



DEPARTMENT OF CITY PLANNING APPEAL RECOMMENDATION REPORT

City Planning Commission

Date: April 24, 2025
Time: After 8:30 a.m.
Place: Van Nuys City Hall

14410 Sylvan Street
Room 201
Van Nuys, CA 91401

This meeting may be available virtually in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information at: [Commissions, Boards, and Hearings | Los Angeles City Planning](#)

Case No.: ADM-2024-4622-DB-PHP-1A
Related Cases: PAR-2024-286-TV
PAR-2024-1427-VHCA
PAR-2024-1147-AHRF-PHP
PAR-2023-4370-CM
CEQA No.: Exempt pursuant to Cal. Pub. Res. Code Section 21080(b)(1)
Council No.: 2 – Nazarian
Plan Area: Van Nuys – North Sherman Oaks
Specific Plan: N/A
Certified NC: Van Nuys
GPLU: Medium Residential, Low Residential
Zone: [Q]RD1.5-1, R1-1
Applicant/Owner: Lior Yehuda, LA Developed LLC
Representative: Oliva Joncich, Vicente Arellano
Rand Paster Nelson LLP

Public Hearing: N/A

Appellant: Gayane Khachikian
Lynette M. Jones, representative

Appeal Status: Not further appealable

Expiration Date: May 18, 2025

Multiple Approval: No

PROJECT LOCATION: 13840 West Sherman Way

PROPOSED PROJECT: Construction, use, and maintenance of a new four-story, 47,382 square foot, 100% affordable multi-unit residential building consisting of 67 units reserved for Low-Income households, 18 units reserved for Moderate Income Households, and one manager's unit for a total of 86 units utilizing On-Menu Density Bonus incentives pursuant to Los Angeles Municipal Code Section 12.22.A.25. The project will provide 57 surface automobile parking spaces, 73 bicycle parking spaces, 7,189 square feet of open space, and a minimum of 22 on-site trees.

APPEALS: Appeal of the March 4, 2025 Letter of Compliance for a Ministerial On-Menu Density Bonus under Case No. ADM-2024-4622-DB-PHP which:

1. Determined, based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Public Resources Code Sections 21080(b)(1) and 21080.27(b)(1); and
2. Approved with Conditions, pursuant to California Government Code Section 65915 and Los Angeles Municipal Code ("LAMC") Section 12.22.A.25, a Ministerial On-Menu Density Bonus Compliance Review for a 100% Affordable Housing Development (as defined in CA GC Section 65915(b)(1)(C) and (G)) for a project totaling 86 units reserving one Manager's Unit, 18 units set aside for Moderate Income Household occupancy, and 67 units set aside for Low Income Household occupancy for a period of 55 years. As the project requested a waiver from maximum controls on density, the project is allowed up to five incentives and one waiver pursuant to CA GC Section 65915(e)(3). The following on-menu incentives were granted:
 - a. Averaging of density, FAR, parking, access, and open space between the R1-1 and [Q]RD1.5.1 zones;
 - b. An up to 14% increase in FAR for a total of 47,382 square feet and a 1.12:1 FAR averaged across both zones in lieu of 41,695 square feet otherwise allowed in the [Q]RD1.5-1 and R1 zones;
 - c. An up to 8.3% reduction in the east side yard to permit 6'-5" in lieu of 7' in the RD1.5 zone (LAMC 12.09.B.2(a)); and,
 - d. An up to 20% reduction in open space to permit 7,189 square feet in lieu of 8,950 square feet (LAMC 12.21.G).

RECOMMENDED ACTIONS:

1. **DETERMINE** that based on the whole of the administrative record, the project is statutorily exempt from the California Environmental Quality Act ("CEQA") as a ministerial project, pursuant to CA PRC Section 21080(b)(1).
2. **DENY** the appeal and **SUSTAIN** the Department of City Planning's ("City Planning") determination as conditioned to approve a Ministerial Density Bonus Compliance Review for a 100 percent Affordable Housing Development (as defined in CA GC Sections 65915(b)(1)(C) and (G)), for a project totaling 86 units reserving one Manager's Unit, 18 units set aside for Moderate Income Household occupancy, and 67 units set aside for Low Income Household occupancy for a period of 55 years. As the project requested a waiver from maximum controls on density, the project is allowed up to five incentives and one waiver pursuant to CA GC Section 65915(e)(3) and the following on-menu incentives are granted:
 - a. **Averaging (On-Menu Incentive).** Averaging of density, FAR, parking, access, and open space between the R1-1 and [Q]RD1.5.1 zones.
 - b. **Floor Area Ratio (FAR) (On-Menu Incentive).** An up to 14% increase in FAR for a total of 47,382 square feet and a 1.12:1 FAR averaged across both zones in lieu of 41,695 square feet otherwise allowed in the [Q]RD1.5-1 and R1 zones.

- c. **Side Yard Setbacks (On-Menu Incentive).** An up to 8.3% reduction in the east side yard to permit 6'-5" in lieu of 7' in the RD1.5 zone (LAMC 12.09.B.2(a)).
 - d. **Open Space (On-Menu Incentive).** An up to 20% reduction in open space to permit 7,189 square feet in lieu of 8,950 square feet (LAMC 12.21.G); and
3. **ADOPT** the conditions of approval and findings of the March 4, 2025, Director of Planning Letter of Compliance.

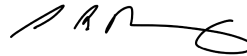
VINCENT P. BERTONI, AICP
Director of Planning

Approved by:

Reviewed by:

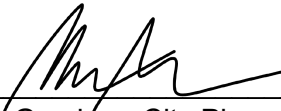


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ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Planning Commission Secretariat, 200 North Spring Street, Room 272, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent 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 the programs, services, and activities. Sign language interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days' notice is strongly recommended. For additional information, please contact the Commission Secretariat (213) 978-1300.

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PROJECT ANALYSIS

PROJECT SUMMARY

The proposed project was approved under Case No. ADM-2024-4622-DB-PHP on March 4, 2025, by the Director of Planning as an 86-unit, 47,382 square foot multi-unit housing development (**see “Exhibit A” – Project Plans and “Exhibit B” – Letter of Compliance**). The project is four stories, 47 feet eight inches in height. The proposed project will reserve 100 percent of the units for affordable housing with 67 units available for Low Income Household occupancy, 18 units available for Moderate Income Household occupancy, and one Manager’s unit. Pursuant to State Density Bonus Law under GC Section 65915(d)(2)(D), a project located within one-half mile of a Very Low Vehicle Miles Traveled (Very Low VMT) area (State AB 2334) may receive a waiver from any maximum controls on density, a height increase of up to three additional stories or up to 33 additional feet. The applicant is utilizing an automobile parking reduction offered under GC Section 65863.2 which allows the applicant to provide zero parking spaces for any project located within one half mile of a Major Transit Stop as defined by California Public Resources Code Section 21155. However, the project is voluntarily providing 57 automobile parking spaces. The project is providing a minimum total of 66 long-term bicycle parking spaces and seven short-term bicycle parking spaces as required pursuant to LAMC Section 12.21 A.16 and as regulated by the Los Angeles Department of Building and Safety (“LADBS”).

By virtue of utilizing state density bonus law (AB 2334) to provide a 100% affordable housing project, the project is granted the ability to utilize the maximum density allowed in the Low Residential land use designation, which is RD5. This zone allows for one unit for every 5,000 square feet of lot area. While this is similar density to the R1 zone, R1 only allows one unit per lot, no matter the size. By utilizing the RD5 zone, it allows multi-family uses and the ability to apply the density bonus statute to obtain the unlimited density afforded by State law. Additionally, all 100% affordable projects in a low VMT area or within one half mile of a major transit stop (of which this site is both) are allowed an automatic 33 feet additional height beyond the 35-foot height limit in the [Q]RD1.5-1 zone and the 28-foot height limit in the R1-1 zone.

The project will take access from the frontage on Sherman Way. Due to the future street blocker parcels on Enadia Way, vehicular and pedestrian access is not allowed until such a time that the street improvements are completed to the satisfaction of Bureau of Engineering (BOE) pursuant to LAMC Section 12.21 C.1.(d). Until such a time, the project may not utilize the future street portion, or the subsequent required setback for any structures or pavement other than necessary accessways. As there are no necessary accessways due to access not being permitted from Enadia Way, the entire area of the future street and setback will be planted pursuant to the landscape plans as shown in **Exhibit A**.

As conditioned under Case No. ADM-2024-4622-DB-PHP and as shown on “**Exhibit A**,” the project is providing a minimum of 7,189 square feet of open space, and in compliance with LAMC Section 12.40, a minimum total of 7,189 square feet of landscaped open space is required (25 percent of open space shall be landscaped). There will also be an additional 4,874 square feet of open space located in the future street dedication at the south end of the property. Since this area is comprised of a potential future street and the required front yard, it does not count toward required open space.

As conditioned (**Condition No. 12**) and as shown on “**Exhibit A**,” a total of 22 minimum 24-inch box trees shall be provided on site as required pursuant to LAMC Section 12.21 G.2. As conditioned, no on-site protected tree removal is requested or approved herein.

BACKGROUND

Subject Site

As shown in **Figures 1 and 2**, the subject site is irregular-shaped comprised of two lots located between Sherman Way and Enadia Way, with the nearest cross street being Ranchito Avenue. (see **“Exhibit C”**). The subject site is approximately 45,753 square feet in lot area according to ZIMAS. The subject site is located within the Van Nuys – North Sherman Oaks Community Plan area and is zoned [Q]RD1.5-1 and R1-1 with a General Plan Land Use Designation of Low Residential and Medium Residential. The Q condition is pursuant to Ordinance No. 167,939 which limits the height to 35 feet. The Low Residential Land Use designation allows for the RE9, RS, R1, and RU single unit zones and the RD6 and RD5 multi-unit zones. The Medium Residential Land Use designation allows for the R3 zone (see **“Exhibit D”**). The subject site is not located within a geographic specific plan area or a community design overlay. The project site is currently vacant with satellite photos indicating it has been vacant since at least 2001.



FIGURE 1. AERIAL VIEW

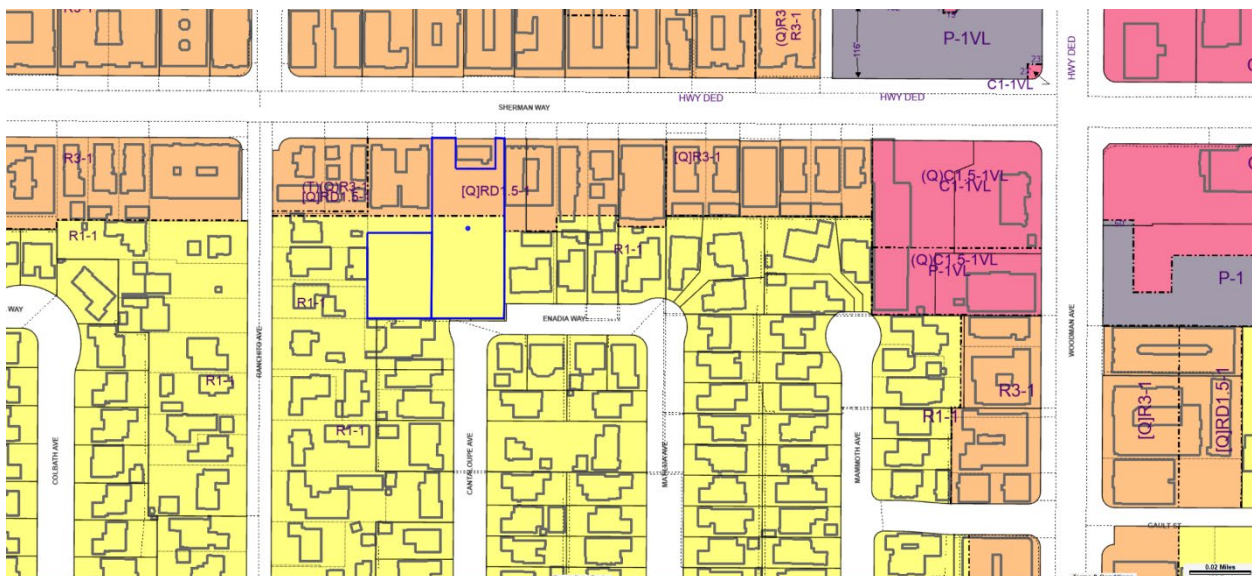


FIGURE 2. ZIMAS MAP

As shown in **Figure 3**, The subject site abuts three parcels with the corresponding APNs 2216032900, 2216032901, and 2216032902, which are owned by the City of Los Angeles and identified as Future Streets in conjunction with Enadia Way and Cantaloupe Avenue.

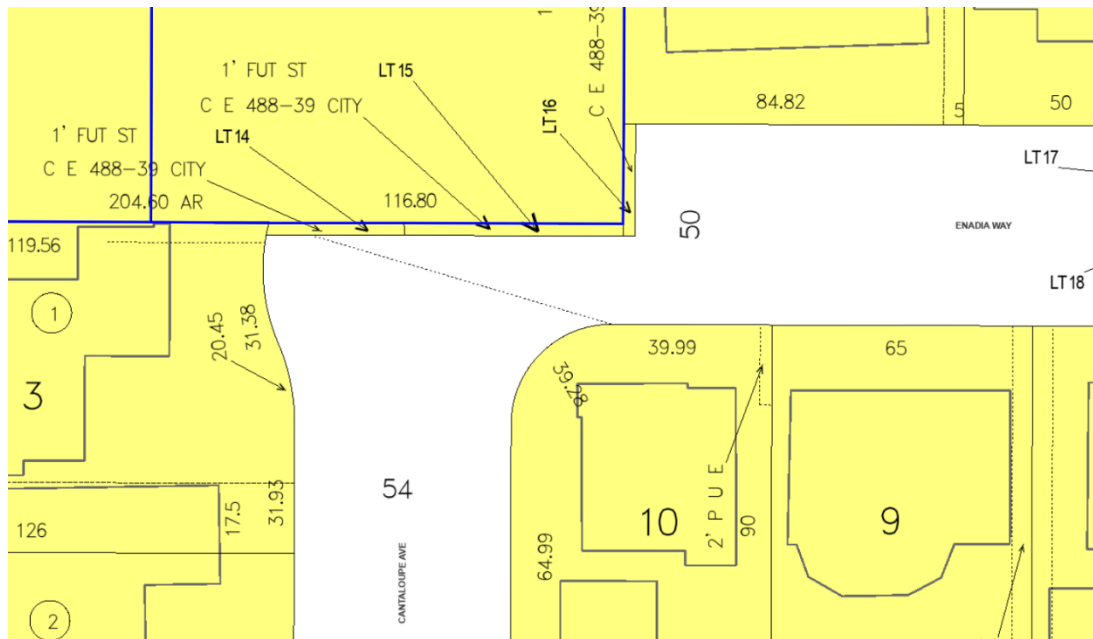


FIGURE 3. ZIMAS

Therefore, the lot is subject to LAMC Section 12.21 C.1.(d) and the setback fronting Enadia Way shall be at a minimum prevailing dimension of 20 feet when the prevailing setback cannot be established plus the portion of future street as shown in **Figure 4**. The one-foot future street parcels were dedicated to the City through the subdivision of Tract 16808. The future street parcels effectively block access to the site from Enadia Way until the street dedications and improvements are completed. As such, the site's only legal frontage is on Sherman Way.

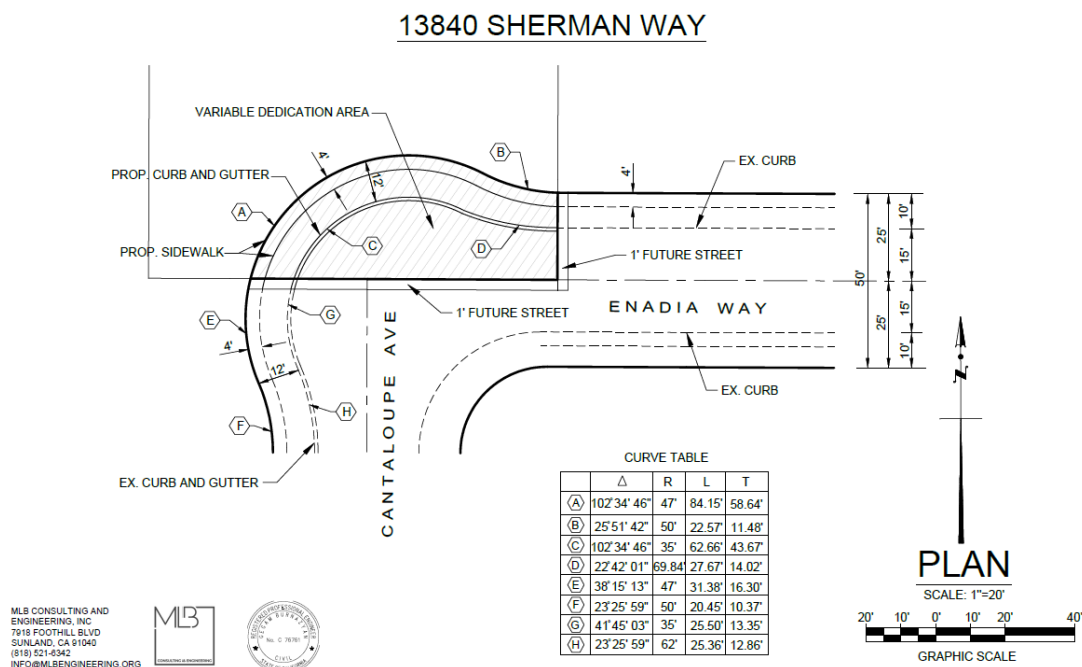


FIGURE 4. MLB Consulting and Engineering, Inc

According to the tree report dated February 18, 2024, prepared by Dennis Gaudenti of McKinley & Associates, there are 22 trees identified on the site, of which only 17 are still alive. All the trees are identified as non-native species, including Italian Cypress, and fruit trees. There are no protected tree or shrub species on site. All trees will be removed for development of the property.

Sherman Way is designated a Boulevard II by the City's Mobility Plan 2035, with a designated right-of-way width of 110 feet and a designated roadway width of 80 feet. The south side of Saticoy Street is improved with a curb, gutter, and sidewalk.

