



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: January 23, 2025
Time: after 8:30 a.m.
Place: Van Nuys City Hall
Council Chambers, 2nd Floor
14410 Sylvan Street, Van Nuys CA
Los Angeles, CA 90401

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

Public Hearing: October 4, 2024
Appeal Status: Not appealable

Expiration Date: January 23, 2025
Multiple Approval: No

PROJECT LOCATION: **1531 – 1535 South Sawtelle Boulevard**
(legally described as Barrett Villa Tract, Block E, Lots 7 & FR 8, Arb 4)

PROPOSED PROJECT: The project is the construction, use, and maintenance of a five-story, 56-foot high, 9-unit residential development including one (1) unit set aside for a Very Low Income Household, with zero vehicular parking spaces. The project will be approximately 15,972 square feet in floor area with a Floor Area Ratio ("FAR") of 3.25:1. The site is currently improved with a one-story, 2,500 square-foot commercial retail building and surface parking lot located in the rear of the lot which will be demolished for the project. There are no protected trees on the subject property and there are no protected street trees. There are no existing trees on the property to be removed as part of the project.

REQUESTED ACTION: The City Planning Commission will consider:

1. Pursuant to California Environmental Quality Act ("CEQA") Guidelines, an exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code Section 12.22 A.25(g)(2) and (3), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 9 dwelling units, reserving one unit for Very Low Income Household occupancy for a period of 55 years, with the following requested incentives and waivers:

Case No.: CPC-2023-5657-DB-VHCA
CEQA No.: ENV-2023-5658-CE
Incidental Cases: None
Related Cases: None
Council No.: 11 - Park
Plan Area: West Los Angeles
Plan Overlay: West Los Angeles
Transportation Improvement
and Mitigation Plan
Certified NC: West Los Angeles Sawtelle
GPLU: Neighborhood Commercial
Zone: [Q]C2-1
Applicant: Donghao Li
1531 Sawtelle Blvd., LLC
Representative: Gary Benjamin
Alchemy Planning + Land Use

- a. An Off-Menu Incentive to allow a reduction in the required north side yard setback to allow five feet in lieu of the otherwise required eight feet in the [Q]C2-1 Zone.
- b. An Off-Menu Incentive to allow a reduction in the required south side yard setback to allow five feet in lieu of the otherwise required eight feet in the [Q]C2-1 Zone.
- c. A Waiver of Development Standards to allow an increase in Floor Area Ratio (FAR) to 3.25:1 in lieu of the 1.5:1 FAR otherwise allowed in the [Q]C2-1 Zone.
- d. A Waiver of Development Standards to allow a height increase of 56-feet in lieu of the 45-foot or three stories otherwise required in the [Q]C2-1 Zone.

RECOMMENDED ACTIONS:

1. **DETERMINE** that based on the whole of the administrative record, that the Project is exempt from 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.
2. **Approve**, pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review for a Housing Development Project totaling 9 dwelling units and setting aside 11 percent (1 unit) as Very Low Income Restricted Affordable Units for a period of 55 years, with the following requested incentives and waivers:
 - a. An Off-Menu Incentive to allow a reduction in the required north side yard setback to allow five feet in lieu of the otherwise required eight feet in the [Q]C2-1 Zone.
 - b. An Off-Menu Incentive to allow a reduction in the required south side yard setback to allow five feet in lieu of the otherwise required eight feet in the [Q]C2-1 Zone.
 - c. A Waiver of Development Standards to allow an increase in Floor Area Ratio (FAR) to 3.25:1 in lieu of the 1.5:1 FAR otherwise allowed in the [Q]C2-1 Zone.
 - d. A Waiver of Development Standards to allow a height increase of 56-feet and five (5) stories in lieu of the 45-foot or three stories otherwise required in the [Q]C2-1 Zone.

VINCENT P. BERTONI, AICP
Director of Planning

Theodore L. Irving

Theodore L. Irving, AICP,
Principal Planner

Connie Chauv

Connie Chauv, Senior City Planner

Kyle Winston

Kyle Winston, City Planner

Isaiah Ross

Isaiah Ross, City Planning Associate
(213) 238-7731
Isaiah.ross@lacity.org

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 273, City Hall, 200 North Spring Street, 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 these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

TABLE OF CONTENTS

Project Analysis	A-1
Project Summary	
Background	
Requested Actions	
Issues	
Conclusion	
Conditions of Approval	C-1
Findings	F-1
Public Hearing and Communications	P-1
Exhibits:	
Exhibit A – Project Plans	
Exhibit B – Maps – Vicinity, Radius, ZIMAS	
Exhibit C – Site Photos	
Exhibit D – Agency Comments	
Exhibit E – Notice of Exemption	
Exhibit F – Public Correspondence	

PROJECT ANALYSIS

PROJECT SUMMARY

The project is the construction, use, and maintenance of a five-story, 9-unit residential development including one (1) unit set aside for a Very Low Income Household, with zero vehicular parking spaces and a total of 1,575 square feet of common open space. The project includes a mix of three (3) five-bedroom units, five (5) four-bedroom units, and one (1) three-bedroom unit. There are no protected trees on the subject property and there are no protected street trees. The project will be approximately 15,972 square feet in floor area with a Floor Area Ratio ("FAR") of 3.25:1. The site is currently improved with a one-story, 2,500 square foot commercial retail building and surface parking lot in the rear of the lot which will be demolished for the project.

BACKGROUND

Subject Property

The property is rectangularly shaped, consisting of two parcels, approximately 7,029 square-feet (0.161 net acres). The property has approximately 50 feet of frontage along the west side of Sawtelle Boulevard with a uniform depth of approximately 140 feet, with an approximately 15-foot wide alley to the rear. The site is currently improved with one-story commercial retail building and a surface parking lot which will be demolished for the project.

Zoning and Land Use Designation

The project site is located in the West Los Angeles Community Plan and is designated for Neighborhood Commercial land uses, with corresponding zones of C1, C1.5, C2, C4, RAS3, RAS4, and P. The site is zoned [Q]C2-1 and is consistent with the land use designation. The site is subject to Qualified "Q" Conditions limiting the site to C1 uses and a building height of 3 stories and 45 feet (Ordinance No. 166311) and is also subject to a Building Line of 10 feet along Sawtelle Boulevard (Ordinance No. 73,915). The site is located within the West Los Angeles Transportation Improvement and Mitigation Specific Plan (ZI 2192), which is regulated by the Los Angeles Department of Transportation. The site is also located in the Aquist – Priolo Earthquake Fault zone (ZI 2441) and Preliminary Fault Rupture Study Area (ZI 2442); and is listed on the Housing Element Inventory of Sites (ZI – 2512). Projects within a Preliminary Fault Study Rupture Area and/or the Alquist-Priolo Earthquake Fault Zone are required to comply with the fault investigation requirements of the Alquist-Priolo Earthquake Fault Zoning Act. The site is also located in the Freeway Adjacent Advisory Notice for Sensitive Uses (ZI 2427), the Al Fresco Ordinance within Planning Overlay (ZI 2517), and the Transit Priority Area in the City of Los Angeles (ZI 2452).

Surrounding Uses

The surrounding neighborhood is characterized by multi-family residential and a variety of commercial uses up to four (4) stories in height. The property adjacent to the east along Sawtelle Boulevard is zoned [Q]C2-1 and is developed with a surface parking lot and 1-story senior healthcare facility. The property adjacent to the north abutting the subject site is zoned [Q]C2-1 and is developed with a two-story multi-family residential building. The property adjacent to the south abutting the subject site is zoned [Q]C2-1 and is developed with a three-story building with creative office space and semi-subterranean parking. The property adjacent to the west is located across an existing alley and is zoned [Q]R3-1 and is developed with a two-story multi-family residential building including semi-subterranean parking.

Sawtelle Boulevard is designated by the Mobility Plan 2035 as a Collector Street, with a designed Right-of-Way width of 66 feet and roadway width of 40 feet, and is currently dedicated to a 62-foot right-of-way and improved with a 40-foot roadway, with concrete curb, gutter, and sidewalk.

Alley, to the rear, is 15 feet in width.

Relevant Cases and Building Permits

Subject Site:

Building Permit No. 22010-10000-06482: On December 27, 2022, the applicant applied for a Building Permit with the Los Angeles Department of Building and Safety for a new five-story nine-unit affordable housing project. The permit application is pending and the permit was not issued at the time of preparing this report.

Surrounding Sites:

CPC-2022-3679-DB-VCU-MCUP-SPR-HCA: The subject site is located at 11332 West Santa Monica Boulevard. The project proposes a mixed-use development consisting of a total of 926 residential units, 32,761 square feet of commercial (retail/.restaurant) uses, 76,052 square feet of municipal office uses, and 23,615 square feet of institutional/recreational uses. The project proposes to demolish existing uses within the project site, including the West Los Angeles Courthouse building, the Municipal building, and the Felicia Manhood Multipurpose Center.

HOUSING REPLACEMENT

Pursuant to Government Code Section 65915(c)(3), applicants of Density Bonus projects filed as of January 1, 2015 must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low-Income Households. Pursuant to the Determination made by the Los Angeles Housing Department (LAHD) dated November 15, 2022, LAHD determined that since at least September 2017, the Property has been single-story commercial stores. The replacement provisions of SB 8 do not apply to commercial properties if there are no residential dwelling units(s) that exist or have existed on the property for the past five (5) years. Further, this development does not require the demolition of any prohibited types of housing, therefore, no SB 8 replacement affordable units are required.

REQUESTED ACTIONS

Density Bonus / Affordable Housing Incentives Program

In accordance with California State Law (including Senate Bill 1818, and Assembly Bills 2280, 2222, and 2556), the applicant is proposing to utilize LAMC Section 12.22 A.25 (Affordable Housing Incentives – Density Bonus) to set aside one (1) dwelling unit for Very Low Income household occupancy for a period of 55 years. Because the applicant is providing 11 percent of

base 9 dwelling units to be affordable for Very Low Income household occupancy, the project is eligible for two (2) Density Bonus Incentives.

Off-Menu Incentives

As a result of setting aside 11 percent (1 dwelling unit) of the base 9 dwelling units as a Restricted Affordable Unit for Very Low Income Households, the applicant requests two (2) Off-Menu Density Bonus Incentives, as follows:

- a. An Off-Menu Incentive to allow a reduction in the required north side yard setback to allow five feet in lieu of the otherwise required eight feet in the [Q]C2-1 Zone.
- b. An Off-Menu Incentive to allow a reduction in the required south side yard setback to allow five feet in lieu of the otherwise required eight feet in the [Q]C2-1 Zone.

Waivers of Development Standards

As mentioned above, a project that provides 11 percent of its base units for Very Low Income Households qualifies for two (2) Incentives, but may request other “waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]” (Government Code Section 65915(e)(1)), in conjunction with a Density Bonus Project. Given that the project is utilizing all two (2) Density Bonus Incentives, the applicant requests two (2) Waivers of Development Standards, as follows:

- c. A Waiver of Development Standards to allow an increase in Floor Area Ratio (FAR) to 3.25:1 in lieu of the 1.5:1 FAR otherwise allowed in the [Q]C2-1 Zone.
- d. A Waiver of Development Standards to allow a height increase of 56-feet in lieu of the 45-feet otherwise required in the C2-1 Zone.

CEQA

The Department of City Planning determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to California Environmental Quality Act (“CEQA”) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The Notice of Exemption and Justification for Environmental Case No. ENV-2023-5658-CE is provided in the case file and attached as Exhibit E.

ISSUES

Public Hearing & Testimony

A public hearing was held by a Hearing Officer on behalf of the City Planning Commission on October 4, 2024. The public hearing was attended by the representative (Gary Benjamin) and approximately two (2) members from the community.

Applicant Presentation:

The applicant’s representative described the site location, project description, requested entitlements, and community outreach, which had been completed.

There were two (2) questions from the community raising concern about the potential impacts of construction of the building in proximity to high tension power wires along Sawtelle Boulevard and an inquiry about the construction process of the proposed project near the power lines. There was also a question about the demand for adequate parking for the project which has large dwelling units. The community wanted to know more about the applicant's proposal for zero parking.

The applicant responded noting that the project is intended for young professionals and students who may attend a nearby university or work at nearby employment centers. The applicant also mentioned that there are public parking facilities near the subject property and there is a public transit bus network that services the area. There is also metered parking on Sawtelle Boulevard. The applicant mentioned that he will utilize AB 2097 which does not require parking for the project. The applicant also shared that the project will include a front yard setback and the Los Angeles Department of Water and Power will provide an encroachment review to ensure that the proposed building is setback from the power lines on the street. He mentioned that although the power lines will not be placed underground, the project will be adequately setback from the proposed building.

Urban Design Studio / Professional Volunteer Program

The proposed project was reviewed by the Department of City Planning, Urban Design Studio's Professional Volunteer Program (PVP) on April 16, 2024. The Resulting comments and suggestions focus primarily on the pedestrian experience, 360-degree design, and climate adaptive design. The following includes a discussion of UDS comments and suggestions and the applicant's response.

Pedestrian First Design

- Ensure all units comply with ADA requirements, addressing issues such as door swings, shower valve accessibility, and space to maneuver.

The applicant responded that all units will comply with ADA requirements

360 Degree Design

- Review front and rear setback and building line requirements to ensure compliance.
- Review the design of "stair number 3" as shown on the roof plan and its combination with auditorium seating for code compliance.
- Consider the design and layout of residential units to provide functional living and sleeping areas.
- Update plans to reconfigure the trash and recycling room layout, possibly moving the elevator.
- Update plans to correct elevator location, which appears to be inconvenient and hidden to residents.
- Update plans to correct discrepancies between the site plan and exterior elevations.
- Continue to explore alternative locations for transformer vault. DWP will generally try to supply up to 800A of electric service from transformers on the street at 120/240V three phase with off-site improvements as needed sometimes at a cost. If more capacity is needed, an on-site transformer can be installed at a grade up to 1200A at 120/208V, 3 phase or below grade in underground transformer vaults. The smaller G284 vault can supply up to 1200A, 120/240V, 3 phase and the larger H222 can supply up to 2000A at 120/208V, 3 phase.

The applicant responded that the project complies with building line and rear setback requirements. The applicant noted that architectural stairs not used for required egress are allowed to provide access to the roof through a recreation room; the unit layouts are designed to maximize bedroom space while providing required common areas, accessible restrooms, and kitchen; and the location of trash rooms and elevator are to maximize unit count and size. The applicant responded that an underground transformer is not required and is cost-prohibitive, and that alley access for on-grade transformers is allowed and hidden from the Sawtelle frontage.

Climate Adapted Design

- Include solar panels on roof plan if feasible to meet current code
- Consider different tree selection other than 'Desert Museum Palo Verde' and planting palette to more appropriate species in relation to coastal location.

The applicant responded that the project was submitted to LADBS prior to the code change, and is therefore not required; and that the Palo Verde trees thrive in the Southern California climate and are attractive shade trees that require little water use.

CONCLUSION

Based on the information submitted to the record, staff recommends that the City Planning Commission approve the construction of a 9-unit residential building with a Density Bonus Compliance Review and determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to 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.

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," attached to the subject case file. No change to the plans will 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 Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 9 multi-family residential dwelling units, including On-Site Restricted Affordable Units.
3. **On-Site Restricted Affordable Units.** One (1) unit shall be reserved for Very Low Income household, as defined by the California Government Code 65915 and by 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. **Changes in On-Site Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25.
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make one (1) unit available to Very Low Income Households or equal to 11 percent of the project's total base residential density allowed, for sale or rental, as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required reserved on-site Restricted Units may be adjusted, consistent with LAMC Section 12.22 A.25, to the satisfaction of LAHD, and in consideration of the project's Replacement Unit Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The Applicant shall submit a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD.
6. **Floor Area Ratio (Incentive).** The project total Floor Area shall be limited to 15,972 square feet and a 3.25:1 FAR.
7. **Height (Waiver).** The project shall be limited to a maximum height of 56 feet and five (5) stories per Exhibit "A".
8. **Setback (Incentive).** The project shall have a minimum 5-foot northerly side yard setback.
9. **Setback (Waiver).** The project shall have a minimum 5-foot southerly side yard setback.
10. **Parking Per AB 2097.** The project shall be permitted to provide a minimum of zero parking spaces pursuant to California Government Code Section 65863.2 (AB 2097).
11. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21 A.16 and Exhibit "A".

12. **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.
13. **Soil Depths.** Shrubs, perennials, and groundcover shall require a minimum soil depth as follows:
- a. A minimum depth with a height ranging from 15 to 40 feet shall be 42 inches.
 - b. A minimum depth with a height ranging from 1 to 15 feet shall be 24 to 36 inches.
 - c. A minimum depth with a height of less than 1 foot shall be 18 inches.
 - d. A minimum depth of an extensive green roof shall be 3 inches.

Trees shall require a 42-inch minimum soil depth. Further, the minimum amount of soil volume for tree wells on the rooftop or any above grade open spaces shall be based on the size of the tree at maturity:

- e. 220 cubic feet for trees with a canopy diameter ranging from 15 to 19 feet.
 - f. 400 cubic feet for trees with a canopy diameter ranging from 20 to 24 feet.
 - g. 620 cubic feet for trees with a canopy diameter ranging from 25 to 29 feet.
 - h. 900 cubic feet for trees with a canopy diameter ranging from 30 to 34 feet.
14. **Street Trees.**
- a. New street trees shall be planted within the public right-of-way, where feasible, at a ratio of at least one (1) tree for every 25 feet of lot length, to the satisfaction of the Bureau of Street Services, Urban Forestry Division, Department of Public Works.
 - b. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
 - a. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

15. **Stormwater/irrigation.** The project shall implement on-site stormwater infiltration as feasible based on the site soils conditions, the geotechnical recommendations, and the City of Los Angeles Department of Building and Safety Guidelines for Storm Water Infiltration. If on-site infiltration is deemed infeasible, the project shall analyze the potential for stormwater capture and reuse for irrigation purposes based on the City Low Impact Development (LID) guidelines.
16. **Lighting.** All pedestrian walkways and vehicle access points will be well-lit. All outdoor lighting will be shielded to prevent excessive illumination and mitigate light impacts on adjacent residential properties and the public right-of-way. Utilize adequate, uniform, and glare-free

lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage.

17. **Lighting Design.** Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways, storefront entrances, and vehicular access ways shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.
18. **Heat Island Effect.** To reduce the heat island effect, a minimum of 50% of the area of pathways, patios, driveways or other paved areas shall use materials with a minimum initial Solar Reflectance value of 0.35 in accordance with ASTM (American Society of Testing Materials) standards.
19. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.

Or: Where power poles are available, electricity from power poles and/or solar-powered generators rather than temporary diesel or gasoline generators shall be used during construction. (WL)
20. **Solar-ready Buildings.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
21. **Signage.** There shall be no off-site commercial signage on construction fencing during construction.

Administrative Conditions

22. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
23. **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.
24. **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.
25. **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.

26. **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.

27. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

28. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

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

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

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its

approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS

DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES PROGRAM FINDINGS

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

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

The applicant proposes to construct a total of nine (9) dwelling units, of which one (1) dwelling unit will be set aside for Very Low Income Household Occupancy for a period of 55 years. Density Bonus projects are eligible for two (2) incentives if they reserve at least 11 percent of base dwelling units for Very Low Income Households. Based on the set-aside of 11 percent of base units for Very Low Income households, the applicant is entitled to two (2) Incentives under both the Government Code and LAMC. Therefore, the two (2) Off-Menu Incentive requests and two (2) Waiver of Development Standards qualify as the proposed development's Incentives.

Yards: The subject site is zoned [Q]C2-1 which requires side yard setbacks of eight feet for a five-story building. The applicant has requested incentives for a reduction of the required north side yard setback and the south side yard setback to allow for minimum setbacks of 5 feet. As proposed, the reduced side yard setbacks will allow the developer to expand the building footprint, to allow for the construction of the affordable residential unit and floor area, whose rent will provide for the operational costs of the affordable unit. The requested incentive will allow the project to expand the building envelope so that additional units can be constructed, provide for design efficiencies and allow the overall space dedicated to residential uses to be increased.

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

There is no substantial evidence in the record that the proposed incentive(s) will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant,

quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). As required by Section 12.22 A.25 (e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. 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. Therefore, there is no substantial evidence that the proposed incentive(s) will have a specific adverse impact on public health and safety, or on property listed in the California Register of Historic Resources. Based on the above, there is no basis to deny the requested incentives.

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

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

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

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

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

Floor Area Ratio: The subject site is zoned [Q]C2-1 which limits the FAR to 1.5:1. The applicant has requested an increase in FAR of 3.25:1 (15,972 square feet of floor area). The project is for the construction of 15,972 square feet of floor area across five stories and an average of 3,194 square feet of floor area for each floor. Limiting the project to a 1.5:1 FAR would only allow the construction of two stories with a total of four dwelling units. The requested incentive will allow the developer to accommodate the intended level of density, including the construction of the Restricted Affordable unit, and the necessary circulation and common amenity space. The limitation of the maximum allowed FAR of 1.5 would limit the ability to provide space for the construction of the residential dwelling units permitted by-right and the Restricted Affordable Unit which is of a sufficient size. The ability to develop larger units will increase the revenues from the market-rate units, which will lower the marginal cost of developing the affordable units. The additional floor area will allow certain fixed costs involved in the construction of new residential units to be spread over more floor area thereby reducing the per square foot build cost of the development. As proposed, the additional FAR will allow for the construction of the affordable residential unit. The requested incentive will allow the developer to expand the building envelope which ensures that all units are of habitable size and the overall space dedicated to residential units is increased.

FAR by-right	Buildable Lot Area	Base Floor Area (sf)
1.5:1	7,029	7,029 x 1.5 = 10,543
FAR Requested	Requested Floor Area (sf)	Additional Floor Area (sf)
3.25:1	15,972	15,972 – 10,543 = 5,429

Height. The subject site is zoned [Q]C2-1, with a Height District No. 1 that permits a maximum 45-foot building height or three stories. The applicant is requesting a Waiver of Development Standard for an 11-foot height increase to allow a maximum height of 56 feet, which will allow for the construction of an additional unit and required open space amenities. The imposition of the 45-foot height limit would physically preclude development of the intended level of density with the required open space amenities. Utilization of the height incentive enables the construction of one (1) additional level, without which the proposed project would lose one (1) unit, conference room and recreation room. The requested Waiver of Development Standard facilitates the provision of one (1) Very Low Income unit by allowing one (1) additional story of residential and open space uses that could not be constructed under the normally required 45-foot height limit.

CEQA FINDINGS

The Categorical Exemption prepared for the proposed project is appropriate pursuant to CEQA Guidelines, Article 19, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

a. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations:

The subject site is located within the West Los Angeles Community Planning Area and is designated for Neighborhood Commercial land uses, with corresponding zones of C1, C1.5, C2, C4, RAS3, RAS4, and P. The site is zoned [Q]C2-1 and is consistent with the land use designation. The proposed project is for the construction of a five-story, multi-family residential building with 9 dwelling units, totaling 15,972 square feet of floor area on an approximately 7,029 square-foot lot. The project will not provide automobile parking spaces on the subject site. Additionally, a total of 10 bicycle parking spaces are included in the project. As such, the project is consistent with the applicable West Los Angeles Community Planning Area designation and policies and all applicable zoning designations and regulations in combination with State Density Bonus Law.

The site is located in the Alquist-Priolo Earthquake Fault zone (ZI 2441) and Preliminary Fault Rupture Study Area (ZI 2442); and is listed on the Housing Element Inventory of Sites (ZI – 2512). Projects within a Preliminary Fault Study Rupture Area and/or the Alquist-Priolo Earthquake Fault Zone are required to comply with the fault investigation requirements of the Alquist-Priolo Earthquake Fault Zone Act. The applicant has submitted a Geotechnical Engineering, Engineering Geologic Investigation and Seismic Fault Evaluation Report, prepared by Environmental Geotechnology Laboratory, Inc., dated March 24, 2023. 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. 124355, dated May 4, 2023 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.

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 consists of a level, rectangular site measuring 0.161 acres and is wholly within the City of Los Angeles. The surrounding neighborhood is characterized by multi-family residential and a variety of commercial uses up to four (4) stories in height. The property adjacent to the east along Sawtelle Boulevard is zoned [Q]C2-1 and is developed with a surface parking lot and 1-story senior healthcare facility. The property adjacent to the north abutting the subject site is zoned [Q]C2-1 and is developed with a two-story multi-family residential building. The property adjacent to the south abutting the subject site is zoned [Q]C2-1 and is developed with a three-story building with creative office space and semi-subterranean parking. The property adjacent to the west is located across an existing alley and is zoned [Q]R3-1 and is developed with a two-story multi-family residential building including semi-subterranean parking.

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

The subject property is currently developed with a one-story, commercial building and an associated surface parking lot located at the rear of the property proposed to be demolished. Further, the subject property is surrounded by existing commercial and residential properties. According to the Tree Disclosure Statement dated July 21, 2023 and signed by the Property Owner Donghao Li, there are no protected trees and shrubs on the subject site and there are no existing street trees. 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. These RCMs will reduce any potential impacts to less than significant and will ensure the project will not have significant impacts on noise and water. The project will not alter or encroach upon any water sources and construction of the proposed project will be on a property that is surrounded by more dense projects and will not create impacts to water quality.

Furthermore, The Department of Transportation (LADOT) Referral Form dated April 15, 2024 and the Vehicle Miles Traveled (VMT) calculator indicated that the number of daily vehicle trips will be 39 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, the proposed project for 9 residential dwelling units is not expected to result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non attainable under an applicable federal or state ambient air quality standard. 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. The proposed projects includes less than 80 residential dwelling units, less than 75,000 square feet of non-residential uses, and will import/export less than 1,000 cubic yards of soil, therefore, the project is not required to provide an Air Quality study.

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

The site is currently being served by the City of Los Angeles Department of Water and Power, the City's Bureau of Sanitation, the Los Angeles Police Department, the Los Angeles Fire Department, and other public service agencies. The utilities and public services have been servicing the neighborhood continuously for over 70 years. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc.

As a result of these new building codes that are required of all projects, it can be anticipated that the project will not create any impact on existing utilities and public services.

The project can be characterized as in-fill development within an urbanized area and meets the five conditions listed above. Therefore, the project qualifies for a Class 32 Categorical Exemption consistent with the California Environmental Quality Act.

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.*

There is no cumulative impact of successive projects of the same type in the same place as the proposed project.

- 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 proposed project is for the construction of a five-story, multi-family residential building with 9 dwelling units, totaling 15,972 square feet of floor area on an approximately 7,029 square-foot lot in the [Q]C2-1 Zone. All surrounding properties are developed with commercial and residential buildings. The subject site is of similar size and massing to nearby properties. There are no known unusual circumstances which may lead to a significant effect on the environment.

- 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 20 miles from the subject site. Therefore, the subject site will not create any impacts within a highway designated as a state scenic highway.

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

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site within a 1,000-foot radius of the subject site, is identified as a hazardous waste site.

- 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 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 historical resource and this exception does not apply.

PUBLIC HEARING AND COMMUNICATIONS

PUBLIC HEARING

The public hearing was held on October 4, 2024 at approximately 9:00 a.m. Due to concerns over COVID-19, the Public Hearing was conducted in a virtual format. The hearing was conducted by the Hearing Officer, Isaiah Ross, on behalf of the City Planning Commission in taking testimony for Case No. CPC-2023-5657-DB-HCA and ENV-2023-5658-CE. All interested parties were invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. The purpose of the hearing was to obtain testimony from affected and/or interested parties regarding this application. Interested parties are also invited to submit written comments regarding the request prior to the hearing. The environmental analysis was among the matters to be considered at the hearing. The hearing notice was mailed on September 3, 2024, published in the newspaper on September 17, 2024 and was posted on-site on September 17, 2024, in accordance with LAMC noticing requirements. The courtesy notice was mailed on November 22, 2024 in accordance with LAMC noticing requirements. The public hearing was attended by the representative (Gary Benjamin) and approximately one (1) member from the community.

Applicant Presentation:

The applicant's representative described the site location, project description, requested entitlements, and community outreach, which had been completed. The applicant's representative mentioned that the subject site is eligible for the Transit Oriented Communities (TOC) Tier 2 Affordable Housing Incentive Program. The project was originally proposed with TOC incentive requests, however, due to TOC eligibility updates, the applicant representative filed for the Off-Menu Density Bonus Affordable Housing Incentive Program.

There were two (2) questions from the community raising concern about the potential impacts of construction of the building in proximity to high tension power wires along Sawtelle Boulevard and an inquiry about the construction process of the proposed project near the power lines. There was also a question about the demand for adequate parking for the project which has large dwelling units. The community wanted to know more about the applicant's proposal for zero parking.

The applicant responded noting that the project is intended for young professionals and students who may attend a nearby university or work at nearby employment centers. The applicant also mentioned that there are public parking facilities near the subject property and there is a public transit bus network that services the area. There is also metered parking on Sawtelle Boulevard. The applicant mentioned that he will utilize AB 2097 which does not require parking for the project. The applicant also shared that the project will include a front yard setback and the Los Angeles Department of Water and Power will provide an encroachment review to ensure that the proposed building is setback from the power lines on the street. He mentioned that although the power lines will not be placed underground, the project will be adequately setback to avoid impact.

WRITTEN CORRESPONDENCE

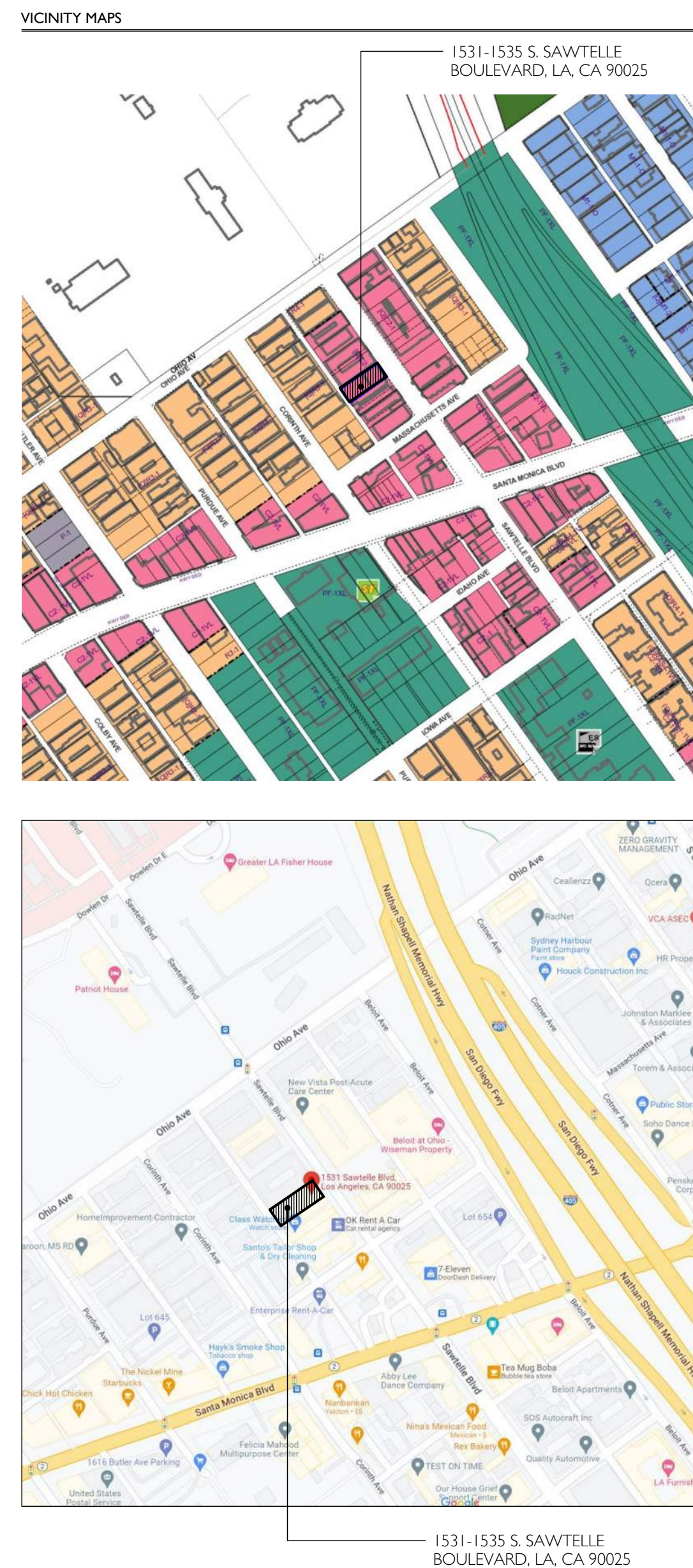
The West Los Angeles Sawtelle Neighborhood Council made a motion on June 26, 2024 to approve the project located at 1531 South Sawtelle Boulevard as presented by the applicant, with one abstention due to the negative impact that market rate co-living represents to meaningfully affordable, family-sized units in Sawtelle. The West Los Angeles Sawtelle Neighborhood Council voted 11-1-1 to approve the motion.

Staff received two (2) letters of opposition from one of the community members in attendance at the public meeting raising concern about the potential impacts of zero proposed parking and construction of the building in proximity to the LADWP power lines on Sawtelle Boulevard. A second letter of opposition is from a community member who lives at 1525 Sawtelle Boulevard, adjacent to the subject property, and would like the property restored to commercial retail uses, has concerns about the lack of parking available in the area and on the subject property, and has concerns about the property being used for disposal and storage of unwanted items. The letters have been attached to the case file (Exhibit F).

1 5 3 1 - 1 5 3 5 S. S A W T E L L E B O U L E V A R D

ABBREVIATIONS	SYMBOLS
A.F.F.	ABOVE FINISH FLOOR
ADJ.	ADJACENT
AD	AREA DRAIN
ALUM.	ALUMINIUM
AUD	AUDITORIUM
BLDG	BUILDING
BLW	BELOW
BM	BEAM
BOT	BOTTOM
C. WALL	CURTAIN WALL
CONST	CONSTRUCTION
CONT	CONTINUOUS
DIM	DIMENSION
DKG	DECKING
DR	DOOR
DWG	DRAWING
EL	ELEVATION
ELEC	ELECTRICAL
EP	ELECTRICAL PANEL
EX. (E)	EXISTING
EXT	EXTERIOR
EXTR.	EXTRUDED
F.B.O.	FURNISHED BY OTHERS
F.D.	FLOOR DRAIN
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.F.L.	FINISH FLOOR LINE
F.O.S.	FACE OF STUDS
F.R.	FIRE RATED
F.S.	FINISH STRUCTURE
FLR	FLOOR
FLUR	FLOURESCENT
FND	FOUNDATION
FPG	FIREPROOFING
FR	FRAME(D), (ING)
F.R.T.	FIRE RETARDANT TREATED
F.P.	FIXED PANEL
FTG	FOOTING
FUR	FURRED,(ING)
G.C.	GENERAL CONDITIONS
GA	GAUGE
GV	GALVANIZED
GWB	GYPSTUM WALL BOARD
H.M.	HOLLOW METAL
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
HOR	HORIZONTAL
INT	INTERIOR
L.P.T.	LOW POINT
LAM	LAMINATE
LW	LIGHTWEIGHT
LWC	LIGHTWEIGHT CONCRETE
MAS	MASONRY
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MK	ARCHITECTURAL MILLWORK
MTL	METAL
MTL PNL	METAL PANEL
(N)	NEW
N.C.	NO CEILING
N.I.C.	NOT IN CONTRACT
N.W.P.	NO WORL PROPOSED
O.D.	OUTSIDE DIAMETER
O.H.	OPPOSITE HAND
OPG	OPENING
OVERHD	OVER-HEAD
PL	PROPERTY LINE
PLSTR	PLASTER
P. LAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PTD	PAINTED
R.C.P	REFLECTED CEILING PLAN
RAD	RADIUS
REF	REFERENCE
REM	REMOVE
REV	REVERSE
REQ	REQUIRED
RFG	ROOFING
R.O.	ROUGH OPENING
S.C.	SOLID CORE
SIM	SIMILAR
SSTL	STAINLESS STEEL
SHT	SHEET
SHT'G	SHEATHING
STRUCT	STRUCTURAL
T	TREAD
TBD	TO BE DETERMINED
T.O.	TOP OF
T.PTN	TOILET PARTITION
TEL	TELEPHONE
TV	TELEVISION
TYP.	TYPICAL
U.O.N	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD

04 ABBREVIATIONS & SYMBOLS
N.T.S.



03 VICINITY MAPS
N.T.S.

PROJECT INFORMATION	
PROJECT LOCATION	1531-1535 S. SAWTELLE BOULEVARD, LA, CA 90025
PROPERTY OWNER / CLIENT	DONGHAO LI TRIPALINK DESIGN INC 2905 VERMONT AVE #204 LOS ANGELES, CA 90007
CONTRACTOR	TO BE DETERMINED
ARCHITECT	64NORTH ARCHITECTURE LTD. 719 FAIRFAX AVE, SUITE C LOS ANGELES, CA 90046 T 310 919 0919

APPLICABLE CODES

2019 EDITION OF THE CALIFORNIA RESIDENTIAL CODE
 2019 EDITION OF THE CALIFORNIA ELECTRICAL CODE
 2019 EDITION OF THE CALIFORNIA MECHANICAL CODE
 2019 EDITION OF THE CALIFORNIA PLUMBING CODE
 2019 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE
 2019 EDITION OF THE CALIFORNIA ENERGY CODE
 2020 LA CITY AMENDMENTS

02 PROJECT INFORMATION
N.T.S.

DRAWING INDEX			
#	DESCRIPTION	SCALE	DD
GENERAL			
A000	COVER SHEET	N.T.S.	•
A001	DRAWING INDEX, ABBREVIATIONS, & SYMBOLS	N.T.S.	•
A002	PROJECT INFORMATION	N.T.S.	•
A011	RENDERINGS	N.T.S.	•
A012	RENDERINGS	N.T.S.	•
A013	RENDERINGS	N.T.S.	•
A014	RENDERINGS	N.T.S.	•
A015	RENDERINGS	N.T.S.	•
A016	RENDERINGS	N.T.S.	•
A017	RENDERINGS	N.T.S.	•
A018	RENDERINGS	N.T.S.	•
A019	RENDERINGS	N.T.S.	•
A020	RENDERINGS	N.T.S.	•
A021	SITE DIAGRAMS	1/32" = 1'-0"	•
A022	BUILDING AREA DIAGRAMS	1/32" = 1'-0"	•
A023	FAR DIAGRAMS	1/32" = 1'-0"	•
A024	OPEN SPACE DIAGRAMS	1/32" = 1'-0"	•
A025	ALLOWABLE OPENINGS DIAGRAMS	1/16" = 1'-0"	•
A026	BUILDING AREA ANALYSIS	1/16" = 1'-0"	•
A027	BUILDING MATERIALS	N.T.S.	•
SURVEY			
S101	SURVEY	1:8	•
LANDSCAPE			
L091	PLANT LEGEND	N.T.S.	•
L092	PLANT PALETTE	N.T.S.	•
L101	HARDSCAPE PLAN	1/8" = 1'-0"	•
L201	LANDSCAPE PLAN	1/8" = 1'-0"	•
LIFE & SAFETY DIAGRAMS			
LS201	LIFE & SAFETY LEVEL 1 PLAN	1/8" = 1'-0"	•
LS202	LIFE & SAFETY LEVEL 2-5 PLAN	1/8" = 1'-0"	•
LS206	LIFE & SAFETY LEVEL 6 PLAN	1/8" = 1'-0"	•
LS207	LIFE & SAFETY ROOF PLAN	1/8" = 1'-0"	•
LS401	LIFE & SAFETY SECTION	1/8" = 1'-0"	•
LS402	LIFE & SAFETY SECTION	1/8" = 1'-0"	•
ARCHITECTURAL			
A101	SITE PLAN	1/8" = 1'-0"	•
A201	FIRST FLOOR PLAN	1/8" = 1'-0"	•
A202	SECOND FLOOR PLAN	1/8" = 1'-0"	•
A203	THIRD FLOOR PLAN	1/8" = 1'-0"	•
A204	FOURTH FLOOR PLAN	1/8" = 1'-0"	•
A205	FIFTH FLOOR PLAN	1/8" = 1'-0"	•
A206	ROOF FLOOR PLAN	1/8" = 1'-0"	•
A301	ELEVATIONS	1/8" = 1'-0"	•
A302	ELEVATIONS	1/8" = 1'-0"	•
A303	ELEVATIONS	1/8" = 1'-0"	•
A401	BUILDING SECTIONS	1/8" = 1'-0"	•
A501	UNIT PLANS	1/4" = 1'-0"	•
A502	UNIT PLANS	1/4" = 1'-0"	•
A503	UNIT PLANS	1/4" = 1'-0"	•
A504	UNIT PLANS	1/4" = 1'-0"	•
A801	GALZING SCHEDULES	1/4" = 1'-0"	•
A802	DOOR SCHEDULES	N.T.S.	•
A803	DOOR TYPES	1/4" = 1'-0"	•
A901	WALL TYPES	3" = 1'-0"	•
A902	FLOOR & CEILING ASSEMBLIES	3" = 1'-0"	•

01 DRAWING INDEX
N.T.S.

64NORTH

719 N. FAIRFAX AVENUE, SUITE C
 LOS ANGELES, CA 90046
 T 310 919 0919 / F 310 933 0550
 64NORTH.COM

02 / CLIENT & TEAM

CLIENT /
 TRIPALINK DESIGN INC.
 2905 S VERMONT AVENUE, SUITE 202
 LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
 LIA
 119 MAIN STREET
 EL SEGUINDO, CALIFORNIA 90245
 (213) 239 9700

STRUCTURAL ENGINEER /
 IDG
 10866 WHER COUNTRY ROAD,
 LOS ANGELES, CA 91040
 (213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
 MEP CALIFORNIA ENGINEERING CORP
 1702 MAIN ST
 SUITE 980
 IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
 LFA
 319 MAIN STREET
 EL SEGUINDO, CALIFORNIA 90245
 (213) 239 9700

SURVEYOR /
 THE LAND SURVEYOR,
 1215 W. IMPERIAL HIGHWAY, SUIT 208
 BREA, CA 92821
 (714) 376-7122
 SA@THELANDSURVEYOR.COM

03 / STAMP & COPYRIGHT



04 / KEY PLAN



05 / PROJECT NAME & ADDRESS

1531-1535 S. SAWTELLE BOULEVARD
 LOS ANGELES, CA 90025

06 / REVISIONS

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

07 / SHEET TITLE

DRAWING INDEX
 ABBREVIATIONS
 & SYMBOLS

08 / SHEET NUMBER

A021

UNIT SUMMARY

Required				
Level	4-Bed	5-Bed	6-Bed	Total
L1	1	1	0	2
L2		1	1	2
L3		1	1	2
L4		1	1	2
L5		1	0	1
Total	1	5	3	9

Provided				
Interior Common Spaces				
Recreation Room				1,632 SF
Maximum (25% of Total)				394 SF
Total				394 SF

Exterior Common Spaces				
Level 1				364 SF
Rooftop				817 SF
Total				1,575 SF
Planted (25% of Total)				394 SF

Total, Provided				1,575 SF
-----------------	--	--	--	----------

TREES	
Required	
1 Tree Per 4 Units	3

Provided	
Trees on Site	3

OPEN SPACE

Required				
Unit Type	No. Units	SF Req. Per	Total Req.	
Less Than 3 Hab. Rooms (Studio & 1-Beds)	0	100	0 SF	
3 Habitable Rooms (2-Beds)	0	125	0 SF	
More Than 3 Hab. Rooms (3+ Bedrooms)	9	175	1,575 SF	
Subtotal	9		1,575 SF	

Total, Required			1,575 SF	
-----------------	--	--	----------	--

Provided				
Interior Common Spaces				
Recreation Room				1,632 SF
Maximum (25% of Total)				394 SF
Total				394 SF

Exterior Common Spaces				
Level 1				364 SF
Rooftop				817 SF
Total				1,575 SF
Planted (25% of Total)				394 SF

Total, Provided			1,575 SF	
-----------------	--	--	----------	--

TREES	
Required	
1 Tree Per 4 Units	3

Provided	
Trees on Site	3

FAR / FLOOR AREA RATIO

Required		
Level		FAR
Basement		- SF
L1		2,868 SF
L2		3,300 SF
L3		3,300 SF
L4		3,300 SF
L5		3,204 SF
Total, Proposed		15,972 SF
Buildable Area		4,922.0 SF
Ratio, Proposed	3.25	:1

PROJECT DATA

Description	
5 Story, 9-Unit Apartment Building / 5 Levels Of Type III-A Construction	

Building Information	
Occupancy Type	R2 and S2
Construction Type	5 Levels Of Type III-A Construction
Fire Sprinklers	Automatic Fire Sprinkler Per NFPA 13
Emergency Responder System	Per LAFD Requirements

Legal & Zoning Information	
Address	1531-1535 S. Sawtelle Boulevard, LA, CA 90025
Assessor Parcel No. (APN)	4261-005-008
Zoning	[Q] C2-1
Specific Plan	West Los Angeles Transportation Improvement
Subarea	None
Historical	Not Listed

Lot Area	
Lot Area	7,029 SF
	0.16 AC
Lot Area For Density (Includes 1/2 Alley)	7,375.0 SF
Buildable Area	4,922.0 SF

Density	
Permitted Per LAMC	
Density	1 Unit Per 800 SF Lot Area
Units Permitted	8.79

Density Bonus	
% Very Low Income Units of Base	10%
Very Low Income Units Provided (Rounded Up)	1
Percentage Density Bonus	32%
Units Permitted	12

Proposed	
Total Units	9

FAR	
Permitted Per LAMC	
Ratio	1.5 :1
Allowable SF	7,383 SF

Permitted Per Density Bonus Off Menu Incentive	
Ratio	3.25 :1
Allowable SF	15,997 SF

Proposed	
Ratio	3.25 :1
Total SF	15,972 SF

Height & Stories	
Permitted Per Q Condition	
Height	45'
Transitional Height	None

Permitted Per Waivers	
11' Increase	56'

Proposed	
Height	56'
Stories	5 Stories

Dedications	
Sawtelle Boulevard	3' (33' to CL of R.O.W. / Collector Street)
Alley	2.5' (10' to CL of Alley)

Yards & Setbacks	
Permitted Per LAMC	
Front Yard / Building Line	7'-0" (After Dedication)
Side Yards	8' (5'+1' For Each Story Over 2nd)
Rear Yard	18' (15'+1' For Each Story Over 2nd)

Permitted Per Density Bonus Off Menu Incentive	
North Side Yard	5'
South Side Yard	5'

Proposed	
Front Yard / Building Line	7'-0"
North Side Yard	5'
South Side Yard	5'
Rear Yard	18'

Parking	
Required Per LAMC	
Spaces Required	Spaces Per Unit With More Than 3 Habitable Rooms
Total Spaces Required For (9) 4+ Bedroom Units	18 Spaces
Provided	No Vehicular Parking

Permitted Per AB2097	
Spaces Required	No Vehicular Parking

Bicycle Parking	
Required Per LAMC 12.21.A.16.d (Fractions Rounded To Nearest Whole Number)	
Long Term	1 to 25 1 Per Unit 9
	26 to 30 1 Per 1.5 Unit 0
Short Term	1 to 25 1 Per 10 Units, Minimum 1 1
	26 to 30 1 Per 15 Units 0
Total Required	10
Provided	10

Incentives	
Ministerial Incentives Per AB2097	
1. No Vehicular Parking	

Off Menu Incentives Per LAMC 12.22-A.25 & LAMC 13B.2.5	
1. Reduction Of Development Standards To Permit A 37.5% North Side Yard Reduction From 8'-0" to 5'-0".	
2. Reduction Of Development Standards To Permit A 37.5% South Side Yard Reduction From 8'-0" to 5'-0".	

