



# DEPARTMENT OF CITY PLANNING APPEAL RECOMMENDATION REPORT

## City Planning Commission

**Date:** December 19, 2024  
**Time:** After 8:30 a.m.  
**Place:** Van Nuys City Hall  
Council Chambers, 2<sup>nd</sup> Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information at: <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting [cpc@lacity.org](mailto:cpc@lacity.org)

**Public Hearing:** Required  
**Appeal Status:** Not Further Appealable  
**Expiration Date:** December 23, 2024

**Case No.:** DIR-2023-8208-TOC-HCA-1A  
**CEQA No.:** ENV-2023-8209-CE  
**Incidental Cases:** None  
**Related Cases:** None  
**Council No.:** 11 – Park  
**Plan Area:** West Los Angeles  
**Specific Plan:** Exposition Corridor Transit Neighborhood Plan; West Los Angeles Transportation Improvement and Mitigation  
**Certified NC:** West Los Angeles Sawtelle  
**GPLU:** Medium Residential  
**Zone:** R3-1  
**Applicant/Owner:** Daniel Pourbaba  
12202 Exposition LLC  
**Representative:** Aaron Belliston  
BMR Enterprises  
**Appellant:** José G. Alvarez

**PROJECT LOCATION:** 12202 – 12214 West Exposition Boulevard

**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.



- 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. Irving*

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Theodore L. Irving, AICP  
Principal City Planner

*Connie Chauv*

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Connie Chauv,  
Senior City Planner

*Kyle Winston*

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Kyle Winston,  
City Planner

*Julissa LH*

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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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## 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.

## **Streets**

Exposition Boulevard 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.

Amherst Avenue 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 Improper 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 property owners, consistent with the procedures outlined in LAMC 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:**

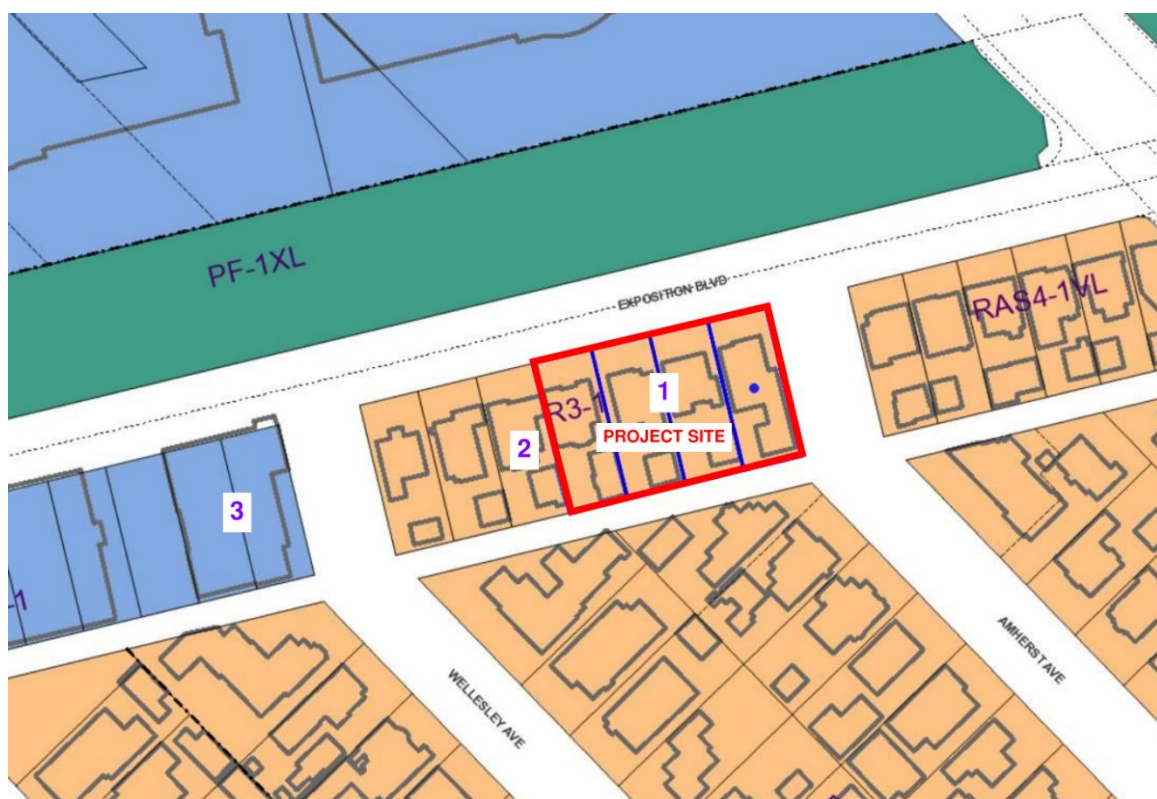
*“Page 8 and page 17 (CEQA Findings) of the 23 pages of the Director’s determination, in Surrounding Uses erroneously states that there are Commercial buildings immediately to the West side of the project when in fact that is not the case. On the West side there is an existing Dwelling located at 12218 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

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

## C I A M ARCHITECTS

5809 Parkmor Rd. Calabasas, CA 91302  
www.ciamarch.com  
T: 818.282.4276

EXHIBIT "A"  
Page No. 1 of 64  
Case No. DIR-2023-8208-TOC-HCA

RECEIVED  
CITY OF LOS ANGELES  
MAR 08 2024  
CITY PLANNING  
PROJECT PLANNING



**PROJECT DESCRIPTION**  
 PROPOSED NEW 7 STORY 45 UNITS APARTMENT BUILDING,  
 WITH FIVE STORY TYPE "IA" RESIDENTIAL, OVER TWO STORY TYPE "IA" RESIDENTIAL PODIUM, OVER ONE  
 SUBTERRANEAN TYPE "IA" PARKING - WITH FIVE UNITS SET ASIDE FOR EXTREMELY LOW INCOME  
 RESIDENTIAL: R-2 (APARTMENTS) & S-2 (PARKING)  
 SPRINKLERED, IN ACCORDANCE WITH SECTION 903.3.1.1 NFPA 13 (AS A SEPARATE PERMIT)

**LEGAL DESCRIPTION**  
 LOT 1  
 12202 W EXPOSITION BLVD., LOS ANGELES, CA 90064  
 AREA: 4,708.1 SF  
 APN: 4259030001  
 MAP REF.: M B 72-88  
 TRACT: TR 6372  
 BLOCK 2, LOT 1

LOT 2  
 12206 W EXPOSITION BLVD., LOS ANGELES, CA 90064  
 AREA: 4,704.9 SF  
 APN: 4259030002  
 MAP REF.: M B 72-88  
 TRACT: TR 6372  
 BLOCK 2, LOT 2

LOT 3  
 12210 W EXPOSITION BLVD., LOS ANGELES, CA 90064  
 AREA: 4,707.0 SF  
 APN: 4259030003  
 MAP REF.: M B 72-88  
 TRACT: TR 6372  
 BLOCK 2, LOT 3

LOT 4  
 12214 W EXPOSITION BLVD., LOS ANGELES, CA 90064  
 AREA: 4,707.0 SF  
 APN: 4259030004  
 MAP REF.: M B 72-88  
 TRACT: TR 6372  
 BLOCK 2, LOT 4

**ZONING INFORMATION**

JURISDICTION	WEST LOS ANGELES
ZONING	R3-1
SPECIFIC PLAN	EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN, WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION
LOT AREA	18,827.04 (LOT AREA) + 1,710.34 (HALF ALLEY)
LOT DIMENSIONS	110' X 171' (APPROXIMATELY) - SEE SURVEY A010
TRANSIT ORIENTED COMMUNITIES (TOC)	TIER 4

**FAR - TOC TIER 4 INCENTIVE APPLIED - SEE EXHIBIT 03 / A002, A042 & A043**  
 3:1  
 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 )

**DENSITY & UNIT MIX - R3-1 ZONE, TIER 4**

LOT AREA	18,827.04 (LOT AREA) + 1,710.34 (HALF ALLEY) = 20,537.38 SF
• LAMC BASE DENSITY -R3 ZONE	LOT AREA / 800 = 20,537.38 / 800 = 25.6 - 25 (ROUNDED DOWN)
• TOC BASE DENSITY	26 (LAMC BASE, ROUNDED UP)
• T.O.C "TIER 4" BONUS	26 (TOC BASE) x 1.8 (80% TIER 4 INCREASE) = 46.8 - 47 ROUNDED UP
• PROPOSED NO. OF UNITS	TOTAL 45 UNITS
• SET ASIDE UNITS (E.L.I.)	45 (PROPOSED UNITS) x 11% (E.L.I. TIER 4) = 4.95 - 5 ROUNDED UP

**SETBACKS 7 STORY - SECTION 12.21C1(e) OPTION 1**

**REQUIRED SETBACKS**

FRONT YARD SETBACK - NORTH	15'-0"
REAR YARD SETBACK - SOUTH	15'-0" (FROM ALLEY C.L.)
SIDE YARD SETBACK - EAST	10'-0"
ORIGINAL FRONT YARD SETBACK - WEST	10'-0"

**PROPOSED SETBACK (TOC TIER 4 ADDITIONAL INCENTIVE APPLIED)**

FRONT YARD SETBACK - NORTH	15'-0"
REAR YARD SETBACK - SOUTH	15'-0" (FROM ALLEY C.L.)
SIDE YARD SETBACK - EAST	10'-0" - %35 (TIER 4 REDUCTION) = 6'-6"
SIDE YARD SETBACK - WEST	10'-0" - %35 (TIER 4 REDUCTION) = 6'-6"

**OVERALL BUILDING HEIGHT - R3-1 & TOC TIER 4**

BASE HEIGHT - PER LAMC	45'
MAX. HEIGHT - TOC TIER 4	45' (BASE) + 33' (TIER 4 INCENTIVE) = 78'
PROPOSED BUILDING HEIGHT	78' - SEE SECTIONS & ELEVATIONS

**BICYCLE PARKING REQUIREMENTS**

• REQUIRED

DWELLING UNIT	SHORT-TERM	LONG TERM
1-25	(1 SPACE PER 10 UNITS) 25 / 10 = 2.5 - 3	(1 SPACE PER UNIT) 25 / 1 = 25
26-45	(1 SPACE PER 15 UNITS) 20 / 15 = 1.3 - 2	(1 SPACE PER 1.5 UNIT) 20 / 1.5 = 14
TOTAL	5	39

• PROVIDED

DWELLING UNIT	SHORT-TERM (SEE A110 & A210)	LONG TERM (SEE A200)
45	5 (SEE A110 & A210)	39 (SEE A200)

**VEHICULAR PARKING**

• REQUIRED RESIDENTIAL VEHICULAR PARKING

UNIT TYPE	UNIT COUNT	RATIO (LAMC)	REQ. LAMC	RATIO TOC	REQ. (TOC)
ONE BEDROOM	7	1.5 SPACE / UNIT	10.5	NONE	NONE
TWO BEDROOM	5	2 SPACE / UNIT	10	NONE	NONE
THREE BEDROOM	10	2 SPACE / UNIT	20	NONE	NONE
FOUR BEDROOM	1	2 SPACE / UNIT	2	NONE	NONE
FIVE BEDROOM	17	2 SPACE / UNIT	34	NONE	NONE
SIX BEDROOM	5	2 SPACE / UNIT	10	NONE	NONE
TOTAL REQ. LAMC			86.5 ~ 87 STALLS		

• T.O.C TIER 4 REQUIRED  
 NO PARKING IS REQUIRED

• PROPOSED PARKING  
 RESIDENTIAL 18 (STANDARD) + 10 (COMPACT) = 28 STALLS  
 TOTAL PROVIDED PARKING = 28 STALLS

**REQUIRED OPEN SPACE**

PER LAMC 12.21.G.2 & TOC

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. (PER LAMC 12.21 G)		45		7,250 SF
• TOC TIER 4 INCENTIVE (25% REDUCTION)		7,250 (BASE) - 25% (INCENTIVE) = 5,438 SF		

**MINIMUM REQUIRED COMMON SPACE**  
 5,438 x 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 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)  
 • PRIVATE 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.

**FUNDING NOTE**  
 THE PROJECT IS 100% PRIVATELY FUNDED. NO TAX CREDIT INCENTIVES GIVEN, NO PUBLIC HOUSING.

**SUMMARY OF TOC INCENTIVES - TIER 4**

	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

	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'
TWO INDIVIDUAL SETBACKS	10' EAST S.Y. 10' WEST S.Y.	35% REDUCTION 35% REDUCTION	6'-6" 6'-6"	6'-6" 6'-6"

**RECYCLING AREA - PER LAMC SEC. 12.21.A19(c)(2)(ii)**

REQUIRED AREA: FOR MULTIPLE-FAMILY RESIDENTIAL USES OF 21 TO 50 DWELLING UNITS, THE MINIMUM RECYCLING AREA OR ROOM SHALL BE 60 SF

PROVIDED @ PARKING - SEE A200 TRASH ROOM SERVING BOTH TRASH AND RECYCLE CHUTES - 195 SF > 60 SF REQ.

UNIT NO.	NO BED & BATH	UNIT AREA
UNIT 101 - 'A'	5 BED, 5 BATH	1871 SF
UNIT 102 - 'A'	6 BED, 5 BATH	1876 SF
UNIT 103 - 'A'	5 BED, 5 BATH	1871 SF
UNIT 104 - 'E'	2 BED, 2 BATH	1102 SF
UNIT 105 - 'EJ' - 'A'	5 BED, 5 BATH	1852 SF

UNIT NO.	NO BED & BATH	UNIT AREA
UNIT 201 - 'A'	5 BED, 5 BATH	1868 SF
UNIT 202 - 'B' - 'EJ'	3 BED, 2 BATH	919 SF
UNIT 203 - 'C'	1 BED, 1 BATH	440 SF
UNIT 204 - 'A'	6 BED, 5 BATH	1876 SF
UNIT 205 - 'A'	5 BED, 5 BATH	1867 SF
UNIT 206 - 'E' - 'EJ'	3 BED, 2 BATH	1098 SF
UNIT 207 - 'A'	5 BED, 5 BATH	1852 SF

UNIT NO.	NO BED & BATH	UNIT AREA
UNIT 301 - 'A'	5 BED, 5 BATH	1868 SF
UNIT 302 - 'B' - 'EJ'	2 BED, 2 BATH	919 SF
UNIT 303 - 'C'	1 BED, 1 BATH	440 SF
UNIT 304 - 'A'	6 BED, 5 BATH	1876 SF
UNIT 305 - 'A'	5 BED, 5 BATH	1867 SF
UNIT 306 - 'E'	3 BED, 2 BATH	1098 SF
UNIT 307 - 'A'	5 BED, 5 BATH	1852 SF

UNIT NO.	NO BED & BATH	UNIT AREA
UNIT 401 - 'A'	5 BED, 5 BATH	1868 SF
UNIT 402 - 'B'	3 BED, 2 BATH	919 SF
UNIT 403 - 'C'	1 BED, 1 BATH	440 SF
UNIT 404 - 'A'	6 BED, 5 BATH	1876 SF
UNIT 405 - 'A'	5 BED, 5 BATH	1867 SF
UNIT 406 - 'D'	1 BED, 1 BATH	526 SF
UNIT 407 - 'E'	3 BED, 2 BATH	1098 SF
UNIT 408 - 'A'	5 BED, 5 BATH	1852 SF

UNIT NO.	NO BED & BATH	UNIT AREA
UNIT 501 - 'A'	5 BED, 5 BATH	1868 SF
UNIT 502 - 'B' - 'EJ'	2 BED, 2 BATH	919 SF
UNIT 503 - 'C'	1 BED, 1 BATH	440 SF
UNIT 504 - 'A'	6 BED, 5 BATH	1876 SF
UNIT 505 - 'A'	5 BED, 5 BATH	1867 SF
UNIT 506 - 'D'	1 BED, 1 BATH	526 SF
UNIT 507 - 'E'	3 BED, 2 BATH	1098 SF
UNIT 508 - 'A'	5 BED, 5 BATH	1852 SF

UNIT NO.	NO BED & BATH	UNIT AREA
UNIT 601 - 'F'	3 BED, 3 BATH	1216 SF
UNIT 602 - 'H'	4 BED, 4 BATH	2095 SF
UNIT 603 - 'G'	3 BED, 3 BATH	1315 SF
UNIT 604 - 'E'	2 BED, 2 BATH	1098 SF
UNIT 605 - 'A'	5 BED, 5 BATH	1852 SF

UNIT NO.	NO BED & BATH	UNIT AREA
UNIT 701 - 'F'	3 BED, 3 BATH	1216 SF
UNIT 702 - 'A'	3 BED, 3 BATH	1315 SF
UNIT 703 - 'D'	1 BED, 1 BATH	526 SF
UNIT 704 - 'E'	2 BED, 2 BATH	1098 SF
UNIT 705 - 'A'	5 BED, 5 BATH	1852 SF

GRAND TOTAL LEASABLE AREA 62883 SF  
 \* ELI DENOTES EXTREMELY LOW INCOME UNIT

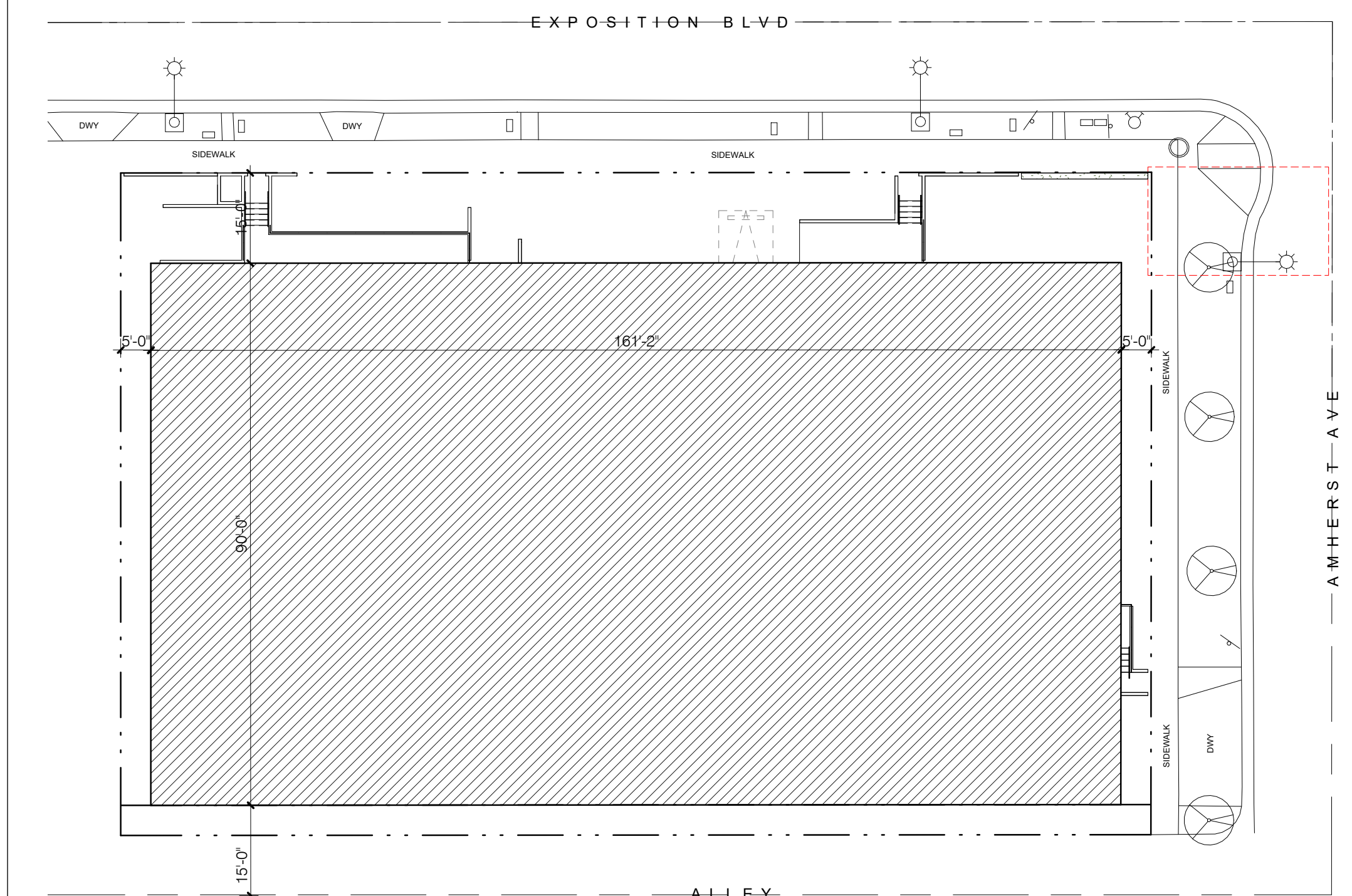
UNIT NO.	NO BED & BATH	UNIT AREA
UNIT 801 - 'A'	5 BED, 5 BATH	1868 SF
UNIT 802 - 'B'	3 BED, 2 BATH	919 SF
UNIT 803 - 'C'	1 BED, 1 BATH	440 SF
UNIT 804 - 'A'	6 BED, 5 BATH	1876 SF
UNIT 805 - 'A'	5 BED, 5 BATH	1867 SF
UNIT 806 - 'E'	3 BED, 2 BATH	1098 SF
UNIT 807 - 'A'	5 BED, 5 BATH	1852 SF

UNIT NO.	NO BED & BATH	UNIT AREA
UNIT 901 - 'A'	5 BED, 5 BATH	1868 SF
UNIT 902 - 'B' - 'EJ'	2 BED, 2 BATH	919 SF
UNIT 903 - 'C'	1 BED, 1 BATH	440 SF
UNIT 904 - 'A'	6 BED, 5 BATH	1876 SF
UNIT 905 - 'A'	5 BED, 5 BATH	1867 SF
UNIT 906 - 'D'	1 BED, 1 BATH	526 SF
UNIT 907 - 'E'	3 BED, 2 BATH	1098 SF
UNIT 908 - 'A'	5 BED, 5 BATH	1852 SF

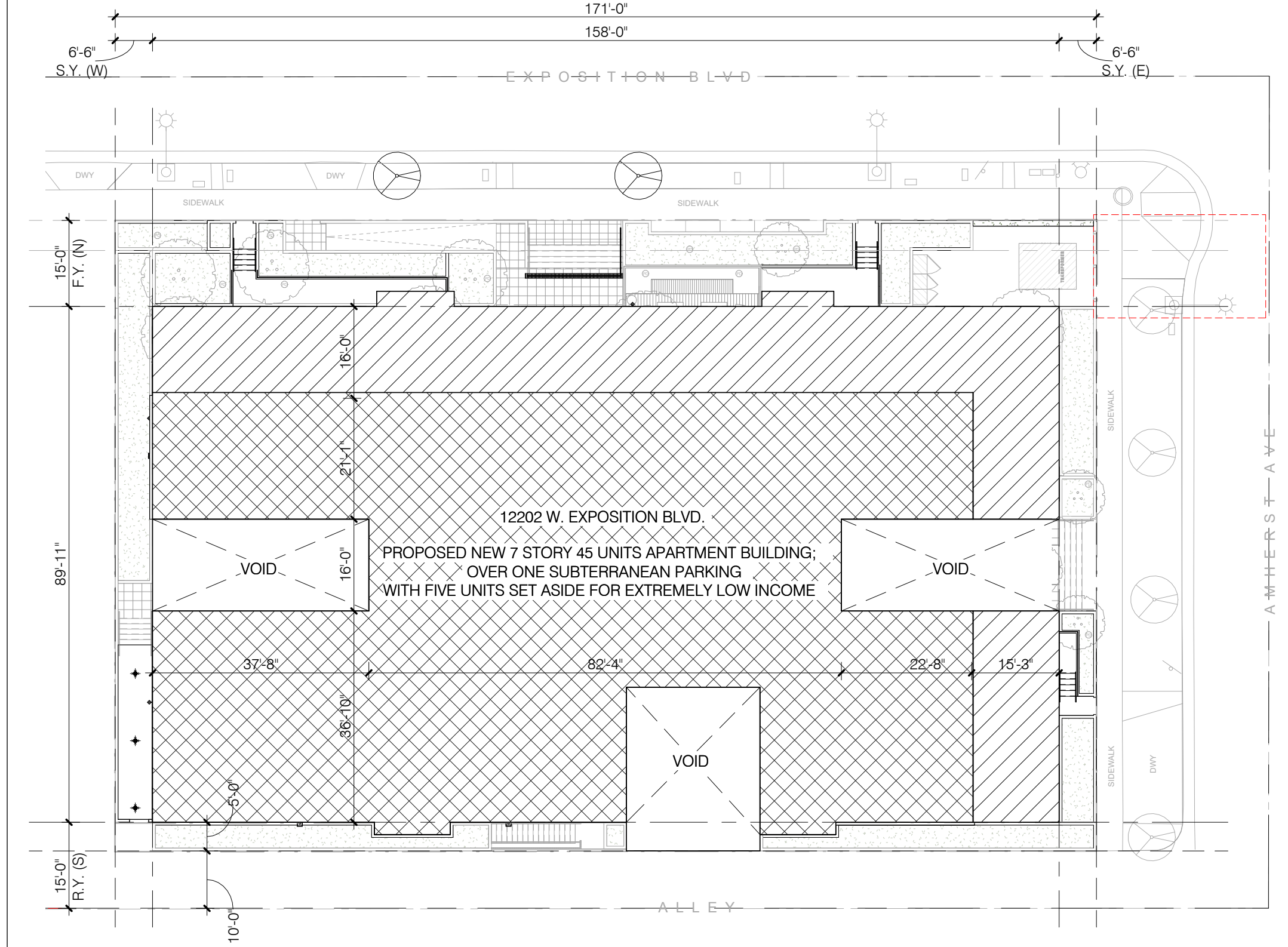
UNIT NO.	NO BED & BATH	UNIT AREA
UNIT 1001 - 'F'	3 BED, 3 BATH	1216 SF
UNIT 1002 - 'H'	4 BED, 4 BATH	2095 SF
UNIT 1003 - 'G'	3 BED, 3 BATH	1315 SF
UNIT 1004 - 'E'	2 BED, 2 BATH	1098 SF
UNIT 1005 - 'A'	5 BED, 5 BATH	1852 SF

UNIT NO.	NO BED & BATH	UNIT AREA
UNIT 1101 - 'F'	3 BED, 3 BATH	1216 SF
UNIT 1102 - 'A'	3 BED, 3 BATH	1315 SF
UNIT 1103 - 'D'	1 BED, 1 BATH	526 SF
UNIT 1104 - 'E'	2 BED, 2 BATH	1098 SF
UNIT 1105 - 'A'	5 BED, 5 BATH	1852 SF

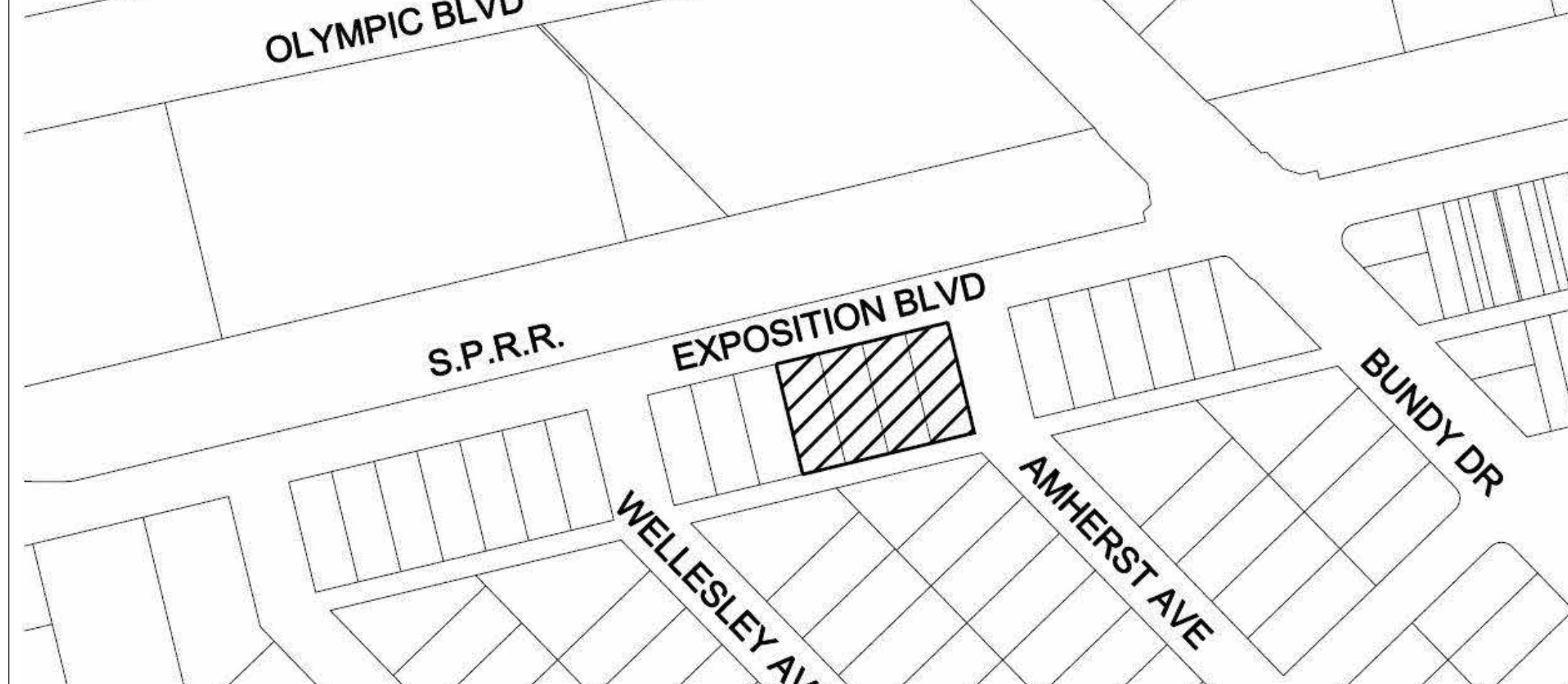
GRAND TOTAL LEASABLE AREA 62883 SF  
 \* ELI DENOTES EXTREMELY LOW INCOME UNIT



**BUILDABLE AREA** SCALE 1" = 20'-0" 03

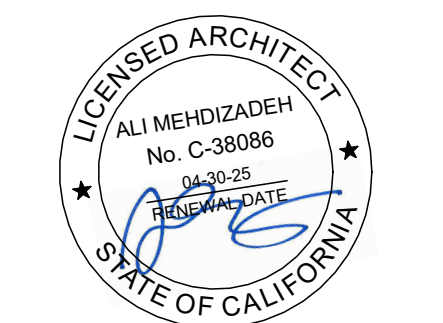


**PLOT PLAN** SCALE 1" = 20'-0" 2



**VICINITY MAP** SCALE N.T.S. 01

**CIAM ARCHITECTS**



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

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

DRAWING TITLE:  
 ZONING CODE ANALYSIS

SHEET NO.:  
**A002**

























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PLAN CHECK

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

PROJECT TITLE:  
EXPOSITION RESIDENCE

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

DRAWING TITLE:  
FACADE  
TRANSPARENCY  
CULATION

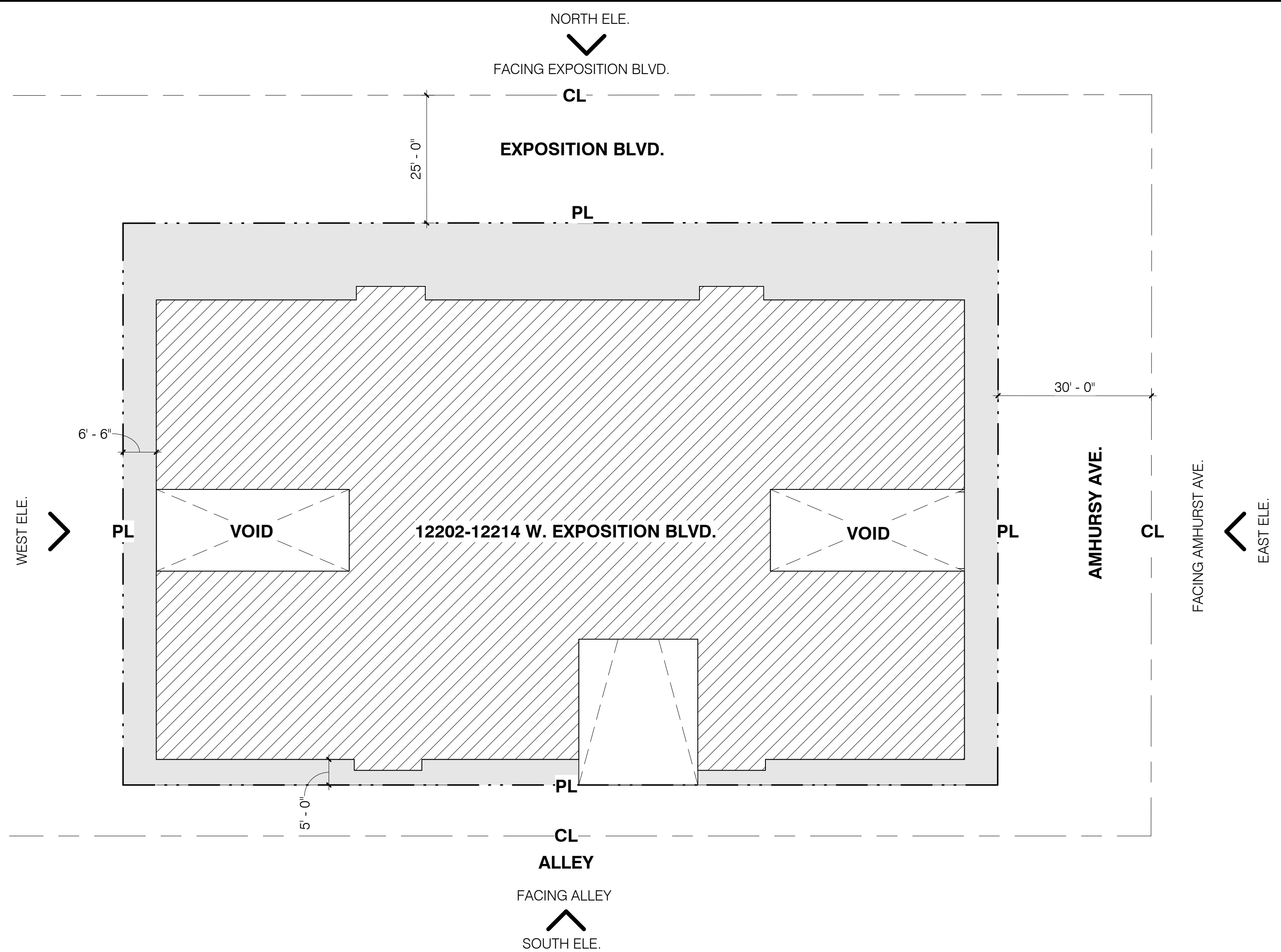
SHEET NO.:  
A011



AMHURST AVE. FACING TRANSPARENCY CALCULATION:  
TOTAL FACADE SURFACE AREA ON UPPER FLOOR FACING AMHURST AVE.: 4,370.22 S.F.  
TOTAL GLASS AREA: 774.56 S.F.  
TOTAL TRANSPARENT PERCENTAGE ALONG AMHURST AVE. = 17.72%

EAST ELEVATION - AMHURST BLVD. FACING TRANSPARENCY CALCULATION

SCALE  
3/32" = 1'-0" 2



KEY PLAN FOR STREET FACING FACADE TRANSPARENCY CALCULATION

SCALE  
1/16" = 1'-0" 1



EXPOSITION BLVD. FACING TRANSPARENCY CALCULATION:  
TOTAL FACADE SURFACE AREA ON UPPER FLOOR FACING EXPOSITION BLVD.: 8,913.11 S.F.  
TOTAL GLASS AREA: 2,524.86 S.F.  
TOTAL TRANSPARENT PERCENTAGE ALONG AMHURST BLVD. = 28.32%

NORTH ELEVATION - FACING EXPOSITION BLVD. TRANSPARENCY CALCULATION

SCALE  
3/32" = 1'-0" 3





































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2	06.04.2023	P.C. SUBMISSION

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PLAN CHECK

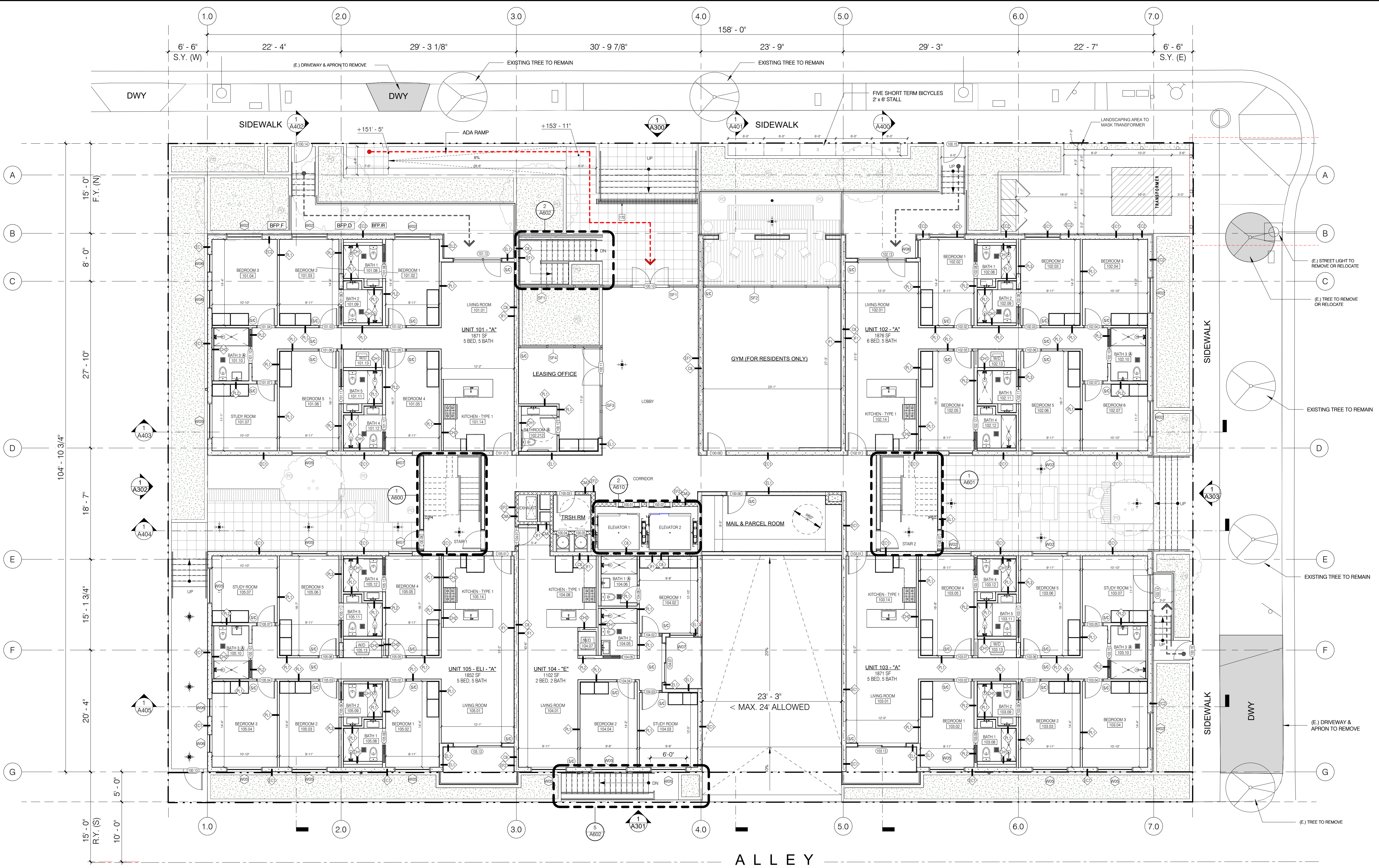
PROJECT ADDRESS:  
12202 W. Exposition Blvd.,  
Los Angeles, CA 90069

PROJECT TITLE:  
EXPOSITION RESIDENCE

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

DRAWING TITLE:  
1ST FLOOR PLAN

SHEET NO.:  
A210



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

- FLOOR PLAN NOTES**
- 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.
  - 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.
  - BATHROOM EXHAUST FANS SHALL BE "ENERGY STAR" COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
  - BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
  - FOR BATHROOM EXHAUST FAN AND LIGHTING LOCATIONS, SEE REFLECTED CEILING PLANS AND ENLARGED UNIT PLANS.
  - DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5 (L), CHART NO. 5.
  - AN AUTOMATIC SMOKE DETECTION SYSTEM SHALL BE PROVIDED IN ALL CORRIDORS SERVING SLEEPING ROOMS.
  - 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.