Enadia Way and Cantaloupe Avenue are designated a Local Street Standard by the Mobility Plan 2035, with a designated right-of-way width of 60 feet and a designated roadway width of 36 feet. Enadia Way has an actual right-of-way of 50 feet and a roadway width of 28 feet. The portion of Enadia Way abutting the subject site is unimproved and undedicated as the site was not a part of the original subdivision and created the streets and as such, has a roadway width of approximately 12 feet. LAMC 12.37 limits where dedication and improvements can be applied and as such, no dedication and improvement can be required. However, as noted previously, any vehicular or pedestrian access is barred from Enadia Way unless dedications and improvements are made to the satisfaction of BOE.

ZIMAS shows that the subject site is located in an area designated as Very Low Vehicle Traveled Area (Very Low VMT) pursuant to State AB 2334 and subject to parking requirements pursuant to State AB 2097. A "Very Low Vehicle Travel Area" is defined by California Government Code Section 65915(o)(9) to mean an urbanized area, as designated by the United States Census Bureau, where the existing residential development generates vehicle miles traveled per capita that is below 85 percent of either regional vehicle miles traveled per capita or city vehicle miles traveled per capita. AB 2097 prohibits a public agency from imposing or enforcing any minimum automobile parking requirement on any residential, commercial, or other development project that is within one-half mile of a major transit stop. The site is located within one half mile of the intersection of Sherman Way and Hazeltine Avenue. The transit eligibility was confirmed by Planning Case No. PAR-2024-1147-AHRF-PHP which shows the intersection of the LADOT Dash Panorama City/Van Nuys line and the LA Metro Line 162 meeting the frequency criteria to qualify as a Major Transit Stop.

The site is also located within an Urban Agriculture Incentive Zone (UAIZ), which allows landowners to enter into a voluntary contract with the City to use vacant properties for active agricultural purposes in exchange for a potential property tax reduction. No agricultural uses under a UAIZ are currently requested or approved herein.

ZIMAS records show that the subject site is not located within an area designated as a Hillside, Airport Hazard, or Coastal Zone. The subject site is not located within a Very High Fire Hazard Severity Zone, Flood Zone, Watercourse, Methane Hazard Site, High Wind Velocity Area, or BOE Special Grading Area. There are no known oil wells on the subject site. Further, the site is not located within the Santa Monica Mountains Zone, or an area designated as a Biological Resource Potential, Mountain Lion Potential or Monarch Butterfly Potential. The subject site is not an historic resource.

According to ZIMAS records, the subject site is located approximately 5.99 km from the nearest fault (Verdugo Fault). ZIMAS shows that the subject site is not located within an Alquist-Priolo Fault Zone, Landslide area, Preliminary Fault Rupture Study Area, Liquefaction area, or Tsunami Hazard Area.

Surrounding Properties

The surrounding area consists of R3 and RD1.5 density multifamily to the north across from Sherman way, as well as the east and west along Sherman Way. The southern portion of the site is surrounded by R1 zoned parcels on the east, west, and south including across Enadia Way, on Cantaloupe Avenue, and Ranchito Ave. These parcels are developed with single family home uses.

APPROVED ACTION

Case No. ADM-2024-4622-DB-PHP

On March 4, 2025, the designee of the Director of Planning issued a Letter of Compliance ("3/4/25 Letter of Compliance") for a Ministerial On-Menu Density Bonus under Case NoADM-2024-4622-DB-PHP to approve a 100 percent Affordable Housing Development (as defined in California Government Code Section 65915(b)(1)(C) and (G)), for a project totaling 86 units reserving one Manager's Unit, 18 units set aside for Moderate Income Household occupancy, and 67 units set aside for Low Income Household occupancy for a period of 55 years. As the project requested a waiver from maximum controls on density, the project is allowed up to five incentives and one waiver pursuant to CA GC Section 65915(e)(3) and the following on-menu incentives are granted:

- **Density.** An unlimited increase in density to allow 86 units in lieu of the otherwise allowed 23 base units.
- **Height.** An up to 33-foot increase in height to allow a maximum building height of 47 feet eight inches in lieu of the otherwise allowable 35 feet in height in the [Q]RD1.5-1 zone and 33 feet in the R1-1 zone.

The project is allowed five incentives and one waiver pursuant to California Government Code Section 65915(e)(3). Accordingly, the following On-Menu incentives were granted under Case No. ADM-2024-5202-DB-PHP-VHCA:

1. **Averaging (On-Menu Incentive).** Averaging of density, FAR, parking, access, and open space between the R1-1 and [Q]RD1.5.1 zones.
2. **Floor Area Ratio (FAR) (On-Menu Incentive).** An up to 14% increase in FAR for a total of 47,382 square feet and a 1.12:1 FAR averaged across both zones in lieu of 41,695 square feet otherwise allowed in the [Q]RD1.5-1 and R1 zones.
3. **Side Yard Setbacks (On-Menu Incentive).** An up to 8.3% reduction in the east side yard to permit 6'-5" in lieu of 7' in the RD1.5 zone (LAMC 12.09.B.2(a)).
4. **Open Space (On-Menu Incentive).** An up to 20% reduction in open space to permit 7,189 square feet in lieu of 8,950 square feet (LAMC 12.21.G); and

Further, as a ministerial project, the project was found to be statutorily exempt from the California Environmental Quality Act ("CEQA") pursuant to State Public Resources Code Section 21080(b)(1).

On-Menu Density Bonus Ministerial Review Process

California Government Code (CA GC) Section 65915 et seq. regulates Density Bonus housing development projects. Pursuant to CA GC 65915(a)(1):

When an applicant seeks a density bonus for a housing development within, or for the donation of land for housing within, the jurisdiction of a city, county, or city and county, that local government shall comply with this section.

CA GC 65915(a)(2) continues as follows:

A local government shall not condition the submission, review, or approval of an application pursuant to this chapter on the preparation of an additional report or study that is not otherwise required by state law, including this section.

Further, CA GC 65915(D)(i) requires that a Density Bonus housing development project determination issued by a local government shall determine the following:

(I) The amount of density bonus, calculated pursuant to subdivision (f), for which the applicant is eligible.

(II) If the applicant requests a parking ratio pursuant to subdivision (p), the parking ratio for which the applicant is eligible.

(III) If the applicant requests incentives or concessions pursuant to subdivision (d) or waivers or reductions of development standards pursuant to subdivision (e), whether the applicant has provided adequate information for the local government to make a determination as to those incentives, concessions, waivers, or reductions of development standards.

As further regulated under CA GC 65915(b), a city is required to grant the corresponding percentage of density bonus as specified in Section 65915(f), incentives and concessions as described in Section 65915(d), waivers as described in Section 65915(e), and parking ratios as described in Section 65915(p). Further, a local agency is required to grant one density bonus, incentives and concessions, waivers, and parking ratios as described in CA GC 65915 et seq. for a housing development project that is 100 percent affordable (exclusive of Manager's units) for lower income households, except that 20 percent of the units in the development may be for moderate income households.

The project proposes a minimum of 20 percent of the project's total number of dwelling units as affordable to Low Income Household occupancy, and as such was processed utilizing the City's Priority Housing Program (PHP) including a reduced processing timeline. In the event the applicant reduces the project's percentage of affordable units, a substantial conformance review process along with required fees shall be required as conditioned in the 3/4/2025 Letter of Compliance (**Condition No. 6**).

Pursuant to State Density Bonus Law under Government Code Section 65915(d)(2)(D), a project located within a Very Low Vehicle Miles Traveled (Very Low VMT) area or within a Major Transit Stop (State AB 2334) may receive a waiver from any maximum controls on density and a height increase of up to three additional stories or up to 33 additional feet. Pursuant to State AB 2097, jurisdictions may not impose parking minimums for projects within one half mile of a major transit stop. The applicant's plans show 57 parking spaces; however, in compliance with State Density Bonus law no parking is required herein.

Additionally, 100 percent Affordable Housing Developments are entitled to request unlimited density if the project is within a one-half mile of a major transit stop or within a very low vehicle travel area (CA Govt. Section 65915(f)(3)(D)(ii)). Lastly, the Housing Development that receives a waiver from any maximum controls on density shall be eligible for one waiver unless the City

agrees to additional waivers or reductions of development standards (CA GC Section 65915(e)(3)).

The City's Density Bonus Ordinance (codified at LAMC Section 12.22 A.25) and State Density Bonus law (Government Code Section 65915) outline types of relief that minimize restrictions on the size of the project. In exchange for meeting the minimum set-aside requirements, the project may receive a set of incentives, concessions, and/or waivers to deviate from development standards in order to facilitate the provisions of affordable housing at the site. The approved incentives and waivers allow the developer to expand the building envelope so the additional affordable units can be constructed, provide for design efficiencies, and allow the overall space dedicated to residential uses to be increased.

Given that the applicant is providing 100 percent of dwelling units to be affordable at Low Income and Moderate Income Household occupancy for a period of 55 years, and meets the criteria outlined in Government Code Section 65915(d)(2)(D), the project is eligible for the base incentives and up to five incentives and one waiver per California Government Code Section 65915(d)(2)(D). Pursuant to State Density Bonus law, and disclosed above, the applicant has been approved for the following base incentives which are granted by-right:

- **Density.** An unlimited increase in density to allow 86 units in lieu of the otherwise allowed 23 base units.
- **Height.** An up to 33-foot increase in height to allow a maximum building height of 47 feet eight inches in lieu of the otherwise allowable 35 feet in height in the [Q]RD1.5-1 zone and 33 feet in the R1-1 zone.

Pursuant to State Density Bonus law and LAMC Section 12.22 A.25, the project is eligible for, and has been granted three on-menu incentives to construct the proposed project as follows:

- **Averaging (On-Menu Incentive).** Averaging of density, FAR, parking, access, and open space between the R1-1 and [Q]RD1.5.1 zones.
- **Floor Area Ratio (FAR) (On-Menu Incentive).** An up to 14% increase in FAR for a total of 47,382 square feet and a 1.12:1 FAR averaged across both zones in lieu of 41,695 square feet otherwise allowed in the [Q]RD1.5-1 and R1 zones.
- **Side Yard Setbacks (On-Menu Incentive).** An up to 8.3% reduction in the east side yard to permit 6'-5" in lieu of 7' in the RD1.5 zone (LAMC 12.09.B.2(a)).
- **Open Space (On-Menu Incentive).** An up to 20% reduction in open space to permit 7,189 square feet in lieu of 8,950 square feet (LAMC 12.21.G); and

As disclosed in Planning's January 25, 2021 memorandum entitled "On-Menu Density Bonus Ministerial Review Process" ("1/25/2021 Density Bonus Memo" – **see "Exhibit E"**), the City does not have the authority to deny a density bonus or an on-menu incentive in the absence of objectively defined circumstances. Further, the City does not have the authority to require a discretionary approval for a density bonus with an on-menu request absent any additional entitlement requests. Pursuant to CA GC Sections 65915(f)(5) and (j)(1):

(f)(5) The granting of a density bonus shall not require, or be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval.

(j)(1) The granting of a concession or incentive shall not require, or be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval.

Pursuant to CA GC Section 65915(d)(1), the City has the authority to deny a density bonus or requested incentive only when the City makes a written finding, based upon substantial evidence, of any of the following:

(A) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(B) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

(C) The concession or incentive would be contrary to state or federal law.

The California Health and Safety Code Section 65589.5(d)(2) defines a specific, adverse impact as follows:

(2) ...As used in this paragraph, a "specific, adverse impact" means 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. The following shall not constitute a specific, adverse impact upon the public health or safety:

(A) Inconsistency with the zoning ordinance or general plan land use designation...

As such, density bonus on-menu requests are ministerial and not discretionary based on restrictions in State Density Bonus law. Planning operates under the framework that the on-menu incentives codified in LAMC Section 12.22 A.25 provide additional buildable area that in turn provides additional project income and affordable housing costs. On the basis of State Density Bonus law, a finding is not needed to justify an on-menu density bonus request. Further, incentives and waivers can only be denied when the request has a specific, adverse impact upon public health and safety or an historic resource and there is no feasible method to mitigate or avoid the specific, adverse impact. Denial of an on-menu density bonus requires that a specific, adverse impact be quantifiable, direct, and unavoidable based on objective, identified, written public health or safety standards or conditions when the application was deemed complete.

Ministerial actions are exempt from CEQA pursuant to State PRC Section 21080. CEQA Guidelines Section 15369 defines "ministerial" as follows:

"Ministerial" describes a governmental decision involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely applies the law to the facts as presented but uses no special discretion or judgment in reaching a decision. A ministerial decision involves only the use of fixed standards or objective measurements, and the public official cannot use personal, subjective judgment in deciding whether or how the project should be carried out.

As disclosed in the 1/25/2021 Density Bonus Memo (**“Exhibit E”**), Planning has no subjective discretion to approve or deny on-menu density bonus incentives. Planning is unable to address environmental impacts related to the project by State law. The State has determined that for ministerial projects, either no significant impact would exist and/or the public benefits of the 100 percent Affordable Housing Development will outweigh any impacts.

As applied here, the record does not contain substantial evidence that would allow the decision maker to make a finding that the approved incentives for a north and south side yard reduction and a decrease in open space do not result in identifiable and actual cost reduction to provide for affordable housing costs per State Law. The California Health and Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for low and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed a predetermined percentage of income based on area median income thresholds dependent on affordability levels. The Density Bonus incentives result in identifiable and actual cost reductions to provide for affordable housing costs because the incentives by their nature increase the scale of the project and thus facilitates the provision of affordable housing units. The project includes three On-Menu Incentives, which further expand the building envelope and allow for identifiable cost reductions in providing for the affordable units. The requested incentives for a reduction in yard setbacks and open space permit exceptions to zoning requirements that result in building design or construction efficiencies to provide for affordable housing costs. The requested incentives allow the developer to expand the building envelope so the additional units can be constructed, and the overall space dedicated to residential uses is increased.

There is also no evidence in the record that the approved incentives would 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” per LAMC Section 12.22 A.25(b). The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Soils will be reviewed by LADBS for compliance with Code requirements prior to issuance of a building permit. Site ingress and egress will be reviewed and approved for Code compliance by the Los Angeles Department of Transportation (“LADOT”). There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. The project is not located on a substandard street in a Hillside area or in a Very High Fire Severity Zone. Based on the above, there is no basis to deny the incentives.

Findings can only be made by the Director of Planning to deny a density bonus project if the requested incentives would have a specific, adverse impact on health and safety. Planning has very narrow authority regarding Density Bonus Affordable Housing Development projects, and Planning review for project compliance is one step in the process of constructing an Affordable Housing Development. As with all new construction projects, multiple City Departments, including but not limited to LADBS, Los Angeles Fire Department (“LAFD”), and LADOT review a project for compliance with State and local laws during the Plan Check process (see **“Exhibit F”**).

The project applicant has met all requirements for Planning’s compliance review. Specialized requirements for filing a density bonus project are listed on “Findings/Special Requirements: Density Bonus, Conditional Use, Public Benefit Project Housing Incentives” Form No. CP13-3251 (see **“Exhibit G”**). In compliance with filing requirements, the applicant filed an Affordable Housing Referral Form No. CP13-4043 under Case No. PAR-2024-1147-AHRF-PHP (see **“Exhibit H”**). As disclosed under Case No. PAR-2024-1147-AHRF-PHP completed on July 10, 2024, and revised on December 13, 2025, the applicant is providing 67 units affordable to Low Income Household occupancy (80 percent), 18 units affordable to Moderate Income Household

occupancy (20 percent), and one Manager's unit at Market Rate. As conditioned herein **(Condition Nos. 3 and 4)** and as enforced by the Los Angeles Housing Department ("LAHD"), all units will be provided to households at income levels that meet the requirements of the State Department of Housing and Community Development ("HCD") and U.S. Department of Housing and Urban Development ("HUD").

Additionally, the applicant filed an optional Housing Crisis Act (HCA) Vesting Preliminary Application (CP13-4062) under Case No. PAR-2024-1427-VHCA **(see "Exhibit I")**. Additional papers and forms filed by the applicant are included in Case File No. ADM-2024-4622-DB-PHP and are by reference incorporated herein including but not limited to Preliminary Zoning Assessment Form No. CP-4064; SB 8 No Net Loss Declaration; color elevations and renderings; and findings.

Housing Replacement

Pursuant to California Government Code Section 66300 et seq. (Housing Crisis Act of 2019 ("HCA"), as amended by Senate Bill 8 and Assembly Bill 1218), any proposed development project that requires the demolition of existing residential dwelling units or occupied or vacant Protected Units or is located on a site where Protected Units were demolished in the previous 5 years, is subject to replacement. Pursuant to the Senate Bill 8 ("SB 8") No Net Loss Declaration (Form CP-3609) submitted by the applicant dated September 3, 2024, indicates no residential dwelling units were sited on the property within the last 5 years, and is subject to replacement as an affordable Protected Unit. A Housing Development Project that does not involve the removal of any number of units, is not on a site that has removed any units within the past five years, and where no units were subject to an Ellis Act withdrawal within the past 10 years are eligible to utilize the No Net Loss form. Satellite images and permit records show that the site has been vacant since at least 2001, ZIMAS confirms the site has not been used for housing within the prior five years and is not an Ellis Act property. Therefore, the project may use a No Net Los Declaration in lieu of a Replacement Unit Determination and that no replacement units are required.

APPEAL POINTS/STAFF RESPONSES

A timely appeal was submitted on February 26 2025, to the Planning Development Services Center during the appeal period for Case No. ADM-2024-4622-DB-PHP. As codified in Chapter 1A, LAMC Section 13B.2.5.G.3(b), for on-menu density bonus projects subject to LAMC Section 12.22 A.25, only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property aggrieved by the Director's decision may file an appeal. The submitted appeal was cosigned by a total of five neighbors abutting the subject site.