Waivers Per LAMC 12.22-A.25 & LAMC 13B.2.5	
1. Waiver Of Development Standards To Permit An 11'-0" Height Increase From 45' To 56'	
2. Waiver Of Development Standards To Permit An Increase In FAR From 1.5 to 3.25	



NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3



64NORTH

719 N. FARFAX AVENUE, SUITE C
 LOS ANGELES, CA 90046
 T 310 919 0919 / F 310 933 0550
 64NORTH.COM

02 / CLIENT & TEAM

CLIENT /
 TRIPLINK DESIGN, INC.
 2905 S VERMONT AVENUE, SUITE 202
 LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
 LEA
 319 MAIN STREET
 EL SEGUINDO, CALIFORNIA 90245
 (213) 239-9700

STRUCTURAL ENGINEER /
 EDG
 10866 WIMMER COUNTRY ROAD,
 LOS ANGELES, CA 91040
 (213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
 MEP CALIFORNIA ENGINEERING CORP
 1920 MAIN ST
 SUITE 980
 IRVINE, CA 92614

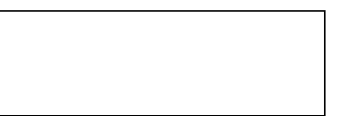
EXTERIOR BUILDING MAINTENANCE /
 LEA
 319 MAIN STREET
 EL SEGUINDO, CALIFORNIA 90245
 (213) 239-9700

SURVEYOR /
 THE LAND SURVEYOR
 1215 W. IMPERIAL HIGHWAY, SUIT 208
 BREA, CA 92821
 (714) 376-7121
 SAN@THELANDSURVEYOR.COM

03 / STAMP & COPYRIGHT



04 / KEY PLAN



05 / PROJECT NAME & ADDRESS

1531-1535 S. SAWTELLE BOULEVARD
 LOS ANGELES, CA 90025

06 / REVISIONS

NO.	DATE	DESCRIPTION
01	1/2/2022	ENTITLEMENTS
02	1/2/2022	PERMIT
03	08/2023	ENTITLEMENTS REV. 1
04	10/2023	ENTITLEMENTS REV. 2

07 / SHEET TITLE

RENDERINGS

08 / SHEET NUMBER

A011



01 / ARCHITECT

64NORTH

719 N. FARFAX AVENUE, SUITE C
LOS ANGELES, CA 90044
T 310 919 0919 / F 310 933 0550
64NORTH.COM

02 / CLIENT & TEAM

CLIENT /
TRIPLINK DESIGN, INC.
2905 S VERMONT AVENUE, SUITE 202
LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239-9700

STRUCTURAL ENGINEER /
IDG
10866 WHEMER COUNTRY ROAD,
LOS ANGELES, CA 91040
(213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
MEP CALIFORNIA ENGINEERING CORP
1700 MAIN ST
SUITE 980
IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239-9700

SURVEYOR /
THE LAND SURVEYOR
1215 W. IMPERIAL HIGHWAY, SUIT 208
BREA, CA 92821
(714) 376-7121
SAA@THELANDSURVEYOR.COM

03 / STAMP & COPYRIGHT



04 / KEY PLAN



05 / PROJECT NAME & ADDRESS

1531-1535 S. SAWTELLE BOULEVARD
LOS ANGELES, CA 90025

06 / REVISIONS

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	08/2023	ENTITLEMENTS REV 1
04	10/2023	ENTITLEMENTS REV 2

07 / SHEET TITLE

RENDERINGS

08 / SHEET NUMBER

A012



01 / ARCHITECT

64NORTH

719 N. FARFAX AVENUE, SUITE C
 LOS ANGELES, CA 90046
 T 310 919 0919 / F 310 933 0550
 64NORTH.COM

02 / CLIENT & TEAM

CLIENT /
 TRIPLINK DESIGN, INC.
 2905 S VERMONT AVENUE, SUITE 202
 LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
 LEA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239 9700

STRUCTURAL ENGINEER /
 EDG
 10866 WIMPER COUNTRY ROAD,
 LOS ANGELES, CA 91040
 (213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
 MEP CALIFORNIA ENGINEERING CORP
 1920 MAIN ST
 SUITE 980
 IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
 LEA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239 9700

SURVEYOR /
 THE LAND SURVEYOR
 1215 W. IMPERIAL HIGHWAY, SUIT 208
 BREA, CA 92821
 (714) 376-7123
 SAN@THELANDSURVEYOR.COM

03 / STAMP & COPYRIGHT



04 / KEY PLAN



05 / PROJECT NAME & ADDRESS

1531-1535 S. SAWTELLE BOULEVARD
 LOS ANGELES, CA 90025

06 / REVISIONS

NO.	DATE	DESCRIPTION
01	1/2/2022	ENTITLEMENTS
02	1/2/2022	PERMIT
03	08/2023	ENTITLEMENTS REV 1
04	10/2023	ENTITLEMENTS REV 2

07 / SHEET TITLE

RENDERINGS

08 / SHEET NUMBER

A013



02 / CLIENT & TEAM

CLIENT /
 TRIPLINK DESIGN, INC.
 2905 S VERMONT AVENUE, SUITE 202
 LOS ANGELES, CALIFORNIA 90007

LIA /
 CIVIL ENGINEER /
 LIA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239 9700

STRUCTURAL ENGINEER /
 EDG
 10866 WHELER COUNTRY ROAD,
 LOS ANGELES, CA 91040
 (213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
 MEP CALIFORNIA ENGINEERING CORP
 1920 MAIN ST
 SUITE 980
 IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
 LIA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239 9700

SURVEYOR /
 THE LAND SURVEYOR
 1215 W IMPERIAL HIGHWAY, SUIT 208
 BREA, CA 92821
 (714) 376-7121
 SAN@THELANDSURVEYOR.COM

03 / STAMP & COPYRIGHT



04 / KEY PLAN



05 / PROJECT NAME & ADDRESS

1531-1535 S. SAWTELLE BOULEVARD
 LOS ANGELES, CA 90025

06 / REVISIONS

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	08/2023	ENTITLEMENTS REV 1
04	10/2023	ENTITLEMENTS REV 2

07 / SHEET TITLE

RENDERINGS

08 / SHEET NUMBER

A014



02 / CLIENT & TEAM

CLIENT /
 TRIPLINK DESIGN, INC.
 2905 S VERMONT AVENUE, SUITE 202
 LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
 LEA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239 9700

STRUCTURAL ENGINEER /
 EDG
 10866 WHER COUNTRY ROAD,
 LOS ANGELES, CA 91040
 (213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
 MEP CALIFORNIA ENGINEERING CORP
 1920 MAIN ST
 SUITE 980
 IRVINE, CA 92614

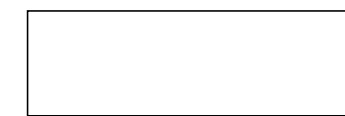
EXTERIOR BUILDING MAINTENANCE /
 LEA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239 9700

SURVEYOR /
 THE LAND SURVEYOR
 1215 W IMPERIAL HIGHWAY, SUIT 208
 BREA, CA 92821
 (714) 376-7123
 SAN@THELANDSURVEYOR.COM

03 / STAMP & COPYRIGHT



04 / KEY PLAN



05 / PROJECT NAME & ADDRESS

1531-1535 S. SAWTELLE BOULEVARD
 LOS ANGELES, CA 90025

06 / REVISIONS

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	08/2023	ENTITLEMENTS REV 1
04	10/2023	ENTITLEMENTS REV 2

07 / SHEET TITLE

RENDERINGS

08 / SHEET NUMBER

A015

64NORTH

719 N. FARFAX AVENUE, SUITE C
LOS ANGELES, CA 90044
T 310 919 0919 / F 310 933 0550
64NORTH.COM

02 / CLIENT & TEAM

CLIENT /
TRIPLINK DESIGN, INC.
2905 S VERMONT AVENUE, SUITE 202
LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239 9700

STRUCTURAL ENGINEER /
IDG
10866 WHER COUNTRY ROAD,
LOS ANGELES, CA 91040
(213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
MEP CALIFORNIA ENGINEERING CORP
1920 MAIN ST
SUITE 980
IRVINE, CA 92614

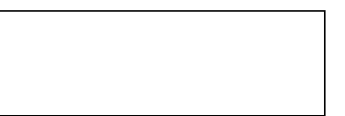
EXTERIOR BUILDING MAINTENANCE /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239 9700

SURVEYOR /
THE LAND SURVEYOR
1215 W IMPERIAL HIGHWAY, SUIT 208
BREA, CA 92821
(714) 376-7121
SAND@THELANDSURVEYOR.COM

03 / STAMP & COPYRIGHT



04 / KEY PLAN



05 / PROJECT NAME & ADDRESS

1531-1535 S. SAWTELLE BOULEVARD
LOS ANGELES, CA 90025

06 / REVISIONS

NO.	DATE	DESCRIPTION
01	1/2/2022	ENTITLEMENTS
02	1/2/2022	PERMIT
03	08/2023	ENTITLEMENTS REV 1
04	10/2023	ENTITLEMENTS REV 2

07 / SHEET TITLE

RENDERINGS

08 / SHEET NUMBER

A016



02 / CLIENT & TEAM

CLIENT /
TRIPLINK DESIGN, INC.
2905 S VERMONT AVENUE, SUITE 202
LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239 9700

STRUCTURAL ENGINEER /
IDG
10866 WHER COUNTRY ROAD,
LOS ANGELES, CA 91040
(213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
MEP CALIFORNIA ENGINEERING CORP
1920 MAIN ST
SUITE 980
IRVINE, CA 92614

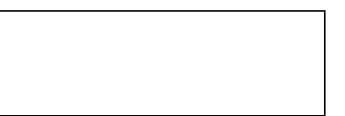
EXTERIOR BUILDING MAINTENANCE /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239 9700

SURVEYOR /
THE LAND SURVEYOR
1215 W IMPERIAL HIGHWAY, SUIT 208
BREA, CA 92821
(714) 376-7123
SAND@THELANDSURVEYOR.COM

03 / STAMP & COPYRIGHT



04 / KEY PLAN



05 / PROJECT NAME & ADDRESS

1531-1535 S. SAWTELLE BOULEVARD
LOS ANGELES, CA 90025

06 / REVISIONS

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	08/2023	ENTITLEMENTS REV. 1
04	10/2023	ENTITLEMENTS REV. 2

07 / SHEET TITLE

RENDERINGS

08 / SHEET NUMBER

A017





02 / CLIENT & TEAM

CLIENT /
 TRIPLINK DESIGN, INC.
 2905 S VERMONT AVENUE, SUITE 202
 LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
 LEA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239-9700

STRUCTURAL ENGINEER /
 EDG
 10866 WIMPER COUNTRY ROAD,
 LOS ANGELES, CA 91040
 (213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
 MEP CALIFORNIA ENGINEERING CORP
 1920 MAIN ST
 SUITE 980
 IRVINE, CA 92614

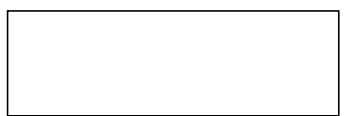
EXTERIOR BUILDING MAINTENANCE /
 LEA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239-9700

SURVEYOR /
 THE LAND SURVEYOR
 1215 W. IMPERIAL HIGHWAY, SUIT 208
 BREA, CA 92821
 (714) 376-7121
 SAN@THELANDSURVEYOR.COM

03 / STAMP & COPYRIGHT



04 / KEY PLAN



05 / PROJECT NAME & ADDRESS

1531-1535 S. SAWTELLE BOULEVARD
 LOS ANGELES, CA 90025

06 / REVISIONS

NO.	DATE	DESCRIPTION
01	1/2/2022	ENTITLEMENTS
02	1/2/2022	PERMIT
03	08/2023	ENTITLEMENTS REV 1
04	10/2023	ENTITLEMENTS REV 2

07 / SHEET TITLE

RENDERINGS

08 / SHEET NUMBER

A018



01 / ARCHITECT

64NORTH
 719 N. FARFAX AVENUE, SUITE C
 LOS ANGELES, CA 90046
 T 310 919 0919 / F 310 933 0550
 64NORTH.COM

02 / CLIENT & TEAM

CLIENT /
 TRIPLINK DESIGN, INC.
 2905 S VERMONT AVENUE, SUITE 202
 LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
 LEA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239 9700

STRUCTURAL ENGINEER /
 EDG
 10866 WHEMER COUNTRY ROAD,
 LOS ANGELES, CA 91040
 (213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
 MEP CALIFORNIA ENGINEERING CORP
 1920 MAIN ST
 SUITE 980
 IRVINE, CA 92614

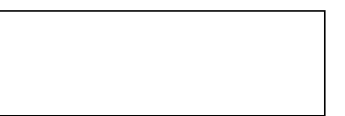
EXTERIOR BUILDING MAINTENANCE /
 LEA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239 9700

SURVEYOR /
 THE LAND SURVEYOR
 1215 W. IMPERIAL HIGHWAY, SUIT 208
 BREA, CA 92821
 (714) 376-7123
 SAN@THELANDSURVEYOR.COM

03 / STAMP & COPYRIGHT



04 / KEY PLAN



05 / PROJECT NAME & ADDRESS

1531-1535 S. SAWTELLE BOULEVARD
 LOS ANGELES, CA 90025

06 / REVISIONS

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	08/2023	ENTITLEMENTS REV 1
04	10/2023	ENTITLEMENTS REV 2

07 / SHEET TITLE

RENDERINGS

08 / SHEET NUMBER

A019

64NORTH

719 N. FARFAX AVENUE, SUITE C
LOS ANGELES, CA 90046
T 310 919 0919 / F 310 933 0550
64NORTH.COM

02 / CLIENT & TEAM

CLIENT /
TRIPLINK DESIGN, INC.
2905 S VERMONT AVENUE, SUITE 202
LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239 9700

STRUCTURAL ENGINEER /
EDG
10866 WIMPER COUNTRY ROAD,
LOS ANGELES, CA 91040
(213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
MEP CALIFORNIA ENGINEERING CORP
1920 MAIN ST
SUITE 980
IRVINE, CA 92614

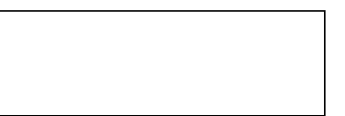
EXTERIOR BUILDING MAINTENANCE /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239 9700

SURVEYOR /
THE LAND SURVEYOR
1215 W IMPERIAL HIGHWAY, SUIT 208
BREA, CA 92821
(714) 376-7123
SAS@THELANDSURVEYOR.COM

03 / STAMP & COPYRIGHT



04 / KEY PLAN



05 / PROJECT NAME & ADDRESS

1531-1535 S. SAWTELLE BOULEVARD
LOS ANGELES, CA 90025

06 / REVISIONS

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	08/2023	ENTITLEMENTS REV. 1
04	10/2023	ENTITLEMENTS REV. 2

07 / SHEET TITLE

RENDERINGS

08 / SHEET NUMBER

A020



02 / CLIENT & TEAM

CLIENT /
TRIPLINK DESIGN, INC.
2905 S VERMONT AVENUE, SUITE 202
LOS ANGELES, CALIFORNIA 90007

LIA /
CIVIL ENGINEER /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239 9700

STRUCTURAL ENGINEER /
IDG
10866 WHMER COUNTRY ROAD,
LOS ANGELES, CA 91040
(213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
MEP CALIFORNIA ENGINEERING CORP
1700 MAIN ST
SUITE 980
IRVINE, CA 92614

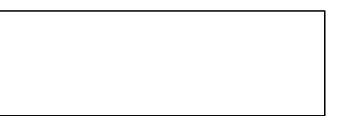
EXTERIOR BUILDING MAINTENANCE /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239 9700

SURVEYOR /
THE LAND SURVEYOR
1215 W. IMPERIAL HIGHWAY, SUIT 208
BREA, CA 92821
(714) 376-7121
SAR@THELANDSURVEYOR.COM

03 / STAMP & COPYRIGHT



04 / KEY PLAN



05 / PROJECT NAME & ADDRESS

1531-1535 S. SAWTELLE BOULEVARD
LOS ANGELES, CA 90025

06 / REVISIONS

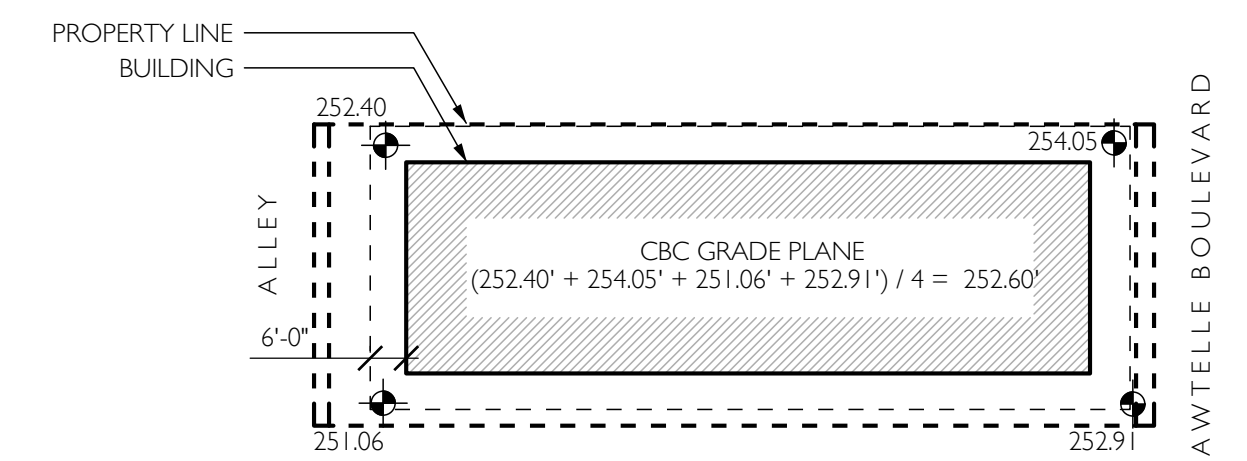
NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

07 / SHEET TITLE

SITE
DIAGRAMS

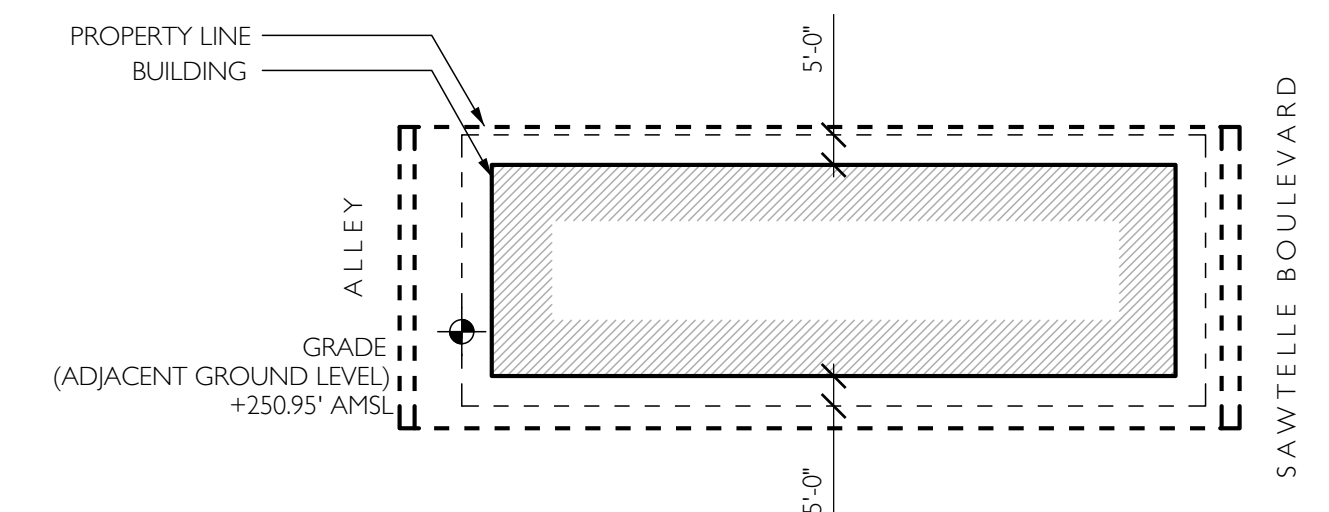
08 / SHEET NUMBER

A021



GRADE PLANE (CBC 2019 - 202):
A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT THE EXTERIOR WALLS. WHERE THE FINISHED GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINT WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR, WHERE THE LOT LINE IS MORE THAN 6 FEET FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 6 FEET FROM THE BUILDING.

02 CBC GRADE PLANE
SCALE 1/32" = 1'-0"



12.03 GRADE (ADJACENT GROUND LEVEL)
IS THE LOWEST POINT OF ELEVATION OF THE FINISHED SURFACE OF THE GROUND, PAVING, OR SIDEWALK WITHIN THE AREA BETWEEN THE BUILDING AND THE PROPERTY LINE, OR WHEN THE PROPERTY LINE IS MORE THAN 5 FEET FROM THE BUILDING, BETWEEN THE BUILDING AND A LINE 5 FEET FROM THE BUILDING. THIS DEFINITION DOES NOT APPLY TO ANY BUILDING OR STRUCTURE LOCATED WITHIN THE BOUNDARIES OF THE CENTURY CITY NORTH OR CENTURY CITY SOUTH SPECIFIC PLANS AND WHICH IS SUBJECT TO LAMC SECTION 12.21.2.

01 GRADE (ADJACENT GROUND LEVEL)
SCALE 1/32" = 1'-0"

CLIENT /
 TRIPLINK DESIGN, INC.
 2905 S VERMONT AVENUE, SUITE 202
 LOS ANGELES, CALIFORNIA 90007

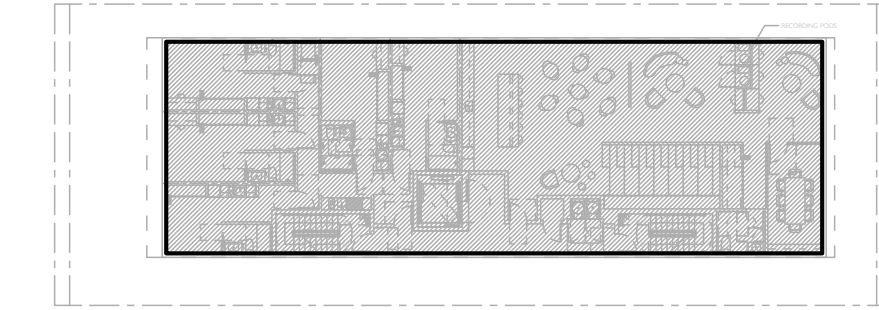
CIVIL ENGINEER /
 LEA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239-9700

STRUCTURAL ENGINEER /
 IDG
 10866 WIMPER COUNTRY ROAD,
 LOS ANGELES, CA 91040
 (213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
 MEP CALIFORNIA ENGINEERING CORP
 1700 MAIN ST
 SUITE 980
 IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
 LEA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239-9700

SURVEYOR /
 THE LAND SURVEYOR
 1215 W. IMPERIAL HIGHWAY, SUIT 208
 BREA, CA 92821
 (714) 376-7121
 SAN@THELANDSURVEYOR.COM



3,832 SF BUILDING AREA

03 BUILDING AREA / LEVEL 5
 SCALE 1/32" = 1'-0"

AREA BUILDING (CBC CHPT. 5 & 2):

THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS (OR EXTERIOR WALLS AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

07 BUILDING AREA DEFINITION
 SCALE 1/32" = 1'-0"

TABLE 504.2¹
 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION									
		TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V	
		A	B	A	B	A	B	HT	A	B	
R-2	SEE FOOTNOTES	Type I		Type II		Type III		Type IV		Type V	
		A	B	A	B	A	B	HT	A	B	

NFPA 13 FIRE SPRINKLERS PER 903.3.1.1

06 CBC BUILDING HEIGHT
 SCALE 1/32" = 1'-0"

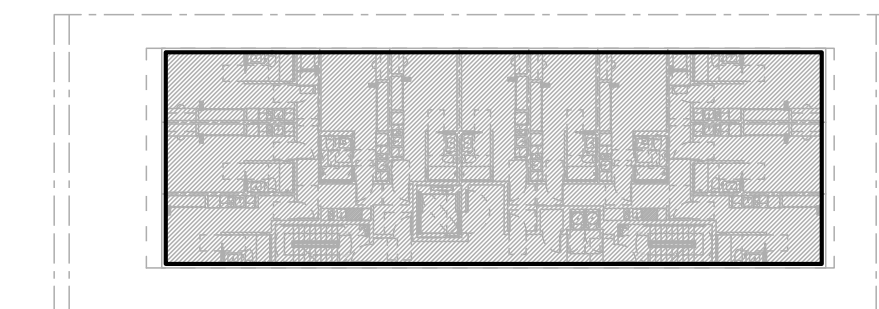
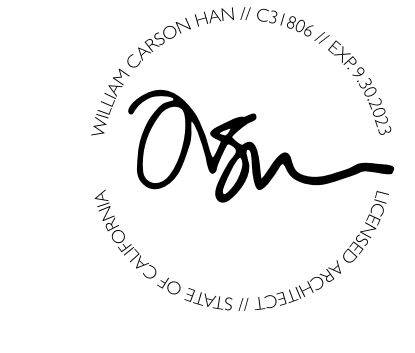
TABLE 506.2
 ALLOWABLE AREA FACTOR (A_v = NS, S1, S1.3R, S1.3D or S1M as applicable) IN SQUARE FEET^{a, b, i}

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION										
		TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V		
		A	B	A	B	A	B	HT	A	B		
R-2	NS ^a	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000		
	S1.3R	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000		
	S1	UL	UL	96,000	64,000	96,000	64,000	82,000	48,000	28,000		
	S (without height increase)	UL	UL	72,000	48,000	72,000	48,000	61,500	36,000	21,000		
	S (with height increase)	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000		
	S (with height increase)	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000		

ALLOWABLE AREAS PER BUILDING

LEVEL	TYPE	SF ALLOWED	SF PROVIDED	SF PARKING
LEVEL 1	TYPE III-A	14,400	3,855	0
LEVEL 2	TYPE III-A	14,400	3,855	0
LEVEL 3	TYPE III-A	14,400	3,855	0
LEVEL 4	TYPE III-A	14,400	3,855	0
LEVEL 5	TYPE III-A	14,400	3,855	0
TOTAL		72,000	19,275	0

05 BUILDING AREA CALCULATIONS
 SCALE 1/32" = 1'-0"



3,832 SF BUILDING AREA

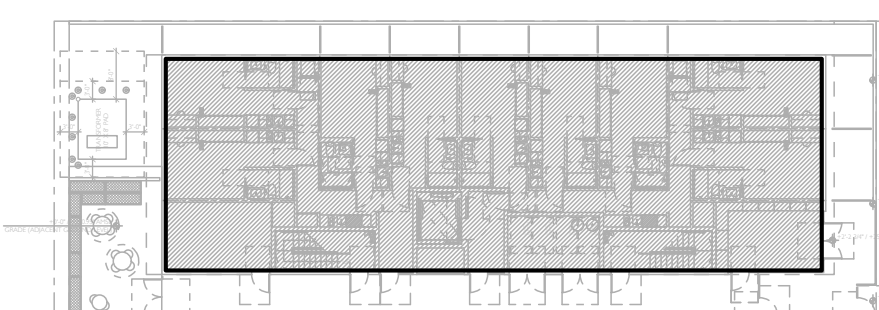
02 BUILDING AREA / LEVELS 2-4
 SCALE 1/32" = 1'-0"

1531-1535 S. SAWTELLE BOULEVARD
 LOS ANGELES, CA 90025

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

BUILDING AREA DIAGRAMS

A022



3,819 SF BUILDING AREA

01 BUILDING AREA / LEVEL 1
 SCALE 1/32" = 1'-0"

CLIENT /
 TRIPLINK DESIGN, INC.
 2905 S VERMONT AVENUE, SUITE 202
 LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
 LIA
 319 MAIN STREET
 EL SEQUENDO, CALIFORNIA 90245
 (213) 239 9700

STRUCTURAL ENGINEER /
 IDG
 10866 WIMPER COUNTRY ROAD,
 LOS ANGELES, CA 91040
 (213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
 MEP CALIFORNIA ENGINEERING CORP
 1700 MAIN ST
 SUITE 980
 IRVINE, CA 92614

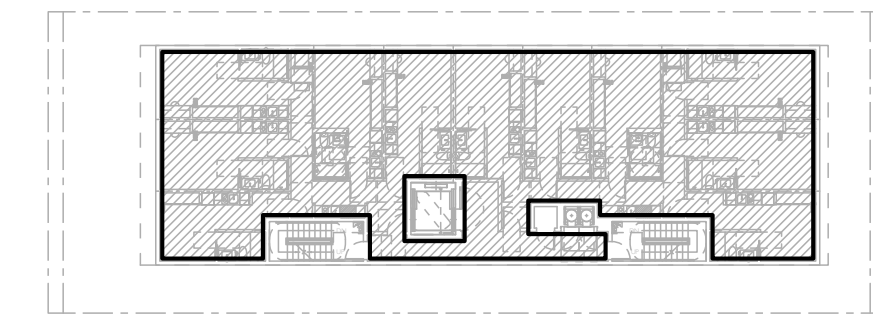
EXTERIOR BUILDING MAINTENANCE /
 LIA
 319 MAIN STREET
 EL SEQUENDO, CALIFORNIA 90245
 (213) 239 9700

SURVEYOR /
 THE LAND SURVEYOR
 1215 W. IMPERIAL HIGHWAY, SUIT 208
 BREA, CA 92821
 (714) 376-7123
 SAN@THELANDSURVEYOR.COM

FAR / FLOOR AREA RATIO

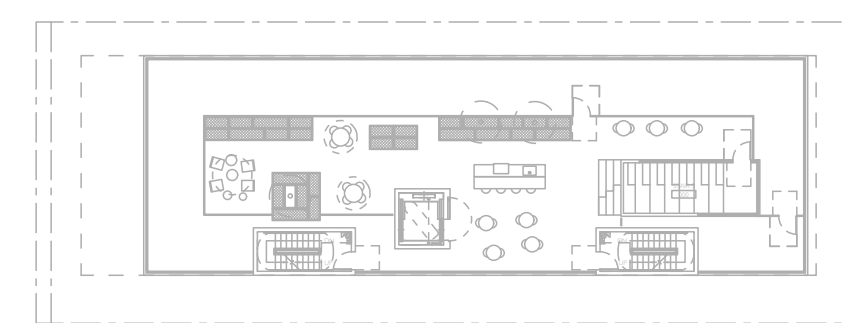
Level	FAR
Basement	- SF
L1	2,868 SF
L2	3,300 SF
L3	3,300 SF
L4	3,300 SF
L5	3,204 SF
Total, Proposed	15,972 SF
Buildable Area	4,922.0 SF
Ratio, Proposed	3.2 :1

07 FAR CALCULATION
 NTS



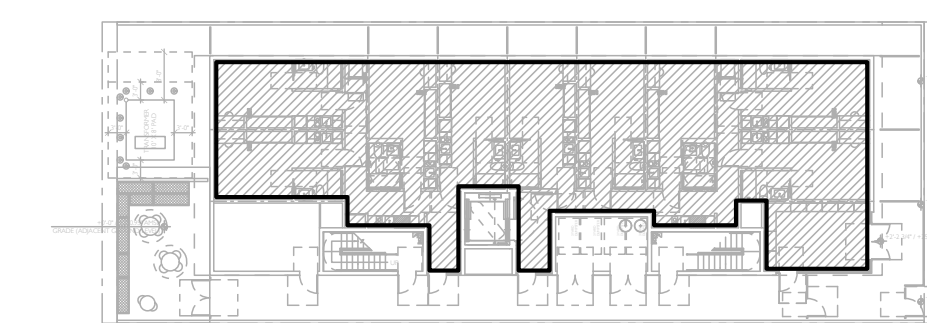
3,300 SF BUILDING AREA

04 FAR / LEVELS 2-4
 SCALE 1/32" = 1'-0"



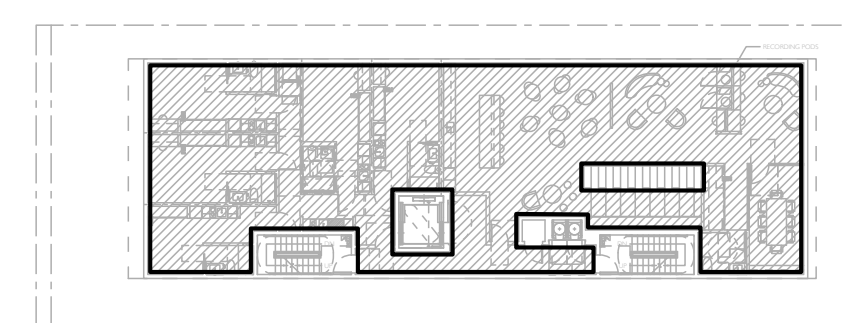
0 SF

06 FAR / ROOF
 SCALE 1/32" = 1'-0"



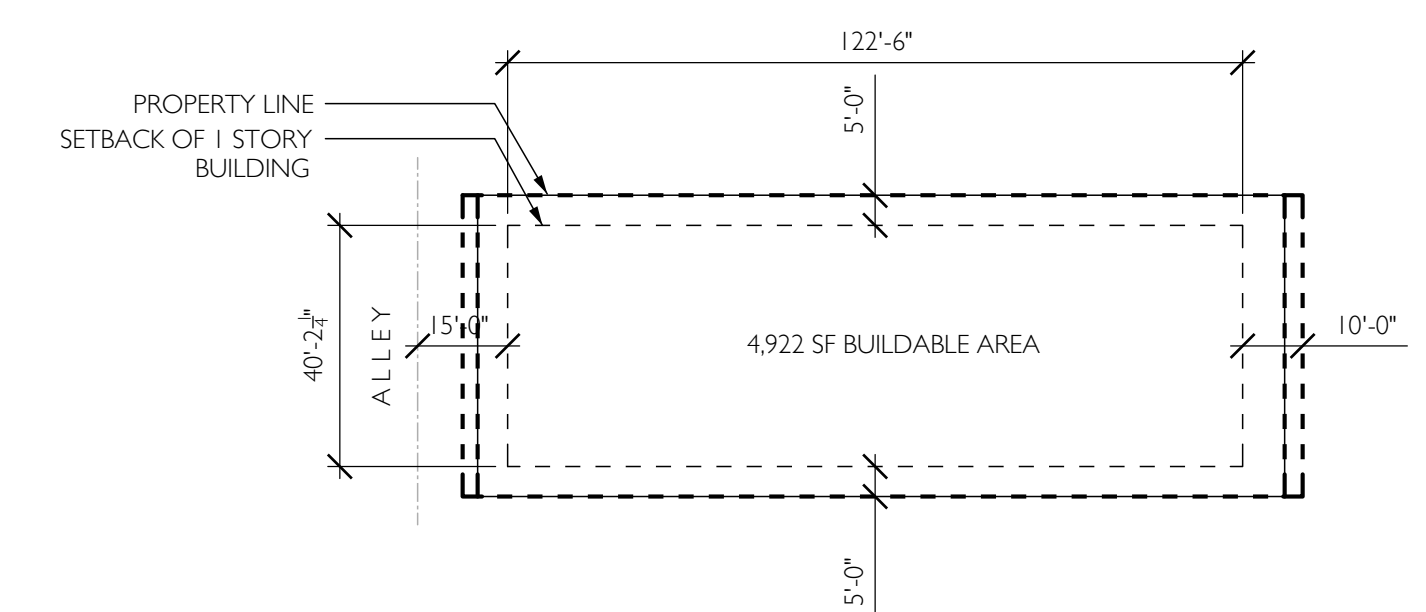
2,868 SF BUILDING AREA

03 FAR / LEVEL 1
 SCALE 1/32" = 1'-0"



3,204 SF BUILDING AREA

05 FAR / LEVEL 5
 SCALE 1/32" = 1'-0"



01 BUILDABLE AREA
 SCALE 1/32" = 1'-0"

FLOOR AREA, FAR (LAMC ZONING CODE):

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

(LAMC SEC. 12.03 / LAD85 BULLETIN P/BC-2002-021)

08 FAR DEFINITION / LAMC
 NTS



1531-1535 S. SAWTELLE BOULEVARD
 LOS ANGELES, CA 90025

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

FAR DIAGRAMS

A023

CLIENT /
TRIPLINK DESIGN, INC.
2905 S VERMONT AVENUE, SUITE 202
LOS ANGELES, CALIFORNIA 90007

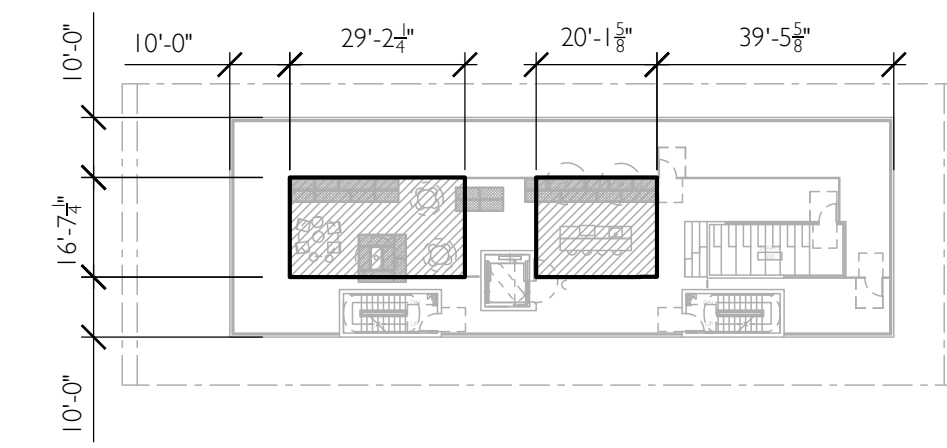
CIVIL ENGINEER /
LFA
319 MAIN STREET
EL SEQUENDO, CALIFORNIA 90245
(213) 239 9700

STRUCTURAL ENGINEER /
IDG
10866 WIMPER COUNTRY ROAD,
LOS ANGELES, CA 91040
(213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
MEP CALIFORNIA ENGINEERING CORP
1700 MAIN ST
SUITE 980
IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
LFA
319 MAIN STREET
EL SEQUENDO, CALIFORNIA 90245
(213) 239 9700

SURVEYOR /
THE LAND SURVEYOR
1215 W. IMPERIAL HIGHWAY, SUIT 208
BREA, CA 91821
(714) 376-7123
SAA@THELANDSURVEYOR.COM



817 SF EXTERIOR COMMON OPEN SPACE

02 OPEN SPACE / ROOF LEVEL

SCALE 1/32" = 1'-0"

OPEN SPACE			
Required			
Unit Type	No. Units	SF Req. Per	Total Req.
Less Than 3 Hab. Rooms (Studio & 1-Beds)	0	100	0 SF
3 Habitable Rooms (2-Beds)	0	125	0 SF
More Than 3 Hab. Rooms (3+ Bedrooms)	9	175	1,575 SF
Subtotal	9		1,575 SF
Total, Required			1,575 SF

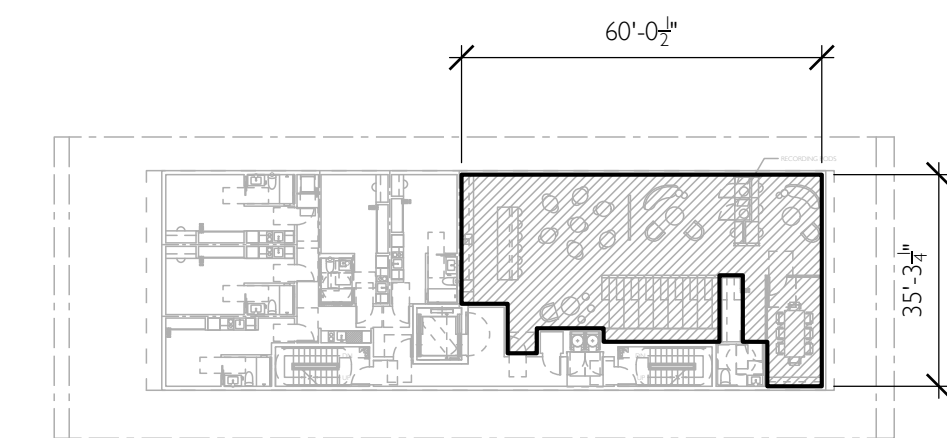
Provided	
Interior Common Spaces	
Recreation Room	1,632 SF
Maximum (25% of Total)	394 SF
Total	394 SF

Exterior Common Spaces	
Level 1	364 SF
Rooftop	817 SF
Total	1,575 SF
Planted (25% of Total)	394 SF
Total, Provided	
1,575 SF	

TREES	
Required	
1 Tree Per 4 Units	3
Provided	
Trees on Site	3

05 OPEN SPACE CALCULATION

NTS



1,632 SF INTERIOR COMMON OPEN SPACE PROVIDED.