- SYMBOL LEGEND**
- |        |   |        |                                     |
|--------|---|--------|-------------------------------------|
| (S/C)  | COMBINED SMOKE/CARBON MONOXIDE DETECTOR (HARDWIRED) | (S/D)  | SMOKE DETECTOR                      |
| (SP)   | CLASS A STAND PIPE PER FIRE PROTECTION              | (T)    | SMART THERMOSTAT (REFER TO G602)    |
| (EXIT) | EXIT SIGN   | (BATH) | BATHROOM EXHAUST FAN COMBO          |
| (WALL) | WALL TAG  | (A)    | ACCESSIBLE BATHROOM                 |
| (11)   | WINDOW TAG  | (H)    | AFFORDABLE HOUSING - SET ASIDE UNIT |
| (DOOR) | DOOR TAG  | (G)    | GAS HOOKUP                          |
| (FD)   | FLOOR DRAIN/AREA DRAIN                              | (EVCS) | ELECTRICAL VEHICLE CHARGING STATION |

- KEYNOTES**
- |          |                                     |        |                                   |
|----------|-------------------------------------|--------|-----------------------------------|
| (EVSE)   | ELECTRICAL VEHICLE SUPPLY EQUIPMENT | (170)  | TRENCH DRAIN - PER PLUMBING PLANS |
| (F.C.U.) | FAN COIL UNIT                       | (AREA) | AREA DRAIN                        |
- > OPEN SPACE ACCESS PATH

**EXHIBIT "A"**  
Page No. 17 of 64  
Case No. DIR-2023-8208-TOC-HCA

1/30/2024 12:30:09 PM































































































































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PLAN CHECK

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

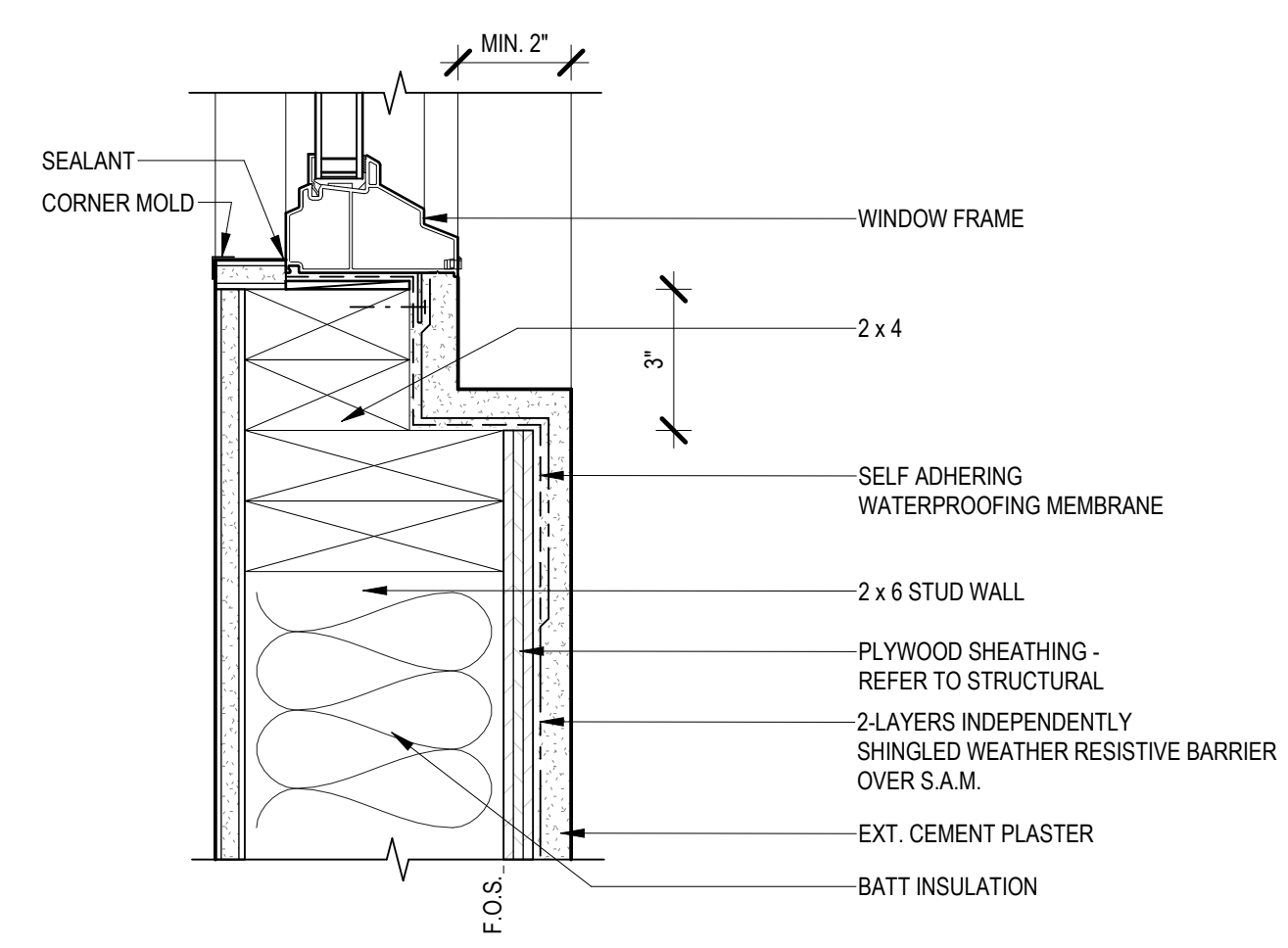
PROJECT TITLE:  
EXPOSITION RESIDENCE

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

DRAWING TITLE:  
RECESSED WINDOW  
DETAILS - STREET  
FACING

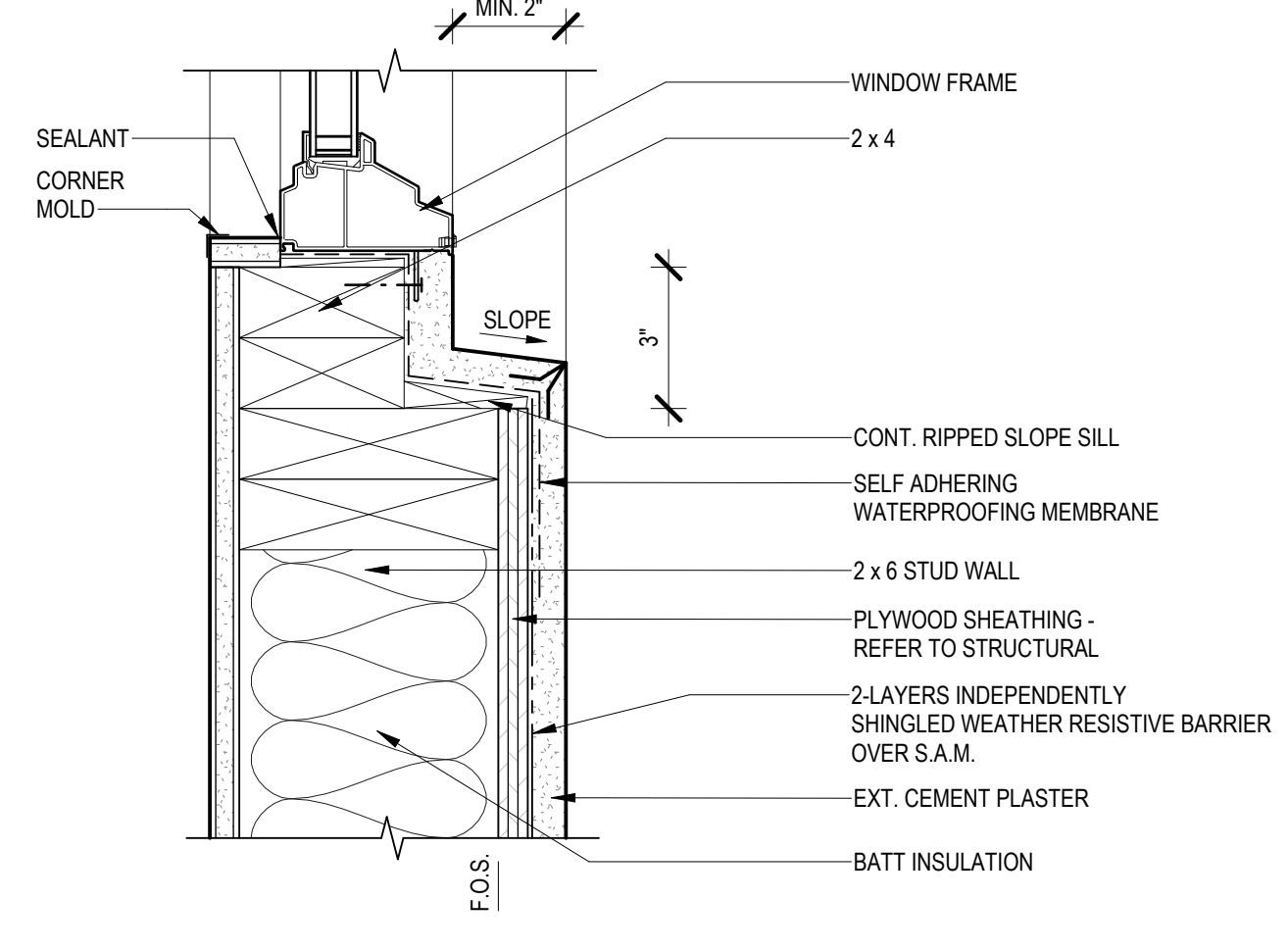
SHEET NO.:  
AD041

NOTE:  
REFER TO DETAILS  
FOR FLASHING AND WATERPROOFING  
TYPICAL



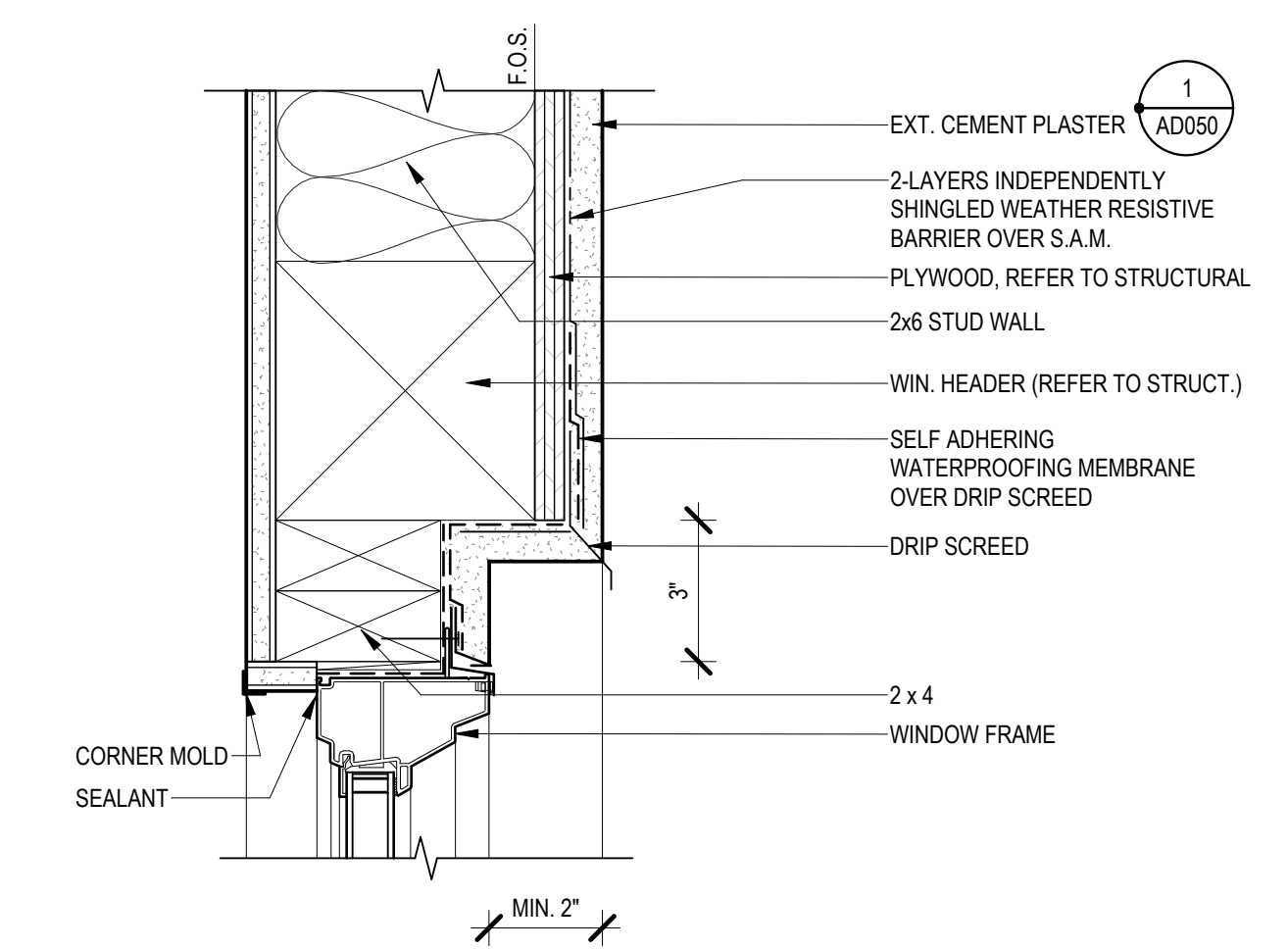
RECESSED WINDOW JAMB ON 2 x 6 WALL SCALE 3" = 1'-0" 3

NOTE:  
REFER TO DETAILS  
FOR FLASHING AND WATERPROOFING  
TYPICAL



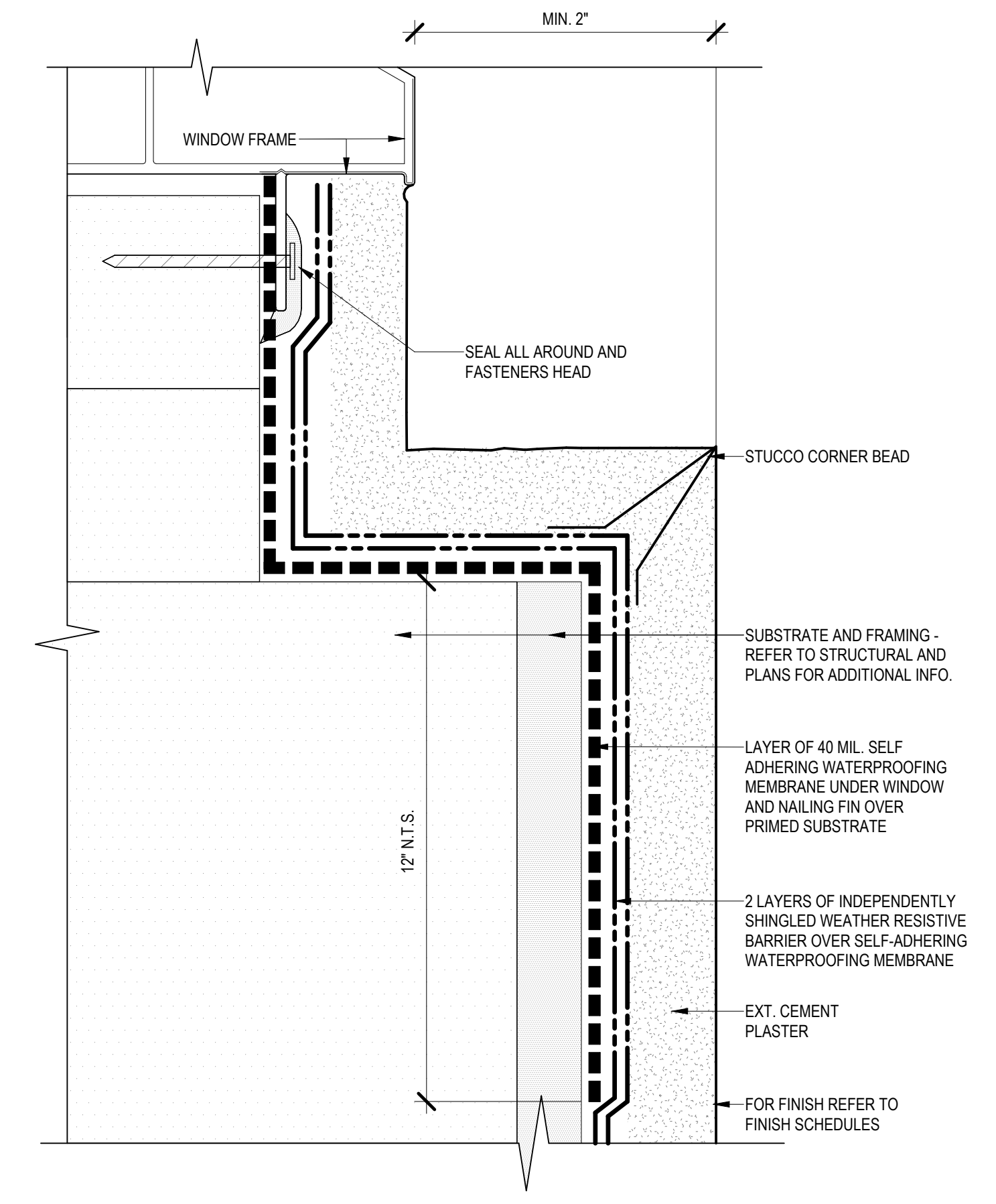
RECESSED WINDOW SILL ON 2 x 6 WALL SCALE 3" = 1'-0" 2

NOTE:  
REFER TO DETAILS  
FOR FLASHING AND WATERPROOFING  
TYPICAL



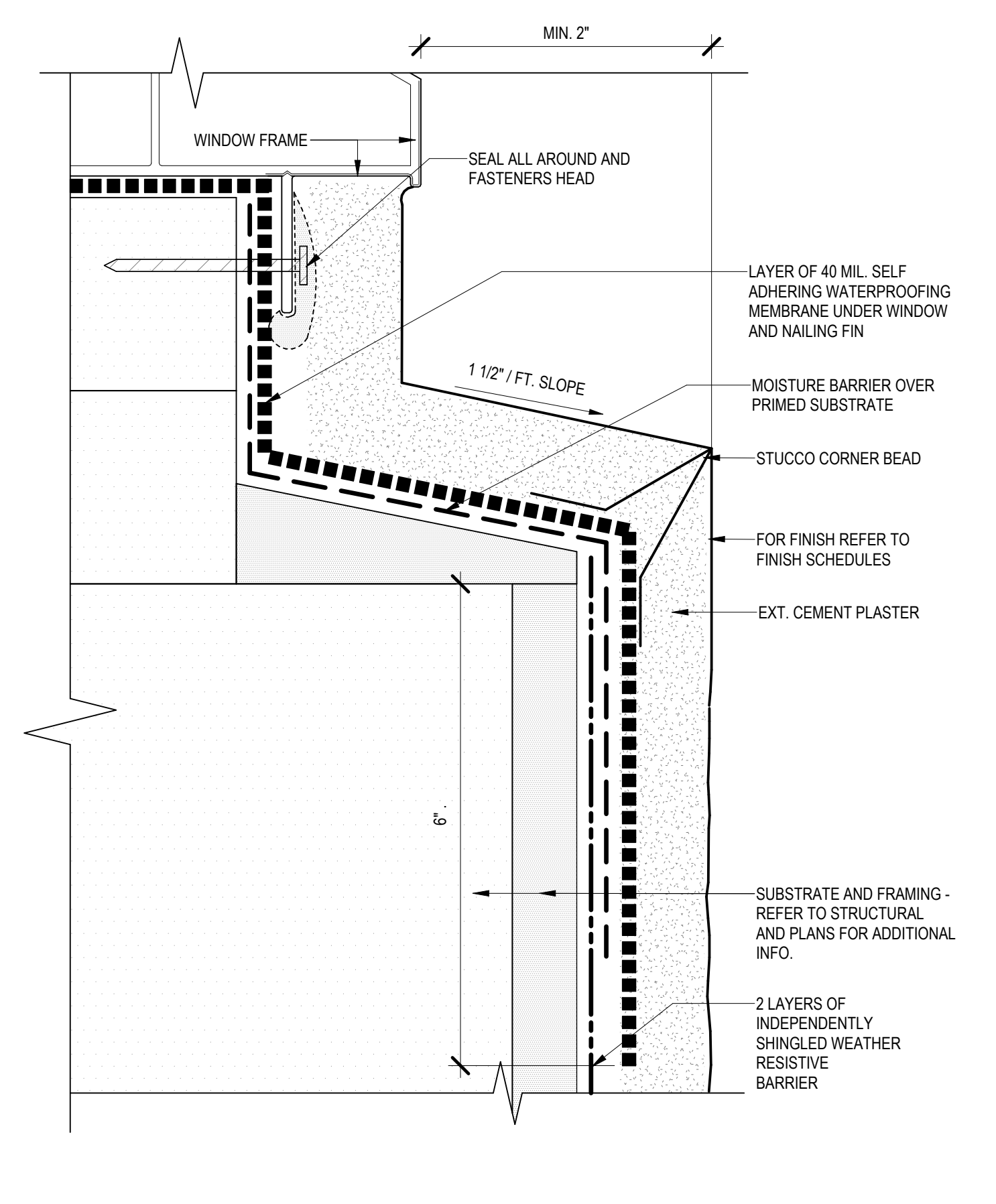
RECESSED WINDOW HEAD ON 2 x 6 WALL SCALE 3" = 1'-0" 1

NOTE: ALL FLASHING REQUIREMENTS OF  
DETAIL 3 SHALL APPLY



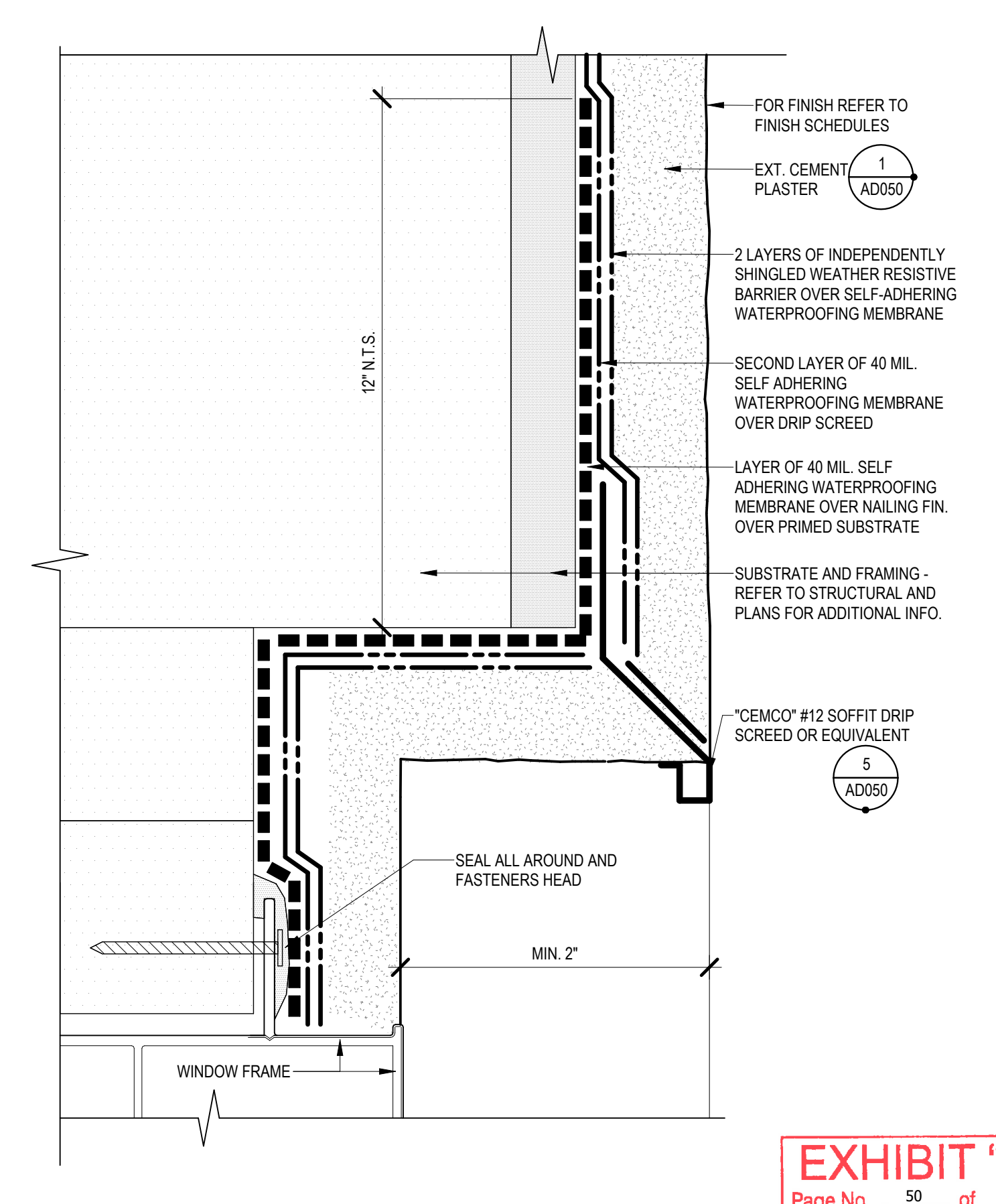
WINDOW JAMB RECESSED SECTION SCALE 12" = 1'-0" 6

NOTE: ALL FLASHING REQUIREMENTS OF  
DETAIL 3 SHALL APPLY



WINDOW SILL RECESSED SECTION SCALE 12" = 1'-0" 5

NOTE: ALL FLASHING REQUIREMENTS OF  
DETAIL 3 SHALL APPLY



WINDOW HEAD RECESSED SECTION SCALE 12" = 1'-0" 4

EXHIBIT "A"  
Page No. 50 of 64  
Case No. DIR-2023-8208-TOC-HCA

1/30/2024 12:32:43 PM



LEGEND						
SYMBOL	CALLOUT	ITEM	MANUFACTURER	COMMENTS	COLOR/FINISH	DETAIL
		EXISTING TREE - TO REMAIN				
		EXISTING TREE - REMOVE				
		NEW TREE				
	PA	PLANTING AREA		SEE PLANTING SHEETS	TBD	
	PL	LID PLANTER		SEE CIVIL PLANS	TBD	SEE DETAIL #L200
	-	PLANTER DRAIN				SEE DETAIL #L200
	PT	VARIOUS POTS	TBD		TBD	
	P1	PAVER	TBD		TBD	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 FLOOR	SR VALUE	QUANTITY IN SF	SR 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
<b>ROOF DECK</b>			
TBD	.54	0	0
<b>TOTAL</b>		<b>0</b>	<b>0</b>
<b>PERCENTAGE OF HARDSCAPE WITH SRI VALUE ABOVE .30</b>			<b>###</b>

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

CITY OF LOS ANGELES LANDSCAPE ORDINANCE GUIDELINES "O". LANDSCAPE POINT SYSTEM			
SQUARE FOOTAGE FOR PROJECT	67,396	POINTS REQUIRED PER ORDINANCE PLUS 10% PER CONDITIONS OF APPROVAL	33
<b>FEATURE/TECHNIQUE</b>		<b>SITE WORK</b>	<b>POINTS</b>
1 POINT PER LINEAR FOOT CONTINUOUSLY PLANTED PARKWAY		251 LF	251
		<b>TOTAL</b>	<b>251</b>

EXPOSITION

12202-12214 EXPOSITION BLVD  
LOS ANGELES, 90064



DATE	DESCRIPTION
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

PROJECT NO: #Project Code

**EXHIBIT "A"**  
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Case No. DIR-2023-8208-TOC-HCA

SHEET INDEX

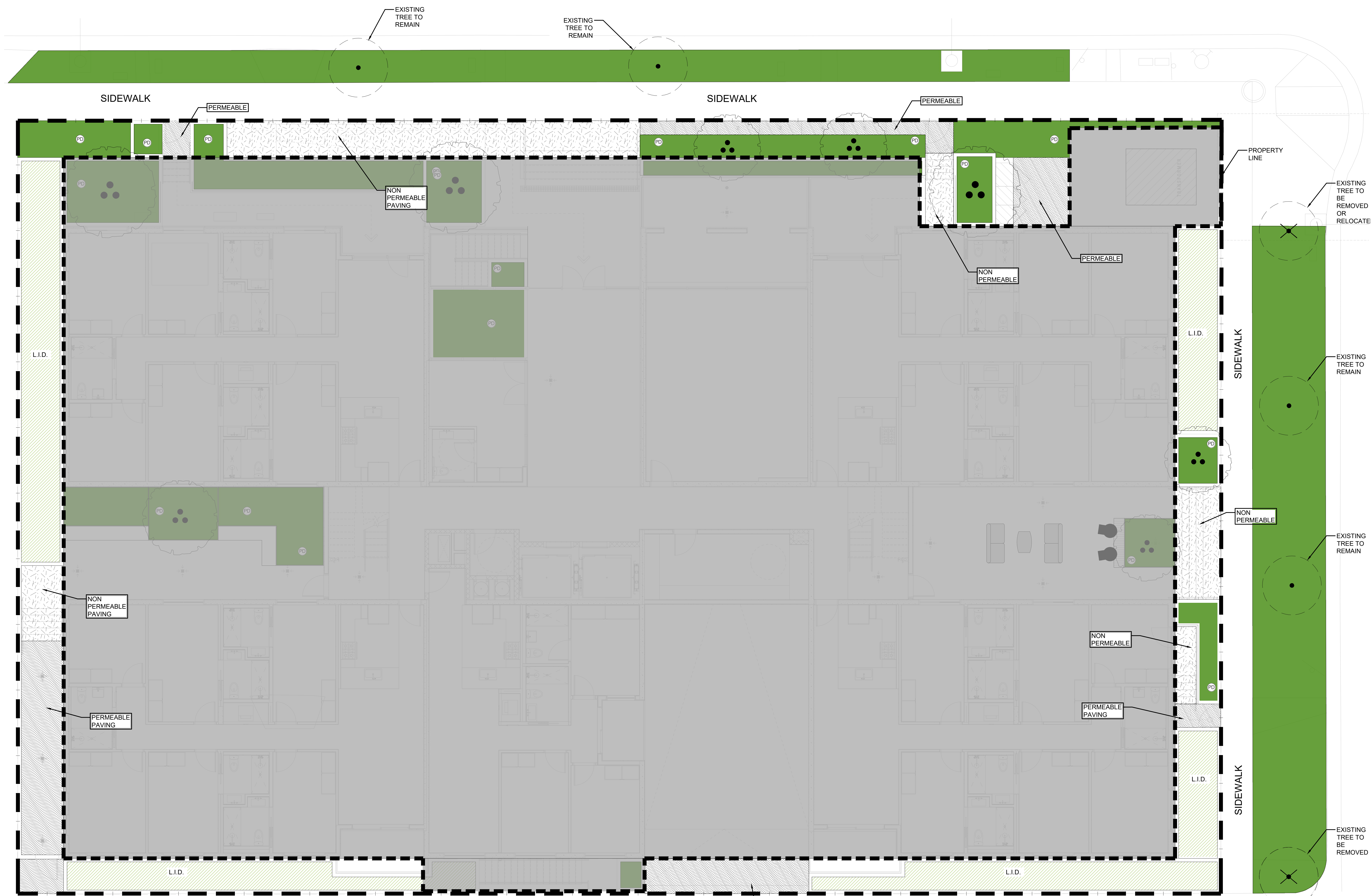
L1.00	LANDSCAPE CONCEPTUAL SCHEDULE & NOTES
L1.01	HARDSCAPE PERMEABLE PAVING 1ST FLOOR
L1.10	LANDSCAPE CONCEPTUAL 1ST FLOOR
L1.60	LANDSCAPE CONCEPTUAL 6TH FLOOR
L2.00	CONSTRUCTION DETAILS
L3.00	IRRIGATION SCHEDULE AND NOTES
L3.01	IRRIGATION SCHEDULE AND NOTES
L3.10	IRRIGATION PLAN 1ST FLOOR
L3.60	IRRIGATION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

SHEET NAME


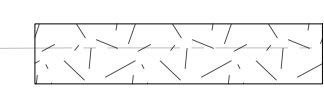

LANDSCAPE CONCEPTUAL SCHEDULE & NOTES

L1.00



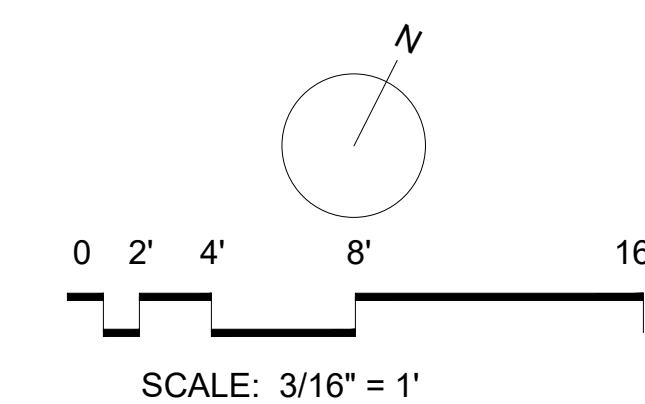


TOTAL HARDSCAPE: 1,096 SF

-  NOT FEASIBLE
-  NON PERMEABLE HARDSCAPE: 548 SF
-  PERMEABLE HARDSCAPE: 548 SF

ALLEY

**EXHIBIT "A"**  
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 Case No. DIR-2023-8208-TOC-HCA



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

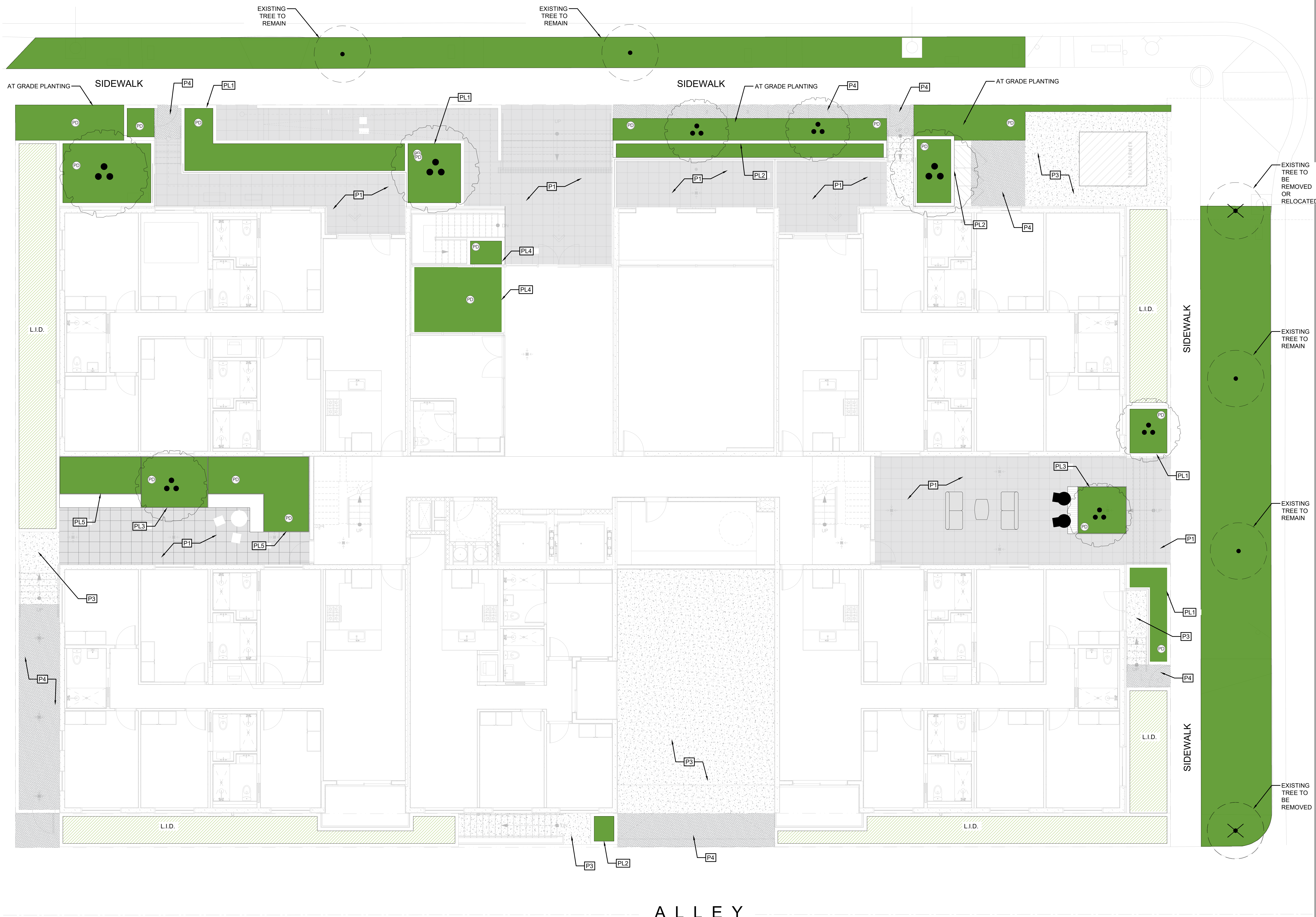
PROJECT NO: #Project Code

SHEET NAME

**HARDSCAPE  
 PERMEABLE  
 PAVING  
 1ST FLOOR**

**L1.01**





EXPOSITION

12202-12214 EXPOSITION BLVD  
 LOS ANGELES, 90064



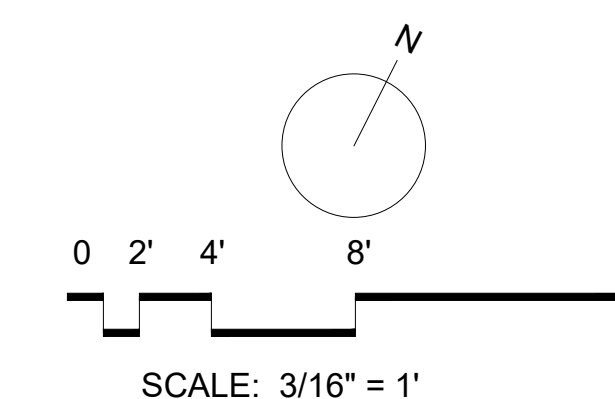
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09/25/23	50% CD SET
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1/29/24	75% CD SET

DATE	DESCRIPTION
PROJECT NO: #Project Code	

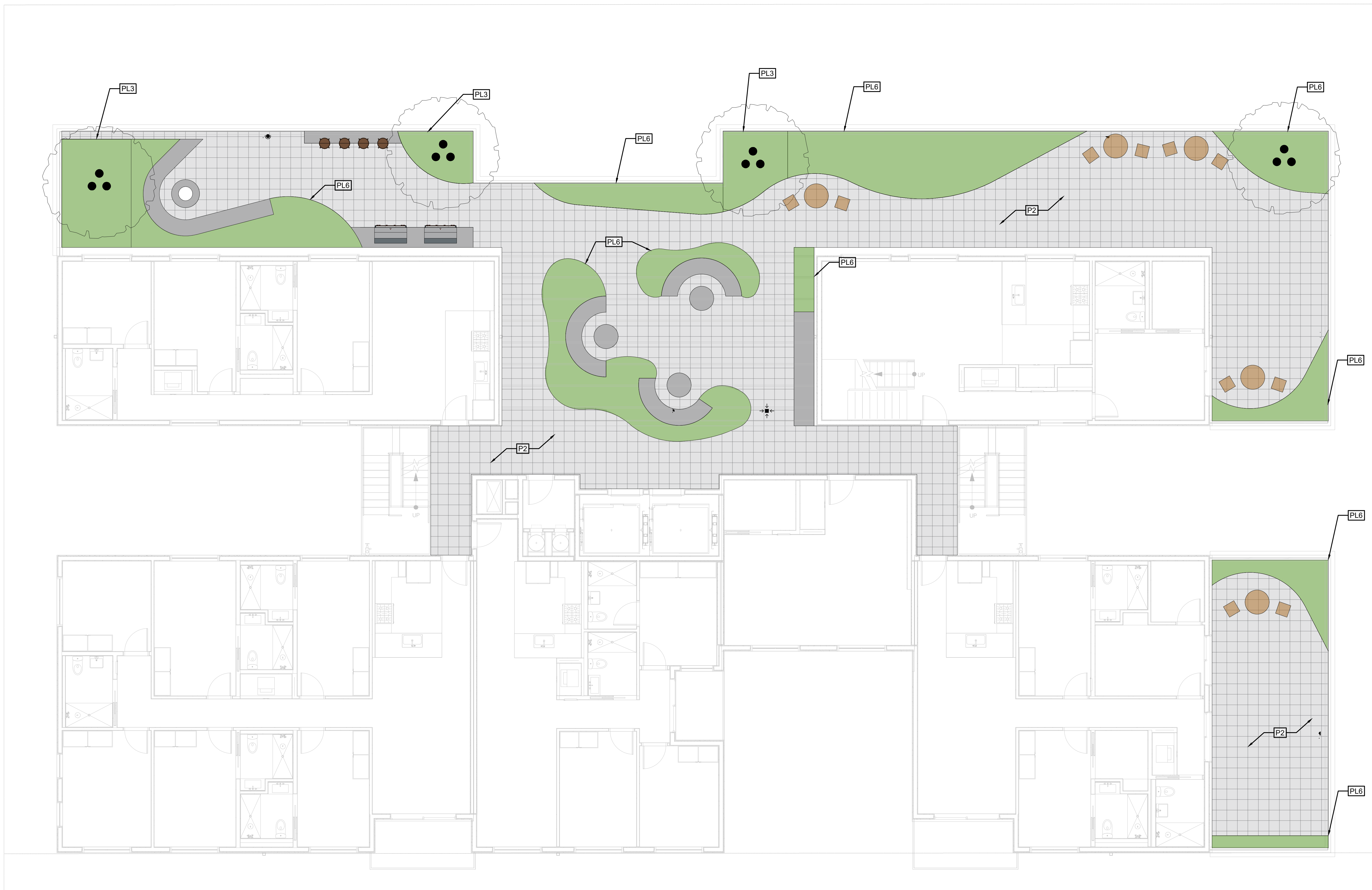
SHEET NAME  
 LANDSCAPE  
 CONCEPTUAL  
 PLAN  
 1ST FLOOR

L1.10

EXHIBIT "A"  
 Page No. 53 of 64  
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EXPOSITION

12202-12214 EXPOSITION BLVD  
 LOS ANGELES, 90064



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08/04/23	DD SET
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09/25/23	50% CD SET
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DATE DESCRIPTION

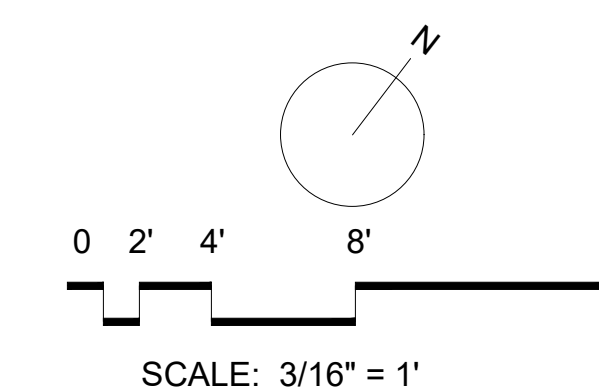
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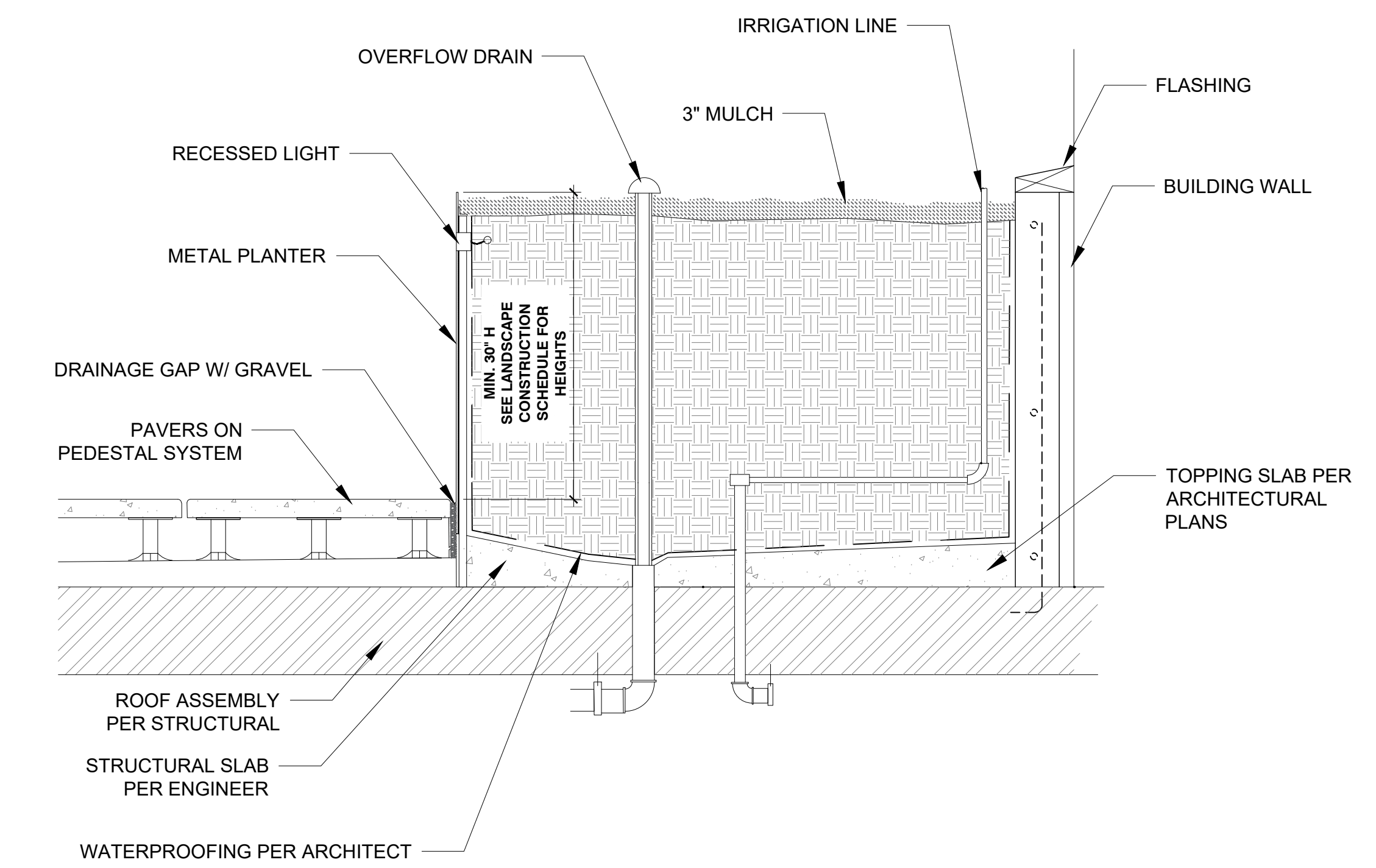
LANDSCAPE  
 CONCEPTUAL  
 PLAN  
 6TH FLOOR