The accepted appeal (see “**Exhibit K**”) was filed by a collective group of abutting property owners and tenants who provided proof of residency as required by the LAMC (for example, property tax bill, driver's license, utility bill):

- Karapet “Gary” Gazdzhyan – 7140 Ranchito Avenue
- Norair Karapetyan – 7129 Cantaloupe Avenue
- Artur Karapetyan - 7129 Cantaloupe Avenue
- Gayane Khachikian – 13819 Enadia Way
- Marieta Oganessian – 7134 Ranchito Avenue
- Lynett M. Jones - Representative

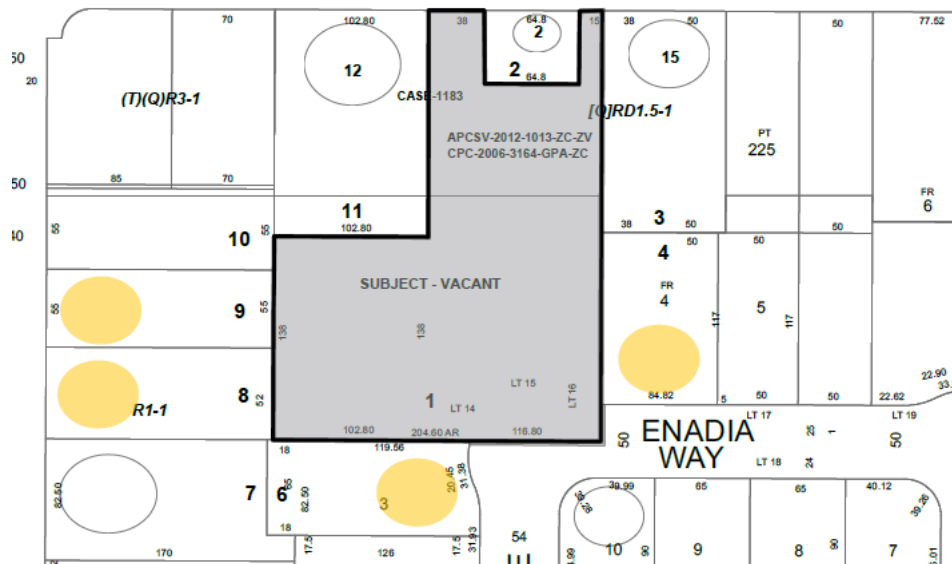


FIGURE 5. Location of Appellants related to subject property

The following points are compiled and summarized from the four accepted appeals. Planning staff responses follow each appeal point.

Appeal Point 1 – Lack of Notification

- *All parties abutting the subject property at 13840 Sherman Way, Van Nuys, CA 91405 (the “Lot”) were not notified of the Determination; therefore, there was not sufficient time to review the file and make substantive objections. The Ranchito Appellants only found out about the Determination within the last 24 to 48 hours. This appeal is based on a copy of the notice agent Lynette Jones was able to secure and forward to the Appellants residing on Ranchito Avenue. We request an extension of time to actually review the notice and exhibit with and hire an attorney.*

Staff response:

Upon review, it was determined that the Letter of Compliance issued on February 11, 2025, inadvertently omitted properties to the east of the subject site. Subsequently, the LOC was reissued on March 4, 2025, with an extended appeal time to March 19, 2025. The appellants filed their appeal at the original deadline of February 26, 2025, and that appeal was accepted and a new appeal filing by the same appellants was not needed for the new appeal period. No additional appeals were filed by other eligible individuals during this extended appeal period. The revised mailing labels and affidavit of mailing is included as **Exhibit L**.

Appeal Point 2 – Development Standards

- ***On-Site Restricted Affordable Units*** – *The affordability of the units is not at issue. Of concern is the number of units and how the number of units impacts the proposed parking plan. The parking plan has negative impacts on Ranchito Appellants and Cantaloupe Appellants as set forth in the How Aggrieved section below.*
- ***Residential Density*** – *We propose a limit on the residential density in order to reduce the number of units from 86 to a number of units that will meet City's goals without requiring parking lots and driveways that abut existing rear yards and side yards.*
- ***Floor Area Ratio (FAR) (On-Menu Incentives)*** – *We request that the FAR be adjusted downward to eliminate the parking issues, health, and nuisance concerns set forth in this appeal.*
- ***Height*** – *We request that the maximum project height be adjusted downward to eliminate the issue of the residents on higher floors being able to see into the backyards and windows of existing residents. Reducing the maximum height will also reduce the number of units sufficiently to address the health and nuisance concerns of the driveway and parking which are currently planned along the property lines without sufficient buffers.*

Staff Response:

The project avails itself of provisions in the LAMC and State Government Code for projects providing 100% affordable housing. As such a project, it qualifies for On-Menu Density Bonus incentives that have been deemed to be consistent with the code by virtue of being pre-vetted incentive options.

Government Code Section 65915 allows for unlimited density for 100% affordable housing projects located in Low Vehicle Miles Traveled areas and projects within one half mile of a Major Transit Stop as defined by California Public Resources Code Section 21155. This project qualifies for both and is therefore allowed unlimited density. Projects meeting these criteria are also allowed an automatic base height incentive of 33 feet in additional height. The project may go as high as 68 feet in the [Q]RD1.5-1 zone portion and 61 feet in the R1-1 zoned portion; however the project is only proposing a height of 47 feet for a four story building, which is already a reduction from the originally proposed 61-foot, five story building. The project was adjusted down to a shorter height by eliminating a ground floor parking garage because it was not subject minimum parking requirements pursuant to AB 2097. Additionally, privacy and views are not a protected property right.

No parking is required pursuant to AB 2097, as such the project is voluntarily providing 57 parking spaces in lieu of the 88 otherwise required by code. The parking is being provided in an adjacent

surface parking lot is not directly correlated to the number of units provided, therefore any further reduction in height and units would not result in a reduction of parking spaces.

The total Floor Area Ratio (FAR) for the site is 1.12:1 averaged across both the [Q]RD1.5-1 zone and the R1-1 zone for a 14 percent increase overall. The RD1.5 zone allows for a 3:1 FAR by itself and LAMC 12.22.A.25 allows for up to a 35% increase in FAR and Averaging of FAR as On-Menu options.

Pursuant to CA GC Section 65915(d)(1), the City has the authority to deny a density bonus or requested incentive only when the City makes a written finding, based upon substantial evidence, of any of the following:

(A) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(B) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

(C) The concession or incentive would be contrary to state or federal law.

The California Health and Safety Code Section 65589.5(d)(2) defines a specific, adverse impact as follows:

(2) ...As used in this paragraph, a "specific, adverse impact" means 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. The following shall not constitute a specific, adverse impact upon the public health or safety:

(A) Inconsistency with the zoning ordinance or general plan land use designation...

Density bonus on-menu requests are ministerial based on restrictions in State Density Bonus law that prevent the City from disapproving such requests unless the City can prove that the concession or incentive does not result in cost reductions or have a specific adverse impact. To deny a concession or incentive, the burden of proof is on the City to show that the requested incentive or concession would not result in cost reductions or would have a specific adverse impact.

Planning operates under the framework that the on-menu incentives codified in LAMC Section 12.22 A.25(f) provide additional buildable area that in turn provides additional project income and affordable housing costs. On-menu incentives codified in LAMC Section 12.22 A.25(f) include the following:

- Yard/Setback Reduction. An up to 20 percent decrease in yard or setback is allowed as an on-menu incentive pursuant to LAMC Section 12.22 A.25(f)(1) except when a site abuts an R1 or more restrictively zoned property provided that the project provides for the number of landscape points equivalent to 10 percent or more than otherwise required by LAMC Section 12.40 and Landscape Ordinance Guidelines "O."

In compliance with LAMC Section 12.22 A.25(f)(1), the applicant is requesting and has been approved for an up to 20 percent reduction in the north side yard setback along the [Q]RD1.5-1 zoned property. There are no side yard reductions abutting R1 zoned properties. Further, as conditioned and as shown on the project plans (**see “Exhibit A”**), the project will provide landscape points equivalent to 10 percent or more than otherwise required by the Code and Landscape Ordinance Guidelines “O” for a minimum total of 7,189 square feet of open space.

The surface parking lot is in compliance with buffer standards by the Code and Landscape Ordinance Guidelines “K” for a minimum seven-foot landscaped buffer and tree planting requirements.

- **Open Space.** An up to 20 percent decrease in open space is allowed as an on-menu incentive pursuant to LAMC Section 12.22 A.25(f)(6) provided that the project provides for the number of landscape points equivalent to 10 percent or more than otherwise required by LAMC Section 12.40 and Landscape Ordinance Guidelines “O.”

In compliance with LAMC Section 12.22 A.25(f)(6) the applicant is requesting and has been approved for an up to 20 percent decrease in the otherwise required open space to allow a minimum of 7,198 square feet of open space in lieu of the required 8,950 square feet of open space. Further, as conditioned as shown on “**Exhibit A**,” the project will provide landscape points equivalent to 10 percent or more than otherwise required by the Code and Landscape Ordinance Guidelines “O”. The reduction in required open space will allow the applicant to provide additional buildable area for the provision of 86 units of 100 percent affordable housing. No specific or quantifiable expert evidence has been provided to the City to show how an up to 20 percent decrease in open space will adversely impact public health, safety, and/or an historic resource.

Therefore, the proposed project metrics are well within the limits otherwise allowed on the subject site.

Appeal Point 3 – Access and Parking

- **Site Development** – *We request that the Department of City Planning reevaluate Exhibit A because the site plan fails to address the Lot’s negative impacts on the Ranchito Appellants. In fact, the parking is situated along the property line of Ranchito Appellants with insufficient setbacks to avoid automobile exhaust and noise for existing homeowners, at least one of whom has a structure directly on the property line*
- **Parking**
 - **Residential Parking.** *The proposed number of 57 parking spaces negatively impacts the Appellants because it requires parking along the property line of homes without sufficient setbacks or mitigating measures to reduce noise and pollution nuisances related to having a driveway or parking adjacent to living spaces.*
 - **Adjustment of Parking.** *Parking should be adjusted downward to avoid the need to develop parking spaces so close to side yards (Cantaloupe Appellants) and backyards (Ranchito Appellants).*

- **Landscaping.** *There is no amount of landscaping to address the health hazard of noise and exhaust created by developing a driveway and parking lot along the bedroom windows and other living spaces of the Appellants.*

Staff Response:

Lots in the R1-1 zone are subject to rear setback requirements for buildings and structures. If the project were developed with single family homes, there is no restriction on where cars may be parked or operated past the front yard setback. The project is proposing a surface parking lot and therefore will be subject to Guideline K of the City's Landscape Ordinance which calls for a seven-foot landscaped buffer and perimeter tree planting (**Condition 6.d.**).

The driveway to the property enters from Sherman Way and is not adjacent to any single unit dwellings (Figure 6). Further, in the parking lot, parking on the west side of the property abutting the homes on Ranchito Avenue will be tandem parking spaces, which along with the seven-foot landscaped buffer combine to create a 40-foot buffer from the property line and interior circulation, which is a greater buffer from the rear property line than the public street to the front structures on Ranchito Avenue (Figure 7). The landscape buffer to the south for the property on Cantaloupe Avenue is minimum seven feet, and increases to 14 feet toward the rear of the abutting property. (Figure 8).

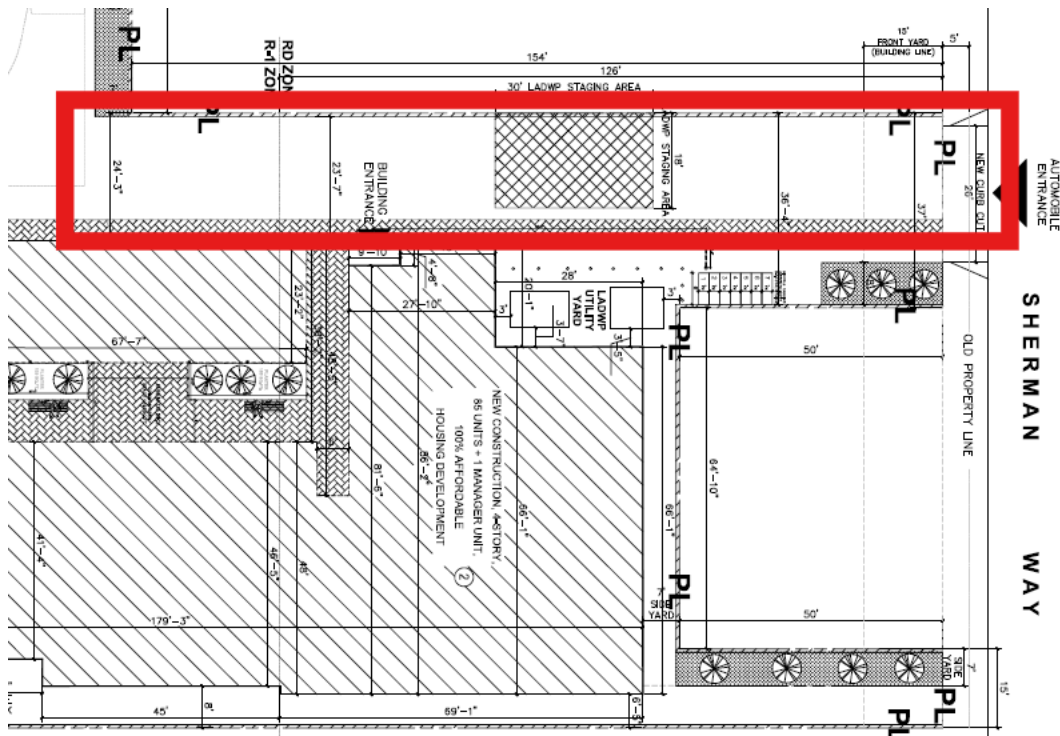


FIGURE 6. The access driveway for the property from Sherman Way does not abut any single dwelling units

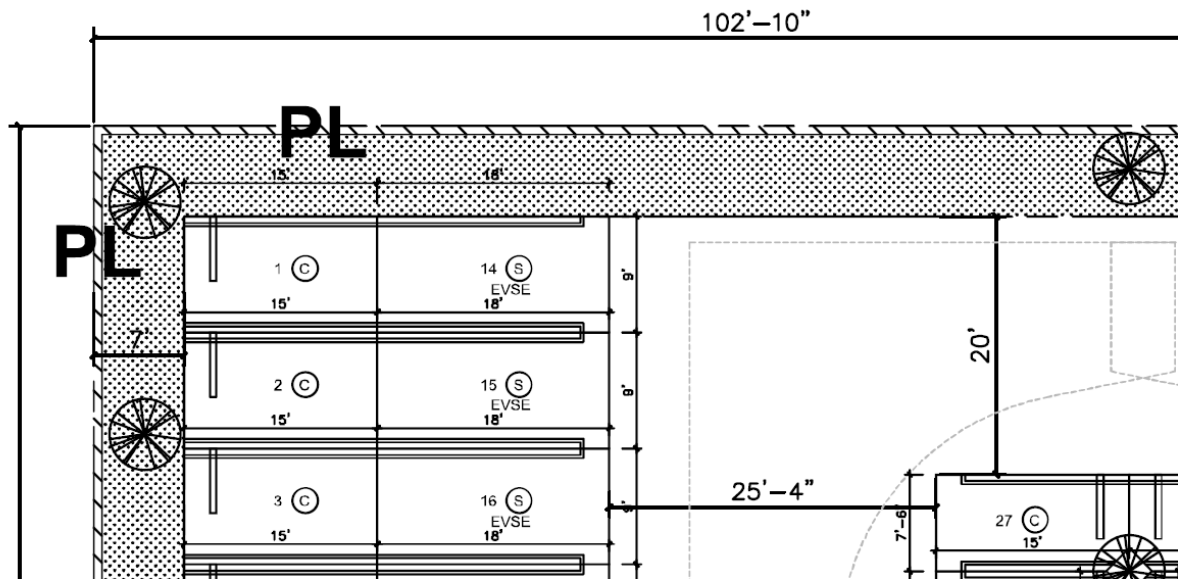


FIGURE 7. Typical western yard showing a minimum 7-foot landscape buffer, with an additional 33-feet before any driveway.

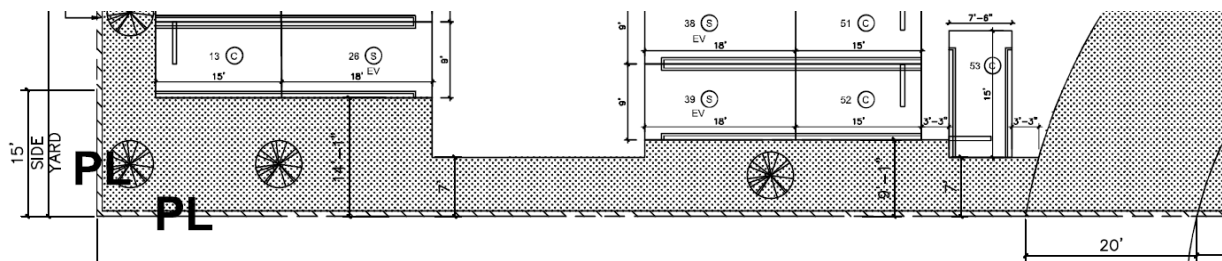


FIGURE 8. Southern yard showing a minimum 7-foot landscape buffer, with a maximum 14-feet.

The project is allowed to provide zero automobile parking spaces pursuant to AB 2097. The LAMC required parking is 88 parking spaces and the project is providing 57 parking spaces. The parking provided is less parking than would otherwise be required, which will reduce the total number of cars on site. By utilizing a surface parking lot, the project is able to reduce the height of the building to 47 feet eight inches instead of upwards of 68 feet. Additionally, 17 of the 57 spots will be Electric Vehicle spaces, and the remaining 38 non-ADA spaces will be compact spaces. This mix of parking types will further reduce noise and pollution instances.

Appeal Point 4 – Setbacks and Open Space

- **Setbacks**
 - **Side Yard Setback (On-Menu Incentive)** – The side yard setback should not be reduced because a reduction exacerbates the health and nuisance issues raised by the location of the parking. Instead, the side yard setback should be increased, as there are bedroom windows along the north façade of the Cantaloupe Appellants, and rear yards along the property line of the Ranchito Appellants to the west that will be impacted by cars so close to their living spaces.

