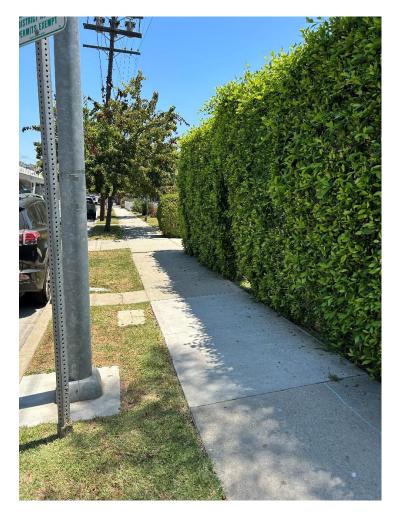






3.



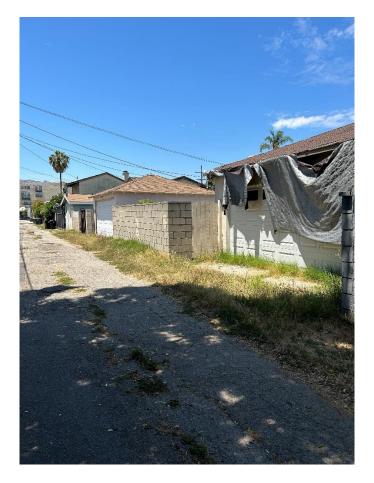


5.









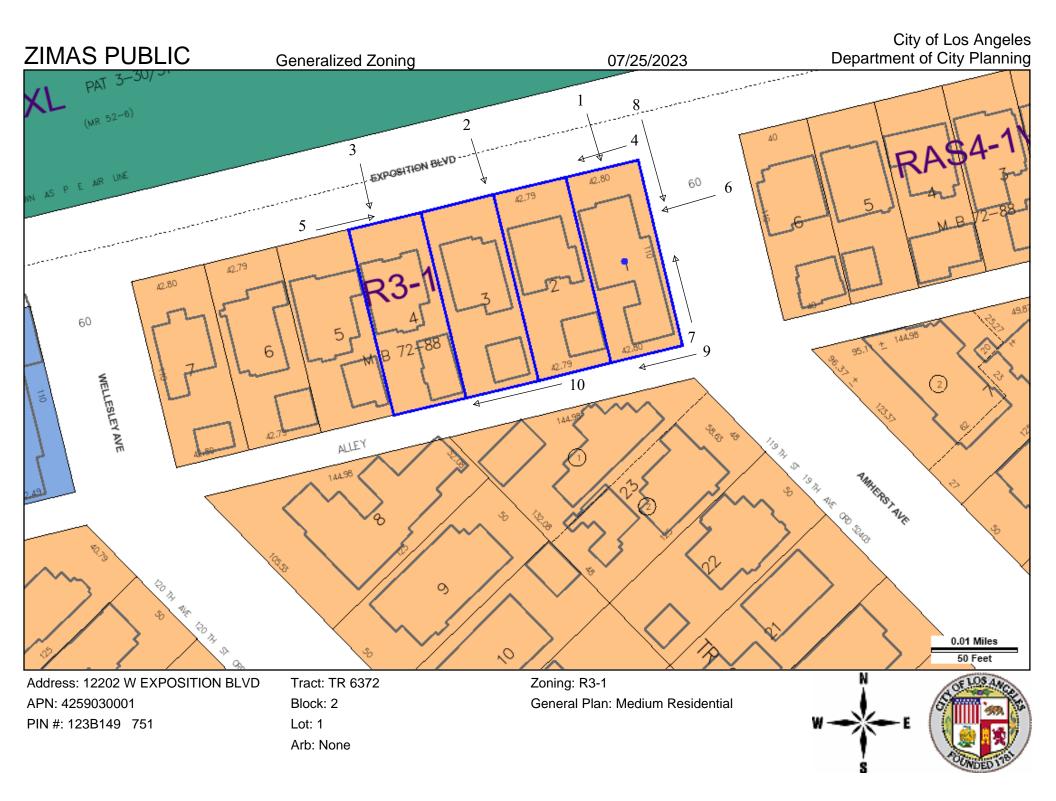


EXHIBIT F

(Agency Correspondence)

EXHIBIT F1

STAFF ONLY:

PAR-2023-1127-TOC



REFERRAL FORMS:

TRANSIT-ORIENTED COMMUNITIES - REFERRAL FORM LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to the Department of City Planning Development Services Center for Affordable Housing case filing purposes (in addition to the required Department of City Planning Application and any other necessary documentation) and as a referral to HCIDLA, CRA, Building and Safety, or other City agency for project status and entitlement need purposes. This form shall be completed by the applicant and reviewed and signed by Department of City Planning staff prior to filing an application for a case or building permit. Any modifications to the content(s) of this form after its authorization by the Department of City Planning staff is prohibited. The Department of City Planning reserves the right to require an updated form for the project if more than **180** days have transpired since the approval date, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.

CITY STAFF USE ONLY			
Referral To:			
X Planning DSC - Filing 🛛 HCIDLA 🗍 DBS 🗍 Fundir	ng 🗖 SB35 🗍 Other:		
NOTES:			
Planning Staff Name and Title	Planning Staff Signature		
Rina Lara, City Planning Associate	Planning Staff Signature Rina Lara		
	Expiration Date 12/26/2023		
6/296/2023	12/20/2023		

I. Project Information – To be completed by applicant

1. PROJECT LOCATION/ ZONING

	Project Address: <u>12202, 12206, 12210 and 12214 W. Exposition Blvd. Los Angeles, CA 90064</u>				
	Applicant Name and Phone/Email: Aaron Belliston/323-839-4623/aaron@bmrla.com				
	Assessor Parcel Number(s): 4259-030-001, 4259-030-002,	4259-030-003, 4259-03	0-004		
	Community Plan: West Los Angeles Numb	er of Lots: <u>4</u>	Lot Size: <u>18,827.04</u>	_s.f.	
	Existing Zone: R3-1 Land	Jse Designation: Mediur	n Residential		
	Specific Plan 🛛 HPOZ 🗖 DRB	Enterprise Zone	CRA CPIO		
	Q-condition/ D-limitation/ T-classification (please specify)	y):			
	□ Other pertinent zoning information (please specify):				
	Location of Major Transit Stop (please specify the inters	section or metro stop)1: <u>E</u>	Expo/Bundy Station		
П.	Project Eligibility – To be completed by DCP Housing	Services Unit Staff			
2.	TRANSPORTATION QUALIFIERS Qualifier #1 (rail name & stop, ferry terminal or bus #):	tro E Line: (Expo/Bundy	Station		
	Service Interval # 1: Rail Level Service		[420 min / # of trips] ²		
	Service Interval # 2: Rail Level Service		[420 min / # of trips]		
	Qualifier #2 (rail name & stop, ferry terminal or bus #):BB	B Rapid Line: 10			
	Service Interval # 1: Less than 15 min.		[420 min / # of trips]		
	Service Interval # 2: Less than 15 min.		[420 min / # of trips]		
	TOC Tier ³ : Tier 1 Tier 2 Tier 3	X Tier 4 Planni	ng Staff Initials:RL		

¹ Per AB 744, A Major Transit Stop means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan.

² This figure (420 minutes) is based on the total number of minutes during the peak hours of 6 am to 9 am as well as 3 pm to 7 pm.

³ If project is 100% affordable, it is eligible for the designated Tier to be increased by one.

III. Project Information (if applicant is requesting additional incentives) - To be completed by applicant

3. DESCRIPTION OF PROPOSED PROJECT

Demolition of 4 (E) SFDs, construction, use, and maintenance of a (N) 7-story, 45-unit Apartment Building with one level of subterranean parking in TOC Tier 4. Project utilizes Base Incentives: 1.Increase in number of dwelling units, 2. Parking, 3. 55% increase in FAR to 4.65:1 and Additional Incentives: 1. 25% reduction in Open Space, 2. 33% increase in height to 78 feet, 3. 35% reduction to two side vards

4. EXISTING USE

A. Describe Existing Development: <u>4 Single Family Dwellings</u>

Characteristic of existing use Dwelling Unit (DU), Commercial/ Industrial, or Other	Existing # of Units or Non-Residential SF	Existing # of Units or Non-Residential SF To Be Demolished	Proposed⁴ # of Units or Non-Residential SF
Guest Rooms	0	0	0
Studio	0	0	0
One Bedroom	0	0	7
Two Bedrooms	2	2	5
Three Bedrooms	2	2	10
<u>4, 5, 6</u> Bedrooms	0	0	4BD - 1; 5BD - 17, 6BD - 5
Non-Residential Square Feet			
Other:			

B. Previous Cases Filed

	<u>(1)</u>	<u>(2)</u>	<u>(3)</u>
Case Number(s):			
Date Filed:			
Date Approved:			
End of Appeal Period:			
Environmental No.			