L1.60

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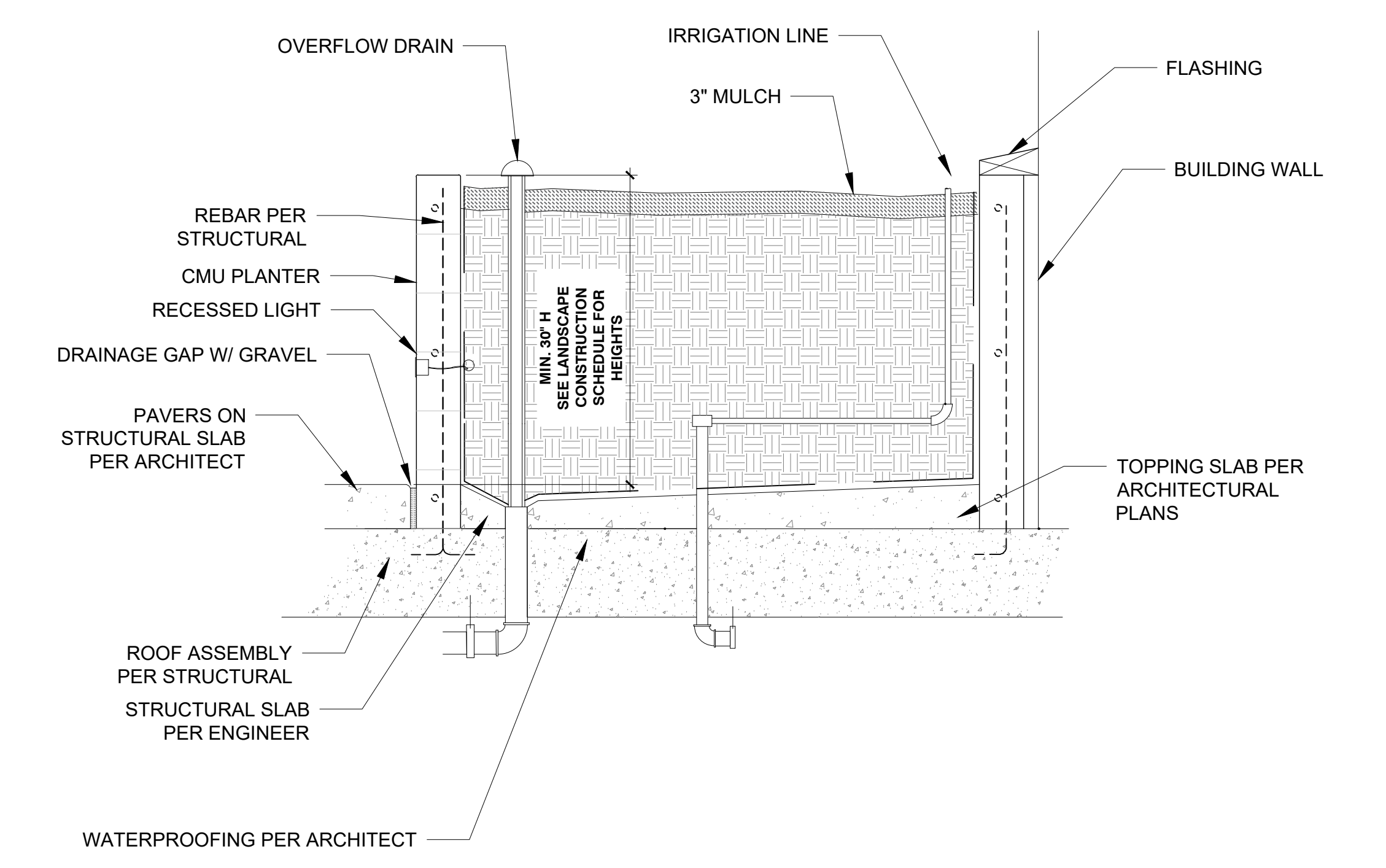






PLANTER CROSS SECTION, TYP.  
 SCALE: 3/4" = 1'-0"

NOT USED  
 SCALE: N/A



CMU PLANTER TYP.,  
 SCALE: N/A

NOT USED  
 SCALE: N/A

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

DATE	DESCRIPTION
PROJECT NO: #Project Code	

SHEET NAME  
 LANDSCAPE CONSTRUCTION DETAILS

L2.00

NOT USED  
 SCALE: N/A

NOT USED  
 SCALE: N/A





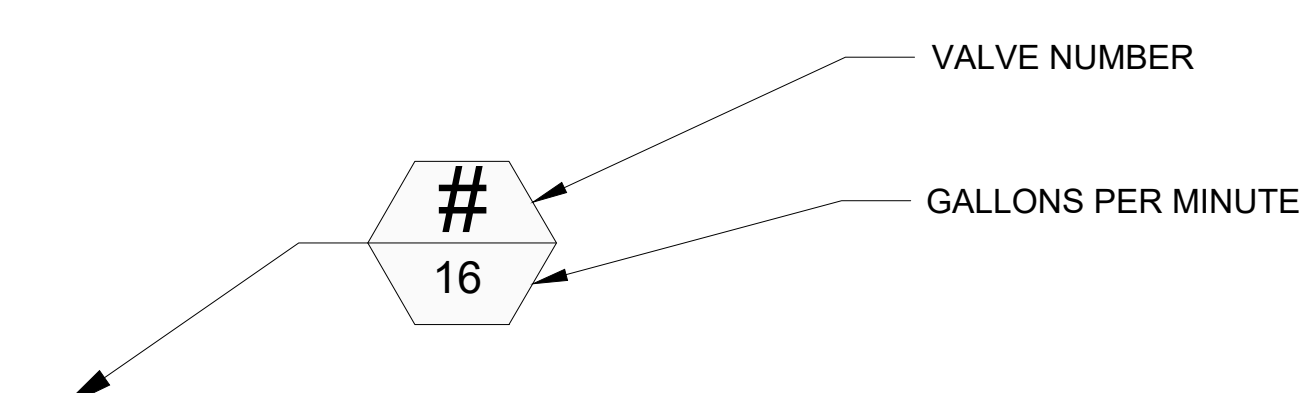


### IRRIGATION NOTES

- THIS PLAN CONNECTS TO AN EXISTING OPERABLE IRRIGATION SYSTEM. CONTRACTOR TO FIELD VERIFY THE EXISTING SYSTEM PRIOR TO CONSTRUCTION.
- 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.
- THIS IRRIGATION DESIGN PLAN IS DIAGRAMMATIC, AND THE LAYOUT MAY NOT BE PRECISE. THE CONTRACTOR IS RESPONSIBLE FOR MINOR CHANGES IN LINE ROUTING.
- 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 THE DESIGNED SYSTEM.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- 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 THESE DRAWINGS.
- AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOESN'T SPRAY ON THE BUILDING.
- 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 AND APPROVAL OF THE DRIPPER LINE SYSTEM.
- ALL PIPING UNDER PAVEMENT SHALL BE SLEEVED IN PVC SLEEVES 2X LARGER THAN THAT PIPE SIZE.
- SALVAGED SITE EQUIPMENT IN OPERABLE CONDITION SHALL BE DELIVERED TO OWNER REPRESENTATIVE.
- REMOTE CONTROL VALVES NOT AFFECTED BY DEMOLITION SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.
- LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
- ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION DETAILS AND SPECIFICATIONS.
- A LAMINATED DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- ALL LANDSCAPING AND IRRIGATION SYSTEMS MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
- 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.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
- RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

IRRIGATION SCHEDULE					
SYMBOL	ITEM	MANUFACTURER	DESCRIPTION	SIZE	DETAIL
POC	POINT OF CONNECTION		POINT OF CONNECTION TO CITY MAIN LINE		
M	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/L4.00.
FS	FLOW METER	HUNTER	HC-100-FLOW 1" FLOW METER	1"	
BP	BOOSTER PUMP				
GV	GATE VALVE	NIBCO	T-113 BRASS GATE VALVE	LINE SIZE	SEE DETAIL 3/L4.00.
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/L4.00.
CV	CONTROL VALVE	RAINBIRD	100-DVF FLOW CONTROL MODEL	1"	SEE DETAIL 3/4.10
DVK	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/L4.00.
ML	MAINLINE		SCHEDULE 40 PVC, WITH SCHEDULE 80 FITTINGS. ROUTE 18" DEEP IN PLANTERS WHERE POSSIBLE.	PER PLAN	SEE DETAIL 1/L4.00.
LL	LATERAL LINE		SCHEDULE 40 PVC. ROUTE 12" DEEP IN PLANTERS WHERE POSSIBLE.	PER PLAN	SEE DETAIL 1/L4.00.
DL	DRIP LINE	RAINBIRD	XFS-CV-09-12-500, 0.9 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 #/L400.
FV	FLUSH VALVE	NETAFIM	MANUAL FLUSH VALVE, INSTALLED IN PLANTING AREA IN PLASTIC BOX. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.		SEE DETAIL 7/L4.00.
IND	INDICATOR	RAINBIRD	OPERIND - DRIP SYSTEM OPERATION POP-UP VISUAL INDICATOR KIT(OPERIND X17500). INSTALL PER MANUFACTURER'S STANDARDS.		SEE DETAIL #/L400.
TB	TREE BUBBLER	RAINBIRD	RWS-M-B-C-1402 MINI ROOT WATERING SYSTEM	0.5 GPM	SEE DETAIL 8/L4.00.
QC	QUICK COUPLER	RAINBIRD			
HB	HOSE BIB		HOSE BIB CONNECTED TO DOMESTIC POTABLE WATER PER PLUMBING PLANS		
PS	PIPE SIZE				
*	SLAB PENETRATION		MAIN OR LATERAL LINES TO GO THROUGH PODIUM. SEE PLUMBING AND STRUCTURAL		

### VALVE CALLOUT KEY



VALVE LEGEND							
VALVE	PRODUCT	AREA	GPM	VALVE SIZE	HYDROZONE	ZONE PRESSURE REQUIREMENT	PRECIP. RATE
1	RAINBIRD XCZ-100-PRB	EXPOSITION PARKWAY PLANTING	8.7	1 1/4"	LOW	40psi	50 INHR
2	RAINBIRD XCZ-100-PRB	FRONTYARD AT GRASS PLANTING EXPOSITION	3.2	1 1/4"	LOW	40psi	50 INHR
3	RAINBIRD XCZ-100-PRB	FRONTYARD PLANTERS	4.9	1 1/4"	LOW	40psi	50 INHR
4	RAINBIRD XCZ-100-PRB	AMHERST LD PLANTERS	2.6	1"	LOW/MODERATE	40psi	50 INHR
5	RAINBIRD XCZ-100-PRB	AMHERST PARKWAY PLANTING	10	1"	LOW	40psi	50 INHR
6	RAINBIRD XCZ-100-PRB	AMHERST RAISED TREE PLANTERS	1.3	1"	LOW	40psi	50 INHR
7	RAINBIRD XCZ-100-PRB	ROOF PLANTERS	10.9	3/4"	LOW	40psi	50 INHR
8	RAINBIRD XCZ-100-PRB	INTERIOR PLANTERS	3.8	1"	LOW	40psi	50 INHR
9	RAINBIRD XCZ-100-PRB	SIDEYARD LD PLANTER	3.1	1"	LOW/MODERATE	40psi	50 INHR
10	ALLEY LD PLANTERS	INTERIOR PLANTERS	4	1"	LOW/MODERATE	40psi	50 INHR

### EXPOSITION

12202-12214 EXPOSITION BLVD  
LOS ANGELES, 90064



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07/24/23	DD SET
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09/25/23	50% CD SET
11/27/23	75% CD SET
1/29/24	75% CD SET

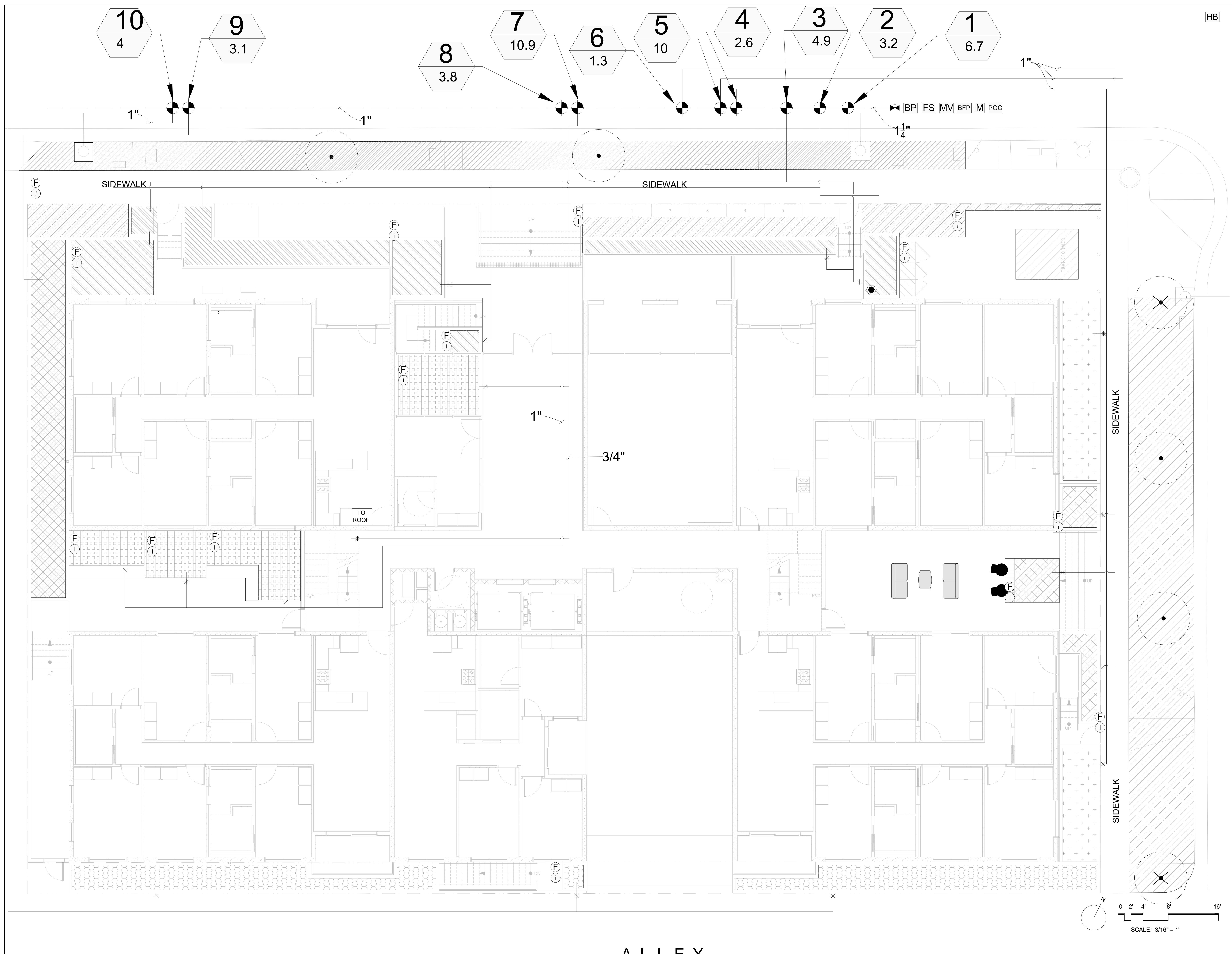
PROJECT NO: #Project Code

SHEET NAME

### IRRIGATION SCHEDULE & NOTES

L3.01





EXPOSITION

12202-12214 EXPOSITION BLVD  
LOS ANGELES, 90064



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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

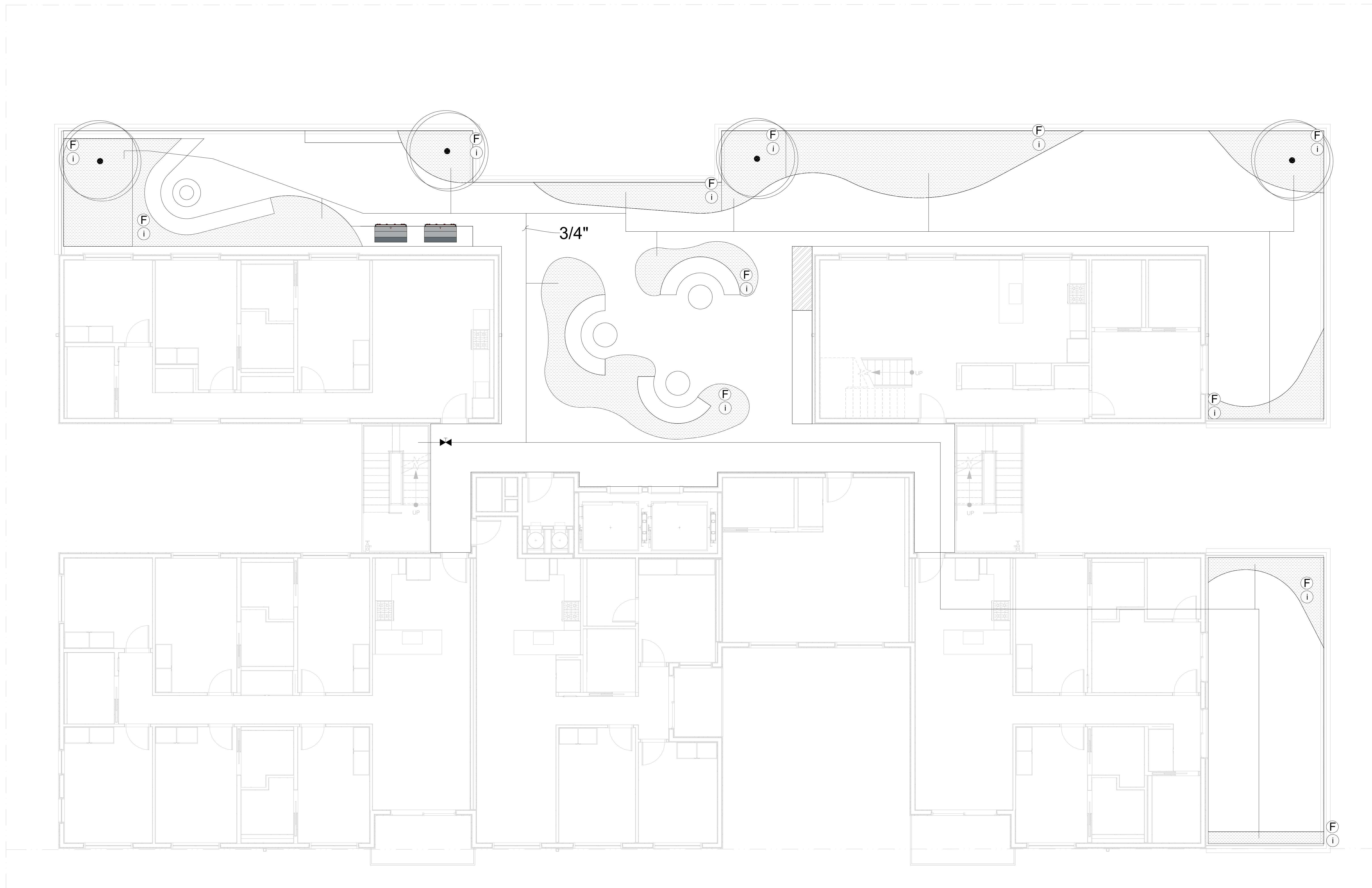
IRRIGATION  
PLAN  
GROUND FLOOR

L3.10





ENVIRONMENTAL DESIGN STUDIO  
 201 WESMORLAND AVE SUITE 126  
 LOS ANGELES, CA 90004  
 www.edstudio.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

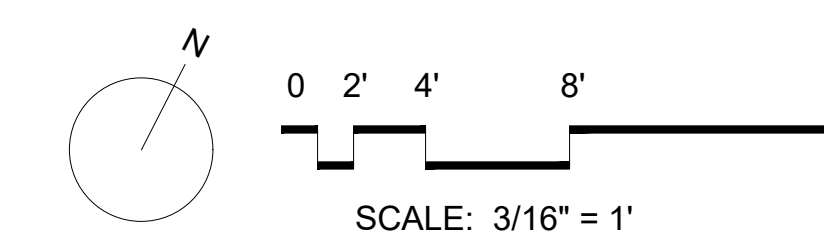
DATE DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

IRRIGATION  
 PLAN  
 6TH FLOOR

**L3.60**





EXPOSITION

12202-12214 EXPOSITION BL  
LOS ANGELES, 90064



07/24/23	DD SET
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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
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PROJECT NO: #Project Code

SHEET NAME

PLANTING SCHEDULE AND NOTES

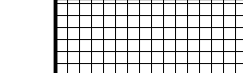
L5.00

PLANT SCHEDULE						
SYMBOL	QTY	BOTANICAL NAME	SIZE	SPACING	LA COUNTY DROUGHT TOLERANT PLANT ZONE 3	WATER USE
<b>TREES</b>						
		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
<b>SHRUBS</b>						
	33	ACACIA COGNATA 'ACCOG01'	5 GAL.	19" o.c.	NO	Medium
	54	ACANTHUS MOLLIS	5 GAL.	18" o.c.	NO	Medium
	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 PULCATILIS	5 GAL.	18" o.c.	YES	Low
	5	BOUGAINVILLEA X 'BARBARA KARST'	15 GAL.	24" o.c.	NO	Low
	35	CALLISTEMON VIMINALIS 'LITTLE JOHN'	15 GAL.	23" o.c.	NO	Low
	465	DIANELLA CAERULEA 'DDB03'	5 GAL.	14" o.c.	YES	Medium
	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	PITTIOSPORUM CRASSIFOLIUM 'NANA'	15 GAL.	23" o.c.	NO	Medium
	63	PITTIOSPORUM TOBIRA CREME DE MINT	15 GAL.	22" o.c.	NO	Medium
	45	SALVIA SPATHACEA	5 GAL.	18" o.c.	YES	Low
<b>GROUND COVERS</b>						
	600	CAREX BARBARAE	1 GAL.	16" o.c.	YES	Medium
	270	LOMANDRA LONGIFOLIA 'BREEZE'	1 GAL.	18" o.c.	YES	Low
	230	LOMANDRA LONGIFOLIA 'BREEZE'	5 GAL.	18" o.c.	YES	Low
	940	MYOPORUM PARVIFOLIUM 'FINE LEAF FORM'	1 GAL.	16" o.c.	YES	Low

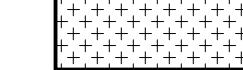
\*\* CONTRACTOR TO SUBMIT IMAGES OF PLANT MATERIAL TO LANDSCAPE ARCHITECT PRIOR TO PURCHASING, FOR APPROVAL.

TOTAL LANDSCAPE AREA: 5,042 SF

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



NON DROUGHT TOLERANT LANDSCAPE AREA: 749 - 17%

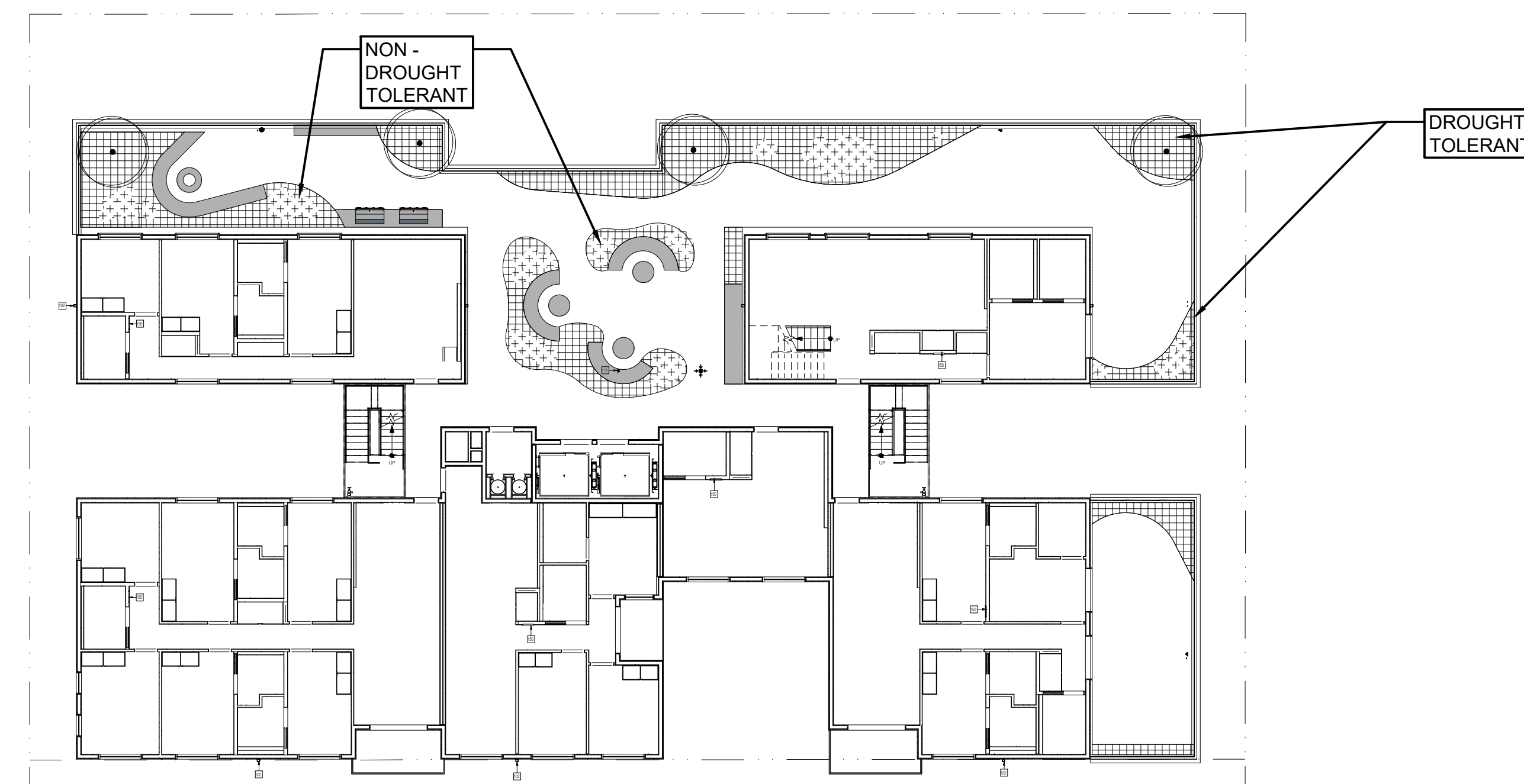
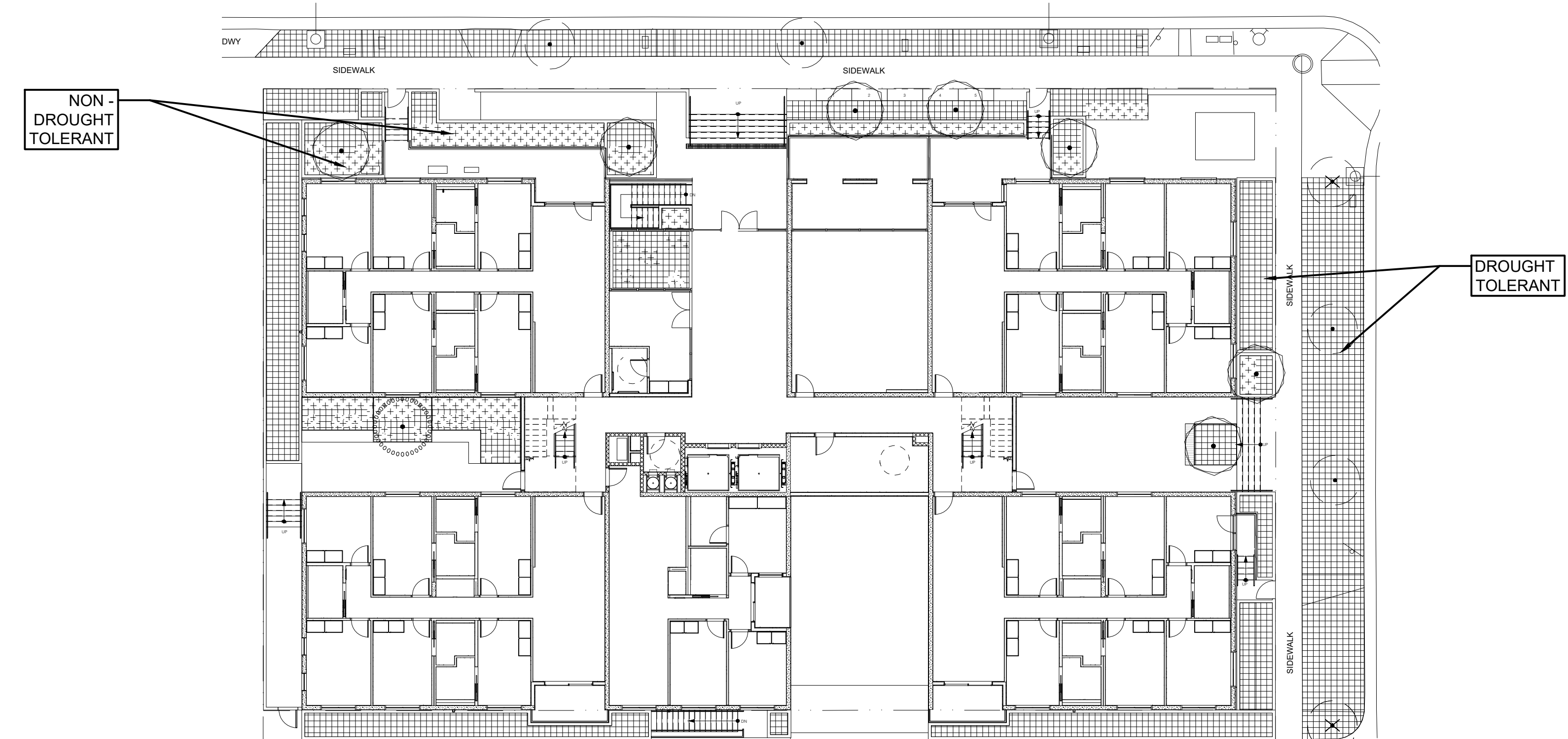


PLANTING NOTES

- UNDER NO CIRCUMSTANCES WILL THERE BE ANY MATERIAL SUBSTITUTIONS EXCEPT WITH THE EXPRESS CONSENT OF THE LANDSCAPE ARCHITECT.
- 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 GROUND COVER SPECIES. NO SUBSTITUTIONS WILL BE ALLOWED FOLLOWING SUBMITTAL OF THE LIST.
- 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.
- PRIOR TO PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. SOIL COMPACTION SHOULD BE AVOIDED IN ALL AT GRADE PLANTING AREAS.
- 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 IMPLEMENTATION OF SOILS MANAGEMENT REPORT RECOMMENDATIONS.
- 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 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.
- 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:
 

INCORPORATE INTO THE SOIL THE FOLLOWING MATERIALS, PER PROCEDURES DESCRIBED IN THE SPECIFICATIONS. MATERIAL AMOUNTS PER 1000 SQUARE FEET:

  - 3 CU. YD. NITROGEN FORTIFIED WOOD COMPOST
  - 2 CU. YD. ORGANIC FERTILIZER
  - 100 LBS. GYPSUM
  - 30 LBS. COMMERCIAL FERTILIZER
- SEE SPECIFICATIONS FOR OVER STRUCTURE IMPORT SOIL.
- 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.
- FINISHED GRADE OF TURF IS TO BE 1" BELOW FINISHED SURFACE OF ADJACENT PAVING OR MOW STRIP.
- ALL ON-STRUCTURE PLANTERS TO BE FILLED WITH IMPORT SOIL PER SPECIFICATIONS.
- 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.
- ORGANIC MULCH SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER PRODUCTS ARE NOT LOCALLY AVAILABLE.
- TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE UP TO 5% OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH.
- STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MEET CURRENT ENGINEERING STANDARDS.
- PLANT COUNTS ARE PROVIDED FOR CONVENIENCE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES.

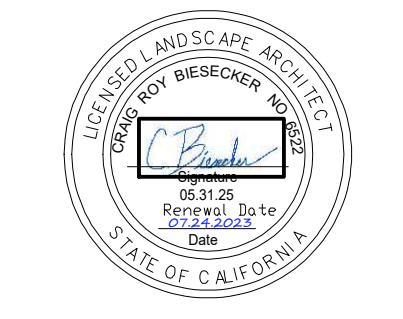






EXPOSITION

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
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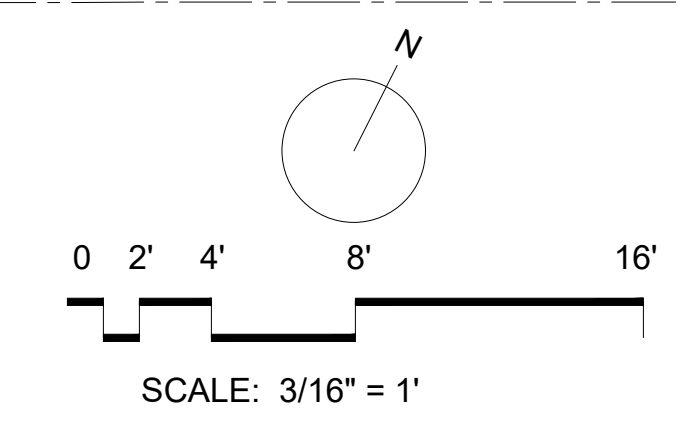
PROJECT NO: #Project Code

SHEET NAME

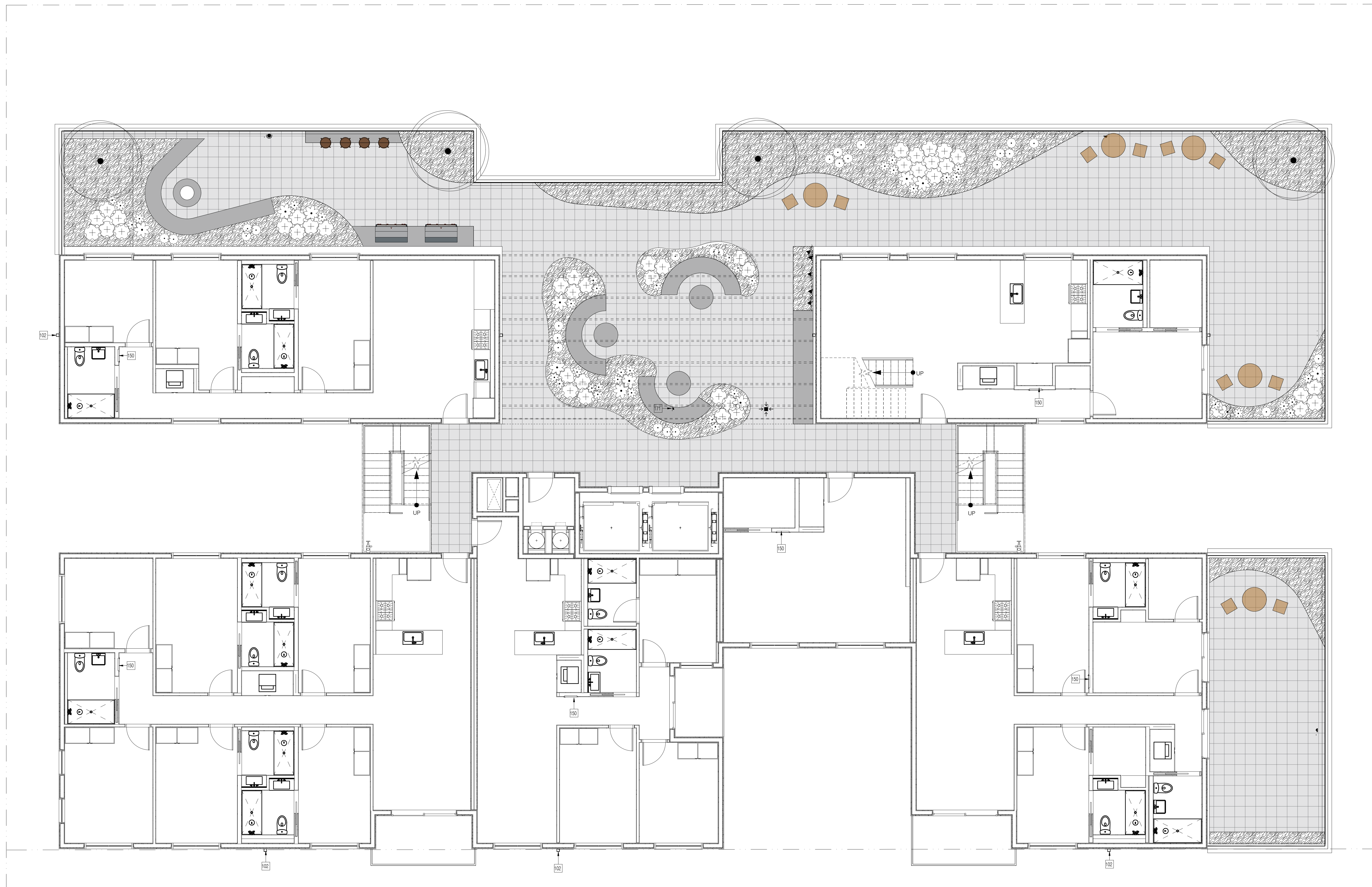
PLANTING PLAN  
1ST FLOOR

L5.10

**EXHIBIT "A"**  
Page No. 61 of 64  
Case No. DIR-2023-8208-TOC-HCA

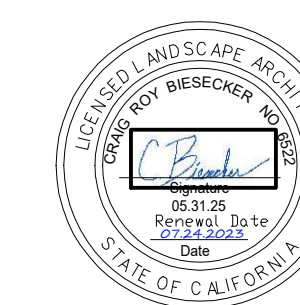






EXPOSITION

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

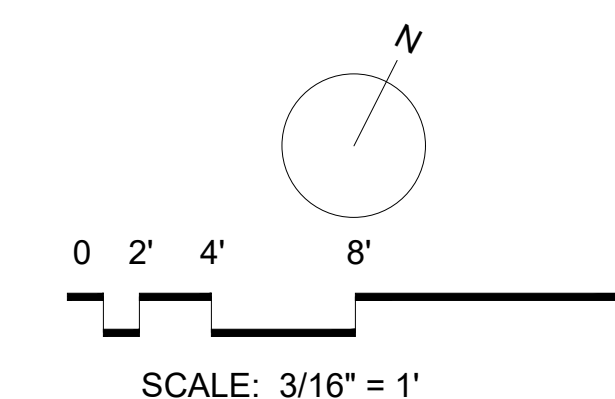
PROJECT NO: #Project Code

SHEET NAME

PLANTING PLAN  
6TH FLOOR

L5.60

**EXHIBIT "A"**  
Page No. 62 of 64  
Case No. DIR-2023-8208-TOC-HCA





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

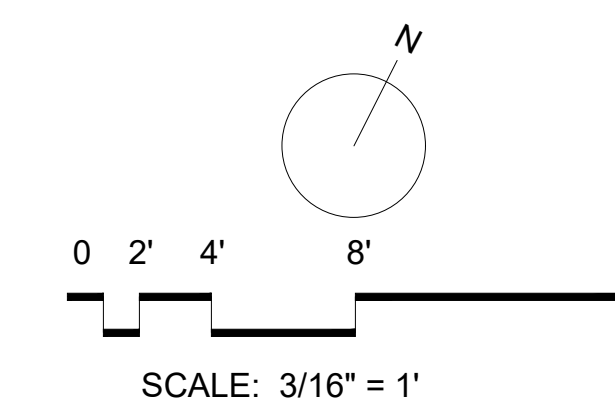
LIGHTING PLAN  
 1ST FLOOR

L7.10

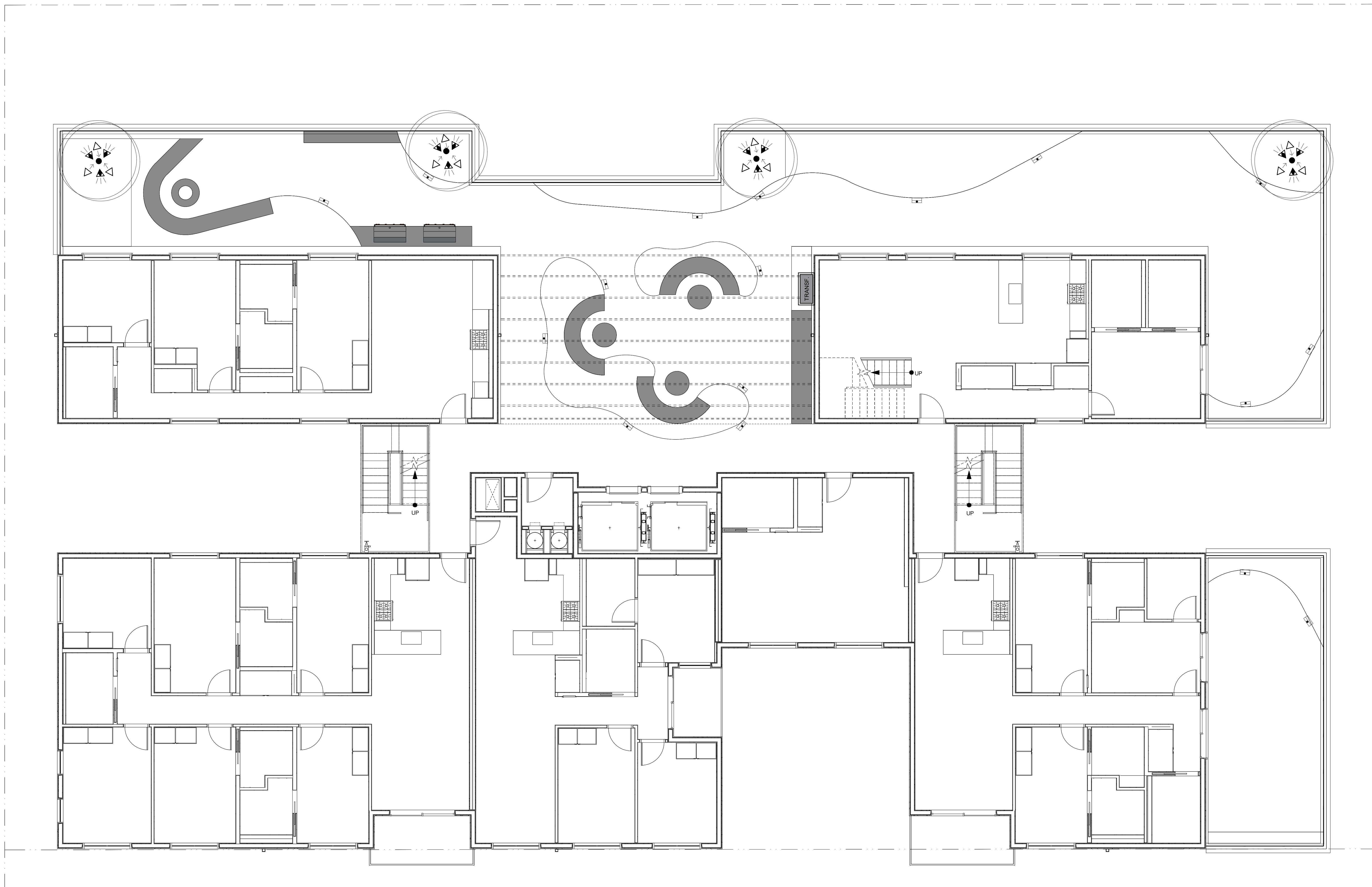


LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
△	SPJ LIGHTING SUPER NOVA SOLID BRASS, AGED BRASS (AG), 1/2IN. NPT MALE LAMP: FB-3W-CYL-TA16, 3W 3VA, 2700K	36	
□	SPJ LIGHTING SPJ-MSL2 SOLID BRASS, BLACK	31	
●	SPJ LIGHTING SPJ-CC124-SQ SOLID BRASS, BLACK (B), 1/2" NPT LAMP: 2W NICHIA 219C, 2W 2VA, 2700K	4	
▲	SPJ LIGHTING TITAN CAST BRASS, AGED BRASS (AG), 1/2IN. NPT LAMP: FB-6W-TA16, 6W 6VA, 2700K	36	







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

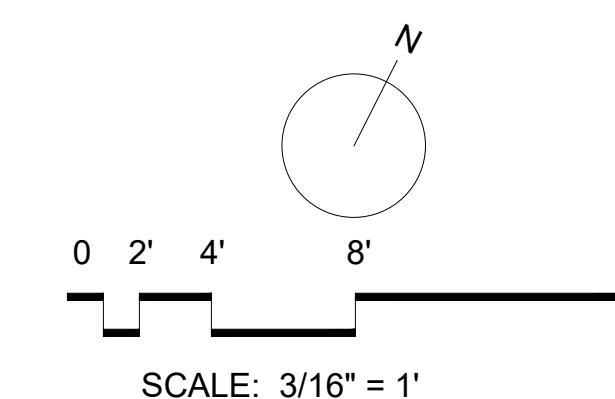
DATE DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

LIGHTING PLAN  
 6TH FLOOR

L7.60





# **EXHIBIT B**

(Appeal Application & Justification)



# APPLICATIONS



## 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 [CP13-7840](#). 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: DIR-2023-2208-TOC-HCA  
APN: 4259-030-001, 4259-030-002, 4259-030-003 and 4259-030-004  
Project Address: 12202 W. Exposition Blvd, Los Angeles CA 90064  
Final Date to Appeal: 10-9-2024

### APPELLANT

**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 INFORMATION

Appellant Name: Jose G. Alvarez

Company/Organization: owner

Mailing Address: 12218 W. Exposition Blvd

City: Los Angeles State: CA Zip Code: 90064

Telephone: (310) 433-7617 E-mail: jgalvarez@aol.com

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

Self  Other: \_\_\_\_\_

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

## REPRESENTATIVE / AGENT INFORMATION

Name: 

Company/Organization: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

## JUSTIFICATION / REASON FOR APPEAL

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

Are specific Conditions of Approval being appealed?  YES  NO

If Yes, list the Condition Number(s) here: pg 3 Condition 4, pg 9 section a, side yard pg 17

On a separate sheet provide the following:

Reason(s) for the appeal

Specific points at issue

How you are aggrieved by the decision



## APPLICANT'S AFFIDAVIT

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

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 SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: \_\_\_\_\_

Reviewed & Accepted by (DSC Planner): \_\_\_\_\_

Receipt No.: \_\_\_\_\_ Date: \_\_\_\_\_

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

## GENERAL APPEAL FILING REQUIREMENTS

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

## APPEAL DOCUMENTS

### 1. Hard Copy

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

- Appeal Application
- Justification/Reason for Appeal



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

## 2. Electronic Copy

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

## 3. Appeal Fee

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



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

## 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 decision-maker.

## 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**



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 inches 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.