01 OPEN SPACE / LEVEL 5

SCALE 1/32" = 1'-0"

NEW CONSTRUCTION (RESULTING IN ADDITIONAL FLOOR AREA AND ADDITIONAL UNITS) OF A BUILDING OR GROUP OF BUILDINGS CONTAINING SIX OR MORE DWELLING UNITS ON A LOT SHALL PROVIDE AT A MINIMUM THE FOLLOWING USABLE OPEN SPACE PER DWELLING UNIT: 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.

FOR PURPOSES OF THIS SUBSECTION, USABLE OPEN SPACE SHALL MEAN AN AREA WHICH IS DESIGNED AND INTENDED TO BE USED FOR ACTIVE OR PASSIVE RECREATION. USABLE OPEN SPACE MAY CONSIST OF PRIVATE AND/OR COMMON AREA AS FURTHER DEFINED AND REGULATED HEREIN. PARKING AREAS, INCLUDING ACCESS AISLES, DRIVEWAYS, AND REQUIRED FRONT AND SIDE YARDS, OPEN SPACE AREAS LOCATED ABOVE THE FIRST HABITABLE ROOM LEVEL, EXCEPT AS OTHERWISE PROVIDED FOR HEREIN, SHALL NOT QUALIFY AS USABLE OPEN SPACE.

(A) COMMON OPEN SPACE:

(1) COMMON OPEN SPACE SHALL MEET EACH OF THE FOLLOWING REQUIREMENTS:

(i) BE OPEN TO THE SKY AND HAVE NO STRUCTURES THAT PROJECT INTO THE COMMON OPEN SPACE AREA, EXCEPT AS PROVIDED IN SECTION 12.22 C.20(B);

(ii) BE READILY ACCESSIBLE TO ALL THE RESIDENTS OF THE SITE;

(iii) HAVE A MINIMUM AREA OF 400 SQ. FT. WITH NO HORIZONTAL DIMENSION LESS THAN 15 FEET WHEN MEASURED PERPENDICULAR FROM ANY POINT ON EACH OF THE BOUNDARIES OF THE OPEN SPACE AREA;

(iv) CONSTITUTE AT LEAST 50% OF THE TOTAL REQUIRED USABLE OPEN SPACE IN DEVELOPMENTS BUILT AT AN R3, RAS3, R4, RAS4, AND/OR RS DENSITY REGARDLESS OF THE UNDERLYING ZONE. (AMENDED BY ORD. NO. 174999, EFF. 1/15/03)

(v) BE LOCATED AT THE GRADE LEVEL OR FIRST HABITABLE ROOM LEVEL, EXCEPT IN DEVELOPMENTS BUILT AT AN R3, RAS3, R4, RAS4, AND/OR RS DENSITY REGARDLESS OF THE UNDERLYING ZONE. (AMENDED BY ORD. NO. 174999, EFF. 1/15/03)

(7) COMMON OPEN SPACE AREAS SHALL INCORPORATE RECREATIONAL AMENITIES SUCH AS SWIMMING POOLS, SPAS, PICNIC TABLES, BENCHES, CHILDREN'S PLAY AREAS, BALL COURTS, BARBECUE AREAS AND SITTING AREAS. (AMENDED BY ORD. NO. 184505, EFF. 1/11/17)

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

THE DIRECTOR OF PLANNING OR THE DIRECTOR'S DESIGNEE SHALL HAVE THE AUTHORITY TO REVIEW AND APPROVE OR DISAPPROVE ALL PROPOSED LANDSCAPE PLANS SUBMITTED IN COMPLIANCE WITH THIS PARAGRAPH.

(4) NOTWITHSTANDING THE PROVISIONS SET FORTH IN THIS PARAGRAPH:

(i) 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 PERCENT OF THE TOTAL REQUIRED USABLE OPEN SPACE.

(ii) ROOF DECKS IN DEVELOPMENTS BUILT AT AN R3 OR AN RAS3 DENSITY, REGARDLESS OF THE UNDERLYING ZONE, MAY BE USED AS COMMON OPEN SPACE, EXCLUDING THAT PORTION OF THE ROOF WITHIN TEN FEET FROM THE PARADEY WALL. (AMENDED BY ORD. NO. 174999, EFF. 1/15/03)

(iii) ROOF DECKS IN DEVELOPMENTS BUILT AT AN R4, RAS4, AND/OR RS DENSITY, REGARDLESS OF THE UNDERLYING ZONE, MAY BE USED IN THEIR ENTIRETY AS COMMON OPEN SPACE. (AMENDED BY ORD. NO. 174999, EFF. 1/15/03)

(8) PRIVATE OPEN SPACE. PRIVATE OPEN SPACE IS AN OPEN SPACE AREA WHICH IS CONTIGUOUS TO AND IMMEDIATELY ACCESSIBLE FROM A SINGLE DWELLING UNIT AND WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS OF THE ZONES HEREIN SPECIFIED:

(1) IN THE RD 1.5 AND MORE RESTRICTIVE ZONES:

(i) PRIVATE OPEN SPACE SHALL BE LOCATED AT GRADE LEVEL OR THE FIRST HABITABLE ROOM LEVEL AND BE OPEN TO THE SKY. STRUCTURES MAY PROJECT NO MORE THAN THREE FEET INTO THE PRIVATE OPEN SPACE AREA, PROVIDED THERE IS A MINIMUM EIGHT FOOT VERTICAL CLEARANCE UNDER THE PROJECTION, EXCEPT AS PROVIDED IN SECTION 12.22 C.20(B);

(ii) PRIVATE OPEN SPACE SHALL BE ENCLOSED BY A SOLID FENCE AT LEAST FOUR FEET IN HEIGHT; AND

(iii) THE PRIVATE OPEN SPACE AREA SHALL HAVE NO HORIZONTAL DIMENSION LESS THAN EIGHT FEET, WHEN MEASURED PERPENDICULAR FROM ANY POINT ON EACH OF THE BOUNDARIES OF THE OPEN SPACE AREA AND CONTAIN A MINIMUM OF 100 SQUARE FEET OF WHICH NO MORE THAN 100 SQUARE FEET PER DWELLING UNIT SHALL BE ATTRIBUTABLE TO THE TOTAL REQUIRED OPEN SPACE.

(2) (AMENDED BY ORD. NO. 174999, EFF. 1/15/03) IN DEVELOPMENTS BUILT AT AN R3, RAS3, R4, RAS4, AND/OR RS DENSITY REGARDLESS OF THE UNDERLYING ZONE, PRIVATE OPEN SPACE MAY BE PROVIDED ABOVE THE FIRST HABITABLE ROOM LEVEL, WHEN SO PROVIDED, IT SHALL:

(i) CONTAIN A MINIMUM OF 50 SQUARE FEET OF WHICH NO MORE THAN 50 SQUARE FEET PER DWELLING UNIT SHALL BE ATTRIBUTABLE TO THE TOTAL REQUIRED USABLE OPEN SPACE;

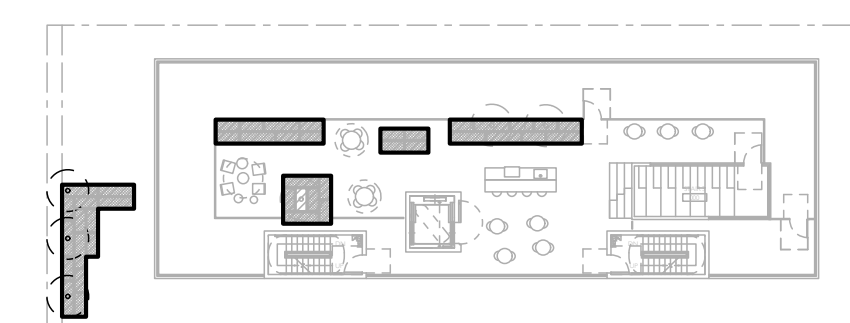
(ii) HAVE NO HORIZONTAL DIMENSION LESS THAN SIX FEET WHEN MEASURED PERPENDICULAR FROM ANY POINT ON EACH OF THE BOUNDARIES OF THE OPEN SPACE AREA; AND

(iii) PROVIDE A MINIMUM EIGHT FOOT VERTICAL CLEARANCE UNDER ANY PROJECTION, EXCEPT AS PROVIDED IN SECTION 12.22 C.20(B); AND

(iv) THAT PORTION OF A BALCONY WHICH EXTENDS OR PROJECTS INTO A REQUIRED FRONT YARD IN COMPLIANCE WITH SECTION 12.22 C.20(D) MAY QUALIFY AS USABLE OPEN SPACE PROVIDED IT MEETS EACH OF THE ABOVE SPECIFIED REQUIREMENTS SET FORTH IN THIS SUBPARAGRAPH.

06 OPEN SPACE DEFINITION / LAMC

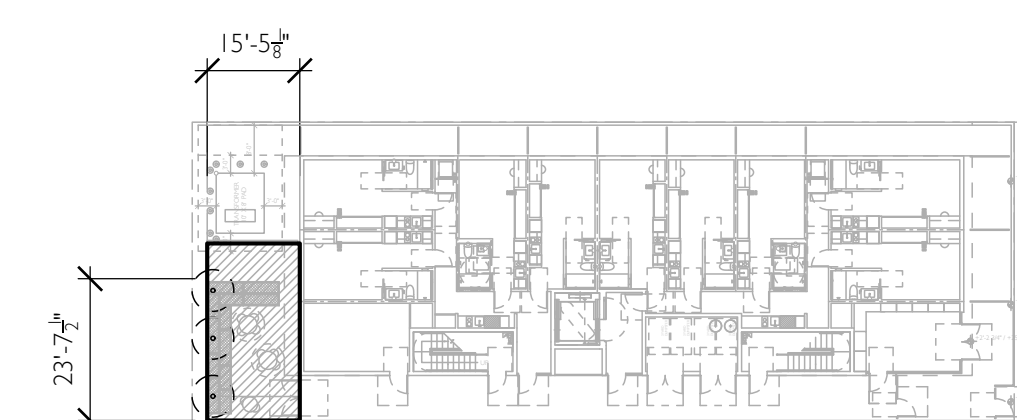
NTS



MIN. 394 SF LANDSCAPED OPEN SPACE REQUIRED (25%)
394 SF LANDSCAPED OPEN SPACE PROVIDED.
SEE ROOF AND LEVEL 1 PLAN FOR MORE DETAILS

03 OPEN SPACE LANDSCAPE

SCALE 1/32" = 1'-0"



365 SF EXTERIOR COMMON OPEN SPACE

01 OPEN SPACE / GROUND LEVEL

SCALE 1/32" = 1'-0"



1531-1535 S. SAWTELLE BOULEVARD
LOS ANGELES, CA 90025

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

OPEN SPACE DIAGRAMS

A024

CLIENT /
TRIPLINK DESIGN, INC.
2905 S VERMONT AVENUE, SUITE 202
LOS ANGELES, CALIFORNIA 90007

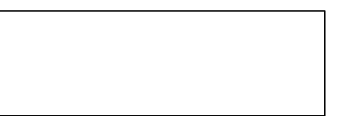
CIVIL ENGINEER /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239-9700

STRUCTURAL ENGINEER /
IDG
10866 WHER COUNTRY ROAD,
LOS ANGELES, CA 91040
(213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
MEP CALIFORNIA ENGINEERING CORP
1700 MAIN ST
SUITE 980
IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239-9700

SURVEYOR /
THE LAND SURVEYOR
1215 W. IMPERIAL HIGHWAY, SUIT 208
BREA, CA 92821
(714) 376-7121
SANS@THELANDSURVEYOR.COM



1531-1535 S. SAWTELLE BOULEVARD
LOS ANGELES, CA 90025

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

ALLOWABLE
OPENINGS
DIAGRAMS

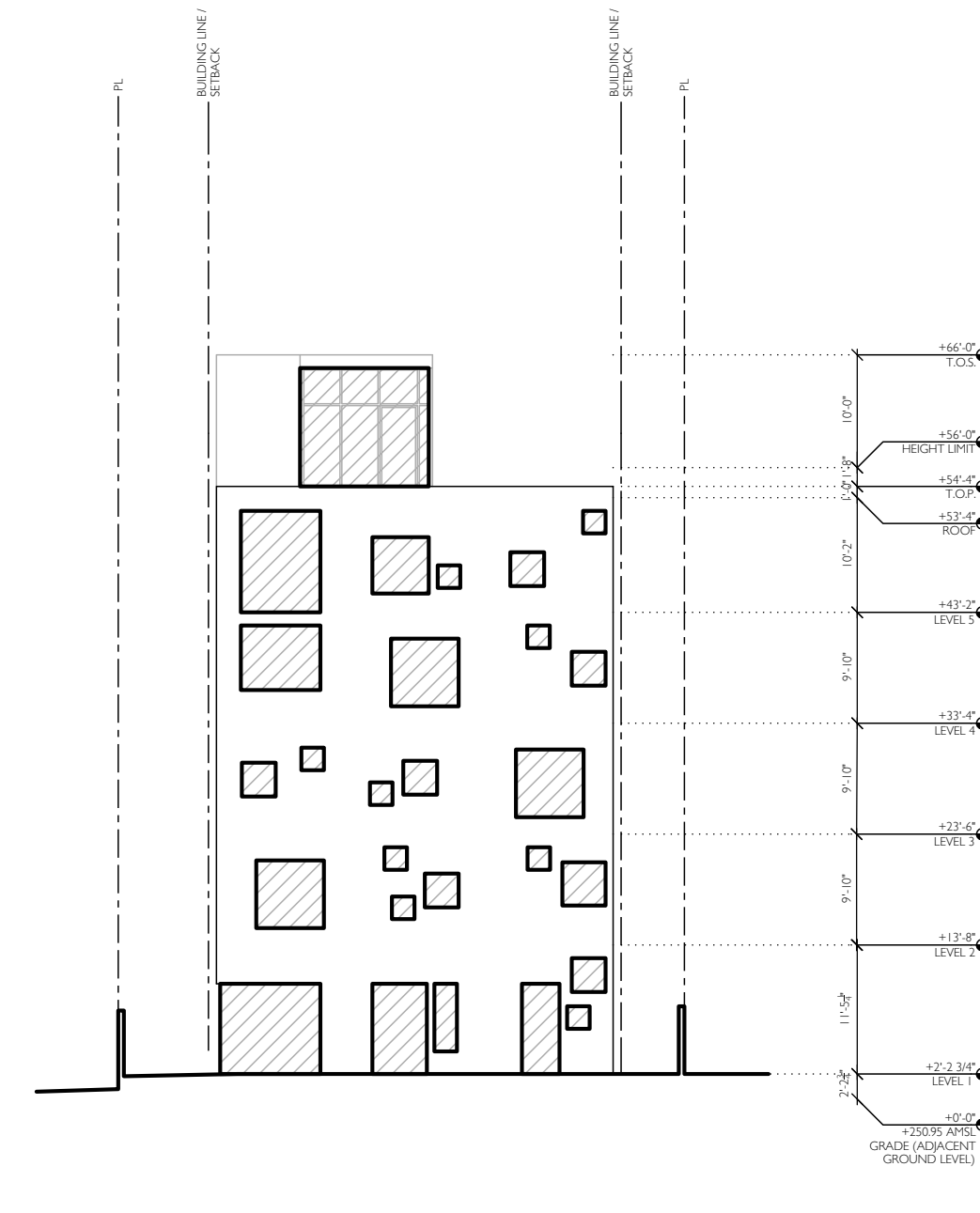


OPENINGS

FLOOR	TOTAL SF	ALLOWABLE %	ALLOWABLE SF	PROPOSED SF
01	1303 SF	25%	325 SF	253 SF
02	1120 SF	25%	280 SF	210 SF
03	1120 SF	25%	280 SF	226 SF
04	1120 SF	25%	280 SF	276 SF
05	1272 SF	25%	318 SF	267 SF
ROOF	156 SF	75%	117 SF	117 SF

05 NORTH ELEVATION

SCALE 1/16" = 1'-0"

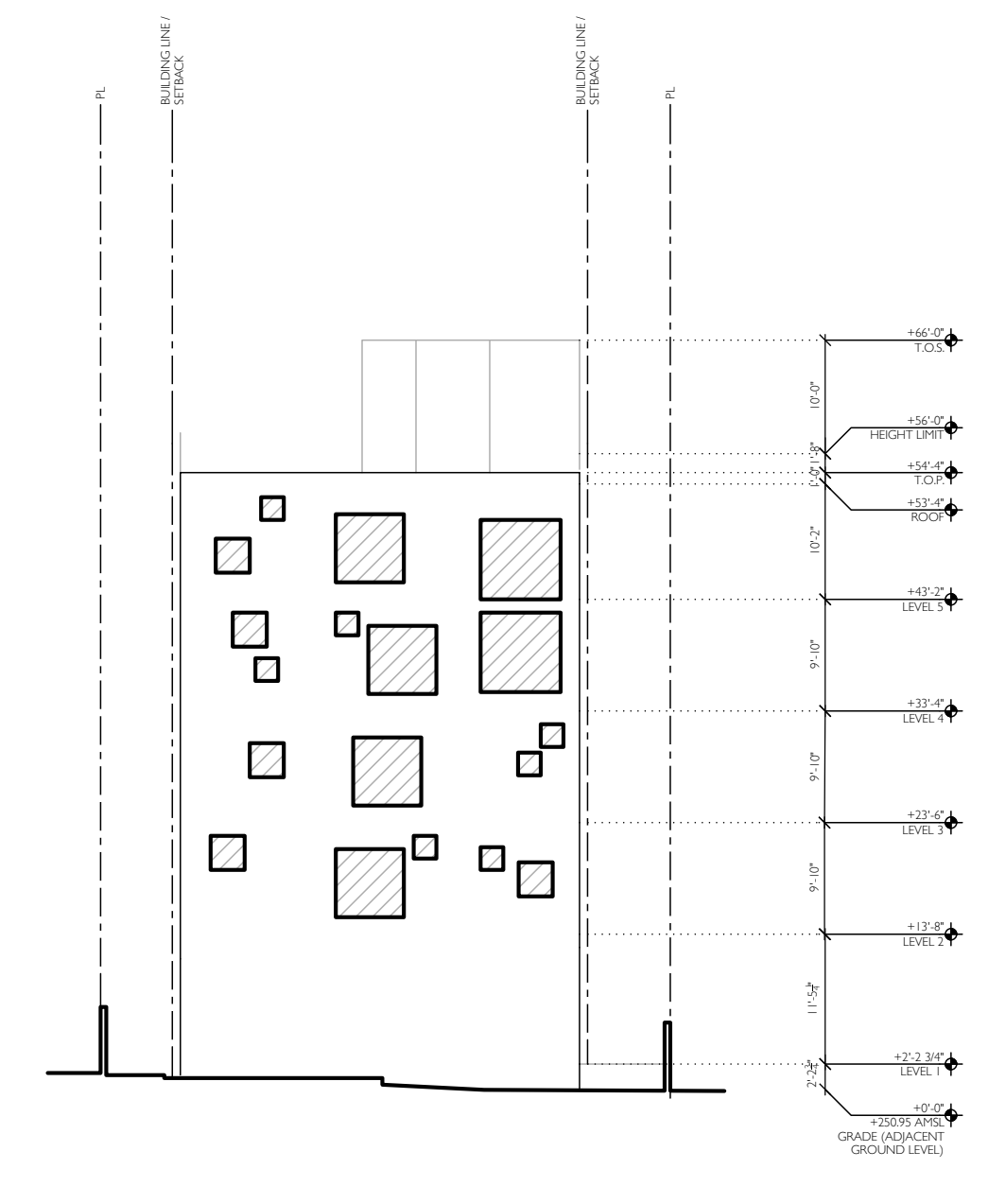


OPENINGS

FLOOR	TOTAL SF	ALLOWABLE %	ALLOWABLE SF	PROPOSED SF
01	377 SF	UNLIMITED	UNLIMITED	160 SF
02	359 SF	UNLIMITED	UNLIMITED	71 SF
03	359 SF	UNLIMITED	UNLIMITED	62 SF
04	359 SF	UNLIMITED	UNLIMITED	89 SF
05	408 SF	UNLIMITED	UNLIMITED	105 SF
ROOF	137 SF	UNLIMITED	UNLIMITED	104 SF

03 WEST ELEVATION

SCALE 1/16" = 1'-0"

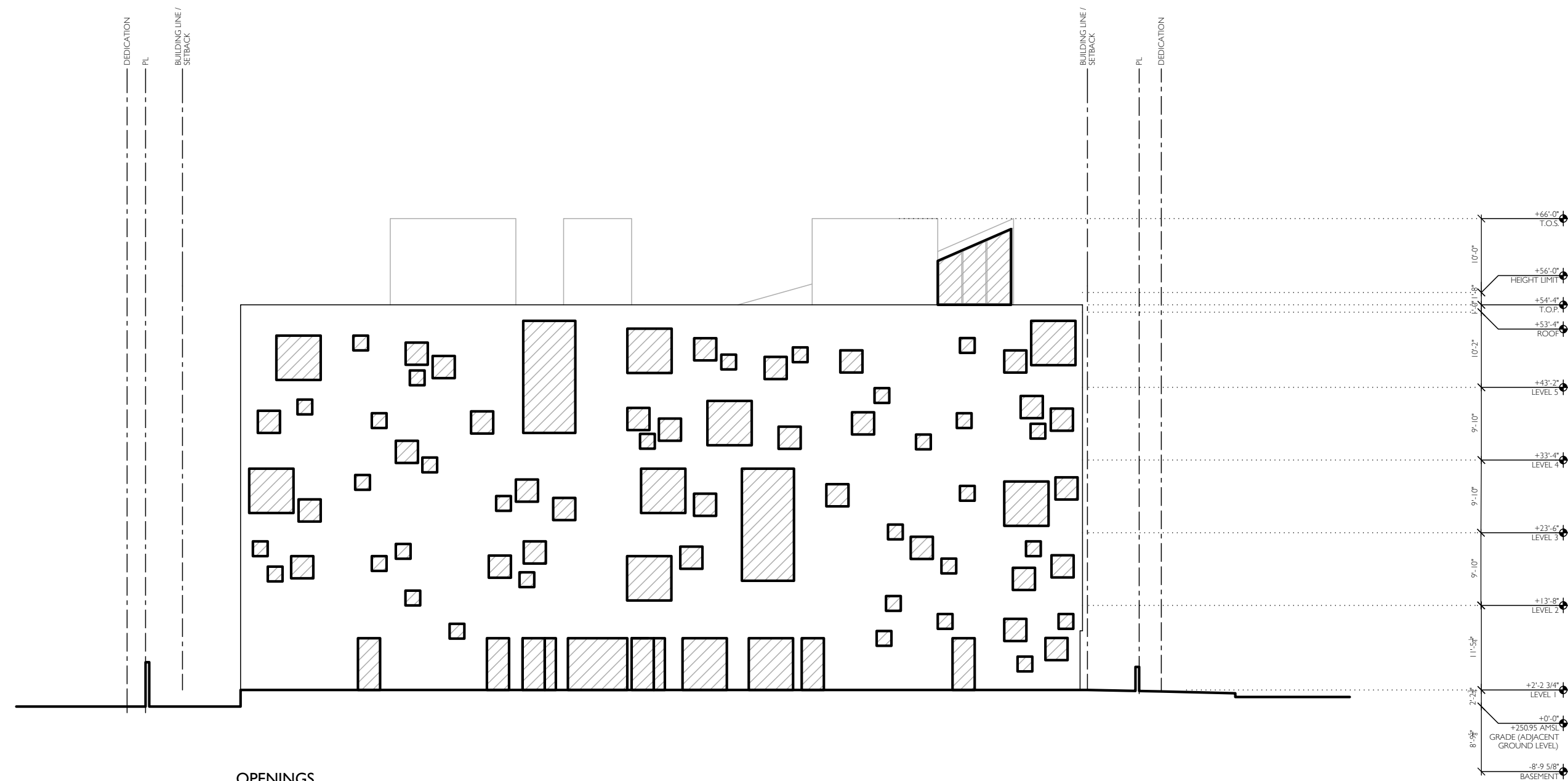


OPENINGS

FLOOR	TOTAL SF	ALLOWABLE %	ALLOWABLE SF	PROPOSED SF
01	421 SF	75%	315 SF	0 SF
02	304 SF	75%	228 SF	62 SF
03	304 SF	75%	228 SF	53 SF
04	304 SF	75%	228 SF	109 SF
05	392 SF	75%	294 SF	93 SF
ROOF	217 SF	UNLIMITED	UNLIMITED	0 SF

02 EAST ELEVATION

SCALE 1/16" = 1'-0"

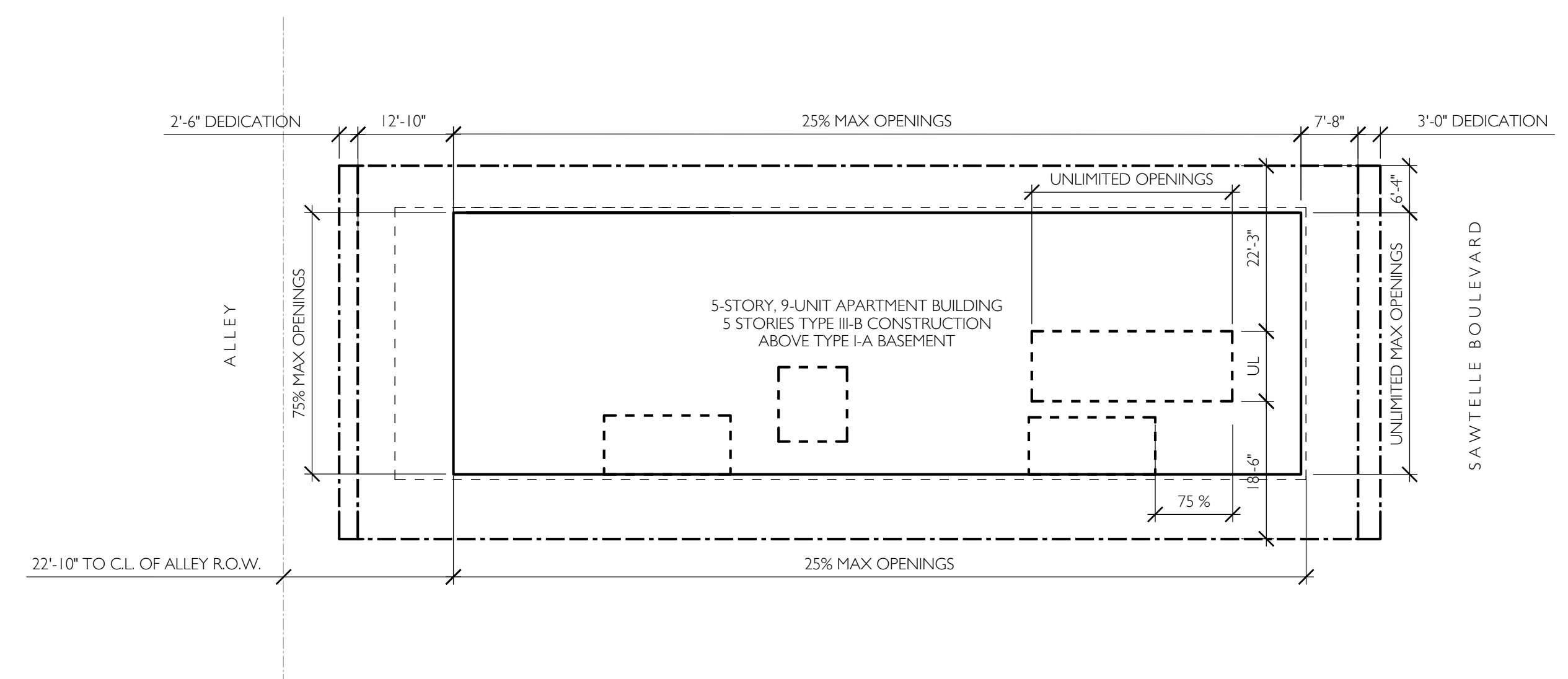


OPENINGS

FLOOR	TOTAL SF	ALLOWABLE %	ALLOWABLE SF	PROPOSED SF
01	1300 SF	25%	325 SF	325 SF
02	1127 SF	25%	281 SF	278 SF
03	1127 SF	25%	281 SF	273 SF
04	1127 SF	25%	281 SF	277 SF
05	1127 SF	25%	281 SF	276 SF
ROOF	242 SF	UNLIMITED	UNLIMITED	80 SF

04 SOUTH ELEVATION

SCALE 1/16" = 1'-0"



01 ALLOWABLE OPENINGS PLAN

SCALE 1/16" = 1'-0"

02 / CLIENT & TEAM

CLIENT /
 TRIPALINK DESIGN, INC.
 2905 S VERMONT AVENUE, SUITE 202
 LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
 LIA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239-9700

STRUCTURAL ENGINEER /
 IDG
 10866 WIMPER COUNTRY ROAD,
 LOS ANGELES, CA 91040
 (213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
 MEP CALIFORNIA ENGINEERING CORP
 1700 MAIN ST
 SUITE 980
 IRVINE, CA 92614

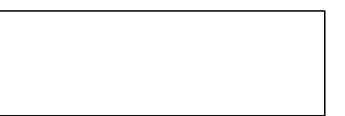
EXTERIOR BUILDING MAINTENANCE /
 LIA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239-9700

SURVEYOR /
 THE LAND SURVEYOR
 1215 W. IMPERIAL HIGHWAY, SUIT 208
 BREA, CA 91821
 (714) 376-7121
 SAN@THELANDSURVEYOR.COM

03 / STAMP & COPYRIGHT



04 / KEY PLAN



05 / PROJECT NAME & ADDRESS

1531-1535 S. SAWTELLE BOULEVARD
 LOS ANGELES, CA 90025

06 / REVISIONS

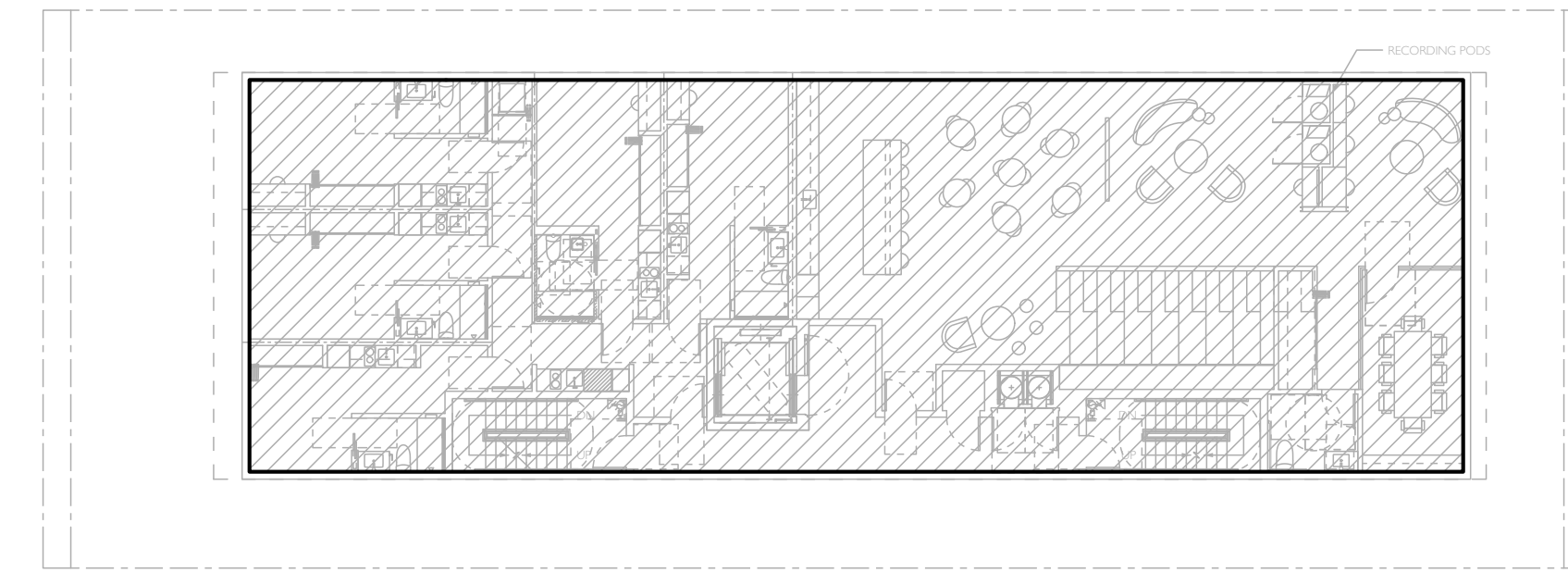
NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

07 / SHEET TITLE

**BUILDING
 AREA
 ANALYSIS**

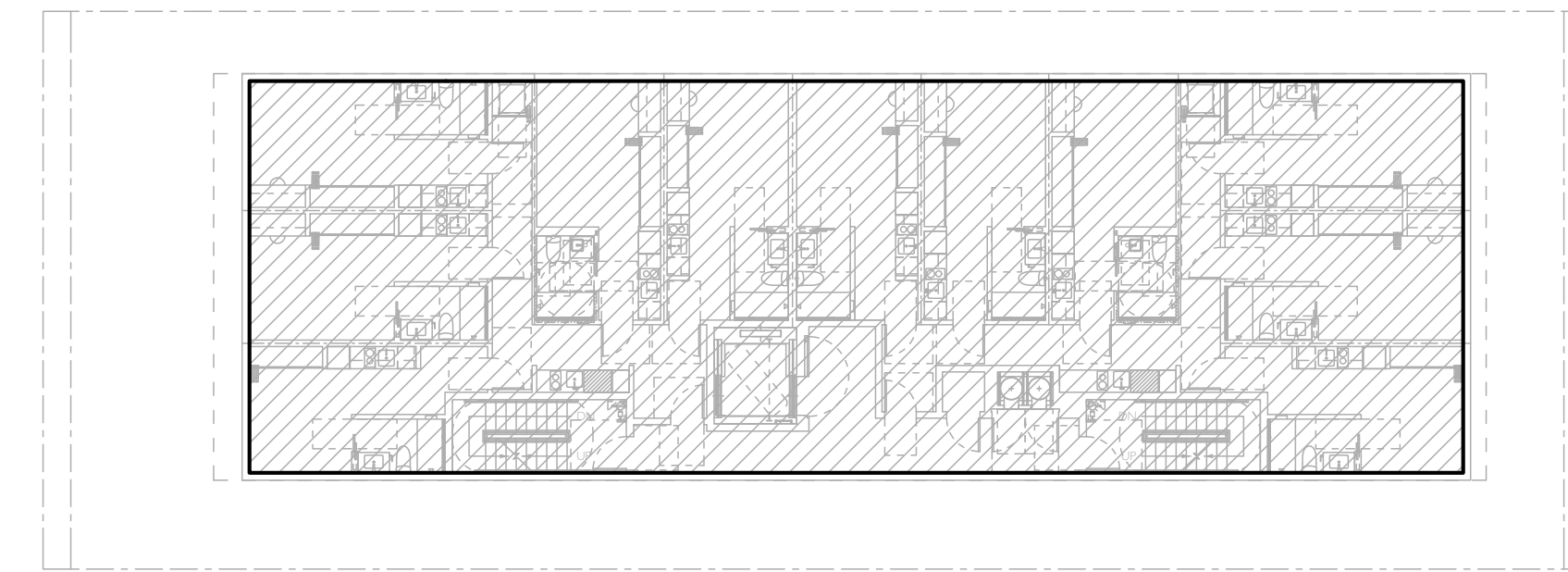
08 / SHEET NUMBER

A026



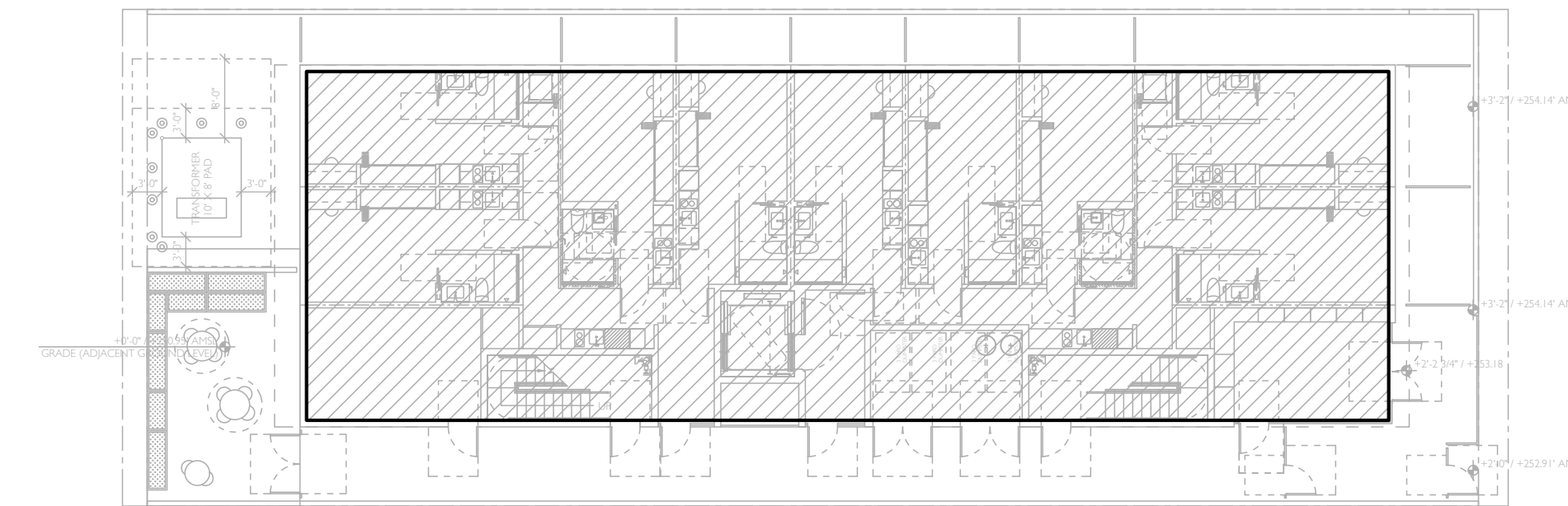
3,855 SF BUILDING AREA

03 BUILDING AREA / LEVEL 5
 SCALE 1/16" = 1'-0"



3,855 SF BUILDING AREA

02 BUILDING AREA / LEVEL 2-4
 SCALE 1/16" = 1'-0"



3,855 SF BUILDING AREA

01 BUILDING AREA / LEVEL 1
 SCALE 1/16" = 1'-0"

LEVEL	TYPE	SF PROVIDED
LEVEL 1	TYPE III-A	3,855
LEVEL 2	TYPE III-A	3,855
LEVEL 3	TYPE III-A	3,855
LEVEL 4	TYPE III-A	3,855
LEVEL 5	TYPE III-A	3,855
TOTAL		19,275

04 BUILDING AREA CALCULATIONS
 SCALE 1/16" = 1'-0"

01 BUILDING AREA / LEVEL 1
 SCALE 1/16" = 1'-0"

02 / CLIENT & TEAM

CLIENT /
TRIPLINK DESIGN, INC.
2905 S VERMONT AVENUE, SUITE 202
LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239 9700

STRUCTURAL ENGINEER /
EDG
10866 WHEMER COUNTRY ROAD,
LOS ANGELES, CA 91040
(213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
MEP CALIFORNIA ENGINEERING CORP
1700 MAIN ST
SUITE 980
IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239 9700