5. TYPE OF APPLICATION

- □ Transit-Oriented Communities (per TOC Guidelines) with **Base Incentives** filed in conjunction with another discretionary approval.
- Transit-Oriented Communities (per TOC Guidelines) with Additional Incentives (please specify, max of three): <u>1) 25% reduction in Open Space</u>

2) 33% increase in height to 78 feet

3) 35% reduction to two side yards

- If applicable, projects adhering to the Labor Standards in LAMC 11.5.11 may be granted two more Additional Incentives as listed in the TOC Guidelines (*please specify*):
 4)
 - <u>4)</u> 5)
- □ Site Plan Review per LAMC Sec. 16.05
- □ Specific Plan Project Permit Compliance per LAMC Sec. 11.5.7.C
- Community Design Overlay per LAMC Sec. 13.08
- Coastal Development Permit per LAMC Sec. 12.20.2 or 12.20.2.1
- □ Tract or Parcel Map per LAMC Sec. 17.00 or 17.50
- Other entitlements requested (please specify):

⁴ Replacement units, per AB 2556, shall be equivalent to the number of units and number of bedrooms of the existing development.

6. ENVIRONMENTAL REVIEW

- Environmental Review Not Required Project is Ministerial.⁵ Please Explain:
- Not filed
- Filed (indicate case number): ______

7. HOUSING DEVELOPMENT PROJECT TYPE (please check all that apply):

For Sale

Moderate Income

Other (please describe):

- For Rent
- Market Rate
- Extremely Low Income
 Very Low Income
 Senior
- □ Low Income
- Chronically Homeless

8. DENSITY CALCULATION

A. Base D	A. Base Density: Maximum density allowable per zoning			
Lot	size	20,537.38	s.f. (a) includes 1/2 alley	
Min	imum area per dwelling unit	800	s.f. of lot area per unit (b)	
Unit	s allowed by right (per LAMC)	25	units (c) $[c = a/b, round down to whole number]$	
Bas	e Density	26	units (d) $[d = a/b, round up to whole number]$	

B. Maximum Allowable Density Bonus:

47	units <i>(e)</i>	
	[e = d x 1.5 (Tier 1), 1.6 (Tier 2),	, 1.7 (Tier 3), or 1.8 (Tier 4);
in RD	Zones d x 1.35 (Tiers 1 and 2),	1.4 (Tier 3) or 1.45 (Tier 4);
		round up to whole number]

C. Proposed Project: Please indicate total number of Units requested as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or hcidla.lacity.org.6

	Total	HCD (State)	HUD (TCAC)
Market Rate	39	N/A	N/A
Managers Unit(s) - Market Rate	1	N/A	N/A
Extremely Low Income	5	5	
Very Low Income			
Low Income			
Moderate Income			
TOTAL # of Units Proposed	<u>45</u> (f)		
TOTAL # of Affordable Housing Units	5(g)	
Number of Density Increase Units	20 (h)	[If f>c, then h=f-c; if f <c, f<="" f<c,="" h="f-c;" if="" td="" the="" then=""><td>h = 0</td></c,>	h = 0
Percent Density Increase Requested	()	$[i = 100 \times (f/d - 1)]$	ien n= 0j
Percent of Affordable Set Aside		[g/f, round down to a who	le numberl
r crocht of Anorabic Oct Aside	()//	[9/1, 104114 40WH to a Who	
Other Notes on Units:			

⁵ Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals.

⁶ HCD (State) = Published affordability levels per California Department of Housing and Community Development. HUD (TCAC) = Published affordability levels per the United States Department of Housing and Urban Development.

9. SITE PLAN REVIEW CALCULATION An application for Site Plan Review may be required for projects that meet any of the Site Plan Review thresholds as outlined in LAMC Section 16.05.C. unless otherwise exempted per Section 16.05.D. For Transit Oriented Communities projects involving bonus units, please use the formula provided below to determine if the project meets the Site Plan Review threshold for unit count. If project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's DSC Housing Unit.

<u>25</u> units allowed by right (permitted by LAMC) – <u>4</u> existing units = <u>21</u> units

□ YES, Site Plan Review is required, if proposed by right units minus existing units is equal to or greater than 50⁷

NO, Site Plan Review is not required, if Base Density units minus existing units is less than 50

Exempt (please specify):

10. INCENTIVES

- A. Base Incentives (Please check all that apply)
- ☑ (1) Floor Area Ratio⁸:

	FAR (whichever is greater)
Tier 1	40% or 2.75:1 in commercial zone
Tier 2	45% or 3.25:1 in commercial zone
Tier 3	50% or 3.75:1 in commercial zone
Tier 4 55% or 4.25:1 in commercial zone	
RD Zones or Specific Plans/Overlay Districts that Regulate FAR	45%, unless Tier 1
If Base FAR < 1.25:1	2.75:1
Greater Downtown Housing Incentive Area ⁹ 40%	

	Required (per LAMC)	Proposed (per TOC)
Final Floor Area Ratio ¹⁰	3:1	4.65:1

(2) Parking Reductions Allowed

Minimum Parking Requirements			
	Residential Ground Floor Commercial		
Tier 1 0.5 spaces per bedroom		10% Reduction	
Tier 2 1 space per unit		20% Reduction	
Tier 30.5 space per unit		30% Reduction	
Tier 4 No parking requirements		40% Reduction	
100% Affordable Housing No parking requirements			

Total number of bedrooms Total number of residential units Non-residential Parking per code	166 45 0	
Final Residential Parking Final Non-Residential Parking	Required (per LAMC)0 per TOC0	Proposed (per TOC) 30 0
Other Parking Notes:		

⁷ Site Plan Review may also be required if other characteristics of the project exceeds the thresholds listed in Sec. 16.05 of the LAMC.

⁸ Refer to TOC Guidelines Section VI.1.b. for exceptions

⁹ Calculated per LAMC 12.22 A.29(c)(1)

¹⁰ Refer to TOC Guidelines Section VI.1.b. for exceptions

B. Qualification for Additional Incentives: (Please check only one)

Minimum Required Restricted Affordable Housing Units, calculated as a percentage of the base density allowed on the date of the application.

Incentives	% Extremely Low Income	% Very Low Income	% Low Income
One	□ 4%	5 %	1 0%
Two	□ 7%	D 10%	□ 20%
Three	D 11%	D 15%	□ 30%

C. Additional Incentives (Please check selected incentives as qualified according to Section 9B)

			in Tiers 1 and 2; two yards count as 1 in Tiers 3 and	
		commercial zones - p	please specify numbers below, but only check this	box)
	FrontRear			
	\square Side (1)	10'-0"	6'-6"	
	☑ Side (2)	10'-0"	6'-6"	
			Side and Rear Yards	
	Tier 1		25%	
	Tier 2		30%	
	Tier 3		30% or depth of two yards	
	Tier 4		35% or depth of two yards	
	When Abutting R1 or More	Restrictive Zones	No Reductions Allowed	
0	(2) Lot Coverage(3) Lot Width(4) Height/ # of Stories	45'-0"		
			Height	
	Tier 1		11 feet for one story	
	Tier 2 Tier 3 Tier 4		11 feet for one story	
			22 feet for two stories	
	Lots with Height Limits	of 45 feet or less	Second and third additional stories must be stepped-back at least 15 feet from any frontage	
	Transitional Height (check one	e): 🗖 Per LAMC	□ Per TOC Guidelines ¹¹ □ Not Applic	able
Ø	(5) Open Space(6) Density Calculation	7,250 sf.	<u>5,438 sf.</u>	
	 (7) Averaging (all count as 1 i FAR Density Parking Open Space Vehicular Access 	ncentive – mark as m	any as needed)	
	(8) Public Facility Zone			
то	FAL # of Additional Incentive	s Requested: <u>3</u>		
	Other Incentive Notes:			

¹¹ Please provide elevations that show the 45 degree angle as allowed by the TOC guidelines to determine the allowed height.