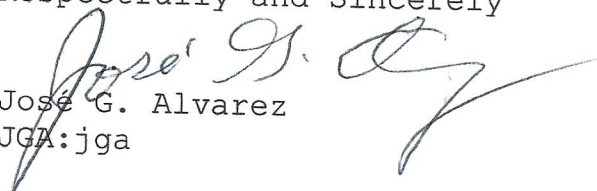
k. It is not true that an Appeal can be filed entirely electronically.

l. 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](mailto:jgalvarez@aol.com).

Respectfully and Sincerely

  
José G. Alvarez

JGA:jga

Appealletter12202



DEPARTMENT OF  
CITY PLANNING  
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  
CALIFORNIA



KAREN BASS  
MAYOR

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

VINCENT P. BERTONI, AICP  
DIRECTOR

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

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**

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

*Appeal Fee 211 Jgalvarez@aol.com  
p.w.guadalupe1951*



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



- 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-of-way. 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 drought-tolerant 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 but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of



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

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

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

For purposes of this condition, the following definitions apply:

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

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

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



## PROJECT BACKGROUND

### 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.

Exposition Boulevard 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..

Amherst Avenue 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[n]geles 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 approximately 67,432 square feet. The project is proposing a maximum 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 Floor.

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 not required 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-foot-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 right-of-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:

- Case No. 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").

- Case No. 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").
- Case No. 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 associated 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 single-family residences located at 12202, 12206, 12210 and 12214 West Exposition Boulevard and the construction, use, and maintenance of a new 7-story, 78-foot-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.



## **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 early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

*Jorge Valero 201.6m*

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

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

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



Metro DSC	Van Nuys DSC
201 N. Figueroa Street Los Angeles, CA 90012 <a href="mailto:planning.figcounter@lacity.org">planning.figcounter@lacity.org</a> (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 <a href="mailto:planning.mbc2@lacity.org">planning.mbc2@lacity.org</a> (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 <a href="mailto:planning.southla@lacity.org">planning.southla@lacity.org</a>	(CURRENTLY CLOSED) 1828 Sawtelle Boulevard West Los Angeles, CA 90025 <a href="mailto:planning.westla@lacity.org">planning.westla@lacity.org</a> (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 [BuildLA](https://www.lacity.org/buildla) portal ([appointments.lacity.org](https://appointments.lacity.org)). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to Online Appeal Filing



QR Code to Forms for In-Person Appeal Filing



QR Code to BuildLA Appointment Portal for Condition Clearance

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



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

VINCENT P. BERTONI, AICP  
Director of Planning

Approved by:

*Theodore L Irving*

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Theodore L. Irving, AICP, Principal City Planner

Reviewed by:

*Connie Chauv*

\_\_\_\_\_  
Connie Chauv, Senior City Planner

Reviewed by:

*Connie Chauv* for

\_\_\_\_\_  
Kyle Winston, 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

Page

**Other Important Phone Numbers**

HEARING OR SPEECH-IMPAIRED - TTY  
1-800-HEAR-DWP (432-7397)

STATE OF CALIFORNIA HOME ENERGY  
ASSISTANCE PROGRAM  
1-866-675-6623, toll-free

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

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

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

**Correspondence Addresses**  
Please do not send correspondence  
with your payment. It may be delayed  
or lost.

**Customer Service and Payment Information**

**WHEN TO PAY YOUR BILL**

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

**LATE PAYMENT CHARGE**

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

**IF YOU QUESTION YOUR LADWP CHARGES**

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

**ELECTRONIC CHECK CONVERSION**

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

**WHERE TO PAY YOUR BILL**

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

**BISHOP**

Main Office: 300 Mandich Street

**METROPOLITAN LOS ANGELES**

Main Office: 111 N. Hope St.

Boyle Heights: 919 S. Soto St., #10

Central: 4619 S. Central Ave.

Crenshaw-Baldwin Hills: 4030 Crenshaw Blvd.

Hollywood: 6547-B Sunset Blvd.

Lincoln Heights: 2417 Daly St.  
(entrance on Schrader Blvd.)

Stauson-Vermont: 5928 S. Vermont Ave.

Watts: 1647 E. 103rd St.

**HARBOR AREA**

San Pedro: 535 W. 9th St.

Wilmingon: 931 N. Avalon Blvd.

**SAN FERNANDO VALLEY**

Canoga Park: 7229 Winnetka Ave.

North Hills: 9154 Sepulveda Blvd.

Van Nuys: 6550 Van Nuys Blvd.

**WEST LOS ANGELES**

West Los Angeles: 1394 S. Sepulveda Blvd.

PO BOX 30808  
LOS ANGELES, CA 90030-0808

Place your payment stub in the provided envelope so that the address below shows through the window.

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

**Bureau of Sanitation—Sewer Service Charge and Winter Water Use Calculation**  
Your Sewer Service Charge, shown in the "Sewer Charges" section, later in this bill, was calculated as follows:  
SSC = days in billing cycle (63) x WWU (0.15893 HCF/day) = 10.01259 HCF x Sewer Service Rate (\$5.80/HCF) = \$58.07  
WWU is Winter Water Use, DWCF is Dry Winter Compensation Factor  
Your most recent WWU was calculated during the billing period 1/12/24 - 3/8/24 as follows:  
Water usage during the period (10 HCF/days in the period(56) x DWCF (0.89) = 0.15893. Your WWU is adjusted each July 1. For more information, go to [www.ladwp.com](http://www.ladwp.com).

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





[www.ladwp.com](http://www.ladwp.com) 1-800-342-5397  
Hours of operation - 7 am to 7 pm

**DEFINITIONS** (For residential customers, the tier rates on your bill 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.



**Electric Charges**

SA #: 7679161657

**BILLING PERIOD** 7/8/24 - 9/9/24  
**DAYS** 63  
**ZONE** 1

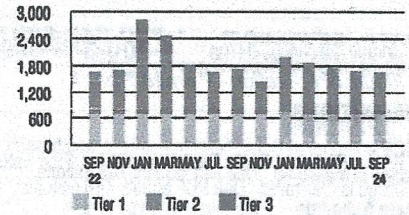
**RATE SCHEDULE**  
R-1 and R-1 [1] Residential Electric - Rate A Standard Service

**NEXT SCHEDULED READ DATE**  
11/5/24

**HIGHEST MONTHLY KWH**  
1285.000000 Tier 3

**METER NUMBER**  
00009-00330654

**USAGE HISTORY (Total kWh)**



	Prev 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
<b>Subtotal Energy Charges</b>		<b>\$460.34</b>
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](http://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](http://www.ladwp.com/greenpower)



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

Hours of operation - 7 am to 7 pm

**DEFINITIONS**

**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



**Water Charges**

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

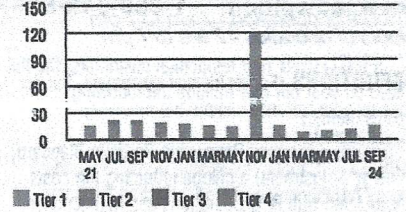
**RATE SCHEDULE**  
Water Schedule A - Single-Dwelling Unit  
Residential

**NEXT SCHEDULED READ DATE**  
11/5/24

ALLOTMENT	TEMP ZONE
Tier 1	16 HCF MEDIUM
Tier 2	14 HCF
Tier 3	28 HCF

SA #: 7679161620

**USAGE HISTORY (Total HCF)**



	Prev Yr	Sep 24
Total HCF used	120	16
Average daily gallons	165	190
Days in billing period	544	63
Your average daily cost of water		\$2.71
Your average cost per gallon of water		\$0.01

1 Hundred Cubic Feet (HCF) = 748 Gallons

METER NUMBER	CURRENT READ	PREVIOUS READ	TOTAL USED
90663068	58	42	16 HCF
Tier 1 Water		16 HCF x \$10.67313/HCF	170.77
<b>Subtotal Water Charges</b>			<b>\$170.77</b>

**Total Water Charges \$ 170.77**

**Your Water Usage by Tier**

Tier 1 Allotment \$10.67313/HCF	Tier 2	Tier 3	Tier 4
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](http://www.ladwp.com/quarterlynotice)





[www.lacitysan.org](http://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**

SA #: 7679161619

BILLING PERIOD	DAYS	SEWER RATE SCHEDULE
7/8/24 - 9/9/24	63	Sewer Service Charge - Residential

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**

*\*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](http://www.LACitySan.org/rates)







[www.lacitysan.org](http://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.

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Extra capacity is billed in increments of 30 gallons.

**Sewer Charges**

SA #: 7679161619

BILLING PERIOD	DAYS	SEWER RATE SCHEDULE
7/8/24 - 9/9/24	63	Sewer Service Charge - Residential

Sewer Service Charge*	10.01259 HCF x \$5.80000/HCF	58.07
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**Total Sewer Charges \$ 58.35**

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**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](http://www.LACitySan.org/rates)





**Solid Waste Charges**

SA #: 7679161018

BILLING PERIOD	DAYS	SOLID WASTE RATE SCHEDULE
7/9/24 - 9/9/24	62	Solid Resources Fee

Solid Resources Fee (Trash Fee) Single-Family	1 Unit(s)	74.03
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**Total Solid Waste Charges \$ 74.03**

**Electric Definitions**

**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](http://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](http://www.ladwp.com/connections)



## **EXHIBIT C**

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



**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

ELIZABETH ZAMORA  
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**CITY OF LOS ANGELES  
CALIFORNIA**



KAREN BASS  
MAYOR

**EXECUTIVE OFFICES**

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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** 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



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-of-way. 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 drought-tolerant 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 but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of



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

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

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

For purposes of this condition, the following definitions apply:

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

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

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



## PROJECT BACKGROUND

### **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.

Exposition Boulevard 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..

Amherst Avenue 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 approximately 67,432 square feet. The project is proposing a maximum 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 Floor.

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 not required 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-foot-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 right-of-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:

- Case No. 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”).

- Case No. 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”).
- Case No. 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 associated 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 single-family residences located at 12202, 12206, 12210 and 12214 West Exposition Boulevard and the construction, use, and maintenance of a new 7-story, 78-foot-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.



## **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 early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

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

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

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



Metro DSC	Van Nuys DSC
201 N. Figueroa Street Los Angeles, CA 90012 <a href="mailto:planning.figcounter@lacity.org">planning.figcounter@lacity.org</a> (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 <a href="mailto:planning.mbc2@lacity.org">planning.mbc2@lacity.org</a> (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 <a href="mailto:planning.southla@lacity.org">planning.southla@lacity.org</a>	(CURRENTLY CLOSED) 1828 Sawtelle Boulevard West Los Angeles, CA 90025 <a href="mailto:planning.westla@lacity.org">planning.westla@lacity.org</a> (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 [BuildLA](https://www.lacity.org/buildla) portal ([appointments.lacity.org](https://appointments.lacity.org)). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to Online Appeal Filing



QR Code to Forms for In-Person Appeal Filing



QR Code to BuildLA Appointment Portal for Condition Clearance

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



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

VINCENT P. BERTONI, AICP  
Director of Planning

Approved by:

*Theodore L. Irving*

\_\_\_\_\_  
Theodore L. Irving, AICP, Principal City Planner

Reviewed by:

*Connie Chauw*

\_\_\_\_\_  
Connie Chauw, Senior City Planner

Reviewed by:

*Connie Chauw* for

\_\_\_\_\_  
Kyle Winston, City Planner

Prepared by:

*Julissa LH*

\_\_\_\_\_  
Julissa Lopez-Hodoyan, Planning Assistant



# **EXHIBIT D**

(CEQA Clearance – ENV-2023-8209-CE)

COUNTY CLERK'S USE

**CITY OF LOS ANGELES**  
OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 395  
LOS ANGELES, CALIFORNIA 90012  
**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**NOTICE OF EXEMPTION**  
(PRC Section 21152; CEQA Guidelines Section 15062)

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

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS  
N / A

LEAD CITY AGENCY <b>City of Los Angeles (Department of City Planning)</b>	CASE NUMBER ENV-2023-8209-CE
--	---------------------------------

PROJECT TITLE Exposition Residence	COUNCIL DISTRICT 11
---------------------------------------	------------------------

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) <b>12202 - 12214 West Exposition Boulevard</b>	<input type="checkbox"/> Map attached.
---	--

PROJECT DESCRIPTION:  Additional page(s) attached.  
The Project is for the construction of seven-story, 67,396 square foot multi-family residential building and 5,950 cubic yards of grading in conjunction with an application for a haul route for the export of approximately 5,900 cubic yards of earth.

NAME OF APPLICANT / OWNER:  
**12202 Exposition LLC – Daniel Pourbaba**

CONTACT PERSON (If different from Applicant/Owner above) <b>Aaron Belliston, BMR Enterprises</b>	(AREA CODE) TELEPHONE NUMBER <b>(323) 839-4623</b>	EXT. 
---	---	----------

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

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)  
Public Resources Code Section(s) \_\_\_\_\_

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)  
CEQA Guideline Section(s) / Class(es) **Sec. 15332 / Cass 32**

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )  
**Section 15168-15162**

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

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.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.  
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.  
If different from the applicant, the identity of the person undertaking the project.



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

Julissa Lopez Julissa Lopez 12/9/24

Department Representative

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE

Julissa Lopez-Hodoyan



STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

N / A

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021



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-2013-8209-CE  
Julisa Lopez - Julisa Lopez - 12/9/24  
Department Representative

DEPARTMENT OF  
CITY PLANNING  
COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT  
MICHAEL R. NEWHOUSE  
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JACOB SAITMAN  
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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  
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DEPUTY DIRECTOR  
ARTHI L. VARMA, AICP  
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 Categorical 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-foot-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 ENV-2023-8209-CE

Julissa Lopez H. Julissa Lopez H. 12/9/24  
Department Representative

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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designated as ENV-2023-8209-CE

Julissa Lopez Julissa Lopez 12/9/24  
Department Representative

**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 right-of-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 ENV-2023-8209-CE  
Julissa Lopez Julissa Lopez 12/9/24  
Department Representative

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.



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-2023-8208-CE

Julisa Lopez H. - Julisa Lopez H. - 12/9/24  
Department Representative

**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 Typical  
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 site-modified 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 <sup>(1)</sup>	Moment Magnitude Mw <sup>(2)</sup>	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:

**2020 LABC/2019 CBC Seismic Design Parameters (Site Class D)**

Site Location (Latitude, Longitude): (34.0311 N, 118.4537 W)				
Spectral Period, T (Seconds)	MCE <sub>R</sub> Ground Motion (g)	Site-Modified Spectral Acceleration (g)		Seismic Design Acceleration (g)
0.2	S <sub>S</sub> = 1.960	F <sub>a</sub> = 1.0	S <sub>MS</sub> = 1.960	S <sub>DS</sub> = 1.307
1.0	S <sub>1</sub> = 0.700	*F <sub>v</sub> = 1.7	S <sub>M1</sub> = 1.190	S <sub>D1</sub> = 0.793
Site Modified Peak Ground Acceleration PGA <sub>M</sub> = 0.92g				

\*Per Section 11.4.8 of ASCE 7-16, a Long Period Site Coefficient (F<sub>v</sub>) of 1.7 may be applied for structures on Site Class D provided the Seismic Response Coefficient C<sub>s</sub> is determined by Eq. (12.8-2) for values of T ≤ 1.5 T<sub>s</sub>, and taken as 1.5 times the value computed in accordance with Eq. (12.8-3) for T<sub>L</sub> ≥ T > 1.5 T<sub>s</sub>, or as 1.5 times the value computed in accordance with Eq. 37.5 (12.8-4) for T > T<sub>L</sub> where:

- T = the fundamental period of the building
- T<sub>s</sub> = S<sub>D1</sub>/S<sub>DS</sub>
- T<sub>L</sub> = 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

GENERAL

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<sub>1</sub> = 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.



The seismic backfill pressure coefficient for retaining wall design is determined as one-third of  $PG_{Am}$ . A  $PG_{Am}$  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  $0.307 \times 109 = 33\text{pcf}$  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 place 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.

#### REVIEW

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.



*Mr. Brett Baker  
Project No. 32-6293-00  
12202 - 12214 W. Exposition Blvd.  
December 15, 2022*

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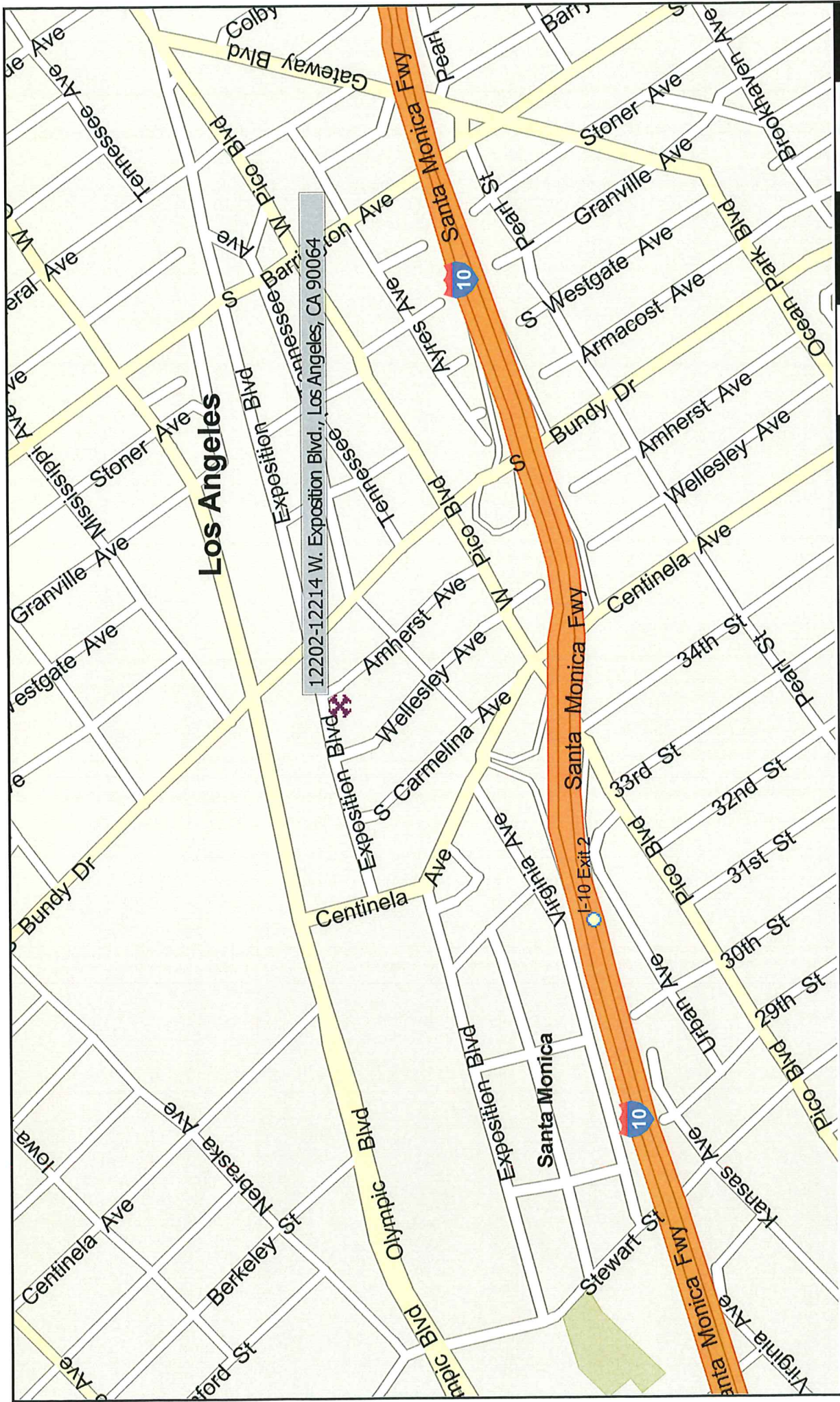
### **COMMENTS**

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.





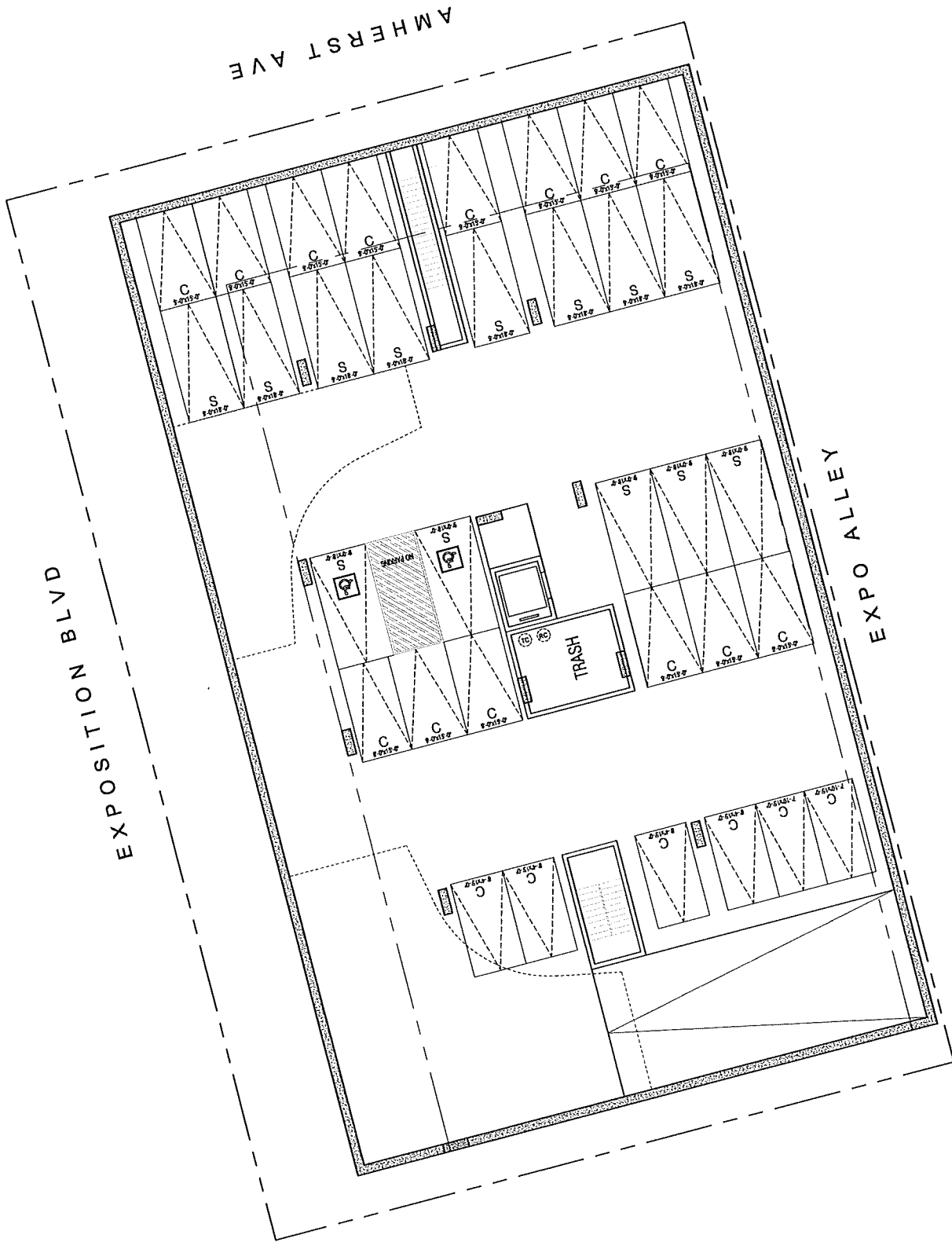
**FIGURE 1**

PROJECT NO.	32-6293-00
DATE	08-2022
PREPARED BY	WFB
APPROVED BY	MBS

# LOCATION MAP

## 12202-12214 W. Exposition Boulevard, Los Angeles





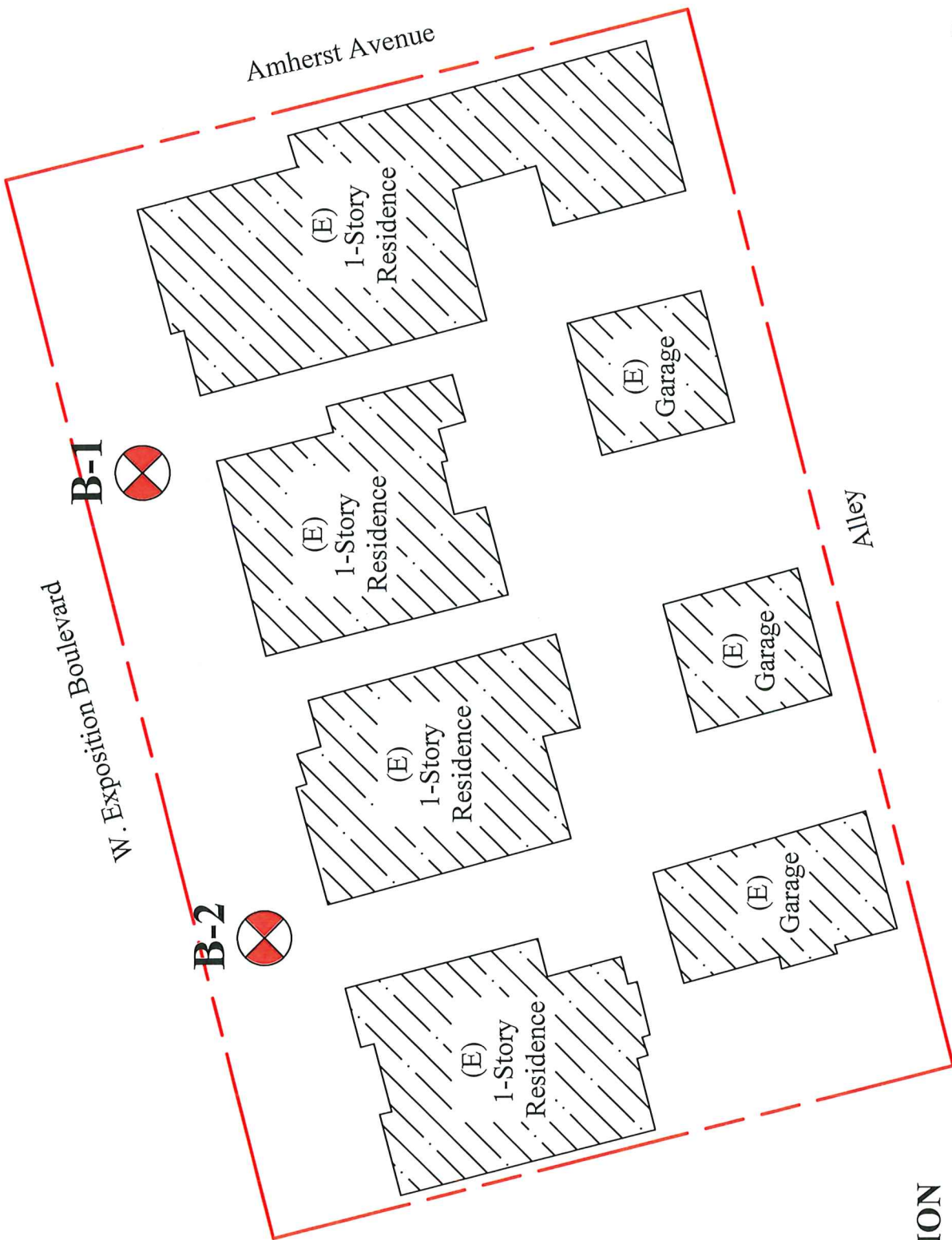
Scale 1/2" = 1'

**FIGURE 2**

PROJECT NO.	32-6293-00
DATE	12-2022
PREPARED BY	WFB
APPROVED BY	MBS

**SITE PLAN**  
 12202-12214 W. Exposition Boulevard, Los Angeles

**AGI**  
**A.G.I. GEOTECHNICAL, INC.**  
 Engineering Geology • Geotechnical Engineering  
 16555 Sherman Way, Ste. A • Van Nuys, CA 91406  
 (818) 785-5244 • Fax (818) 785-5251



Scale 1/2" = 1'  
**FIGURE 3**

PROJECT NO.	32-6293-00
DATE	09-2022
PREPARED BY	VFB
APPROVED BY	MBS

# PLOT PLAN

12202-12214 W. Exposition Boulevard, Los Angeles

**EXPLANATION**  
 B-1 Approximate Location  
 of Exploratory Boring





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# 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 OF FINE GRAINED SOILS	
PLASTICITY INDEX	VOLUME CHANGE POTENTIAL
0-15	Probably Low
15-30	Probably Moderate
30 or more	Probably High

WATER CONTENT	
Dry: No feel of moisture	
Damp: Much less than normal moisture	
Moist: Normal moisture	
Wet: Much greater than normal moisture	
Saturated: 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

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

	GROUP SYMBOLS	DESCRIPTIONS	DIVISIONS	
COARSE-GRAINED SOILS (Less than 50% Fines)	GW	Well-graded gravels or gravel-sand mixtures, less than 5% fines	GRAVELS More than half of coarse fraction is larger than No. 4 sieve size	
	GP	Poorly-graded gravels or gravel-sand mixtures, less than 5% fines		
	GM	Silty gravels, gravel-sand silt mixtures, more than 12% fines		
	GC	Clayey gravels, gravel-sand-clay mixtures, more than 12% fines		
	FINE-GRAINED SOILS (More than 50% Fines)	SW	Well-graded sands or gravelly sands, less than 5% fines	SANDS More than half of coarse fraction is smaller than No. 4 sieve size
		SP	Poorly-graded sands or gravelly sands, less than 5% fines	
		SM	Silty sands, sand-silt mixtures, more than 12% fines	
		FINE-GRAINED SOILS (More than 50% Fines)	SC	Clayey sands, sand-clay mixtures, more than 12% fines
ML			Inorganic silt, very fine sands, rock flour, silty or clayey fine sands	
CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays			
FINE-GRAINED SOILS (More than 50% Fines)	OL	Organic silts or organic silt-clays of low plasticity	SILTS AND CLAYS Liquid limit less than 50	
	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts		
	CH	Inorganic clays of high plasticity, fat clays	SILTS AND CLAYS Liquid limit less than 50	
	OH	Organic clays of medium to high plasticity		
FINE-GRAINED SOILS (More than 50% Fines)	PT	Peat, mulch, and other highly organic soils	HIGHLY ORGANIC SOILS	



**A.G.I. GEOTECHNICAL, INC.**

Engineering Geology • Geotechnical Engineering



A.G.I. GEOTECHNICAL, INC.

BORING NUMBER B-1

PAGE 1 OF 2

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  
 PROJECT NUMBER: 32-6293-00 PROJECT LOCATION: 12202-12214 W. Exposition Boulevard, Los Angeles  
 DATE STARTED: 09/20/2022 COMPLETED: 09/20/2022 GROUND ELEVATION: N/A BORING DIAMETER: 8"  
 EXCAVATION METHOD: 8" Hollow Stem Auger GROUND WATER LEVELS: 40'  
 DRILLING CONTRACTOR: Choice Drilling SAMPLING METHOD: Autohammer, 140 lb., 30" Drop  
 LOGGED BY: CWL CHECKED BY: WFB

DEPTH (ft)	DRIVE SAMPLE	BLOW COUNT (N VALUE)	BULK SAMPLE	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	Wet UNIT WT. (pcf)	SAT. MOISTURE CONTENT (%)	ATTERBERG LIMITS			MATERIAL DESCRIPTION	<200	D 50	Classification
								LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX				
0														
4	X	4/8/9	X	10.6	94	104	30.9	31	21	10	Alluvium Lean CLAY with Sand (Dark brown, slightly moist to moist, stiff) @0-5'; EI = 51, Medium	74		CL
5		3/4/5		12.5										
6	X	6/10/11		17.0	105	123	23.7							
10		7/8/10		15.9							Sandy Lean CLAY (Dark brown, slightly moist to moist, very stiff to firm) @10'; EI = 48, Low	68		CL
13	X	5/7/9		20.1	116	140	20.1							
15		3/3/4		16.1										
18	X	5/13/30		9.3	135	148	10.4				Clayey SAND with Gravel (Dark brown, slightly moist, dense)			SC
20		13/14/15		4.2										
23	X	16/30/44		4.7	128	134	13.0				Well Graded GRAVEL with Silt & Sand (Dark gray, slightly moist, medium dense to dense)			GW-GM
25		8/5/9		5.8										
28	X	14/23/26		4.5	131	136	12.1							
30		7/6/7		7.8							Clayey SAND with varying amounts of Gravel (Dark gray, slightly moist, very dense)	9		SC
33	X	16/33/45		8.7	137	149	9.9							





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

PROJECT NUMBER: 32-6293-00 PROJECT LOCATION: 12202-12214 W. Exposition Boulevard, Los Angeles

DATE STARTED: 09/20/2022 COMPLETED: 09/20/2022 GROUND ELEVATION: N/A BORING DIAMETER: 8"

EXCAVATION METHOD: 8" Hollow Stem Auger GROUND WATER LEVELS: 40'

DRILLING CONTRACTOR: Choice Drilling SAMPLING METHOD: Autohammer, 140 lb., 30" Drop

LOGGED BY: CWL CHECKED BY: WFB

DEPTH (ft)	DRIVE SAMPLE	(N VALUE)	BULK SAMPLE	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	Wet UNIT WT. (pcf)	SAT. MOISTURE CONTENT (%)	ATTERBERG LIMITS			MATERIAL DESCRIPTION	<200	D 50	Classification
								LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX				
35														
		15/23/19		8.9										
	X	14/27/33		8.4	134	145	10.8							
40														
		17/22/26		12.4										
45														
		16 <sup>50</sup> / <sub>6"</sub>		10.6										
50														
		6/12/13		14.4									17	
55														
		11/11/13		12.5									17	
60														
		8/27/32		12.3										
65														
Total Depth: 61.5' Groundwater Encountered @ 40'														

WATER

-Medium dense @ 50' & 55'



A.G.I. GEOTECHNICAL, INC.

BORING NUMBER B-2  
PAGE 1 OF 1

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

PROJECT NUMBER: 32-6293-00 PROJECT LOCATION: 12202-12214 W. Exposition Boulevard, Los Angeles

DATE STARTED: 09/20/2022 COMPLETED: 09/20/2022 GROUND ELEVATION: N/A BORING DIAMETER: 8"

EXCAVATION METHOD: 8" Hollow Stem Auger GROUND WATER LEVELS: Not Encountered

DRILLING CONTRACTOR: Choice Drilling SAMPLING METHOD: Autohammer, 140 lb., 30" Drop

LOGGED BY: CWL CHECKED BY: WFB

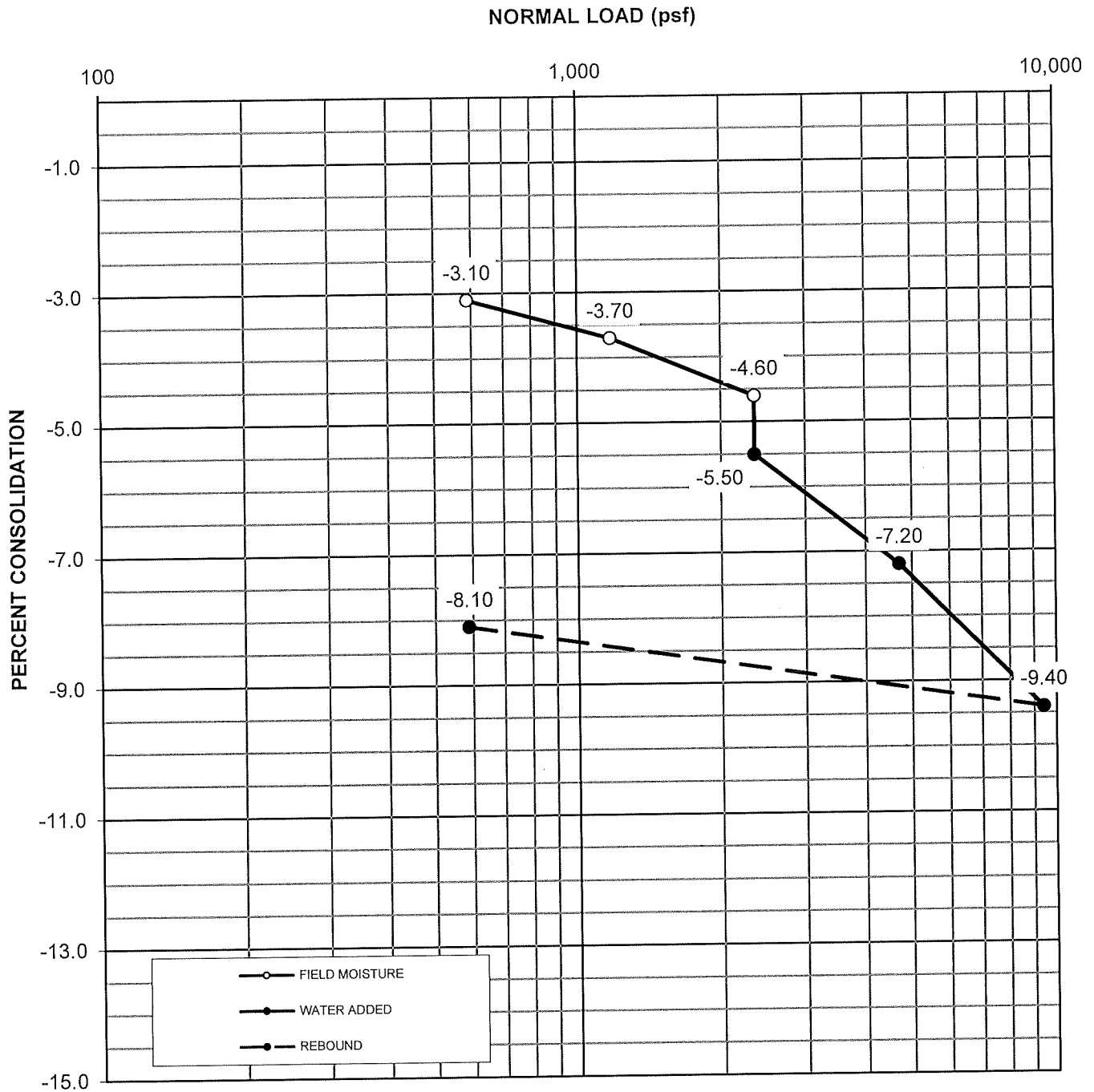
DEPTH (ft)	DRIVE SAMPLE	BLOW COUNT (N VALUE)	BULK SAMPLE	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	Wet UNIT WT. (pcf)	SAT. MOISTURE CONTENT (%)	ATTERBERG LIMITS			MATERIAL DESCRIPTION	<200	D 50	Classification
								LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX				
0														
3	X	4/7/8		10.5	86	95	36.6				<u>Alluvium</u> Lean CLAY with Sand to Sandy Lean CLAY (Dark brown, slightly moist to moist, stiff to very stiff)			CL
5	X	7/10/14		9.6	96	105	29.7							
9	X	5/9/23		12.6	107	120	22.8							
15	X	8/16/24		9.4	116	127	18.3				Clayey SAND (Light brown, slightly moist, medium dense)			SC
20	X	15/18/22		3.6	135	139	10.7				Well Graded GRAVEL with Silt & Sand (Dark gray, damp, dense to very dense)	6	9.5	GW-GM
25	X	24/32/34		4.0	139	144	9.2							
30	X	21/23/28		5.5	134	141	11.0							
Total Depth: 31.5' Groundwater Not Encountered														



# LABORATORY TEST RESULTS



A.G.I. GEOTECHNICAL, INC.



PROJECT NO. 32-6293-00

BORING NO. B-1

DEPTH (FT) 12.5

REPRESENTATIVE FOR Alluvium  
 SOIL TYPE AND DESCRIPTION Sandy Lean CLAY (CL)

HYDROCONSOLIDATION (%) 0.90

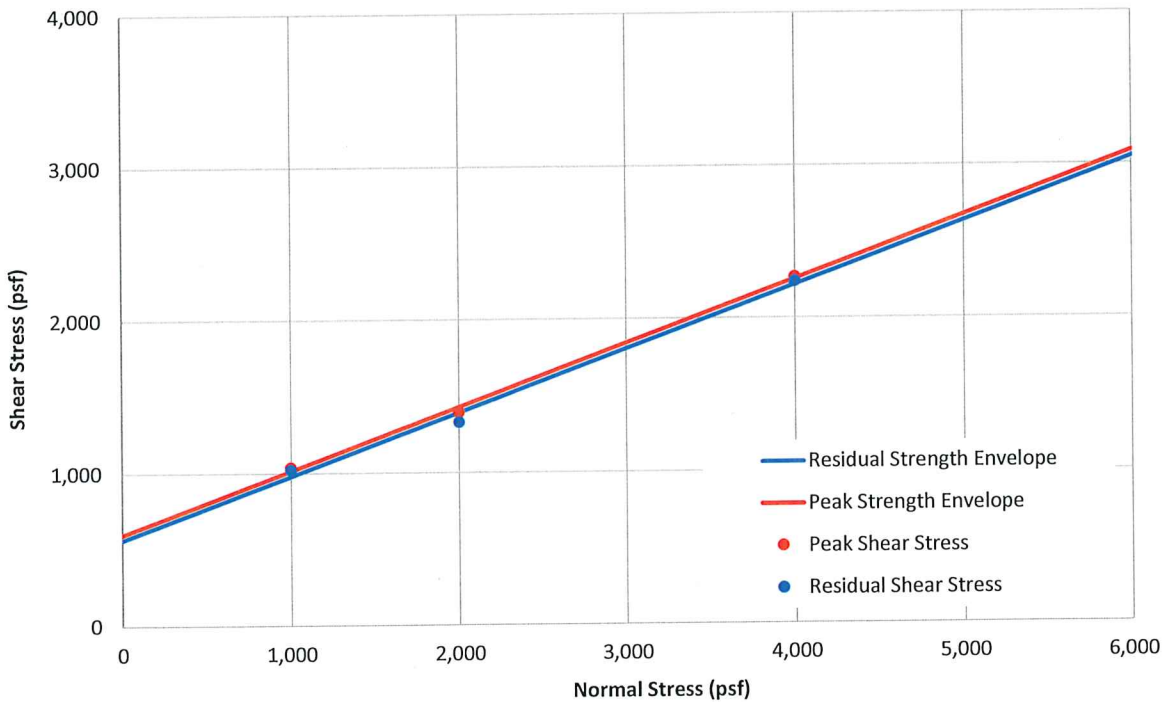
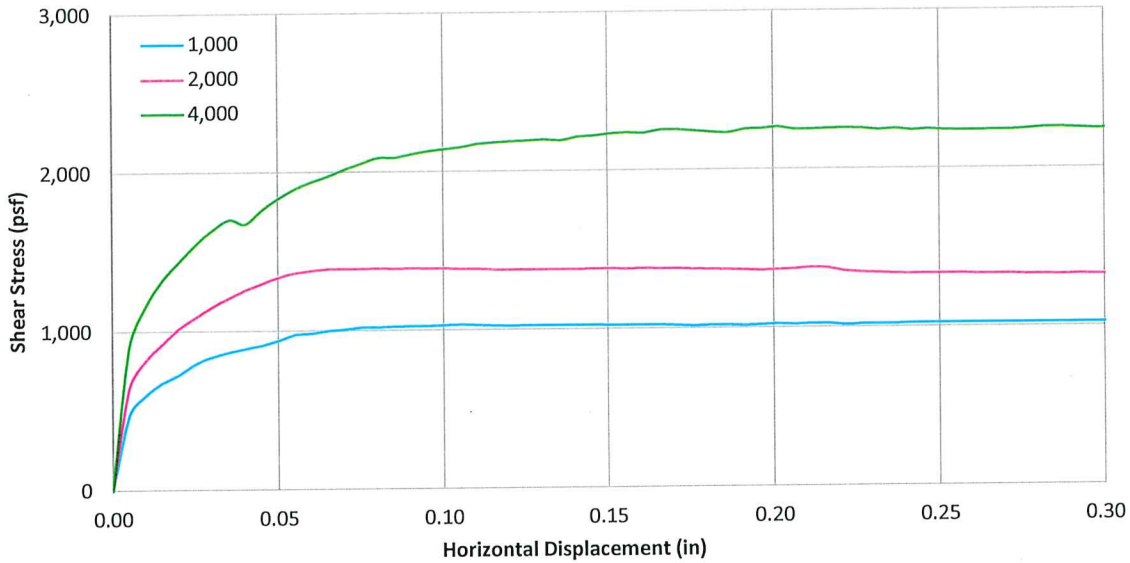


A.G.I. GEOTECHNICAL, INC.