- **Rear Yard Setback (Enadia Way)** – *Although Appellants appreciate the blocked access on the southern part of the Lot along Enadia Way, Appellants object to the suggestion elsewhere that this southern portion can be developed later, as long as it meets BOE standards. Opening this area to automobile traffic would create the same kinds of health and nuisance issues for Appellants whose living spaces abut the Lot (e.g., the Enadia Way Appellants)*
- **Open Space (On-Menu Incentive)** – Appellants oppose reduction of open space because the development of parking spaces next to the bedroom windows of the Cantaloupe Appellants and the rear yards of Ranchito Appellants creates health and nuisance issues that affect the Appellants' private enjoyment of their homes.
- **Department of Building and Safety** – *Considering the location of parking adjacent to the Cantaloupe Appellant's bedroom windows and the Ranchito Appellants' rear yards, we request that Department of Building and Safety review the feasibility of the proposed setbacks in proximity to the Appellants' homes in order to provide preliminary guidance on how to mitigate the health issues and other nuisances outlined in this appeal.*

Staff Response:

The incentive for reduced site yards does not relate to the parking area. The side yard reduction of six feet five inches in lieu of seven feet is for the part of the building located in the [Q]RD1.5-1 on the norther side of the eastern property line. Every other setback is code compliant. Further, there is no setback requirement for parking in R1-1 zones which means the seven foot landscape buffer requirement for the parking area is seven feet greater than what would be otherwise required if developed in the R1-1 zone.

The Open Space reduction is allowed pursuant to On-Menu Density Bonus incentives in LAMC 12.22.A.25. Further, the site is providing additional open space in the area designated as a future street on Enadia Way because that area is undevelopable due to blocker parcels¹ restricting access and improvements pursuant to LAMC 12.21 C.1.(d). However, because it is considered a required yard, it does not technically count for required Open Space. The project originally proposed additional parking in that area, but when it was determined that area could not be developed, the total parking was reduced to the current total of 57 spaces.

CONCLUSION AND STAFF RECOMMENDATIONS

The 100 percent affordable housing development project is requesting four On-Menu incentives (side yard reduction, open space reduction, increased FAR, and averaging) and is subject to State Density Bonus regulations (California Government Code Section 65915 et seq. and LAMC Section 12.22 A.25) under a ministerial review process. The determination is subject to the authority of the Director of Planning and was provided a reduced processing timeline under the

¹ Blocker parcels are 1' deep parcels dedicated to the City for future streets during a subdivision process. When a large parcel is subdivided and a street is created, the subdivision would typically provide half right-of-way. In order to ensure the future half right-of-way, a 1' blocker parcel is created so subsequent redevelopment of the neighboring parcels will trigger the dedication and improvements.

This process differs from 12.37 because it typically affects lower density areas that were subdivided for housing tracts. In order for a subsequent lot to gain legal access to the street, they would need to dedicate the required right-of-way and provide the improvements pursuant to street standards as administered by BOE.

City's Priority Housing Program (PHP). Further, the project solely requests density bonus on-menu incentives, is not subject to other entitlements, and does not trigger analysis under CEQA.

Based on State and municipal Density Bonus law and the rationale herein, staff recommends that the Commission determine that based on the whole of the administrative record, the project is statutorily exempt from the California Environmental Quality Act ("CEQA") as a ministerial project; deny the appeal and sustain Planning's determination as conditioned to approve the ministerial density bonus compliance review for a 100 percent affordable housing development for the 86 unit housing development with incentives.

Exhibit A – Project Plans approved March 4, 2025

13840 Sherman Way. Van Nuys, CA 91405

PROJECT ADDRESS

13840 Sherman Way,
Van Nuys, CA 91405

PROJECT OWNER

PRIME INVESTMENT GROUP, LLC

DESIGN BY

G.A. ENGINEERING
6747 ODESSA AVE. SUITE 204
VAN NUYS, CA, 91406
PHONE: (818)758-0018

STRUCTURAL ENGINEER

G.A. ENGINEERING
6747 ODESSA AVE. SUITE 204
VAN NUYS, CA, 91406
PHONE: (818)758-0018

SURVEY

CHRISTENSEN & PLOUFF
LAND SURVEYING
25570 RYE CANYON ROAD, SUITE A
VALENCIA, CA 91355
PHONE: (661)645-9320
WWW.CPLANDSURVEYING.COM

GEOTECHNICAL ENGINEER

LANDSCAPING

G.A. ENGINEERING
6747 ODESSA AVE. SUITE 204
VAN NUYS, CA, 91406
PHONE: (818)758-0018

ELECTRICAL ENGINEER

MECHANICAL & PLUMBING

INDEX

ARCHITECTURAL

STRUCTURAL

CIVIL

PROJECT DATA

PROJECT NAME:

Sherman Way Apartments

ADDRESS:

13840 Sherman Way, Van Nuys, CA 91405

PROJECT SCOPE:

NEW CONSTRUCTION, 4-STORY, 85 UNITS + 1 MANAGER UNIT, 100% AFFORDABLE HOUSING DEVELOPMENT SEEKING ON-MENU INCENTIVES PER LAMC 12.22.A.25 & AB2334.

PROJECT FUNDING:

100% PRIVATELY FUNDED, THIS IS NOT A PUBLIC HOUSING FACILITY OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT SHALL BE RECEIVED FROM STATE OR FEDERAL GOVERNMENTS, NOT A TCAC FACILITY AND NOT A SOCIAL SERVICE CENTER.

LEGAL DESCRIPTION:

BLOCK: NONE, LOT: PT 225, ARB: 23, MAP SHEET: 183B153 163, TRACT: TR 1000 (APN: 2216-032-032)
BLOCK: NONE, LOT: PT 225, ARB: 69, MAP SHEET: 183B153 213, TRACT: TR 1000 (APN: 2216-032-032)

ASSESSOR PARCEL NO. (APN):

2216-032-032

BUILDING CODE:

2022 CBC AS AMENDED BY CITY OF LOS ANGELES

EXISTING ZONE:

[Q]RD1,5-1, R1-1

GENERAL PLAN LAND USE:

LOW RESIDENTIAL (RD4 DENSITY), MEDIUM RESIDENTIAL

COMMUNITY PLAN AREA:

VAN NUYS - NORTH SHERMAN OAKS

AREA PLANNING COMMISSION:

SOUTH VALLEY

ZONING INFORMATION:

23-512 HOUSING ELEMENT INVENTORY OF SITES
23-462 MODIFICATIONS OF SF ZONES AND SF ZONE HILLSIDE AREA REGULATIONS

TYPE OF CONSTRUCTION:

FIRST FLOOR TO FIFTH FLOOR = TYPE "V-A" (1HR EXTERIOR WALLS PER LABC TABLE 601)
FULLY SPRINKLERED THROUGHOUT (NFPA-13 PER LAPC 903.2)

GROSS LOT AREA:

46,365 (sq ft) PER SURVEY

DEDICATION:

260 (sq ft)

FUTURE STREET:

3,644 (sq ft)

NET AREA:

42,461 (sq ft), 0.975 ACRE

ALLOWABLE BUILDING HEIGHT PER LAMC:

RD1.5: 35'-0" PER Q-COMM, 68'-0" PER AB2334 / R1: 28'-0" PER LAMC 12.21.1, 61'-0" PER AB2334

ALLOWABLE BUILDING HEIGHT PER LABC:

85'-0" PER LABC TABLE 504.3

PROPOSED BUILDING HEIGHT:

47'-8"

OCCUPANCY TYPE:

R-2, A-2, S-2, B

BUILDING SETBACKS:

REQUIRED
NORTH FRONT YARD (SHERMAN WAY): 15'-0"
SIDE YARDS: RD1.5 SIDE: 1 FOOT + 1 FOOT / STORY ABOVE 1 + 1 FOOT
R1 SIDE STREET: 1 FOOT / 15 FEET ABOVE
NORTH REAR YARD: 15'-0"
SOUTH FRONT YARD (ODESSA AVE): 15'-0" FROM EXTERIOR WALL ON CENTER LINE
SOUTH REAR YARD (SHERMAN WAY): 15'-0" FROM EXTERIOR WALL ON CENTER LINE
* SETBACKS WHERE A FUTURE STREET INTERSECTS BETWEEN THE LOT AND THE REAR STREET: THE YARDS SHALL BE THE GREATER OF THE SETBACKS REQUIRED FOR THE LOT AND THE REAR STREET.

STORIES:

4-STORY RESIDENTIAL

ALLOWABLE DENSITY PER AB2334:

UNLIMITED

PROVIDED DENSITY:

86 UNITS (18 MODERATE INCOME, 67 LOW INCOME, 1 MANAGER UNIT)

FLOOD ZONE:

OUTSIDE FLOOD ZONE

METHANE ZONE:

NONE

FIRE ALARM:

MANUAL ALARM

ACCESSIBILITY:

CBC 11A

PARKING CALCULATION

OPEN SPACE

AUTOMOBILE PARKING REQUIRED PER LAMC

UNITS	# OF UNITS	AUTO PARKING	TOTAL
STUDIO	19	1.5	28.5
1-BEDROOM	53	1.5	79.5
2-BEDROOM	14	2	28
TOTAL	86		136

PER AB 2097, AUTOMOBILE PARKING IS NOT REQUIRED ON THIS PROJECT

TOTAL PROVIDED: 57

ADA: 2

EV & EVSE: 17

COMPACT: 38

NO GUEST PARKING* REQUIRED OR PROVIDED

2% OF NUMBER OF PARKING = 2% X 57 = 1.14 = 2 ACCESSIBLE PARKING

EV PARKING = 30% X 57 = 17.1 = 18 EV PARKING

LONG TERM BICYCLE PARKING required per table 12.21.a.16 (a)(1)(i)

UNITS	# OF UNITS	SPACES/UNIT	TOTAL
1-25	25	1	25
26-100	61	1.5	61*1.5= 40.6
TOTAL	86		66

(66) LONG-TERM BICYCLE PARKING PROVIDED

SHORT TERM BICYCLE PARKING required per table 12.21.a.16 (a)(1)(i)

UNITS	# OF UNITS	SPACES/UNIT	TOTAL
1-25	25	1	25/10=2.5
26-100	60	1	61/15=4
TOTAL	86		7

(7) SHORT-TERM BICYCLE PARKING PROVIDED

AREA SUMMARY (LABC)

STORY	OCC.	USE	A	B	C	D	A+B+C	A+B+C+D
			GROSS AREA (SQ. FT.)	EXT. WALLS (SQ. FT.)	AREA - STAIRS (SQ. FT.)	AREA - ELEVATORS (SQ. FT.)	AREA - STAIRS (SQ. FT.)	AREA - ELEVATORS (SQ. FT.)
FIRST	S-2	RESIDENTIAL	10,075	450	85	-	8,575	8,575
	S-2	WALK ROOM	196	28	-	-	131	131
	S-2	BICYCLE ROOM	618	55	-	-	563	-
	S-2	LAUNDRY ROOM	163	24	-	-	139	139
SECOND	S-2	TRASH/RECYCLE	266	30	-	-	236	236
	S-2	PURCHASER	214	39	-	-	184	-
	S-2	STORAGE	259	44	-	-	195	195
	S-2	UNIT ROOM	76	14	-	-	62	62
THIRD	S-2	UNIT ROOM	850	55	-	-	775	-
	S-2	UNIT ROOM	52	15	-	-	37	37
	S-2	UNIT ROOM	142	32	-	-	110	-
	S-2	UNIT ROOM	13,358	550	115	655	12,693	12,693
FOURTH	S-2	UNIT ROOM	39	11	-	-	28	-
	S-2	UNIT ROOM	76	14	-	-	62	62
	S-2	UNIT ROOM	163	24	-	-	139	139
	S-2	UNIT ROOM	62	12	-	-	50	50
TOTAL	S-2		61,872	47,382				

ZONING CODE AREA CALCULATIONS

ALL COMMENTS IN GREEN HAVE BEEN RESOLVED OR NOT APPLICABLE. ITEMS IN RED ARE STILL PENDING. ITEMS IN BLUE ARE NOT REQUIRED TO BE ADDRESSED FOR PZAF SIGN OFF. WILL BE REQUIRED FOR PERMIT ISSUANCE. ITEMS IN MAGENTA ARE CANCELLED.

BOE CLEARANCE IS REQUIRED FOR ADDRESS APPROVAL BEFORE PERMIT ISSUANCE.

VERIFY HIGHWAY DEDICATION WITH BOE

CONFIRM EXISTING SITE HAS NO PROTECTED TREES AND/OR SHRUBS ARE ON-SITE PER LAMC 17.02. IF PROTECTED TREES/SHRUBS ARE FOUND ON-SITE, ADDITIONAL URBAN FORESTRY CLEARANCE SHALL APPLY.

SEE ATTACHED CLEARANCE SUMMARY WORKSHEET

ATTN. OWNERS/CONTRACTORS

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE ALL PLANS AND SPECIFICATIONS PRIOR TO STARTING THE CONSTRUCTION WORK. CONTRACTOR SHALL VERIFY ALL DISCREPANCIES AND OMISSIONS. CONTRACTOR MAY CONTACT ARCHITECT/ENGINEER FOR ANY QUESTIONS DETAILS, SPECIFICATIONS AND CLARIFICATIONS. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY SHORTCOMING ON THE PART OF THE CONTRACTOR OR ANY ERROR CAUSED BY THE CONTRACTOR AS A RESULT OF LACK OF PLANNING AND/OR FORESIGHT. EACH CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS AT THE SITE BEFORE COMMENCING WORK AND REPORT ALL DISCREPANCIES AND MODIFIED FIELD CONDITIONS TO THE ARCHITECT/ENGINEER IN WRITING. CONTRACTOR MAY PROVIDE ONLY PRELIMINARY BIDS BASED ON THIS PLAN. IF THIS IS NOT APPROVED AND STAMPED BY THE CITY, FINAL BIDS SHALL BE BASED ON APPROVED PLANS ONLY. IF NO GENERAL CONTRACTORS RETAINED FOR THE JOB, KNOWLEDGEABLE PROJECT MANAGER, JOB SUPERVISOR TO ACT AS HIS AGENT AND ASSUME ALL RESPONSIBILITIES.

INCENTIVE CALCULATION

LOT AREA = 46,365 (SQ.FT.) PER SURVEY

REQUESTED INCENTIVES:

*** ON MENU

1. AVERAGING OF FLOOR AREA RATIO, DENSITY, PARKING OR OPEN SPACE, AND PERMITTING VEHICULAR ACCESS, LAMC 12.22.A.25,8

2. 20% EAST SIDE YARD REDUCTION IN RD1.5 ZONE

3. OPEN SPACE REDUCTION OF 20%

4. FAR INCREASE OF 35%

100% AFFORDABLE TOTAL (EXCLUDING MANAGER UNIT)

AFFORDABILITY LEVEL	PERCENTAGE	# OF UNITS
MANAGER UNIT		1
LOW INCOME (SCH-9)	80%	67
MODERATE INCOME (SCH-8)	20%	18
TOTAL		66

BASE INCENTIVES:

33 * ADDITIONAL HEIGHT FEET AND 3 STORIES PER AB 2334

UNLIMITED DENSITY PER AB2334

SCHOOL DISTRICT ASSESSABLE

STORY	USE	AREA (SQ.FT.)
FIRST	DWELLING UNITS	10,735
SECOND	DWELLING UNITS	13,420
THIRD	DWELLING UNITS	13,420
FOURTH	DWELLING UNITS	13,420
TOTAL		50,995

AREA PER UNIT

UNIT No.	DESCRIPTION	AREA (SQ.FT.)
101	1-BEDROOM-BATH	350
102	1-BEDROOM-BATH	416
103	1-BEDROOM-BATH	452
104	1-BEDROOM-BATH	478
105	1-BEDROOM-BATH	362
106	1-BEDROOM-BATH	382
107	1-BEDROOM-BATH	338
108	1-BEDROOM-BATH	377
109	1-BEDROOM-BATH	454
110	1-BEDROOM-BATH	450
111	1-BEDROOM-BATH	462
112	1-BEDROOM-BATH	430
113	1-BEDROOM-BATH	752
114	1-BEDROOM-BATH	479
115	1-BEDROOM-BATH	459
116	1-BEDROOM-BATH	422
117	1-BEDROOM-BATH	552
118	1-BEDROOM-BATH	459
119	1-BEDROOM-BATH	429
120	1-BEDROOM-BATH	479
121	1-BEDROOM-BATH	457
122	1-BEDROOM-BATH	728
123	1-BEDROOM-BATH	552

EXHIBIT "A"

Page No. 1 of 28

Case No. ADM-2024-4622-DB-PHP

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: RONALD GREENE

DATE: 12/11/2024

APPLICATION #: 24010 - 10001 - 00677

OWNER

PRIME INVESTMENT GROUP, LLC

PROJECT

13840 Sherman Way,
Van Nuys, CA 91405

DRAWING TITLE

COVER SHEET

DATE:

December 24

SCALE:

1/8" = 1'-0"

DRAWN:

BT.