11. COVENANT:

All Transit Oriented Communities projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing and Community Investment Department's Occupancy Monitoring Unit <u>before</u> a building permit can be issued. Please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or hcidla.lacity.org

12. REPLACEMENT UNITS:

AB 2222, as amended by AB 2556, requires that density bonus eligible projects replace any pre-existing affordable housing units on the project site. Replacement units include the following: (Answer the following with "yes" if any of these items apply to what is **currently existing** on the site or "no" if they do not. Write in N/A if the item is not applicable to your project)

- A. Units subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income? <u>No</u>
- B. Units occupied by lower or very low income households below 80% AMI per California Department of Housing and Community Development Department levels not already listed above? <u>No</u>
- C. Units subject to the Rent Stabilization Ordinance not already listed above? <u>No</u>
- D. Units that have been vacated or demolished in the last 5 years? No
- E. Per AB 2556, are the number of replacement units and number of bedrooms equivalent to that being demolished (as shown on Existing Development Table on page 2 above)? <u>N/A</u>

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

Ann Sewill, General Manager Tricia Keane, Executive Officer

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



EXHIBIT F2

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

housing.lacity.org

Karen Bass, Mayor

DATE: May 10, 2023

- TO: 61 Main Street, LLC, a Delaware limited liability company, Owner Sheri Shimada Weiss, an unmarried woman, Owner The Patricia (Patsy) Ann Escarcega Living Trust, dated 8/22/12, Patricia Ann Escarcega as Trustee (50% interest), Richard A. Horito and Melanie Tracy-Lee Horito, as Trustees of the Richard and Melanie Horito Living Trust, UTD March 26, 2009 (50% interest), Owner 12202 Exposition LLC, a California Limited Liability Company, Owner
 FROM: Marites Cunanan, Senior Management Analyst II AMMAMAL Los Angeles Housing Department
 SUBJECT: Housing Crisis Act of 2019 (SB 8) (TOC) Replacement Unit Determination Dist 12202 (Department Determination
 - RE: 12202 W. Exposition Blvd., Los Angeles, CA 90064 12206 W. Exposition Blvd., Los Angeles, CA 90064
 - 12210 W. Exposition Blvd., Los Angeles, CA 90064
 - 12214 W. Exposition Blvd., Los Angeles, CA 90064

Based on the SB 8 Application for a Replacement Unit Determination (RUD) submitted by 61 Main Street, LLC, a Delaware limited liability company, Sheri Shimada Weiss, an unmarried woman, The Patricia (Patsy) Ann Escarcega Living Trust, dated 8/22/12, Patricia Ann Escarcega as Trustee (50% interest), Richard A. Horito and Melanie Tracy-Lee Horito, as Trustees of the Richard and Melanie Horito Living Trust, UTD March 26, 2009 (50% interest), 12202 Exposition LLC, a California Limited Liability Company, (hereinafter collectively referred to as Owner), for the above referenced property located at 12202-12214 W. Exposition Blvd. (APNs 4259-030-001, 4259-030-002, 4259-030-003, 4259-030-004) (hereinafter collectively referred to as Property) the Los Angeles Housing Department (LAHD) has made the following determination in regards to the above-referenced application. 4 units existed on the Property within the last 5 years. 3 units are subject to replacement pursuant to the requirements of California Government Code Section 66300, as "Protected Units" with 3 of the 4 subject to replacement as an affordable "Protected Unit."

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.

SB 8 Determination (TOC) 12202-12214 W. Exposition Blvd. Page 2

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 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 October 21, 2022, the Owner plans to construct a new multi-family building with an unspecified unit count using the TOC.

PROPERTY STATUS (AKA THE "PROJECT SITE"):

Owner submitted an Application for a RUD for the Property on October 21, 2022. In order to comply with the required <u>5-year</u> look back period, LAHD collected and reviewed data from October 2017 to October 2022.

Review of Documents:

Pursuant to the Grant Deed, the Owner received the Property as follows:

APN #	GRANTOR	GRANTEE	RECORDING DATE
4259- 030-001	Bruce Marder and Shelly Marder, as Trustees of the Marder Family Living Trust	61 Main Street, LLC, a Delaware limited liability company	December 21, 2022
4259- 030-002	Randall R. Tachiki, Trustee of the Miyoko Tachiki Trust, dated January 14, 2016	Sheri Shimada Weiss, an unmarried woman	July 19, 2017
4259- 030-003	Patsy Ann Escarcega, who acquired title as Patsy Ann Escarcega, as tenant in common*	The Patricia (Patsy) Ann Escarcega Living Trust, dated 8/22/12, Patricia Ann Escarcega as Trustee (50% interest),	September 5, 2012
4259- 030-004	Adan S. Ayala and Lori Ayala, Husband and Wife as Joint Tenants	12202 Exposition LLC, a California Limited Liability Company	August 9, 2022

*Through a Quitclaim Deed

For the Property under APN 4259-030-003, the following is the history of various Quitclaim releases:

GRANTOR	GRANTEE	RECORDING DATE
Richard A. Horito and Melanie Tracy-Lee Horito, as Trustees of the Richard and Melanie Horito Living Trust, UTD March 26, 2009	Patsy Ann Escarcega an undivided one-half interest, as tenant in common	January 10, 2011
Richard Horito, all his interest	Richard A. Horito and Melanie Tracy-Lee Horito, as Trustees of the Richard and Melanie Horito Living Trust, UTD March 26, 2009	December 2, 2009
Patsy Ann Escarcega and Richard Horito as Joint Tenants (undivided 50% interest)	Richard A. Horito and Melanie Tracy-Lee Horito, as Trustees of the Richard and Melanie Horito Living Trust, UTD March 26, 2009	April 1, 2009
Patsy Ann Escarcega, Successor Trustee of the Mike R. Escarcega and Antonio Escarcega Living Trust, UTD September 27, 2003, Mike R. Escarcega	Patsy Ann Escarcega and Richard Horito as Joint Tenants	June 6, 2007
Mike Rios Escarcega and Antonio Gonzales Escarcega, husband and wife as joint tenants	The Mike R Escarcega and Antonio Escarcega Living Trust UTD September 27, 2003, Mike R Escarcega and Antonia Escarcega, Trustee(s)	August 26, 2004
Mike Rios Escarcega and Antonioa Gonzales Escarcega, Husband and Wife as joint tenants	Mike Rios Escarcega and Antonia Gonzales Escarcega, Husband and Wife as community property	August 24, 1995
Gertrude S. Haueter, Husband and Wife*	Mike Rios Escarcega and Antonia Gonzales Escarcega, Husband and Wife	June 13, 1975

*Through a Joint Tenancy Grant Deed

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, the Code, Compliance, and Rent Information System (CRIS) database, Google Earth, Google Street View, and an Internet Search indicate the following:

APN#	Commonly known address	Land Use code	Current site
4259-030-001	12202 W. Exposition Blvd.	0100 – Residential Single Family Residence	Single family residence
4259-030-002	12206 W. Exposition Blvd.	0100 – Residential Single Family Residence	Single family residence
4259-030-003	12210 W. Exposition Blvd.	0100 – Residential Single Family Residence	Single family residence
4259-030-004	12214 W. Exposition Blvd.	0100 – Residential Single Family Residence	Single family residence

The Owner filed for a new building permit application (#23010-10000-00635) with the Los Angeles Department of Building and Safety (LADBS) on February 17, 2023. The Owner has not filed for a demolition permit with LADBS.

The Owner stated that the Property under 12210 W. Exposition Blvd. has been owner occupied. LAHD reviewed the Property's history on the Los Angeles County Assessor Portal and confirmed that since at least 2017, a homeowners' exemption was taken. Based on this information, LAHD has determined that from at least October 2017 to October 2022, 12210 W. Exposition Blvd. was owner occupied.

The Owner stated that for the remaining addresses under the Property (12202, 12206, 12214 W. Exposition Blvd.), they are occupied by tenants. LAHD mailed tenant letter packets on October 27, 2022 to the Property. As of May 7, 2023, LAHD, no income documents have been received in response to the mailed tenant letter packets.