SURVEYOR /
THE LAND SURVEYOR
1215 W IMPERIAL HIGHWAY, SUIT 208
BREA, CA 92821
(714) 376-7122
SAR@THELANDSURVEYOR.COM

03 / STAMP & COPYRIGHT



04 / KEY PLAN



05 / PROJECT NAME & ADDRESS

1531-1535 S. SAWTELLE BOULEVARD
LOS ANGELES, CA 90025

06 / REVISIONS

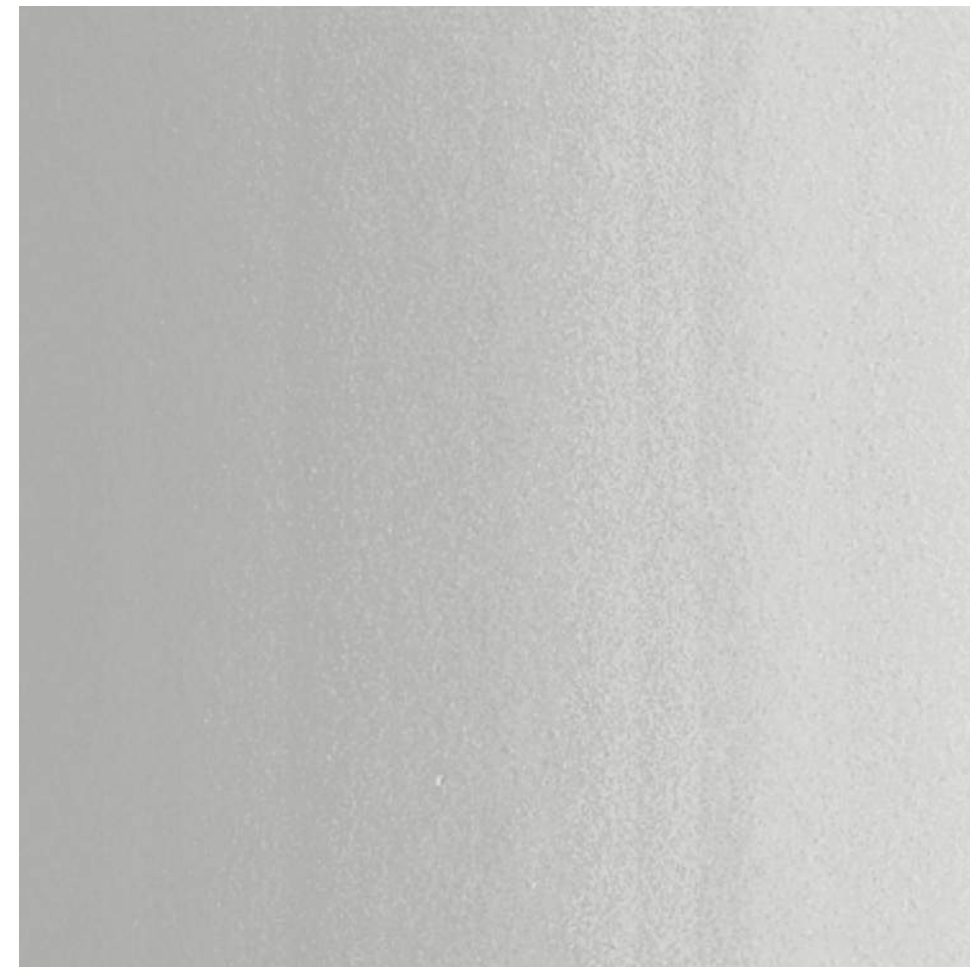
NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

07 / SHEET TITLE

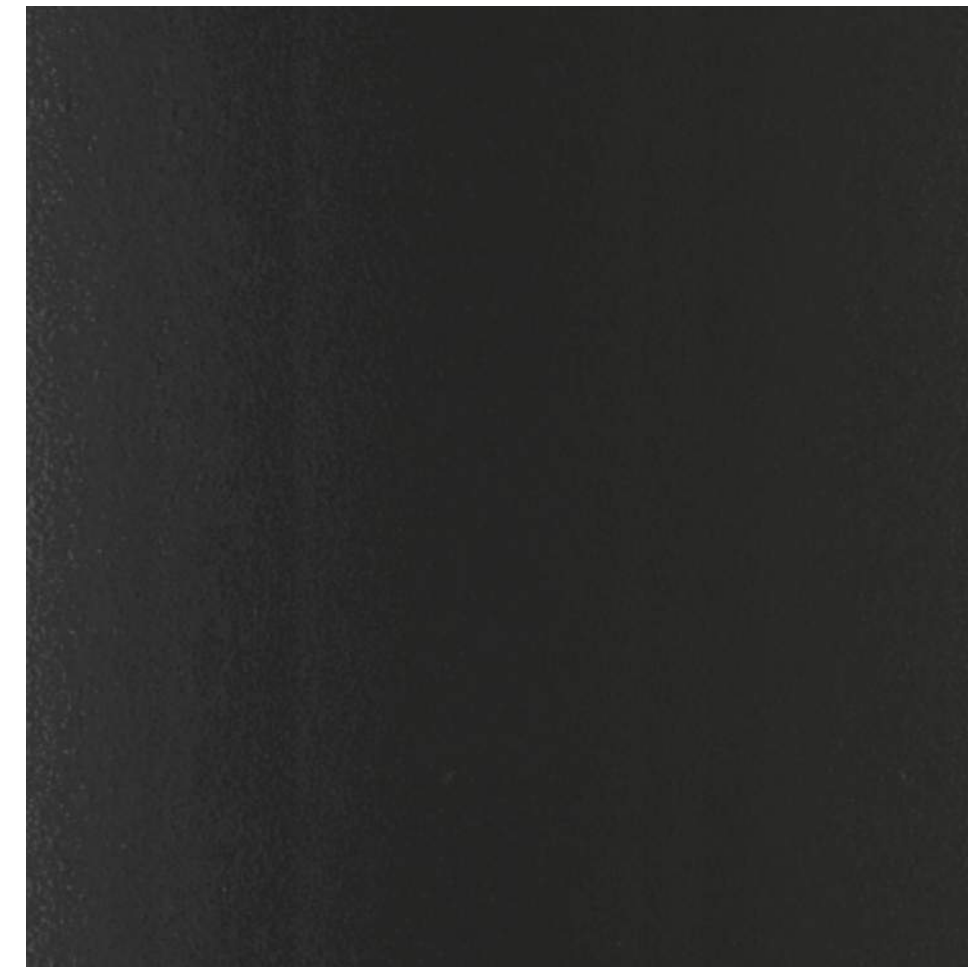
EXTERIOR
MATERIALS

08 / SHEET NUMBER

A027



01 / SIDING / FC-1
FIBER CEMENT PANELS -
HARDIE BOARD VERTICAL SIDING
COLOR: ARCTIC WHITE



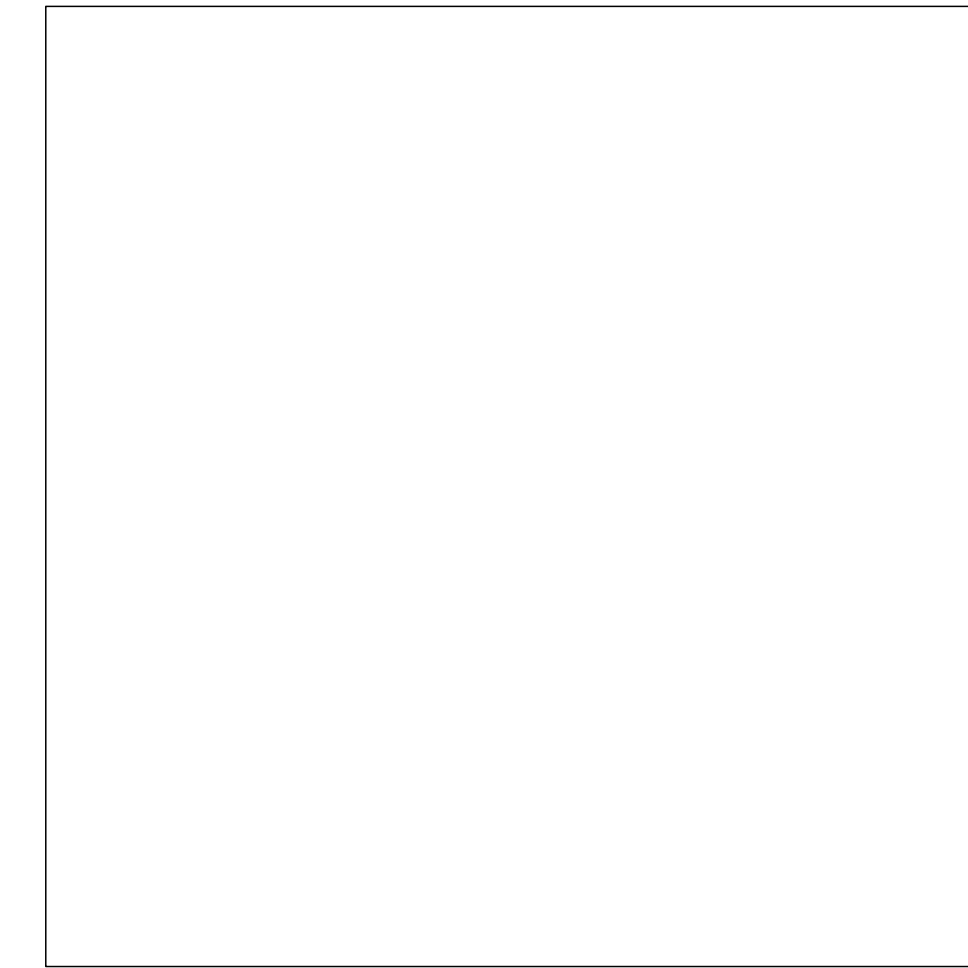
02 / SIDING / FC-2
FIBER CEMENT PANELS -
HARDIE BOARD VERTICAL SIDING
COLOR: IRON GRAY



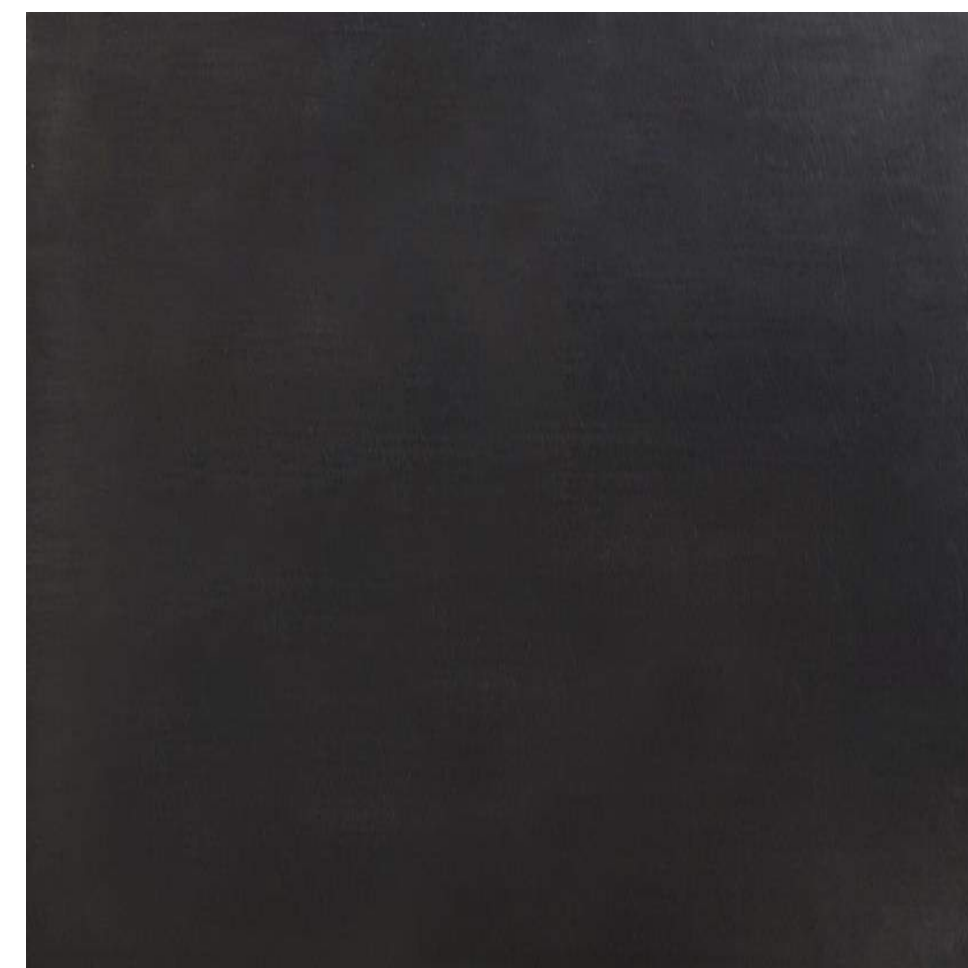
03 / WINDOW HOODS / MT-1
PAINTED METAL WINDOW HOODS
COLOR: RED, WHITE



METAL PAINT COLOR: DUNN EDWARDS
DET412 - RED HEART THROB



METAL PAINT COLOR: DUNN EDWARDS
DEW380- WARM WHITE



04 / WINDOWS / MT-2
ALUMINUM
COLOR: ANODIZED CHARCOAL



05 / METAL FENCE / MT-3
ALUMINUM
COLOR: ANODIZED CHARCOAL



CLIENT /
TRIPLINK DESIGN, INC.
2905 S VERMONT AVENUE, SUITE 202
LOS ANGELES, CALIFORNIA 90007

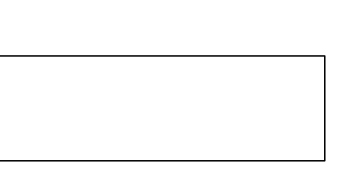
CIVIL ENGINEER /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239 9700

STRUCTURAL ENGINEER /
IDG
10866 WIMMER COUNTRY ROAD,
LOS ANGELES, CA 91040
(213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
MEP CALIFORNIA ENGINEERING CORP
1700 MAIN ST
SUITE 980
IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239 9700

SURVEYOR /
THE LAND SURVEYOR
1215 W IMPERIAL HIGHWAY, SUIT 208
BREA, CA 92821
(714) 376-7122
SAR@THELANDSURVEYOR.COM

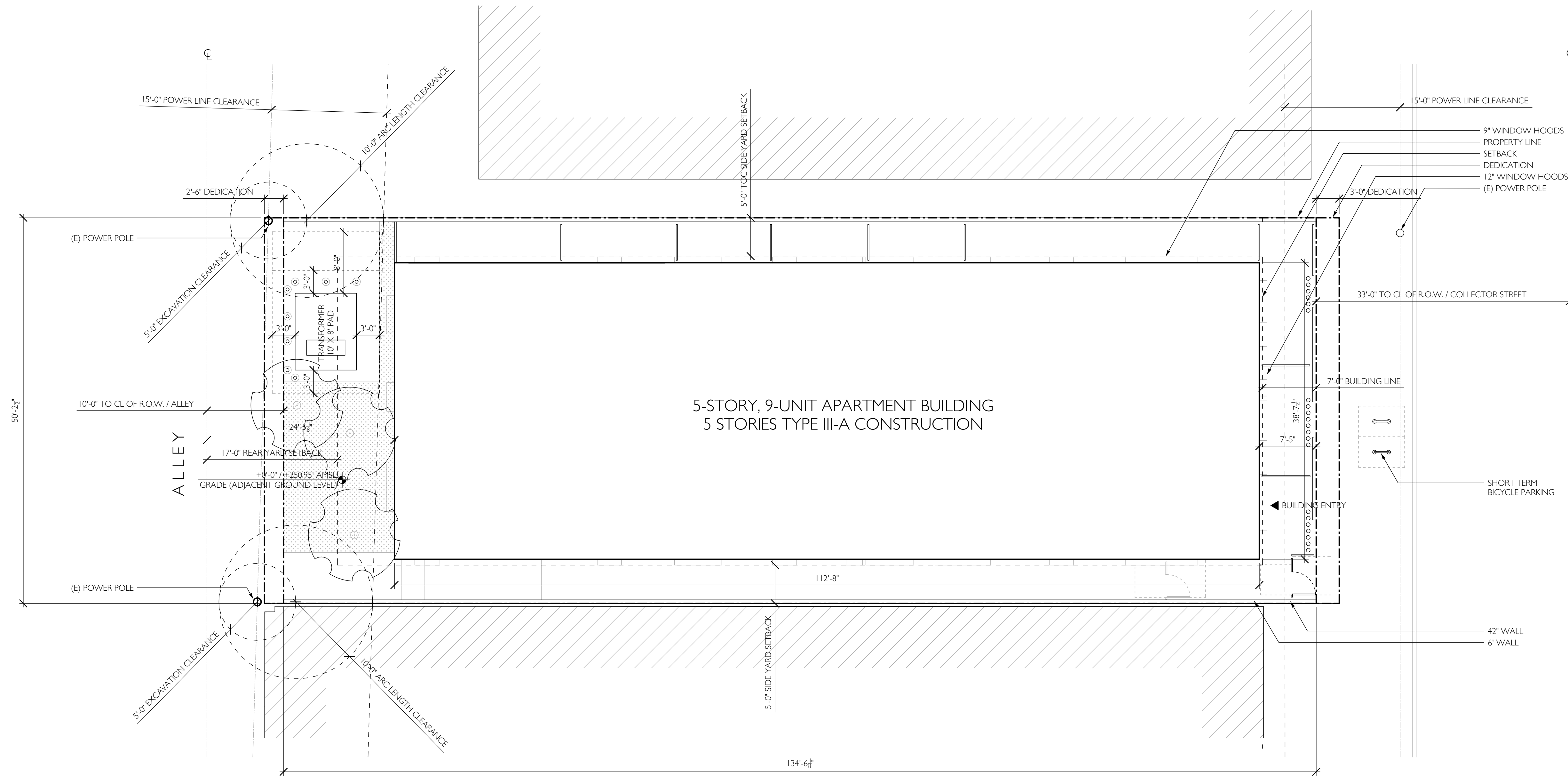


1531-1535 S. SAWTELLE BOULEVARD
LOS ANGELES, CA 90025

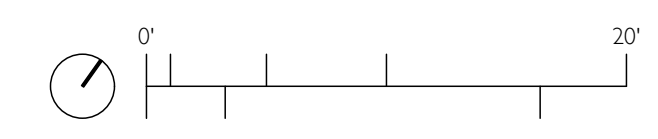
NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

SITE
PLAN

A101



SAWTELLE BOULEVARD



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

CLIENT /
TRIPLINK DESIGN, INC.
2905 S VERMONT AVENUE, SUITE 202
LOS ANGELES, CALIFORNIA 90007

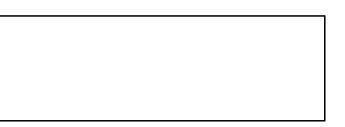
CIVIL ENGINEER /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239-9700

STRUCTURAL ENGINEER /
IDG
10866 WIMPER COUNTRY ROAD,
LOS ANGELES, CA 91040
(213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
MEP CALIFORNIA ENGINEERING CORP
1700 MAIN ST
SUITE 980
IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239-9700

SURVEYOR /
THE LAND SURVEYOR
1215 W IMPERIAL HIGHWAY, SUIT 208
BREA, CA 92821
(714) 376-7123
SAM@THELANDSURVEYOR.COM

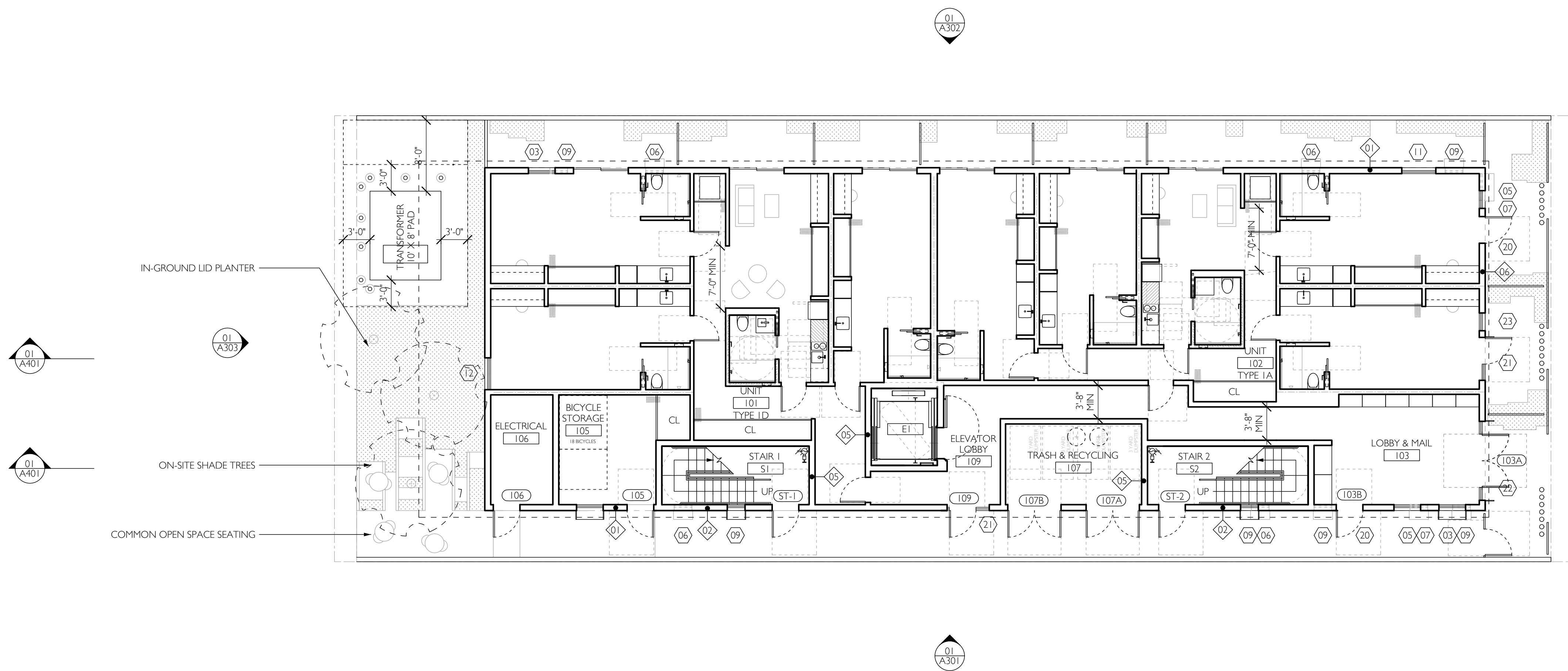


1531-1535 S. SAWTELLE BOULEVARD
LOS ANGELES, CA 90025

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

LEVEL 1
FLOOR PLAN

A201



01 LEVEL 1 FLOOR PLAN
SCALE 1/8" = 1'-0"

CLIENT /
TRIPLINK DESIGN, INC.
2905 S VERMONT AVENUE, SUITE 202
LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239-9700

STRUCTURAL ENGINEER /
IDG
10866 WIMPER COUNTRY ROAD,
LOS ANGELES, CA 91040
(213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
MEP CALIFORNIA ENGINEERING CORP
1700 MAIN ST
SUITE 980
IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239-9700

SURVEYOR /
THE LAND SURVEYOR
1215 W. IMPERIAL HIGHWAY, SUIT 208
BREA, CA 92821
(714) 376-7123
SAR@THELANDSURVEYOR.COM

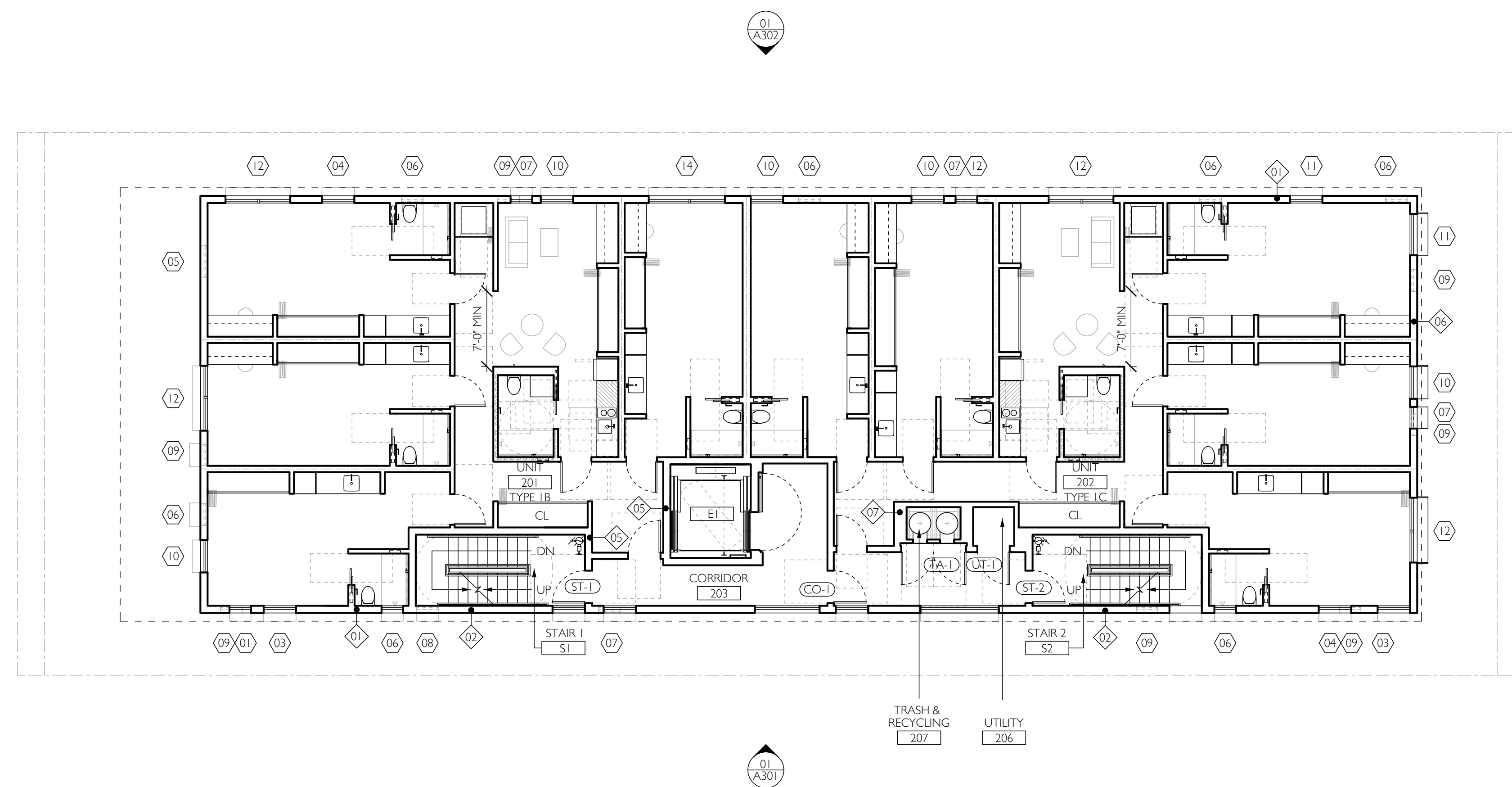


1531-1535 S. SAWTELLE BOULEVARD
LOS ANGELES, CA 90025

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

LEVEL 2
FLOOR PLAN

A202



02 / CLIENT & TEAM

CLIENT /
TRIPLINK DESIGN, INC.
2905 S VERMONT AVENUE, SUITE 202
LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239-9700

STRUCTURAL ENGINEER /
IDG
10866 WHER COUNTRY ROAD,
LOS ANGELES, CA 91040
(213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
MEP CALIFORNIA ENGINEERING CORP
1700 MAIN ST
SUITE 980
IRVINE, CA 92614

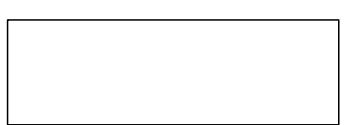
EXTERIOR BUILDING MAINTENANCE /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239-9700

SURVEYOR /
THE LAND SURVEYOR
1215 W. IMPERIAL HIGHWAY, SUIT 208
BREA, CA 92821
(714) 376-7121
SAA@THELANDSURVEYOR.COM

03 / STAMP & COPYRIGHT



04 / KEY PLAN



05 / PROJECT NAME & ADDRESS

1531-1535 S. SAWTELLE BOULEVARD
LOS ANGELES, CA 90025

06 / REVISIONS

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

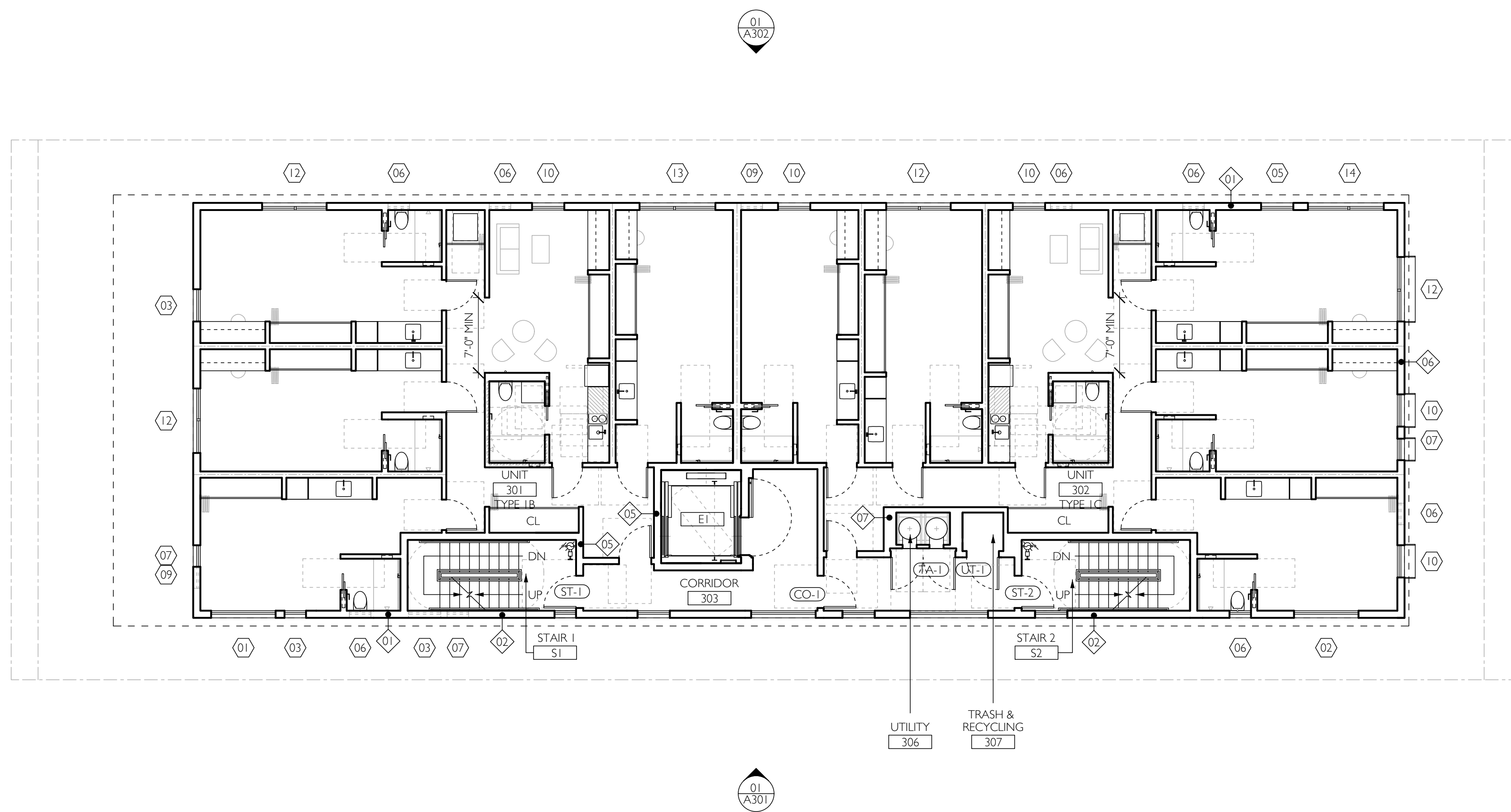
07 / SHEET TITLE

LEVEL 3
FLOOR PLAN

08 / SHEET NUMBER

A203

01 LEVEL 3 FLOOR PLAN
SCALE 1/8" = 1'-0"



12

01 A401

01 A303

01 A401

01 A303

02 A303

01 A401

01 A401

01 A301

1

CLIENT /
TRIPLINK DESIGN, INC.
2905 S VERMONT AVENUE, SUITE 202
LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239-9700

STRUCTURAL ENGINEER /
IDG
10866 WIMPER COUNTRY ROAD,
LOS ANGELES, CA 91040
(213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
MEP CALIFORNIA ENGINEERING CORP
1700 MAIN ST
SUITE 980
IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239-9700

SURVEYOR /
THE LAND SURVEYOR
1215 W. IMPERIAL HIGHWAY, SUIT 208
BREA, CA 92821
(714) 376-7123
SAR@THELANDSURVEYOR.COM

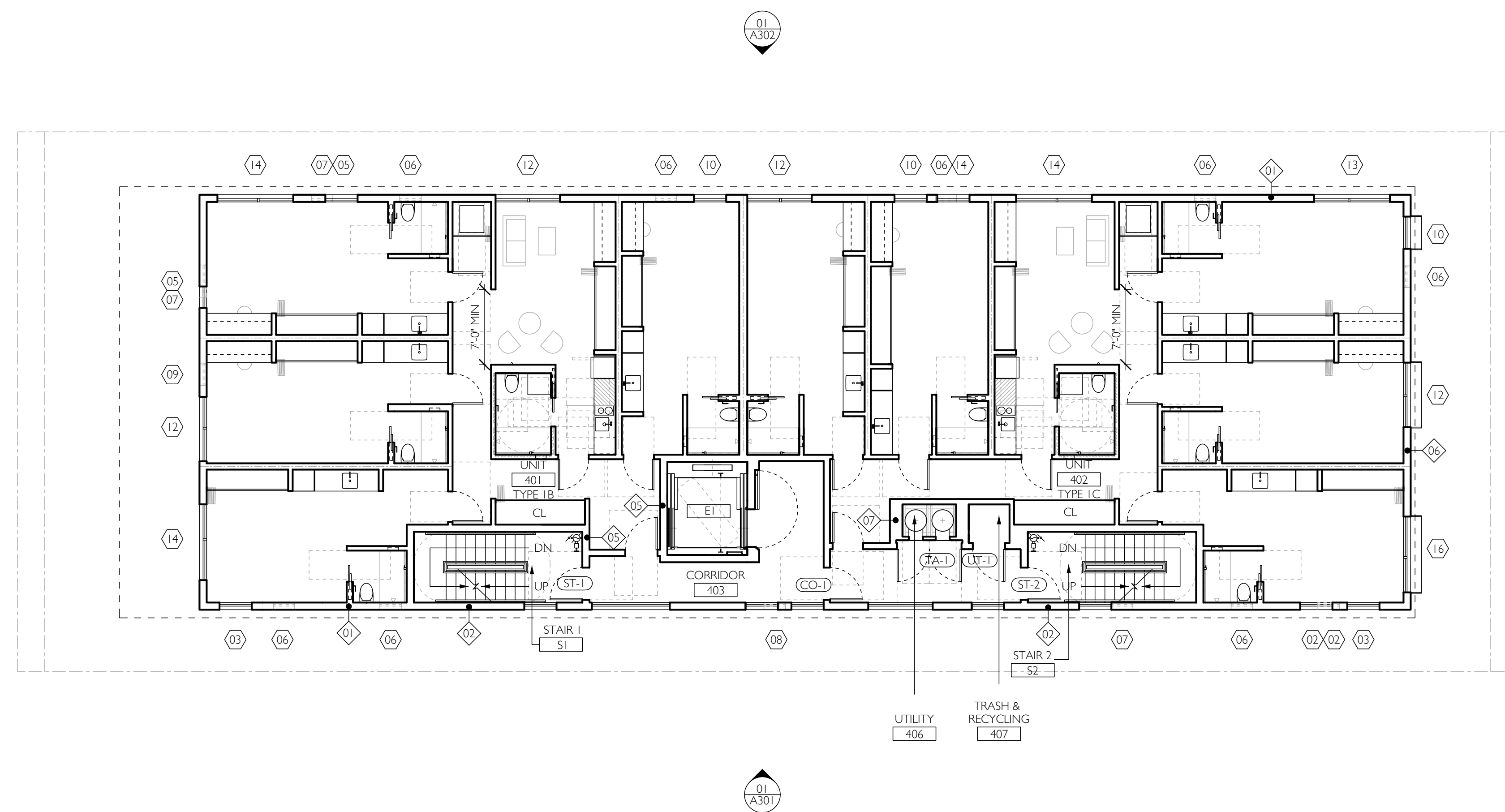


1531-1535 S. SAWTELLE BOULEVARD
LOS ANGELES, CA 90025

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

LEVEL 4
FLOOR PLAN

A204



CLIENT /
 TRIPLINK DESIGN, INC.
 2905 S VERMONT AVENUE, SUITE 202
 LOS ANGELES, CALIFORNIA 90007

LIA /
 CIVIL ENGINEER /
 LIA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239-9700

STRUCTURAL ENGINEER /
 IDG
 10866 WIMPER COUNTRY ROAD,
 LOS ANGELES, CA 91040
 (213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
 MEP CALIFORNIA ENGINEERING CORP
 1700 MAIN ST
 SUITE 980
 IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
 LIA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239-9700

SURVEYOR /
 THE LAND SURVEYOR
 1215 W. IMPERIAL HIGHWAY, SUIT 208
 BREA, CA 92821
 (714) 376-7123
 SAN@THELANDSURVEYOR.COM

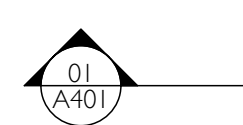
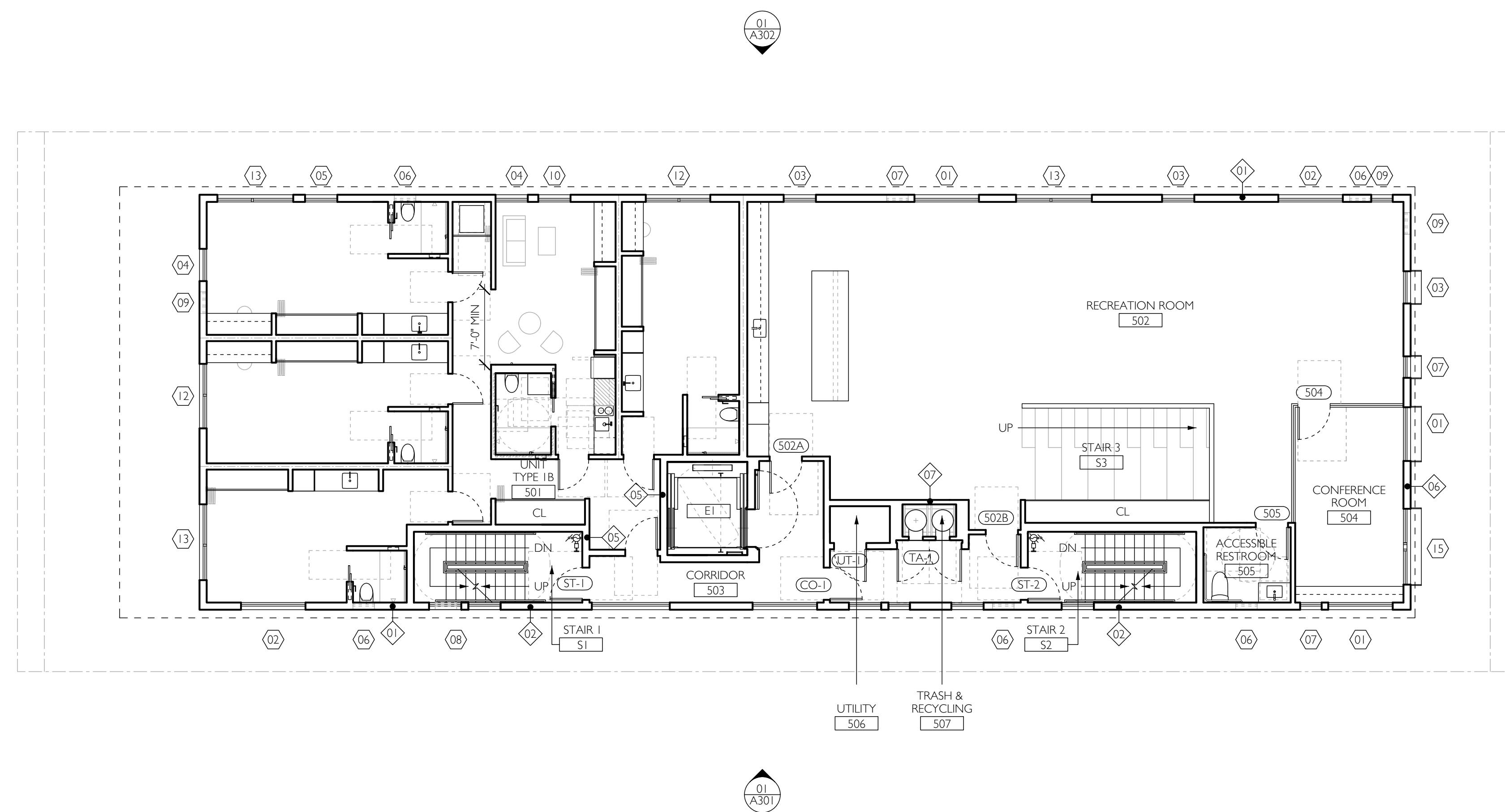


1531-1535 S. SAWTELLE BOULEVARD
 LOS ANGELES, CA 90025

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

LEVEL 5
 FLOOR PLAN

A205



02 / CLIENT & TEAM

CLIENT /
TRIPLINK DESIGN, INC.
2905 S VERMONT AVENUE, SUITE 202
LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239-9700

STRUCTURAL ENGINEER /
IDG
10866 WYMER COUNTRY ROAD,
LOS ANGELES, CA 91040
(213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
MEP CALIFORNIA ENGINEERING CORP
1700 MAIN ST
SUITE 980
IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239-9700