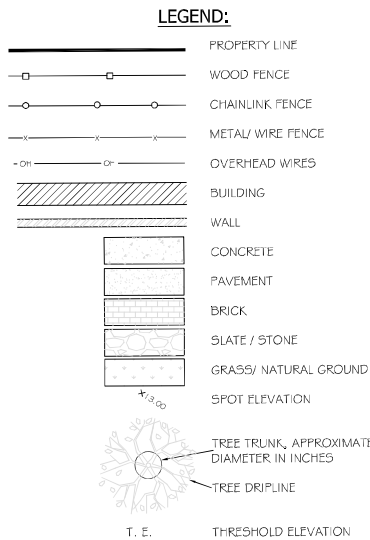
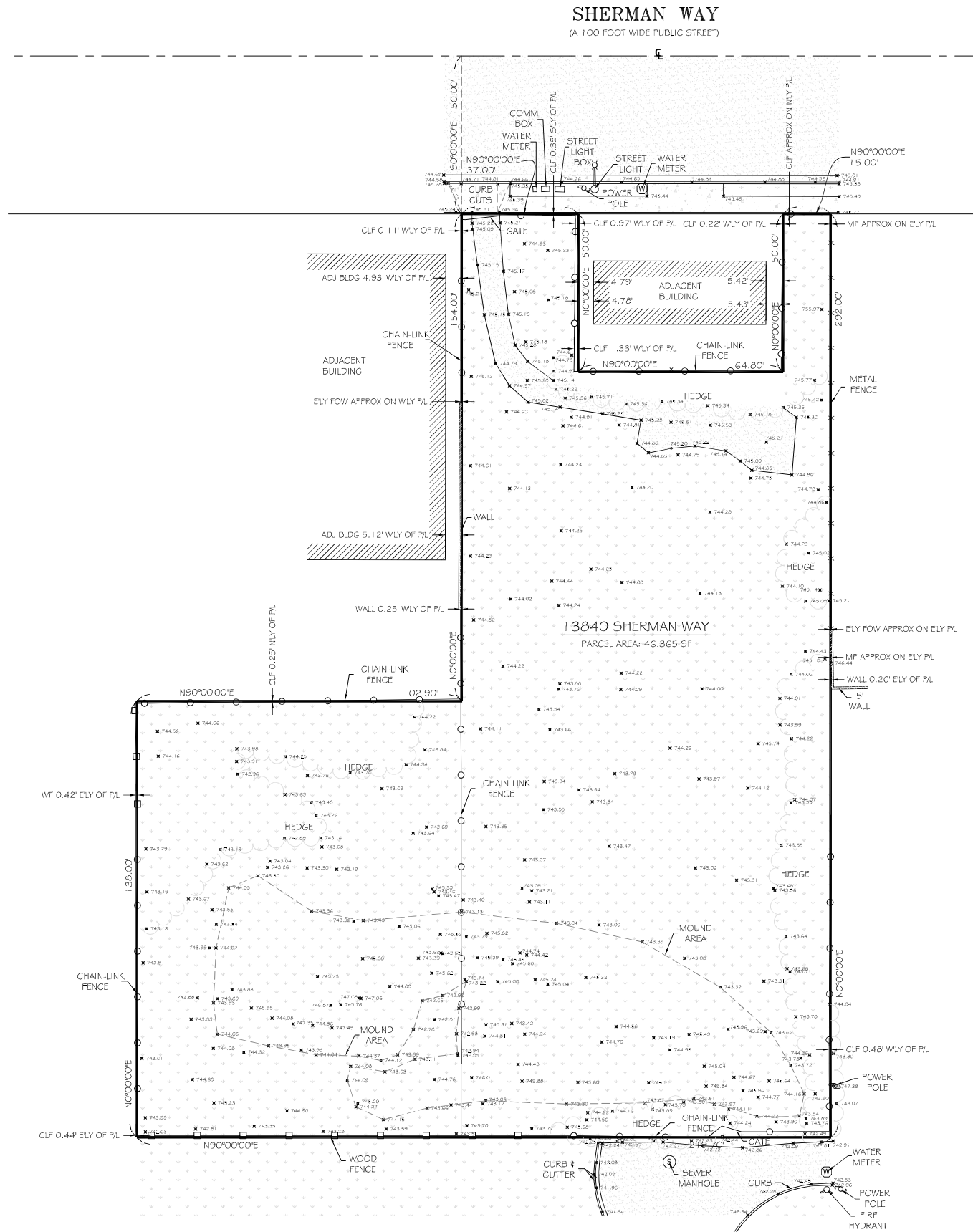
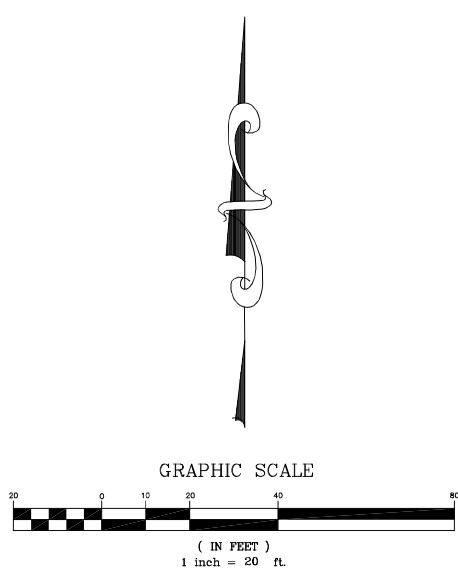
APPROVED:

JOB:

24-1171

SHEET:

T-0



ABBREVIATIONS

ADJ ADJACENT
BLDG BUILDING
CLF CENTERLINE
CLF CHAIN-LINK FENCE
COMM COMMUNICATION
ELY EASTERLY
FOW FACE OF WALL
MF METAL FENCE
NLY NORTHERLY
P/L PROPERTY LINE
S/LY SOUTHERLY
WLY WESTERLY
WF WOOD FENCE

LEGAL DESCRIPTION

PARCEL 1:
THAT PORTION OF LOT 225 OF TRACT NO. 1000, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE(S) 1 TO 34 INCLUSIVE OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 225 DISTANT EAST 277.80 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT, 37 FEET; THENCE SOUTH 75 FEET; THENCE EAST 64.8 FEET; THENCE NORTH 75 FEET TO THE NORTHERLY LINE OF SAID LOT; THENCE ALONG SAID NORTHERLY LINE EAST 15 FEET; THENCE SOUTH 317 FEET; THENCE WEST 116.80 FEET; THENCE NORTH 317 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THE SOUTH 136 FEET OF THE EAST 102.9 FEET OF THE WEST 277.8 FEET OF THE NORTH 317 FEET OF LOT 225 OF TRACT NO. 1000, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE(S) 1 TO 34 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2216-032-032

SURVEYOR'S NOTES

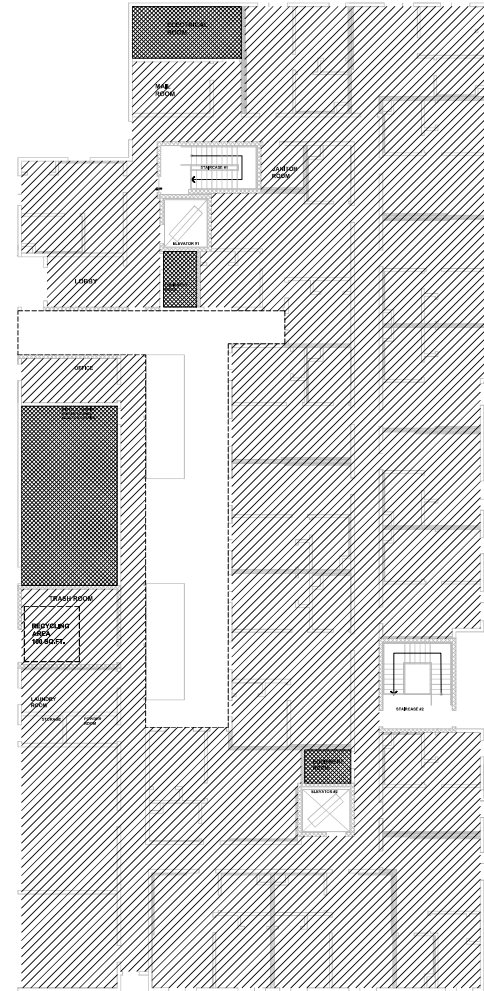
1. NAVIGATE LA CITY BM # 06-23101: PUNCHED SPK.5 CURB SHERMAN WAY; 2.1 FT W OF BC RET W OF COSTELLO AVE ELEVATION = 746.182; NAVD 1988, ADJ. 2000
2. ONLY TREES 6" AND ABOVE WERE LOCATED ON THIS SURVEY. SMALLER TREES AND SHRUBS ARE NOT SHOWN.
3. DISTANCES SHOWN HEREON AREA EXPRESSED IN FEET AND DECIMALS THEREOF.

SURVEYOR'S CERTIFICATE

I, KACIE A. PLOUFF, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 9013) I FURTHER CERTIFY THAT THIS PLAN REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF THE CLIENT.

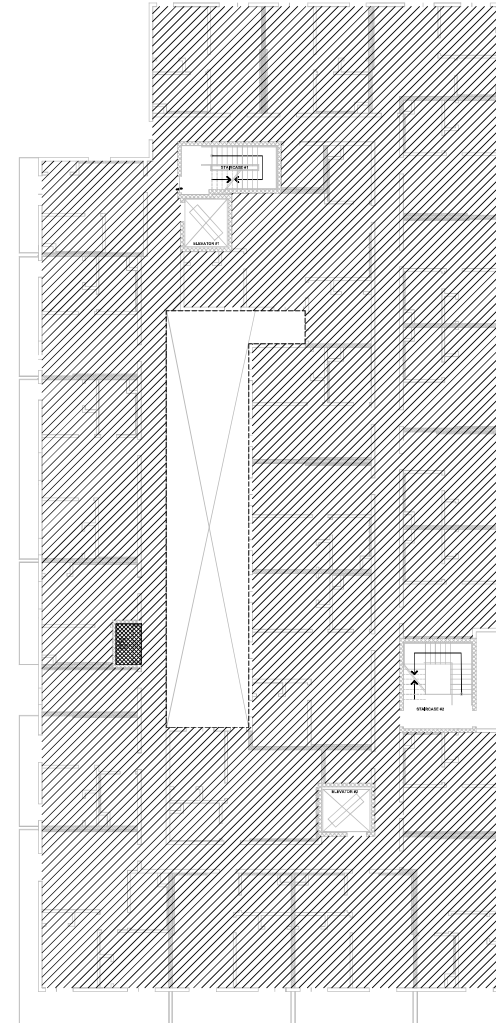


EXHIBIT "A"
Page No. 3 of 28
Case No. ADM-2024-4622-DB-PHP



 FLOOR AREA DIAGRAM (CBC) - 1

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



 FLOOR AREA DIAGRAM (CBC) - 2,3,4

EXHIBIT "A"
Page No. 5 of 28
Case No. ADM-2024-4622-DB-PHP



ENGINEERING INC.
747 ODESSA AVE, SUIT #204
VAN NUYS, CA 91406

Phone: (818) 758-0018
Cell: (818) 203-4336
Fax: (818) 706-2847

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REVISION	BY

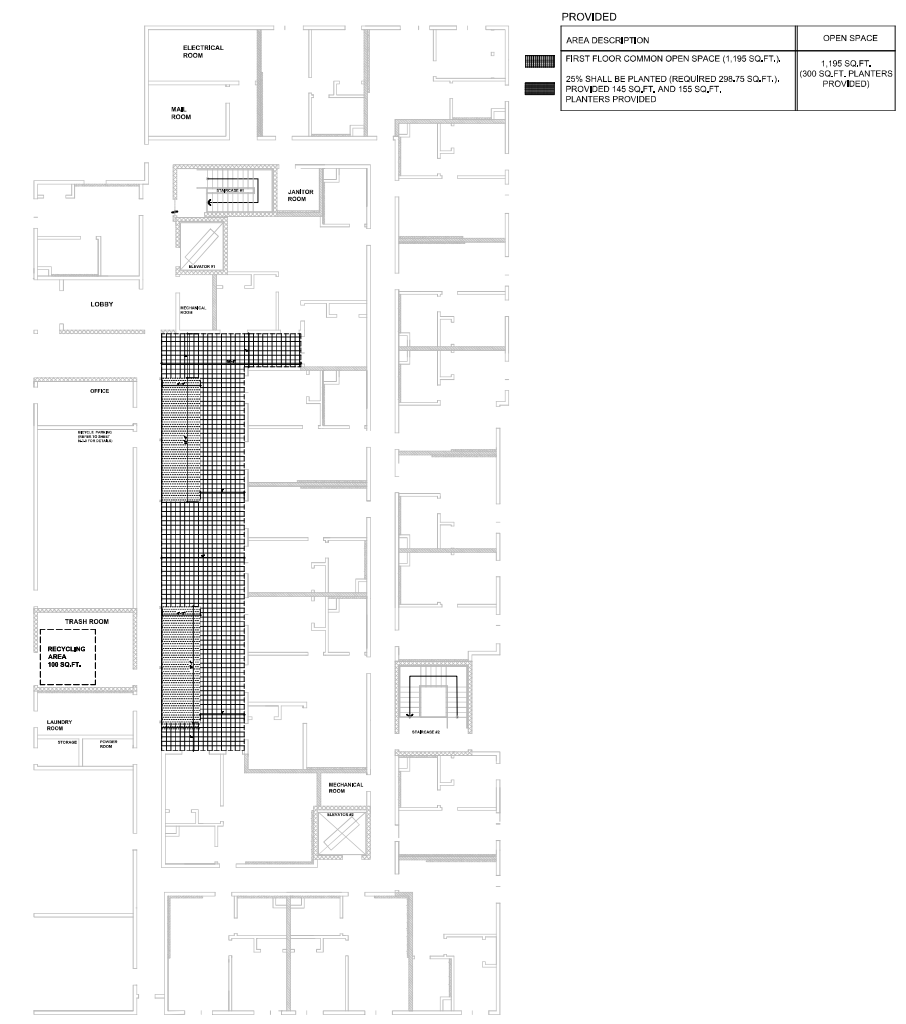
PRIME INVESTMENT GROUP, LLC

13840 Sherman Way.
Van Nuys, CA 91405

CBC DIAGRAM

DATE:	December 24
SCALE:	1/16" = 1'-0"
DRAWN:	BT.
APPROVED:	
NO:	24-1171
SHEET:	

A-0.2



PROVIDED	
AREA DESCRIPTION	OPEN SPACE
FIRST FLOOR COMMON OPEN SPACE (1,195 SQ.FT.), 25% SHALL BE PLANTED (REQUIRED 298.75 SQ.FT.), PROVIDED 145 SQ.FT. AND 155 SQ.FT. PLANTERS PROVIDED	1,195 SQ.FT. (300 SQ.FT. PLANTERS PROVIDED)

 OPEN SPACE DIAGRAM (ZONING) - 1
SCALE : 1/16" = 1'-0"




PROVIDED	
AREA DESCRIPTION	OPEN SPACE
PRIVATE OPEN SPACES, SECOND FLOOR BALCONIES (50 X 4 = 200), THIRD FLOOR BALCONIES (50 X 4 = 200), FOURTH FLOOR BALCONIES (50 X 4 = 200)	3 X 200 = 600 SQ.FT.

 OPEN SPACE DIAGRAM (ZONING) - 2,3,4
SCALE : 1/16" = 1'-0"

EXHIBIT "A"
Page No. 6 of 28
Case No. ADM-2024-4622-DB-PHP


CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: RONALD GREENE
DATE: 12/11/2024
APPLICATION #: 24010 - 10031 - 00677



ENGINEERING INC.
6747 ODESSA AVE, SUITE 6204
VAN NUYS, CA 91406
Phone: (818) 706-0618
Cell: (818) 203-3338
Fax: (818) 706-2847

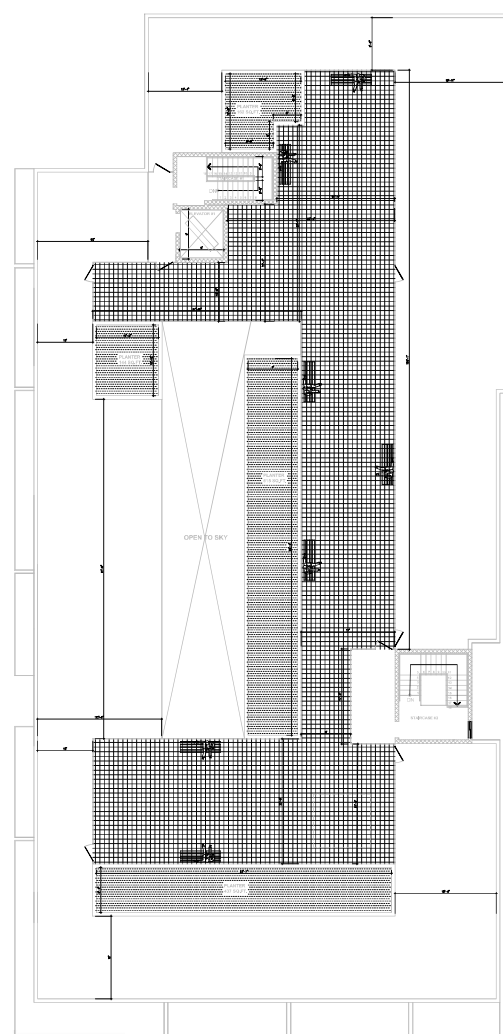
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REVISION	BY

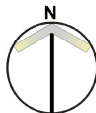
OWNER	PROJECT	DRAWING TITLE
PRIME INVESTMENT GROUP, LLC	13840 Sherman Way, Van Nuys, CA 91405	OPEN SPACE DIAGRAM

DATE: December 24
SCALE: 1/16" = 1'-0"
DRAWN: BT.
APPROVED:
JOB: 24-1171
SHEET:

A-0.3



PROVIDED	
AREA DESCRIPTION	OPEN SPACE
ROOF FLOOR COMMON OPEN SPACE (5,394 SQ.FT.)	5,394 SQ.FT.
25% SHALL BE PLANTED (REQUIRED 1,348.5 SQ.FT.) PROVIDED 437 SQ.FT., 615 SQ.FT., 144 SQ.FT., AND 162 SQ.FT., PLANTERS PROVIDED	(1,358 SQ.FT. PLANTERS PROVIDED)



OPEN SPACE DIAGRAM (ZONING) - ROOF

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

EXHIBIT "A"

Page No. 7 of 28

Case No. ADM-2024-4622-DB-PHP



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REVISION	BY

OWNER

PRIME INVESTMENT
GROUP, LLC

PROJECT

13840 Sherman Way,
Van Nuys, CA 91405


DRAWING TITLE

OPEN SPACE DIAGRAM

DATE:	December 24
SCALE:	1/16" = 1'-0"
DRAWN:	BT.
APPROVED:	
JOB :	24-1171
SHEET:	

A-0.4

LEGEND

 86 UNITS / 4 = 21.5 TREES REQUIRED
22 TREES PROVIDED

① BUILDING ENTRANCE

② 4-STORIES BUILDING

③ WALKWAY

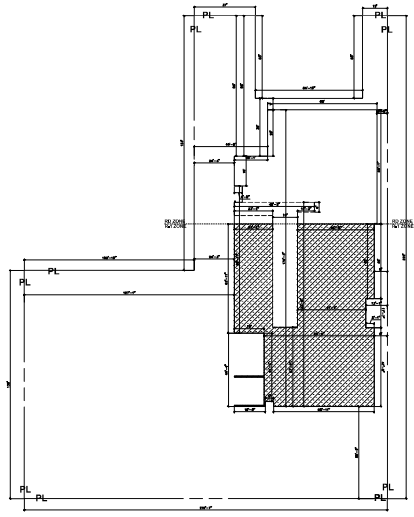
④ 7-SHORT TERM BICYCLE PARKING

— PROPERTY LINE (P.L.)