## REMOVED SATURATED DIRECT SHEAR TEST (ASTM:D-3080)

Boring:	B-1	<u>Specimen</u>	<u>Load (psf)</u>	<u>Water (%)</u>	<u>Dry <math>\gamma</math> (pcf)</u>	<u>Wet <math>\gamma</math> (pcf)</u>
Depth (ft):	0-5	1	1,000	23.3	101.4	125.1
Geology:	Alluvium	2	2,000	22.8	102.4	125.8
Classification:	Lean CLAY with Sand (CL)	3	4,000	23.0	101.1	124.4



<u>Normal Stress (psf)</u>	<u>Peak Shear Stress (psf)</u>	<u>Residual Shear Stress (psf)</u>	<u>Peak Cohesion (psf)</u>	<u>Peak Friction (deg)</u>
1,000	1,036	1,020	599	22.5
2,000	1,394	1,329	<u>Residual Cohesion (psf)</u>	<u>Residual Friction (deg)</u>
4,000	2,268	2,240	565	22.5



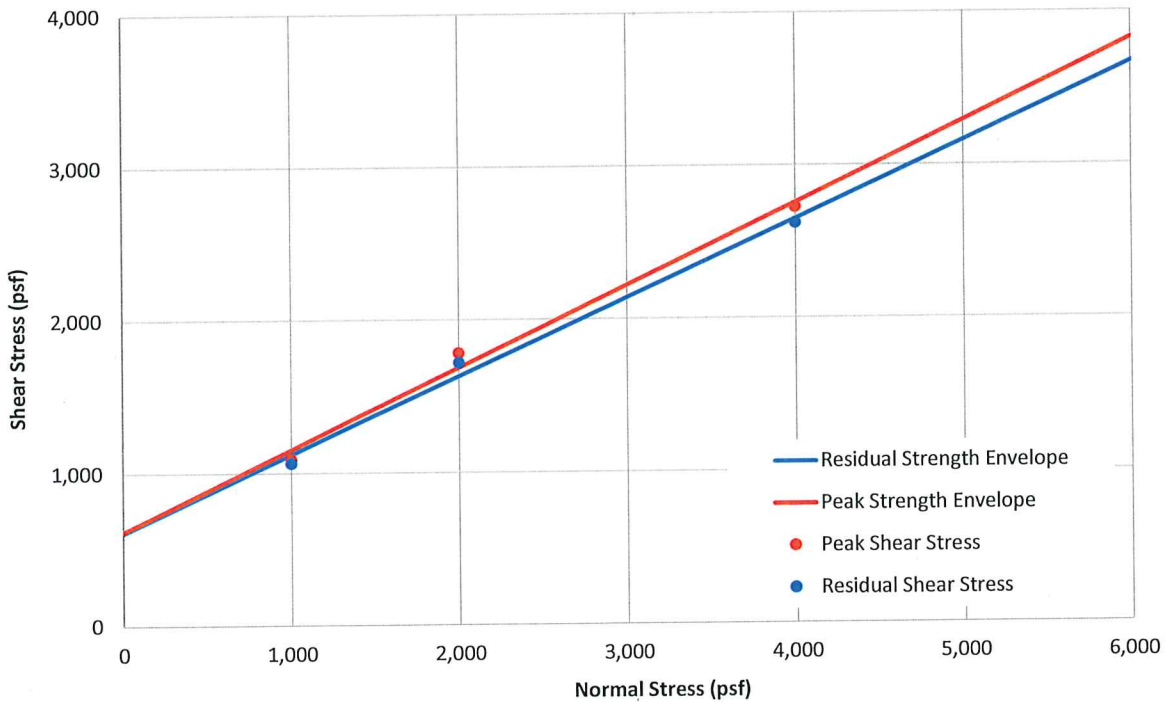
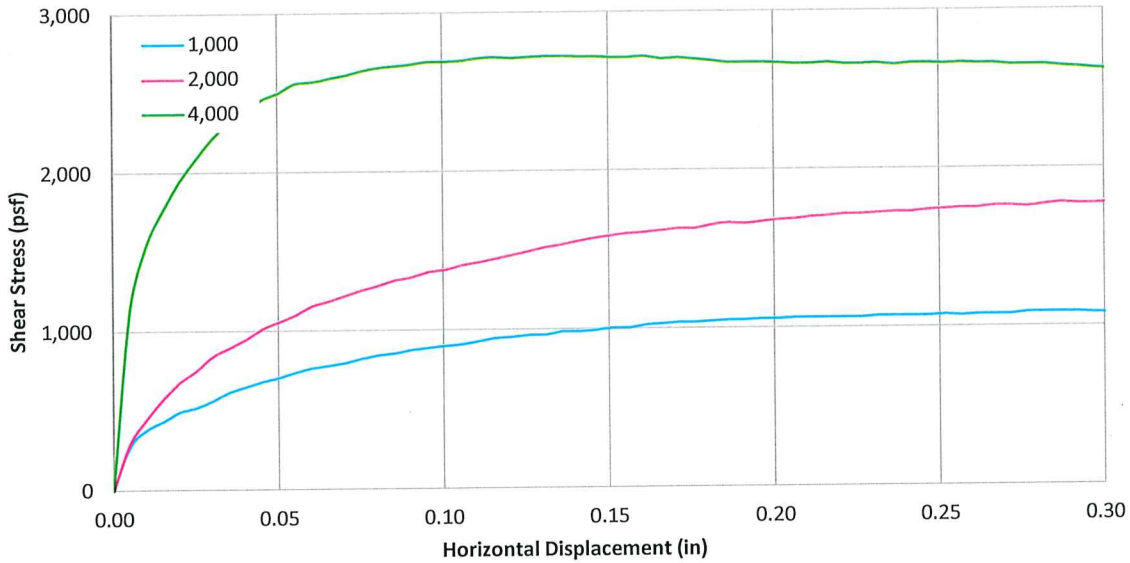
AGI GEOTECHNICAL, INC.

16555 Sherman Way, Van Nuys, California, Ph (818) 785-5244, Fax (818) 785-6251

Proj. No.:	32-6293-00	Date:	October 2022
Project:	12202-12214 W. Exposition Blvd., Los Angeles		
Calc. By:	WFB		

## UNDISTURBED SATURATED DIRECT SHEAR TEST (ASTM:D-3080)

Boring:	B-1	<u>Specimen</u>	<u>Load (psf)</u>	<u>Water (%)</u>	<u>Dry <math>\gamma</math> (pcf)</u>	<u>Wet <math>\gamma</math> (pcf)</u>
Depth (ft):	2.5	1	1,000	30.3	92.2	120.1
Geology:	Alluvium	2	2,000	30.5	92.7	120.9
Classification:	Lean CLAY with Sand (CL)	3	4,000	29.3	94.2	121.7



<u>Normal Stress (psf)</u>	<u>Peak Shear Stress (psf)</u>	<u>Residual Shear Stress (psf)</u>	<u>Peak Cohesion (psf)</u>	<u>Peak Friction (deg)</u>
1,000	1,090	1,064	618	28.1
2,000	1,782	1,719	<u>Residual Cohesion (psf)</u>	<u>Residual Friction (deg)</u>
4,000	2,726	2,622	613	27.0



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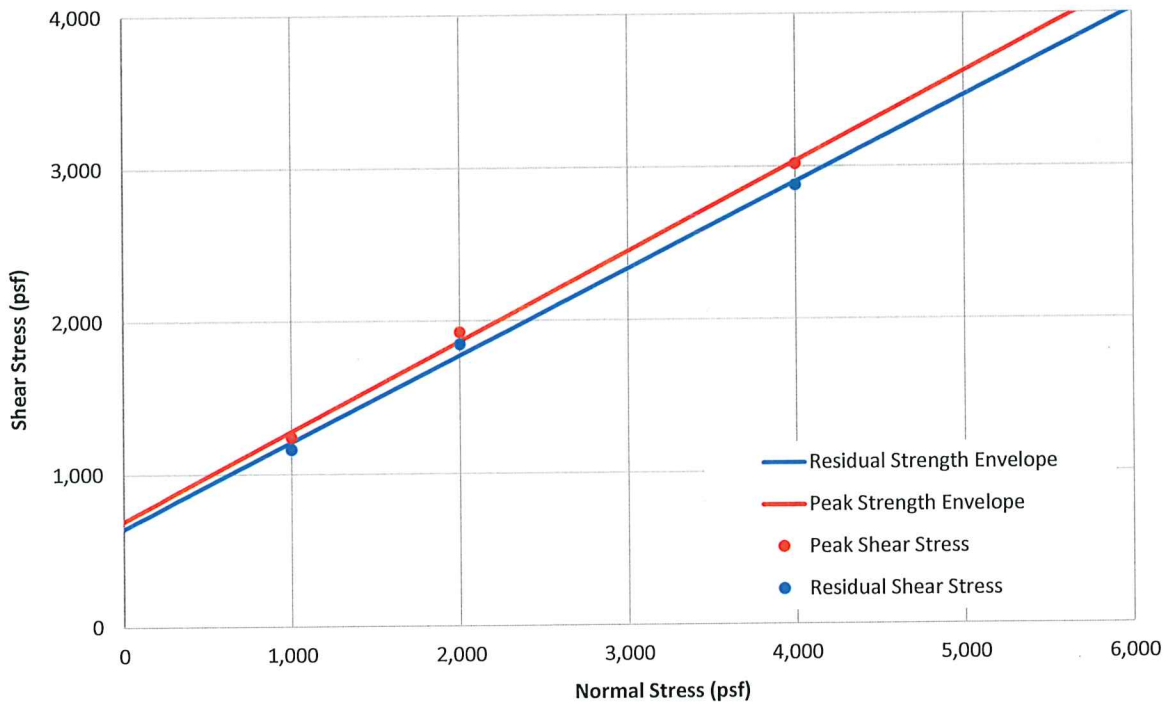
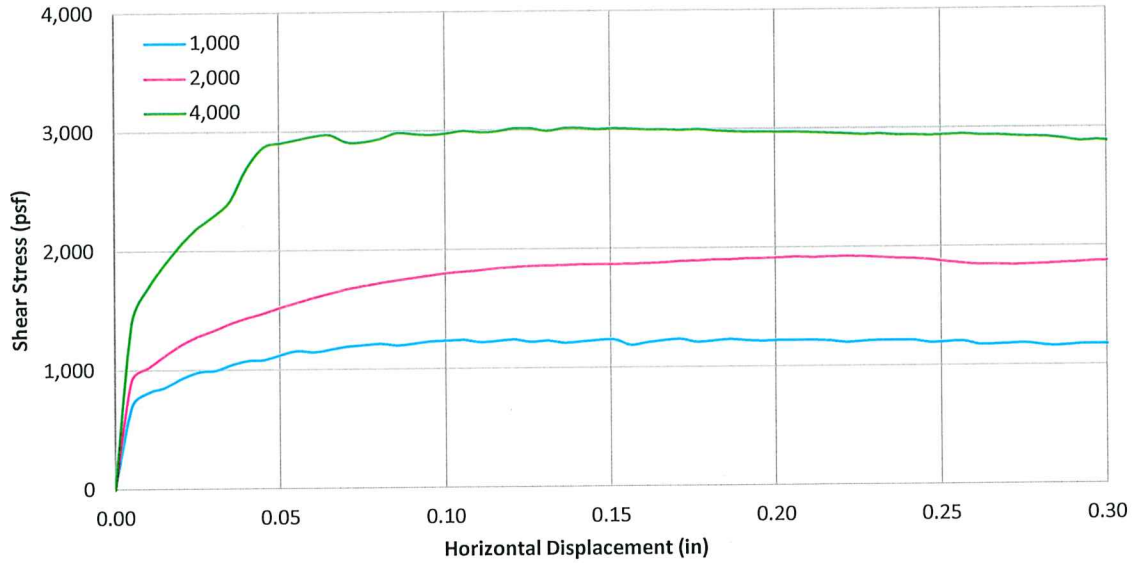
16555 Sherman Way, Van Nuys, California, Ph (818) 785-5244, Fax (818) 785-6251

Proj. No.:	32-6293-00	Date:	October 2022
Project:	12202-12214 W. Exposition Blvd., Los Angeles		
Calc. By:	WFB		



## UNDISTURBED SATURATED DIRECT SHEAR TEST (ASTM:D-3080)

Boring: B-2	<u>Specimen</u>	<u>Load (psf)</u>	<u>Water (%)</u>	<u>Dry <math>\gamma</math> (pcf)</u>	<u>Wet <math>\gamma</math> (pcf)</u>
Depth (ft): 10.0	1	1,000	22.1	105.2	128.4
Geology: Alluvium	2	2,000	20.0	105.6	126.7
Classification: Sandy Lean CLAY (CL)	3	4,000	19.5	104.6	125.1



<u>Normal Stress (psf)</u>	<u>Peak Shear Stress (psf)</u>	<u>Residual Shear Stress (psf)</u>	<u>Peak Cohesion (psf)</u>	<u>Peak Friction (deg)</u>
1,000	1,241	1,163	695	30.4
2,000	1,926	1,846	<u>Residual Cohesion (psf)</u>	<u>Residual Friction (deg)</u>
4,000	3,019	2,878	647	29.4



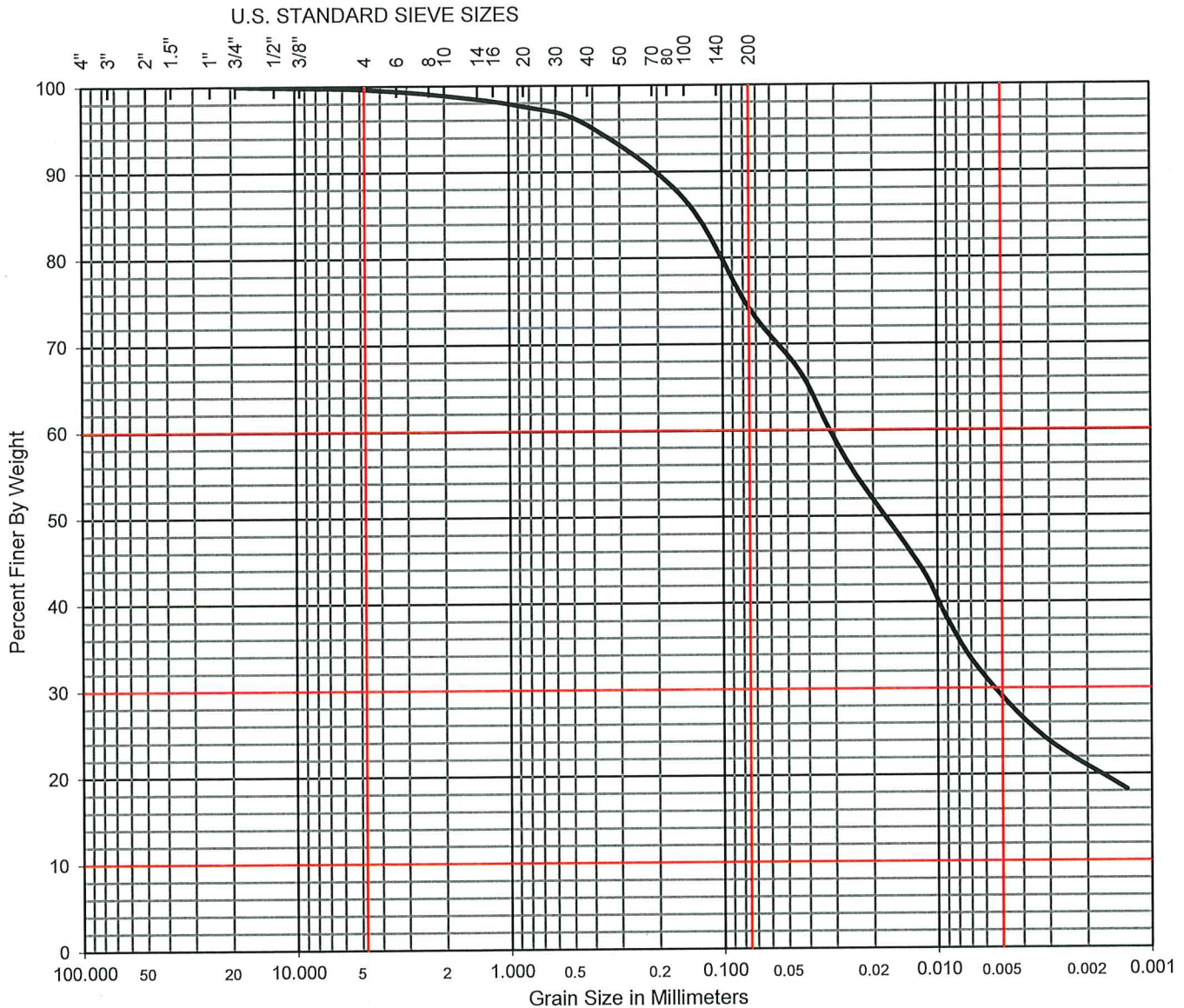
AGI GEOTECHNICAL, INC.

16555 Sherman Way, Van Nuys, California, Ph (818) 785-5244, Fax (818) 785-6251

Proj. No.: 32-6293-00	Date: October 2022
Project: 12202-12214 W. Exposition Blvd., Los Angeles	
Calc. By: WFB	

# GRAIN SIZE DISTRIBUTION

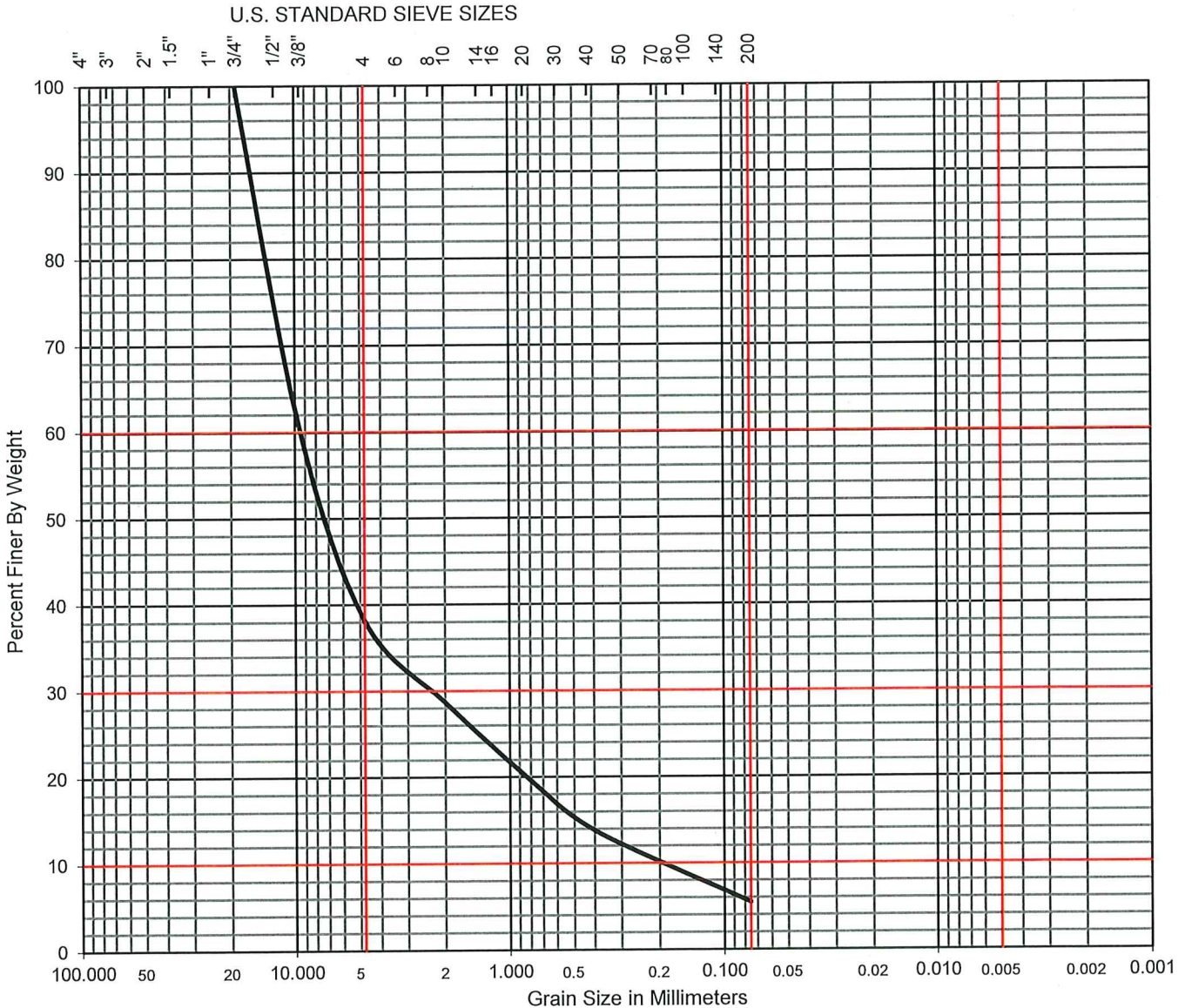
PROJECT NO. <u>32-6293-00</u>	BORING NO. <u>B-1</u>	DEPTH (feet) <u>0-5</u>
Liquid Limit (LL) <u>31</u>	Plastic Limit (PL) <u>21</u>	Plasticity Index (PI) <u>10</u>
Gravel (%) <u>0.4</u>	Sand (%) <u>25.5</u>	% Silt & Clay (<#200) <u>74.2</u>
D <sub>10</sub> (mm) <u>-</u>	D <sub>30</sub> (mm) <u>-</u>	D <sub>60</sub> (mm) <u>-</u> D <sub>50</sub> (mm) <u>-</u>
C <sub>u</sub> <u>-</u>	C <sub>c</sub> <u>-</u>	% (< 0.005 mm) <u>29</u>
REPRESENTATIVE FOR <u>Alluvium</u>		
SOIL TYPE AND DESCRIPTION <u>Lean CLAY with Sand (CL)</u>		





# GRAIN SIZE DISTRIBUTION

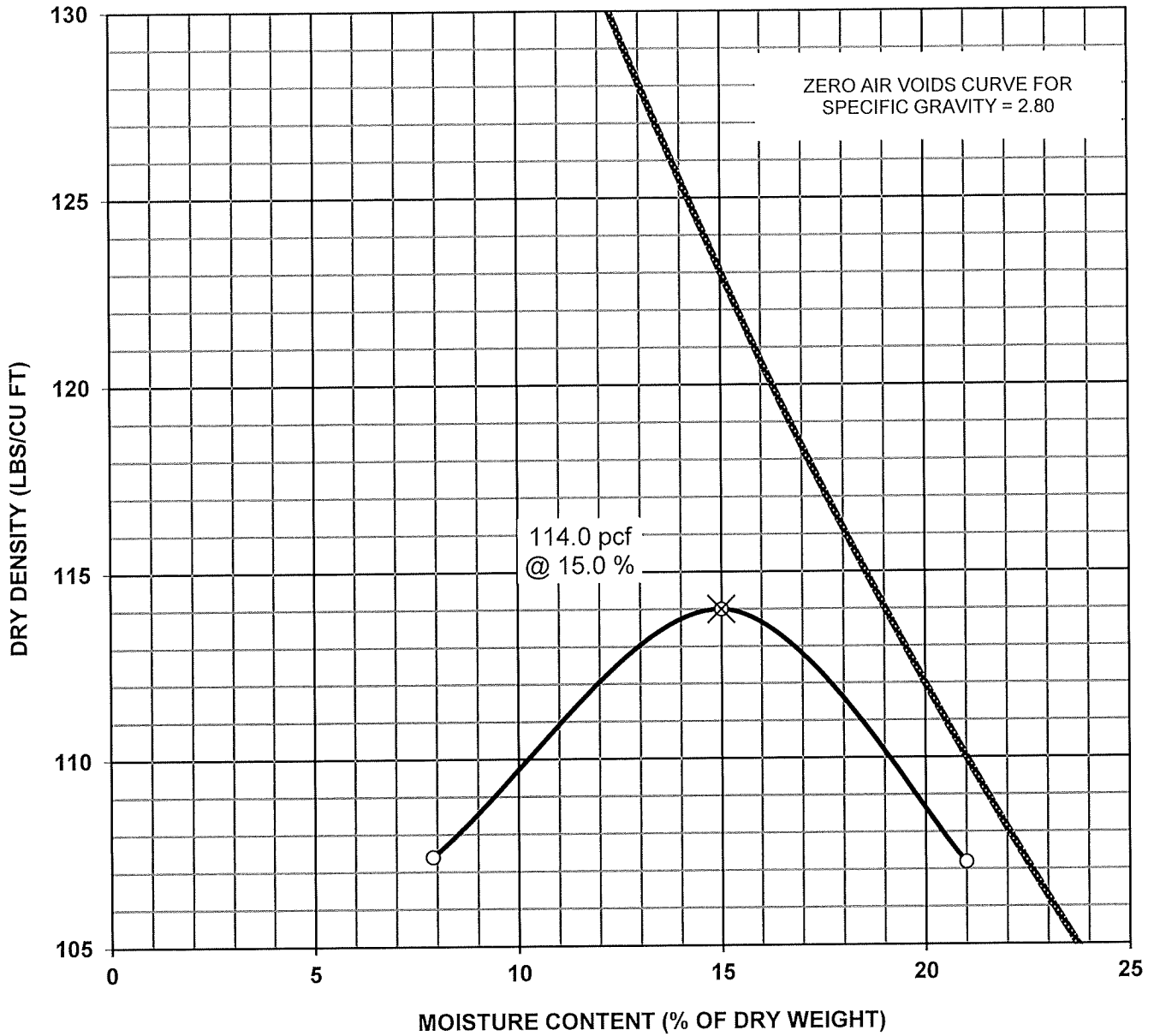
PROJECT NO. <u>32-6293-00</u>	BORING NO. <u>B-2</u>	DEPTH (feet) <u>20</u>
Liquid Limit (LL) <u>-</u>	Plastic Limit (PL) <u>-</u>	Plasticity Index (PI) <u>-</u>
Gravel (%) <u>61.8</u>	Sand (%) <u>32.7</u>	% Silt & Clay (<#200) <u>5.5</u>
D <sub>10</sub> (mm) <u>0.25</u>	D <sub>30</sub> (mm) <u>2.30</u>	D <sub>60</sub> (mm) <u>10.20</u> D <sub>50</sub> (mm) <u>9.50</u>
C <sub>u</sub> <u>40.80</u>	C <sub>c</sub> <u>2.07</u>	% (< 0.005 mm) <u>NA</u>
REPRESENTATIVE FOR <u>Alluvium</u>		
SOIL TYPE AND DESCRIPTION <u>Well Graded GRAVEL with Silt &amp; SAND (GW-GM)</u>		



**A.G.I. GEOTECHNICAL, INC.**

Project: 12202-12214 Exposition Blvd.  
Date: September 2022

# MAXIMUM DRY DENSITY CURVE



PROJECT NO. 32-6293-00

BORING NO. B-1

DEPTH (FT) 0-5

REPRESENTATIVE FOR Alluvium  
SOIL TYPE AND DESCRIPTION Lean CLAY with Sand (CL); EI=51, Medium

MAXIMUM DRY DENSITY (LBS/CU FT) 114.0

OPTIMUM MOISTURE CONTENT (% OF DRY WEIGHT) 15.0

METHOD OF COMPACTION  
ASTM:D-1557





U.S. SEISMIC DESIGN MAP  
USGS DEAGGREGATIONS



A.G.I. GEOTECHNICAL, INC.



# 12202-12214 W. Exposition Boulevard, Los Angeles; 32-6293-00

Latitude, Longitude: 34.0311, -118.4537



Date	9/22/2022, 10:54:30 AM
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	D - Stiff Soil

Type	Value	Description
S <sub>S</sub>	1.96	MCE <sub>R</sub> ground motion. (for 0.2 second period)
S <sub>1</sub>	0.7	MCE <sub>R</sub> ground motion. (for 1.0s period)
S <sub>MS</sub>	1.96	Site-modified spectral acceleration value
S <sub>M1</sub>	null -See Section 11.4.8	Site-modified spectral acceleration value
S <sub>DS</sub>	1.307	Numeric seismic design value at 0.2 second SA
S <sub>D1</sub>	null -See Section 11.4.8	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	null -See Section 11.4.8	Seismic design category
F <sub>a</sub>	1	Site amplification factor at 0.2 second
F <sub>v</sub>	null -See Section 11.4.8	Site amplification factor at 1.0 second
PGA	0.836	MCE <sub>G</sub> peak ground acceleration
F <sub>PGA</sub>	1.1	Site amplification factor at PGA
PGA <sub>M</sub>	0.92	Site modified peak ground acceleration
T <sub>L</sub>	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 exceedance in 50 years) spectral acceleration
SsD	2.447	Factored deterministic acceleration value. (0.2 second)
S1RT	0.7	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.775	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.823	Factored deterministic acceleration value. (1.0 second)
PGAd	0.989	Factored deterministic acceleration value. (Peak Ground Acceleration)
PGA <sub>UH</sub>	0.836	Uniform-hazard (2% probability of exceedance in 50 years) Peak Ground Acceleration
C <sub>RS</sub>	0.907	Mapped value of the risk coefficient at short periods
C <sub>R1</sub>	0.903	Mapped value of the risk coefficient at a period of 1 s
C <sub>V</sub>	1.492	Vertical coefficient



# 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.S. Seismic Design Maps web tools](#) (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

34.0311

Time Horizon

Return period in years

475

Longitude

Decimal degrees, negative values for western longitudes

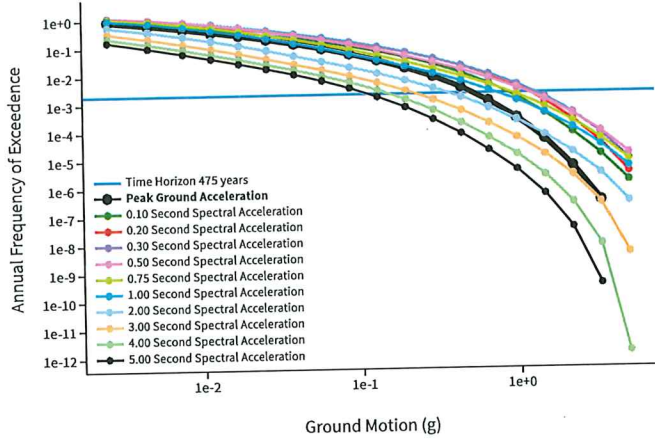
-118.4537

Site Class

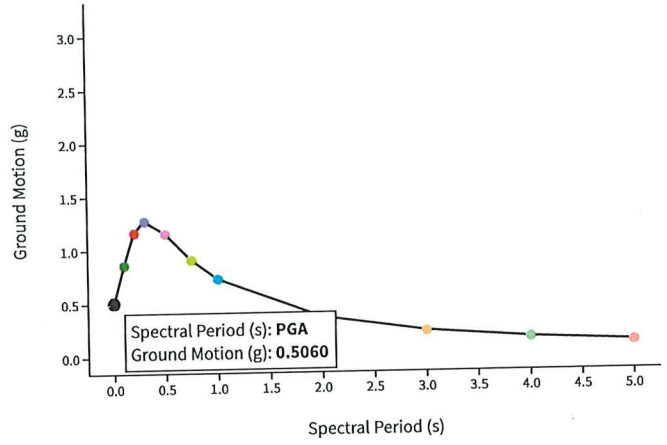
259 m/s (Site class D)

# ^ Hazard Curve

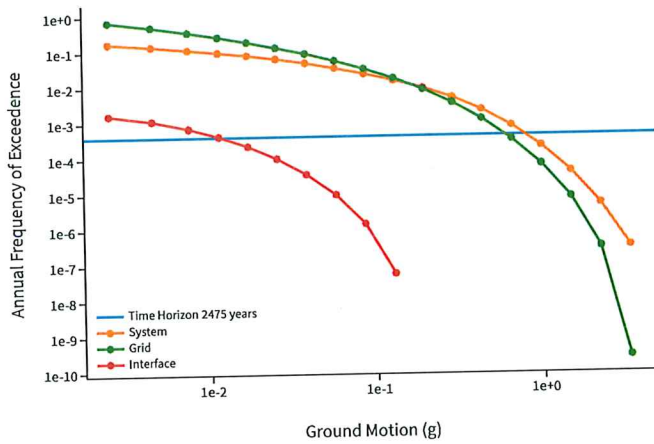
Hazard Curves



Uniform Hazard Response Spectrum



Component Curves for Peak Ground Acceleration



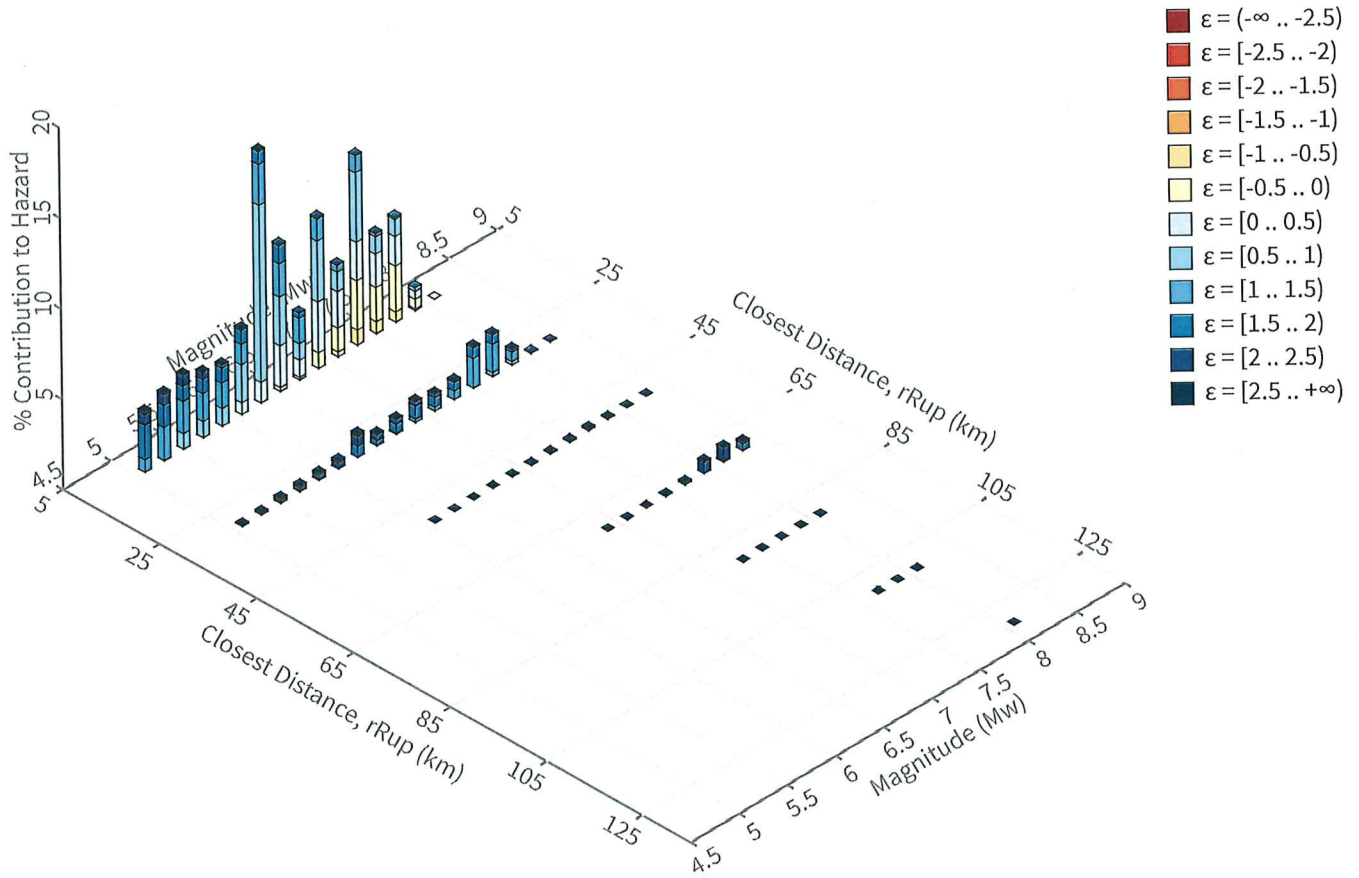
[View Raw Data](#)



### ^ Deaggregation

Component

Total



## Summary statistics for, Deaggregation: Total

### Deaggregation targets

**Return period:** 475 yrs  
**Exceedance rate:** 0.0021052632 yr<sup>-1</sup>  
**PGA ground motion:** 0.5060095 g

### Recovered targets

**Return period:** 507.82933 yrs  
**Exceedance rate:** 0.0019691655 yr<sup>-1</sup>

### Totals

**Binned:** 100 %  
**Residual:** 0 %  
**Trace:** 0.13 %

### Mean (over all sources)

**m:** 6.68  
**r:** 12.2 km  
 **$\epsilon_0$ :** 0.92  $\sigma$

### Mode (largest m-r bin)

**m:** 6.34  
**r:** 7.55 km  
 **$\epsilon_0$ :** 0.85  $\sigma$   
**Contribution:** 13.89 %

### Mode (largest m-r- $\epsilon_0$ bin)

**m:** 6.36  
**r:** 6.44 km  
 **$\epsilon_0$ :** 0.75  $\sigma$   
**Contribution:** 9.75 %

### Discretization

**r:** min = 0.0, max = 1000.0,  $\Delta$  = 20.0 km  
**m:** min = 4.4, max = 9.4,  $\Delta$  = 0.2  
 **$\epsilon$ :** min = -3.0, max = 3.0,  $\Delta$  = 0.5  $\sigma$

### Epsilon keys

**$\epsilon 0$ :** [-∞ .. -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 .. +∞]



## Deaggregation Contributors

Source Set	Source	Type	r	m	$\epsilon_0$	lon	lat	az	%
									34.53
UC33brAvg_FM32		System							4.99
	Newport-Inglewood alt 2 [8]		6.25	6.63	0.62	118.390°W	34.043°N	77.05	4.96
	Santa Monica alt 2 [2]		1.82	7.09	-0.04	118.460°W	34.043°N	336.35	4.91
	Hollywood [2]		6.78	6.93	0.50	118.422°W	34.084°N	26.05	4.05
	Palos Verdes [15]		11.76	6.95	1.04	118.557°W	33.970°N	234.61	2.39
	Malibu Coast alt 2 [0]		6.75	7.44	0.10	118.525°W	34.033°N	271.84	1.52
	Compton [4]		10.55	7.46	-0.08	118.581°W	33.973°N	241.20	1.01
	Compton [3]		10.63	7.25	-0.04	118.533°W	33.925°N	211.83	
									33.68
UC33brAvg_FM31		System							6.44
	Newport-Inglewood alt 1 [8]		6.29	6.57	0.66	118.389°W	34.044°N	76.81	6.37
	Santa Monica alt 1 [0]		2.45	7.13	-0.03	118.461°W	34.045°N	336.29	4.25
	Palos Verdes [15]		11.76	6.94	1.01	118.557°W	33.970°N	234.61	3.07
	Compton [4]		10.55	7.38	-0.07	118.581°W	33.973°N	241.20	1.25
	Santa Susana East (connector) [1]		25.09	7.24	1.47	118.419°W	34.292°N	6.22	
									16.25
UC33brAvg_FM31 (opt)		Grid							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		7.30	5.71	1.02	118.454°W	34.081°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		7.97	5.73	1.11	118.454°W	34.090°N	0.00	
									15.54
UC33brAvg_FM32 (opt)		Grid							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		7.28	5.73	1.01	118.454°W	34.081°N	0.00	1.48
	PointSourceFinite: -118.454, 34.090		7.95	5.74	1.10	118.454°W	34.090°N	0.00	1.48
	PointSourceFinite: -118.454, 34.090		7.95	5.74	1.10	118.454°W	34.090°N	0.00	

# 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.S. Seismic Design Maps web tools](#) (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

34.0311

Time Horizon

Return period in years

2475

Longitude

Decimal degrees, negative values for western longitudes

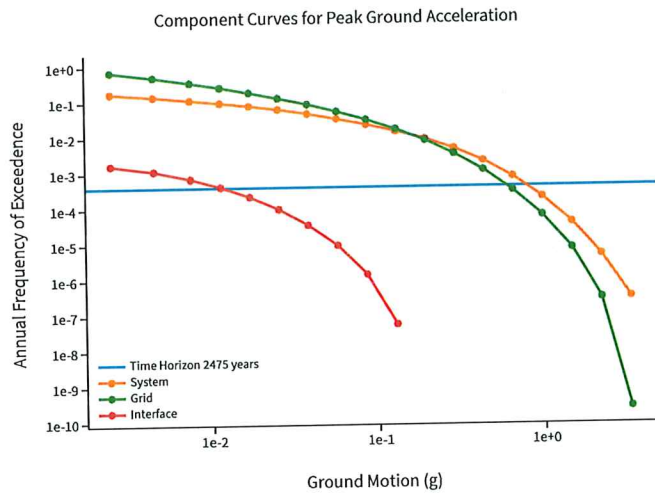
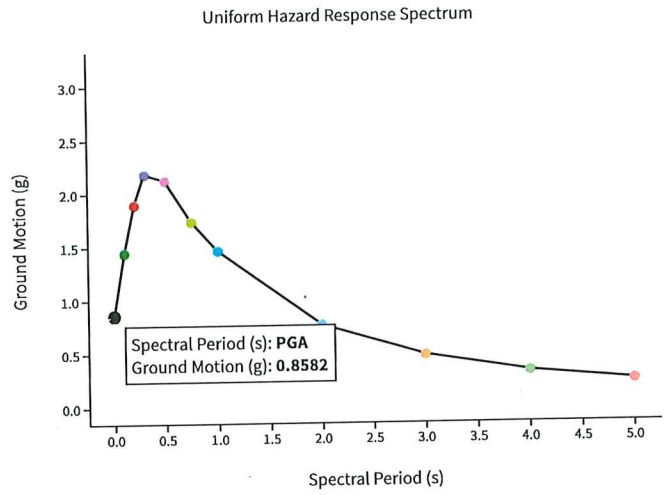
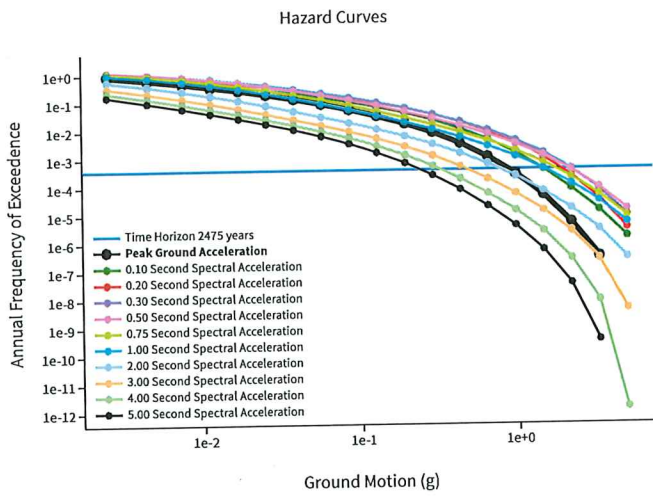
-118.4537

Site Class

259 m/s (Site class D)



### ^ Hazard Curve

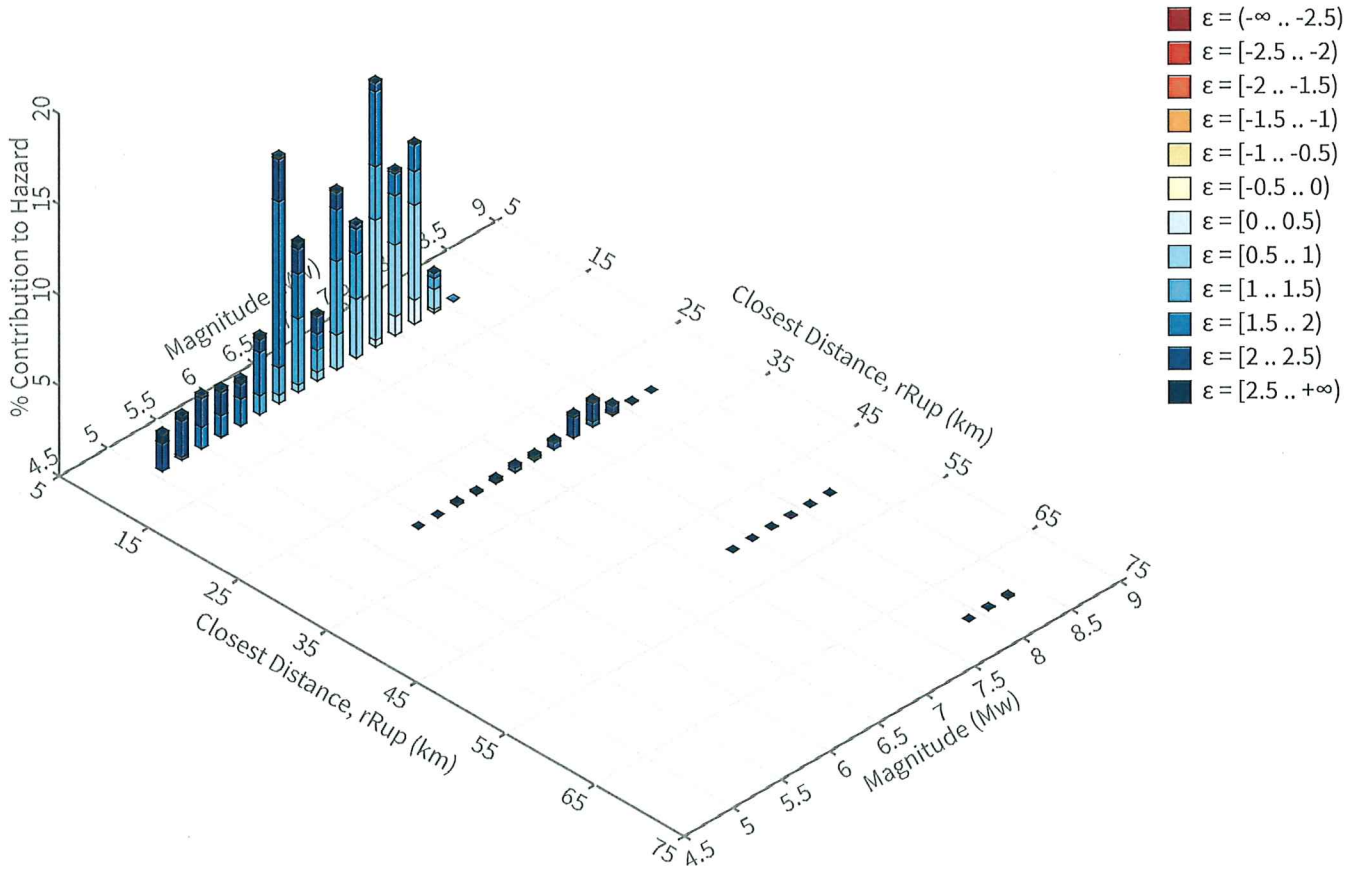


[View Raw Data](#)

^ Deaggregation

Component

Total





## Summary statistics for, Deaggregation: Total

### Deaggregation targets

**Return period:** 2475 yrs  
**Exceedance rate:** 0.0004040404 yr<sup>-1</sup>  
**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  
**ε<sub>0</sub>:** 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<sup>-1</sup>

### Mean (over all sources)

**m:** 6.83  
**r:** 8.38 km  
**ε<sub>0</sub>:** 1.48 σ

### Mode (largest m-r-ε<sub>0</sub> bin)

**m:** 6.35  
**r:** 6.5 km  
**ε<sub>0</sub>:** 1.66 σ  
**Contribution:** 9.14 %

### Epsilon keys

**ε0:** [-∞ .. -2.5)  
**ε1:** [-2.5 .. -2.0)  
**ε2:** [-2.0 .. -1.5)  
**ε3:** [-1.5 .. -1.0)  
**ε4:** [-1.0 .. -0.5)  
**ε5:** [-0.5 .. 0.0)  
**ε6:** [0.0 .. 0.5)  
**ε7:** [0.5 .. 1.0)  
**ε8:** [1.0 .. 1.5)  
**ε9:** [1.5 .. 2.0)  
**ε10:** [2.0 .. 2.5)  
**ε11:** [2.5 .. +∞]

## Deaggregation Contributors

Source Set	Source	Type	r	m	$\epsilon_0$	lon	lat	az	%
UC33brAvg_FM32		System							39.09
	Santa Monica alt 2 [2]		1.82	7.14	0.89	118.460°W	34.043°N	336.35	9.08
	Hollywood [2]		6.78	6.96	1.46	118.422°W	34.084°N	26.05	5.93
	Newport-Inglewood alt 2 [8]		6.25	6.70	1.55	118.390°W	34.043°N	77.05	5.64
	Malibu Coast alt 2 [0]		6.75	7.50	1.02	118.525°W	34.033°N	271.84	3.96
	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
UC33brAvg_FM31 (opt)		Grid							12.18
	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		7.17	5.79	1.79	118.454°W	34.081°N	0.00	2.26
	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		7.79	5.82	1.87	118.454°W	34.090°N	0.00	1.59
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
	PointSourceFinite: -118.454, 34.090		7.76	5.83	1.86	118.454°W	34.090°N	0.00	1.43
	PointSourceFinite: -118.454, 34.090		7.76	5.83	1.86	118.454°W	34.090°N	0.00	1.43



# LIQUEFACTION ANALYSES



A.G.I. GEOTECHNICAL, INC.