REPLACEMENT UNIT DETERMINATION:

ADDRESS	BEDROOM TYPE	"PROTECTED?"	BASIS OF "PROTECTED" STATUS
12202 W. Exposition Blvd.	3 Bedrooms	Yes	Affordable unit
12206 W. Exposition Blvd.	2 Bedrooms	Yes	Affordable unit
12210 W. Exposition Blvd.	3 Bedrooms	Yes	N/A (owner occupied)
12214 W. Exposition Blvd.	2 Bedrooms	Yes	Affordable unit
Totals: 4 Units	10 Bedrooms		

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

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 Dwo	elling Units and Prot	ected Units within five	e (5) years of	4
Owner's application:				4
Number of Protected Units Ellised wit	thin the last (10) years	•		0
Number of Affordable Replacement U	Inits required per CHA	AS:		
	Project using <u>TOC</u>	Project using <u>DB</u> or <u>No Entitlements</u>		
3 Units x 70%	3 Units	3 Units		
Extremely Low	1 Unit	0 Units		3
Very Low	1 Unit	2 Units		
Low	1 Unit	1 Unit		
Market Rate RSO units	0 Units	0 Units		
Number of Affordable Replacement U	Inits per tenant incom	e verification:		0
Number of Unit(s) presumed to be abo	ove-lower income subj	ect to replacement:		0

For Rental:

Pursuant to CHAS, three (3) unit(s) need to be replaced with equivalent type. For TOC projects, the replacement requirements will consist of one (1) unit restricted to <u>Extremely Low Income Households</u>, one (1) unit restricted to <u>Very Low Income Households</u>, and one (1) unit restricted to <u>Low Income Households</u>. For DB projects, the replacement requirements will consist of two (2) units restricted to <u>Very Low Income Households</u> and one (1) unit restricted to <u>Low Income Households</u> and one (1) unit restricted to <u>Low Income Households</u>.

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

WARNING LOT TIES AND EXISTING PRE-1978 SINGLE FAMILY DWELLING ON ONE LOT

ISSUE:	Is a LOT TIE required for the NEW project?
IF NO:	Owner's existing Rental Stabilization (RSO) replacement obligation, if any, remains the SAME as above.
IF	Owner's existing RSO replacement obligation, if any will INCREASE by one and the new project will also
YES:	be subject to the RSO, unless the existing single family dwelling is demolished before the lots are tied.

If you have any questions about this RUD, please contact Richard Truong at richard.s.truong@lacity.org.

cc: Los Angeles Housing Department File

61 Main Street, LLC, a Delaware limited liability company, Owner
Sheri Shimada Weiss, an unmarried woman, Owner
The Patricia (Patsy) Ann Escarcega Living Trust, dated 8/22/12, Patricia Ann Escarcega as Trustee (50% interest),
Richard A. Horito and Melanie Tracy-Lee Horito, as Trustees of the Richard and Melanie Horito Living Trust, UTD
March 26, 2009 (50% interest), Owner
12202 Exposition LLC, a California Limited Liability Company, Owner
planning.PARP@lacity.org, Los Angeles Department of City Planning

MAC:rt

REFERRAL FORM



PRELIMINARY ZONING ASSESSMENT

This form is to serve as an inter-agency referral for City Planning applications associated with a project creating two or more residential units. As a part of a City Planning application, a completed Preliminary Zoning Assessment (PZA) form, accompanied by architectural plans, shall be submitted to Plan Check staff at the Department of Building and Safety (LADBS). LADBS Plan Check staff will sign the PZA form and the architectural plans once the informational Zoning Plan Check verifications are completed. Following the completion of the PZA process, a City Planning application may be filed along with all other applicable filing requirements.

Review of the referral form by City staff is intended to determine compliance with City zoning and land use requirements necessary to achieve the proposed project and to identify any zoning issues or necessary approvals that would need to be resolved through a City Planning application. The informational Zoning Plan Check done through the PZA process does not constitute a zoning approval and does not require compliance with development standards to be completed.

To check if a project type qualifies for and requires the PZA form, see the <u>Housing Development</u> <u>Project Applicability Matrix</u> available on the City Planning Forms <u>webpage</u>.

CONTACT INFORMATION

Department of Building and Safety, Affordable Housing Section

201 N. Figueroa St., Ste 830 Los Angeles, CA 90012 Phone: (213) 482-0455 Web: <u>https://ladbs.org/services/special-assistance/</u> <u>affordable-housing</u> Email: LADBS.AHS@lacity.org

Department of City Planning, Development Services Center

For locations and hours: https://planning.lacity.org/contact/locations-hours

THIS SECTION TO BE COMPLETED BY LADBS PLAN CHECK STAFF ONLY

LADBS Plan Check Staff Name and Title Caleb Wong Architectural Associate I	LADBS Plan Check Staff Signature ¹ Digitally signed by Caleb Wong DN: C-US. E-caleb Wong Burkly, Org. O-City of Los Angeles Department of Bulling and Safety, OU. "Permit and Engineering Burkau, Zoning Division", CN-Caleb Wong Department of Safety 2012 - "Permit and Engineering Burkau, Zoning Division", CN-Caleb Wong Department of Safety 2012 - "Permit and Engineering Burkau, Zoning Division", CN-Caleb Wong Department of Division ", CN-Caleb Wong Department of Division", CN-Caleb Wong Department of Division", CN-Caleb Wong Department of Division", CN-Caleb Wong Department of Division ", CN-Caleb Wong Department of Division",		
Plan Check Application No. ²	Date		
23010-10000-00635	6/21/2023		

ED 1 Eligible

LADBS Plan Check staff will sign the Preliminary Zoning Assessment Form once the Zoning Plan Check verifications are complete.

² This completed form shall be accompanied by plans signed by a DBS Plan Check staff following the completion of a Zoning Plan Check.

THIS SECTION TO BE COMPLETED BY THE APPLICANT³

PROJECT INFORMATION

I. PROJECT LOCATION, ZONING & LAND USE JURISDICTION

Project Address: <u>12202</u> , 12206, 12210	and 12214 W. Expos	sition Blvd. Los Angeles, CA 90064
Project Name (if applicable):		
Assessor Parcel Number(s): <u>4259-030</u>)-001, 4259-030-002,	4259-030-003, 4259-030-004
Legal Description (Lot, Block, Tract):	Lots 1, 2, 3 and 4 of I	Block 2 in TR 6372, Map Book 72, Page
Community Plan: West Los Angeles	Number of Parcels	s: $\frac{4}{\frac{\text{Site Area: } 20,537}{\frac{100}{2} \text{ sq. ft.}}} \text{sq. ft.}$
Current Zone(s) & Height District(s): _		Land Use Designation: Medium Res
□ YES ⊠ NO ED 1 Eligible ⁴	🗆 YES 🗵 NO	Site Contains Historical Features
🗵 YES 🗌 NO Alley in Rear	🗆 YES 🗵 NO	Downtown Design Guide Area
🗌 YES 🗵 NO 🛛 Coastal Zone	🗆 YES 🗵 NO	Special Grading Area (BOE) Area
YES X NO Hillside Area (Zoning)) 🗆 YES 🗵 NO	Very High Fire Hazard Severity Zone
□ YES ⊠ NO Enterprise Zone	🗆 YES 🗵 NO	Greater Downtown Housing Incentive Area
Specific Plan: Exposition Corridor T	ransit Neighborhood I	Plan
□ Historic Preservation Overlay Zone	e (HPOZ): <u>N/A</u>	
□ Design Review Board (DRB): <u>N/A</u>		
□ Redevelopment Project Area: <u>N/A</u>		
□ Overlay Zone (CPIO/CDO/POD/NSC	D/RIO/CUGU/etc.): <u>N</u>	/Α
Q Condition/ D Limitation/ T Classi	fication (Ordinance	No. and Subarea): <u>N/A</u>
Description of Condition: <u>N/A</u>		
□ Legal (Lot Cut Date) <u>N/A</u>		
□ Related City Planning Cases <u>N/A</u>		

³ All fields in this form must be completed. If an item is not applicable, write N/A.

⁴ Refer to <u>Executive Directive 1 Implementation Guidelines</u> for qualifying criteria. If the project is determined to be ineligible for ED 1, a new Referral Form will need to be obtained.

🗵 Z.I.(s) ZI-2192, ZI-2490, ZI-2452, ZI-1117, ZI-2427, ZI-2462, ZI-2512

- □ Affidavits <u>N/A</u>
- Easements <u>N/A</u>

TOC Tier⁵ (if applicable to project) <u>TOC Tier 4</u>

II. PROJECT DESCRIPTION

Project Description/Proposed Use Demo of 4 (E) SFDs, construction, use, and maintenance of (N)

7-story apartment bldg with 1 level subterranean parking in TOC Tier 4. Base incentives: 1. Increase

in # of DUs, 2. Parking, 3. 55% increase in FAR. Add'l incentives: 25% reduction in Open Sapce, 2.

33% increase in height to 78', 3. 35% reduction to 2 SYs, Providing 5 Extremely Low-Income units

No. of Stories: 7 No. of Dwelling Units: 45 Floor Area (Zoning): 62,883 sf

Present Use/No. of Units: 4 SFDs

III. CITY PLANNING ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request to City Planning and (if applicable) the Section in the LAMC or the Specific Plan/Overlay from which relief is sought; follow with a description of the requested action.