NOTE

NO PROTECTED TREES PER MCKINLEY & ASSOCIATES

LOT COVERAGE DIAGRAM



R1-1 ZONE

45% RFA PER LAMC 12.08

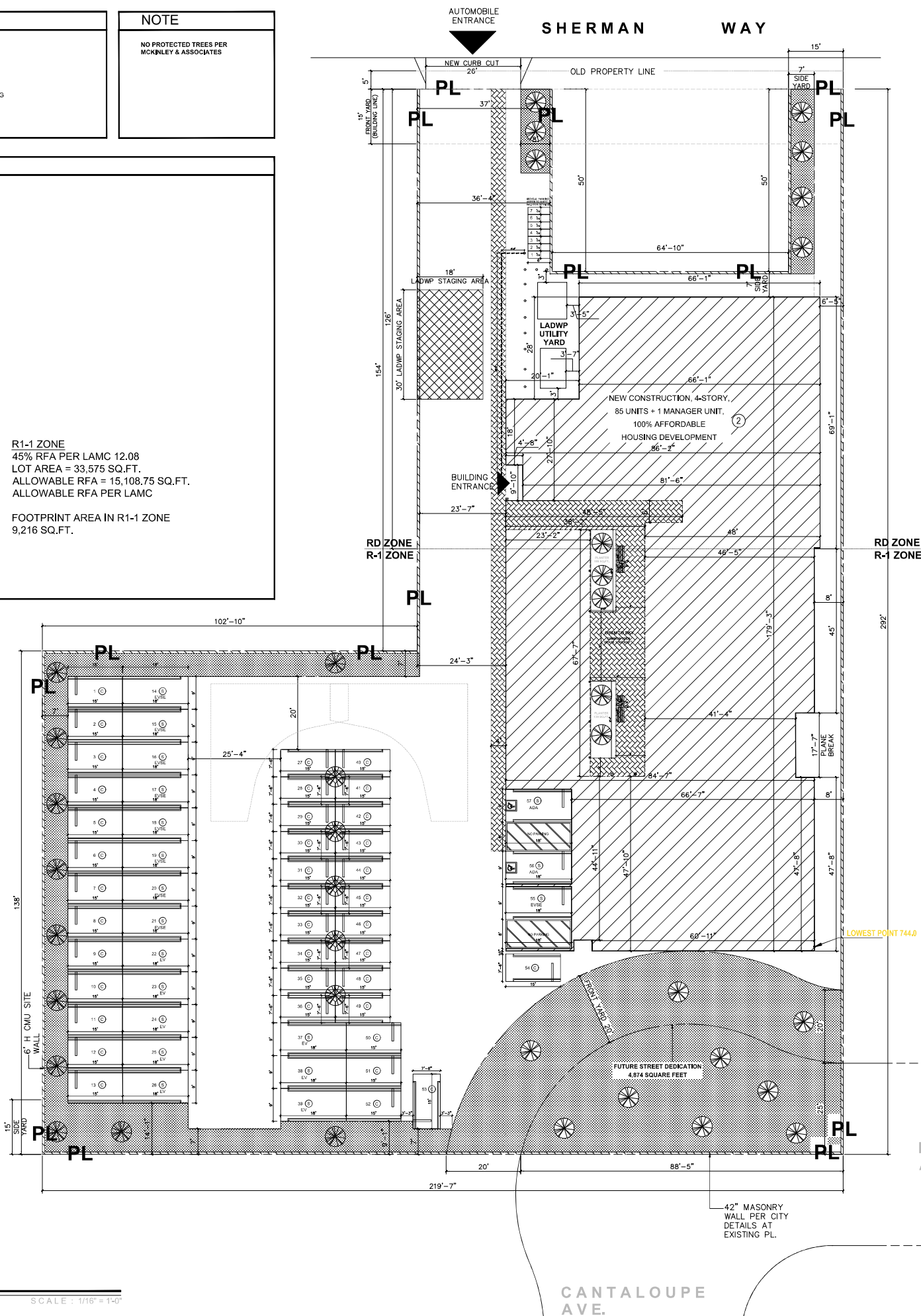
LOT AREA = 33,575 SQ.FT.

ALLOWABLE RFA = 15,108.75 SQ.FT.

ALLOWABLE RFA PER LAMC

FOOTPRINT AREA IN R1-1 ZONE

9,216 SQ.FT.





SITE PLAN

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

EXHIBIT "A"

Page No. 8 of 28

Case No. ADM-2024-4622-DB-PHP




CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: RONALD GREENE

DATE: 12/11/2024

APPLICATION #: 24010 - 10031 - 00677



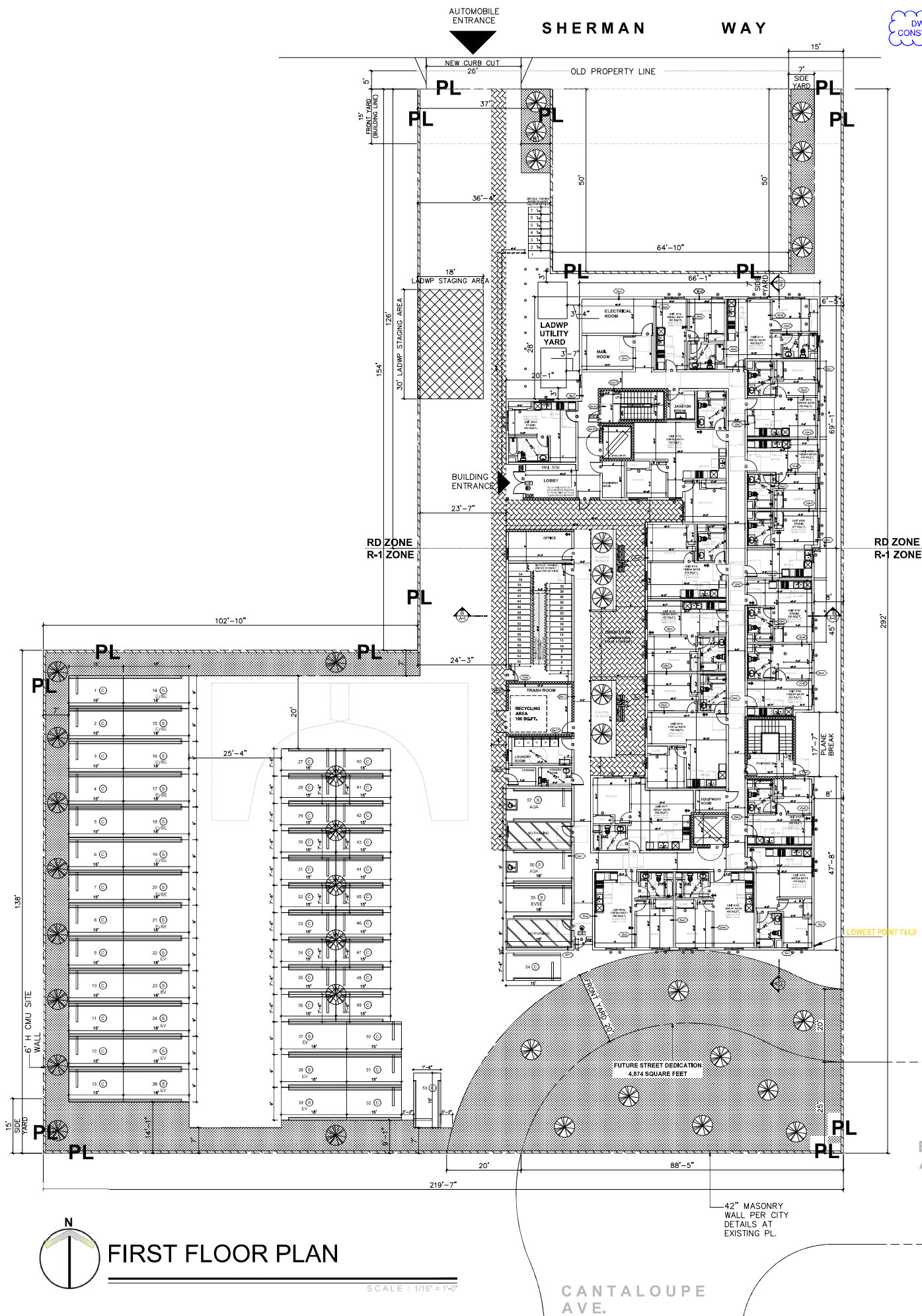
ENGINEERING INC.
6747 ODESSA AVE, SUITE 6204
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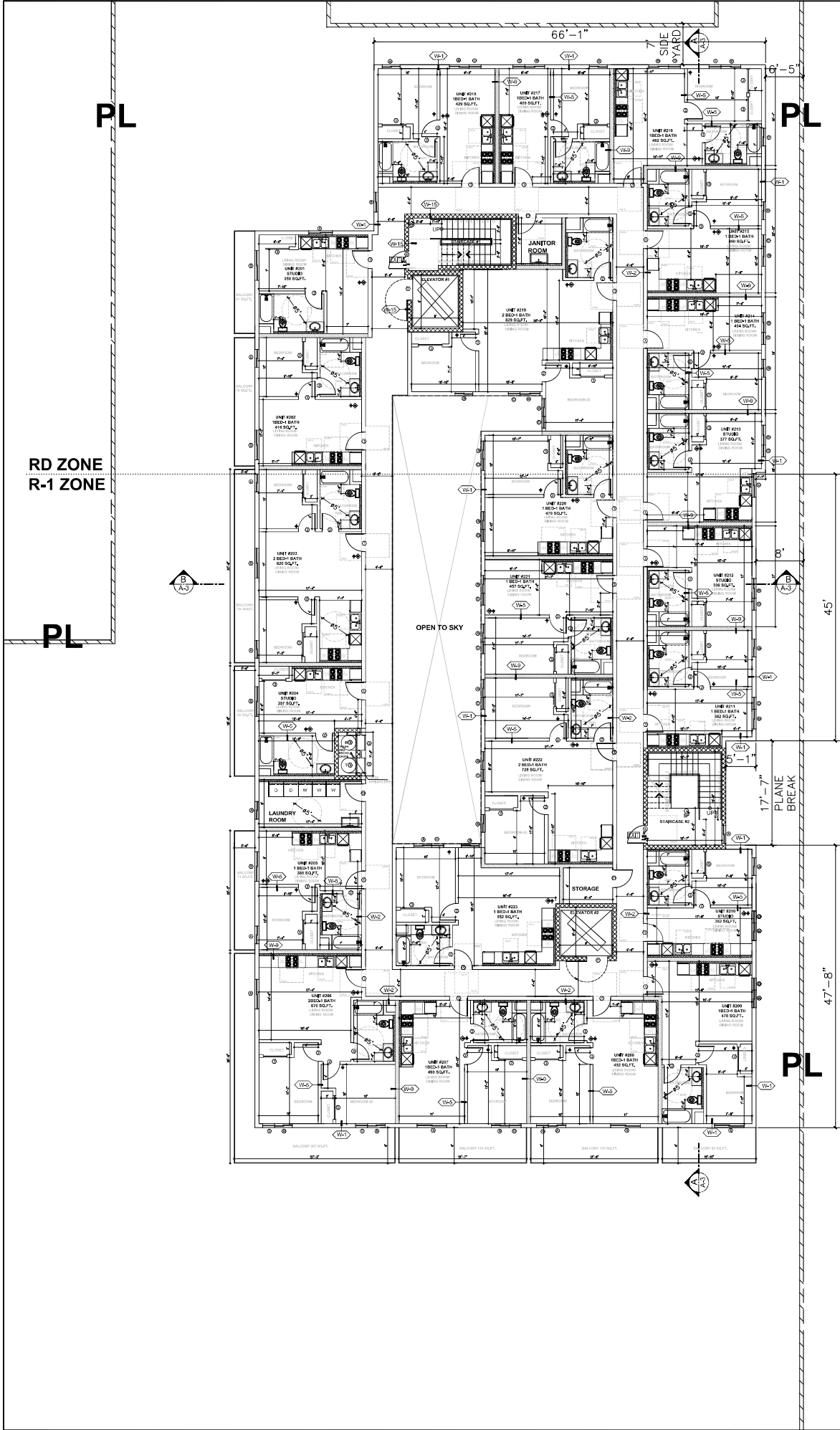
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REVISION	BY

OWNER	PROJECT	DRAWING TITLE
PRIME INVESTMENT GROUP, LLC	13840 Sherman Way, Van Nuys, CA 91405	SITE PLAN

DATE: December 24
SCALE: 1/16" = 1'-0"
DRAWN: BT.
APPROVED:
JOB: 24-1171
SHEET: A-0





SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

W1	1 HR. EXTERIOR WALL
W2	1 HR. INTERIOR WALL-STC50
W5	INTERIOR WALL
W6	PLUMBING WALL
W9	1 HR. SEPRATION WALL-STC50
W15	2HR.SHAFT (INTERIOR)
W17	2HR. (EXTERIOR)

SEE SHEET D-1

SD

HARD WIRED SMOKE DETECTOR WITH BATTERY BACK-UP

CM

CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP

MECHANICAL VENT, 7 1/2 AFR CHANGE PER HOUR MIN, 50 CFM

EXHAUST FANS COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
II. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

1.

BALCONY AND COMMON ROOF OPEN SPACE W/ CROSSFIELD PRODUCTS CORP. DEX-O-TEX COATING (1CBO#2360) OR EQUAL, ICC-ESR-1757 TYPE

→

PATH OF EGRESS

→

DISABLE PATH OF TRAVEL

EXIT SIGN

S

STANDARD PARKING

C

COMPACT PARKING

ADA

DISABLE PARKING

F

2A10BC FIRE EXTINGUISHER W/ SEMI-RECESSED CABINET. INSTALL MAX. 48" AFF. TO THE TOP

4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER

F.D.C.

KNOX BOX

MODEL 4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING

NOTES

GARBAGE DISPOSAL TO BE PROVIDED FOR EACH UNIT, REFER TO SHEET DA-1

EXHIBIT "A"

Page No. 10 of 28

Case No. ADM-2024-4622-DB-PHP

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: RONALD GREENE

DATE: 12/11/2024

APPLICATION #: 24010 - 10001 - 00677

OWNER

PRIME INVESTMENT GROUP, LLC

PROJECT

13840 Sherman Way, Van Nuys, CA 91405

DRAWING TITLE

SECOND FLOOR PLAN

DATE: December 24

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

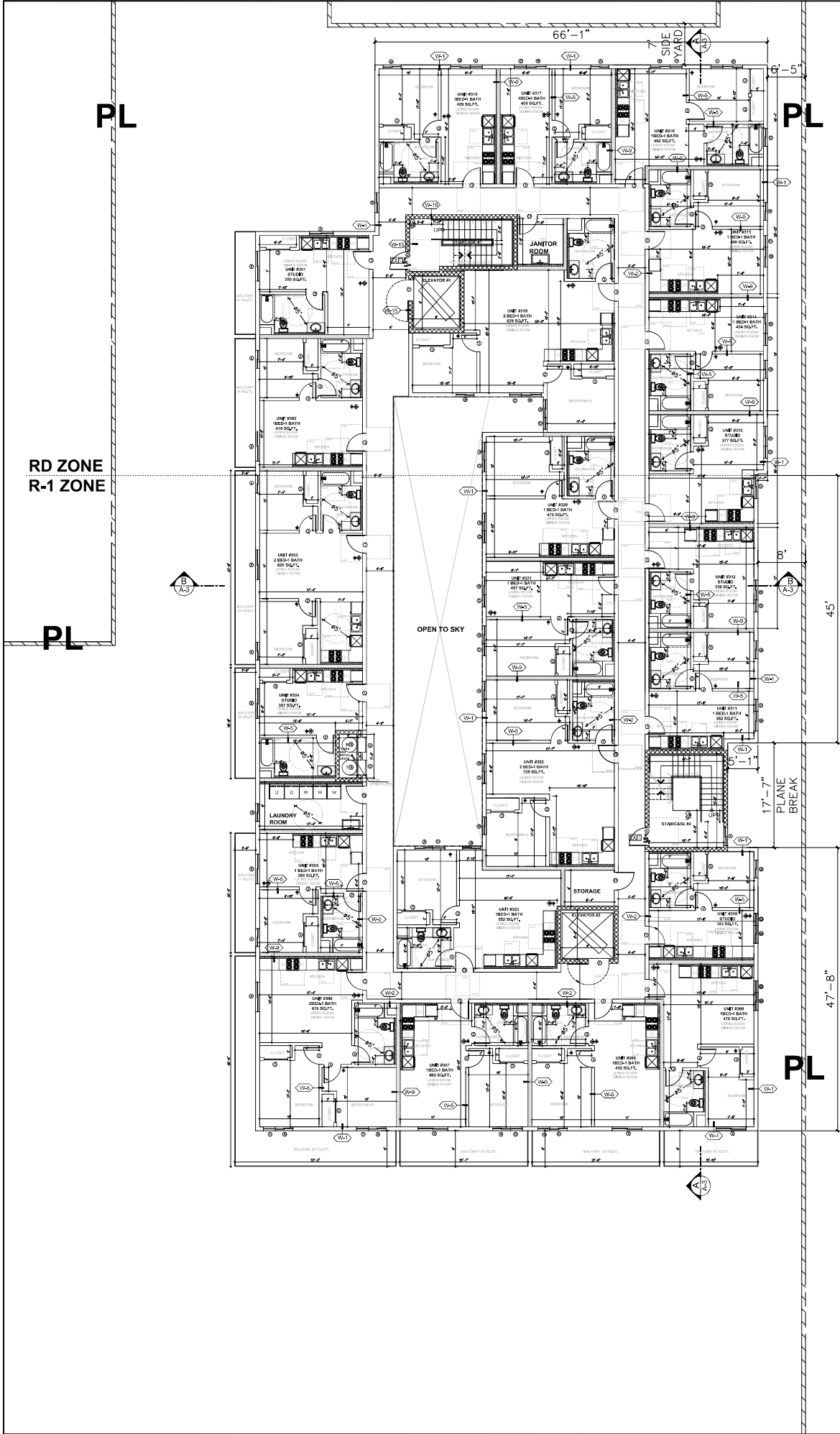
DRAWN: BT,

APPROVED:

JOB: 24-1171

SHEET:

A-1.0



THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

W1	1 HR. EXTERIOR WALL
W2	1 HR. INTERIOR WALL-STC50
W5	INTERIOR WALL
W6	PLUMBING WALL
W9	1 HR. SEPRATION WALL-STC50
W15	2HR.SHAFT (INTERIOR)
W17	2HR. (EXTERIOR)

SEE SHEET D-1

HARD WIRED SMOKE DETECTOR WITH BATTERY BACK-UP

CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP

MECHANICAL VENT, 7 1/2 AFR CHANGE PER HOUR MIN, 50 CFM

EXHAUST FANS COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
II. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

BALCONY AND COMMON ROOF OPEN SPACE W/ CROSSFIELD PRODUCTS CORP. DEX-O-TEX COATING (1CBO#2360) OR EQUAL, ICC-ESR-1757 TYPE

PATH OF EGRESS
 DISABLE PATH OF TRAVEL

EXIT SIGN

STANDARD PARKING

COMPACT PARKING

DISABLE PARKING

2A10BC FIRE EXTINGUISHER W/ SEMI-RECESSED CABINET. INSTALL MAX. 48" AFF. TO THE TOP

4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER

F.D.C.