SURVEYOR /
THE LAND SURVEYOR
1215 W. IMPERIAL HIGHWAY, SUIT 208
BREA, CA 92821
(714) 376-7121
SAR@THELANDSURVEYOR.COM

03 / STAMP & COPYRIGHT



04 / KEY PLAN



05 / PROJECT NAME & ADDRESS

1531-1535 S. SAWTELLE BOULEVARD
LOS ANGELES, CA 90025

06 / REVISIONS

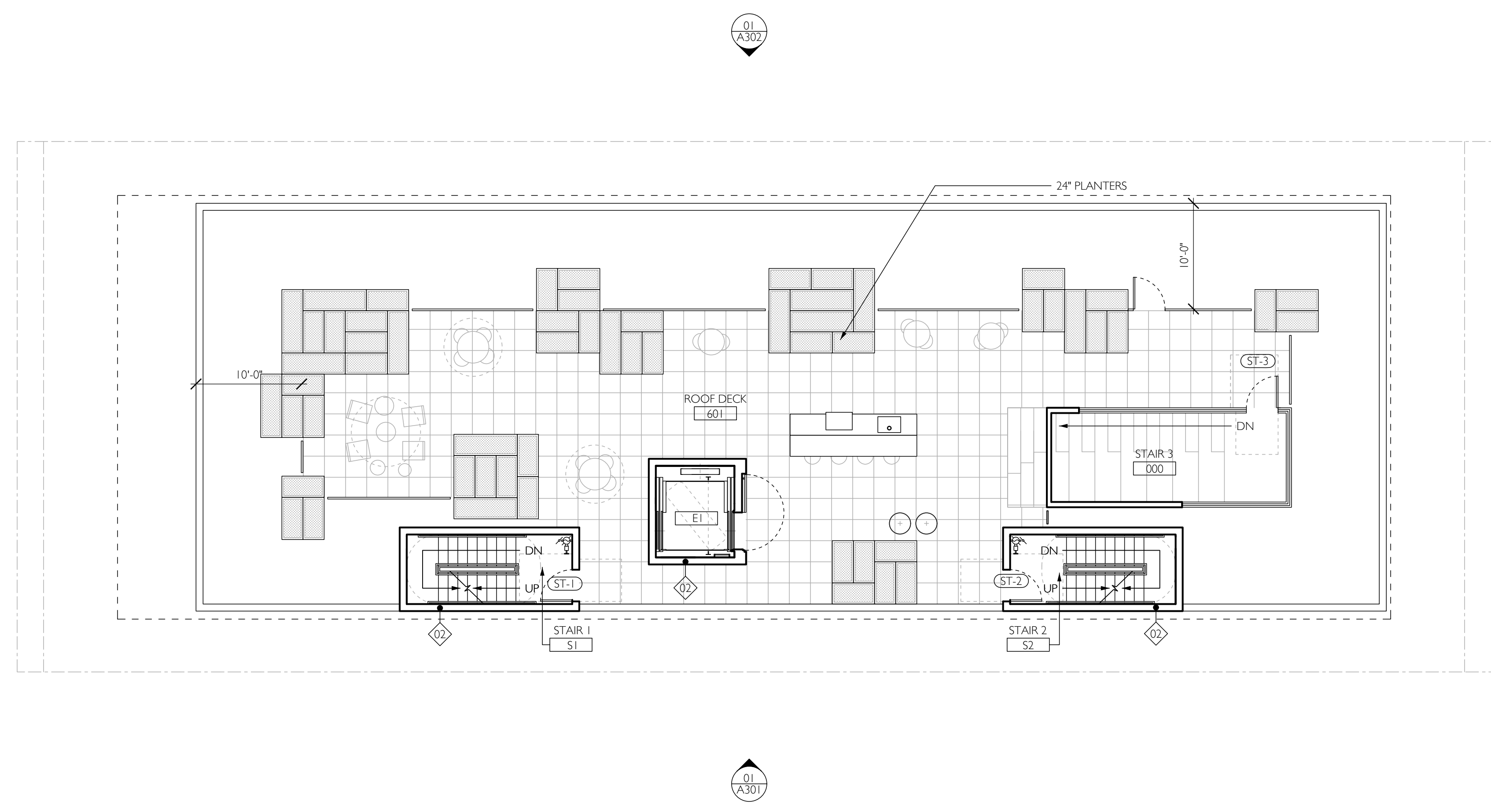
NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

07 / SHEET TITLE

ROOF
FLOOR
PLAN

08 / SHEET NUMBER

A206



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

CLIENT /
 TRIPLINK DESIGN, INC.
 2905 S VERMONT AVENUE, SUITE 202
 LOS ANGELES, CALIFORNIA 90007

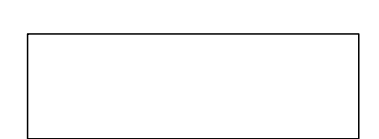
CIVIL ENGINEER /
 LIA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239 9700

STRUCTURAL ENGINEER /
 IDG
 10866 WIMPER COUNTRY ROAD,
 LOS ANGELES, CA 91040
 (213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
 MEP CALIFORNIA ENGINEERING CORP
 1700 MAIN ST
 SUITE 980
 IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
 LIA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239 9700

SURVEYOR /
 THE LAND SURVEYOR
 1215 W. IMPERIAL HIGHWAY, SUIT 208
 BREA, CA 92821
 (714) 376-7121
 SAN@THELANDSURVEYOR.COM



1531-1535 S. SAWTELLE BOULEVARD
 LOS ANGELES, CA 90025

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

SOUTH ELEVATIONS

A301

ELEVATION FINISH LEGEND

TAG	TYPE
FC-1	FIBER CEMENT PANELS - HARDIE BOARD VERTICAL SIDING - ARCTIC WHITE
FC-2	FIBER CEMENT PANELS - HARDIE BOARD VERTICAL SIDING - IRON GRAY
MT-1	PAINTED METAL WINDOW HOODS - RED / WHITE
MT-2	ALUMINUM WINDOW MULLIONS - ANODIZED CHARCOAL
MT-3	PAINTED METAL FENCE - ANODIZED CHARCOAL



CLIENT /
 TRIPLINK DESIGN, INC.
 2905 S VERMONT AVENUE, SUITE 202
 LOS ANGELES, CALIFORNIA 90007

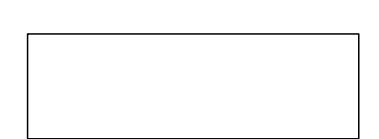
CIVIL ENGINEER /
 LIA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239 9700

STRUCTURAL ENGINEER /
 IDG
 10866 WHER COUNTRY ROAD,
 LOS ANGELES, CA 91040
 (213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
 MEP CALIFORNIA ENGINEERING CORP
 1700 MAIN ST
 SUITE 980
 IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
 LIA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239 9700

SURVEYOR /
 THE LAND SURVEYOR
 1215 W. IMPERIAL HIGHWAY, SUIT 208
 BREA, CA 92821
 (714) 376-7122
 SAN@THELANDSURVEYOR.COM



1531-1535 S. SAWTELLE BOULEVARD
 LOS ANGELES, CA 90025

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

**NORTH
 ELEVATION**

A302

ELEVATION FINISH LEGEND

TAG	TYPE
FC-1	FIBER CEMENT PANELS - HARDIE BOARD VERTICAL SIDING - ARCTIC WHITE
FC-2	FIBER CEMENT PANELS - HARDIE BOARD VERTICAL SIDING - IRON GRAY
MT-1	PAINTED METAL WINDOW HOODS - RED / WHITE
MT-2	ALUMINUM WINDOW MULLIONS - ANODIZED CHARCOAL
MT-3	PAINTED METAL FENCE - ANODIZED CHARCOAL



EVIATION FINSH LEGEND

G	TYPE
-1	FIBER CEMENT PANELS - HARDIE BOARD VERTICAL SIDING - ARCTIC WHITE
-2	FIBER CEMENT PANELS - HARDIE BOARD VERTICAL SIDING - IRON GRAY
-1	PAINTED METAL WINDOW HOODS - RED / WHITE
-2	ALUMINUM WINDOW MULLIONS - ANODIZED CHARCOAL
-3	PAINTED METAL FENCE - ANODIZED CHARCOAL

01 / ARCHITECT

64NORTH
 719 N. FARFAX AVENUE, SUITE C
 LOS ANGELES, CA 90048
 T 310 919 0919 / F 310 933 0550
 64NORTH.COM

02 / CLIENT & TEAM

CLIENT /
 TRIPLINK DESIGN, INC.
 2905 S VERMONT AVENUE, SUITE 202
 LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
 LIA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239 9700

STRUCTURAL ENGINEER /
 IDG
 10866 WIMPER COUNTRY ROAD,
 LOS ANGELES, CA 91040
 (213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
 MEP CALIFORNIA ENGINEERING CORP
 1700 MAIN ST
 SUITE 980
 IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
 LIA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239 9700

SURVEYOR /
 THE LAND SURVEYOR
 1215 W. IMPERIAL HIGHWAY, SUIT 208
 BREA, CA 92821
 (714) 376-7122
 SAN@THELANDSURVEYOR.COM

03 / STAMP & COPYRIGHT



04 / KEY PLAN

05 / PROJECT NAME & ADDRESS

1531-1535 S. SAWTELLE BOULEVARD
 LOS ANGELES, CA 90025

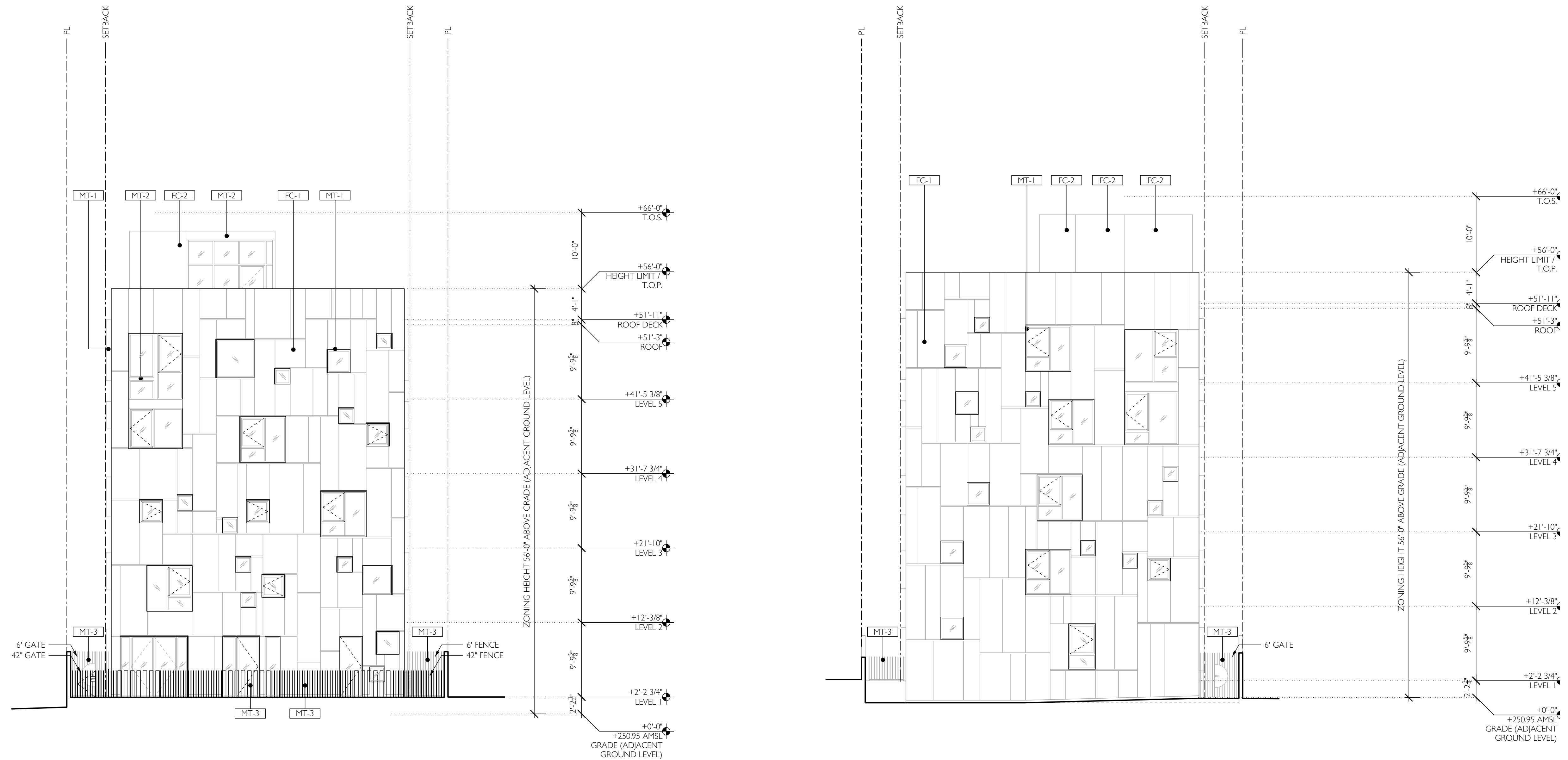
06 / REVISIONS

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

07 / SHEET TITLE

EAST & WEST
 ELEVATIONS

08 / SHEET NUMBER



02 EAST ELEVATION
 SCALE 1/8" = 1'-0"

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

A303

CLIENT /
TRIPLINK DESIGN, INC.
2905 S VERMONT AVENUE, SUITE 202
LOS ANGELES, CALIFORNIA 90007

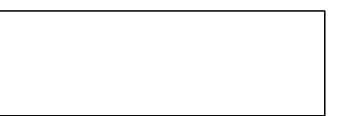
CIVIL ENGINEER /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239 9700

STRUCTURAL ENGINEER /
IDG
10866 WHER COUNTRY ROAD,
LOS ANGELES, CA 91040
(213) 257 8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
MEP CALIFORNIA ENGINEERING CORP
1700 MAIN ST
SUITE 980
IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239 9700

SURVEYOR /
THE LAND SURVEYOR
1215 W. IMPERIAL HIGHWAY, SUIT 208
BREA, CA 92821
(714) 376-7122
SAM@THELANDSURVEYOR.COM

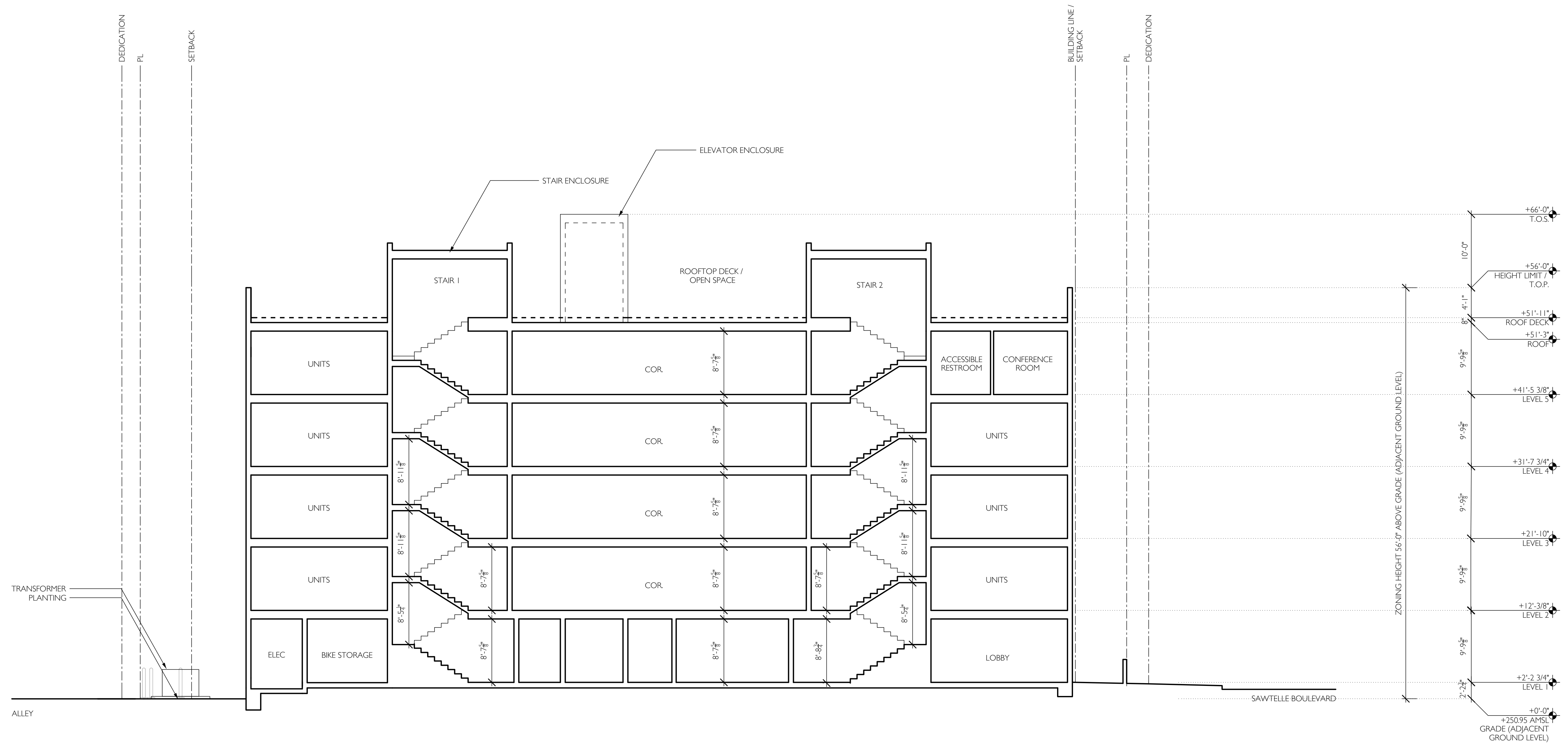


1531-1535 S. SAWTELLE BOULEVARD
LOS ANGELES, CA 90025

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

BUILDING SECTIONS

A401



01 LONGITUDINAL SECTION
SCALE 1/8" = 1'-0"

CLIENT /
TRIPLINK DESIGN, INC.
2905 S VERMONT AVENUE, SUITE 202
LOS ANGELES, CALIFORNIA 90007

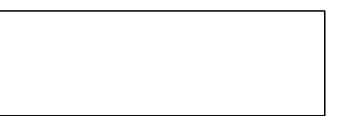
CIVIL ENGINEER /
LFA
319 MAIN STREET
EL SEQUENDO, CALIFORNIA 90245
(213) 239 9700

STRUCTURAL ENGINEER /
IDG
10866 WHER COUNTRY ROAD,
LOS ANGELES, CA 91040
(213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
MEP CALIFORNIA ENGINEERING CORP
1700 MAIN ST
SUITE 980
IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
LFA
319 MAIN STREET
EL SEQUENDO, CALIFORNIA 90245
(213) 239 9700

SURVEYOR /
THE LAND SURVEYOR
1215 W. IMPERIAL HIGHWAY, SUIT 208
BREA, CA 92821
(714) 376-7122
SAM@THELANDSURVEYOR.COM

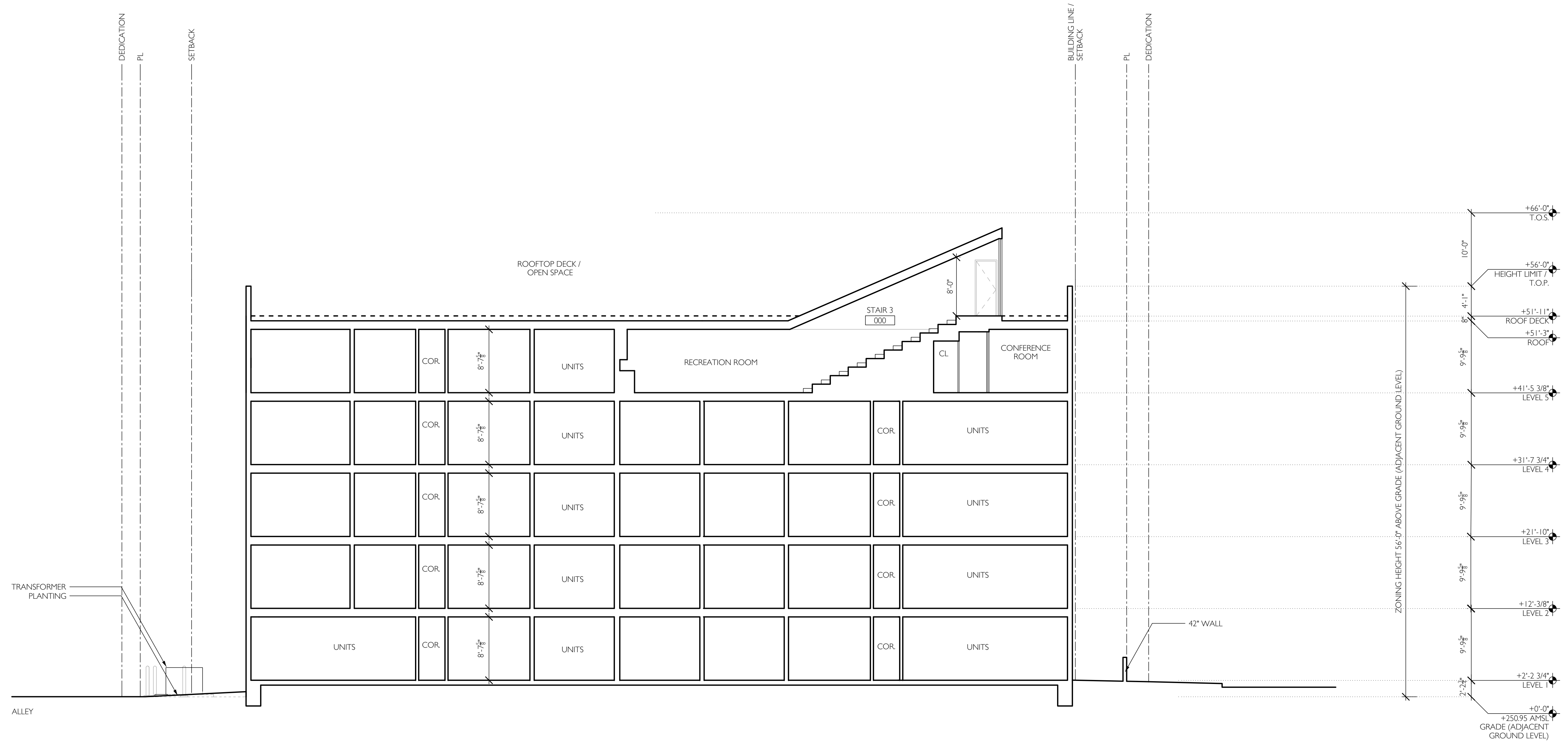


1531-1535 S. SAWTELLE BOULEVARD
LOS ANGELES, CA 90025

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

BUILDING SECTIONS

A402



01 LONGITUDINAL SECTION
SCALE 1/8" = 1'-0"

02 / CLIENT & TEAM

CLIENT /
TRIPLINK DESIGN, INC.
2905 S VERMONT AVENUE, SUITE 202
LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239-9700

STRUCTURAL ENGINEER /
IDG
10866 WIMPER COUNTRY ROAD,
LOS ANGELES, CA 91040
(213) 237-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
MEP CALIFORNIA ENGINEERING CORP
1700 MAIN ST
SUITE 980
IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239-9700

SURVEYOR /
THE LAND SURVEYOR
1215 W IMPERIAL HIGHWAY, SUIT 208
BREA, CA 92821
(714) 376-7121
SAM@THELANDSURVEYOR.COM

03 / STAMP & COPYRIGHT



04 / KEY PLAN



05 / PROJECT NAME & ADDRESS

1531-1535 S. SAWTELLE BOULEVARD
LOS ANGELES, CA 90025

06 / REVISIONS

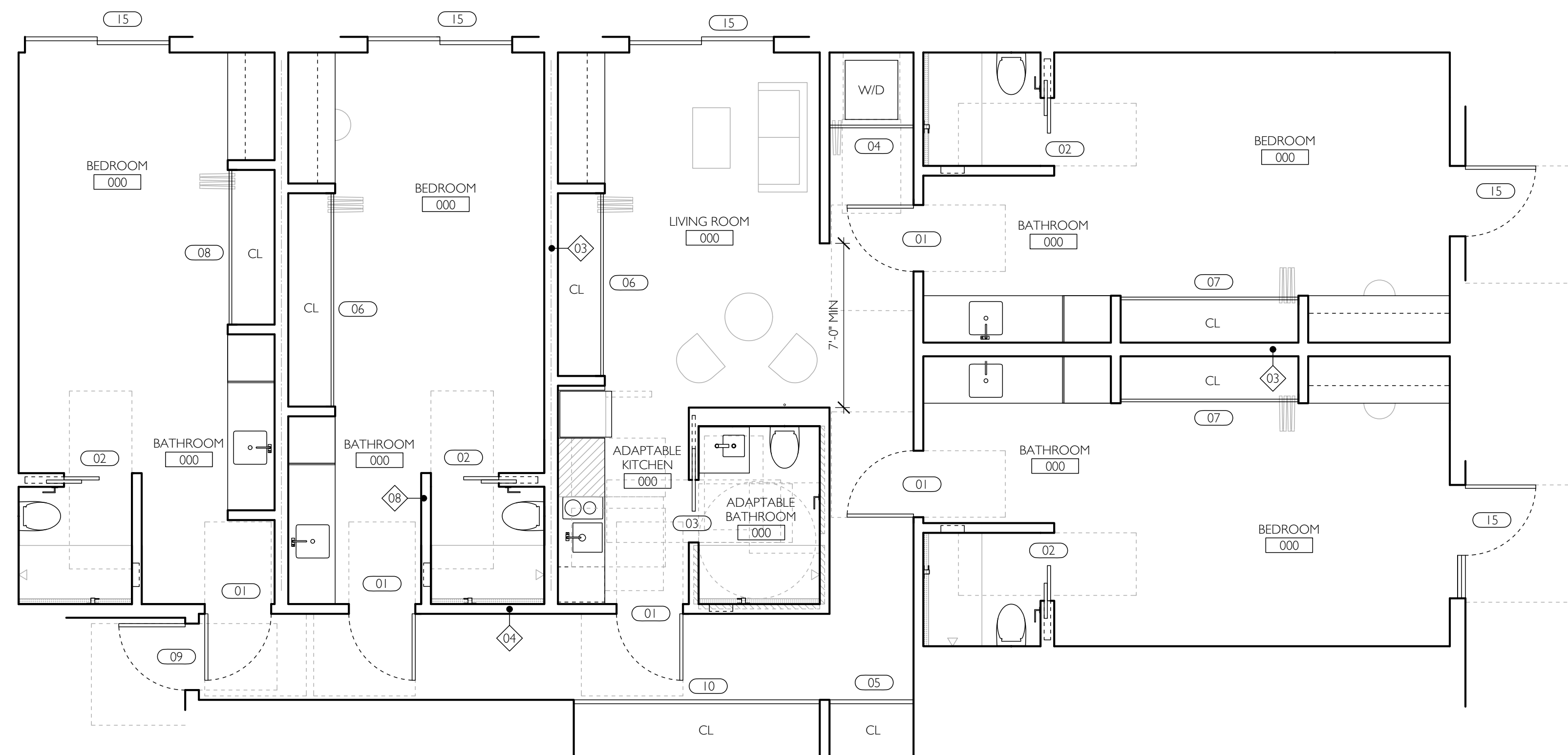
NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

07 / SHEET TITLE

UNIT
PLANS

08 / SHEET NUMBER

A501



02 / CLIENT & TEAM

CLIENT /
TRIPLINK DESIGN, INC.
2905 S VERMONT AVENUE, SUITE 202
LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239 9700

STRUCTURAL ENGINEER /
IDG
10866 WIMPER COUNTRY ROAD,
LOS ANGELES, CA 91040
(213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
MEP CALIFORNIA ENGINEERING CORP
1700 MAIN ST
SUITE 980
IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239 9700

SURVEYOR /
THE LAND SURVEYOR
1215 W IMPERIAL HIGHWAY, SUIT 208
BREA, CA 92821
(714) 376-7121
SAM@THELANDSURVEYOR.COM

03 / STAMP & COPYRIGHT



04 / KEY PLAN



05 / PROJECT NAME & ADDRESS

1531-1535 S. SAWTELLE BOULEVARD
LOS ANGELES, CA 90025

06 / REVISIONS

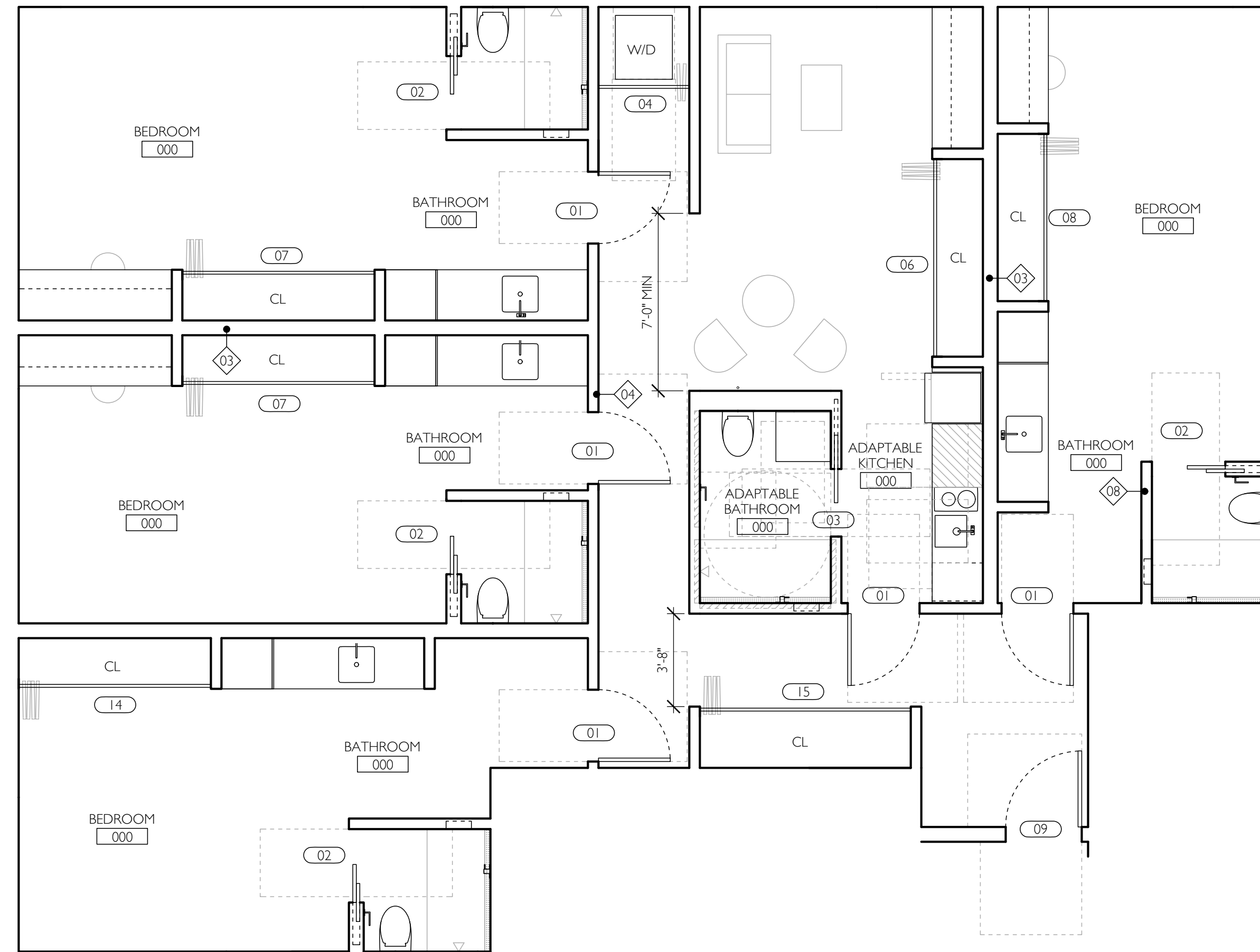
NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

07 / SHEET TITLE

UNIT
PLANS

08 / SHEET NUMBER

A502



CLIENT /
TRIPLINK DESIGN, INC.
2905 S VERMONT AVENUE, SUITE 202
LOS ANGELES, CALIFORNIA 90007

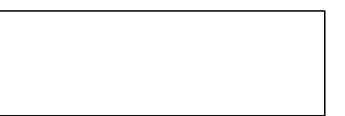
CIVIL ENGINEER /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239 9700

STRUCTURAL ENGINEER /
IDG
10866 WIMPER COUNTRY ROAD,
LOS ANGELES, CA 91040
(213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
MEP CALIFORNIA ENGINEERING CORP
1700 MAIN ST
SUITE 980
IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239 9700

SURVEYOR /
THE LAND SURVEYOR
1215 W IMPERIAL HIGHWAY, SUIT 208
BREA, CA 92821
(714) 376-7125
SAM@THELANDSURVEYOR.COM

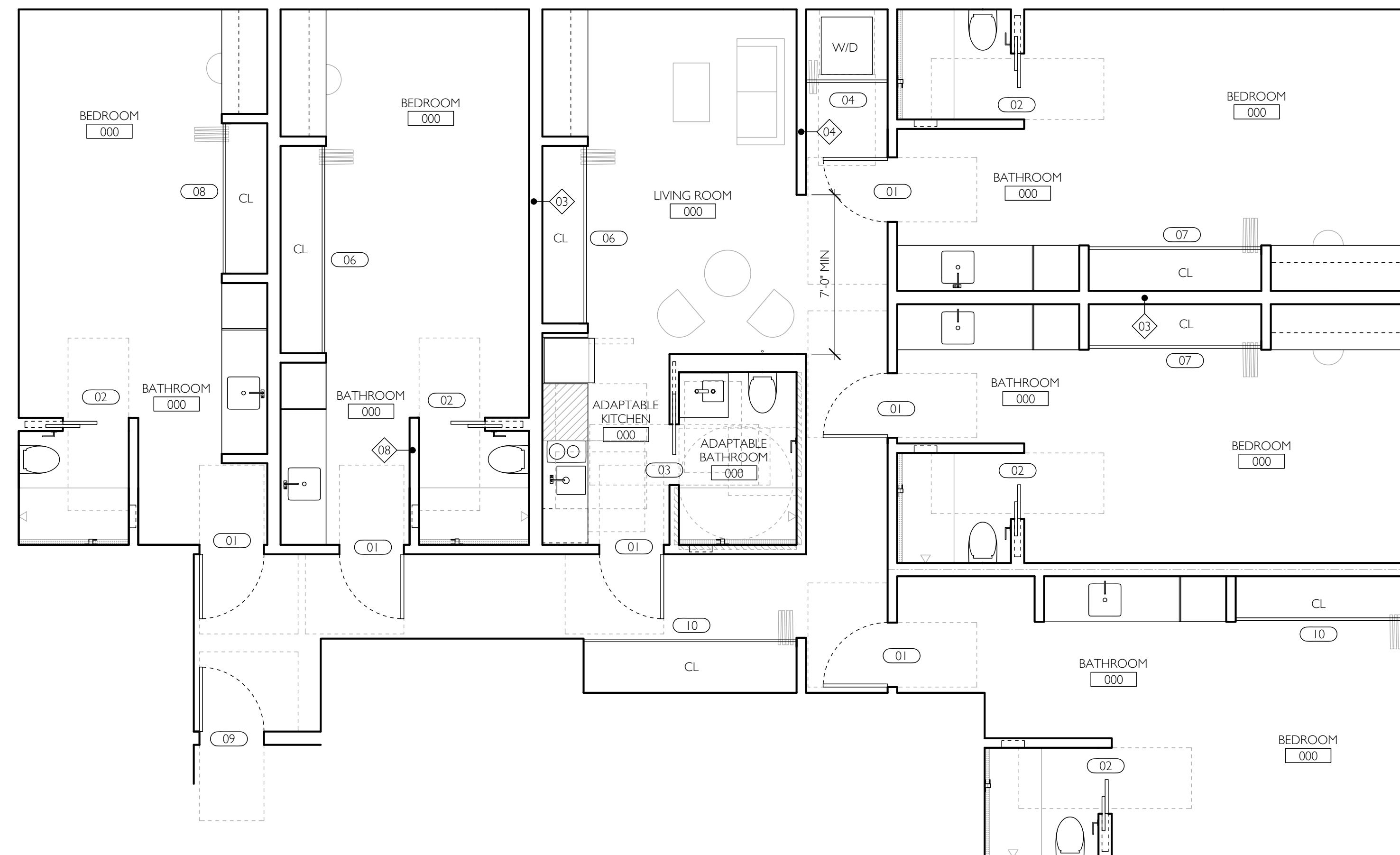


1531-1535 S. SAWTELLE BOULEVARD
LOS ANGELES, CA 90025

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

UNIT
PLANS

A503



02 / CLIENT & TEAM

CLIENT /
TRIPLINK DESIGN, INC.
2905 S VERMONT AVENUE, SUITE 202
LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239-9700

STRUCTURAL ENGINEER /
IDG
10866 WIMPER COUNTRY ROAD,
LOS ANGELES, CA 91040
(213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
MEP CALIFORNIA ENGINEERING CORP
1700 MAIN ST
SUITE 980
IRVINE, CA 92614

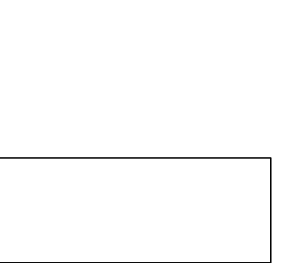
EXTERIOR BUILDING MAINTENANCE /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239-9700

SURVEYOR /
THE LAND SURVEYOR
1215 W. IMPERIAL HIGHWAY, SUIT 208
BREA, CA 91821
(714) 376-7121
SAM@THELANDSURVEYOR.COM

03 / STAMP & COPYRIGHT



04 / KEY PLAN



05 / PROJECT NAME & ADDRESS

1531-1535 S. SAWTELLE BOULEVARD
LOS ANGELES, CA 90025

06 / REVISIONS

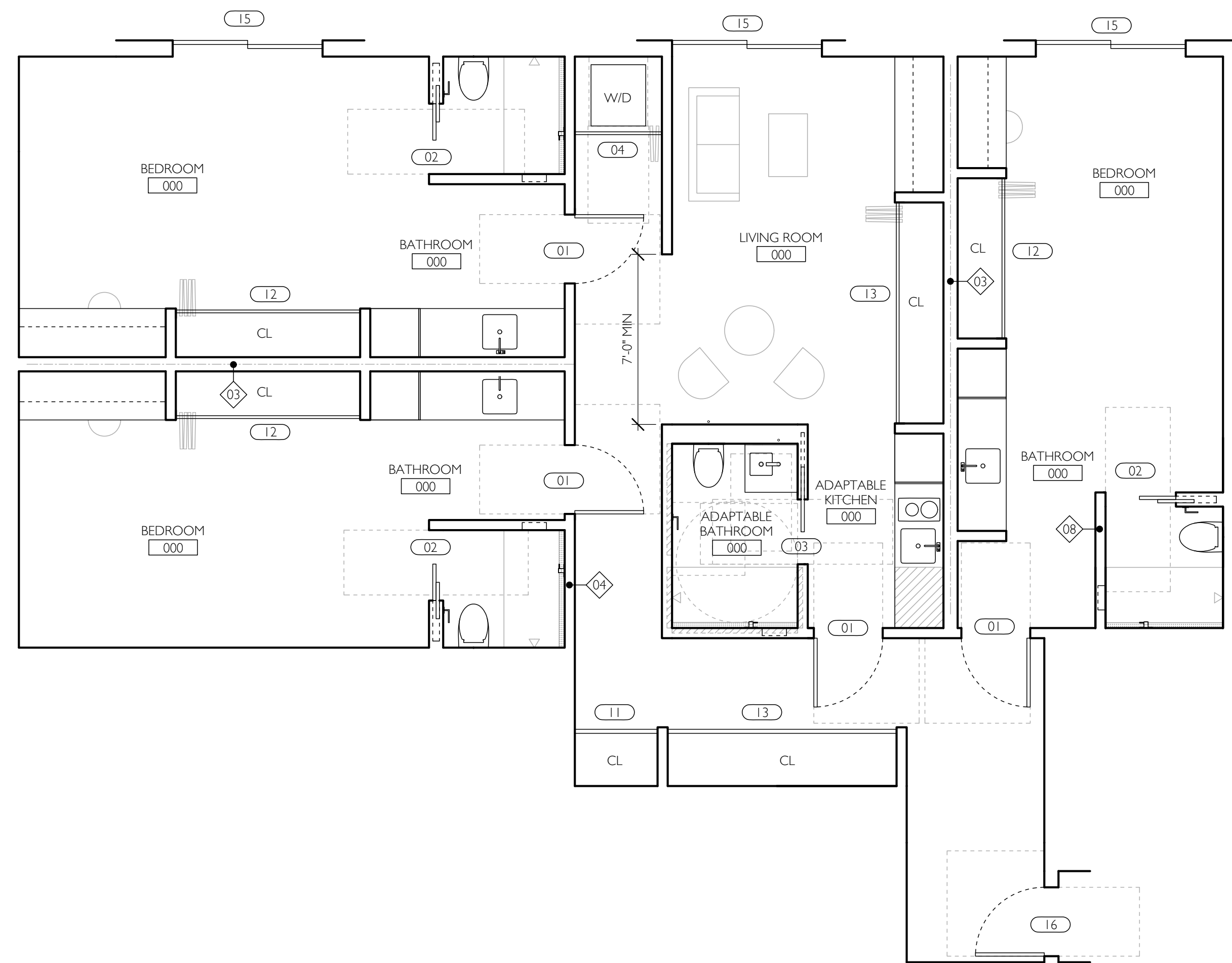
NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