# SPT Liquefaction & Seismic Settlement Evaluation



A.G.I. GEOTECHNICAL, INC.

16555 Sherman Way  
Van Nuys, CA 91406  
(818) 785-5244 Fax (818) 785-6251

Project: 12202-12214 W. Exposition Blvd.  
Job No: 32-6293-00  
Boring: B-1

Earthquake Magnitude, M : 6.68  
Design PGA : 0.613  
Magnitude Scaling Factor, r<sub>m</sub> : 0.877  
Factor, ε<sub>C,N</sub> / ε<sub>C,N=15</sub> : 0.807

Return Period 475 years Lat : 34.0311  
PGA<sub>M</sub> 0.920 g Long : -118.4537  
F.O.S 1.1

### SPT N-Value Correction Factors

Energy Ratio, C<sub>E</sub> 1.30  
Borehole Diameter, C<sub>B</sub> 1.15  
Rod Length, C<sub>R</sub> 1.20  
Sampler Type, C<sub>S</sub> 1.20  
Overall Correction, C<sub>EBS</sub> 1.79

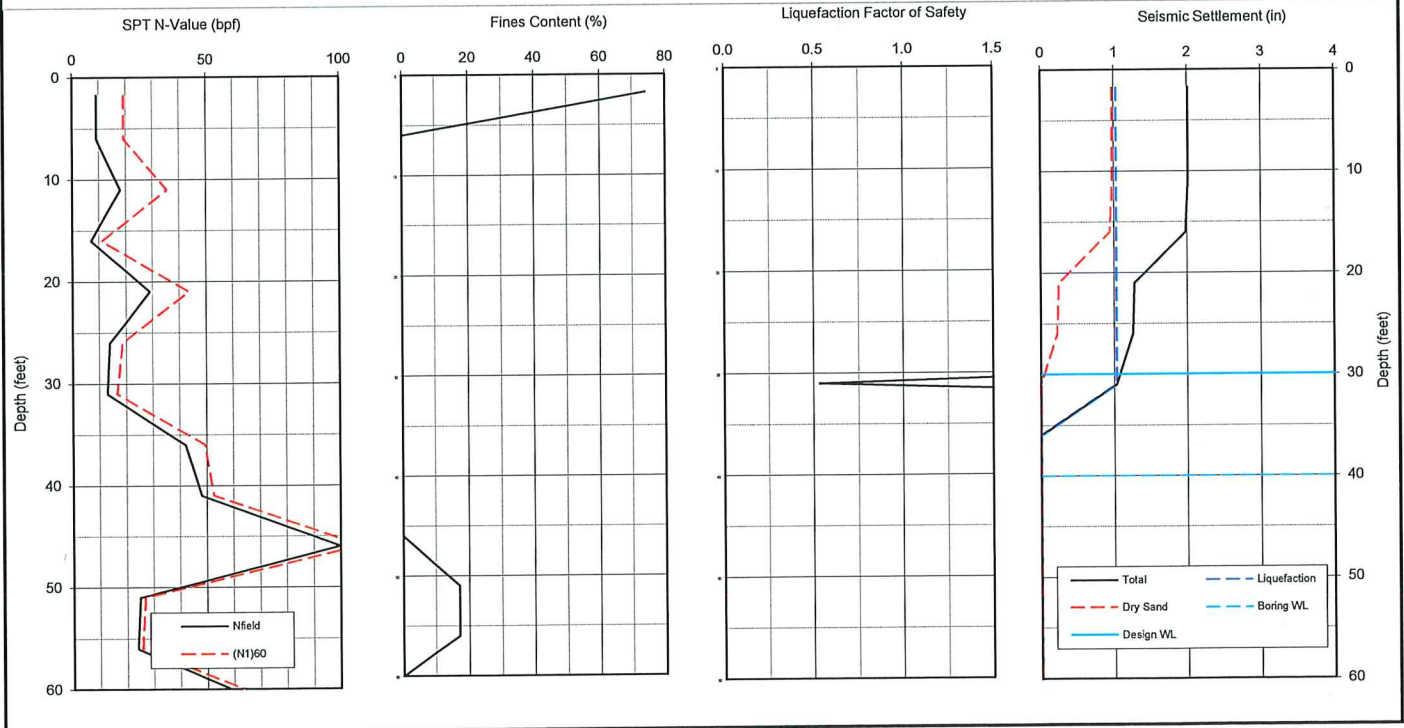
Boring Water Level (Below Orig), ft : 40.0  
Design Water Level (Below Orig), ft : 30.0  
Removal Depth (Below Orig), ft : 10.0  
Surcharge Fill Height (Above Orig), ft : 0.0  
Surcharge Fill Unit Weight γ, pcf : 136

LIQUEFACTION SETTLEMENT (in) : 1.03  
DRY SAND SETTLEMENT (in) : 0.98  
TOTAL SEISMIC SETTLEMENT (in) : 2.01

Layer	Layer Base, z (ft)	Total Unit Weight γ (pcf)	SPT N <sub>field</sub>	Fines (%)	Incl? (Y/N)	Layer Thickness t (ft)	Layer Midheight z <sub>o</sub> (ft)	Design Total Stress σ <sub>o</sub> (psf)	Design Effective Stress σ <sub>o'</sub> (psf)	Boring Effective Stress σ <sub>o'</sub> (psf)	Overburden Correction C <sub>u</sub>	Rod Length Corr. C <sub>R</sub>	SPT Fines Corr δ(N <sub>1</sub> ) <sub>60</sub>	SPT (N <sub>1</sub> ) <sub>60</sub>	Dry Sett (N <sub>1</sub> ) <sub>60cs</sub>	r <sub>d</sub>	CSR = τ <sub>ave</sub> / σ <sub>o'</sub>
1	3.5	104	9	74	Y	3.50	1.75	182	182	182	1.60	0.750	5.1	19.4	24.5	0.996	0.349
2	8.5	104	9	0	Y	5.00	6.00	624	624	624	1.60	0.750	0.0	19.4	19.3	0.988	0.346
3	13.5	123	18	0	Y	5.00	11.00	1,192	1,192	1,192	1.30	0.850	0.0	35.6	35.5	0.977	0.342
4	18.5	140	7	0	Y	5.00	16.00	1,849	1,849	1,849	1.04	0.850	0.0	11.1	11.1	0.964	0.337
5	23.5	148	29	0	Y	5.00	21.00	2,569	2,569	2,569	0.88	0.950	0.0	43.6	43.6	0.949	0.332
6	28.5	134	14	0	Y	5.00	26.00	3,274	3,274	3,274	0.78	0.950	0.0	18.6	18.6	0.930	0.325
7	33.5	136	13	0	Y	5.00	31.00	3,949	3,887	3,949	0.71	1.000	0.0	16.6	16.6	0.908	0.323
8	38.5	149	42	0	Y	5.00	36.00	4,662	4,287	4,662	0.66	1.000	0.0	49.4	49.3	0.881	0.335
9	43.5	145	48	0	Y	5.00	41.00	5,397	4,710	5,334	0.61	1.000	0.0	52.7	52.7	0.850	0.341
10	48.5	145	100	0	Y	5.00	46.00	6,122	5,123	5,747	0.60	1.000	0.0	107.6	107.6	0.815	0.341
11	53.5	145	25	17	Y	5.00	51.00	6,847	5,536	6,160	0.60	1.000	1.5	26.9	28.4	0.777	0.336
12	58.5	145	24	17	Y	5.00	56.00	7,572	5,949	6,573	0.60	1.000	1.5	25.8	27.4	0.736	0.328
13	61.5	145	59	0	Y	3.00	60.00	8,152	6,280	6,904	0.60	1.000	0.0	63.5	63.5	0.701	0.318

LYR	α	β	Liq FS SPT (N <sub>1</sub> ) <sub>60cs</sub>	K <sub>σ</sub>	CRR <sub>M</sub>	Liq FS	Vol Strain (%)	Liq Sett Δs (in)	Sum Liq Sett Δs (in)	Mean Stress σ <sub>m</sub> ' (psf)	G <sub>max</sub> (ksf)	γ <sub>eff</sub> (G <sub>eff</sub> /G <sub>max</sub> )	γ <sub>eff</sub> (%)	ε <sub>C,M=7.5</sub> (%)	Dry Sett Δs (in)	Sum Dry Sett Δs (in)	Sum Total Sett (in)
1	5.00	1.20	28.3	1.000	9.999	9.999	0.00	Above WL	1.03	121	639	0.000113	0.0384	0.0327	Removed	0.98	2.01
2	0.00	1.00	19.4	1.000	9.999	9.999	0.00	Above WL	1.03	416	1,095	0.000224	0.1089	0.1232	Removed	0.98	2.01
3	0.00	1.00	35.6	1.000	9.999	9.999	0.00	Above WL	1.03	794	1,853	0.000250	0.0805	0.0357	0.03	0.98	2.01
4	0.00	1.00	11.1	1.000	9.999	9.999	0.00	Above WL	1.03	1,233	1,565	0.000454	0.3293	0.7220	0.70	0.95	1.98
5	0.00	1.00	43.6	1.000	9.999	9.999	0.00	Above WL	1.03	1,713	2,913	0.000334	0.0899	0.0236	0.02	0.25	1.28
6	0.00	1.00	18.6	0.988	9.999	9.999	0.00	Above WL	1.03	2,183	2,477	0.000490	0.2007	0.2330	0.23	0.23	1.26
7	0.00	1.00	16.6	0.959	0.172	0.533	1.72	1.03	1.03	2,633	2,616	0.000546	0.2268	0.3058	Below WL	0.00	1.03
8	0.00	1.00	49.4	0.941	9.999	9.999	0.00	0.00	0.00	3,108	4,089	0.000400	0.0905	0.0163	Below WL	0.00	0.00
9	0.00	1.00	52.7	0.923	9.999	9.999	0.00	0.00	0.00	3,598	4,498	0.000407	0.0852	0.0000	Below WL	0.00	0.00
10	0.00	1.00	107.6	0.906	9.999	9.999	0.00	0.00	0.00	4,081	6,077	0.000327	0.0510	0.0000	Below WL	0.00	0.00
11	3.01	1.06	31.5	0.891	9.999	9.999	0.00	0.00	0.00	4,564	4,124	0.000514	0.1222	0.0810	Below WL	0.00	0.00
12	3.01	1.06	30.4	0.876	9.999	9.999	0.00	0.00	0.00	5,048	4,282	0.000519	0.1164	0.0820	Below WL	0.00	0.00
13	0.00	1.00	63.5	0.864	9.999	9.999	0.00	0.00	0.00	5,434	5,881	0.000387	0.0606	0.0000	Below WL	0.00	0.00

References: 1) Tokimatsu, K., and Seed, H. (1987). "Evaluation of Settlements in Sands Due to Earthquake Shaking." Journal of Geotechnical Engineering, ASCE, 113(8), 861-878. 2) Youd, T.L., and Idriss, I.M. (1997). "Proceeding of the NCEER Workshop on Evaluation of Liquefaction Resistance of Soils". Technical Report NCEER-97-0022, FHWA.





# SPT Liquefaction & Seismic Settlement Evaluation



**A.G.I. GEOTECHNICAL, INC.**

16555 Sherman Way  
Van Nuys, CA 91406  
(818) 785-5244 Fax (818) 785-6251

Project: 12202-12214 W. Exposition Blvd.  
Job No: 32-6293-00  
Boring: B-1

Earthquake Magnitude, M : **6.83**  
Design PGA : **0.920**  
Magnitude Scaling Factor, r<sub>m</sub> : **0.903**  
Factor, ε<sub>C,N</sub> / ε<sub>C,N=15</sub> : **0.847**

Return Period **2475** years      Lat : **34.0311**  
PGA<sub>M</sub> **0.920** g                      Long : **-118.4537**  
F.O.S **1.0**

**SPT N-Value Correction Factors**

Energy Ratio, C<sub>E</sub> **1.30**  
Borehole Diameter, C<sub>B</sub> **1.15**  
Rod Length, C<sub>R</sub> **1.20**  
Sampler Type, C<sub>S</sub> **1.20**  
Overall Correction, C<sub>EBS</sub> **1.79**

Boring Water Level (Below Orig), ft : **40.0**  
Design Water Level (Below Orig), ft : **30.0**  
Removal Depth (Below Orig), ft : **10.0**  
Surcharge Fill Height (Above Orig), ft : **0.0**  
Surcharge Fill Unit Weight γ, pcf : **136**

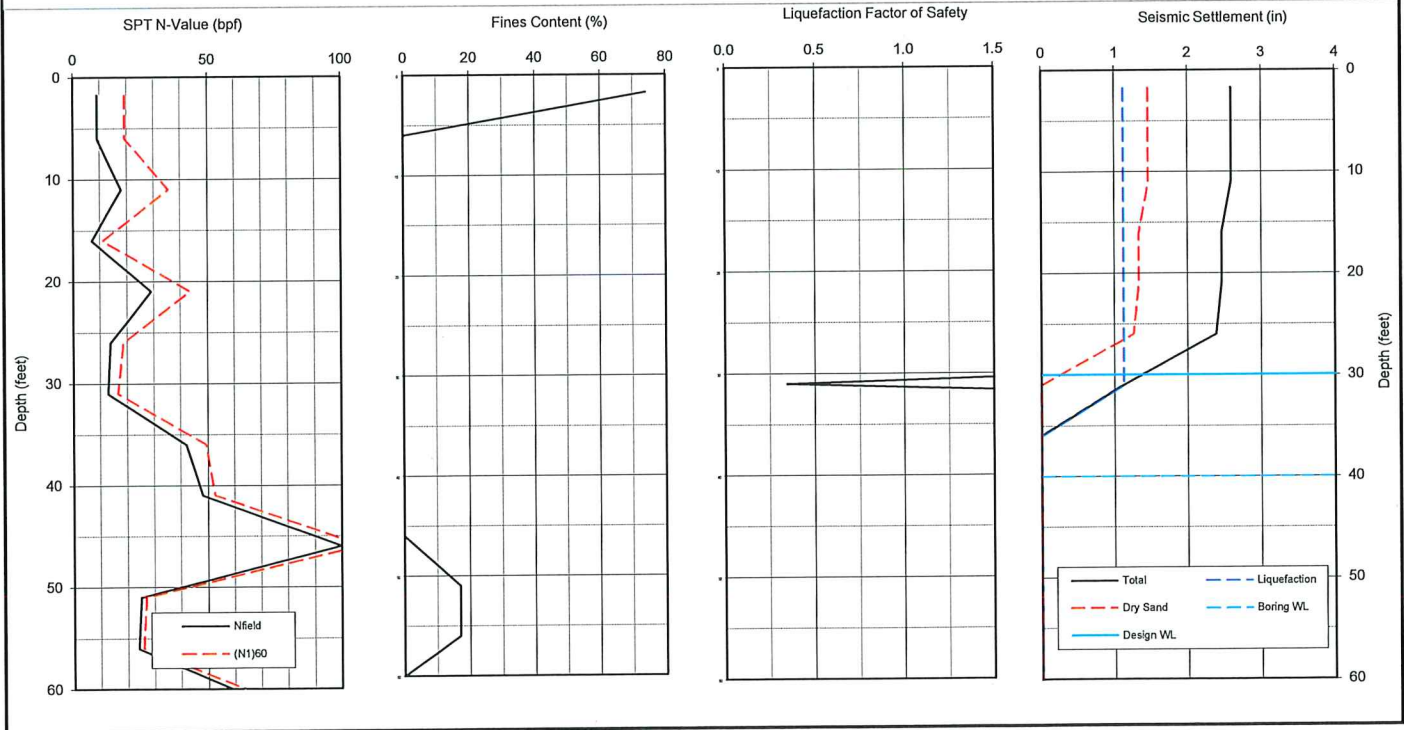
LIQUEFACTION SETTLEMENT (in) : **1.12**  
DRY SAND SETTLEMENT (in) : **1.47**  
TOTAL SEISMIC SETTLEMENT (in) : **2.59**

Layer	Layer Base, z (ft)	Total Unit Weight γ (pcf)	SPT N <sub>field</sub>	Fines (%)	Incl? (Y/N)	Layer Thickness t (ft)	Layer Midheight z <sub>o</sub> (ft)	Design Total Stress σ <sub>o</sub> (psf)	Design Effective Stress σ <sub>o'</sub> (psf)	Boring Effective Stress σ <sub>o'</sub> (psf)	Overburden Correction C <sub>N</sub>	Rod Length Corr. C <sub>R</sub>	SPT Fines Corr δ(N <sub>1</sub> ) <sub>60</sub>	SPT (N <sub>1</sub> ) <sub>60</sub>	Dry Sett (N <sub>1</sub> ) <sub>60cs</sub>	r <sub>d</sub>	CSR = τ <sub>ave</sub> / σ <sub>o'</sub>
1	3.5	104	9	74	Y	3.50	1.75	182	182	182	1.60	0.750	5.1	19.4	24.5	0.996	0.538
2	8.5	104	9	0	Y	5.00	6.00	624	624	624	1.60	0.750	0.0	19.4	19.3	0.988	0.533
3	13.5	123	18	0	Y	5.00	11.00	1,192	1,192	1,192	1.30	0.850	0.0	35.6	35.5	0.977	0.528
4	18.5	140	7	0	Y	5.00	16.00	1,849	1,849	1,849	1.04	0.850	0.0	11.1	11.1	0.964	0.521
5	23.5	148	29	0	Y	5.00	21.00	2,569	2,569	2,569	0.88	0.950	0.0	43.6	43.6	0.949	0.512
6	28.5	134	14	0	Y	5.00	26.00	3,274	3,274	3,274	0.78	0.950	0.0	18.6	18.6	0.930	0.502
7	33.5	136	13	0	Y	5.00	31.00	3,949	3,887	3,949	0.71	1.000	0.0	16.6	16.6	0.908	0.498
8	38.5	149	42	0	Y	5.00	36.00	4,662	4,287	4,662	0.66	1.000	0.0	49.4	49.3	0.881	0.517
9	43.5	145	48	0	Y	5.00	41.00	5,397	4,710	5,334	0.61	1.000	0.0	52.7	52.7	0.850	0.526
10	48.5	145	100	0	Y	5.00	46.00	6,122	5,123	5,747	0.60	1.000	0.0	107.6	107.6	0.815	0.526
11	53.5	145	25	17	Y	5.00	51.00	6,847	5,536	6,160	0.60	1.000	1.5	26.9	28.4	0.777	0.519
12	58.5	145	24	17	Y	5.00	56.00	7,572	5,949	6,573	0.60	1.000	1.5	25.8	27.4	0.736	0.506
13	61.5	145	59	0	Y	3.00	60.00	8,152	6,280	6,904	0.60	1.000	0.0	63.5	63.5	0.701	0.491

LYR	α	β	Liq FS SPT (N <sub>1</sub> ) <sub>60cs</sub>	K <sub>C</sub>	CRR <sub>M</sub>	Liq FS	Voi Strain (%)	Liq Sett Δs (in)	Sum Liq Sett Δs (in)	Mean Stress σ <sub>m</sub> ' (psf)	G <sub>max</sub> (ksf)	γ <sub>eff</sub> (G <sub>eff</sub> /G <sub>max</sub> )	γ <sub>eff</sub> (%)	ε <sub>C,M=7.5</sub> (%)	Dry Sett Δs (in)	Sum Dry Sett Δs (in)	Sum Total Sett (in)
1	5.00	1.20	28.3	1.000	9.999	9.999	0.00	Above WL	1.12	121	639	0.000170	0.0000	0.0000	Removed	1.47	2.59
2	0.00	1.00	19.4	1.000	9.999	9.999	0.00	Above WL	1.12	416	1,095	0.000337	2.6841	2.2496	Removed	1.47	2.59
3	0.00	1.00	35.6	1.000	9.999	9.999	0.00	Above WL	1.12	794	1,853	0.000376	0.3107	0.1302	0.13	1.47	2.59
4	0.00	1.00	11.1	1.000	9.999	9.999	0.00	Above WL	1.12	1,233	1,565	0.000681	0.0000	0.0000	0.00	1.34	2.46
5	0.00	1.00	43.6	1.000	9.999	9.999	0.00	Above WL	1.12	1,713	2,913	0.000500	0.2887	0.0721	0.07	1.34	2.46
6	0.00	1.00	18.6	0.988	9.999	9.999	0.00	Above WL	1.12	2,183	2,477	0.000735	1.2447	1.2420	1.26	1.26	2.39
7	0.00	1.00	16.6	0.959	0.172	0.345	1.87	1.12	1.12	2,633	2,616	0.000819	1.5335	1.7375	Below WL	0.00	1.12
8	0.00	1.00	49.4	0.941	9.999	9.999	0.00	0.00	0.00	3,108	4,089	0.000601	0.2511	0.0434	Below WL	0.00	0.00
9	0.00	1.00	52.7	0.923	9.999	9.999	0.00	0.00	0.00	3,598	4,498	0.000610	0.2259	0.0000	Below WL	0.00	0.00
10	0.00	1.00	107.6	0.906	9.999	9.999	0.00	0.00	0.00	4,081	6,077	0.000491	0.1191	0.0000	Below WL	0.00	0.00
11	3.01	1.06	31.5	0.891	9.999	9.999	0.00	0.00	0.00	4,564	4,124	0.000771	0.3475	0.2188	Below WL	0.00	0.00
12	3.01	1.06	30.4	0.876	9.999	9.999	0.00	0.00	0.00	5,048	4,282	0.000778	0.3186	0.2141	Below WL	0.00	0.00
13	0.00	1.00	63.5	0.864	9.999	9.999	0.00	0.00	0.00	5,434	5,881	0.000581	0.1426	0.0000	Below WL	0.00	0.00

References: 1) Tokimatsu, K., and Seed, H. (1987). "Evaluation of Settlements in Sands Due to Earthquake Shaking." Journal of Geotechnical Engineering, ASCE, 113(8), 861-878. 2) Youd, T.L., and Idriss, I.M. (1997). "Proceeding of the NCEER Workshop on Evaluation of Liquefaction Resistance of Soils". Technical Report NCEER-97-0022, FHWA.



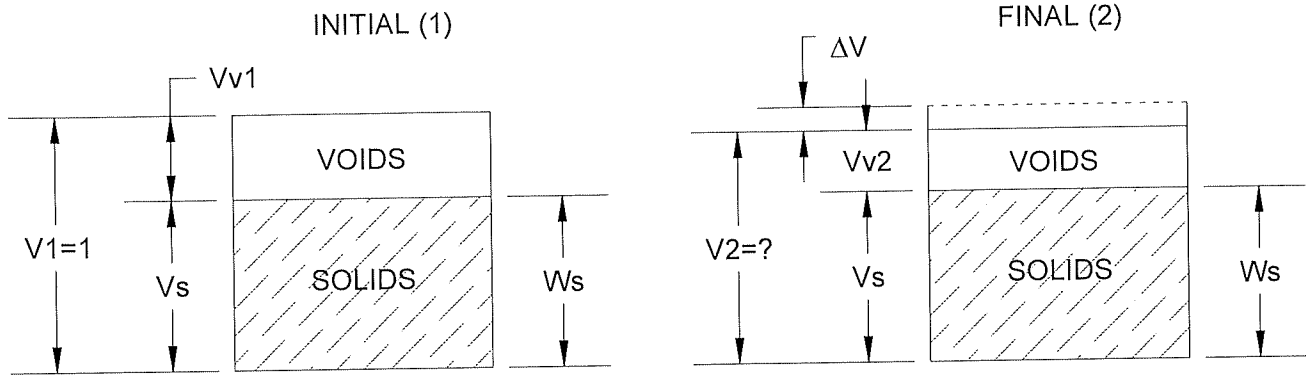
# SHRINKAGE/BULKING DETERMINATION



A.G.I. GEOTECHNICAL, INC.



## SHRINKAGE (-) / BULKING (+) DETERMINATION



$$\gamma_{d1} = \frac{W_s}{V_1} = \frac{W_s}{1} = W_s$$

$$\gamma_{d2} = \frac{W_s}{V_2}$$

$$V_2 = \frac{W_s}{\gamma_{d2}} = \frac{\gamma_{d1}}{\gamma_{d2}}$$

$$\Delta V = V_2 - V_1 = \frac{\gamma_{d1}}{\gamma_{d2}} - 1$$

$$\Delta V\% = \frac{V_2 - V_1}{V_1} = 100 \times \frac{\frac{\gamma_{d1}}{\gamma_{d2}} - 1}{1} = 100 \times \left( \frac{\gamma_{d1}}{\gamma_{d2}} - 1 \right)$$

1)  $\gamma_{d1}$ , INITIAL DRY DENSITY (pcf)

98

 (IN-SITU)

2)  $\gamma_{d2}$ , FINAL DRY DENSITY (pcf)

106

 (COMPACTED OR EXCAVATED)

$\Delta V$ , VOLUME CHANGE (ft<sup>3</sup>)

-0.079 ( $\gamma_{d1} / \gamma_{d2} - 1$ )

**$\Delta V\%$ , VOLUME CHANGE (%)**

**-7.9 SHRINKAGE**

Reference: NAVFAC DM-7.01, Chapter 3, Section 2, Table 6, September 1, 1986



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Calc. By:	WFB		

INFORMATION BULLETIN  
P/BC 2020-083



A.G.I. GEOTECHNICAL, INC.



## 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 earth<sup>1</sup> 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.

**TABLE 1 Minimum Static Equivalent Fluid Pressures**

Surface Slope of Retained Material* Horizontal (H) to Vertical (V)	Equivalent Fluid Pressure $\gamma_{EFP}$ (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

<sup>1</sup> Drainage system shall be installed in accordance with LABC Section 1805.4.2 and 1805.4.3.



\* 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.

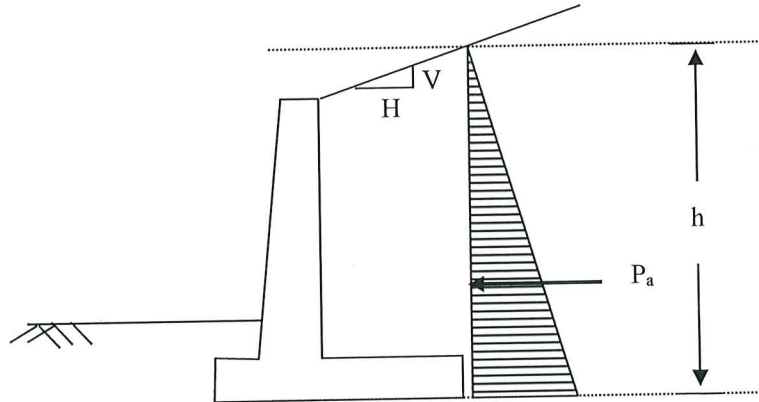


Figure 1 – Horizontal Resultant Force

$$P_a = 0.5 * \gamma_{EFP} * h^2 \text{ (in pounds);} \quad \text{Equation 1}$$

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 pressure<sup>2</sup>. 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.

<sup>2</sup> Per LABC section 1610.1: Retaining walls free to move and rotate at the top shall be permitted to be designed for active pressure.

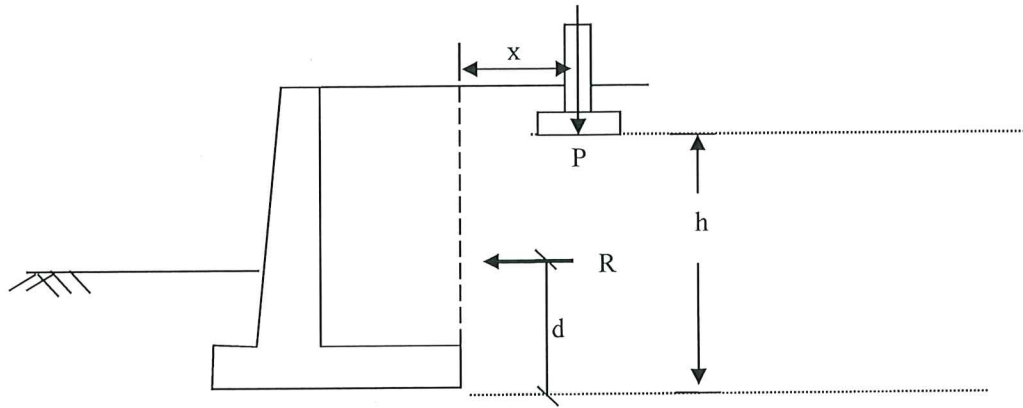


Figure 2 - Vertical Surcharge Loads

Resultant lateral force:

$$R = \frac{0.3 P h^2}{x^2 + h^2}; \quad \text{Equation 2}$$

Location lateral resultant:

$$d = x \left[ \left( \frac{x^2}{h^2} + 1 \right) \left( \tan^{-1} \frac{h}{x} \right) - \left( \frac{x}{h} \right) \right]; \quad \text{Equation 3}$$

- Where:
- R is the resultant lateral force measured in pounds per foot of wall width.
  - P is the resultant surcharge loads of continuous or isolated footings measured in pounds per foot of length parallel to the wall.
  - x 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.  $x \leq h$ ), 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.



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.

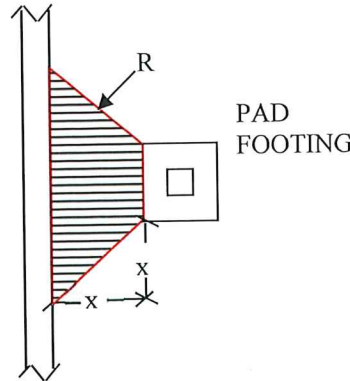


Figure 3 - Vertical Surcharge Loads, Plan View

Guidelines for determining live loads surcharge from sidewalk pedestrian traffic and street traffic are provided in the Information Bulletin P/BC 2020-141.

## V. METHOD FOR DETERMINING SEISMIC LATERAL EARTH PRESSURE ON RETAINING 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)<sup>3</sup>:

$$\gamma_{EFP (seismic)} = \frac{3}{4} k_h \gamma_{soil}; \quad \text{Equation 4}$$

Where:

- $\gamma_{EFP (seismic)}$  is the seismic increment expressed as equivalent fluid pressure (pcf);
- $k_h$  is the seismic lateral earth pressure coefficient equivalent to one-half of two-thirds of PGAM;
- $\gamma_{soil}$  is the unit weight of the retained soils, may be taken as 120 pcf without a soils report.

<sup>3</sup> 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.

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 1806.2<sup>4</sup> 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 two<sup>5</sup>. 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

<sup>4</sup> Per LABC 1806.2: Mud, organic silt, organic clay, peat or **unprepared fill** shall not be assumed to have a presumptive load-bearing capacity.

<sup>5</sup> Reference code section LABC 1806.3.1.



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**



**A.G.I. GEOTECHNICAL, INC.**



## 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. **Note: 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
- $\gamma_{EFP}$  = 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 (ft)	Distance from the edge of excavation (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.

**Example:**

Given: Active equivalent fluid pressure  $\gamma_{EFP}$  is 30 pcf  
 Surcharge location is 0 feet from shoring/retaining wall  
 Height of retaining wall/shoring is 10 feet

Traffic Surcharge  $q = \gamma_{EFP} \times H_{eq} = 30 \text{ pcf}$  (Given in this example)  $\times 3.5 \text{ ft}$  (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  
 $\gamma_s$  = 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, 6<sup>th</sup> 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.

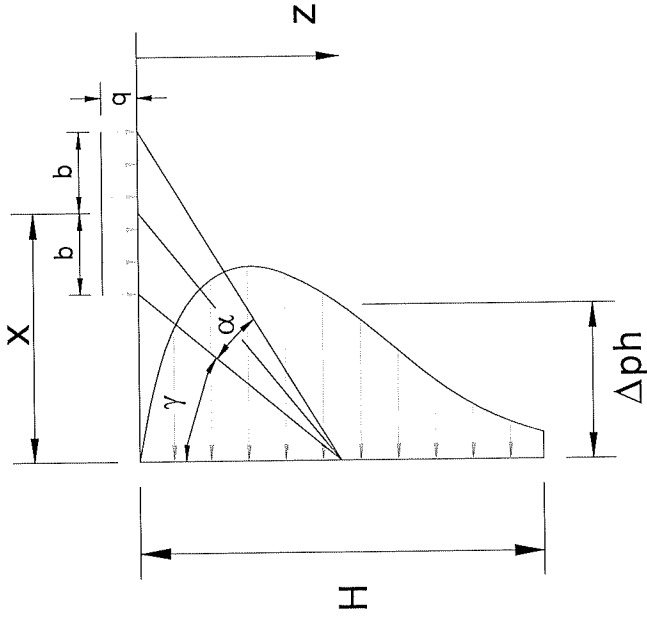


# LATERAL SURCHARGE DIAGRAMS



A.G.I. GEOTECHNICAL, INC.

**LATERAL PRESSURE DUE TO UNIFORM STRIP LOAD  
AT-REST CASE - RESTRAINED WALL**



$$\Delta ph = \frac{q}{\pi} \left[ \alpha - \sin \alpha \times \cos (\alpha + 2\gamma) \right]$$

**INPUT DATA :**

Strip Load, q (psf) : 1000  
 Footing Width , 2b (ft) : 2.00

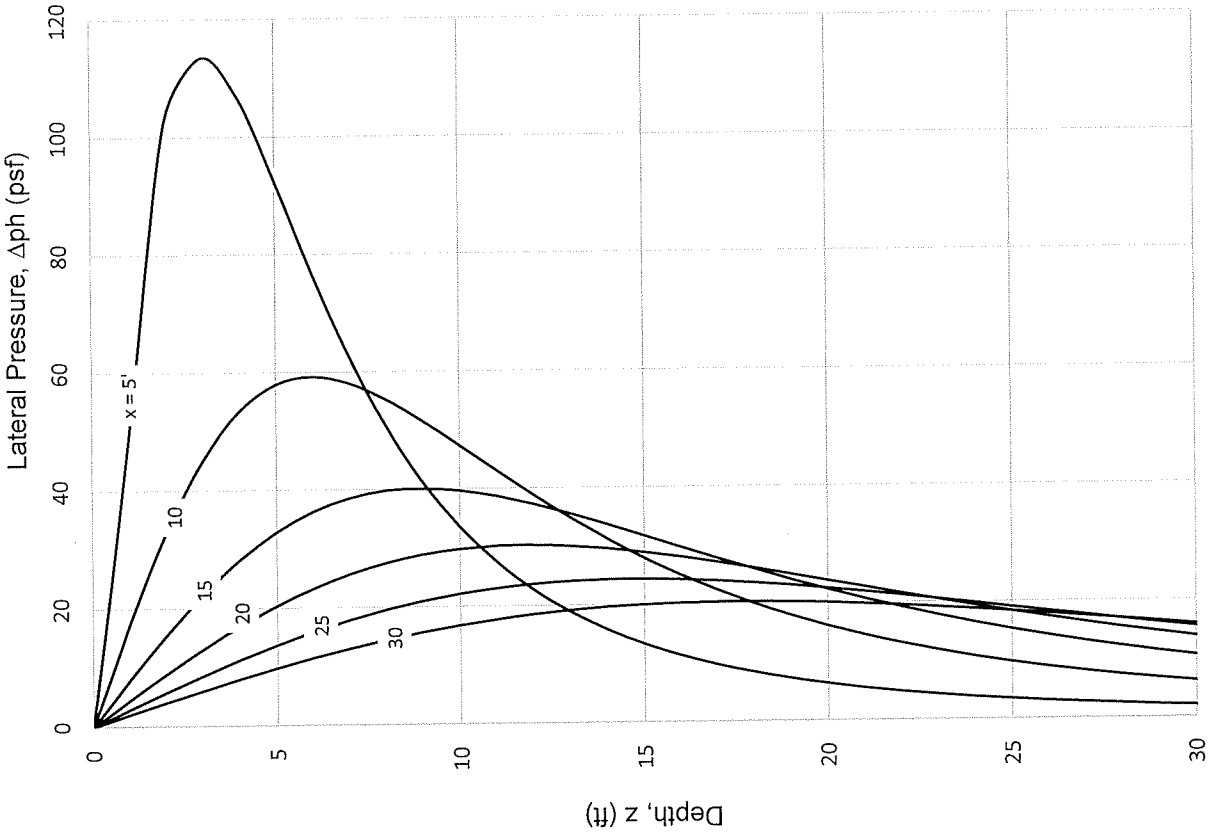
Reference: NAVFAC DM-7.1 Chapter 4, Section 3, Figure 2

\*NOTE: Decrease chart values by 50% for unrestrained wall



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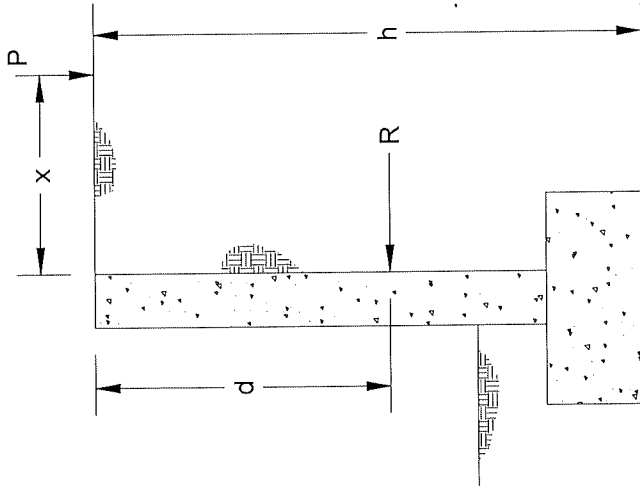
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**LATERAL PRESSURE DUE TO LINE LOAD  
ACTIVE CASE**



Resultant Lateral Force:  $R = \frac{0.3Ph}{x^2 + h^2}$

Location of Lateral Resultant:

$d = x \left[ \left( \frac{x^2}{h^2} + 1 \right) \left( \tan^{-1} \frac{h}{x} \right) - \left( \frac{x}{h} \right) \right]$

Line Load, P (lb/ft) :

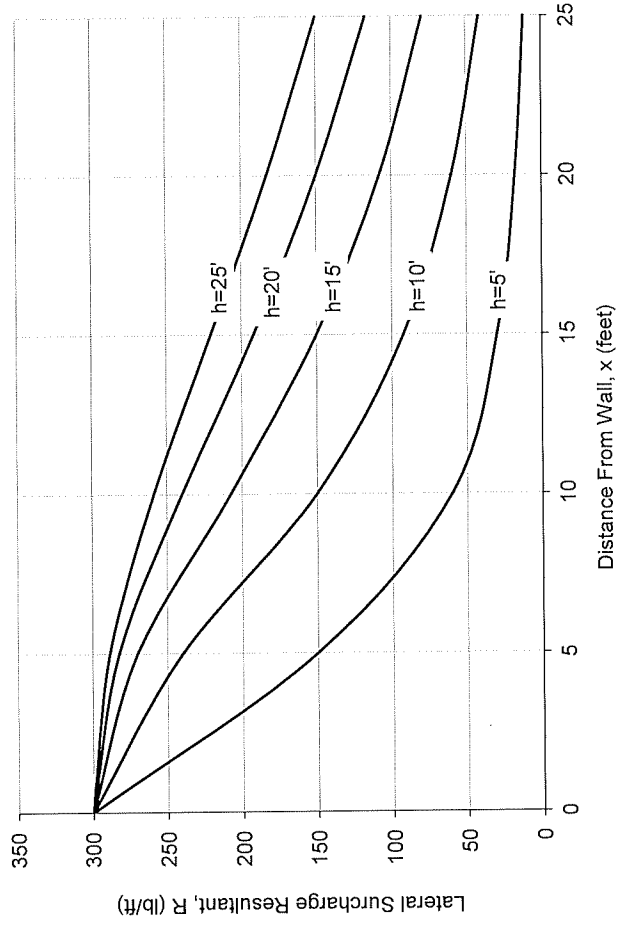
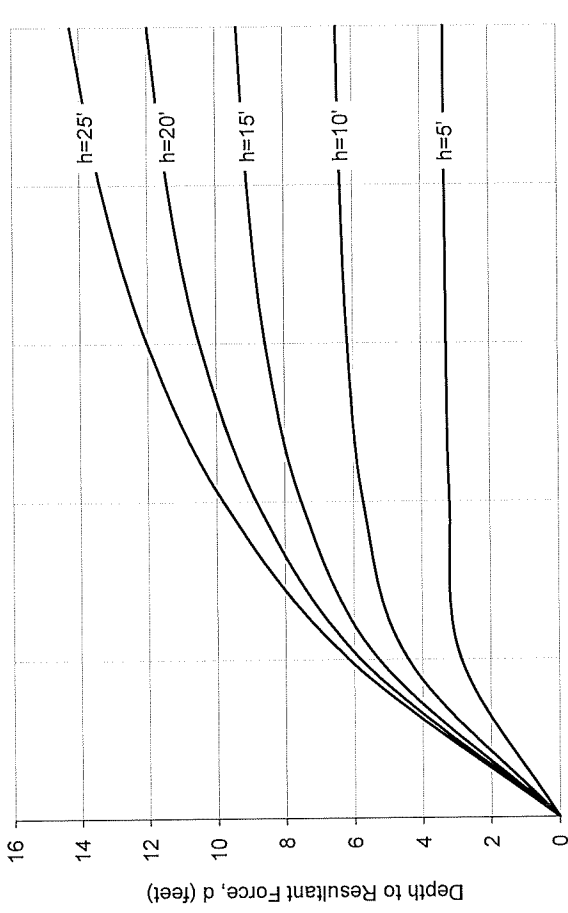
Reference: LADBS Information Bulletin P/BC 2020-083

\*NOTE: Increase chart values by 50% for restrained wall



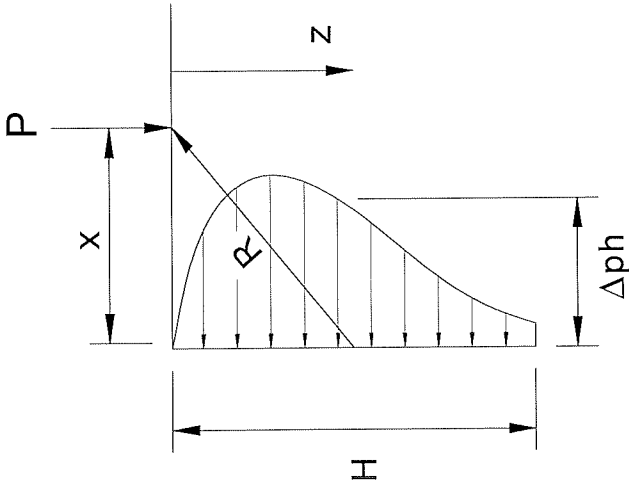
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**LATERAL PRESSURE DUE TO POINT LOAD  
AT-REST CASE - RESTRAINED WALL**



$$\Delta ph = \frac{P}{\pi R^2} \left[ \frac{3zx^2}{R^2} - \frac{R(1-2\nu)}{R+z} \right]$$

**INPUT DATA :**

Point Load, P (lb.) : 1000  
 Poisson's Ratio, n : 0.35

Poisson's ratio for soils varies from about 0.25 to 0.50, with lower values more typical for granular and stiff cohesive soils and higher values more typical for soft cohesive soils. Note that  $\nu$  has little effect on computed lateral pressure.