MODEL 4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING

NOTES

GARBAGE DISPOSAL TO BE PROVIDED FOR EACH UNIT, REFER TO SHEET DA-1

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: RONALD GREENE

DATE: 12/11/2024

APPLICATION #: 24010 - 10001 - 00677

EXHIBIT "A"

Page No. 11 of 28

Case No. ADM-2024-4622-DB-PHP

REVISION	BY

OWNER

PRIME INVESTMENT GROUP, LLC

PROJECT

13840 Sherman Way.
Van Nuys, CA 91405

DRAWING TITLE

THIRD FLOOR PLAN

DATE: December 24

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

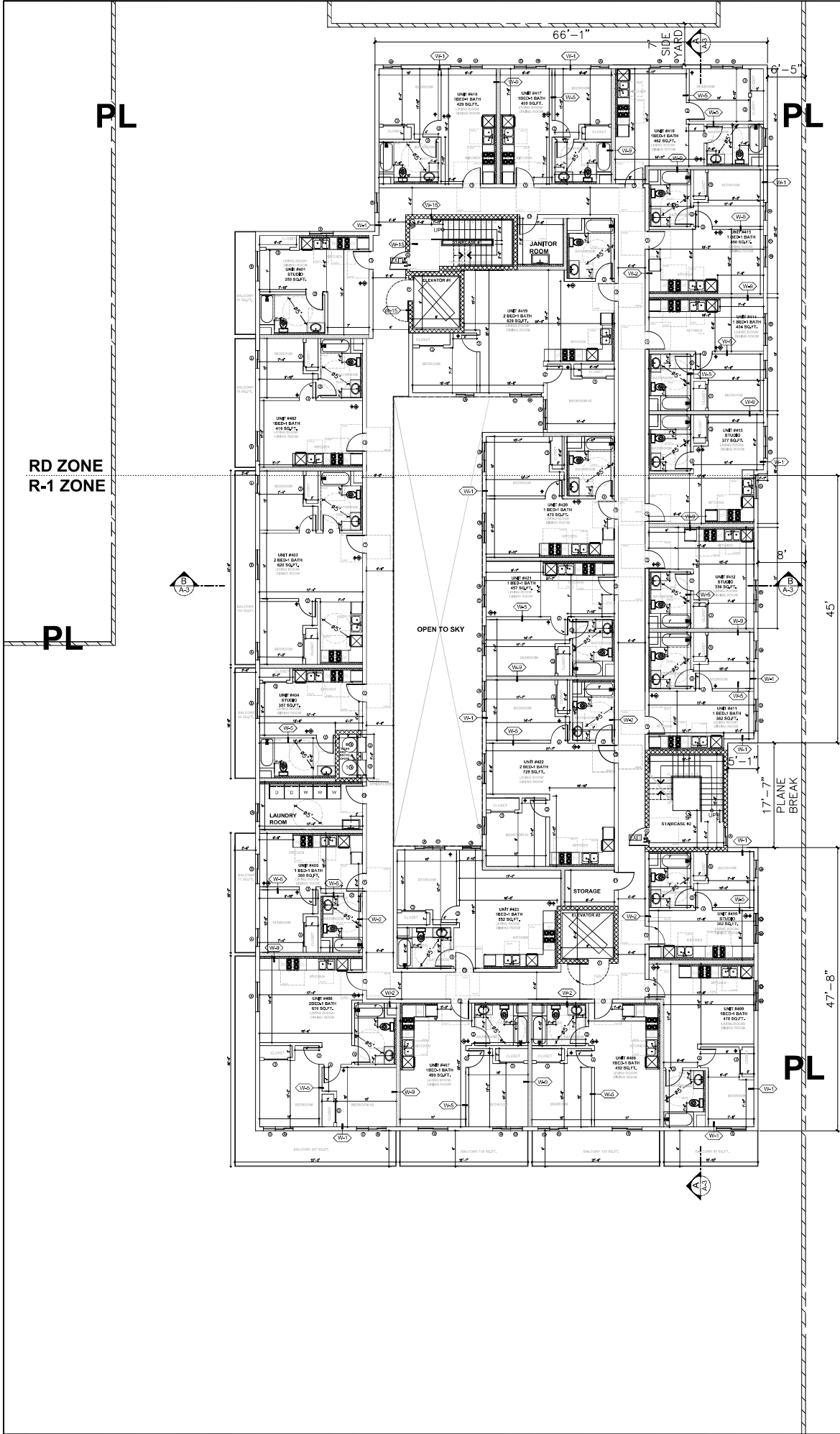
DRAWN: BT.

APPROVED:

JOB: 24-1171

SHEET:

A-1.1



FOURTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

W1	1 HR. EXTERIOR WALL
W2	1 HR. INTERIOR WALL-STC50
W5	INTERIOR WALL
W6	PLUMBING WALL
W9	1 HR. SEPRATION WALL-STC50
W15	2HR.SHAFT (INTERIOR)
W17	2HR. (EXTERIOR)

SEE SHEET D-1

SD

HARD WIRED SMOKE DETECTOR WITH BATTERY BACK-UP

CM

CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP

MECHANICAL VENT, 7 1/2 AFR CHANGE PER HOUR MIN, 50 CFM

EXHAUST FANS COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
II. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

1.

BALCONY AND COMMON ROOF OPEN SPACE W/ CROSSFIELD PRODUCTS CORP. DEX-O-TEX COATING (1CBO#2360) OR EQUAL, ICC-ESR-1757 TYPE

PATH OF EGRESS
DISABLE PATH OF TRAVEL

EXIT SIGN

S

STANDARD PARKING

C

COMPACT PARKING

ADA

DISABLE PARKING

F

2A10BC FIRE EXTINGUISHER W/ SEMI- RECESSED CABINET. INSTALL MAX. 48" AFF. TO THE TOP

4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER

F.D.C.

KNOX BOX

MODEL 4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING

NOTES

GARBAGE DISPOSAL TO BE PROVIDED FOR EACH UNIT, REFER TO SHEET DA-1

EXHIBIT "A"

Page No. 12 of 28

Case No. ADM-2024-4622-DB-PHP

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: RONALD GREENE

DATE: 12/11/2024

APPLICATION #: 24010 - 10001 - 00677

DATE: December 24

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

DRAWN: BT,

APPROVED:

JOB: 24-1171

SHEET:

A-1.2

OWNER

PRIME INVESTMENT GROUP, LLC

PROJECT

13840 Sherman Way, Van Nuys, CA 91405

DRAWING TITLE

FOURTH FLOOR PLAN

GA

ENGINEERING INC.

6747 ODESSA AVE, SUITE #204

VAN NUYS, CA 91406

Phone: (818) 756-6018

Cel: (818) 205-3336

Fax: (818) 704-2847

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REVISION	BY

DATE: December 24

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

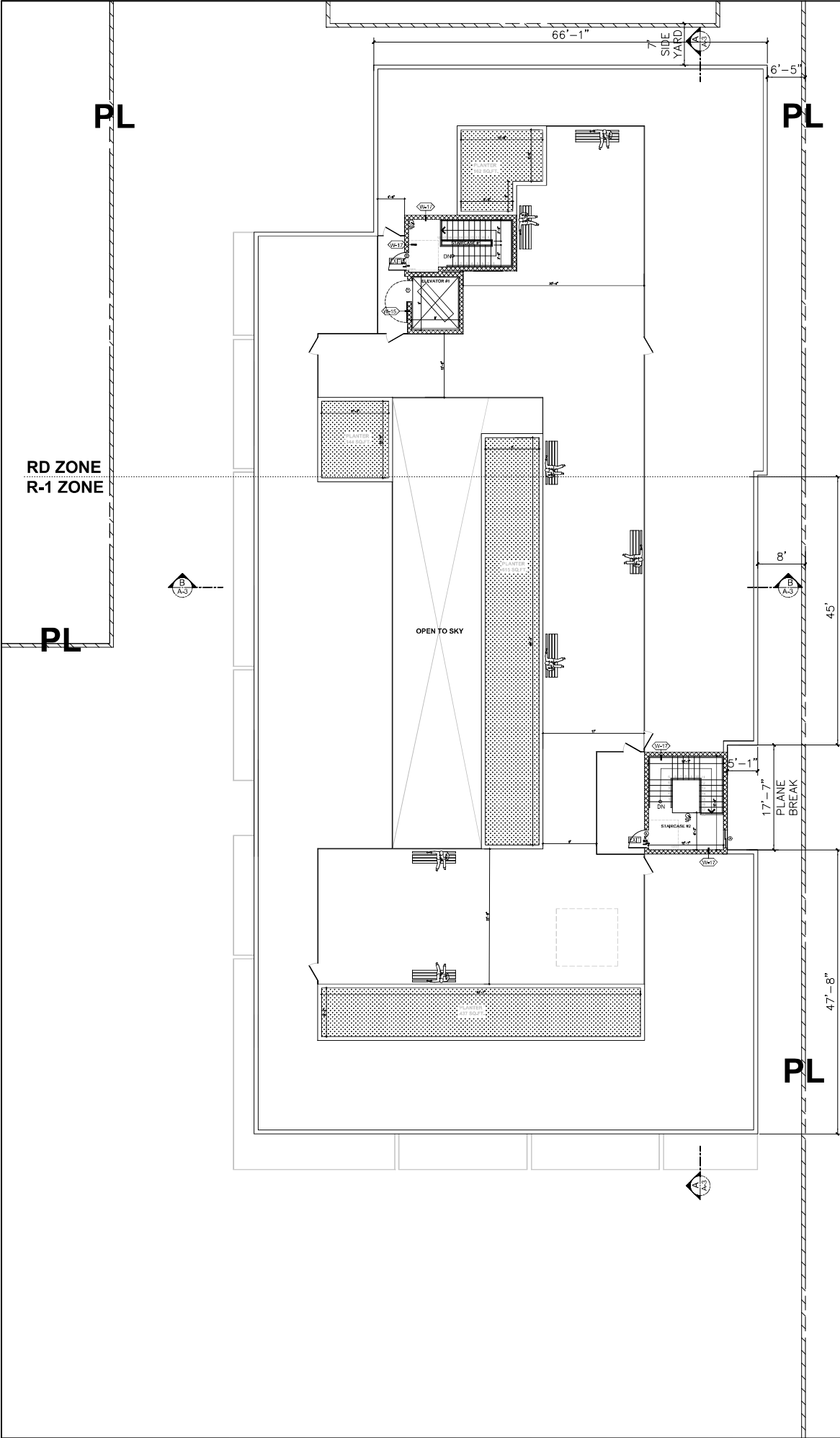
DRAWN: BT,

APPROVED:

JOB: 24-1171

SHEET:

A-1.2



ROOF PLAN
SCALE: 3/32" = 1'-0"

LEGEND

W1	1 HR. EXTERIOR WALL
W2	1 HR. INTERIOR WALL-STC50
W5	INTERIOR WALL
W6	PLUMBING WALL
W9	1 HR. SEPRATION WALL-STC50
W15	2HR.SHAFT (INTERIOR)
W17	2HR. (EXTERIOR)

SEE SHEET D-1

SD

HARD WIRED SMOKE DETECTOR WITH BATTERY BACK-UP

CM

CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP

MECHANICAL VENT, 7 1/2 AFR CHANGE PER HOUR MIN, 50 CFM

EXHAUST FANS COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
II. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

1.

BALCONY AND COMMON ROOF OPEN SPACE W/ CROSSFIELD PRODUCTS CORP. DEX-O-TEX COATING (1CBO#2360) OR EQUAL, ICC-ESR-1757 TYPE

→ → →

PATH OF EGRESS

→ → →

DISABLE PATH OF TRAVEL

EXIT SIGN

S

STANDARD PARKING

C

COMPACT PARKING

ADA

DISABLE PARKING

F

2A10BC FIRE EXTINGUISHER W/ SEMI- RECESSED CABINET. INSTALL MAX. 48" AFF. TO THE TOP

4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER

F.D.C.

KNOX BOX

MODEL 4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING

NOTES

GARBAGE DISPOSAL TO BE PROVIDED FOR EACH UNIT, REFER TO SHEET DA-1

EXHIBIT "A"
Page No. 13 of 28
Case No. ADM-2024-4622-DB-PHP

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: RONALD GREENE

DATE: 12/11/2024

APPLICATION #: 24010 - 10001 - 00677

OWNER

PRIME INVESTMENT GROUP, LLC

PROJECT

13840 Sherman Way, Van Nuys, CA 91405

DRAWING TITLE

ROOF PLAN

DATE: December 24

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

DRAWN: BT,

APPROVED:

JOB: 24-1171

SHEET:

A-1.3

GA
ENGINEERING INC.
6747 ODESSA AVE, SUITE #204
VAN NUYS, CA 91406
Phone: (818) 756-6018
Cell: (818) 305-3336
Fax: (818) 704-2847
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REVISION	BY

OWNER
PRIME INVESTMENT GROUP, LLC

PROJECT
13840 Sherman Way,
Van Nuys, CA 91405

DRAWING TITLE
ROOF PLAN

DATE: December 24
SCALE: 3/32" = 1'-0"
DRAWN: BT,
APPROVED:
JOB: 24-1171
SHEET:

A-1.3

REVISION	BY

OWNER
PRIME INVESTMENT GROUP, LLC

PROJECT
**13840 Sherman Way,
Van Nuys, CA 91405**

DRAWING TITLE
ELEVATIONS

DATE: December 24
SCALE: 1/8" = 1'-0"
DRAWN: BT.
APPROVED:
JOB: 24-1171
SHEET:

A-2

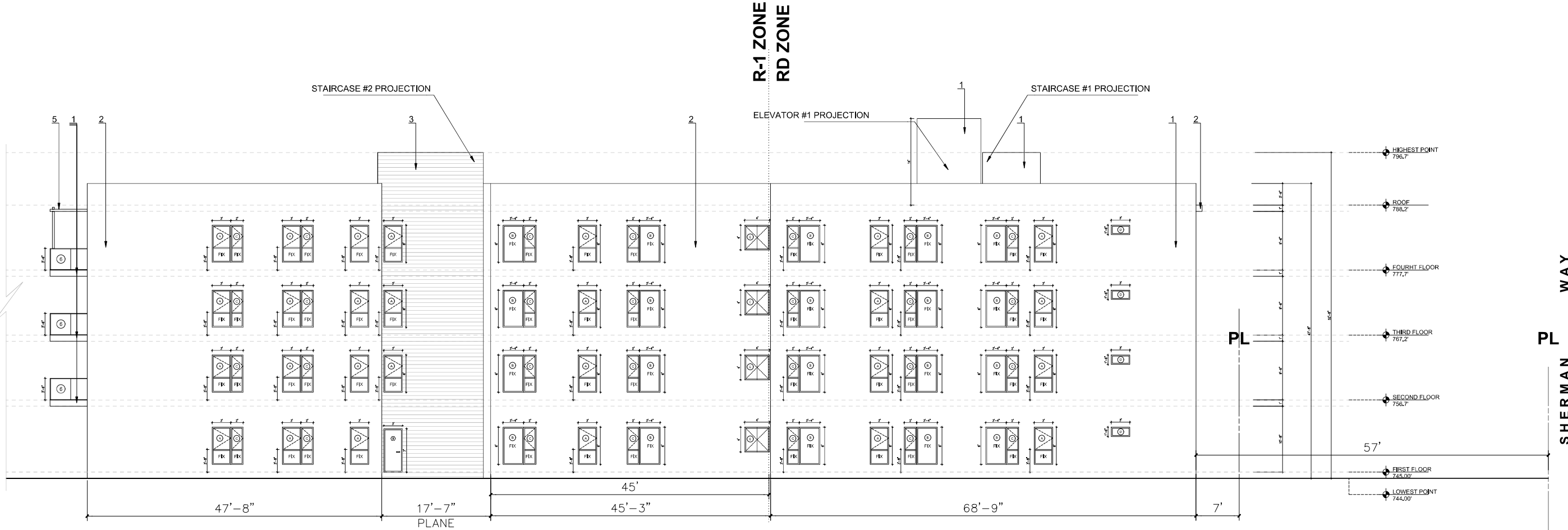
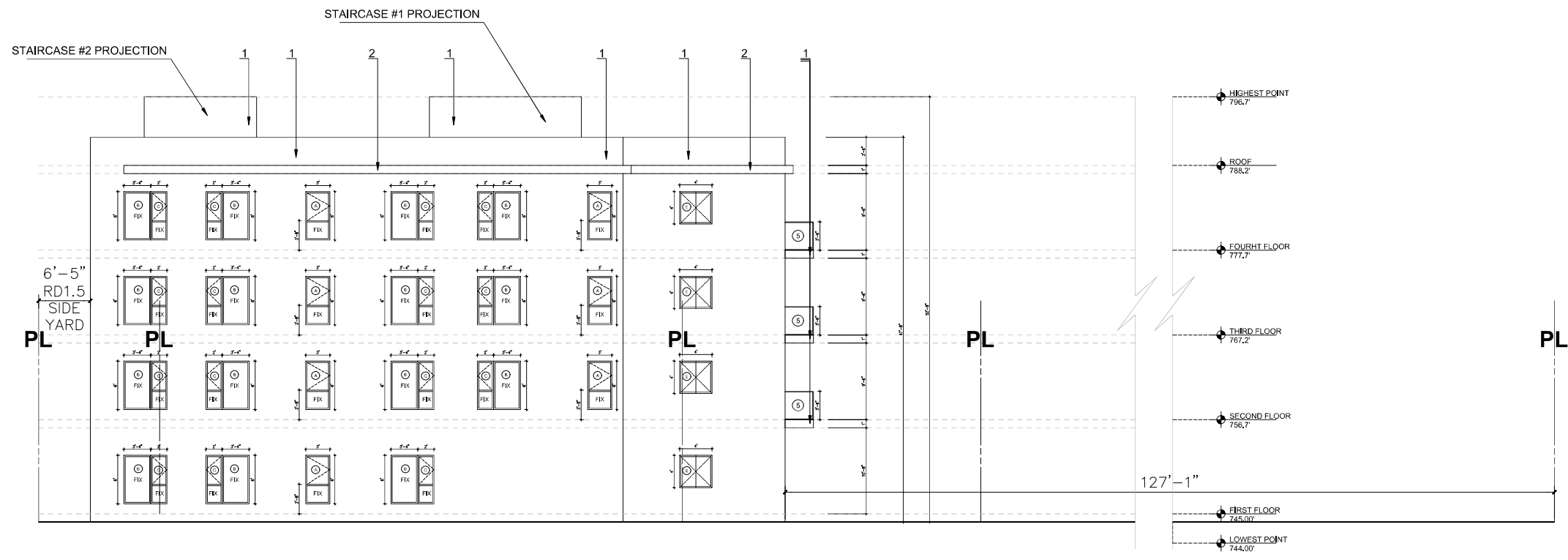