Authorizing Code Section: 12.22 A.31

⁵ Must be verified by the City Planning Affordable Housing Services Section. A Tier Verification for projects using the TOC guidelines is required to initiate a Preliminary Zoning Assessment with LADBS. Contact <u>Planning.PriorityHousing@lacity.org</u>.

IV.APPLICANT INFORMATION6

Name: <u>12202</u> Exposition LLC

Phone: <u>323-677-2500</u>

Email: info@bmrla.com

V. REPRESENTATIVE INFORMATION

Name: Aaron Belliston

Phone: <u>323-839-4623</u>

Email: aaron@bmrla.com

⁶ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing a case on behalf of a client (i.e. usually not the agent/representative).

VI. PRELIMINARY ZONING ASSESSMENT SUMMARY THIS SECTION TO BE COMPLETED BY LADBS PLAN CHECK STAFF⁷

ltem No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable LAMC Section No. ⁸	Comments and Additional Information
1	Use	APARTMENT HOUSE, PARKING GARAGE	APARTMENT HOUSE, PARKING GARAGE	⊠ YES	12.10	Conditional Use (LAMC Section 12.24) for -
2	Height	78'	BASE: 45' TOC TIER 4: +33' 78'	□ YES ⊠ NO □ N/A	12.21.1 12.22 A31.VII.1.g.i.3.	 Transitional Height applies (LAMC Section 12.21.1 A.10) Commercial Corner Development/Mini- Shopping Center height applies (LAMC Section 12.22 A.23(a)(1)) APPLICANT IS SEEKING ADDITIONAL ON MENU INCENTIVE TIER 4 - UP TO 33 ADDITIONAL FEET

⁷ LADBS Plan Check staff will sign Section IV of the Preliminary Zoning Assessment (PZA) form and provide signed architectural plans once the Zoning Plan Check verifications are complete.

⁸ Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ltem No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ⁹	Comments and Additional Information
3	No. of Stories	7 STORIES + 1 BASEMENT	N/A	X YES NO N/A	LAMC Section 12.21.1 (if code prevails)	-
4	FAR (Floor Area Ratio)	67,396	BASE: 3:1 BUILDABLE AREA: 14,501.6 3*14,501.6 = 43,504.8 SF TOC TIER 4: +55% 43,504.8*1.55 = 67,432.4	X YES NO N/A	12.21.1 12.22 A31.VI.1.a.ii.2.d.	APPLICANT IS SEEKING BASE ON MENU INCENTIVE TIER 4 - UP TO 55% OR AN FAR INCREASE RESULTING IN AT LEAST A 4.25:1 FAR IN COMMERCIAL ZONES, WHICHEVER IS GREATER.

⁹ Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ltem No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹⁰	Comments and Additional Information
5	RFAR (Residential Floor Area Ratio)	N/A	N/A	□ YES □ NO ⊠ N/A	N/A	N/A
6	Density	45 UNITS	BASE: 1/800 18,827.04+1,710. 34(ALLEY) = 20,537.38/800 = 25.671725 = ROUND UP = 26 TOC TIER 4: +80% 26*1.8 = 46.8 = ROUND UP = 47	⊻ YES □ NO □ N/A	12.10 12.22 A31.VI.1.a.iv.	 Density Ratio: Site Plan Review (16.05) / Major Project CUP (12.24 U.14) APPLICANT IS SEEKING ADDITIONAL ON MENU INCENTIVE TIER 4 - 80% INCREASE IN MAXIMUM DENSITY

¹⁰ Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ltem No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹¹	Comments and Additional Information
7	Setback (Front)	15'-0"	BASE: 15'	⊠ YES □ NO	12.10	Lot Line Location (Street Name): EXPOSITION BLVD Lot Line Location (Street Name):
8	Setback (Side)	6'-6"	BASE: 5' 7 STORIES: +5' 10' TOC TIER 4: 35%: 6.5'	□ YES ⊠ NO	12.10 12.22 A31.VII.1.a.ii.2.d.	Offset/plane break met: ☐ YES ☐ NO ⊠ N/A APPLICANT IS SEEKING ADDITIONAL ON MENU INCENTIVE TIER 4 - UP TO 35% DECREASE IN THE REQUIRED WIDTH OR DEPTH OF TWO INDIVIDUAL YARDS OR SETBACKS.

¹¹ Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ltem No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹²	Comments and Additional Information
9	Setback (Rear)	15' 5' ON SITE + 10' OF ALLEY	BASE: 15'	X YES	12.10 12.22 C10.	-
10	Building Line	N/A	N/A	☐ YES ☐ NO ⊠ N/A	Ordinance No.:	N/A

¹² Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ltem No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹³	Comments and Additional Information
11	Parking (automobile)	Residential: 15 REGULAR 13 COMPACT Non- Residential: N/A	Residential: 0 PER TOC TIER 4 Non-Residential: N/A	X YESNON/A	LAMC Section 12.21 A.4 (if code prevails) 12.22 A31.VI.2.a.ii.	Design standards met(12.21 A5): Improvement standards met (12.21 A.6 (except landscaping, to be determined by City Planning)): YES NO APPLICANT IS SEEKING BASE ON MENU INCENTIVE TIER 4 - NO PARKING REQUIRED FOR RESIDENTIAL UNITS IN AN ELIGIBLE HOUSING DEVELOPMENT. 1 STALL IS CURRENTLY SET AS COMPACT AND WOULD NOT MEET LAMC 12.21 A5.c
12	Bicycle Parking (residential)	Long-term: 39 Short-term: 5	Long-term: 39 Short-term: 5	⊻ YES □ NO □ N/A	LAMC Section 12.21 A.16 (if code prevails)	Facility standards met: I YES □ NO Design standards met: I YES □ NO

¹³ Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ltem No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹⁴	Comments and Additional Information
13	Bicycle Parking (non-residential)	Long-term: N/A Short-term: N/A	Long-term: N/A Short-term: N/A	□ YES □ NO ⊠ N/A	LAMC Section 12.21 A.16 (if code prevails)	Facility standards met: YES NO Design standards met: YES NO N/A
14	Open Space	Total (sq. ft.): 5,683 Common (sq. ft.): 3,423/810 Private (sq. ft.): 1,450 (29 UNITS)	Total: 7,250/5,325 Common: 2,662.5/1,331.25 Private: 2,250 (45 UNITS)	 YES ⋈ NO N/A 	LAMC Section 12.21 G (if code prevails) 12.22 A31.VII.1.a.ii.2.d.	Units/Habitable Room <3: 7 =3: 2 >3: 36 Dimensions met: X YES □ NO APPLICANT IS SEEKING ADDITIONAL ON MENU INCENTIVE TIER 4 - UP TO 25% DECREASE IN OPEN SPACE REQUIREMENTS

¹⁴ Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ltem No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹⁵	Comments and Additional Information
15	Retaining Walls in Special Grading Areas	Max Height: N/A Max Quantity:	Max Height: N/A Max Quantity:	□ YES □ NO ⊠ N/A	LAMC Section 12.21 C.8 (if code prevails)	N/A
		N/A	N/A			
16	Grading (Zoning and Planning limitations)	N/A	N/A	□ YES □ NO ⊠ N/A	N/A	N/A

¹⁵ Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ltem No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹⁶	Comments and Additional Information
17	Lot Coverage	N/A	N/A	☐ YES ☐ NO ⊠ N/A	N/A	N/A
18	Lot Width	N/A	N/A	□ YES □ NO ⊠ N/A	N/A	N/A

¹⁶ Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ltem No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹⁷	Comments and Additional Information
19	Space between Buildings	N/A	N/A	□ YES □ NO ⊠ N/A	LAMC Section 12.21 C.2(a) (if code prevails)	N/A
20	Passageway	APPEARS TO BE DIRECTLY ACCESSED FROM R.O.W.	BASE: 10' 7 STORIES: +10' 20'	⊠ YES □ NO □ N/A	LAMC Section 12.21 C.2(b) (if code prevails)	

¹⁷ Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ltem No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹⁸	Comments and Additional Information
21	Location of Accessory Buildings	N/A	N/A	□ YES □ NO ⊠ N/A	LAMC Section 12.21 C.5 (if code prevails)	N/A
22	Loading Area	N/A	N/A	□ YES □ NO ⊠ N/A	N/A	N/A