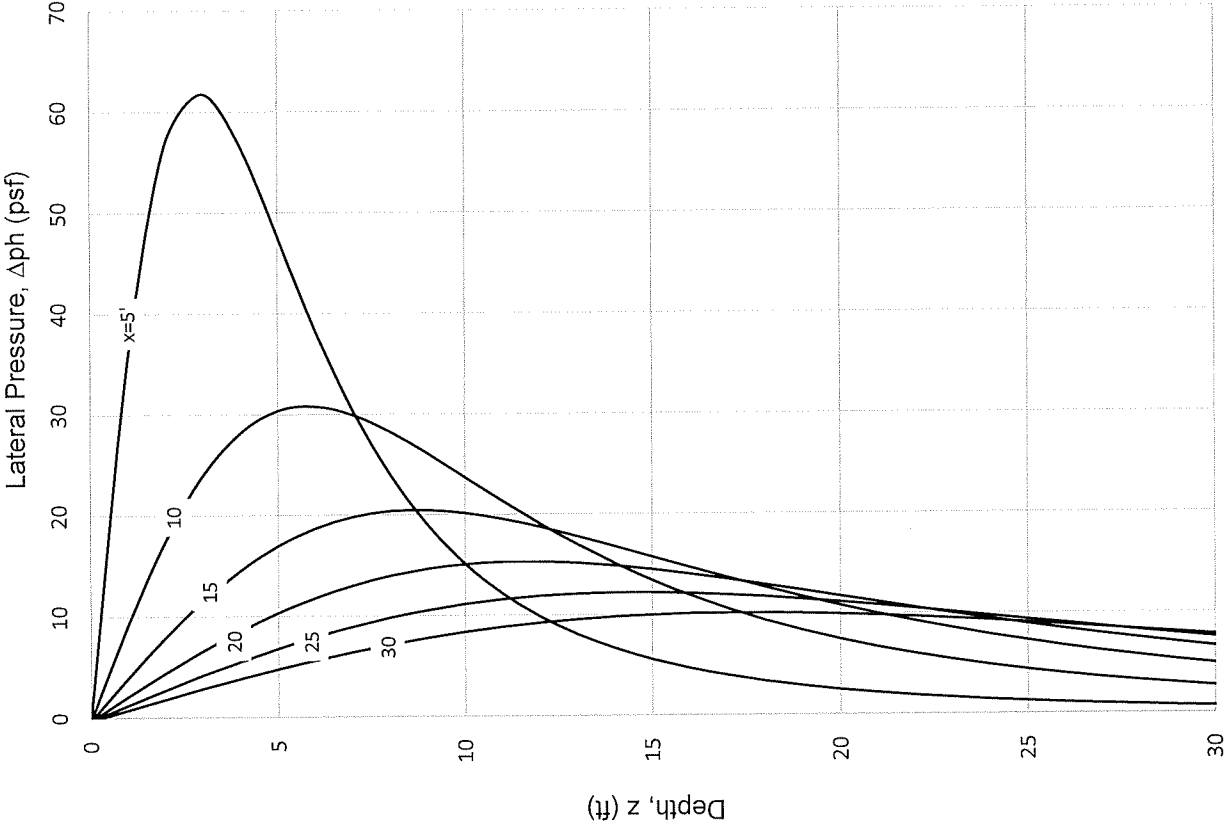
Reference: AASHTO 2012, Eq. 3.11.6.2-2, p. 3-124

\*NOTE: Decrease chart values by 50% for unrestrained wall



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Project:	12202-12214 w. Exposition Boulevard		
Calc. By:	WFB		



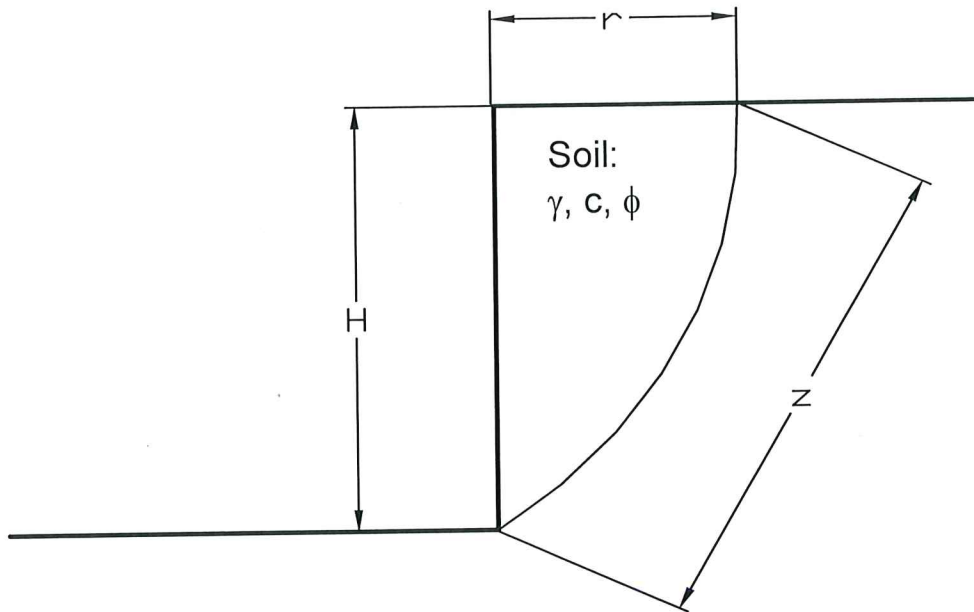
# SLOT CUT STABILITY ANALYSIS



A.G.I. GEOTECHNICAL, INC.

## SLOT CUT STABILITY ANALYSIS

SOIL TYPE: LEAN CLAY WITH SAND TO SANDY LEAN CLAY



Description	Value
Unit Weight, $\gamma$ (pcf)	109
Friction, $\phi$ (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 <sup>3</sup> )	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 <sup>2</sup> )	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



A.G.I. GEOTECHNICAL, INC.

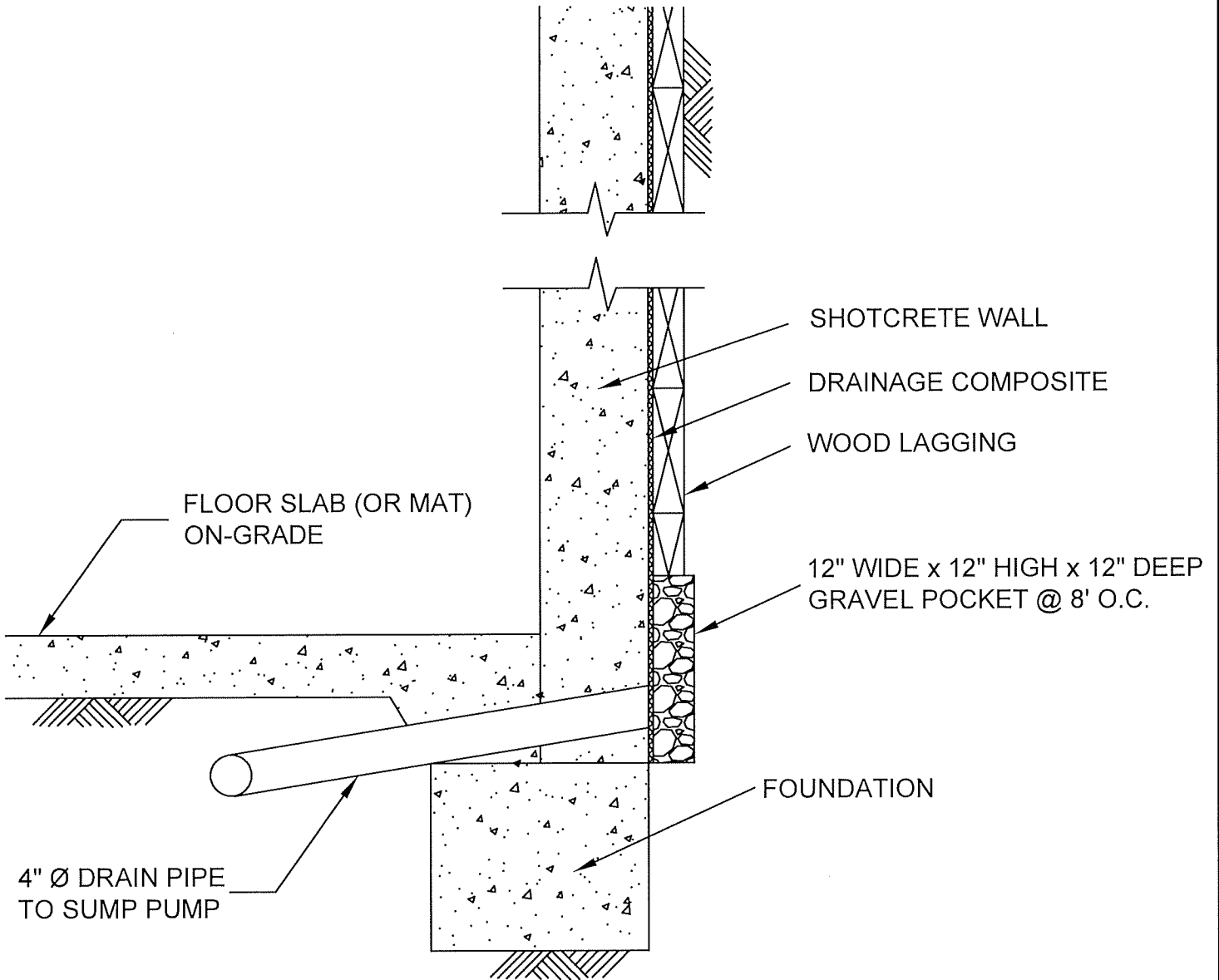
Proj. No.:	32-6293-00	Date:	Oct. 2022
Project:	12202-12214 W. Exposition Blvd.		
Calc. By:	WFB		



# PROPERTY LINE PERIMETER DRAIN TYPICALS



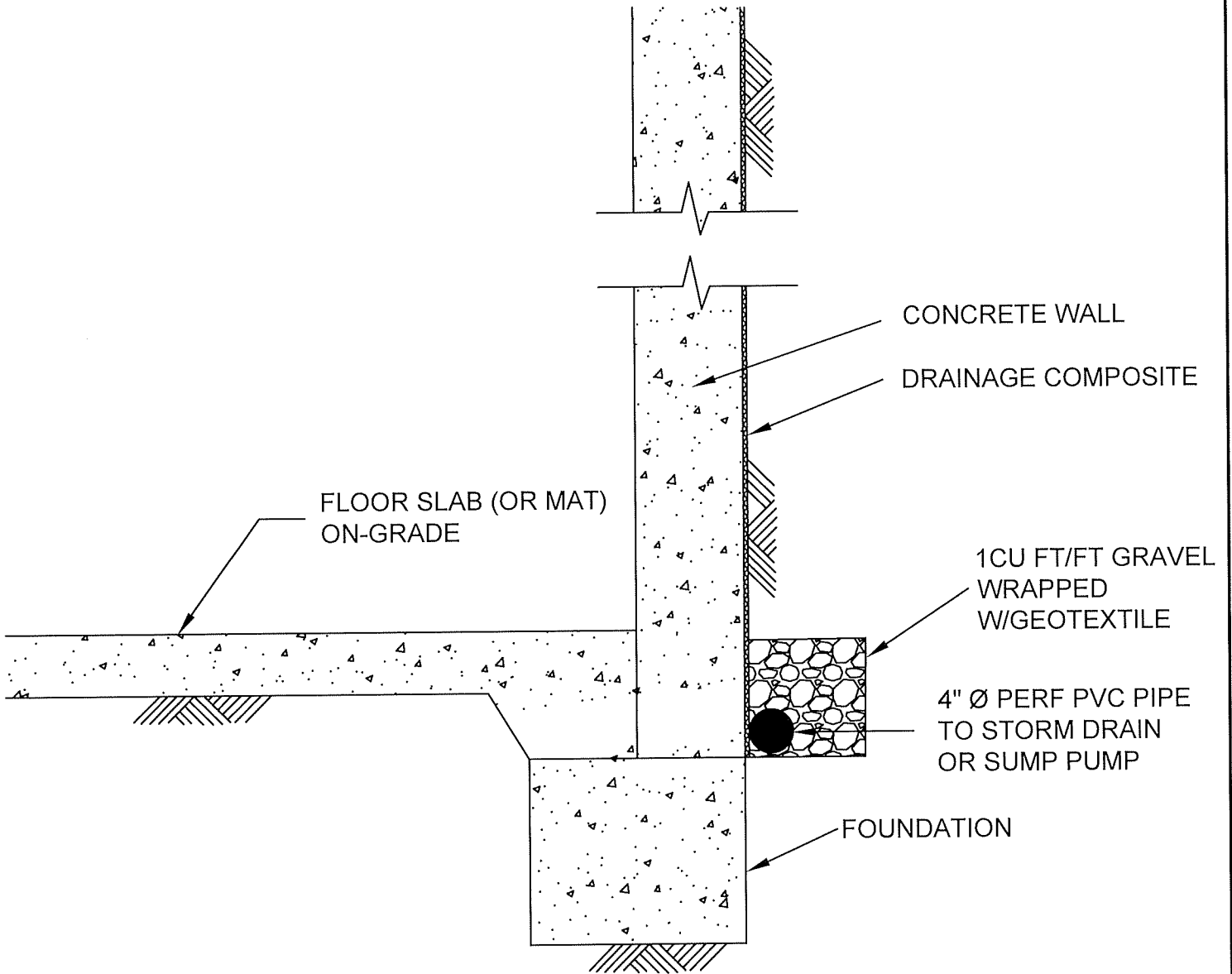
A.G.I. GEOTECHNICAL, INC.



(NOT TO SCALE)

PROJECT NO.	32-6293-00
DATE	October 2022
PREPARED BY	WFB
APPROVED BY	MBS





(NOT TO SCALE)



**A.G.I. GEOTECHNICAL, INC.**

Engineering Geology • Geotechnical Engineering

7247 Hayvenhurst Avenue, Unit A-2 • Van Nuys, CA 91406  
(818) 785-5244 • Fax (818) 785-6251

**PROPERTY LINE PERIMETER  
DRAIN DETAIL W/ OPEN CUT**  
12202-12214 W. Exposition Boulevard,  
Los Angeles

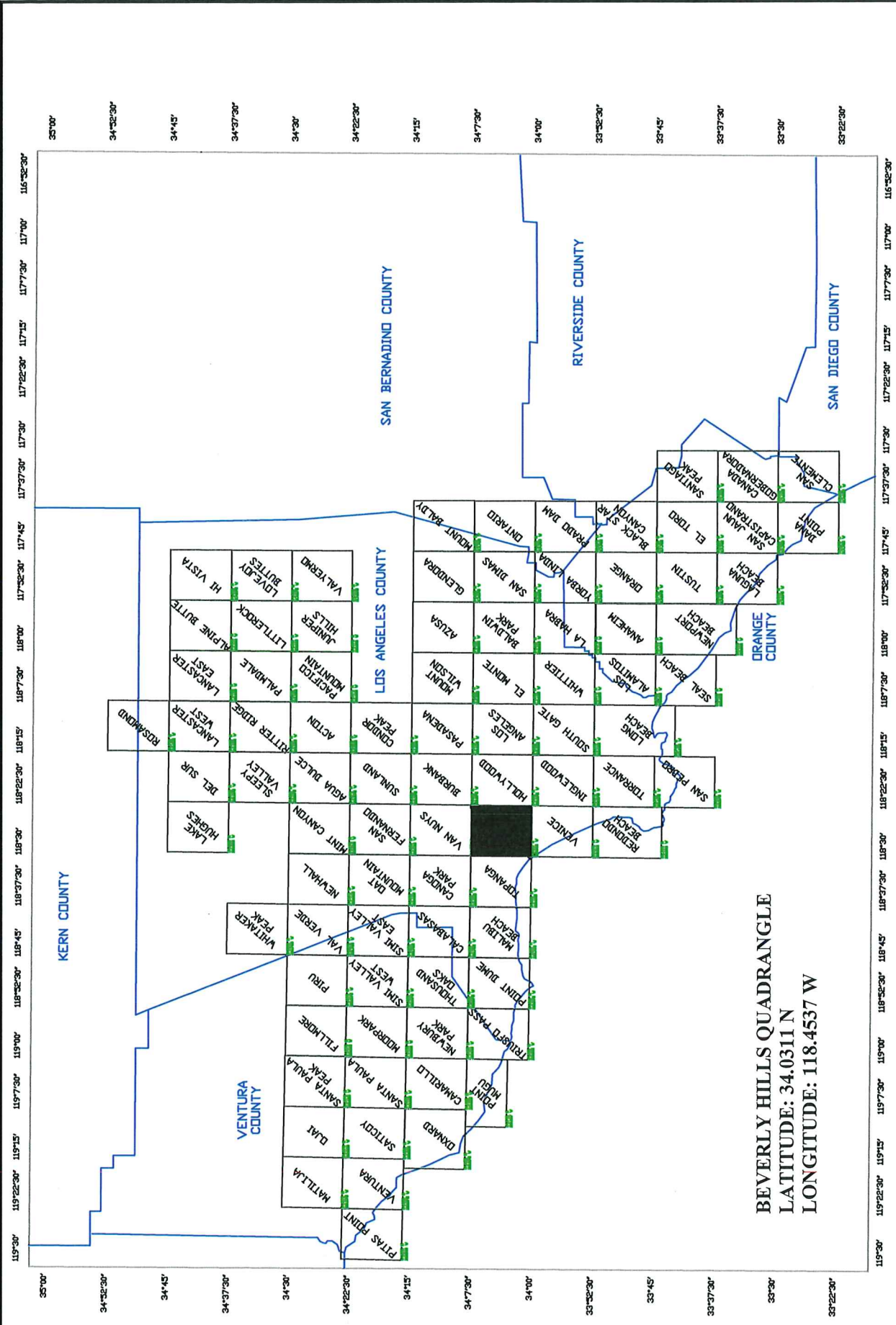
PROJECT NO.	32-6293-00
DATE	October 2022
PREPARED BY	WFB
APPROVED BY	MBS

# QUADRANGLE LOCATION MAP



A.G.I. GEOTECHNICAL, INC.





PROJECT NO.	32-6293-00
DATE	09-2022
PREPARED BY	WFB
APPROVED BY	MBS

## QUADRANGLE LOCATION MAP

### 12202-12214 W. Exposition Blvd., Los Angeles

**A.G.I. GEOTECHNICAL, INC.**

Engineering Geology • Geotechnical Engineering

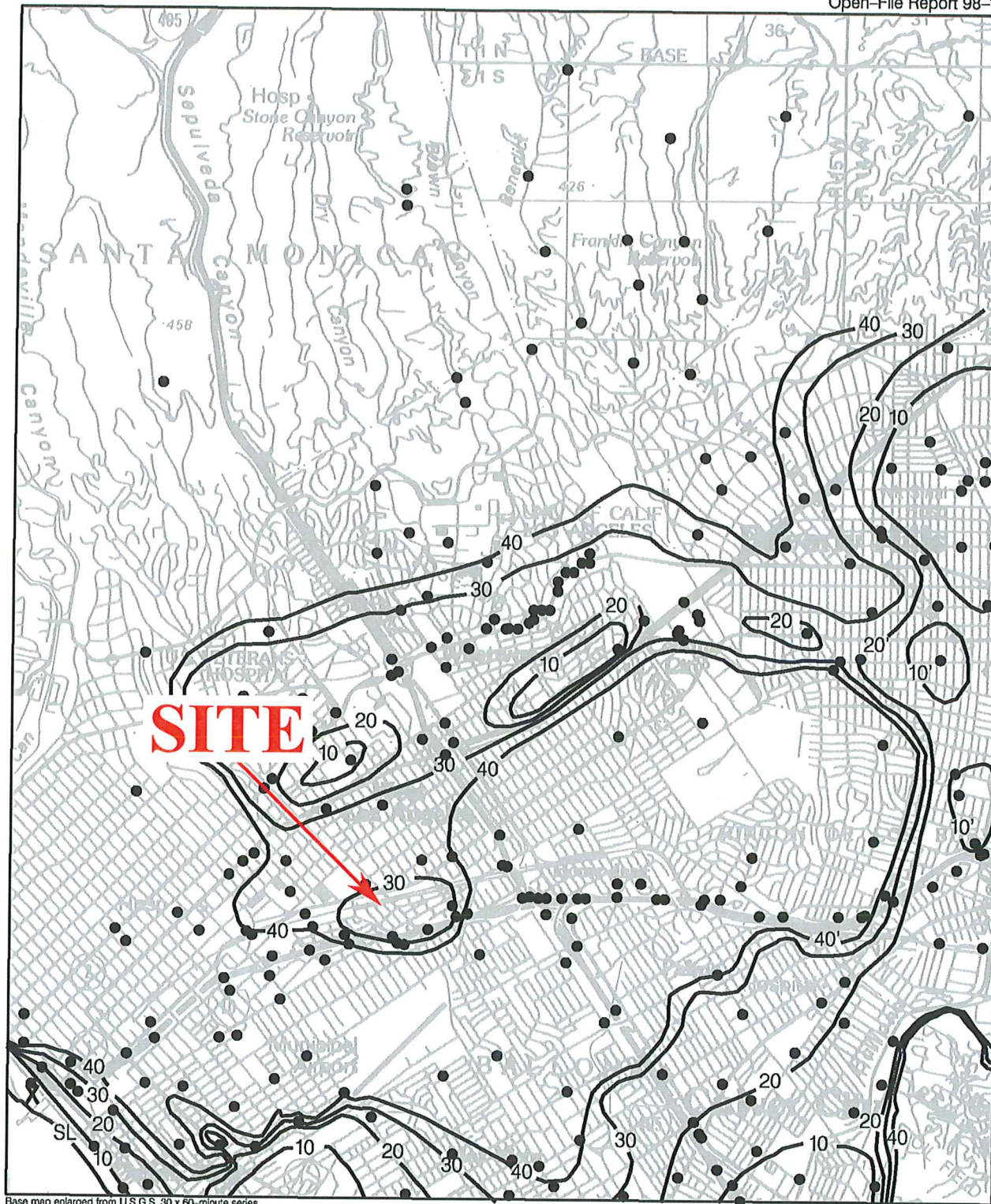
16555 Sherman Way, Unit A • Van Nuys, CA 91406  
(818) 785-5244 • Fax (818) 785-6251

# GROUNDWATER MAP



A.G.I. GEOTECHNICAL, INC.





Base map enlarged from U.S.G.S. 30 x 60-minute series

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.

ONE MILE  
 SCALE

Lat.: 34.0311; Long.: -118.4537

**AGI**  
**A.G.I. GEOTECHNICAL, INC.**  
 Engineering Geology • Geotechnical Engineering  
 16555 Sherman Way, Ste. A • Van Nuys, CA 91406  
 (818) 785-5244 • Fax (818) 785-6251

**GROUNDWATER MAP**  
 12202-12214 W. Exposition Blvd.,  
 Los Angeles

PROJECT NO.	32-6293-00
DATE	09-2022
PREPARED BY	WFB
APPROVED BY	MBS

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 Process<sup>1</sup>
- Utilizes the Transit Oriented Communities (TOC) Affordable Housing Incentive Program<sup>2</sup>
- 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 ([CP-4067](#)).
2. Prepare a Tree Report in accordance with the Tree Report Template ([CP-4068](#)). 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 [Customer Service Request Portal for Urban Forestry Division Clearances](#). 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 after a case has been filed, in addition to the above materials, provide the following information:

Case Number: ADM-2023-8208-TOC-HCA

Planning Staff Name: \_\_\_\_\_

Planning Staff Email: \_\_\_\_\_

<sup>1</sup> Refer to the [Executive Directive 1 Implementation Guidelines](#) for qualifying criteria

<sup>2</sup> For more information, refer to the [TOC Guidelines](#)



## 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.

#### Urban Forestry Comments

UFD SEEKS TO PRESERVE ALL TREES BY MEANS OF REDESIGNING IN A MANNER IN WHICH IS FEASIBLE.

**Urban Forestry Staff Signature:** 

**Print Name:** ALBERT VENA **Review Date:** 3/26/24

- Additional Documents Attached
- Additional Consultation required by:
  - Bureau of Engineering
  - Department of Transportation



## REFERRAL FORMS:

## TRANSPORTATION STUDY ASSESSMENT

## DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

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

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

**GENERAL INFORMATION**

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

**SPECIAL REQUIREMENTS**

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

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



**TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW**

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

**Metro**  
213-972-8482  
100 S. Main St, 9<sup>th</sup> Floor  
Los Angeles, CA 90012

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

**Valley**  
818-374-4699  
6262 Van Nuys Blvd, 3<sup>rd</sup> Floor  
Van Nuys, CA 91401

**1. PROJECT INFORMATION**

Case Number: \_\_\_\_\_

Address: \_\_\_\_\_

Project Description: \_\_\_\_\_

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

Applicant Name: \_\_\_\_\_

Applicant E-mail: \_\_\_\_\_ Applicant Phone: \_\_\_\_\_

Planning Staff Initials: \_\_\_\_\_ Date: \_\_\_\_\_

**2. PROJECT REFERRAL TABLE**

	Land Use (list all)	Size / Unit	Daily Trips <sup>1</sup>
Proposed <sup>1</sup>			
	<i>Total trips<sup>1</sup>:</i>		204
<p><b>a.</b> Does the proposed project involve a discretionary action? <span style="float: right;">Yes <input type="checkbox"/> No <input type="checkbox"/></span></p> <p><b>b.</b> Would the proposed project generate 250 or more daily vehicle trips<sup>2</sup>? <span style="float: right;">Yes <input type="checkbox"/> No <input type="checkbox"/></span></p> <p><b>c.</b> 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<sup>3</sup>? <span style="float: right;">Yes <input type="checkbox"/> No <input type="checkbox"/></span></p> <p>If <b>YES</b> to <b>a.</b> and <b>b.</b> or <b>c.</b>, or to <b>all</b> of the above, the Project <u>must</u> be referred to LADOT for further assessment.</p> <p>Verified by: Planning Staff Name: _____ Phone: _____</p> <p style="text-align: center;">Signature: <i>Julissa LH</i> Date: _____</p>			

<sup>1</sup> Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.  
<sup>2</sup> To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's [VMT Calculator User Guide](#) and the LADOT Transportation Assessment Guidelines (available on the LADOT website).  
<sup>3</sup> 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			
	<i>Total new trips:</i>		
Existing			
	<i>Total existing trips:</i>		
<i>Net Increase / Decrease (+ or -)</i>			

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

**VMT Analysis (CEQA Review)**

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

**Access, Safety, and Circulation Assessment (Corrective Conditions)**

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

LADOT Comments:

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*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



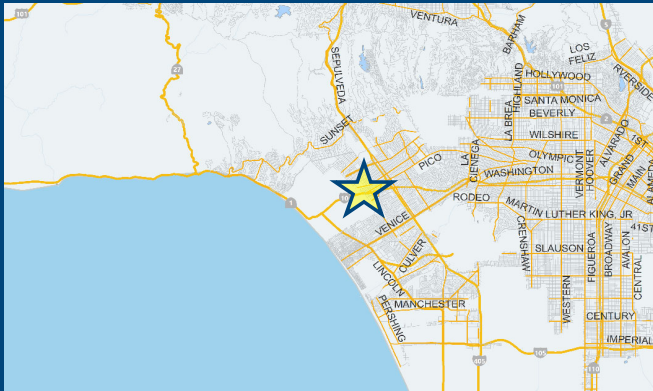
*Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?*

## Project Information

Project:

Scenario:

Address:



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

Yes  No

## Existing Land Use

Land Use Type	Value	Unit
Housing   Single Family	4	DU
Housing   Single Family	4	DU

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

## Proposed Project Land Use

Land Use Type	Value	Unit
Housing   Multi-Family	40	DU
Housing   Affordable Housing - Family	5	DU
Housing   Multi-Family	40	DU

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

## Project Screening Summary

Existing Land Use	Proposed Project
<b>30</b> Daily Vehicle Trips	<b>204</b> Daily Vehicle Trips
<b>185</b> Daily VMT	<b>1,256</b> Daily VMT
<b>Tier 1 Screening Criteria</b>	
Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. <input type="checkbox"/>	
<b>Tier 2 Screening Criteria</b>	
The net increase in daily trips < 250 trips	<b>174</b> Net Daily Trips
The net increase in daily VMT ≤ 0	<b>1,071</b> Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	<b>0.000</b> ksf
<b>The proposed project is not required to perform VMT analysis.</b>	





# CITY OF LOS ANGELES VMT CALCULATOR Version 1.4

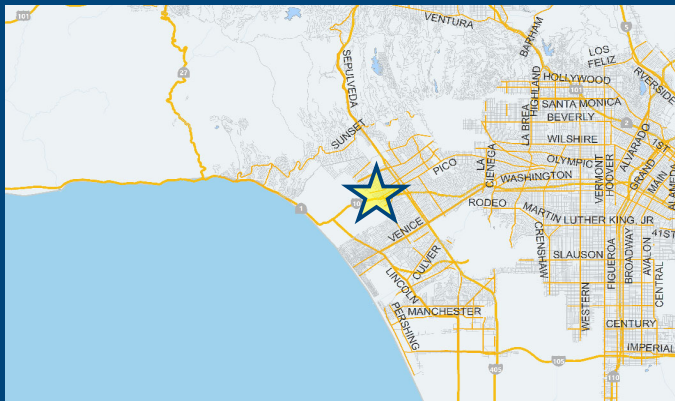


## Project Information

Project: 12202-12214 West Exposition Corridor, LA 90064

Scenario:

Address: 34.03107,-118.45394



Proposed Project Land Use Type	Value	Unit
Housing   Affordable Housing - Family	5	DU
Housing   Multi-Family	40	DU

## TDM Strategies

Select each section to show individual strategies  
Use  to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

	Proposed Project	With Mitigation
Max Home Based TDM Achieved?	No	No
Max Work Based TDM Achieved?	No	No

### A Parking

Proposed Prj  Mitigation

Reduce Parking Supply: 100 city code parking provision for the project site

Proposed Prj  Mitigation

74 actual parking provision for the project site

Unbundle Parking: 175 monthly parking cost (dollar) for the project site

Proposed Prj  Mitigation

Parking Cash-Out: 50 percent of employees eligible

Proposed Prj  Mitigation

Price Workplace Parking: 6.00 daily parking charge (dollar)

Proposed Prj  Mitigation

50 percent of employees subject to priced parking

Residential Area Parking Permits: 200 cost (dollar) of annual permit

Proposed Prj  Mitigation

- B** Transit
- C** Education & Encouragement
- D** Commute Trip Reductions
- E** Shared Mobility
- F** Bicycle Infrastructure
- G** Neighborhood Enhancement

## Analysis Results

Proposed Project	With Mitigation
<b>204</b> Daily Vehicle Trips	<b>204</b> Daily Vehicle Trips
<b>1,256</b> Daily VMT	<b>1,256</b> Daily VMT
<b>N/A</b> Household VMT per Capita	<b>N/A</b> Household VMT per Capita
<b>N/A</b> Work VMT per Employee	<b>N/A</b> Work VMT per Employee
Significant VMT Impact?	
<b>Household: N/A</b> Threshold = 7.4 15% Below APC	<b>Household: N/A</b> Threshold = 7.4 15% Below APC
<b>Work: N/A</b> Threshold = 11.1 15% Below APC	<b>Work: N/A</b> Threshold = 11.1 15% Below APC



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: September 18, 2024

Project Name: 12202-12214 West Exposition Corridor,

Project Scenario:

Project Address: 34.03107,-118.45394



Version 1.4

Project Information			
Land Use Type		Value	Units
Housing	Single Family	0	DU
	Multi Family	40	DU
	Townhouse	0	DU
	Hotel	0	Rooms
	Motel	0	Rooms
Affordable Housing	Family	5	DU
	Senior	0	DU
	Special Needs	0	DU
	Permanent Supportive	0	DU
Retail	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
	High-Turnover Sit-Down 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
	Medical Office	0.000	ksf
Industrial	Light Industrial	0.000	ksf
	Manufacturing	0.000	ksf
	Warehousing/Self-Storage	0.000	ksf
School	University	0	Students
	High School	0	Students
	Middle School	0	Students
	Elementary	0	Students
	Private School (K-12)	0	Students
Other		0	Trips



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: September 18, 2024

Project Name: 12202-12214 West Exposition Corridor,

Project Scenario:

Project Address: 34.03107,-118.45394



Version 1.4

<b>Analysis Results</b>			
Total Employees: N/A			
Total Population: N/A			
<b>Proposed Project</b>		<b>With Mitigation</b>	
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
<b>Significant VMT Impact?</b>			
<b>APC: West Los Angeles</b>			
Impact Threshold: 15% Below APC Average			
Household = 7.4			
Work = 11.1			
<b>Proposed Project</b>		<b>With Mitigation</b>	
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

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: September 18, 2024

Project Name: 12202-12214 West Exposition Corridor,

Project Scenario:

Project Address: 34.03107,-118.45394



Version 1.4

TDM Strategy Inputs				
Strategy Type	Description	Proposed Project	Mitigations	
<b>Parking</b>	<i>Reduce parking supply</i>	<i>City code parking provision (spaces)</i>	0	0
		<i>Actual parking provision (spaces)</i>	0	0
	<i>Unbundle parking</i>	<i>Monthly cost for parking (\$)</i>	\$0	\$0
	<i>Parking cash-out</i>	<i>Employees eligible (%)</i>	0%	0%
	<i>Price workplace parking</i>	<i>Daily parking charge (\$)</i>	\$0.00	\$0.00
		<i>Employees subject to priced parking (%)</i>	0%	0%
	<i>Residential area parking permits</i>	<i>Cost of annual permit (\$)</i>	\$0	\$0
(cont. on following page)				



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: September 18, 2024

Project Name: 12202-12214 West Exposition Corridor,

Project Scenario:

Project Address: 34.03107,-118.45394



Version 1.4

TDM Strategy Inputs, Cont.				
Strategy Type	Description	Proposed Project	Mitigations	
<b>Transit</b>	<i>Reduce transit headways</i>	<i>Reduction in headways (increase in frequency) (%)</i>	0%	
		<i>Existing transit mode share (as a percent of total daily trips) (%)</i>	0%	
		<i>Lines within project site improved (&lt;50%, &gt;=50%)</i>	0	
	<i>Implement neighborhood shuttle</i>	<i>Degree of implementation (low, medium, high)</i>	0	0
		<i>Employees and residents eligible (%)</i>	0%	0%
	<i>Transit subsidies</i>	<i>Employees and residents eligible (%)</i>	0%	0%
<i>Amount of transit subsidy per passenger (daily equivalent) (\$)</i>		\$0.00	\$0.00	
<b>Education &amp; Encouragement</b>	<i>Voluntary travel behavior change program</i>	<i>Employees and residents participating (%)</i>	0%	
	<i>Promotions and marketing</i>	<i>Employees and residents participating (%)</i>	0%	
(cont. on following page)				

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: September 18, 2024

Project Name: 12202-12214 West Exposition Corridor,

Project Scenario:

Project Address: 34.03107,-118.45394



Version 1.4

TDM Strategy Inputs, Cont.				
Strategy Type	Description	Proposed Project	Mitigations	
<b>Commuter Trip Reductions</b>	<i>Required commute trip reduction program</i>	<i>Employees participating (%)</i>	0%	0%
	<i>Alternative Work Schedules and Telecommute</i>	<i>Employees participating (%)</i>	0%	0%
		<i>Type of program</i>	0	0
		<i>Degree of implementation (low, medium, high)</i>	0	0
	<i>Employer sponsored vanpool or shuttle</i>	<i>Employees eligible (%)</i>	0%	0%
		<i>Employer size (small, medium, large)</i>	0	0
	<i>Ride-share program</i>	<i>Employees eligible (%)</i>	0%	0%
<b>Shared Mobility</b>	<i>Car share</i>	<i>Car share project setting (Urban, Suburban, All Other)</i>	0	0
	<i>Bike share</i>	<i>Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)</i>	0	0
	<i>School carpool program</i>	<i>Level of implementation (Low, Medium, High)</i>	0	0
(cont. on following page)				



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: September 18, 2024

Project Name: 12202-12214 West Exposition Corridor,

Project Scenario:

Project Address: 34.03107,-118.45394



Version 1.4

TDM Strategy Inputs, Cont.				
Strategy Type		Description	Proposed Project	Mitigations
<b>Bicycle Infrastructure</b>	<i>Implement/Improve on-street bicycle facility</i>	<i>Provide bicycle facility along site (Yes/No)</i>	<i>0</i>	<i>0</i>
	<i>Include Bike parking per LAMC</i>	<i>Meets City Bike Parking Code (Yes/No)</i>	<i>0</i>	<i>0</i>
	<i>Include secure bike parking and showers</i>	<i>Includes indoor bike parking/lockers, showers, &amp; repair station (Yes/No)</i>	<i>0</i>	<i>0</i>
<b>Neighborhood Enhancement</b>	<i>Traffic calming improvements</i>	<i>Streets with traffic calming improvements (%)</i>	<i>0%</i>	<i>0%</i>
		<i>Intersections with traffic calming improvements (%)</i>	<i>0%</i>	<i>0%</i>
	<i>Pedestrian network improvements</i>	<i>Included (within project and connecting off-site/within project only)</i>	<i>0</i>	<i>0</i>

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 4: MXD Methodology

Date: September 18, 2024

Project Name: 12202-12214 West Exposition Corridor,

Project Scenario:

Project Address: 34.03107,-118.45394



Version 1.4

### MXD Methodology - Project Without TDM

	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

	<i>Proposed Project</i>			<i>Project with Mitigation Measures</i>		
	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

	<i>Proposed Project</i>	<i>Project with Mitigation Measures</i>
<i>Total Home Based Production VMT</i>	<b>N/A</b>	<b>N/A</b>
<i>Total Home Based Work Attraction VMT</i>	<b>N/A</b>	<b>N/A</b>
<i>Total Home Based VMT Per Capita</i>	<b>N/A</b>	<b>N/A</b>
<i>Total Work Based VMT Per Employee</i>	<b>N/A</b>	<b>N/A</b>



## **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**

12202 W EXPOSITION BLVD

**ZIP CODES**

90064

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-2018-7546-CPU

CPC-2014-1457-SP

CPC-2013-621-ZC-GPA-SP

CPC-2009-1536-CPU

CPC-2005-8252-CA

ORD-186402

ORD-186108

ORD-185671

ORD-171492

ORD-171227

ORD-163205

ENV-2014-1458-EIR-SE-CE

ENV-2013-622-EIR

ENV-2009-1537-EIR

ENV-2005-8253-ND

**Address/Legal Information**

PIN Number	123B149 751
Lot/Parcel Area (Calculated)	4,708.1 (sq ft)
Thomas Brothers Grid	PAGE 632 - GRID A7
Assessor Parcel No. (APN)	4259030001
Tract	TR 6372
Map Reference	M B 72-88
Block	2
Lot	1
Arb (Lot Cut Reference)	None
Map Sheet	123B149

**Jurisdictional Information**

Community Plan Area	West Los Angeles
Area Planning Commission	West Los Angeles
Neighborhood Council	West Los Angeles Sawtelle
Council District	CD 11 - Traci Park
Census Tract #	2676.00
LADBS District Office	West Los Angeles

**Permitting and Zoning Compliance Information**

Administrative Review	None
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**Planning and Zoning Information**

Special Notes	None
Zoning	R3-1
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

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



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 Streetscape	Yes
Adaptive Reuse Incentive Area	No
Affordable Housing Linkage Fee	None
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 Improvement Val.	\$193,158
Last Owner Change	01/11/2018
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	8-683
	5-117-18
	416795
	368521
	1258649
	1188477
	0036631
Building 1	
Year Built	1951
Building Class	C6C
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	2
Building Square Footage	1,351.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 4259030001]

#### Additional Information

Airport Hazard	None
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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	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	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	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
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

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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
Battalion	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.