07 / SHEET TITLE

UNIT PLANS

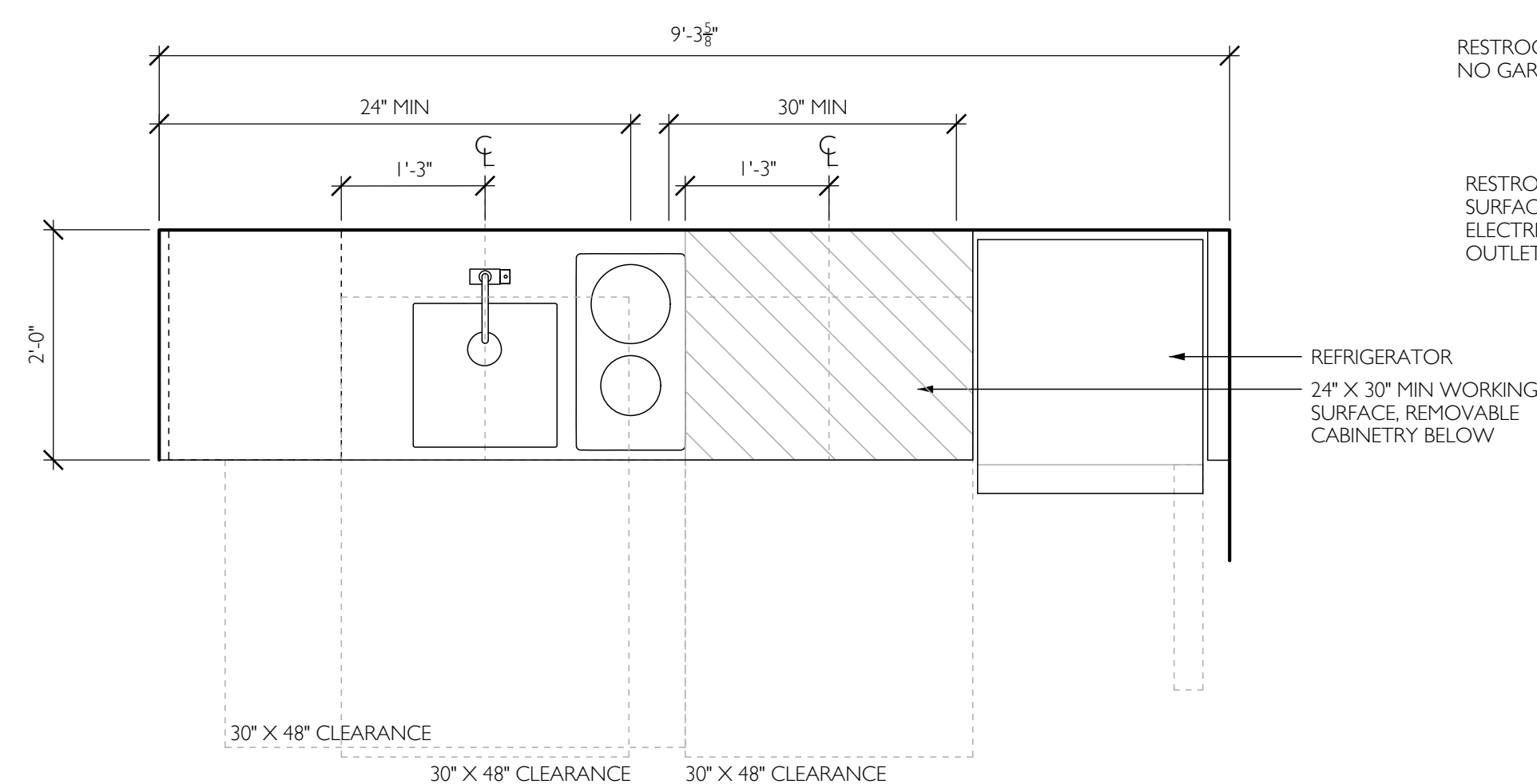
08 / SHEET NUMBER

A504

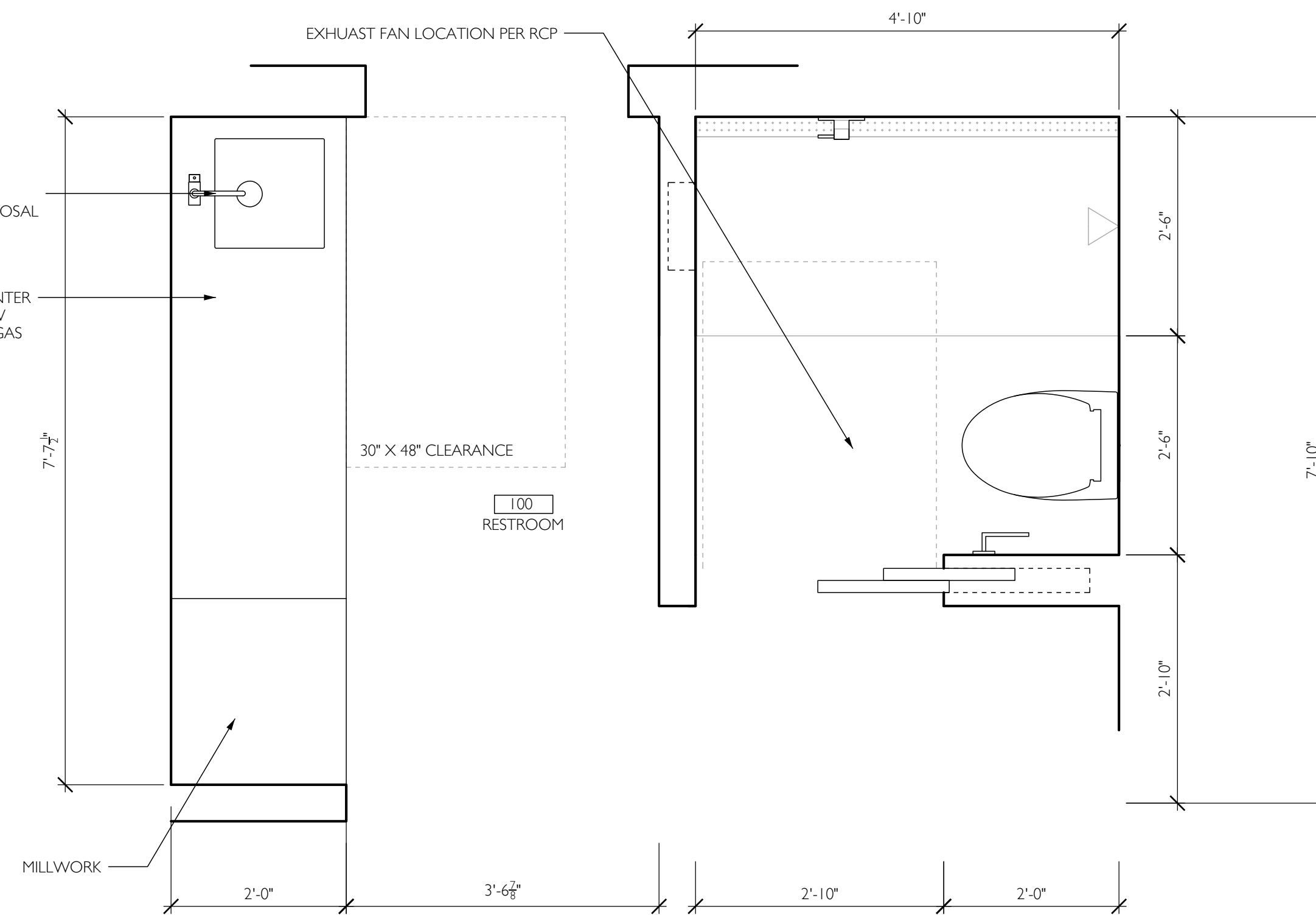


GENERAL NOTES:

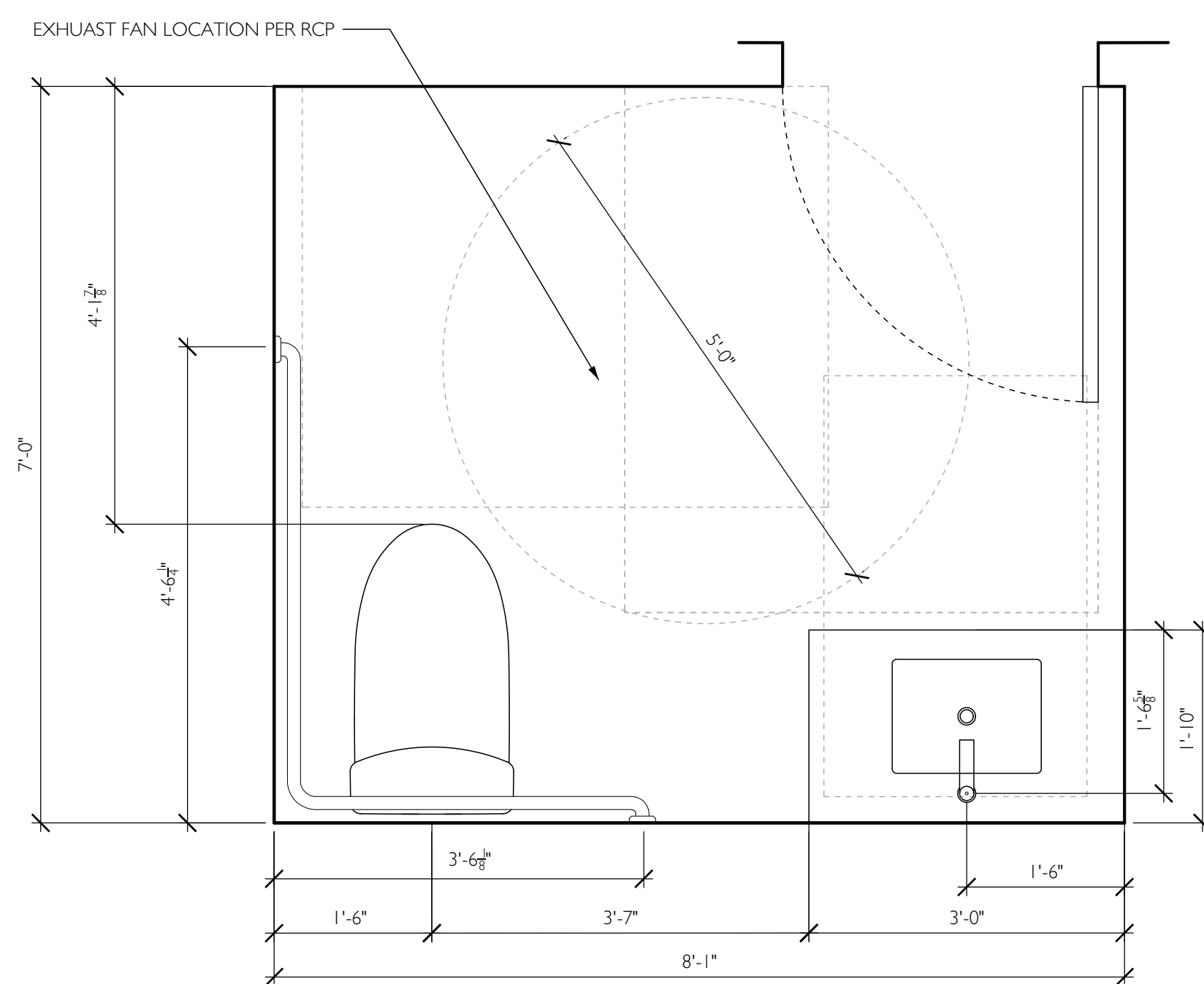
- TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4"
- WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS, AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.
- CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1288 OR C1325 SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER-RESISTANCE GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840.
- A WET BAR WILL NOT BE CONSIDERED AS A KITCHEN PROVIDED IT HAS NO GARBAGE DISPOSAL, NO 220V ELECTRICAL, AND NO GAS OUTLET.



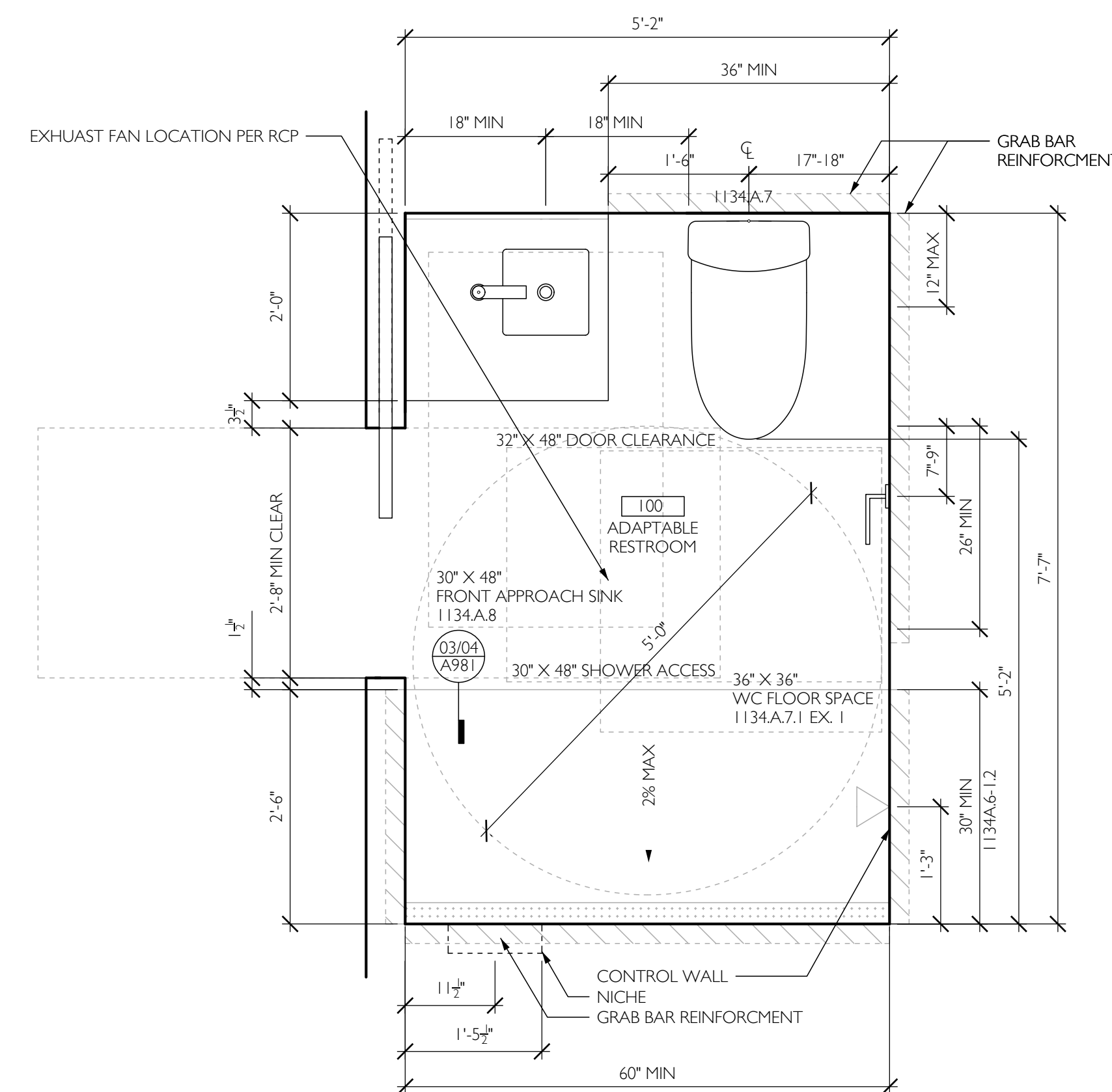
04 TYPICAL KITCHEN
SCALE 3/4" = 1'-0"



02 RESTROOM TYPE B
SCALE 3/4" = 1'-0"



03 ACCESSIBLE RESTROOM TYPE 3
SCALE 3/4" = 1'-0"



01 ADAPTABLE RESTROOM TYPE A
SCALE 3/4" = 1'-0"



NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

CLIENT /
 TRIPLINK DESIGN, INC.
 2905 S VERMONT AVENUE, SUITE 202
 LOS ANGELES, CALIFORNIA 90007

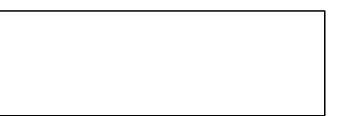
CIVIL ENGINEER /
 LIA
 319 MAIN STREET
 EL SEGUINDO, CALIFORNIA 90245
 (213) 239-9700

STRUCTURAL ENGINEER /
 IDG
 10866 WHER COUNTRY ROAD,
 LOS ANGELES, CA 91040
 (213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
 MEP CALIFORNIA ENGINEERING CORP
 1700 MAIN ST
 SUITE 980
 IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
 LIA
 319 MAIN STREET
 EL SEGUINDO, CALIFORNIA 90245
 (213) 239-9700

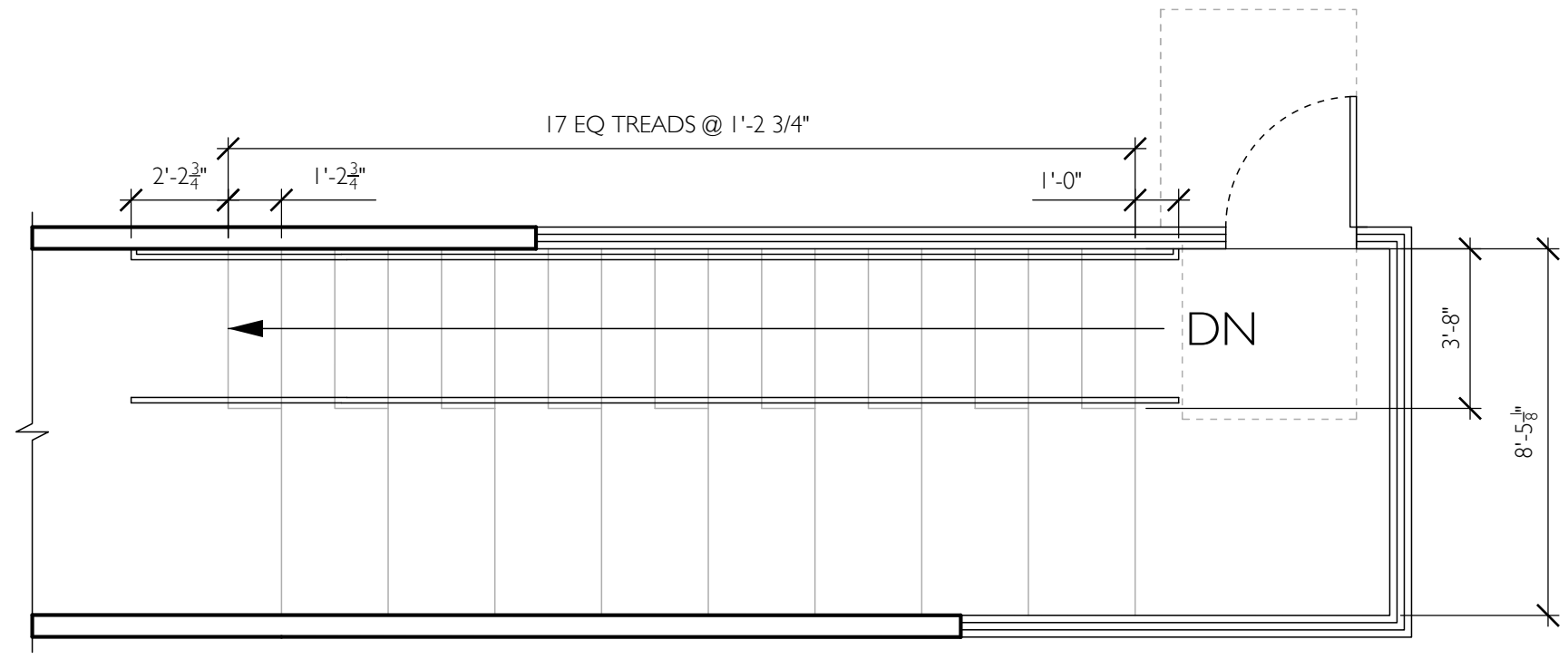
SURVEYOR /
 THE LAND SURVEYOR
 1215 W. IMPERIAL HIGHWAY, SUIT 208
 BREA, CA 92821
 (714) 376-7122
 SAN@THELANDSURVEYOR.COM



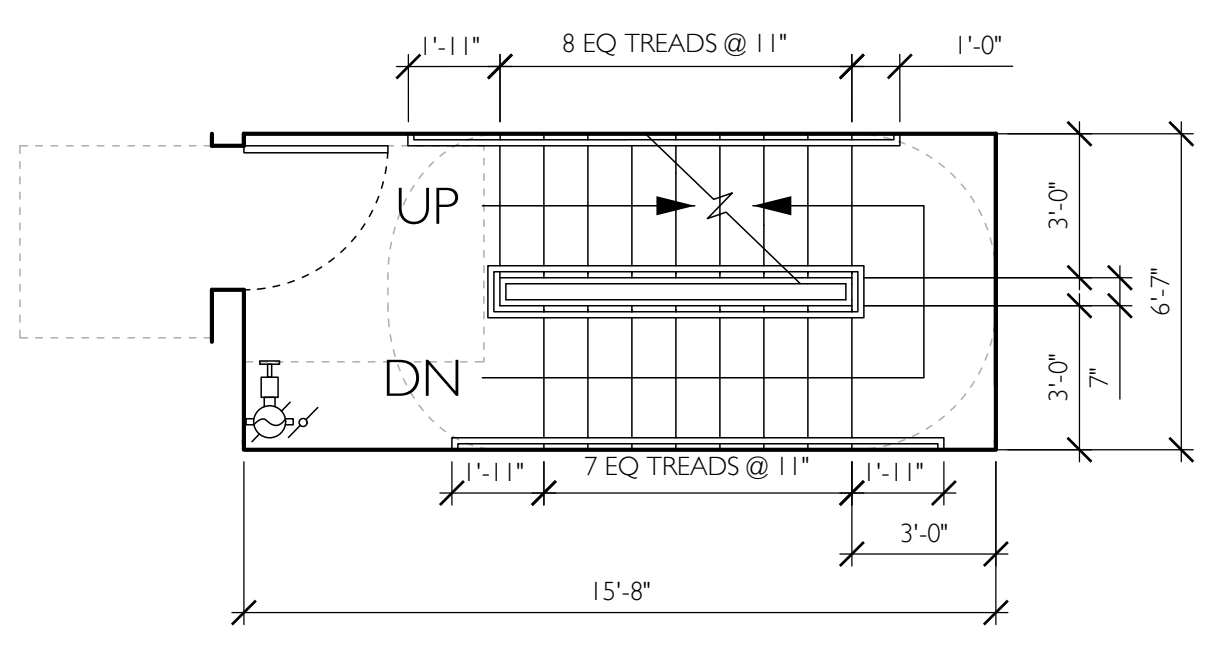
1531-1535 S. SAWTELLE BOULEVARD
 LOS ANGELES, CA 90025

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	11/2023	ENTITLEMENTS REV 2
05	01/2024	ENTITLEMENTS REV 3

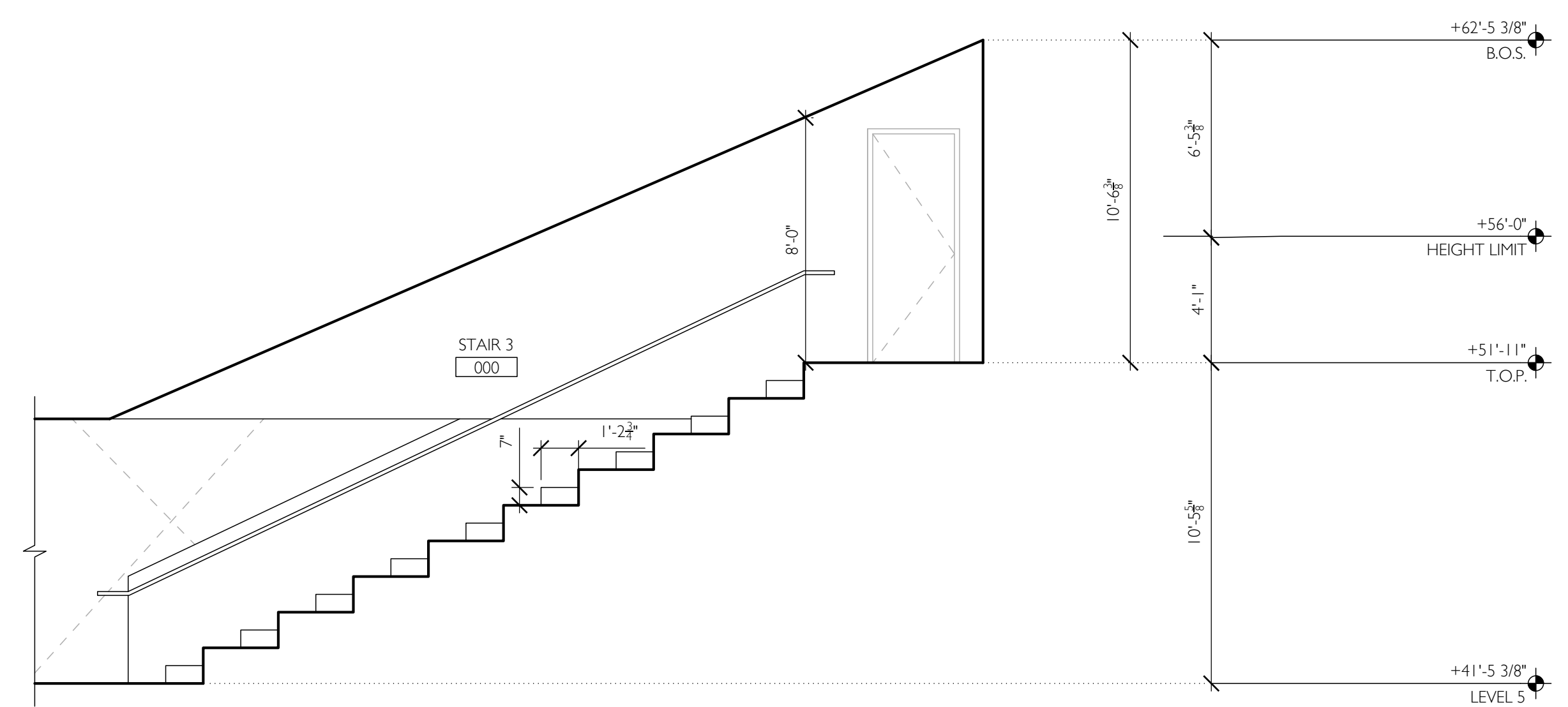
STAIR SECTIONS



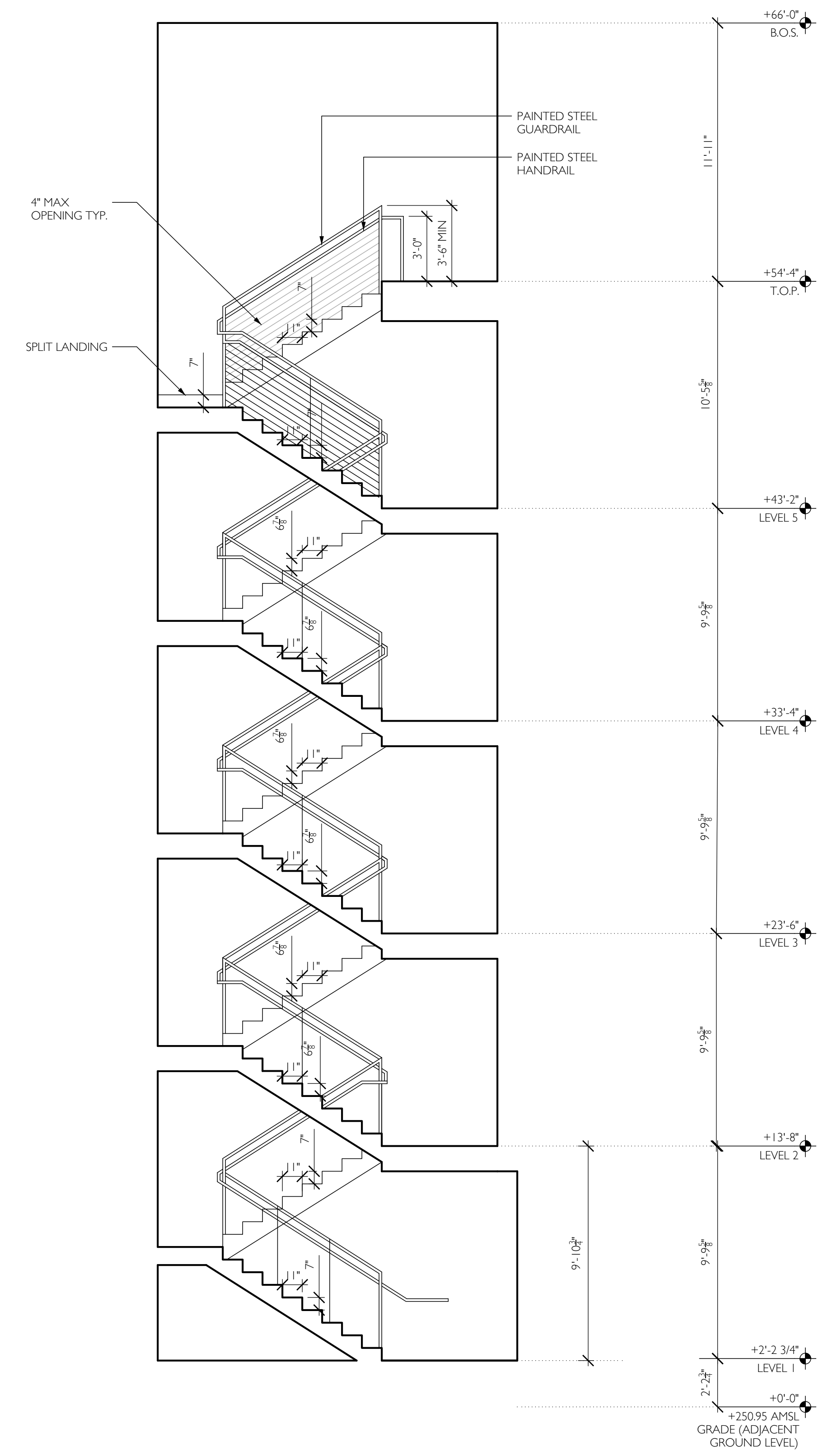
02 STAIR 3 PLAN
 SCALE 1/4" = 1'-0"



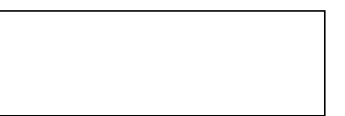
02 STAIR 1 & 2 PLAN
 SCALE 1/4" = 1'-0"



02 STAIR 3 SECTION
 SCALE 1/4" = 1'-0"



01 STAIR 1 & 2 SECTION
 SCALE 1/4" = 1'-0"

CLIENT /
TRIPLINK DESIGN, INC.
2905 S VERMONT AVENUE, SUITE 202
LOS ANGELES, CALIFORNIA 90007LFA /
CIVIL ENGINEER /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239-9700STRUCTURAL ENGINEER /
IDG
10866 WIMPER COUNTRY ROAD,
LOS ANGELES, CA 91040
(213) 257-8854 OFFICEMECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
MEP CALIFORNIA ENGINEERING CORP
1700 MAIN ST
SUITE 980
IRVINE, CA 92614EXTERIOR BUILDING MAINTENANCE /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239-9700SURVEYOR /
THE LAND SURVEYOR
1215 W. IMPERIAL HIGHWAY, SUIT 208
BREA, CA 92821
(714) 376-7121
SAM@THELANDSURVEYOR.COM1531-1535 S. SAWTELLE BOULEVARD
LOS ANGELES, CA 90025

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	08/2023	ENTITLEMENTS REV 2

HARDSCAPE LEGEND

SYMBOL	MATERIAL	SPECIFICATION OR APPROVED EQUAL	QUANTITY	NOTES
	POURED IN PLACE CONCRETE PAVING	SAW CUT CONTROL JOINTS PER PLAN / SLOPING & WIDTH FOR ACCESSIBILITY & DRAINAGE PER PLAN, UNCOLORED CONCRETE, SMOOTH CEMENT FINISH WITH EXPOSED AGGREGATE	PER PLAN	N/A
	ROOFTOP PAVERS	TILETECH 2' X 2' X 3/4" PORCELAIN ROOFTOP PAVERS / TERRAZZO COOL GREY FINISH	PER PLAN	N/A
	GRAVEL	SEFULVEDA BUILDING MATERIALS 3/8" PEA GRAVEL	PER PLAN	N/A
	ACCESSIBLE GRAVEL	SEFULVEDA BUILDING MATERIALS 3/8" PEA GRAVEL INSTALLED WITH GRAVELPAVE 2	PER PLAN	N/A
	MULCH	SEFULVEDA BUILDING MATERIALS WOOD CHIPS BROWN	PER PLAN	N/A

HARDSCAPE LEGEND NOTES

1. ALL QUANTITIES TO BE VERIFIED BY LANDSCAPE SUBCONTRACTOR.

02 HARDSCAPE LEGEND
N.T.S.**PLANTING LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	WATER USE WUCOLS REGION 3 ETPF	SUNSET CLIMATE ZONE 23	SOLAR EXPOSURE	FIRE ZONE	NOTES	QUANTITY
CACTI										
	AGAVE PARRYI V. NEOMEXICANA X UTAHENSIS	ARTICHOKE AGAVE 'DEEP BLUE FORM'	5 GAL	2'-0" - 3'-0"	VERY LOW / .10	2B, 3, 6-24	FULL SUN	A	N/A	PER PLAN
	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	2'-0" - 3'-0"	LOW / .20	13, 19-24	FULL SUN OR PARTIAL SUN	A	N/A	PER PLAN
	PACHYCEUREUS MARGINATUS	MEXICAN FENCE POST	5 GAL	0'-6"	VERY LOW / .10	12, 13, 21-24	FULL SUN	A	N/A	PER PLAN
	ALOE POLYPHYLLA	SPIRAL ALOE	2 GAL	2'-0"	LOW / .20	8-24	FULL SUN	A	N/A	PER PLAN
	X MANGAVE 'MISSION TO MARS'	MISSION TO MARS MANGAVE	10 GAL	1'-0" - 2'-0"	LOW / .20	9-10	FULL SUN	A	N/A	PER PLAN
	AGAVE VICTORIAE-REGINAE	QUEEN VICTORIA CENTURY PLANT	5 GAL	1'-0" - 2'-0"	LOW / .20	10, 12, 13, 15, 16, 17, 21-24	FULL SUN OR PARTIAL SUN	A	N/A	PER PLAN
	ECHINOCACTUS GRISONII	GOLDEN BARREL CACTUS	10 GAL	2'-0" - 3'-0"	VERY LOW / .05	12-24	FULL SUN OR PARTIAL SUN	A	N/A	PER PLAN
	ALOE Plicatilis	FAN ALOE	15 GAL	4'-0" - 6'-0"	LOW / .20	8, 9, 12, 12-24	FULL SUN	A	N/A	PER PLAN
	KALANCHOE LUCIAE	PADDLE PLANT	15 GAL	2'-0" - 3'-0"	LOW / .20	13, 17, 21-24, H1, H2	FULL SUN OR PARTIAL SUN	A	N/A	PER PLAN
	ECHEVERIA AGAVOIDES 'LIPSTICK'	LIPSTICK ECHEVARIA	15 GAL	0'-8" - 1'-0"	LOW / .20	8, 9, 12-24	FULL SUN OR PARTIAL SUN	A	N/A	PER PLAN
TREES										
	CERCIDIUM X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	15 GAL	20'-0"	LOW / .20	8-14, 18-20	FULL SUN	A	N/A	PER PLAN

PLANTING LEGEND NOTES

1. ALL QUANTITIES TO BE VERIFIED BY LANDSCAPE SUBCONTRACTOR.

01 PLANTING LEGEND
N.T.S.

02 / CLIENT & TEAM

CLIENT /
TRIPALINK DESIGN, INC.
2905 S VERMONT AVENUE, SUITE 202
LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239-9700

STRUCTURAL ENGINEER /
EDG
10866 WIMPER COUNTRY ROAD,
LOS ANGELES, CA 91040
(213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
MEP CALIFORNIA ENGINEERING CORP
1700 MAIN ST
SUITE 980
IRVINE, CA 92614

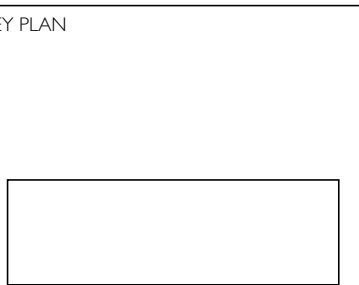
EXTERIOR BUILDING MAINTENANCE /
LFA
319 MAIN STREET
EL SEGUNDO, CALIFORNIA 90245
(213) 239-9700

SURVEYOR /
THE LAND SURVEYOR
1215 W IMPERIAL HIGHWAY, SUIT 208
BREA, CA 92821
(714) 376-7121
SAR@THELANDSURVEYOR.COM

03 / STAMP & COPYRIGHT



04 / KEY PLAN



05 / PROJECT NAME & ADDRESS

1531-1535 S. SAWTELLE BOULEVARD
LOS ANGELES, CA 90025

06 / REVISIONS

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	08/2023	ENTITLEMENTS REV 2

07 / SHEET TITLE

PLANT
PALETTE

08 / SHEET NUMBER

L092

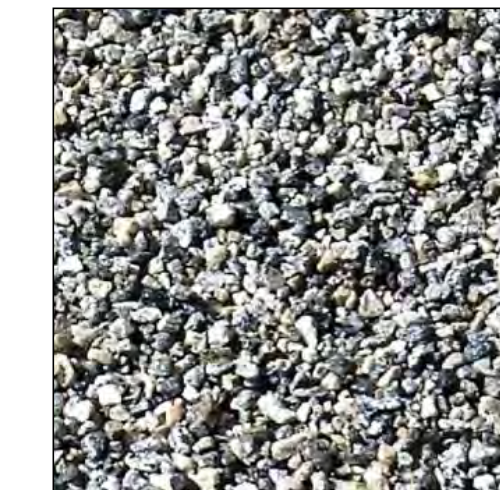
HARDSCAPE MATERIALS



POURED IN PLACE
CONCRETE PAVING



ROOFTOP PAVERS /
TILETECH 2' X 2' X 3/4\"/>



GRAVEL /
SERFLUKEDA BUILDING MATERIALS
3/8\"/>



GRAVELPAVE 2



BROWN MULCH

CACTI & TREES



GOLDEN BARREL CACTUS
ECHINOCACTUS GRISONII



AGAVE 'BLUE FLAME'
BLUE FLAME AGAVE



MISSION TO MARS MANGAVE
X MANGAVE 'MISSION TO MARS'



FAN ALOE
ALOE PLICATILIS



PADDLE PLANT
KALANCHOE LUCIAE



DESERT MUSEUM PALO VERDE
CERCIDIUM X 'DESERT MUSEUM'



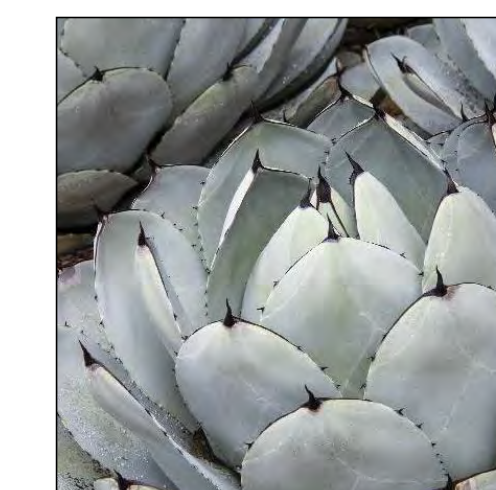
PACHYCEREUS MARGINATUS



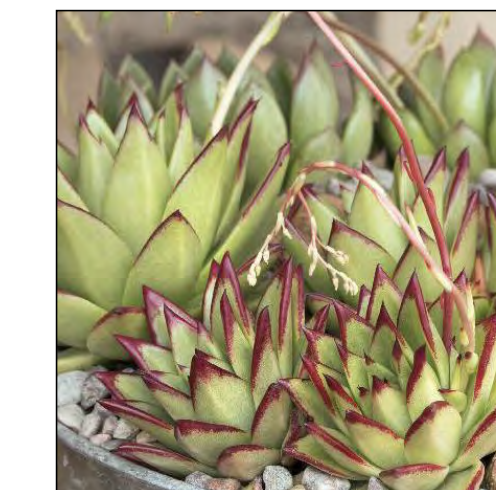
ALOE POLYPHYLLA
SPIRAL ALOE



AGAVE VICTORIAE-REGINAE



ARTICHOKE AGAVE
AGAVE PARRYI VAR. TRUNCATA



LIPSTICK ECHEVARIA
ECHEVARIA AGAVOIDES 'LIPSTICK'

CLIENT /
 TRIPLINK DESIGN, INC.
 2905 S VERMONT AVENUE, SUITE 202
 LOS ANGELES, CALIFORNIA 90007

CIVIL ENGINEER /
 LIA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239 9700

STRUCTURAL ENGINEER /
 IDG
 10866 WIMPER COUNTRY ROAD,
 LOS ANGELES, CA 91040
 (213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
 MEP CALIFORNIA ENGINEERING CORP
 1700 MAIN ST
 SUITE 980
 IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
 LIA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239 9700

SURVEYOR /
 THE LAND SURVEYOR
 1215 W. IMPERIAL HIGHWAY, SUIT 208
 BREA, CA 92821
 (714) 376-7123
 SAN@THELANDSURVEYOR.COM



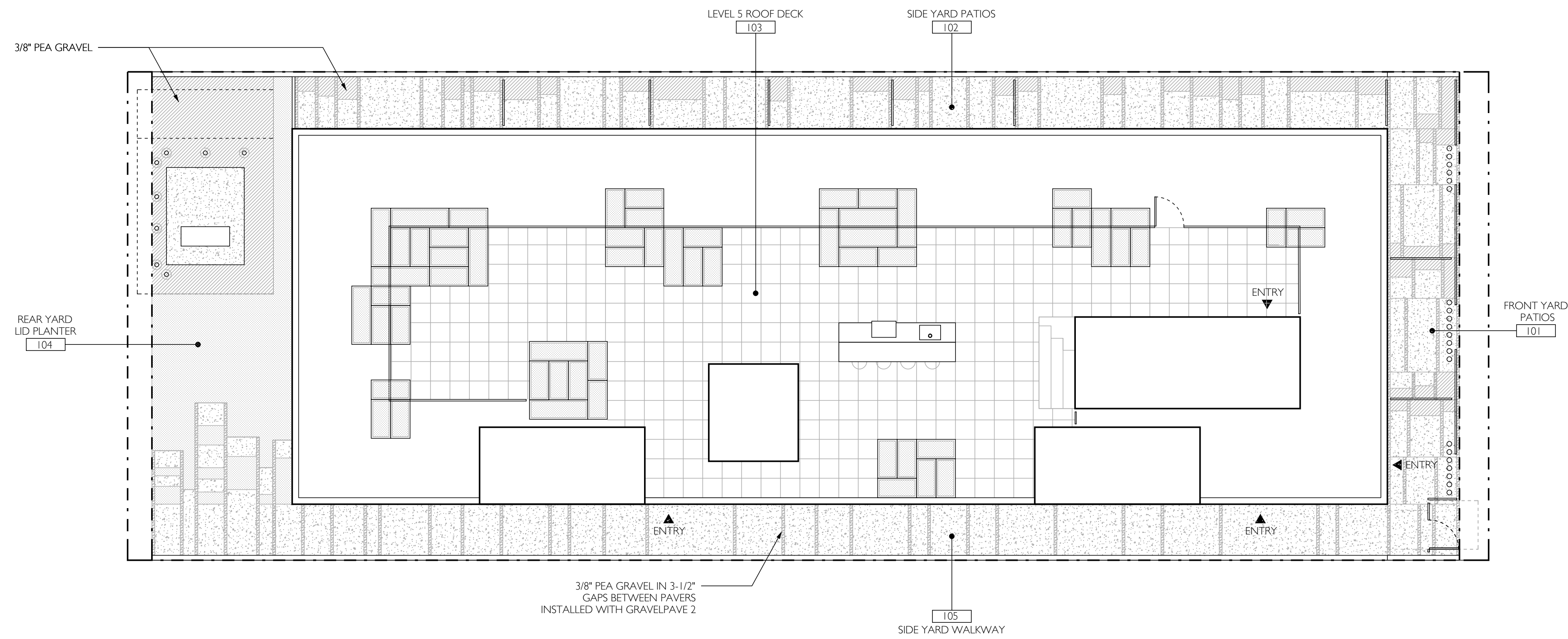
1531-1535 S. SAWTELLE BOULEVARD
 LOS ANGELES, CA 90025