¹⁸ Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ltem No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹⁹	Comments and Additional Information
23	Trash & Recycling	195 SF	60 SF	⊻ YES □ NO □ N/A	12.21 A19.c.2.ii.	-
24	Landscape	Conformance d Planning	termined by Los A	ngeles City	N/A	N/A

¹⁹ Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ltem No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ²⁰	Comments and Additional Information
25	Private		□ YES	□ YES	N/A	N/A
	Street					
		🗵 N/A	🗵 N/A	🗵 N/A		
	Other (e.g., ground floor transparency, lighting, utilities, signage, walls, lot area, minimum frontage, etc.)	See additional s	sheets, if applicable			Additional Sheet(s) attached: ☐ YES ⊠ NO N/A

²⁰ Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ADDITIONAL ZONING AND LAND USE STANDARDS REVIEWED to be completed by LADBS Plan Check Staff

ltem No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.	Comments and Additional Information
N/A	N/A	N/A	N/A		N/A	N/A
				□ YES □ NO		

EXHIBIT F4

Reference Number:



PRELIMINARY LAND USE REPORT

(PLANNING CASE REFERRAL FORM (PCRF))

The City of Los Angeles, Bureau of Engineering (BOE) / Department of City Planning (DCP)

This is a Preliminary Land Use Report to provide the applicant with a general understanding of what <u>may</u> be required by BOE for a City Planning Case if, after filing, it is referred to BOE; and what may otherwise be required by BOE per Los Angeles Municipal Code Section 12.37 (Highway and Collector Street Dedication) if the City Planning Case is not referred to BOE.

Part I: To be co	mpleted by Applicant	DCP Case Nu	DCP Case Number (If Available):		
Applicant:	Aaron Belliston	Address:	_5250 Lankershim Blvd Suite 500		
Phone:	323 839 4623	Email:	Los Angeles CA 91601 aaron@bmrla.com		
Owner:	12202 Exposition LLC	Address:	8300 Melrose Ave PH3		
			West Hollywood CA 90069		
Project Addres	: 12202 - 12214 W Exposition Blvd.	APN:	4259-030-001, -002003, -004		
Engineering Dis	trict: WEST LA				
Demolition of		f a (N) 7-story, 45-unit Apartment Building ves: 1. Increase in number of dwelling units,			

Reference Number:

Is there a Tract or Parcel Map being filed in conjunction with this:

If yes; provide Map No.

Has the Tract / Parcel report been prepared and submitted to DCP by BOE:

NO

Will new building(s)/structure(s) be constructed as part of this project:

The Preliminary Land Use Report may be voluntarily filed to provide a general understanding of potential required dedication and improvements on existing streets but is not intended to provide preliminary requirements for a Subdivision (Tract or Parcel Map), Private Street Case, or Street/Alley Vacation. If a Tract/Parcel report has been prepared and submitted to DCP by BOE, please refer to the Tract/Parcel map conditions.

Part II: To be Completed by BOE Staff:

Is property within the Hillside Ordinance area (Sections 12.21A17 & 12.21	
C10 of LAMC)?:	NO
Is the property subject to Section 12.37 of the LAMC? :	NO
Is the project in the Historic Overlay Preservation Zone? :	NO
Does the project adjoin a State Highway?	NO
Is the project within 100' of the intersection of the intersection of the building lines of a corner lot?	YES
(Per Section 91.106.4.7.1 of LAMC)	
Is the project within a streetscape area?	NO

The Preliminary Land Use Report does not provide preliminary information for projects subject to the Baseline Hillside Ordinance. (Obtain a Hillside Referral Form from BOE for Hillside Ordinance project requirements.)

DEDICATIONS

Street/Alley	Classification	Ex Full R/W	Req Full R/W	Ex Adj.Half R/W	Req Adj. Half R/W	Adjacent Dedication Required	Required under 12.37	Required under a DCP Referred Planning Action
Exposition Blvd	Local Street Standard	50	60	25	30	5-FT	NO	YES
Amherst Ave	Local Street Standard	60	60	30	30	0-FT	NO	NO
Alley	Alley	20	20	10	10	0-FT	NO	NO

Corner	Classification	Dimensions	Required under 12.37	Required under a DCP Referred Planning Action
Exposition Blvd & Amherst Ave	Classification (Local & Local)	10x10-ft corner cut or 15-ft radius	NO	YES

ADDITIONAL NOTES:

Dedicate 5 ft along the property street frontage to complete the 30-ft half Exposition Blvd right-of-way. No dedication is required Amherst Ave and Alley. Dedicate a 15-ft corner radius or a 10-ft by 10-ft corner cut at the intersection of Exposition Blvd and Amherst Ave. Comply with all the LADOT requirements ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation.

IMPROVEMENTS

Street/Alley	Classification	Ex Full Roadway	Req Full Roadway	Ex adjacent half Roadway	Required adjacent Half Roadway	Missing Improvements	Exist. Trees	Exist. CB	Potential Widening	Required	Required under a DCP Referred Planning Action
Exposition Blvd	Local Street Standard	40	36	15	18	None	2	6-in	3-FT	NO	YES
Amherst Ave	Local Street Standard	30	36	15	18	None	4	6-in	3-FT	NO	YES
Alley	Alley	20	20	10	10	2-ft Longitudinal Gutter	0	0	0-FT	NO	NO

Corner	Classification	Provide/ Upgrade Corner Ramp	Required	Required under a DCP Referred Planning Action
Exposition Blvd & Amherst Ave	Classification (Local & Local)	YES	NO	YES
				1 1

Street Trees: If the recommendation for Street Widening is marked "Yes", street tree removals may be required. Street Tree removals must be approved by the Board of Public Works. Applicants shall contact the Urban Forestry Division (UFD) of StreetsLA at (213)-847-3077 before proceeding with the Master Land Use Application. Applicants are also advised to contact Urban Forestry Division (UFD) of Streets LA for proposed driveway location impacting existing street trees.

ADDITIONAL NOTES:

Widen and improve the existing 15-ft half roadway to 18-ft along property frontage of Amherst Ave and Exposition Blvd with construction of new asphalt pavement, new integral concrete curb and 2-ft gutter, and full width concrete sidewalk (ADA) to abut the new property line. No street widening required along Alley. Construct a pedestrian access ramp at the intersection of Exposition Blvd and Amherst Ave to current ADA standards. For Alley construct new asphalt pavement to existing property line with 2-ft longitudinal gutter.

Repairs: In all cases, applicants may be required to close any unused driveways; repair any sidewalks not compliant with ADA requirements, and install/replace public improvements such as driveway aprons and access ramps to meet ADA requirements. In cases referred to BOE by DCP, applicants will also be required to remove and reconstruct broken, off-grade, or bad order concrete curb, gutter, driveways or sidewalks.

Newly Dedicated Areas: In all cases referred by DCP to BOE, applicant may be required to fill in newly dedicated areas with concrete sidewalk, and will be required to remove or obtain Revocable Permit for any encroachments. In cases not referred but subject to L.A.M.C. Section 12.37, where there is existing sidewalk, applicant will have the option to either: fill in newly dedicated areas with concrete sidewalk, obtain revocable permit for existing or new encroachments, or install/retain standard plant materials such as grass.

Other Public Improvements: Planning Cases may also have requirements for Public Improvements determined by Bureau of Street Lighting (BSL), Urban Forestry Division (UFD) of StreetsLA, and Los Angeles Department of Transportation (LADOT)

Reference Number:_____

SEWERS

Does the lot have a legal connection to the sewer?				YES
Distance from subject lot to the nearest mainline se	wer?		5 Ft.	
Sewers Exist in the following Rights-of-Way	Street/R/W	Street/R/W	Street/R/W	Street/R/W
Enter street names (select from options provided above)	Alley			
Sewer easement within the project site? Sewer facilities within easements?				NO NO
ADDITIONAL NOTES: Sewer Permit No. 21916-50				
STORM DRAINS Are there storm drain catch basins existing in the rig	bt-of-way adiaco	nt to the project site?	0	(Number)
	III-OI-way aujace	in to the project site:	0	
Storm Drain easement within the project site?				NO
Storm Drain facilities within easements?				
ADDITIONAL NOTES:				

DEPT. OF PUBLIC WORKS – BOE (PAGE 6)

ADDITIONAL NOTES (cont.):

NOTE: This is a Preliminary Land Use Report to provide the applicant with a general understanding of what <u>may</u> be required by BOE for a City Planning Case if, after filing, it is referred to BOE; and what may otherwise be required by BOE per Los Angeles Municipal Code Section (LAMC) 12.37 (Highway and Collector Street Dedication) if the City Planning Case is not referred to BOE.