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 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:	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

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



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 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

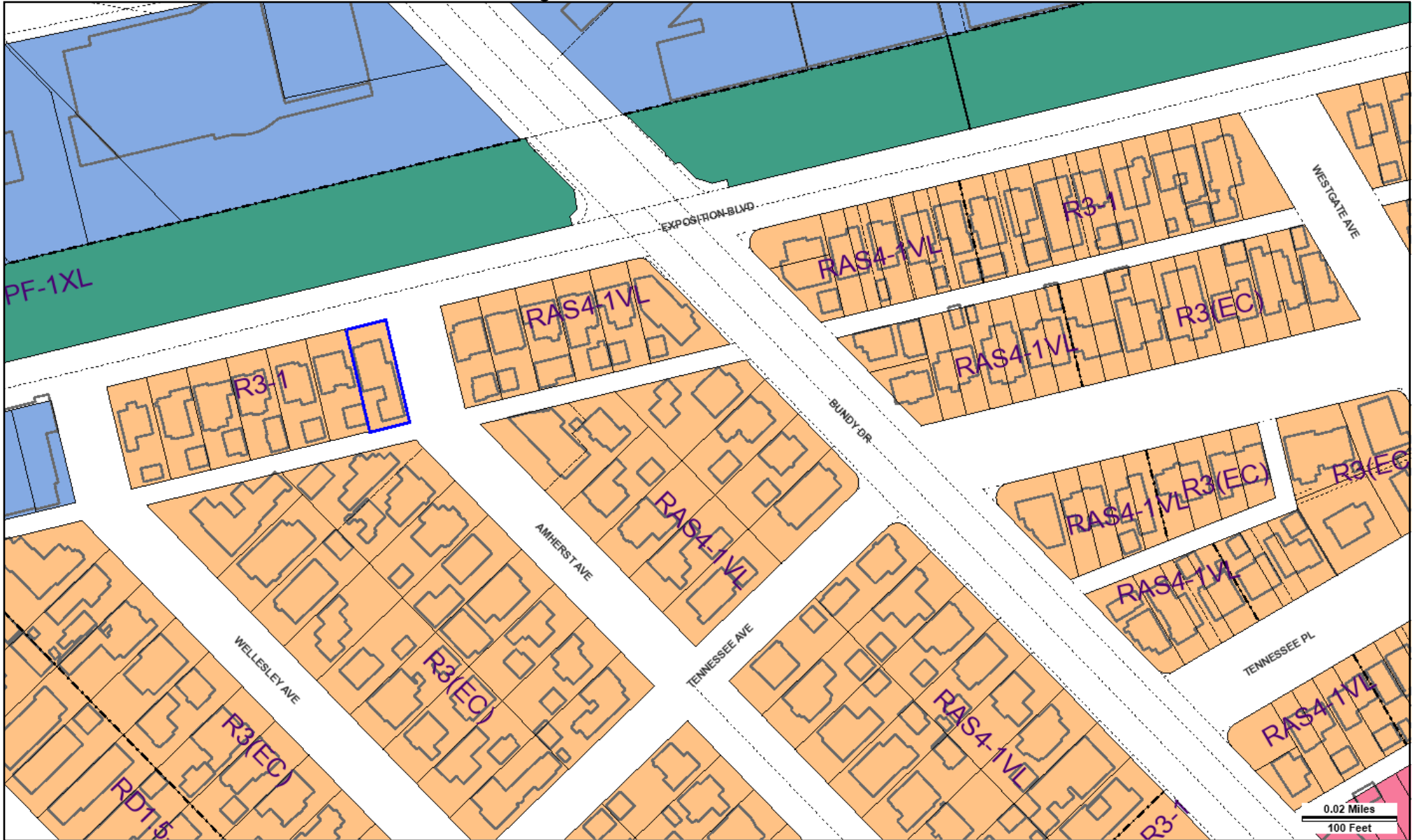
ORD-186108

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

12206 W EXPOSITION BLVD

### ZIP CODES

90064

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2018-7546-CPU

CPC-2014-1457-SP

CPC-2013-621-ZC-GPA-SP

CPC-2009-1536-CPU

CPC-2005-8252-CA

ORD-186402

ORD-186108

ORD-185671

ORD-171492

ORD-171227

ORD-163205

ENV-2014-1458-EIR-SE-CE

ENV-2013-622-EIR

ENV-2009-1537-EIR

ENV-2005-8253-ND

### Address/Legal Information

PIN Number	123B149 756
Lot/Parcel Area (Calculated)	4,704.9 (sq ft)
Thomas Brothers Grid	PAGE 632 - GRID A7
Assessor Parcel No. (APN)	4259030002
Tract	TR 6372
Map Reference	M B 72-88
Block	2
Lot	2
Arb (Lot Cut Reference)	None
Map Sheet	123B149

### Jurisdictional Information

Community Plan Area	West Los Angeles
Area Planning Commission	West Los Angeles
Neighborhood Council	West Los Angeles Sawtelle
Council District	CD 11 - Traci Park
Census Tract #	2676.00
LADBS District Office	West Los Angeles

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	None
Zoning	R3-1
Zoning Information (ZI)	<p>ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation</p> <p>ZI-2490 Specific Plan: Exposition Corridor Transit Neighborhood Plan</p> <p>ZI-2452 Transit Priority Area in the City of Los Angeles</p> <p>ZI-2512 Housing Element Inventory of Sites</p> <p>ZI-1117 MTA Right-of-Way (ROW) Project Area</p> <p>ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses</p> <p>ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations</p>
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

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

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 Streetscape	Yes
Adaptive Reuse Incentive Area	No
Affordable Housing Linkage Fee	None
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 Bathrooms	1
Building Square Footage	1,086.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 4259030002]

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES

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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)	1.4042136
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	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	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 4259030002]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	4259030002
Address	12206 EXPOSITION BLVD
Year Built	1948
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

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

## Public Safety

### Police Information

Bureau	West
Division / Station	West Los Angeles
Reporting District	881

### Fire Information

Bureau	West
Battalion	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.

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 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:	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

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 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

Tract: TR 6372

Zoning: R3-1

APN: 4259030002

Block: 2

General Plan: Medium Residential

PIN #: 123B149 756

Lot: 2

Arb: None





# City of Los Angeles Department of City Planning

## 7/27/2023 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

12210 W EXPOSITION BLVD

### ZIP CODES

90064

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2018-7546-CPU

CPC-2014-1457-SP

CPC-2013-621-ZC-GPA-SP

CPC-2009-1536-CPU

CPC-2005-8252-CA

ORD-186402

ORD-186108

ORD-185671

ORD-171492

ORD-171227

ORD-163205

ENV-2014-1458-EIR-SE-CE

ENV-2013-622-EIR

ENV-2009-1537-EIR

ENV-2005-8253-ND

### Address/Legal Information

PIN Number	123B149 759
Lot/Parcel Area (Calculated)	4,707.0 (sq ft)
Thomas Brothers Grid	PAGE 632 - GRID A7
Assessor Parcel No. (APN)	4259030003
Tract	TR 6372
Map Reference	M B 72-88
Block	2
Lot	3
Arb (Lot Cut Reference)	None
Map Sheet	123B149

### Jurisdictional Information

Community Plan Area	West Los Angeles
Area Planning Commission	West Los Angeles
Neighborhood Council	West Los Angeles Sawtelle
Council District	CD 11 - Traci Park
Census Tract #	2676.00
LADBS District Office	West Los Angeles

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	None
Zoning	R3-1
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

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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 Streetscape	Yes
Adaptive Reuse Incentive Area	No
Affordable Housing Linkage Fee	None
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
	1323939
Building 1	
Year Built	1952
Building Class	D5B
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	1
Building Square Footage	1,124.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4

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Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 4259030003]

#### Additional Information

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	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	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	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
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
Year Built	1952



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
<b>Public Safety</b>	
Police Information	
Bureau	West
Division / Station	West Los Angeles
Reporting District	881
Fire Information	
Bureau	West
Battalion	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.

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 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:	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

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 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

12214 W EXPOSITION BLVD

### ZIP CODES

90064

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2018-7546-CPU

CPC-2014-1457-SP

CPC-2013-621-ZC-GPA-SP

CPC-2009-1536-CPU

CPC-2005-8252-CA

ORD-186402

ORD-186108

ORD-185671

ORD-171492

ORD-171227

ORD-163205

ENV-2014-1458-EIR-SE-CE

ENV-2013-622-EIR

ENV-2009-1537-EIR

ENV-2005-8253-ND

### Address/Legal Information

PIN Number	123B149 763
Lot/Parcel Area (Calculated)	4,707.0 (sq ft)
Thomas Brothers Grid	PAGE 631 - GRID J7 PAGE 632 - GRID A7
Assessor Parcel No. (APN)	4259030004
Tract	TR 6372
Map Reference	M B 72-88
Block	2
Lot	4
Arb (Lot Cut Reference)	None
Map Sheet	123B149

### Jurisdictional Information

Community Plan Area	West Los Angeles
Area Planning Commission	West Los Angeles
Neighborhood Council	West Los Angeles Sawtelle
Council District	CD 11 - Traci Park
Census Tract #	2676.00
LADBS District Office	West Los Angeles

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	None
Zoning	R3-1
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

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

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)	4259030004
APN Area (Co. Public Works)*	0.109 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$582,624
Assessed Improvement Val.	\$316,434
Last Owner Change	05/21/2021
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	0887821
Building 1	
Year Built	1938
Building Class	D55B
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	1,144.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 4259030004]

#### Additional Information

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

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



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)	1.39961112
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	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	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
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 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

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

Police Information

Bureau	West
Division / Station	West Los Angeles
Reporting District	881

Fire Information

Bureau	West
Battalion	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.

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 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:	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

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



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 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: 12214 W EXPOSITION BLVD

APN: 4259030004

PIN #: 123B149 763

Tract: TR 6372

Block: 2

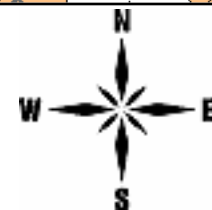
Lot: 4

Arb: None

Zoning: R3-1

General Plan: Medium Residential

0.02 Miles  
100 Feet



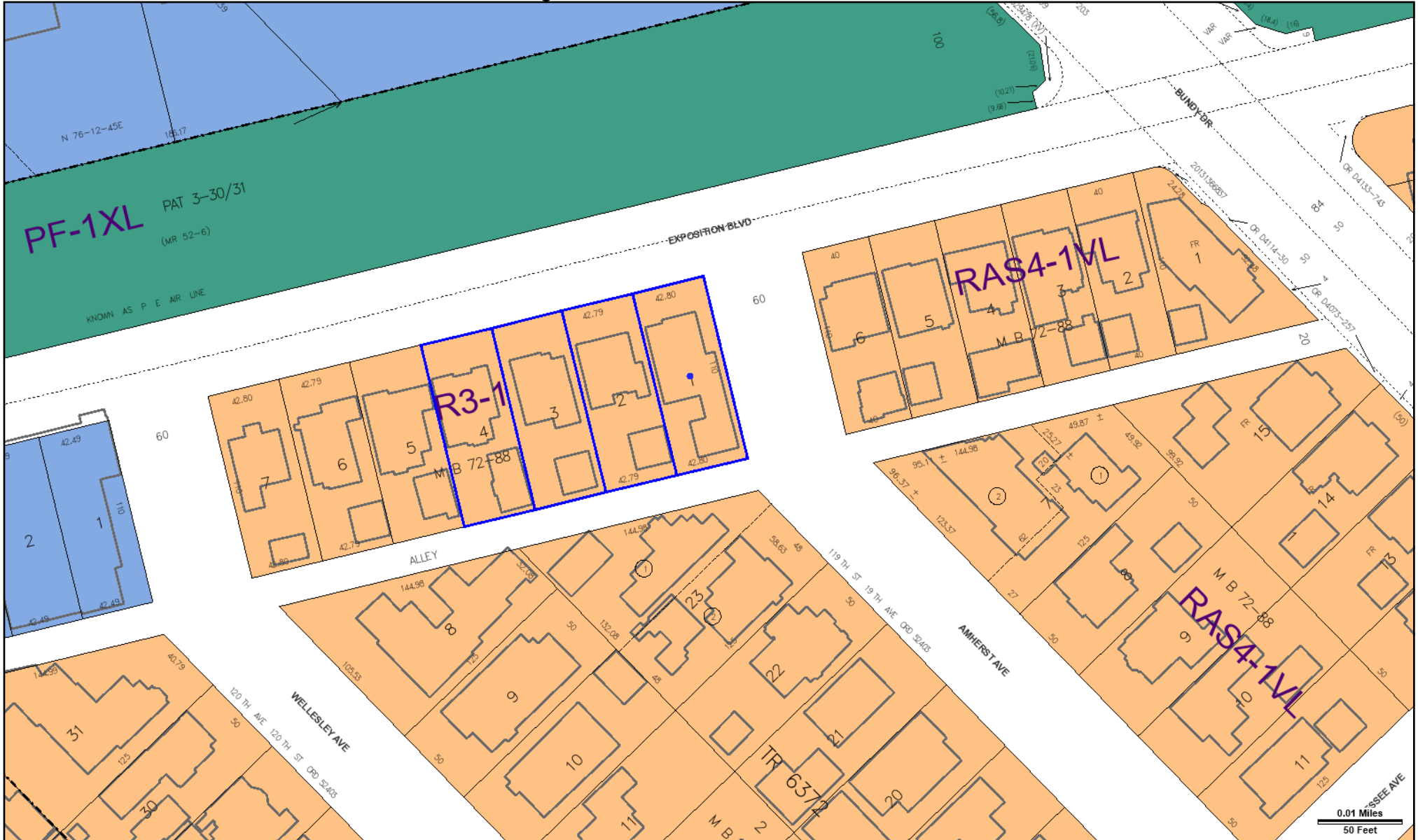
**EXHIBIT E2**

**ZIMAS PUBLIC**

Generalized Zoning

07/08/2023

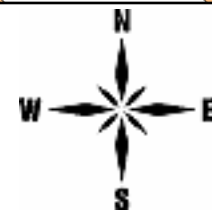
City of Los Angeles  
Department of City Planning



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





MAP	OWNER	ADDRESS	CITY	STATE	ZIP
1	12202 EXPOSITION LLC/OWNER/APPLICANT	8300 MELROSE AVE # PH3	LOS ANGELES	CA	90069
1A	WEISS, SHERI SHIMADA	1724 ARMACOST AVE	LOS ANGELES	CA	90025
1B	ESCARCEGA, PATSY ANN	12210 EXPOSITION BLVD	LOS ANGELES	CA	90064
1C	61 MAIN STREET LLC	2029 CENTURY PARK E STE 1200	LOS ANGELES	CA	90067
2	ALVAREZ, JOSE G	12218 EXPOSITION BLVD	LOS ANGELES	CA	90064
3	DESAI, MOHAN	3135 CAMPUS DR APT 213	SAN MATEO	CA	94403
4	MEDINA, THERESA	2211 AMHERST AVE	LOS ANGELES	CA	90064
5	BUNDY EXPO LLC	1000 SANSOME ST # 1ST	SAN FRANCISCO	CA	94111
6	LACMTA	1 GATEWAY PLAZA	LOS ANGELES	CA	90012



Address: 12202-12214 W EXPOSITION BLVD

Tract: TR 6372

Zoning: R3-1

APN: 4259030001

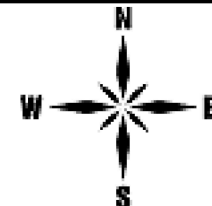
Block: 2

General Plan: Medium Residential

PIN #: 123B149 751

Lot: 1

Arb: None



OWNERSHIP KEY MAP

**EXHIBIT E4**

MAP	OWNER	ADDRESS	CITY	STATE	ZIP
1	12202 EXPOSITION LLC/OWNER/APPLICANT	8300 MELROSE AVE # PH3	LOS ANGELES	CA	90069
1A	WEISS, SHERI SHIMADA	1724 ARMACOST AVE	LOS ANGELES	CA	90025
1B	ESCARCEGA, PATSY ANN	12210 EXPOSITION BLVD	LOS ANGELES	CA	90064
1C	61 MAIN STREET LLC	2029 CENTURY PARK E STE 1200	LOS ANGELES	CA	90067
2	ALVAREZ, JOSE G	12218 EXPOSITION BLVD	LOS ANGELES	CA	90064
3	DESAI, MOHAN	3135 CAMPUS DR APT 213	SAN MATEO	CA	94403
4	MEDINA, THERESA	2211 AMHERST AVE	LOS ANGELES	CA	90064
5	BUNDY EXPO LLC	1000 SANSOME ST # 1ST	SAN FRANCISCO	CA	94111
6	LACMTA	1 GATEWAY PLAZA	LOS ANGELES	CA	90012



LEGAL: LOTS 1-4, BLOCK 2, TRACT 6372, M B 72-88

NEW T.B.	PAGE 631, 632
	GRID J-7, A-7
C.D.	11 - PARK
C.T.	2676.00
P.A.	WEST LOS ANGELES

**TRANSIT ORIENTED COMMUNITIES**

CAD GRAPHICS BY

**JPL Zoning Services**  
 8348 Mammoth Ave  
 Panorama City, CA 91402  
 (818)781-0016

CASE NO:	07-13-2023
DATE:	07-13-2023
DRAWN BY:	JPL ZONING SERVICES
D.M. OR CAD:	123B149
SCALE:	1"=100'
USES:	FIELD
CONTACT PERSON:	BMR ENTERPRISES
PHONE NO:	323-839-4623

NET ACRES = 0.432 Acres



JPL-9026RM



# EXHIBIT E5

12202 – 12214 W. Exposition Blvd.



1.



2.



12202 – 12214 W. Exposition Blvd.



3.



4.



12202 – 12214 W. Exposition Blvd.



5.



6.





7.

8.

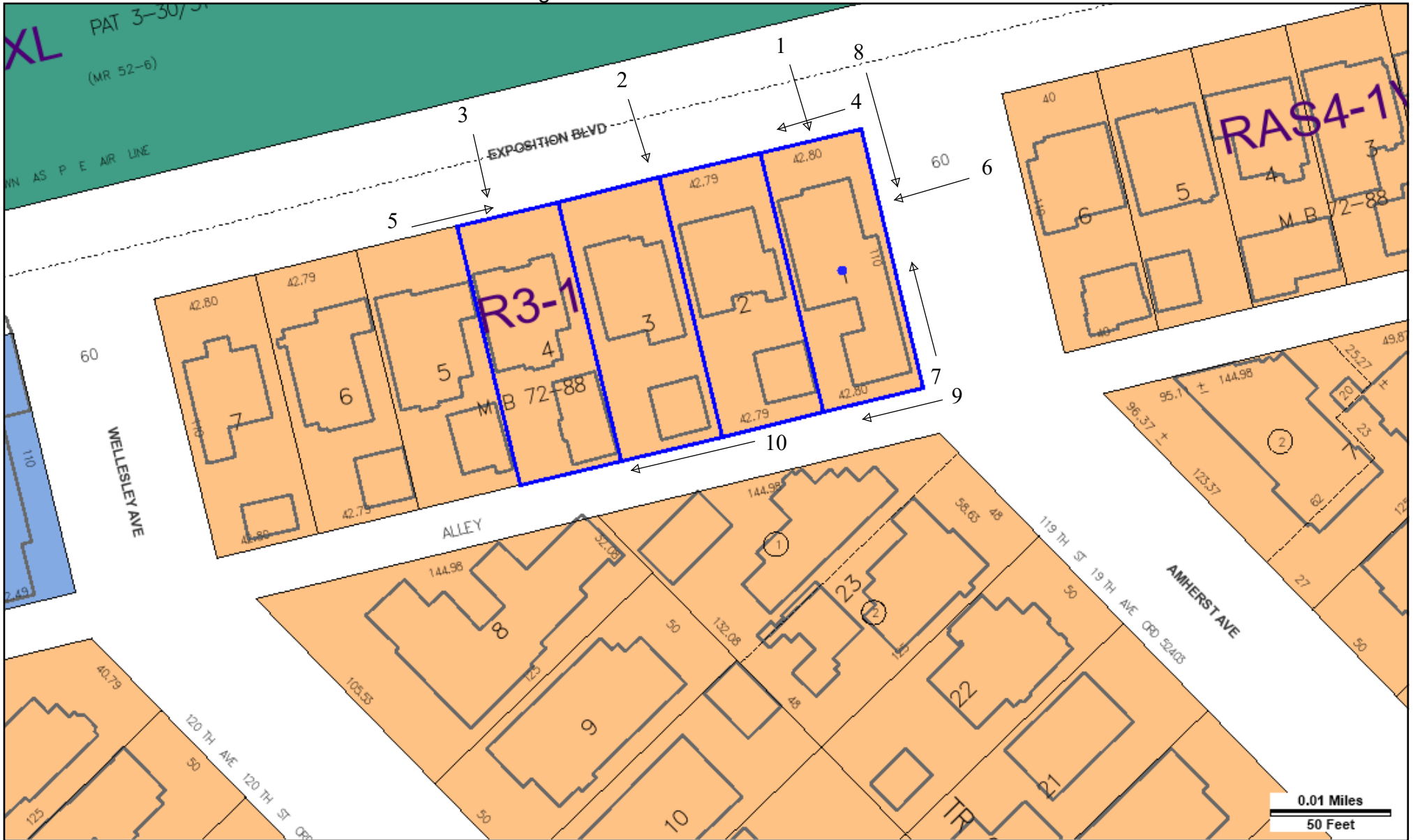




9.



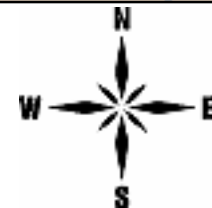
10.



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 F**  
(Agency Correspondence)





**STAFF ONLY:**  
 ED 1 Eligible

**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: <input checked="" type="checkbox"/> Planning DSC - Filing <input type="checkbox"/> HCIDLA <input type="checkbox"/> DBS <input type="checkbox"/> Funding <input type="checkbox"/> SB35 <input type="checkbox"/> Other: _____	
NOTES: _____	
Planning Staff Name and Title Rina Lara, City Planning Associate	Planning Staff Signature <i>Rina Lara</i>
Date Approved 6/296/2023	Expiration Date 12/26/2023

**I. Project Information – To be completed by applicant**

**1. PROJECT LOCATION/ ZONING**

Project Address: 12202, 12206, 12210 and 12214 W. Exposition Blvd. Los Angeles, CA 90064  
 Applicant Name and Phone/Email: Aaron Belliston/323-839-4623/aaron@bmla.com  
 Assessor Parcel Number(s): 4259-030-001, 4259-030-002, 4259-030-003, 4259-030-004  
 Community Plan: West Los Angeles      Number of Lots: 4      Lot Size: 18,827.04 s.f.  
 Existing Zone: R3-1      Land Use Designation: Medium Residential  
 Specific Plan       HPOZ       DRB       Enterprise Zone       CRA       CPIO  
 Q-condition/ D-limitation/ T-classification (please specify): \_\_\_\_\_  
 Other pertinent zoning information (please specify): \_\_\_\_\_  
 Location of Major Transit Stop (please specify the intersection or metro stop)<sup>1</sup>: Expo/Bundy Station

**II. Project Eligibility – To be completed by DCP Housing Services Unit Staff**

**2. TRANSPORTATION QUALIFIERS**

Qualifier #1 (rail name & stop, ferry terminal or bus #): Metro E Line: (Expo/Bundy Station)  
 Service Interval # 1: Rail Level Service [420 min / # of trips]<sup>2</sup>  
 Service Interval # 2: Rail Level Service [420 min / # of trips]  
  
 Qualifier #2 (rail name & stop, ferry terminal or bus #): BBB 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<sup>3</sup>:       Tier 1       Tier 2       Tier 3       Tier 4      Planning Staff Initials: RL

<sup>1</sup> 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.  
<sup>2</sup> 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.  
<sup>3</sup> 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 yards

**4. EXISTING USE**

A. Describe Existing Development: 4 Single Family Dwellings

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	Proposed <sup>4</sup> # 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
4, 5, 6 Bedrooms	0	0	4BD - 1; 5BD - 17, 6BD - 5
Non-Residential Square Feet			
Other:			

**B. Previous Cases Filed**

	<b>(1)</b>	<b>(2)</b>	<b>(3)</b>
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*):
  - 1) 25% reduction in Open Space \_\_\_\_\_
  - 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) \_\_\_\_\_
  - 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): \_\_\_\_\_

<sup>4</sup> 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.<sup>5</sup> Please Explain: \_\_\_\_\_
- Not filed
- Filed (indicate case number): \_\_\_\_\_

**7. HOUSING DEVELOPMENT PROJECT TYPE** (please check all that apply):

- For Sale
- For Rent
- Extremely Low Income
- Very Low Income
- Low Income
- Moderate Income
- Market Rate
- Mixed Use
- Senior
- Chronically Homeless
- Other (please describe): \_\_\_\_\_

**8. DENSITY CALCULATION**

**A. Base Density: Maximum density allowable per zoning**

Lot size	<u>20,537.38</u>	s.f. (a) <b>includes 1/2 alley</b>
Minimum area per dwelling unit	<u>800</u>	s.f. of lot area per unit (b)
Units allowed by right (per LAMC)	<u>25</u>	units (c) [c = a/b, round down to whole number]
Base Density	<u>26</u>	units (d) [d = a/b, round up to whole number]

**B. Maximum Allowable Density Bonus:**

47 units (e)  
 [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.<sup>6</sup>

	<u><b>Total</b></u>	<u><b>HCD (State)</b></u>	<u><b>HUD (TCAC)</b></u>
Market Rate	<u>39</u>	<u>N/A</u>	<u>N/A</u>
Managers Unit(s) - Market Rate	<u>1</u>	<u>N/A</u>	<u>N/A</u>
Extremely Low Income	<u>5</u>	<u>5</u>	<u></u>
Very Low Income	<u></u>	<u></u>	<u></u>
Low Income	<u></u>	<u></u>	<u></u>
Moderate Income	<u></u>	<u></u>	<u></u>
<b>TOTAL # of Units Proposed</b>	<u>45</u> (f)		
<b>TOTAL # of Affordable Housing Units</b>	<u>5</u> (g)		
<b>Number of Density Increase Units</b>	<u>20</u> (h) [If f>c, then h=f-c; if f<c, then h= 0]		
<b>Percent Density Increase Requested</b>	<u>73.07%</u> (i) [i = 100 x (f/d - 1)]		
<b>Percent of Affordable Set Aside</b>	<u>11%</u> (j) [g/f, round down to a whole number]		

Other Notes on Units: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<sup>5</sup> Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals.

<sup>6</sup> 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.





**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	<input type="checkbox"/> 4%	<input type="checkbox"/> 5%	<input type="checkbox"/> 10%
Two	<input type="checkbox"/> 7%	<input type="checkbox"/> 10%	<input type="checkbox"/> 20%
Three	<input checked="" type="checkbox"/> 11%	<input type="checkbox"/> 15%	<input type="checkbox"/> 30%

**C. Additional Incentives** *(Please check selected incentives as qualified according to Section 9B)*

	<u>Required (per LAMC)</u>	<u>Proposed (per TOC)</u>
<input checked="" type="checkbox"/> (1) Yard/Setback <i>(each yard counts as 1 incentive in Tiers 1 and 2; two yards count as 1 in Tiers 3 and 4)</i>		
<input type="checkbox"/> RAS 3 Yards (only for commercial zones – please specify numbers below, but only check this box)		
<input type="checkbox"/> Front	_____	_____
<input type="checkbox"/> Rear	_____	_____
<input checked="" type="checkbox"/> Side (1)	10'-0"	6'-6"
<input checked="" type="checkbox"/> Side (2)	10'-0"	6'-6"

	<b>Side and Rear Yards</b>
<b>Tier 1</b>	25%
<b>Tier 2</b>	30%
<b>Tier 3</b>	30% or depth of two yards
<b>Tier 4</b>	35% or depth of two yards
<b>When Abutting R1 or More Restrictive Zones</b>	No Reductions Allowed

<input type="checkbox"/> (2) Lot Coverage	_____	_____
<input type="checkbox"/> (3) Lot Width	_____	_____
<input checked="" type="checkbox"/> (4) Height/ # of Stories	45'-0"	78'-0"

	<b>Height</b>
<b>Tier 1</b>	11 feet for one story
<b>Tier 2</b>	11 feet for one story
<b>Tier 3</b>	22 feet for two stories
<b>Tier 4</b>	33 feet for three stories
<b>Lots with Height Limits of 45 feet or less</b>	Second and third additional stories must be stepped-back at least 15 feet from any frontage

Transitional Height (check one):  Per LAMC       Per TOC Guidelines<sup>11</sup>       Not Applicable

<input checked="" type="checkbox"/> (5) Open Space	7,250 sf.	5,438 sf.
<input type="checkbox"/> (6) Density Calculation	_____	_____
<input type="checkbox"/> (7) Averaging <i>(all count as 1 incentive – mark as many as needed)</i>		
FAR	<input type="checkbox"/>	
Density	<input type="checkbox"/>	
Parking	<input type="checkbox"/>	
Open Space	<input type="checkbox"/>	
Vehicular Access	<input type="checkbox"/>	
<input type="checkbox"/> (8) Public Facility Zone	_____	_____

**TOTAL # of Additional Incentives Requested:** 3

Other Incentive Notes: \_\_\_\_\_

<sup>11</sup> 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 **before** 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? No
- 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? No
- C. Units subject to the Rent Stabilization Ordinance not already listed above? No
- 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)? N/A

*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.*



**EXHIBIT F2**  
City of Los Angeles

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



LOS ANGELES HOUSING DEPARTMENT  
1200 West 7th Street, 9th Floor  
Los Angeles, CA 90017  
Tel: 213.808.8808  
[housing.lacity.org](http://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   
Los Angeles Housing Department

SUBJECT: **Housing Crisis Act of 2019 (SB 8)**  
**(TOC) Replacement Unit 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.

### Replacement of Existing Dwelling Units

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

### Replacement of Existing or Demolished Protected Units

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

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

- ***In the absence of occupant income documentation:*** Affordability will default to the percentage of extremely low, very low or low income renters in the jurisdiction as shown in the latest HUD Comprehensive Housing Affordability Strategy (CHAS) database, which as of September 9, 2022, is at 33% extremely low income, 18% very low income and 19% low income for Transit Oriented Communities (TOC) projects and 51% very low income and 19% low income for Density Bonus (DB) projects. In the absence of specific entitlements, the affordability will default to 51% very low income and 19% low income. The remaining 30% of the units are presumed above-low income. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

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

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

### Relocation, Right to Return, Right to Remain:

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

### **THE PROPOSED HOUSING DEVELOPMENT PROJECT:**

Per the statement received by LAHD on 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 **5-year** 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:**

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

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
<b>Totals: 4 Units</b>	<b>10 Bedrooms</b>		

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]

<b>Number of Existing Residential Dwelling Units and Protected Units within five (5) years of Owner's application:</b>			4
<b>Number of Protected Units Ellised within the last (10) years:</b>			0
<b>Number of Affordable Replacement Units required per CHAS:</b>			3
	<b>Project using <u>TOC</u></b>	<b>Project using <u>DB or No Entitlements</u></b>	
<b>3 Units x 70%</b>	<b>3 Units</b>	<b>3 Units</b>	
Extremely Low	1 Unit	0 Units	
Very Low	1 Unit	2 Units	
Low	1 Unit	1 Unit	
Market Rate RSO units	0 Units	0 Units	
<b>Number of Affordable Replacement Units per tenant income verification:</b>			0
<b>Number of Unit(s) presumed to be above-lower income subject to replacement:</b>			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 Extremely Low Income Households, one (1) unit restricted to Very Low Income Households, and one (1) unit restricted to Low Income Households. For DB projects, the replacement requirements will consist of two (2) units restricted to Very Low Income Households and one (1) unit restricted to Low Income Households.

**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**

<b>ISSUE:</b>	Is a <b>LOT TIE</b> required for the <b>NEW</b> project?
<b>IF NO:</b>	Owner's existing Rental Stabilization (RSO) replacement obligation, if any, remains the <b>SAME</b> as above.
<b>IF YES:</b>	Owner's existing RSO replacement obligation, if any will <b>INCREASE</b> by one and the new project will also 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 [Housing Development Project Applicability Matrix](#) available on the City Planning Forms [webpage](#).

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: <https://ladbs.org/services/special-assistance/affordable-housing>  
Email: [LADBS.AHS@lacity.org](mailto: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

<p><b>LADBS Plan Check Staff Name and Title</b> Caleb Wong Architectural Associate I</p>	<p><b>LADBS Plan Check Staff Signature<sup>1</sup></b>   <b>Caleb Wong</b>  <small>Digitally signed by Caleb Wong DN: C=US, E=caleb.wong@lacity.org, O=City of Los Angeles Department of Building and Safety, OU=Permit and Engineering Bureau, Zoning Division, CN=Caleb Wong Date: 2023.06.21 13:42:41 -07'00'</small></p>
<p><b>Plan Check Application No.<sup>2</sup></b> 23010-10000-00635</p>	<p><b>Date</b> 6/21/2023</p>
<p><b>Notes</b> <span style="float: right;"><input type="checkbox"/> ED 1 Eligible</span></p>	

<sup>1</sup> LADBS Plan Check staff will sign the Preliminary Zoning Assessment Form once the Zoning Plan Check verifications are complete.  
<sup>2</sup> 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 APPLICANT<sup>3</sup>**

**PROJECT INFORMATION**

**I. PROJECT LOCATION, ZONING & LAND USE JURISDICTION**

**Project Address:** 12202, 12206, 12210 and 12214 W. Exposition Blvd. Los Angeles, CA 90064

**Project Name (if applicable):** \_\_\_\_\_

**Assessor Parcel Number(s):** 4259-030-001, 4259-030-002, 4259-030-003, 4259-030-004

**Legal Description (Lot, Block, Tract):** Lots 1, 2, 3 and 4 of Block 2 in TR 6372, Map Book 72, Page

**Community Plan:** West Los Angeles      **Number of Parcels:** 4      **Site Area:** 20,537 sq. ft.  
includes 1/2 alley

**Current Zone(s) & Height District(s):** R3-1      **Land Use Designation:** Medium Res

- |   |                                  |   |  |
|---|----------------------------------|---|--|
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <b>ED 1 Eligible<sup>4</sup></b> | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <b>Site Contains Historical Features</b>       |
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | <b>Alley in Rear</b>             | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <b>Downtown Design Guide Area</b>              |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <b>Coastal Zone</b>              | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <b>Special Grading Area (BOE) Area</b>         |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <b>Hillside Area (Zoning)</b>    | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <b>Very High Fire Hazard Severity Zone</b>     |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <b>Enterprise Zone</b>           | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <b>Greater Downtown Housing Incentive Area</b> |

**Specific Plan:** Exposition Corridor Transit Neighborhood Plan

**Historic Preservation Overlay Zone (HPOZ):** N/A

**Design Review Board (DRB):** N/A

**Redevelopment Project Area:** N/A

**Overlay Zone (CPIO/CDO/POD/NSO/RIO/CUGU/etc.):** N/A

**Q Condition/ D Limitation/ T Classification (Ordinance No. and Subarea):** N/A

**Description of Condition:** N/A

**Legal (Lot Cut Date)** N/A

**Related City Planning Cases** N/A

<sup>3</sup> All fields in this form must be completed. If an item is not applicable, write N/A.  
<sup>4</sup> Refer to [Executive Directive 1 Implementation Guidelines](#) 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** N/A

**Easements** N/A

**TOC Tier<sup>5</sup> (if applicable to project)** TOC Tier 4

## 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

**Code Section from which relief is requested (if any):** \_\_\_\_\_

**Action Requested, Narrative:** (N) 45 unit res. bldg. in TOC Tier 4, using 3 base & 3 add'l incentives

**Authorizing Code Section:** \_\_\_\_\_

**Code Section from which relief is requested (if any):** \_\_\_\_\_

**Action Requested, Narrative:** \_\_\_\_\_

Additional Requests Attached  YES     NO

<sup>5</sup> 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 [Planning.PriorityHousing@lacity.org](mailto:Planning.PriorityHousing@lacity.org).

#### IV. APPLICANT INFORMATION<sup>6</sup>

**Name:** 12202 Exposition LLC

**Phone:** 323-677-2500

**Email:** info@bmrla.com

#### V. REPRESENTATIVE INFORMATION

**Name:** Aaron Belliston

**Phone:** 323-839-4623

**Email:** aaron@bmrla.com

<sup>6</sup> 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 STAFF<sup>7</sup>

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable LAMC Section No. <sup>8</sup>	Comments and Additional Information
1	Use	APARTMENT HOUSE, PARKING GARAGE	APARTMENT HOUSE, PARKING GARAGE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	12.10	<input type="checkbox"/> Conditional Use (LAMC Section 12.24) for _____ -
2	Height	78'	BASE: 45' TOC TIER 4: +33' 78'	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.21.1 12.22 A31.VII.1.g.i.3.	<input type="checkbox"/> Transitional Height applies (LAMC Section 12.21.1 A.10) <input type="checkbox"/> 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

<sup>7</sup> 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.

<sup>8</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

CW (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>9</sup>	Comments and Additional Information
3	No. of Stories	7 STORIES + 1 BASEMENT	N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> 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%  $43,504.8 * 1.55 = 67,432.4$	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> 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.

<sup>9</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

CW (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>10</sup>	Comments and Additional Information
5	<b>RFAR</b> (Residential Floor Area Ratio)	N/A	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	N/A	N/A
6	<b>Density</b>	45 UNITS	BASE: 1/800 $18,827.04 + 1,710.34(\text{ALLEY}) =$ $20,537.38 / 800 =$ $25.671725 =$ ROUND UP = 26  TOC TIER 4: +80% $26 * 1.8 = 46.8 =$ ROUND UP = 47	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.10 12.22 A31.VI.1.a.iv.	Density Ratio: <input type="checkbox"/> Site Plan Review (16.05) / Major Project CUP (12.24 U.14) <b>APPLICANT IS SEEKING ADDITIONAL ON MENU INCENTIVE TIER 4 - 80% INCREASE IN MAXIMUM DENSITY</b>

<sup>10</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

CW (LADBS Staff Initials)



Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>11</sup>	Comments and Additional Information
7	<b>Setback</b> (Front)	15'-0"	BASE: 15'	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	12.10	Lot Line Location (Street Name): EXPOSITION BLVD  Lot Line Location (Street Name):  -
8	<b>Setback</b> (Side)	6'-6"	BASE: 5' 7 STORIES: +5' 10' TOC TIER 4: 35%: 6.5'	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	12.10 12.22 A31.VII.1.a.ii.2.d.	Offset/plane break met:  <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> 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.

<sup>11</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

CW (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>12</sup>	Comments and Additional Information
9	<b>Setback</b> (Rear)	15' 5' ON SITE + 10' OF ALLEY	BASE: 15'	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.10 12.22 C10.	-
10	<b>Building Line</b>	N/A	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	Ordinance No.:	N/A

<sup>12</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

CW (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>13</sup>	Comments and Additional Information
11	<b>Parking</b> (automobile)	Residential: 15 REGULAR 13 COMPACT  Non-Residential: N/A	Residential: 0 PER TOC TIER 4  Non-Residential: N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Section 12.21 A.4 (if code prevails) 12.22 A31.VI.2.a.ii.	Design standards met(12.21 A5): <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO  Improvement standards met (12.21 A.6 (except landscaping, to be determined by City Planning)): <input type="checkbox"/> YES <input type="checkbox"/> 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	<b>Bicycle Parking</b> (residential)	Long-term: 39  Short-term: 5	Long-term: 39  Short-term: 5	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Section 12.21 A.16 (if code prevails)	Facility standards met: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO  Design standards met: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

<sup>13</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

CW (LADBS Staff Initials)



Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>14</sup>	Comments and Additional Information
13	<b>Bicycle Parking</b> (non-residential)	Long-term: N/A  Short-term: N/A	Long-term: N/A  Short-term: N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	LAMC Section 12.21 A.16 (if code prevails)	Facility standards met: <input type="checkbox"/> YES <input type="checkbox"/> NO  Design standards met: <input type="checkbox"/> YES <input type="checkbox"/> NO N/A
14	<b>Open Space</b>	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)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> 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: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO APPLICANT IS SEEKING ADDITIONAL ON MENU INCENTIVE TIER 4 - UP TO 25% DECREASE IN OPEN SPACE REQUIREMENTS

<sup>14</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

CW (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>15</sup>	Comments and Additional Information
15	<b>Retaining Walls in Special Grading Areas</b>	Max Height: N/A  Max Quantity:  N/A	Max Height: N/A  Max Quantity:  N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	LAMC Section 12.21 C.8 (if code prevails)	N/A
16	<b>Grading</b> (Zoning and Planning limitations)	N/A	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	N/A	N/A

<sup>15</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

CW (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>16</sup>	Comments and Additional Information
17	Lot Coverage	N/A	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	N/A	N/A
18	Lot Width	N/A	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	N/A	N/A

<sup>16</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

CW (LADBS Staff Initials)



Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>17</sup>	Comments and Additional Information
19	Space between Buildings	N/A	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> 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'	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Section 12.21 C.2(b) (if code prevails)	-

<sup>17</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

CW (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>18</sup>	Comments and Additional Information
21	Location of Accessory Buildings	N/A	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	LAMC Section 12.21 C.5 (if code prevails)	N/A
22	Loading Area	N/A	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	N/A	N/A

<sup>18</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

CW (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>19</sup>	Comments and Additional Information
23	Trash & Recycling	195 SF	60 SF	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.21 A19.c.2.ii.	-
24	Landscape	<i>Conformance determined by Los Angeles City Planning</i>			N/A	N/A

<sup>19</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

CW (LADBS Staff Initials)



Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>20</sup>	Comments and Additional Information
25	Private Street	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	N/A	N/A
	<b>Other</b> (e.g., ground floor transparency, lighting, utilities, signage, walls, lot area, minimum frontage, etc.)	See additional sheets, if applicable				Additional Sheet(s) attached: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO N/A

<sup>20</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

CW (LADBS Staff Initials)

**ADDITIONAL ZONING AND LAND USE STANDARDS REVIEWED  
to be completed by LADBS Plan Check Staff**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.	Comments and Additional Information
N/A	N/A	N/A	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO	N/A	N/A
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		

CW (LADBS Staff Initials)



**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 may 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 completed by Applicant**

DCP Case Number (If Available): \_\_\_\_\_

Applicant: Aaron Belliston

Address: 5250 Lankershim Blvd Suite 500

Los Angeles CA 91601

Phone: 323 839 4623

Email: aaron@bmla.com

Owner: 12202 Exposition LLC

Address: 8300 Melrose Ave PH3

West Hollywood CA 90069

Project Address: 12202 - 12214 W Exposition Blvd.

APN: 4259-030-001, -002, -003, -004

Engineering District: WEST LA

Project Description (attach ZIMAS Map with highlighted Parcel(s)):

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% increas



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:

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.**

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**Part II: To be Completed by BOE Staff:**

Is property within the Hillside Ordinance area (Sections 12.21A17 & 12.21 C10 of LAMC)?:

Is the property subject to Section 12.37 of the LAMC? :

Is the project in the Historic Overlay Preservation Zone? :

Does the project adjoin a State Highway?

Is the project within 100' of the intersection of the intersection of the building lines of a corner lot?  
(Per Section 91.106.4.7.1 of LAMC)

Is the project within a streetscape area?

**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 under 12.37	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 under 12.37	Required under a DCP Referred Planning Action
Exposition Blvd & Amherst Ave	Classification (Local & Local)	YES	NO	YES

**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)

**SEWERS**

Does the lot have a legal connection to the sewer?

Distance from subject lot to the nearest mainline sewer?

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?

ADDITIONAL NOTES:

Sewer Permit No. 21916-50

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**STORM DRAINS**

Are there storm drain catch basins existing in the right-of-way adjacent to the project site?

0 (Number)

Storm Drain easement within the project site?

Storm Drain facilities within easements?

ADDITIONAL NOTES:

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ADDITIONAL NOTES (cont.):

\_\_\_\_\_  
\_\_\_\_\_


**NOTE: This is a Preliminary Land Use Report to provide the applicant with a general understanding of what may 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: Jason Ng

Date: 07/26/2023

Reviewed by: Nikta Mousavi 

Date: 07/26/2023



ZIMAS INTRANET

Generalized Zoning

07/19/2023

City of Los Angeles  
Department of City Planning



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



# ZIMAS INTRANET

Generalized Zoning

07/19/2023

City of Los Angeles  
Department of City Planning



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





# ZIMAS INTRANET

Generalized Zoning

07/19/2023

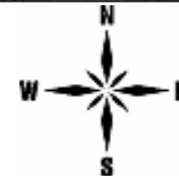
City of Los Angeles  
Department of City Planning



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





# ZIMAS INTRANET

Generalized Zoning

07/19/2023

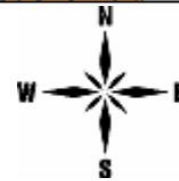
City of Los Angeles  
Department of City Planning



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 F5**  
**CITY OF LOS ANGELES**

CALIFORNIA

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

JAVIER NUNEZ  
PRESIDENT

ELVIN W. MOON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
LAUREL GILLETTE  
GEORGE HOVAGUIMIAN



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.

<u>CURRENT REFERENCE</u>	<u>REPORT</u>	<u>DATE OF</u>	<u>PREPARED BY</u>
<u>REPORT/LETTER(S)</u>	<u>No.</u>	<u>DOCUMENT</u>	
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

- 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).



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 ½ 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).

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).

 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)



**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
- CPC/APC Courtesy Notice
- Letter of Decision (LOD)**
- Non-Compliance
- Hold Letter
- Withdrawal Letter
- Tribal Notification
- Letter of Correction
- Termination Letter
- Intent to Terminate

I, Eugenio Guzman, certify that I am an employee of the City of Los Angeles, on September 24, 2024, mailed, postage prepaid, to the applicant  
(Date)

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**

**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 \_\_\_\_\_

**Staff Report / Hold / Non-Compliance  
Withdrawal / Letter of Decision**

**Check Recipients Below:**

- 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. 11
- Certified Neighborhood Council  
West LA – Sawtelle NC
- Department of Building and Safety
- Department of Transportation
- Other Interested Parties List

  
\_\_\_\_\_  
Staff Signature

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

**EXHIBIT H**  
(Public Correspondence)





Julissa Lopez-Hodoyan <julissa.lopez-hodoyan@lacity.org>

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## DIR-2023-8208: 12202 Exposition Blvd - support for appeal

1 message

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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