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	08/2023	ENTITLEMENTS REV 2

HARDSCAPE PLAN

L101

SAWTELLE BOULEVARD



HARDSCAPE SHADING & PERMEABILITY

SYMBOL	MATERIAL	AREA
[Symbol]	UNCOLORED SMOOTH-TROWELED CONCRETE WITH EXPOSED AGGREGATE / SOLAR REFLECTANCE GREATER THAN 30	80 SF
[Symbol]	OPEN GRID OR PERMEABLE PAVING	1,723 SF
[Symbol]	GRAVEL	365 SF
[Symbol]	ACCESSIBLE GRAVEL	174 SF
[Symbol]	MULCH	516 SF
TOTAL AMOUNT OF HARDSCAPE AREAS THAT COMPLY WITH 4.106.7		100%

CLIENT /
 TRIPLINK DESIGN, INC.
 2905 S VERMONT AVENUE, SUITE 202
 LOS ANGELES, CALIFORNIA 90007

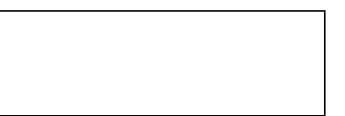
CIVIL ENGINEER /
 LIA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239-9700

STRUCTURAL ENGINEER /
 IDG
 10866 WHEMER COUNTRY ROAD,
 LOS ANGELES, CA 91040
 (213) 257-8854 OFFICE

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER /
 MEP CALIFORNIA ENGINEERING CORP
 1700 MAIN ST
 SUITE 980
 IRVINE, CA 92614

EXTERIOR BUILDING MAINTENANCE /
 LIA
 319 MAIN STREET
 EL SEGUNDO, CALIFORNIA 90245
 (213) 239-9700

SURVEYOR /
 THE LAND SURVEYOR
 1215 W. IMPERIAL HIGHWAY, SUIT 208
 BREA, CA 92821
 (714) 376-7121
 SAN@THELANDSURVEYOR.COM



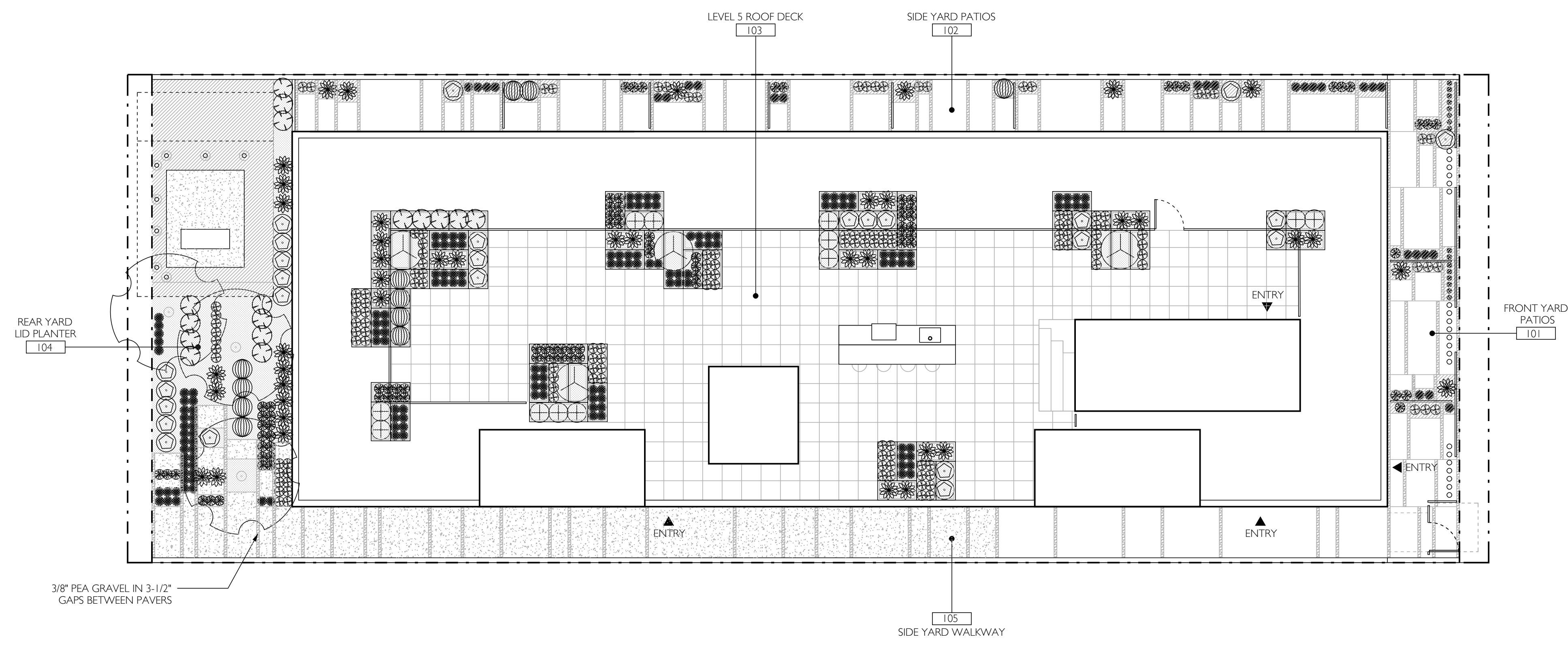
1531-1535 S. SAWTELLE BOULEVARD
 LOS ANGELES, CA 90025

NO.	DATE	DESCRIPTION
01	12/2022	ENTITLEMENTS
02	12/2022	PERMIT
03	06/2023	ENTITLEMENTS REV 1
04	08/2023	ENTITLEMENTS REV 2

PLANTING
 PLAN

L201

SAWTELLE BOULEVARD

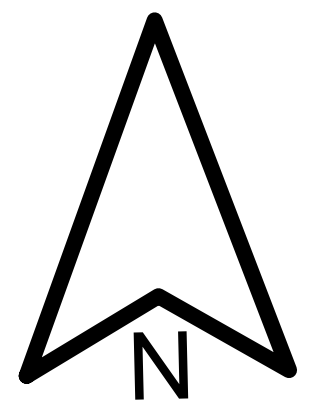


PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
SHRUBS		
☼	AGAVE PARRYI V. NEOMEXICANA X UTAHENSIS	ARTICHOKE AGAVE 'DEEP BLUE FORM'
☼	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE
☼	PACHYCERUS MARGINATUS	MEXICAN FENCE POST
☼	ALOE POLYPHYLLA	SPIRAL ALOE
☼	X MANGAVE 'MISSION TO MARS'	MISSION TO MARS MANGAVE
☼	AGAVE VICTORIAE-REGINAE	QUEEN VICTORIA CENTURY PLANT
☼	ECHINOCACTUS GRISONII	GOLDEN BARREL CACTUS
☼	ALOE PLICATILIS	FAN ALOE
☼	KALANCHOE LUCIAE	PADDLE PLANT
☼	ECHEVERIA AGAVOIDES 'LIPSTICK'	LIPSTICK ECH-EVARIA
TREES		
☼	CERCIDIUM X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE



C.D. 11
 C.T. 2673.00
 P.A. WEST L.A.
 N.C. WEST L.A. SAWTELLE



0.167 NET AC.

OFF-MENU DENSITY BONUS

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

SITE LOCATION:
 1531 S. SAWTELLE BOULEVARD
 LOS ANGELES, CA 90025

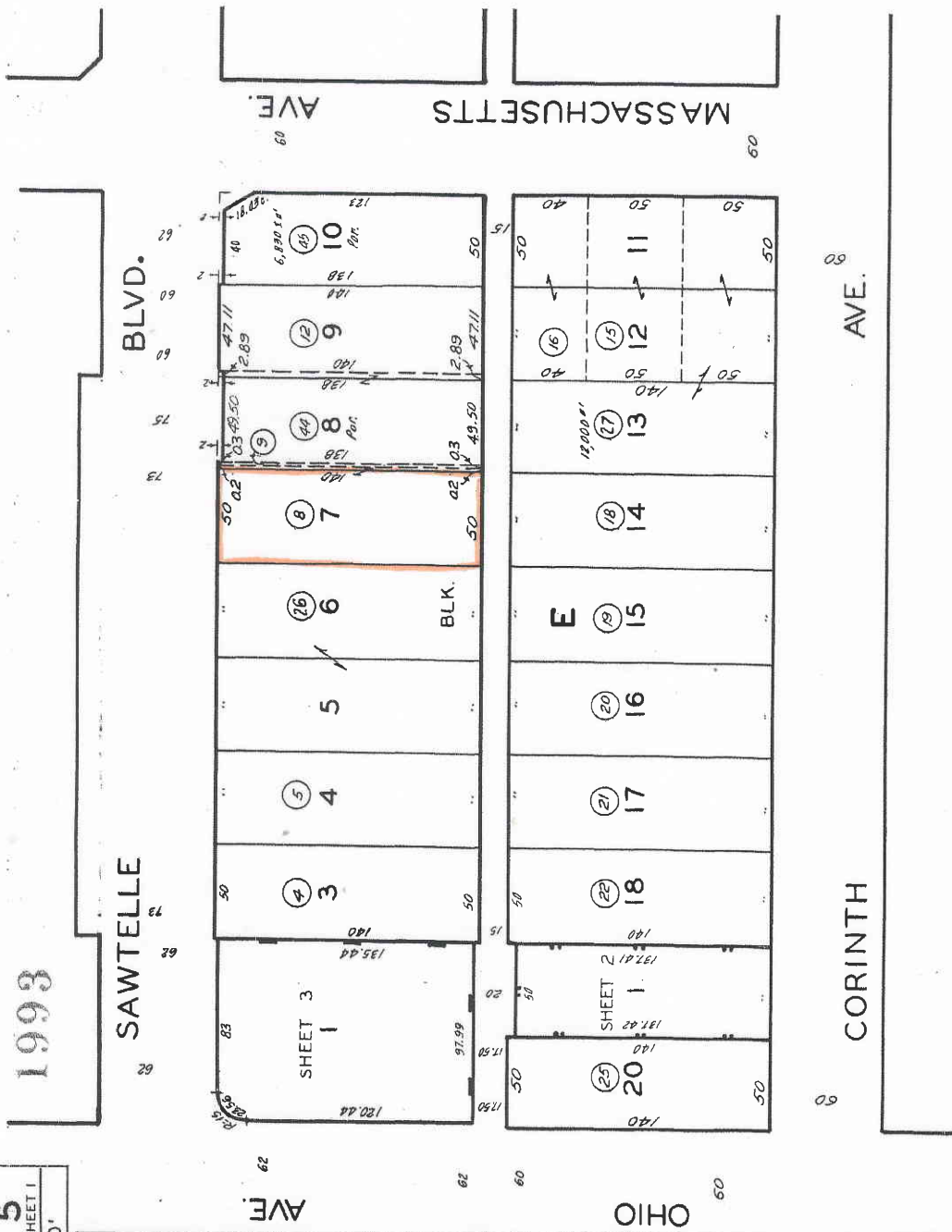
LEGAL DESCRIPTION:
 LOT 7 AND .02 FT OF LOT 8 (ARB 4),
 BARRETT VILLA TRACT, M.R. 70-32135.

CASE NO.

DATE: 06 - 07 - 2023
 SCALE: 1" = 100'
 USES: FIELD
 D.M.: 129 B 149
 T.B. PAGE: 632 GRID: A-5
 A.P.N.: 4261-005-008

2-27-65 Revised
 1-22-59
 660812
 791210605
 80048404
 88226305
 830307606
 860516508-87
 79032302016001-07
 52083106002004-07
 92120795003001-87

4261
 SHEET I
 SCALE 1" = 60'
 5



CONDOMINIUM
 TRACT NO. 34753
 M.B. 929 - 7 - 8
 CONDOMINIUM
 TRACT NO. 50349
 M.B. 1190 - 65 - 66



CODE
 67

FOR PREV. ASSMT. SEE: 1704-5

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

06/07/2023

Generalized Zoning

ZIMAS PUBLIC



Zoning: IQR3-1
General Plan: Neighborhood Commercial

Tract: BARRETT VILLA TRACT
Block: E
Lot: 7
Arb: None

Address: 1531 S SAWTELLE BLVD
APN: 4261005008
PIN #: 129B149 283



City of Los Angeles Department of City Planning

8/3/2023 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1531 S SAWTELLE BLVD
1533 S SAWTELLE BLVD
1535 S SAWTELLE BLVD

ZIP CODES

90025

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-7546-CPU
CPC-2014-1457-SP
CPC-2009-1536-CPU
CPC-2005-8252-CA
CPC-19XX-19311
CPC-1986-825-GPC
ORD-73915
ORD-186108
ORD-171492
ORD-171227
ORD-166311-SA185
ORD-163205
ORD-136483
ENV-2014-1458-EIR-SE-CE
ENV-2009-1537-EIR
ENV-2005-8253-ND

Address/Legal Information

PIN Number	129B149 283
Lot/Parcel Area (Calculated)	7,000.1 (sq ft)
Thomas Brothers Grid	PAGE 632 - GRID A5
Assessor Parcel No. (APN)	4261005008
Tract	BARRETT VILLA TRACT
Map Reference	M R 70-32/35
Block	E
Lot	7
Arb (Lot Cut Reference)	None
Map Sheet	129B149

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 #	2673.00
LADBS District Office	West Los Angeles

Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

Planning and Zoning Information

Special Notes	None
Zoning	[Q]C2-1
Zoning Information (ZI)	ZI-2441 Alquist-Priolo Earthquake Fault Zone ZI-2512 Housing Element Inventory of Sites ZI-2442 Preliminary Fault Rupture Study Area ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation
General Plan Land Use	Neighborhood Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None

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

HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
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 2
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	10
500 Ft School Zone	No
500 Ft Park Zone	Active: Felicia Mahood Multipurpose Center

Assessor Information

Assessor Parcel No. (APN)	4261005008
APN Area (Co. Public Works)*	0.167 (ac)
Use Code	1100 - Commercial - Store - One Story
Assessed Land Val.	\$100,856
Assessed Improvement Val.	\$22,585
Last Owner Change	06/14/2007
Last Sale Amount	\$0
Tax Rate Area	67
Deed Ref No. (City Clerk)	3-175
	2225967
	2225907

Building 1

Year Built	1915
Building Class	D5A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,500.0 (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: 4261005008]

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

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

Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
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)	Within Fault Zone
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000
Alquist-Priolo Fault Zone	Yes
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 4261005008]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.13 Units, Lower
Housing Use within Prior 5 Years	No

Public Safety

Police Information	
Bureau	West
Division / Station	West Los Angeles
Reporting District	853
Fire Information	
Bureau	West
Battalion	9

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

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-2009-1536-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	<p>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.</p> <p>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.</p>
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:	CPC-19XX-19311
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1986-825-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	
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-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-73915

ORD-186108

ORD-171492

ORD-171227

ORD-166311-SA185

ORD-163205

ORD-136483



Address: 1531 S SAWTELLE BLVD

APN: 4261005008

PIN #: 129B149 283

Tract: BARRETT VILLA TRACT

Block: E

Lot: 7

Arb: None









Zoning: [Q]C2-1

General Plan: Neighborhood Commercial



LEGEND

GENERALIZED ZONING

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


GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





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

COMMERCIAL






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

FRAMEWORK

COMMERCIAL

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






INDUSTRIAL

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




PARKING

-  Parking Buffer





PORT OF LOS ANGELES

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



LOS ANGELES INTERNATIONAL AIRPORT

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

OPEN SPACE / PUBLIC FACILITIES
































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

INDUSTRIAL






-  Limited Industrial
-  Light Industrial

CIRCULATION





































STREET

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

FREEWAYS

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


























MISC. LINES

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





POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

COASTAL ZONE



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

TRANSIT ORIENTED COMMUNITIES (TOC)






























 Tier 1	 Tier 3
 Tier 2	 Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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

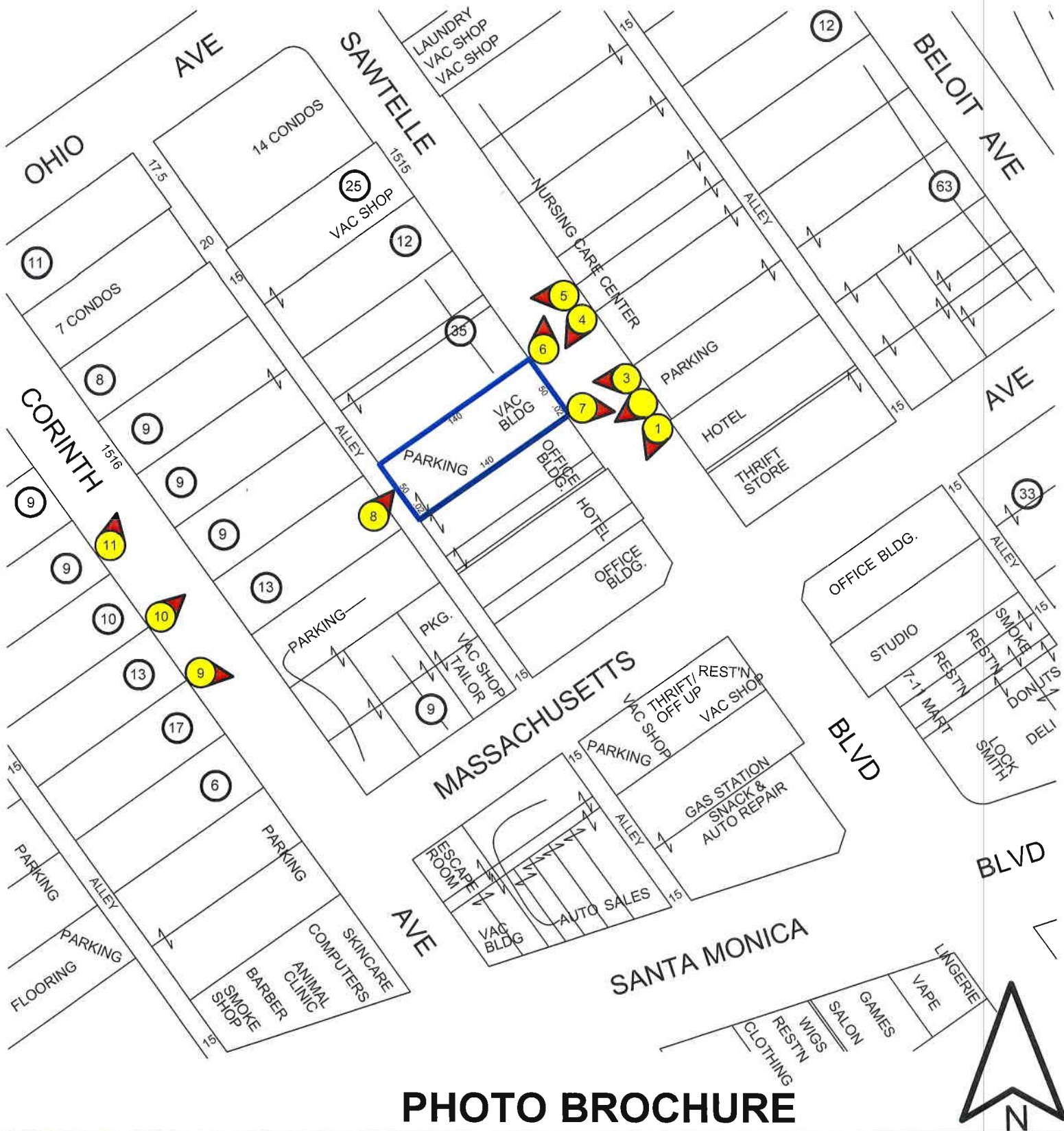


PHOTO BROCHURE

RADIUS MAPS ETC

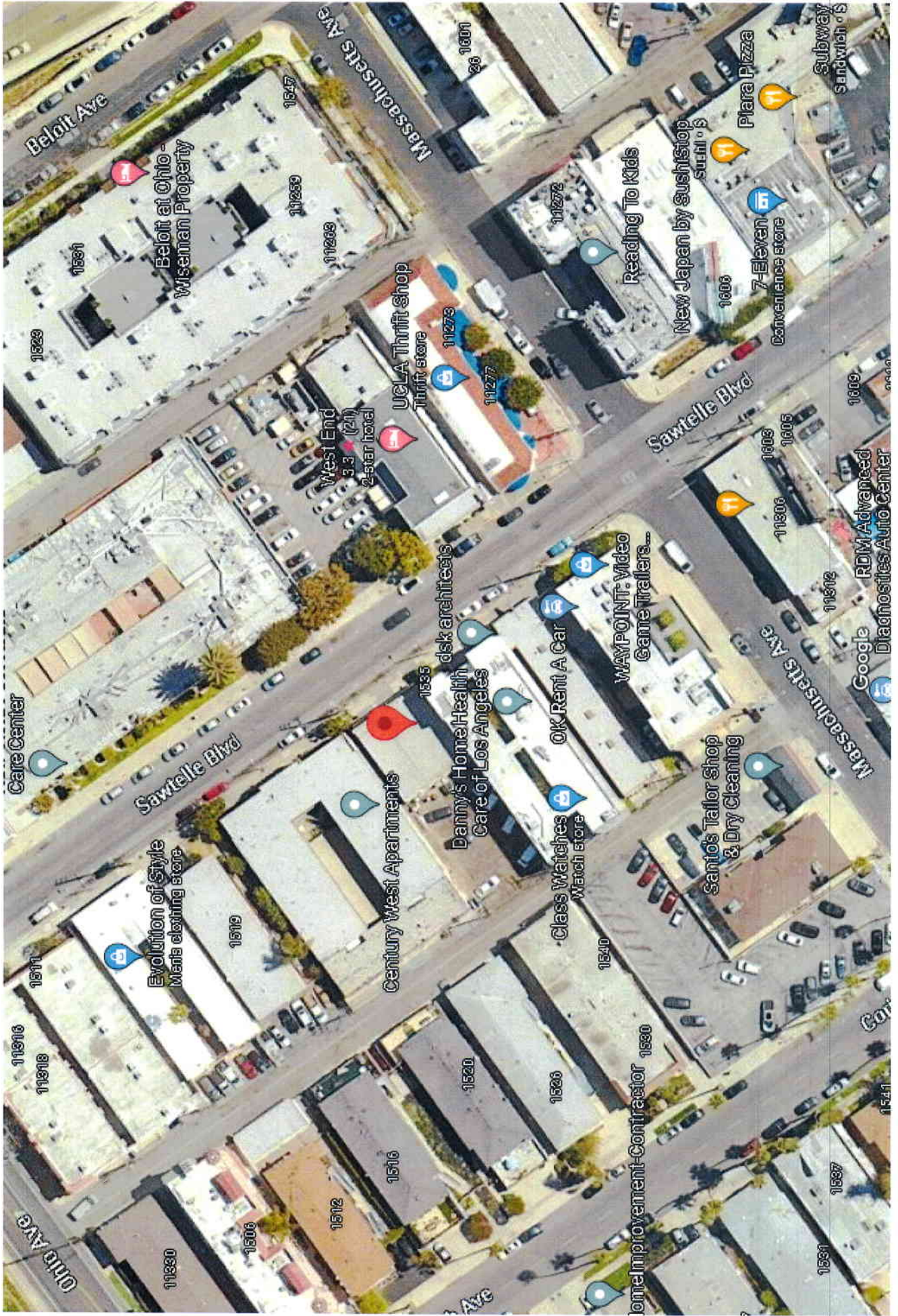
3544 PORTOLA AVENUE
 LOS ANGELES CA 90032
 OFF/FAX (323) 221-4555
 RADIUSMAPSETC@YAHOO.COM

SITE LOCATION:

1531 S. SAWTELLE BOULEVARD
 LOS ANGELES, CA 90025

CASE NO.

DATE: 06 - 07 - 2023
 SCALE: 1" = 100'
 D.M.: 129 B 149
 T.B. PAGE: 632 GRID: A-5
 A.P.N.: 4261-005-008



1.



2.



3.



4.



5.



6.



7.



8.



9.



10



11.



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

Department of City Planning, Development Services Center

For locations and hours:

<https://planning.lacity.org/contact/locations-hours>

THIS SECTION TO BE COMPLETED BY LADBS PLAN CHECK STAFF ONLY

LADBS Plan Check Staff Name and Title NILOOFAR MEHRAIN	LADBS Plan Check Staff Signature¹ <i>Niloofer Mehraïn</i>
Plan Check Application No.² 22010-20K-06482	Date JULY 6, 2023
Notes	<input type="checkbox"/> ED 1 Eligible

¹ LADBS Plan Check staff will sign the Preliminary Zoning Assessment Form once the Zoning Plan Check verifications are complete.

² This completed form shall be accompanied by plans signed by a DBS Plan Check staff following the completion of a Zoning Plan Check.

THIS SECTION TO BE COMPLETED BY THE APPLICANT³

PROJECT INFORMATION

I. PROJECT LOCATION, ZONING & LAND USE JURISDICTION

Project Address: 1531-1535 S. Sawtelle Blvd., Los Angeles, CA 90025

Project Name (if applicable): _____

Assessor Parcel Number(s): 4261-005-008

Legal Description (Lot, Block, Tract): Lot 7 & Lot FR 8, Arb 4, Block E, Barrett Villa Tract

Community Plan: West Los Angeles **Number of Parcels:** 2 **Site Area:** 7,029 sq. ft.

Current Zone(s) & Height District(s): [Q]C2-1 **Land Use Designation:** Neigh. Com.

- | | |
|--|--|
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ED 1 Eligible⁴ | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Site Contains Historical Features |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Alley in Rear | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Downtown Design Guide Area |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Coastal Zone | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Special Grading Area (BOE) Area |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Hillside Area (Zoning) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Very High Fire Hazard Severity Zone |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Enterprise Zone | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Greater Downtown Housing Incentive Area |

Specific Plan: _____

Historic Preservation Overlay Zone (HPOZ): _____

Design Review Board (DRB): _____

Redevelopment Project Area: _____

Overlay Zone (CPIO/CDO/POD/NSO/RIO/CUGU/etc.): _____

Q Condition/ D Limitation/ T Classification (Ordinance No. and Subarea): Ord 166331-SA185

Description of Condition: 45' height limit and C1 uses.

Legal (Lot Cut Date) _____

Related City Planning Cases _____

³ All fields in this form must be completed. If an item is not applicable, write N/A.
⁴ 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) _____

Affidavits _____

Easements _____

TOC Tier⁵ (if applicable to project) _____

II. PROJECT DESCRIPTION

Project Description/Proposed Use Demolition of the existing commercial structure and construction of a new 15,927 sf., five-story, 56' apartment building with nine dwelling units, including one 4BR unit, five 5BR units, and three 6BR units, with one ELI unit, and 1,575 sf. of open space.

No. of Stories: 5 **No. of Dwelling Units:** 9 **Floor Area (Zoning):** 15,927 sf.

Present Use/No. of Units: 2,500 sf. retail building, c. 1915.

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,25

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: Off-Menu DB Incentives & Waivers for height, FAR, parking & yards.

Authorizing Code Section: _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached YES NO

⁵ Must be verified by the City Planning Affordable Housing Services Section. A Tier Verification for projects using the TOC guidelines is required to initiate a Preliminary Zoning Assessment with LADBS. Contact Planning.PriorityHousing@lacity.org.

IV. APPLICANT INFORMATION⁶

Name: 1531 Sawtelle LLC

Phone: (213) 479-7521

Email: gary@alchemyplanning.com

V. REPRESENTATIVE INFORMATION

Name: Gary Benjamin, Alchemy Planning + Land Use

Phone: (213) 479-7521

Email: gary@alchemyplanning.com

⁶ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing a case on behalf of a client (i.e. usually not the agent/representative).

**VI. PRELIMINARY ZONING ASSESSMENT SUMMARY
THIS SECTION TO BE COMPLETED BY LADBS PLAN CHECK STAFF⁷**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable LAMC Section No. ⁸	Comments and Additional Information
1	Use	APARTMENT		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input type="checkbox"/> Conditional Use (LAMC Section 12.24) for _____
2	Height	56FT	45FT	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A		<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))

⁷ LADBS Plan Check staff will sign Section IV of the Preliminary Zoning Assessment (PZA) form and provide signed architectural plans once the Zoning Plan Check verifications are complete.

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

JTM (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ⁹	Comments and Additional Information
3	No. of Stories	5	NO LIMIT	<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)	3.25:1 (15,972SF)	1.5:1 7,383SF	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A		

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

NMM (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹⁰	Comments and Additional Information
5	RFAR (Residential Floor Area Ratio)			<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
6	Density	9	8	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A		Density Ratio: <input type="checkbox"/> Site Plan Review (16.05) / Major Project CUP (12.24 U.14)

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

NM (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹¹	Comments and Additional Information
7	Setback (Front)	7FT	7FT	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Lot Line Location (Street Name): Lot Line Location (Street Name):
8	Setback (Side)	5FT	8FT	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Offset/plane break met: <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

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

NM (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹²	Comments and Additional Information
9	Setback (Rear)	18FT	18FT	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
10	Building Line	7FT	7FT	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	Ordinance No.:	

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

JM (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹³	Comments and Additional Information
11	Parking (automobile)	Residential: 0 Non-Residential: N/A	Residential: 9 Non-Residential: N/A	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Section 12.21 A.4 (if code prevails)	Design standards met(12.21 A5): <input 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
12	Bicycle Parking (residential)	Long-term: 0 Short-term: 0	Long-term: 9 Short-term: 2	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input 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

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

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹⁴	Comments and Additional Information
13	Bicycle Parking (non-residential)	Long-term: Short-term:	Long-term: Short-term:	<input 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 type="checkbox"/> YES <input type="checkbox"/> NO Design standards met: <input type="checkbox"/> YES <input type="checkbox"/> NO
14	Open Space	Total (sq. ft.): 1575SF Common (sq. ft.): 1575SF Private (sq. ft.):	Total: 1575SF Common: 1575SF Private:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Section 12.21 G (if code prevails)	Units/Habitable Room <3: 0 =3: 0 >3: 9 Dimensions met: <input type="checkbox"/> YES <input type="checkbox"/> NO

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

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

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

JMM (LADBS Staff Initials)

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

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

JM (LADBS Staff Initials)

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

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

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

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

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹⁹	Comments and Additional Information
23	Trash & Recycling			<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
24	Landscape	Conformance determined by Los Angeles City Planning				

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

JM (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ²⁰	Comments and Additional Information
25	Private Street	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
	Other (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 type="checkbox"/> NO

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

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

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

JMM (LADBS Staff Initials)



Revised By Isaiah Ross, Los Angeles City Planning
on 1/10/25.

AFFORDABLE HOUSING REFERRAL FORM

This form is to serve as a referral to the Los Angeles City Planning's Development Services Center (DSC) for Affordable Housing case filing purposes (in addition to the required City Planning Application and any other necessary documentation); and to the City of Los Angeles Housing Department (LAHD), Department of Building and Safety (LADBS), or other City agency for project status and entitlement need purposes. All Applicants are required to provide a complete set of architectural plans at the time that this form is submitted for review. Any application submitted that is missing any required materials will be considered incomplete and will not be reviewed until all materials are submitted.

This form shall be completed by the Applicant and reviewed and signed by City Planning DSC Affordable Housing Services Section (AHSS) Staff prior to filing an application for an entitlement, administrative review, or building permit. Any modifications to the content(s) of this form after its authorization by AHSS Staff is prohibited. City Planning reserves the right to require an updated Referral Form for the project if more than 180 days have transpired since the referral date, or as necessary, to reflect project modifications, policy changes, bus route changes, bus schedule changes, and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

Note: This Referral Form does not constitute a City Planning application. See the Forms webpage for City Planning Application ([CP-7771.1](#)) and the City Planning Application Filing Instructions ([CP-7810](#)). If the project is located within a Specific Plan or Overlay Zone, check with the assigned planner prior to preparing these plans, as some have additional or different requirements. An [Assignment List](#) can be found on the City Planning website at <http://planning.lacity.org> under the "About" tab, under "Staff Directory."

THIS SECTION TO BE COMPLETED BY AHSS STAFF ONLY

Planning Staff Name & Title: Aida Karapetian/ Planning Assistant

Planning Staff Signature: _____

Referral Date: 07/19/2023

Expiration Date: 01/15/2024

Case Number: PAR- 2023-3785-AHRF

TRANSPORTATION QUALIFIERS (if applicable)

Major Transit Stop Paratransit / Fixed Bus Route Very Low Vehicle Travel Areas

Other: _____

Location of Transit: _____

City Planning Case Referral



Project Information

LA Sanitation Case Referral #: 1178

Date: 8/1/2023

<p>Site Information</p> <p>Project Address: <u>1531 S. Sawtelle Blvd</u></p> <p>APN: <u>4261005008</u></p> <p>Type of Project: <input checked="" type="checkbox"/> New / <input type="checkbox"/> Redevelopment</p> <p>• <input checked="" type="checkbox"/> Res <input type="checkbox"/> Comm <input type="checkbox"/> Indus. <input type="checkbox"/> Mixed Use</p> <p>• Other: _____</p> <p>Hillside Grading: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N ESA: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N</p> <p>Liquefaction: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</p> <p>Percolation test done: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N</p>	<p>Applicant Information</p> <p>Name: <u>Gary Benjamin</u></p> <p>Email: <u>gary@alchemyplanning.com</u></p> <p>Phone: <u>(213) 479-7521</u></p> <p>Address: <u>1110 N. Virgil Ave., #187</u></p> <p><u>Los Angeles, 90029</u></p>
<p>Project Information</p> <p>Total site area (Ac): <u>0.155</u> Design Storm (85th Percentile): <u>1.15</u></p> <p>Approx Impervious area (Ac): <u>0.011</u> Approx Pervious Area (Ac): <u>0.144</u></p>	
<p>Note:</p> <p>The information on this City Planning Case Referral Form is only a “preliminary review” by LA Sanitation. It informs the applicant of the stormwater requirements that will need to be implemented on the project in order to satisfy Low Impact Development (LID) requirements.</p>	
<p>Possible BMP (Subject to Soils testing and Site conditions)</p> <p>Infiltration: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Capture & Use: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</p> <p>Bio-Filtration: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</p>	<p>Sanitation Plan Checker</p> <p>Reviewer: <u>S. Garcia</u></p> <p>Date Reviewed: <u>8/1/2023</u></p>
<p>Comment(s):</p> <p>Site is in a liquefaction area therefore infiltration is infeasible. Provide City of LA LID Handbook Appendix F calculation for Capture and Use. If infeasible provide biofiltration BMP per the requirements of the LID Handbook.</p>	

Qualifier #1: _____

Service Interval #1: _____ Service Interval #2: _____

Qualifier #2: _____

Service Interval #1: _____ Service Interval #2: _____

Service Intervals are calculated by dividing 420 (the total number of minutes during the peak hours of 6 am to 9 am and 3 pm to 7 pm by the number of eligible trips.

Notes:

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Applicant Requesting:

100% Affordable per AB 2345¹

SB 35

ED 1

Measure JJJ

AB 2097

AB 2162

AB 2334

Other: _____

APPLICANT INFORMATION

Applicant Name: Gary Benjamin, Alchemy Planning + Land Use

Phone Number: (213) 479-7521

Email: gary@alchemyplanning.com

I. PROPOSED PROJECT

1. PROJECT LOCATION/ZONING

Project Address(es): 1531-1535 S. Sawtelle Blvd., Los Angeles, CA 90025

Assessor Parcel Number(s): 4261-005-008

¹ AB 1763 incentives were amended by AB 2345 (2020) per Government Code Section 65915(b)(1)(G).

Community Plan: West Los Angeles

Existing Zone: [Q]C2-1

Land Use Designation: Neighborhood Commercial

Number of Parcels: 2

Project Site Area (sf): 7,029 sf.

ED 1 Eligible²

Specific Plan

DRB/CDO

HPOZ

Enterprise Zone

Redevelopment Project Area

If applicable, specify Specific Plan/Overlay: _____

Q Condition/D Limitation (Ordinance No. and provide a copy): Ord. 166,331-SA185

Other Pertinent Zoning Information (specify): _____

2. DETAILED DESCRIPTION OF PROPOSED PROJECT

Demolition of the existing commercial structure and construction of a new 15,972 sf., five-story, 56' apartment building with nine dwelling units, including one 4BR unit, five 5BR units, and three 6BR units, with one VLI unit, and 1,575 sf. of open space.

3. DETAILED DESCRIPTION OF EXISTING SITE AND DEVELOPMENT

7,029 sf. lot with a 2,500 sf. retail building, c. 1915.

² 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.

Existing Uses Dwelling Unit (DU) Square Footage (SF)	Existing No. of DUs or Non-Residential SF	Existing No. of DUs or Non-Residential SF to be Demolished	Proposed ³ No. of DUs or Non-Residential SF
Guestrooms	0	0	0
Studio	0	0	0
One Bedroom	0	0	0
Two Bedrooms	0	0	0
Three Bedrooms	0	0	0
4+ Bedrooms	0	0	9
Non-Residential SF	2,500 sf.	2,500 sf.	0 sf.
Other	0	0	0

4. APPLICATION TYPE

Density Bonus with **On-Menu Incentives** (specify):

- 1) _____
- 2) _____
- 3) _____
- 4) _____

Density Bonus with **Off-Menu Incentives** (specify):

- 1) ~~Reduce required parking from 18 spaces to 0 spaces.~~
- 2) ~~Increase FAR from 1.5 to 3.25.~~

Reduction in the north side yard setback to allow 5 feet in lieu of the required 8 foot setback.

Reduction in the south side yard setback to allow 5 feet in lieu of the required 8 foot setback.

Per AB 2556, replacement units shall be equivalent to the number of units and number of bedrooms of the existing development.

Density Bonus with **Waivers of Development Standards** (specify):

1) 11' height increase from 45' to 56'.

2) ~~North side yard reduction from 8' to 5'.~~

3) ~~South side yard reduction from 8' to 5'.~~

4) Increase in the Floor Area Ratio (FAR) to 3.25:1 in lieu of 1.5:1

Greater Downtown Housing Incentive Area per LAMC Section 12.22 A.29

Affordable Housing per LAMC Section 11.5.11 (Measure JJJ)

Public Benefit Project per LAMC Section 14.00 A.2

General Plan Amendment per LAMC Section 11.5.6

Request: _____

Zone/Height District Change per LAMC Section 12.32

Request: _____

Conditional Use per LAMC Section 12.24 U.26

Specific Plan Project Permit Compliance per LAMC Section 11.5.7 C

Community Design Overlay per LAMC Section 13.08

Coastal Development Permit per LAMC Section 12.20.2 or 12.20.2.1

Tract or Parcel Map per LAMC Section 17.00 or 17.50

Other (specify): _____

5. ENVIRONMENTAL REVIEW

Project is Exempt⁴

Not Yet Filed

Filed (Case No.): _____

⁴ Project may be exempt from CEQA review if it qualifies for a CEQA Exemption or is a Ministerial Project (aka, "By Right").

6. HOUSING DEVELOPMENT PROJECT TYPE

CHECK ALL THAT APPLY:

- For Rent For Sale Mixed-Use Project Residential Hotel
 Extremely Low Income Very Low Income Low Income Moderate Income
 Market Rate Supportive Housing Senior
 Shared Housing Building per AB 682
 Special Needs (describe): _____
 Other Category (describe): _____

7. DENSITY CALCULATION

A. Base Density: Maximum density allowable per zoning⁵

Lot size (including any ½ of alleys) ⁶	<u>7,029</u>	SF (a)
Density allowed by Zone	<u>800</u>	SF of lot area per DU (b)
Density allowed by General Plan	<u>400</u>	
No. of DUs allowed by right (per LAMC)	<u>8</u>	DUs (c) [c = a/b, round down to whole number]
No. of Guestrooms allowed per AB 682	<u>0</u>	
Base Density	<u>9</u>	DUs (d) [d = a/b, round up to whole number]

B. Maximum Allowable Density Bonus^{7, 8} 13 DUs (e) [e = dx1.35, round up to whole number]

- AB 2345 - Unlimited Density

⁵ As defined by Government Code Section 65915(o)(7), which states that “maximum allowable residential density” or “base density” means the maximum number of units allowed under the zoning ordinance, specific plan, or land use element of the general plan, or, if a range of density is permitted applicable to the project. If the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan or specific plan, the greater shall prevail.

⁶ If there is a related subdivision case, the lot area shall be calculated based on the site area after a dedication of land has been provided.

⁷ Per AB 2345, 100% affordable housing developments may request an 80% density increase or unlimited density if the project site is within 0.5 miles of a Major Transit Stop or in a Very Low Vehicle Travel Area (see ZIMAS). In addition, a property located in the Hollywood Redevelopment Plan Area is eligible for a 50% density bonus pursuant to Government Code Section 65915(f), as described in the November 2, 2022 AB 2345 Memo.

⁸ Per AB 2334, a Very Low Vehicle Travel Area are defined by Government Code Section 65915(o)(4), as an urbanized area “where the existing residential development generates vehicle miles traveled (VMT) per capita that is below 85 percent of either regional vehicle miles traveled per capita or city vehicle miles traveled per capita.

C. Proposed Project: Please indicate total number of DUs requested and break down by levels of affordability set by each category (California Department of Housing and Community Development [HCD] or United States Department of Housing and Urban Development [HUD]). For information on HCD and HUD levels of affordability please contact LAHD at <https://housing.lacity.org/partners/land-use-rent-income-schedules>.

	Total	HCD (State)	HUD (TCAC)
Market Rate	8	N/A	N/A
Managers Unit(s) — Market Rate ⁹	0	N/A	N/A
Extremely Low Income (ELI)			
Very Low Income (VLI)	1	1	
Low Income (LI)			
Moderate Income			
Permanent Supportive Housing — ELI			
Permanent Supportive Housing — VLI			
Permanent Supportive Housing — LI			
Seniors — Market Rate		N/A	N/A
No. of Guestrooms allowed per AB 682			
Other _____			
Other _____			
Other _____			
Other _____			
TOTAL No. of DUs Proposed	9	(f)	
TOTAL No. of Affordable Housing DUs	1	(g)	
No. of Density Bonus DUs	1	(h) [If f>c, then h=f-c; if f<c, then h= 0]	
Percent of Density Bonus Requested	0%	(i) {i = 100 x [(f/d) – 1]} (round down)	
Percent of Affordable Set Aside	11%	(j) [g/d, round down to a whole number]	

⁹ Properties proposing 16 units or more need to provide a manager’s unit per 25 CCR § 42.