For City Planning Cases, a formal investigation and engineering report may be required, if so determined by the City Planning Department. If so, the Engineering Report will be provided after submittal of all documentation and payment of fees. Measurements and statements contained herein may be adjusted in the Engineering Report.

For cases not referred by City Planning to BOE, requirements of LAMC Section 12.37 may be applicable. To determine requirements of LAMC Section Section 12.37, a formal investigation and engineering report may be required during the Building Permit Plan Check clearance process as applicable. If so, the Highway Dedication ("R3") letter will be provided after submittal of all documentation and payment of fees. Measurements and statements contained herein may be adjusted in the Highway Dedication ("R3") letter. [LAMC Section 12.37 provides for minimum dedication and improvement requirements which do not preclude conditions established by City Planning actions]

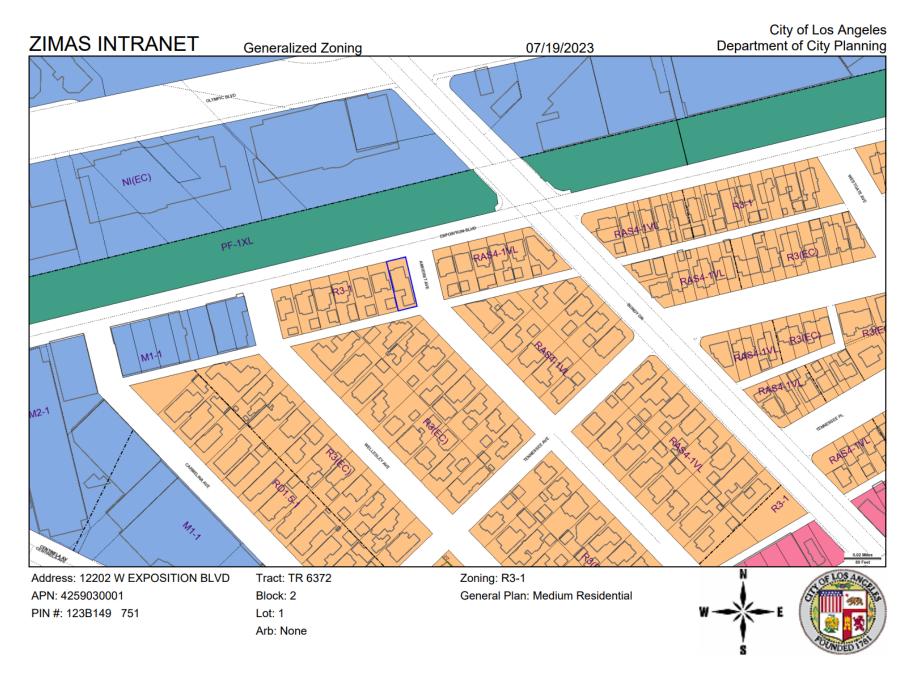
Prepared by: <u>Jason Ng</u>

Reviewed by: Nikta Mousavi

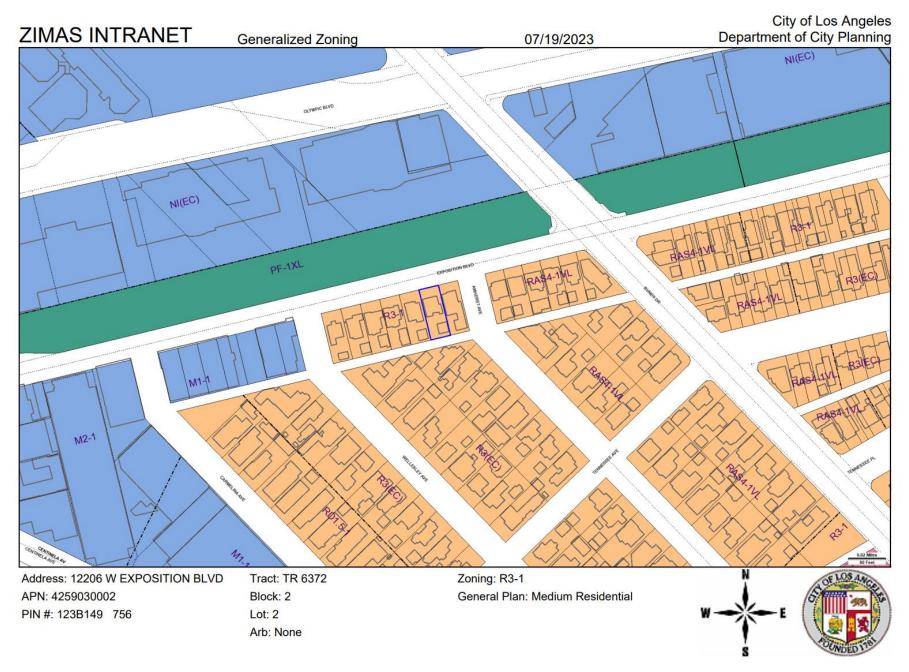
Date: 07/26/2023

Date: 07/26/2023

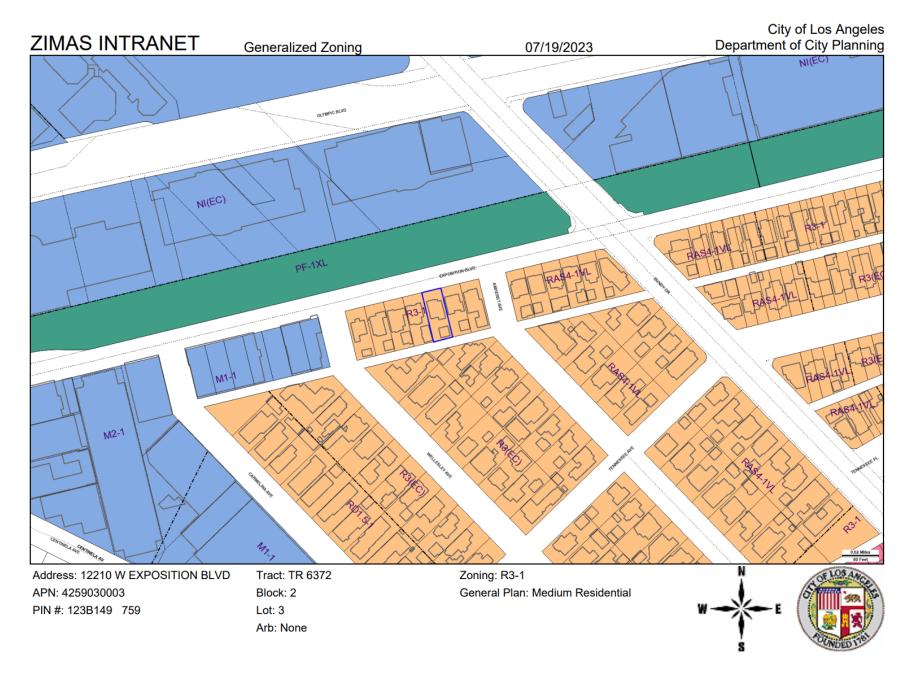
Reference Number:



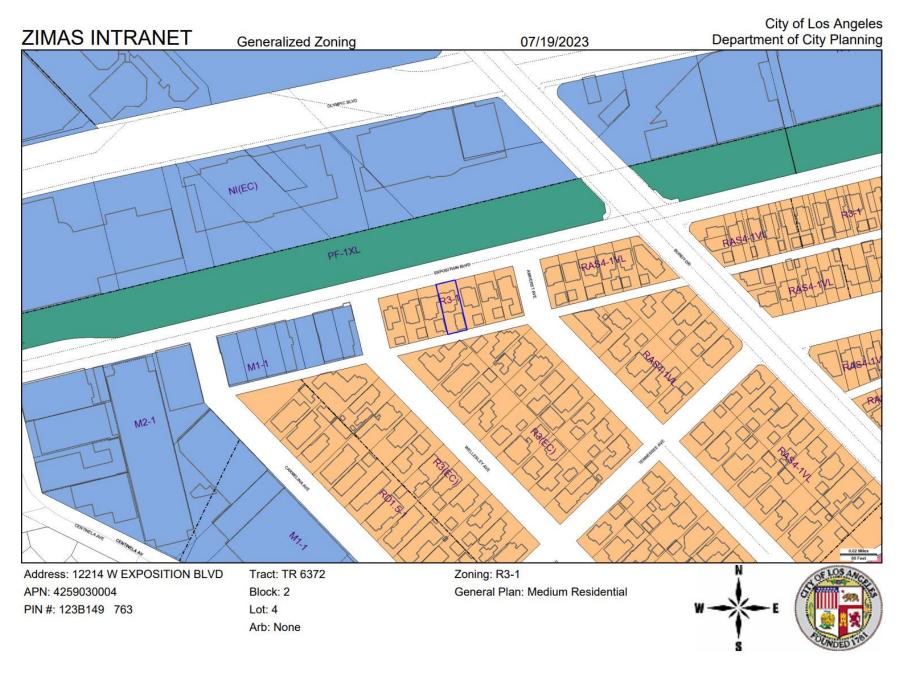
Reference Number:



Reference Number: _____



Reference Number: _____



BOARD OF BUILDING AND SAFETY COMMISSIONERS

> JAVIER NUNEZ PRESIDENT

ELVIN W. MOON VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL LAUREL GILLETTE GEORGE HOVAGUIMIAN CITY OF LOS ANGELES



KAREN BASS 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 30, 2023

LOG # 124629 SOILS/GEOLOGY FILE - 2 LIQ

Brett Baker 8300 Melrose Ave. #ph3 West Hollywood, CA 90069

TRACT:	6372
BLOCK:	2
LOT(S):	1, 2, 3, 4
LOCATION:	12202 - 12214 W. Exposition Blvd.

CURRENT REFERENCE	REPORT	DATE OF	
REPORT/LETTER(S)	<u>No.</u>	DOCUMENT	PREPARED BY
Soils Report	32-6293-00	12/15/2022	AGI Geotechnical, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provide recommendations for the proposed 7 story residential building over a basement. The earth materials at the subsurface exploration locations consist of native soils. The consultants recommend to support the proposed structure(s) on mat-type foundations bearing on native undisturbed soils.

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 report/s demonstrates that the site soils are subject to liquefaction. To mitigate the earthquake induced settlements it is proposed to use a mat foundation. The requirements of the 2023 City of Los Angeles Building Code have been satisfied.

As of January 1, 2023, the City of Los Angeles has adopted the new 2023 Los Angeles Building Code (LABC). The 2023 LABC requirements will apply to all projects where the permit application submittal date is after January 1, 2023.

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 2023 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. 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 Page 2

12202 - 12214 W. Exposition Blvd.

reviewed the plans prepared by the design engineer; and, that the plans included the recommendations contained in their reports (7006.1).

- 2. All recommendations of the report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
- 3. 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.
- 4. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
- 5. 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.
- 6. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
- 7. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
- 8. 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).
- 9. 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. 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)
- 10. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties and/or public ways. Report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)
- 11. 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).
- 12. The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit (3307.3.2).

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- 13. 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.
- 14. Unsurcharged temporary excavations over 5 feet exposing soil shall be trimmed back at a gradient not exceeding 1:1, as recommended.
- 15. Shoring shall be designed for the lateral earth pressures specified on page 12 of the report; all surcharge loads shall be included into the design.
- 16. Shoring shall be designed for a maximum lateral deflection of ¹/₂ inch where a structure is within a 1:1 plane projected up from the base of the excavation, and 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, as recommended.
- 17. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
- 18. Surcharged ABC slot-cut method may be used for temporary excavations with each slot-cut not exceeding 12 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.
- 19. All foundations shall derive entire support from native undisturbed soils, as recommended.
- 20. 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.
- 21. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 11 of the 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.

- 22. 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 10 of the report (1610.1). All surcharge loads shall be included into the design.
- 23. The structure shall be connected to the public sewer system per P/BC 2020-027.
- 24. 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).
- 25. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.
- 26. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).

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- 27. 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).
- 28. 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)
- 29. 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).
- 30. Installation of shoring, underpinning, slot cutting and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
- 31. 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]
- 32. 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).

Ging Liu For

ALAN DANG Structural Engineering Associate II

AD/ad Log No. 124629 213-482-0480

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

EXHIBIT G

(Affidavit of Mailing – DCP Project Planning: West / South / Harbor)

EXHIBIT G

City of Los Angeles Department of City Planning

Affidavit of Mailing

Case Number: DIR-2023-8208-TOC-HCA

This Affidavit concerns (check one of the following):

	Public Hearing	U Withdrawal Letter
	CPC/APC Courtesy Notice	Tribal Notification
\boxtimes	Letter of Decision (LOD)	Letter of Correction
	Non-Compliance	□ Termination Letter
	Hold Letter	Intent to Terminate

I, <u>Eugenio Guzman</u>, certify that I am an employee of the City of Los Angeles, on <u>September 24, 2024</u>, mailed, postage prepaid, to the applicant

and all parties required by the Municipal Code, as indicated below, on the case indicated above, a true copy of which is attached:

Public Hearing	Staff Report / Hold /Non-Compliance Withdrawal / Letter of Decision
Check Recipients Below:	Check Recipients Below:
 Owner Applicant and Representative Abutting Property Owners Abutting Property Owners and Tenants 100-foot Radius 500-foot Radius Persons who signed in at the hearing Appellant(s) Council Office No. Certified Neighborhood Council 100-foot Coastal Notice Group Coastal Notice State Coastal Commission Adjacent City/ies Los Angeles Unified School District Caltrans Other 	 Owner, Applicant and Representative Abutting Property Owners Abutting Property Owners and Tenants Persons who signed in at the hearing Persons who requested notice in writing Council Office No. <u>11</u> Certified Neighborhood Council <u>West LA – Sawtelle NC</u> Department of Building and Safety Department of Transportation Other <u>Interested Parties List</u>

Staff Signature

AVERY 5160	Easy Peel [®] Address Labels Bend along line to expose Pop-up Edge	Go to avery.com/templates Use Avery Template 5160
61 MAIN STREET LLC 2029 CENTURY PARK E STE 1200 LOS ANGELES CA 90067	WEISS, SHERI SHIMADA 1724 ARMACOST AVE LOS ANGELES CA 90025	ESCARCEGA, PATSY ANN 12210 EXPOSITION BLVD LOS ANGELES CA 90064
12202 EXPOSITION LLC 8300 MELROSE AVE # PH3 LOS ANGELES CA 90069	ALVAREZ, JOSE G 12218 EXPOSITION BLVD LOS ANGELES CA 90064	DESAI, MOHAN 3135 CAMPUS DR APT 213 SAN MATEO CA 94403
MEDINA, THERESA 2211 AMHERST AVE LOS ANGELES CA 90064	BUNDY EXPO LLC 1000 SANSOME ST # 1ST SAN FRANCISCO CA 94111	LACMTA 1 GATEWAY PLAZA LOS ANGELES CA 90012
JPL ZONING SERVICES #9026 8348 MAMMOTH AVE LOS ANGELES CA 91402	B M R ENTERPRISES 5250 LANKERSHIM BL, STE 500 LOS ANGELES CA 91601	MAIL STOP 218 Attn: Planning Deputy Council District 11 Room 475, City Hall

West L.A.-Sawtelle Neighborhood Council 1645 Corinth Ave. Suite 201 Los Angeles, CA 90025

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EXHIBIT H

(Public Correspondence)



Julissa Lopez-Hodoyan <julissa.lopez-hodoyan@lacity.org>

DIR-2023-8208: 12202 Exposition Blvd - support for appeal

1 message

Jay Ross <ross_jay@hotmail.com>

Mon, Dec 2, 2024 at 8:07 AM To: "CPC@LACity.org" <CPC@lacity.org>, "Julissa.Lopez-Hodoyan@LACity.org" <Julissa.Lopez-Hodoyan@lacity.org> Cc: "Jeff.Khau@LACity.org" <Jeff.Khau@lacity.org>, Michael Amster <michael.amster@lacity.org>

To LA City Planning Commission, CD11 and Planning Dept,

I support the appeal for Mr. Alvarez of the project at 12202 Exposition.

For getting so many incentives, you should require 2 more low-income units for this project.

Also, there are no trees that are planted in the ground, in deep soil.

This contradicts our New Green Deal for LA, and Million Trees Initiative.

You should require increased setbacks to allow trees to be planted in the ground, so the canopy can grow 15 ft wide, especially in the front yard.

The front yard is barren and comes right up to the sidewalk, which is horrible urban planning.

You let them get away with a few scrawny trees in pots and planters.

Trees don't grow in the stormwater planters, because there is 2 ft of charcoal, which is non-organic and does not allow roots to grow.

This is a constant problem with the Planning Dept - it allows no real trees to be planted, and reduces shade and increases global heating and the urban heat island.

Also, select trees that are best for biodiversity — ask the Citizens Forestry Advisory Board for recommendations.

Jay Ross West LA 90064