8. SITE PLAN REVIEW CALCULATION

An application for Site Plan Review (SPR) may be required for projects that meet any of the SPR thresholds as outlined in LAMC Section 16.05 C, unless otherwise exempted per LAMC Section 16.05 D. For Density Bonus projects involving bonus units, please use the formula provided below to determine if the project meets the SPR threshold for unit count. If the project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05 D, please confirm the exemption with City Planning's DSC AHSS.

8 units allowed by right (permitted by LAMC) – 0 existing units = 8 units

YES, SPR is required.

Proposed by-right units minus existing units is equal to or greater than 50¹⁰

NO, SPR is not required.

Base Density units minus existing units is less than 50

Exempt.

Specify reason: _____

II. DENSITY BONUS (LAMC SECTION 12.22 A.25, ORDINANCE NO. 179,681)

9. PARKING OPTIONS

CHECK ALL THAT APPLY:

Automobile Parking Reductions via Bicycle Parking for Residential Uses¹¹. Choose only one of the options, if applicable:

10%

15% (*Only for residential projects or buildings located within 1,500 feet of a Major Transit Stop*)

30% (*If selecting the 30% parking reduction, the project will be ineligible for any of the Parking Options listed below*)

If selecting the 30% parking reduction, provide the following information:

Required Parking per LAMC: _____

Required Parking after the 30% reduction: _____

¹⁰ Site Plan Review may also be required if other characteristics of the project exceeds the thresholds listed in LAMC Section 16.05.

¹¹ Any project utilizing Parking Option 3 may not further reduce automobile parking via bicycle parking.

Automobile Parking for Residential Uses (choose only one of the following options):

Note: Any fractional numbers are rounded up.

Parking Option 1. Based on # of bedrooms, inclusive of Handicapped and Guest parking.

	# of DUs	Spaces/DU	Parking Required	Parking Provided
0-1 Bedroom		1		
2-3 Bedrooms		1.5		
4 or more Bedrooms		2.5		
Stalls Reduced via Bike Parking				Subtract:
TOTALS				

Parking Option 2. Reduced only for Restricted Affordable Units and up to 40% of required parking for Restricted Affordable Units may be compact stalls.

	# of DUs	Spaces/DU	Parking Required	Parking Provided
Market Rate (Including Senior Market Rate)		Per Code		
Restricted Affordable		1		
VLI/LI Senior or Disabled		0.5		
Restricted Affordable in Residential Hotel		2.5		
Stalls Reduced via Bike Parking				Subtract:
TOTALS				

Parking Option 3 [AB 2345 (2020)]. Applies to two types of projects:

- 100% affordable housing developments consisting solely of affordable units, exclusive of a manager’s unit(s), with an affordable housing cost to lower income families; or
- Mixed-income developments consisting of 11% VLI or 20% LI units.

100% Affordable Housing Developments.¹² There is no minimum parking requirement for any of the following 100% affordable housing developments described below. Check all that apply:

- A housing development located within 0.5 miles of a Major Transit Stop.

¹² As defined by Government Code Section 65915(b)(1)(G)

- A housing development for individuals who are 55 years of age or older with either paratransit service or unobstructed access, within 0.5 miles to a fixed bus route that operates at least eight times per day.¹³
- Special Needs Housing Development**, as defined in Section 51312 of the Health and Safety Code (H&SC), with either paratransit service or unobstructed access, within 0.5 miles to a fixed bus route that operates at least eight times per day.
- Supportive Housing Development**
- Mixed-Income Developments** consisting of 11% VLI or 20% LI units.

	Spaces/Unit	Parking Required	Parking Provided
Located within 0.5 miles of Major Transit Stop with unobstructed access to project	0.5		

Major Transit Stop is defined as a site containing an existing rail or bus rapid 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.

Bus Rapid Transit is defined as public mass transit service provided by a public agency or by a public-private partnership that includes all of the following features:

- 1) Full-time dedicated bus lanes or operation in a separate right-of-way dedicated for public transportation with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods
- 2) Transit signal priority
- 3) All-door boarding
- 4) Fare collection system that promotes efficiency
- 5) Defined stations

- Parking Option 4 [AB 2097 2022]**. No minimum automobile parking requirement on any residential, commercial, or other development project that is within one-half mile of a Major Transit Stop.¹⁴

¹³ AB 2334 aligned the resident age requirement from 62 years of age to 55 years of age for 100 percent affordable housing developments seeking a parking waiver under Section 65915(p)(3)(B).

¹⁴ Parking reductions do not apply to a hotel, motel, bed and breakfast inn or other transient lodging except where a portion of a housing development project is designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code. Moreover, reductions do not apply to an event center or commercial parking in a contractual agreement executed before January 1, 2023.

10. INCENTIVES

A. Qualification for Incentives

Below is the minimum Required Restricted Affordable Housing Units, calculated as a percentage of the base density allowed on the date of the application.

Incentives	% Very Low Income	% Low Income	% Moderate Income
One	<input type="checkbox"/> 5% to <10%	<input type="checkbox"/> 10% to <20%	<input type="checkbox"/> 10% to <20%
Two	<input checked="" type="checkbox"/> 10% to <15%	<input type="checkbox"/> 20% to <30%	<input type="checkbox"/> 20% to <30%
Three	<input type="checkbox"/> 15% or greater	<input type="checkbox"/> 30% or greater	<input type="checkbox"/> 30% or greater

Note: To utilize AB 682, at least 10% Low or 5% Very Low Income of the base units shall be provided.

- 100% Affordable Housing Developments may request up to four (4) incentives and one (1) Waiver of Development Standard.** Check this box if this applies to the project.

B. Project Zoning Compliance & Incentives (Only for projects requesting a Density Bonus with Incentives/Waivers)

	Permitted w/o Incentives	Proposed per Incentives	On-Menu	Off-Menu	Waivers
<input checked="" type="checkbox"/> Yard/Setback (each yard counts as one incentive)					
<input type="checkbox"/> Front (1)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Front (2)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Side (1)	8'	5'	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Side (2)	8'	5'	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Rear	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Lot Coverage	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Lot Width	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Floor Area Ratio ¹⁵	1.5	3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Overall Height/Stories ¹⁶	45'	56'	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Transitional Height(s)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Open Space	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Density Calculation	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Averaging (all count as one incentive — check all that are needed)					
<input type="checkbox"/> FAR	<input type="checkbox"/> Density	<input type="checkbox"/> Parking	<input type="checkbox"/> Open Space	<input type="checkbox"/> Vehicular Access	

¹⁵ See LAMC Section 12.22 A.25(f)(4) for additional requirements.

¹⁶ See LAMC Section 12.22 A.25(f)(5) for additional requirements.

Other Off-Menu Incentives (specify): Parking reduction from 18 spaces to 0 spaces.

Waiver of Development Standards (specify): _____

100% Affordable Housing Development shall receive a height increase of three additional stories up to 33 additional feet. Check the box if this applies to your project.

TOTAL No. of Incentives Requested: On-Menu _____ Off-Menu 2

TOTAL No. of Waivers Requested: ~~3~~ 2 Waivers of Development Standards

11. COVENANT

All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the LAHD's Occupancy Monitoring Unit **before** a building permit can be issued. For more information, please contact the LAHD at lahd-landuse@lacity.org.

III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (LAMC SEC. 12.22 A.29, ORDINANCE NO. 179,076)

12. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)

A. Eligibility for Floor Area Bonus

NOTE: The affordability levels required are set by the HUD/TCAC. For information on HCD and HUD levels of affordability please contact the LAHD at lahd-landuse@lacity.org.

- 5% of the total number of DUs provided for VLI households; and
- One of the following shall be provided:
 - 10% of the total number of DUs for LI households; or
 - 15% of the total number of DUs for Moderate Income households; or
 - 20% of the total number of DUs for Workforce Income households, and
- Any DU or Guestroom occupied by a household earning less than 50% of the Area Median Income (AMI) that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan area in which it is located

B. INCENTIVES

NOTE: Must meet all three (3) eligibility requirements from 12.A above and provide a Covenant & Agreement (See #11).

CHECK ALL THAT APPLY:

- A 35% increase in total floor area
- Open Space requirement pursuant to LAMC Section 12.21 G reduced by one-half, provided that a fee equivalent to amount of the relevant park fee, pursuant to LAMC Section 19.17, shall be paid for all dwelling units. See LAMC Section 12.29 A.29(c) for exceptions
- No parking required for units for households earning less than 50% AMI
- No more than one parking space required for each dwelling unit

C. Additional Incentives to Produce Housing in the GDHIA

- No yard requirements except as required by the Urban Design Standards and Guidelines
- Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)
- Maximum number of dwelling units or guestrooms permitted shall not be limited by the lot area provisions, as long as the total floor area utilized by guestrooms does not exceed the total floor area utilized by dwelling units
- No prescribed percentage of the required open space that must be provided as either common open space or private open space

IV. MEASURE JJJ¹⁷ (LAMC Sec. 11.5.11, Ordinance No. 184, 745)

13. AFFORDABLE REQUIREMENTS

A certain percentage of affordable units is required based on the total number of units in the project.

Fill out either A or B below:

A. Rental Projects

- No less than the affordability percentage corresponding to the level of density increase requested or allowed:
 - _____ % VLI **OR** _____ % LI
- For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35%:
 - 5% ELI **AND** 6% VLI **OR** 15% LI
 - For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35%:
 - 5% ELI **AND** 11% VLI **OR** 20% LI

¹⁷ All fractional amounts in Sections 13 and 14 shall be rounded up to the next whole number.

Required Number of Affordable Units

ELI _____ VLI _____ LI _____

B. For Sale Projects

- No less than the affordability percentage corresponding to the level of density increase requested or allowed:
 - _____% VLI **OR** _____% LI **OR** _____% Moderate Income
- For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35% or allows a residential use where not previously allowed:
 - 11% VLI **OR** 20% LI **OR** 40% Moderate Income

Required Number of Affordable Units

VLI _____ LI _____ Moderate Income _____

14. ALTERNATIVE COMPLIANCE OPTIONS

In lieu of providing the affordable units on site, there are three (3) other options available to comply with Measure JJJ Affordable Requirements. Select one, if applicable; otherwise leave this section blank.

A. Off-Site Construction – Construction of affordable units at the following rate:

- Within 0.5 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.0
- Within 2 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.25
- Within 3 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.5

Updated Required Number of Affordable Units

ELI _____ VLI _____ LI _____ Moderate Income _____

B. Off-Site Acquisition – Acquisition of property that will provide affordable units at the following rate:

- Within 0.5 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.0
- Within 1 mile of the outer edge of the Project, Affordable Units in Section 13 x 1.25
- Within 2 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.5

Updated Required Number of Affordable Units

ELI _____ VLI _____ LI _____ Moderate Income _____

C. In-Lieu Fee – From the Affordability Gaps Study published by the Los Angeles City Planning

Total In-Lieu Fee _____ (Note: Final fee TBD if/when the project is approved)

15. DEVELOPER INCENTIVES

Please describe up to a maximum of three (3) incentives:

- 1) _____

- 2) _____

- 3) _____

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 LADBS.



TRANSPORTATION STUDY ASSESSMENT Department of Transportation

PURPOSE

The Department of Transportation (LADOT) Referral Form (hereafter referred to as Referral Form) serves as an initial assessment to determine whether a project requires a Transportation Assessment. A Planning case must be filed with Los Angeles City Planning prior to submitting this Referral Form to LADOT.

GENERAL INFORMATION

- 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 of Chapter 1, 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 Vehicle Miles Traveled (VMT), 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 improvements 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.

SUBMITTAL REQUIREMENTS

When submitting this Referral Form to LADOT, complete and include a copy of the documents listed below:

- City Planning Application (CP13-7771.1)
- 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 Project Review, the Project Review Supplemental Application (CP13-2150)
- Project-specific VMT Calculator analysis results
- Route this Referral Form for processing to the appropriate [LADOT Development Services Office](#) as follows (see this [map](#) for geographical reference):

LADOT DEVELOPMENT SERVICES DIVISION OFFICES

Metro	West LA	Valley
100 S. Main St, 9th Floor Los Angeles, CA 90012 ladot.devreview.cen@lacity.org	7166 W. Manchester Blvd Los Angeles, CA 90045 ladot.devreview.wla@lacity.org	6262 Van Nuys Blvd, 3rd Floor Van Nuys, CA 91401 ladot.devreview.sfv@lacity.org

THIS SECTION TO BE COMPLETED BY APPLICANT

PROJECT INFORMATION

Case Number: CPC-2023-5657-DB-VHCA

Address: 1531-1533 S. Sawtelle Blvd., Los Angeles, CA 90025

Project Description: Demolition of existing structure and construction of new 9-unit apartment building with 1 VLI unit.

Seeking Existing Use Credit (will be calculated by LADOT): YES NO UNSURE

Applicant Name: Gary Benjamin, Alchemy Planning + Land Use

Email: gary@alchemyplanning.com

Phone: (213) 479-7521


PROJECT REFERRAL TABLE

	Land Use (list all)	Size/Unit	Daily Trips ¹
Proposed ¹	Multifamily apartments	8	
	Affordable multifamily apartment	1	
	Total Trips ¹ :		39

THIS SECTION TO BE COMPLETED BY PLANNING STAFF ONLY

Planning Staff Name: Isaiah Ross

Phone: 213-238-7731

Signature:  Digitally signed by Isaiah Ross
Date: 2024.01.29 07:38:51 -08'00' Date: 1/29/24

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

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

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

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

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

THIS SECTION TO BE COMPLETED BY LADOT

PROJECT COMPONENTS

	Land Use (list all)	Size/Unit	Daily Trips
Proposed	Multi-Family	8 DU	
	Affordable Housing - Family	1 DU	
	Total Trips:		39
Existing	General Retail	2.5 KSF	
	Total Trips:		-82
	Net Increase / Decrease (+ or -)		-43

- 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 Project Review (LAMC Section 16.05 of Chapter 1)? YES NO
- g. Project size: ~~YES NO~~
- 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:

The project has provided valid proof of previous LU (Retail) operation and occupancy up to 9/30/2022.

The project will not be providing any access driveways or curb cuts as it is a zero-vehicle parking project utilizing an off-menu incentive reduction.

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 TAG.

LADOT ASSESSMENT QUESTIONS

Specific Plan with Trip Fee or TDM Requirements: **(WLA TIMP SP)** **YES** **NO**

Fee Calculation Estimate: NONE (Negative Generator)

VMT Analysis Required: **YES** **NO**

Access, Safety, and Circulation Evaluation Required: **YES** **NO**

Access Assessment Required: **YES** **NO**

Prepared by DOT Staff Name: Pedro B. Ayala Phone: (213) 485-1062

Signature: Pedro B. Ayala Date: 4/15/24: Mon.

CITY OF LOS ANGELES VMT CALCULATOR Version 1.4



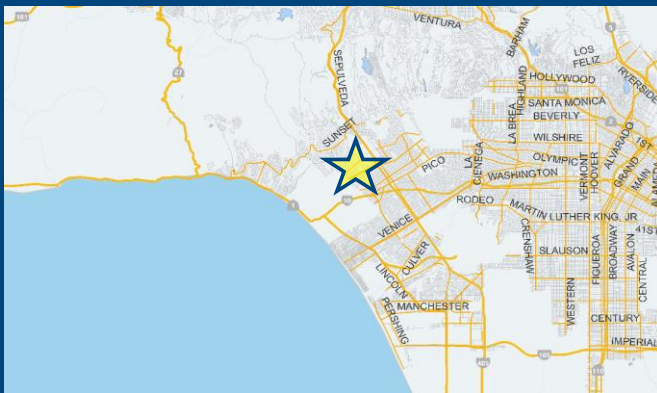
Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

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
Retail General Retail	2.5	ksf
Retail General Retail	2.5	ksf

[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 Affordable Housing - Family	1	DU
Housing Multi-Family	8	DU
Housing Affordable Housing - Family	1	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
82 Daily Vehicle Trips	39 Daily Vehicle Trips
619 Daily VMT	245 Daily VMT
Tier 1 Screening Criteria	
Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. <input type="checkbox"/>	
Tier 2 Screening Criteria	
The net increase in daily trips < 250 trips	-43 Net Daily Trips
The net increase in daily VMT ≤ 0	-374 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	0.000 ksf
The proposed project is not required to perform VMT analysis.	



Ann Sewill, General Manager
Tricia Keane, Executive Officer

City of Los Angeles



LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.928.9071

housing.lacity.org

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

Eric Garcetti, Mayor

DATE: November 15, 2022

TO: 1531 Sawtelle Blvd 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: 1531 - 1535 South Sawtelle Blvd, Los Angeles, CA 90025

Based on the SB 8 Application for a Replacement Unit Determination (RUD) submitted by 1531 Sawtelle Blvd LLC, a California Limited Liability Company (Owner) for the above-referenced property located at 1531 - 1535 S. Sawtelle Blvd (APN 4261-005-008, Lot7) (Property), the Los Angeles Housing Department (LAHD) has determined that no units are subject to replacement pursuant to the requirements of the Housing Crisis Act of 2019 (SB 8). No dwelling unit(s) exist/existed on the property during the five (5)-year lookback period.

PROJECT SITE REQUIREMENTS:

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

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

Replacement of Existing Dwelling Units

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

Replacement of Existing or Demolished Protected Units

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

Whether a unit qualifies as an affordable Protected Unit, is primarily measured by the INCOME level of the occupants (i.e. W-2 forms, tax return, pay stubs, etc.). The Los Angeles Housing Department (LAHD) will send requests for information to each occupant of the existing project. Requests for information can take two (2) or more

weeks to be returned. It is the owner's responsibility to work with the occupants to ensure that the requested information is timely produced.

- ***In the absence of occupant income documentation:*** Affordability will default to the percentage of extremely low, very low or low income renters in the jurisdiction as shown in the latest HUD Comprehensive Housing Affordability Strategy (CHAS) database, which as of September 1, 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 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 September 27, 2022, the Owner plans to construct a nine (9)-unit project on the Property pursuant to additional incentives with the Department of City Planning (DCP) under Transit Oriented Communities (TOC) Guidelines.

PROPERTY STATUS (AKA THE "PROJECT SITE"):

Owner submitted an Application for a RUD for the Property on September 27, 2022. In order to comply with the required **five (5)-year** lookback period, LAHD collected and reviewed data from September 2017 to September 2022.

Review of Documents:

Pursuant to the Grant Deed, the Owner acquired the Property on September 21, 2022.

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database, indicates a use code of "1100 - Commercial - Store - One Story" for the Property (APN 4261-005-008).

Google Earth, Google Street View, and an Internet Search confirm that the Property contains two (2) stores.

The Los Angeles Department of Building and Safety (LADBS) database indicates that the Owner has not applied for a Demolition Permit or a Building Permit Application.

REPLACEMENT UNIT DETERMINATION:

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

Please note that this SB 8 determination will also apply if the proposed project is Density Bonus.

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

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

cc: Los Angeles Housing Department File
Planning.PARP@lacity.org, Department of City Planning for discretionary projects, or
LADBS.ahs@lacity.org, Department of Building and Safety for by-right projects

MAC:jw



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: Gary Benjamin

Address: 4470 W SUNSET BLVD, STE 547

LOS ANGELES, CA 90027

Phone: 213-479-7521

Email: gary@alchemyplanning.com

Owner: 1531 Sawtelle Blvd LLC

Address: 2905 S. Vermont Ave. #204

Los Angeles, CA 90007

Project Address: 1531-1535 S. Sawtelle Blvd.

APN: 4261-005-008

Engineering District: WEST LA

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

New apartment building.

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.

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
Sawtelle Blvd	Collector	62	66	30	33	3-ft	YES	YES
Alley	Alley	15	20	7.5	10	2.5-ft	NO	YES
							SELECT	SELECT
							SELECT	SELECT
							SELECT	SELECT

Corner	Classification	Dimensions	Required under 12.37	Required under a DCP Referred Planning Action
			SELECT	SELECT
			SELECT	SELECT
			SELECT	SELECT
			SELECT	SELECT

ADDITIONAL NOTES:

~~Dedicate 3-ft along Sawtelle Blvd.~~
~~Dedicate 2.5-ft along Alley.~~

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
Sawtelle Blvd	Collector	40	40	20	20	None	0	6"	None	NO	NO
Alley	Alley	15	20	7.5	10	None	0	0	2.5-ft	NO	YES
										SELECT	SELECT
										SELECT	SELECT
										SELECT	SELECT

Corner	Classification	Provide/ Upgrade Corner Ramp	Required under 12.37	Required under a DCP Referred Planning Action
		SELECT	SELECT	SELECT
		SELECT	SELECT	SELECT
		SELECT	SELECT	SELECT
		SELECT	SELECT	SELECT

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:

For Alley construct new asphalt pavement to extend to new property line with 2-ft longitudinal gutter.

No widening required along Sawtelle Blvd.

Repair and/or replace any broken or off-grade asphalt, sidewalk (to ADA standards) or curb and gutter. Extend the existing sewer lateral to abut the new property line.

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?

30 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)	Sawtelle Blvd			

Sewer easement within the project site?

Sewer facilities within easements?

ADDITIONAL NOTES:

~~Sewer Permit No. 621-27~~

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:

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: _____

Reviewed by: Nikta Mousavi 

Date: _____



Address: 1531 S SAWTELLE BLVD
 APN: 4261005008
 PIN #: 129B149 283

Tract: BARRETT VILLA TRACT
 Block: E
 Lot: 7
 Arb: None


Zoning: [Q]C2-1
 General Plan: Neighborhood Commercial



CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: January 12, 2024

TO: Juliet Oh, Senior City Planner
Department of City Planning

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

SUBJECT: CPC-2023-5657-DB-VHCA – 1531 S. SAWTELLE BLVD.

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

1. STREET TREES

- a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- b. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

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

BR:djm



WLA SAWTELLE NEIGHBORHOOD COUNCIL

WWW.WESTLASAWTELLE.ORG // ADRIANE RANSOM // ALEX CARYOTAKIS // ALEXANDRA POLIN //
DANILO TORRO // DAVID SWARTZ // JAMES ALTUNER // JAY HANDAL // KENT KAISAKI // MONICA
MEJIA-LAMBERT // PIERRE TECON // RON BEN-YEHUDA // TASCHA FOLSOI // VIC PACHECO //VINCE
PEAGLER // WALTON CHIU //

Council File Number:

**City Planning Number:
CPC-2023-5657-DB-VHCA**

06.26.2024

**PRESENTATION: Gary Benjamin for Case #:
CPC-2023-5657-DB-VHCA at 1531 S. Sawtelle Blvd.**

**MOTION: To approve Case #: CPC-2023-5657-DB-VHCA at 1531 S.
Sawtelle Blvd as presented with one abstention**

On March 21, 2024, the PLUM Committee voted 3-0-1 to approve with one abstention due to the negative impact that market rate co-living represents to meaningfully affordable, family-sized units in Sawtelle.

The West LA Sawtelle NC Board voted 11-1-1 to approve the motion.

**CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE**

Date: December 21, 2023

To: Vincent Bertoni, Director
Department of City Planning
Attn: Kyle Winston (City Planner)

From: Bertram Moglebust, Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering (BOE)

Subject: **Case Number CPC 2023-5657-DB-VHCA (1531 South Sawtelle Boulevard)**

The following recommendations identify the infrastructure deficiencies adjacent to the above-referenced site. These recommendations are respectfully submitted for your consideration in the approval of a Density Bonus and Vesting Housing Crisis Act application:

1. Dedication Required:

Sawtelle Boulevard (Collector Street) – A 3-foot wide strip of land along the property frontage to complete a 33-foot wide half right-of-way in accordance with Collector Street standards.

Alley (West of Sawtelle Boulevard) – A 2.5-foot wide strip of land along the alley frontage to complete a 10-foot wide half right-of-way.

2. Improvements Required:

Sawtelle Boulevard – Construct a new concrete curb, 2-foot gutter and full-width concrete sidewalk abutting the new property line. Repair and or replace any broken, damaged/cracked or off-grade roadway pavement along the property frontage.

Alley – Remove the alley pavement and construct a new 10-foot wide half alley and a 2-foot wide longitudinal concrete gutter, including any necessary removal and reconstruction of existing improvements.

Notes: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than $\frac{1}{4}$ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than $\frac{1}{8}$ inch at the surface of the section.

Non- ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than ¼ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-6 and S444-0.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Department of Transportation may have additional requirements for dedication and improvements.

Refer to the Department of Transportation regarding traffic signals, signs and equipment (213) 482-7024 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Regarding any conflicts with power pole matters, contact the Department of Water and Power at (213) 367-2715 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Refer to the Fire Department Hydrants and Access Unit regarding fire hydrants (213) 482-6543 or via <https://appointments.lacity.org/apptsys/Public/Account>.

3. Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk through curb drains or connection to the catch basins.
4. Sewer line exists in Sawtelle Boulevard. Extension of the house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
5. Submit parking area and driveway plan to the West Los Angeles District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

Any questions regarding this report may be directed to Quyen Phan of my staff via quyen.phan@lacity.org.

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

GEOLOGY AND SOILS REPORT REVIEW LETTER

May 4, 2023

LOG # 124355
SOILS/GEOLOGY FILE - 2
LIQ/AP-Santa Monica Fault Zone

Tripalink Real Estate LLC
2905 S. Vermont Avenue, Suite 204
Los Angeles, CA 90007

TRACT: BARRETT VILLA TRACT (MR 70-32/35)
BLOCK: E
LOTS: 7, FR 8 (Arb. 4)
LOCATION: 1531, 1533 & 1535 S. Sawtelle Boulevard

<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>	
Geology/Soils Report	22-005-011EG	03/24/2023	EGL
Oversized Doc(s).	``	``	``

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provide a surface fault rupture investigation and recommendations for the proposed construction of a 5-level 9-unit apartment building and associated structures including the removal of the upper 5 feet of site soils or to a depth at least 3 feet below the proposed footings, whichever is deeper.

The earth materials at the subsurface exploration locations consist of up to 11.4 feet of uncertified fill underlain by alluvial fan deposits. According to the consultants, groundwater was not encountered to the maximum depth explored of 60 feet, and historically highest groundwater level is at about 20 to 30 feet below the ground surface.

The consultants recommend to support the proposed structures on conventional foundations bearing on native undisturbed soils (page 19) and/or a blanket of properly placed fill (page 18) a minimum of 3 feet thick.

The site is located in designated fault zone and liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California.

The project is located within a Fault Zone identified by the State of California Alquist-Priolo Act.


The review of the subject report cannot be completed because the stability or safety of the proposed development cannot be determined at this time. The review will be continued upon submittal of an addendum to the report which includes, but need not be limited to, the following:

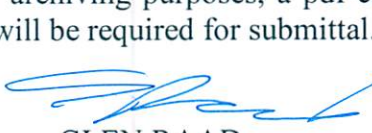
(Note: Numbers in parenthesis () refer to applicable sections of the 2023 City of LA Building Code. P/BC numbers refer to the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Please clarify the proposed project. What are the proposed accessory structures? Show the location of the proposed structures on the geologic map.
2. Are any basements proposed as part of the construction? Show the location and label the height of all proposed retaining walls.
3. Page 18 of the subject report recommends foundations on 3 feet of fill and page 19 recommends foundations on natural soils. Clarify the recommended bearing material.
4. The consultants recommend removals 5 feet below existing surface or 3 feet below proposed foundations and 5 feet beyond the proposed foundations. How will this be achieved, particularly in the area of the deep fill (trash pit)? Provide exploration to determine the limits of the trash pit. Provide recommendations for building over the area of deep fill.
5. Provide a geologic map and cross sections showing existing and proposed topographic profiles; limits of the trash pit; existing and proposed structures (including proposed retaining walls); and, recommended temporary excavation removals. (7006.3.2)
6. It appears that the site is located on an Alquist-Priolo Earthquake fault zone. The fault investigation performed does not appear to be in accordance with the standard of practice nor information Bulletin P/BC 2023-129. Provide a fault investigation conducted in accordance with guidelines presented in P/BC 2023-129. Include answers to the following questions.
 - a. Fault investigations must be conducted by a California licensed Certified Engineering Geologist or Professional Geologist who is experienced with fault investigations. What is the fault investigation experience of the licensed geologist?
 - b. Were City and State records for fault investigation reports in the site vicinity reviewed?
 - c. What is the range of mapped fault orientations in the vicinity of the subject site?
 - d. The Geoprobe percussion hammer driven samples do not appear to be the standard of practice and would have high disturbance. Provide a discussion of the sample disturbance and photographs of the intact retrieved core.
 - e. Why weren't down-hole logged bucket auger borings or continuous core borings used in the investigation?
 - f. What age dating technique was used to determine the age of the deposits and depth to Pleistocene age soils?

- g. The consultants describe the deposits as appearing “complex with predominately medium to very coarse-grained sand interfingering with the fine sand- and silt-sized interbeds and were not fully differentiated graphically.” Based upon the unit descriptions and geologic profiles (GP-1, GP-2 and GP-3) it appears that multiple faults (including the faulted Qof over Qya-Qyf depicted on Plate GP-3) could be located through the proposed habitable structures. Provide additional exploration to rule out active faulting at the subject site.
 - h. What was the orientation of the caliche stringers? Were any of the orientations consistent with active fault rupture features?
 - i. What was the orientation of the fine sand laminae? Were any of the orientations consistent with liquefaction or active fault rupture features?
 - j. Were any of the abundant charcoal fragments collected for age dating?
7. What is the recommended thickness of EI<20 material below the proposed slabs?
8. Provide design calculations and recommendations for temporary excavations for a minimum factor of safety of 1.25.

The geologist and soils engineer shall prepare a report containing an itemized response to the review items indicated in this letter. If clarification concerning the review letter is necessary, the report review engineer and/or geologist may be contacted. Two copies of the response report, including one unbound wet-signed original for archiving purposes, a pdf-copy of the complete report in a flash drive, and the appropriate fees will be required for submittal.


CASEY LEE JENSEN
Engineering Geologist Associate III


GLEN RAAD
Geotechnical Engineer I

CLJ/GR:clj/gr
Log No. 124355
213-482-0480

cc: Ryan Jones, Applicant
Environmental Geotechnology Laboratory, Inc. (EGL), Project Consultant
WL District Office

APPLICATION FOR REVIEW OF TECHNICAL REPORTS

INSTRUCTIONS

- A. Address all communications to the Grading Division, LADBS, 221 N. Figueroa St., 12th Fl., Los Angeles, CA 90012 Telephone No. (213)482-0480.
- B. Submit two copies (three for subdivisions) of reports, one "pdf" copy of the report on a CD-Rom or flash drive, and one copy of application with items "1" through "10" completed.
- C. Check should be made to the City of Los Angeles.

<p>1. LEGAL DESCRIPTION</p> <p>Tract: <u>Barrett Villa Tract</u></p> <p>Block: <u>E</u> Lots: <u>Lot 7 and a Portion of Lot 8</u></p> <p>3. OWNER: <u>Tripalink Real Estate LLC</u></p> <p>Address: <u>2905 S VERMONT AVE #204</u></p> <p>City: <u>LOS ANGELES</u> Zip: <u>90007</u></p> <p>Phone (Daytime): <u>213-436-8606</u></p>	<p>2. PROJECT ADDRESS: <u>1531,1533 & 1535 S. Sawtelle Blvd</u></p> <p>4. APPLICANT <u>RYAN JONES</u></p> <p>Address: <u>11819 GOLDRING RD UNIT A</u></p> <p>City: <u>ARCADIA</u> Zip: <u>91006</u></p> <p>Phone (Daytime): <u>626-263-3588</u></p> <p>E-mail address: <u>RYAN@EGLAB.COM / MAIL@EGL88.COM</u></p>
--	---

5. Report(s) Prepared by: <u>RYAN JONES</u>	6. Report Date(s): <u>3/24/2023</u>
---	-------------------------------------

7. Status of project: Proposed Under Construction Storm Damage

8. Previous site reports? YES if yes, give date(s) of report(s) and name of company who prepared report(s)

9. Previous Department actions? YES if yes, provide dates and attach a copy to expedite processing.

Dates: _____

10. Applicant Signature: [Signature] Position: PROJECT ENGINEER

(DEPARTMENT USE ONLY)

REVIEW REQUESTED	FEES	REVIEW REQUESTED	FEES
<input type="checkbox"/> Soils Engineering		No. of Lots	
<input type="checkbox"/> Geology		No. of Acres	
<input checked="" type="checkbox"/> Combined Soils Engr. & Geol.	<u>\$726.00</u>	<input type="checkbox"/> Division of Land	
<input type="checkbox"/> Supplemental		Other	
<input type="checkbox"/> Combined Supplemental		<input checked="" type="checkbox"/> Expedite	<u>\$363.00</u>
<input type="checkbox"/> Import-Export Route		<input type="checkbox"/> Response to Correction	
Cubic Yards: _____		<input type="checkbox"/> Expedite ONLY	
		Sub-total	<u>\$1,089.00</u>
		Surcharge	<u>\$249.58</u>
		TOTAL FEE	<u>\$1,338.58</u>

Fee Due: \$1,338.58
 Fee Verified By: GR Date: 3/27/2023
 (Cashier Use Only)

Receipt #
1553691
 (GR)
4/7/23

ACTION BY: _____

THE REPORT IS: NOT APPROVED APPROVED WITH CONDITIONS BELOW ATTACHED

_____	_____
For Geology	Date
_____	_____
For Soils	Date
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

COUNTY CLERK'S USE

CITY OF LOS ANGELES

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

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

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CPC-2023-5657-DB-VHCA

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2023-5658-CE

PROJECT TITLE

1531 South Sawtelle Boulevard

COUNCIL DISTRICT

11 - Park

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

1531 – 1535 South Sawtelle Boulevard

Map attached.

PROJECT DESCRIPTION:

Density Bonus project for a 9-unit residential development with one unit set aside for Very Low Income Households.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Donghao Li

CONTACT PERSON (If different from Applicant/Owner above)

Gary Benjamin

(AREA CODE) TELEPHONE NUMBER

(213) 436-8606

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) 15332 (Class 32)

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

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

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

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

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Isaiah Ross



STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED



Isaiah Ross <isaiah.ross@lacity.org>

CPC-2023-5657-DB-VHCA ENV-2023-5658-CE

2 messages

Stephen Halkovic <stephen_h_3@hotmail.com>
To: "isaiah.ross@lacity.org" <isaiah.ross@lacity.org>

Fri, Sep 13, 2024 at 6:05 PM

Good day Isaiah Ross!

How are you?

I'm Stephen Halkovic. I live in an apartment next door to the [1531-1535 South Sawtelle Boulevard, 90025](#). at [1525 Sawtelle](#) in apartment #14. I think it will be well and good to have the property restored to the 3 retail stores that it seems to have originally planned for when built. However, to build a 5 story, 9-unit residential unit seems a bit over the top.

First of all, and I could be wrong on this point, there hasn't been a visible notice put on the property about this public hearing. I believe that is one of the requirements to have a hearing.

The second point is that parking in the surrounding area is scarious, and another 9 vehicles will greatly exasperate this situation. They may claim that there exist 10 spots behind the existing structure, however 4 to 6 of them are regularly occupied on a daily basis. As a matter of fact, the "Proposed Project" indicates "... Including zero automobile parking...".

The third point has to do with the lack of proper disposal of "waste" from the property. For about a year, give or take, they have been using the property to store furniture and the like. During the last few months, they have been retrieving stored items. However, when the workers find damaged, dirty, or unwanted items, they leave them outside the front of the building by the sidewalk and do not return to remove these discarded items. One time it was 6 mattresses, a broken table, a couple of broken chairs, and random bit like cabnet doors and the like.

I haven't participated in a public hearing before, however I would like to present these facts to the hearing officer.

Thank you for your service!

Stephen Halkovic

Isaiah Ross <isaiah.ross@lacity.org>

Wed, Sep 18, 2024 at 1:49 PM



Isaiah Ross <isaiah.ross@lacity.org>

1531 Sawtelle Blvd.

1 message

judiwatson@me.com <judiwatson@me.com>

Fri, Oct 25, 2024 at 10:45 PM

To: isaiah.ross@lacity.org

Cc: Jeff Khau <Jeff.khau@lacity.org>, michael.amster@lacity.org, councilmember.park@lacity.org, Jay Handal <jayh@westlasawtelle.org>

Dear Mr. Ross,

I am an interested party in Planning Case **CPC -2023-5657-DB-VHCA (1532 Sawtelle Blvd.)**, and would like to receive all project updates, including the Decision Letter.

I attended the virtual hearing on October 4 and did not find it as informative as I hoped, with only a very short time for questions/comments and no opportunity for follow-up. I hoped to be able to speak with you prior to sending further communication to Planning regarding this project, but have been unable to reach you. I do have concerns about this project (and questions), and will try to communicate them as best I can.

My hope is that, because of the nature of this development, it's impact on the location, and also the very significant issues it raises, there can be additional community review and input before a decision is made. I believe there really is not much community awareness despite the standard Planning Department outreach. **Once something is built it cannot be unbuilt** - and the risk is destroying neighborhoods and overall city livability by focusing only on increasing housing.

I support re-development, but would like to see some changes to the scope and design of this project to reduce its negative impact on the neighborhood and increase its positive contribution. The project plans available for public perusal are lacking a lot of detail/dimensions making it difficult to discern some important items.

And, I hope my last minute submittal will be taken into consideration by you and the Planning Department in your review of this project. Please let me know that you have received this message, and if you have accepted it.

Sincerely,

Judi Watson

A major concern is that the project has no parking. AB 2097 does allow a public agency to impose or enforce minimum automobile parking requirements on a project that is located within one-half mile of public transit if the public agency finds that not imposing or enforcing minimum automobile parking requirements on the development would have a substantially negative impact on . . . (iii) existing residential or commercial parking within one-half mile of the housing development project. **This development is a MAJOR change of usage and definitely will have a substantially negative impact on existing parking.**

- At the hearing, applicant's representative said that there was plenty of street parking, and there are many nearby public and private parking lots. Private parking lots are for the usage of those properties' occupants/visitors, and are often not even adequate to fully serve those needs. In my observation, the nearby public lots are often full, and they certainly are not adequate to accommodate the needs of large residential developments in the area that do not provide their own parking.

- The applicant seems to assume that tenants will not have need for vehicle parking, or that only a few will need parking; I don't think this is an accurate or realistic assessment. While aimed at a student/young professional market seeking affordable housing, and while the location is near bus transportation, a significant proportion of students and young professionals DO commute by car - and even if they may use bus transportation sometimes, they often own a car for other usages. This project has **47** bedrooms. We can assume that a high proportion will be occupied by more than one person. Using a conservative estimate of 50% of units occupied by 2 people, there will be 70 occupants of this building - and if only 1 in 3 have a car, that is a demand for 23 parking spaces. Also, I see no bicycle parking spaces (except a few on the public sidewalk).

- Occupants will be having visitors at various times, and those visitors coming to the area will also need parking.

- The previous development on this property, Bundy Lock & Safe, had just a few employees (estimate of 4-5 at any one time), with ample on-site parking for them. Rarely were there more than a few customers in the shop and always for just a short time. **This development will generate a significantly increased demand for parking.**

The density of this project is not realistically reflected by evaluating it as an "apartment building". It is Co-Living, and this project is quite different from what the general understanding is of an "apartment building" and it should NOT be vetted as though it were an Apartment Building.

- This is supposedly a 9 unit building but it consists of 47 bedrooms. Almost all apartments consist of 0 to 2 bedrooms, with a small percentage of 3 bedrooms, and a very small number of 4 bedrooms. Apartments with 5 -6 bedrooms are unheard of. Yet this proposed project consists of 5 - 5 bedroom "units", 3 - 6 bedroom "units" and 1 - 4 bedroom "unit". While there is no specification that I know of regarding the number of bedrooms in an "apartment", historically this has been balance of market needs/rental rates/development costs - and the result is an average 1.5 bedrooms for apartment buildings. **If the proposed project matched the average for number of bedrooms in an "apartment", it would be a 31 unit building - and there is no way it could be configured to fit in the allowable building envelope.**

- **There are really no "common" areas in a "unit" in this project.** Except for Single/Studio apartments, a living room is an included common area in an apartment. In this project, there are NO living rooms (even though most so-called Co-Housing projects DO include a common living room in their units). This project's "units" consist of only bedrooms with a bathroom, and a shared stacked washer/dryer and small galley kitchen. The designation, "unit", is applied to take advantage of a lag in LA Planning definitions as they relate to housing. The creation of 9 "units" was driven solely by organization/access limitations to the spaces available per floor to maximize the number of individual bedrooms (i.e, occupancy spaces).

- **These "units" are NOT leased as a "unit", unlike an "apartment".** Rather, each individual bedroom with bathroom is individually leased.

- This project is more like a dormitory, a boarding house, a hostel or hotel (with no on site services). **It is a new category** (and I think a valuable one), but Los Angeles Planning must address this and put forth a new set of development standards before approving this kind of housing. Many other municipalities ARE doing exactly this. Why not Los Angeles???

This new project will not at all be compatible with the existing neighborhood. Currently in this one-block area, there is one 4 story office building, one 3 story office building, and ALL the rest of the developments are either one or two stories. Neither of the two taller buildings have a visually unrelieved front facade as the new proposed building has.

- Besides being unlike any other building on this block, the proposed 5-story project towers over the adjacent 3-story office building to the south and the adjacent 2-story apartment building to the north. While TOC (and other?) incentives may allow this type of development, wouldn't sensitive planning attempt to mitigate these impacts?

- The proposed project presents as a giant BOX, with no visual relief. There are no balconies along the front facade, and there are no step-backs.

Cumulative Impact. Approval of this project as designed will set a precedent for future development on this block. Re-development may be inevitable and desirable, as is the creation of more housing. However, the consequences of Planning decisions should be taken into consideration. There are quite a few lots on this block of Sawtelle that are potential re-development targets. What would be the effect of multiple buildings like this proposed project replacing existing apartments that have both much smaller occupancy and do have parking, and small businesses with few occupants? Just making a rough calculation, 6 additional projects like this one (which is not at all far-fetched on this block) would replace an estimate of about 60 people with perhaps 360 or more, with no parking required.

I do not believe there is adequate street landscaping. I see only a small cactus garden at the front of the building, and no additional trees at the street-scape.

I question the TOC Tier 4 being claimed. Zimas shows Tier 2. Can you please verify and explain how this location qualifies as Tier 4 (or even Tier 3)? And can you help me understand how that impacts development on this site?

Is this project subject to CEQA? It is within 500 feet of a Freeway. Also it is directly across the street from a Post-Acute Care facility.

Can you confirm the 15' clearance between the building face and high tension power lines, as claimed by applicant? This should be verified by LADWP before further progress. It may be necessary to underground the lines.