EXHIBIT "A"
Page No. 14 of 28
Case No. ADM-2024-4622-DB-PHP

LEGEND	
①	CRYSTAL WHITE LIGHT SMOOTH STUCCO
②	SILVER GRAY LIGHT SMOOTH STUCCO
③	GRAY SLAT WALL PANELS
④	PERFORATED SCREEN
⑤	ALUMINUM DECK RAILING CLEAR TEMPERED GLASS PANEL
NOTE: SEE SHEET A-5 FOR MATERIAL BOARD	



CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

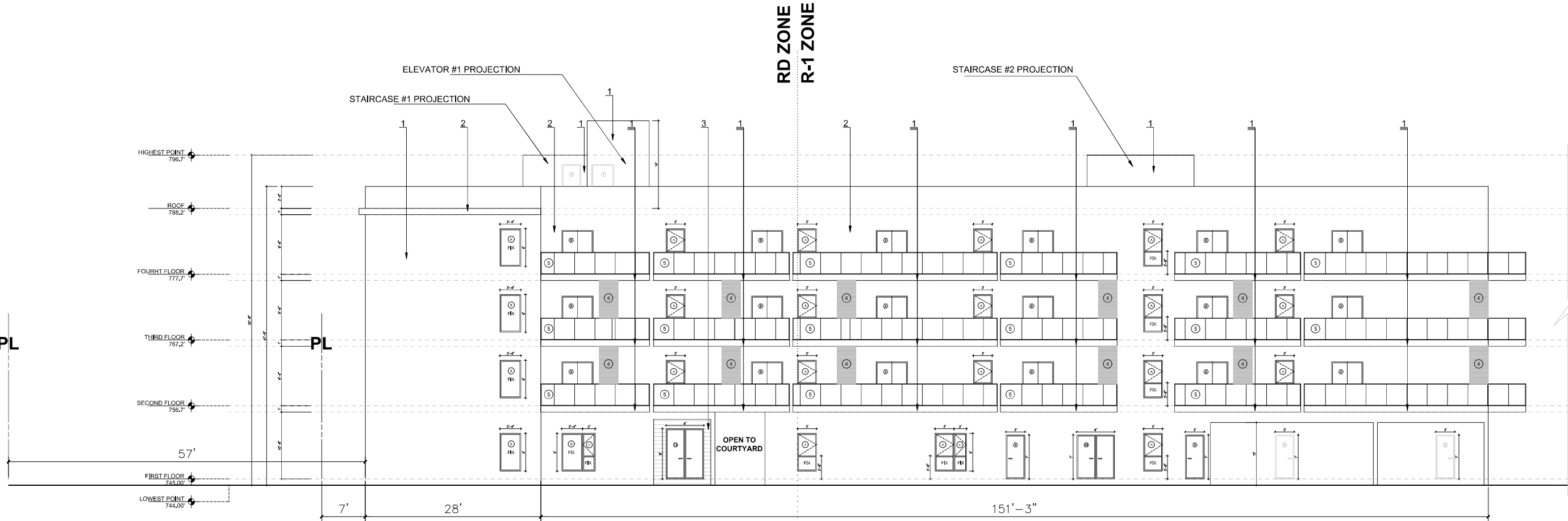
BY: RONALD GREENE

DATE: 12/11/2024

APPLICATION #: 24010 - 10001 - 00677

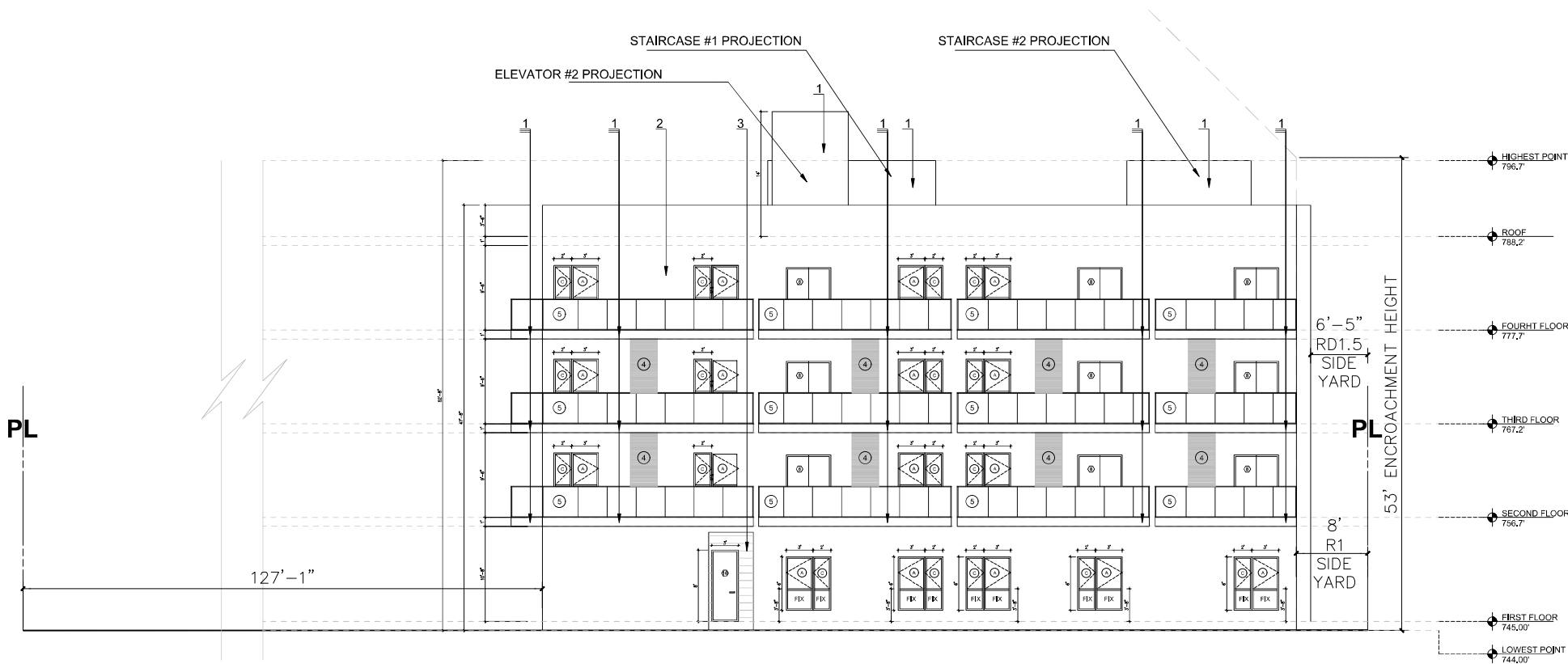
SHERMAN WAY

PL



WEST ELEVATION

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



SOUTH ELEVATION

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

EXHIBIT "A"
Page No. 15 of 28
Case No. ADM-2024-4622-DB-PHP

LEGEND

- ① CRYSTAL WHITE LIGHT SMOOTH STUCCO
- ② SILVER GRAY LIGHT SMOOTH STUCCO
- ③ GRAY SLAT WALL PANELS
- ④ PERFORATED SCREEN
- ⑤ ALUMINUM DECK RAILING CLEAR TEMPERED GLASS PANEL

NOTE: SEE SHEET A-5 FOR MATERIAL BOARD

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: RONALD GREENE

DATE: 12/11/2024

APPLICATION #: 24010 - 10001 - 00677

DATE: December 24

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

DRAWN: BT.

APPROVED:

JOB: 24-1171

SHEET:

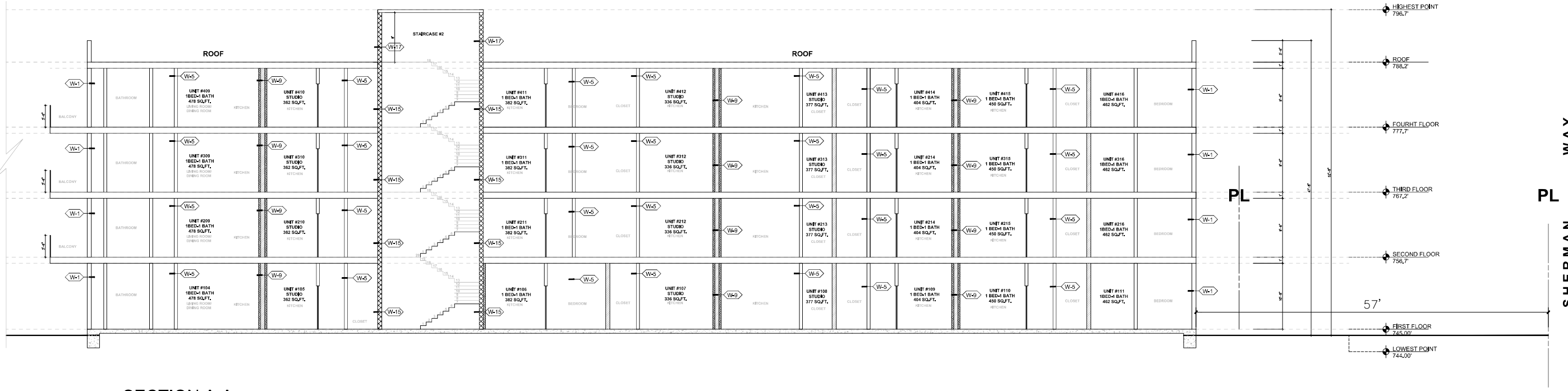
A-2.1

REVISION	BY

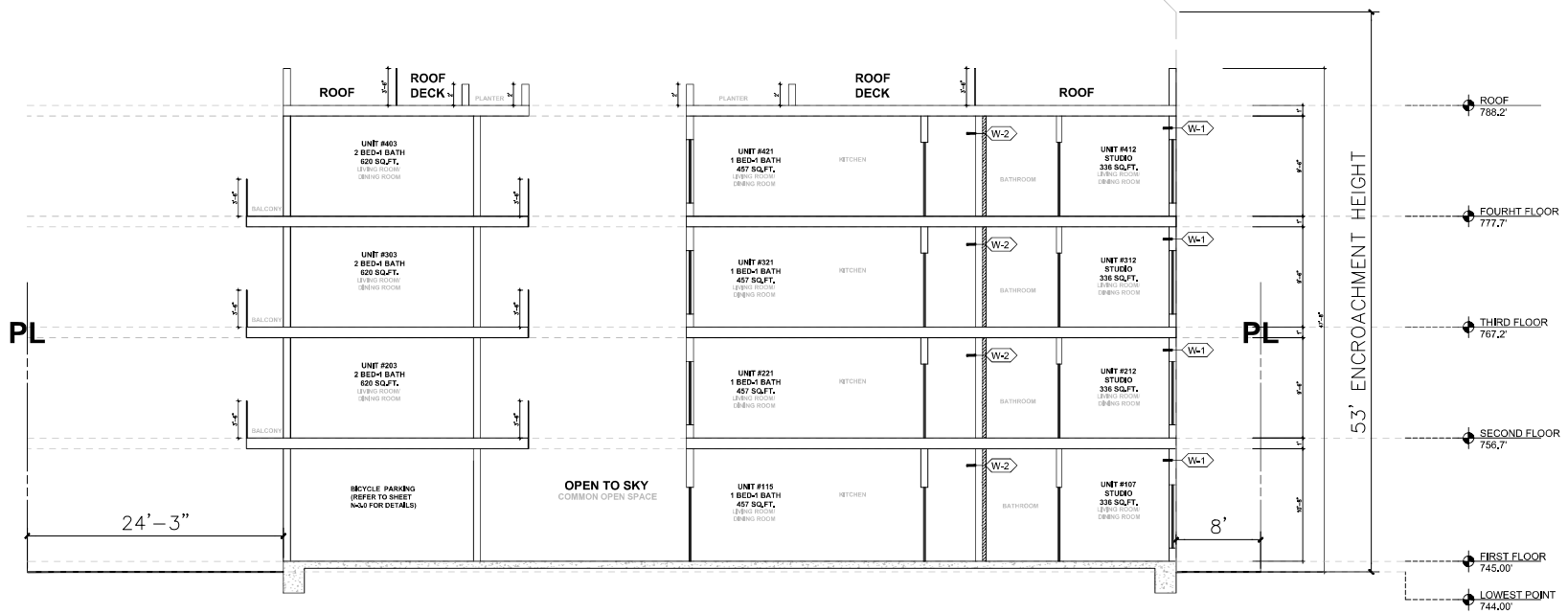
OWNER
PRIME INVESTMENT GROUP, LLC

PROJECT
13840 Sherman Way,
Van Nuys, CA 91405

DRAWING TITLE
ELEVATIONS




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



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

EXHIBIT "A"
Page No. 16 of 28
Case No. ADM-2024-4622-DB-PHP




CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: RONALD GREENE

DATE: 12/11/2024

APPLICATION #: 24010 - 10001 - 00677



ENGINEERING INC.

6747 ODESSA AVE., SUITE #204
VAN NUYS, CA 91406

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REVISION	BY

OWNER	PROJECT	DRAWING TITLE
PRIME INVESTMENT GROUP, LLC	13840 Sherman Way, Van Nuys, CA 91405	SECTIONS

DATE: December 24

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

DRAWN: BT.

APPROVED:

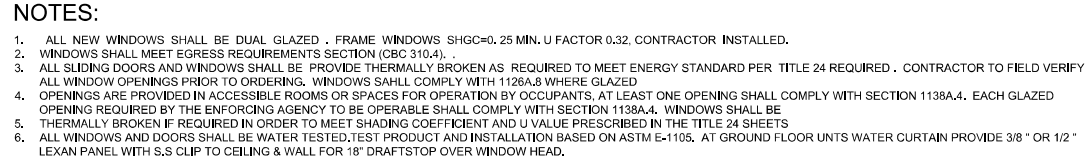
JOB: 24-1171

SHEET: A-3

D O O R	N O T E
	<p>1- DOORS SHALL BE READILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.</p> <p>2- DOOR HARDWARE TO BE LEVER TYPE, DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN. TO 44" MAX ABOVE THE FINISHED FLOOR REQUIRED FORCE TO OPERATE, NOT GREATER THAN 5 POUNDS</p> <p>3- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENET HOUSE SHALL BE PROVIDED WITH A LIGHT BULB (60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR.</p> <p>4- EXIT WAY DOOR WIDTH SHALL NOT BE LESS THAN 32 INCHES AND SHALL BE CAPABLE OF OPENING 90".</p> <p>5- ALL REQUIRED EXIT DOORS SHALL BE NOT LESS THAN 3 FT. WIDE 6'-8 HIGH, SHALL HAVE A CLEAR EXIT WAY WIDTH OF NOT LESS THAN 32" AND SHALL BE CAPABLE OF OPENING 90 DEGREES. THE MAXIMUM DOOR LEAF WIDTH IS 4 FEET WHEN SERVING AN OCCUPANT LOAD OF 10 OR MORE.</p> <p>6- ELEVATOR LOBBY DOOR PROVIDED PER SECTION 708.14.1-EXCEPTION 3.</p> <p>A. 90MIN. DOOR WITH MAGNET HELD OPEN DEVICE TO MEET 713.14.3 CBC MINIMUM REQUIREMENTS COMPLYING WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.5.3.1</p> <p>B. 3006.3 HOISTWAY OPENING PROTECTION WHERE SECTION 3006.3 REQUIRES PROTECTION OF THE ELEVATOR HOISTWAY DOOR OPENING, THE PROTECTION SHALL BE PROVIDED BY THE FOLLOWING : -ADDITIONAL DOORS SHALL BE PROVIDED AT EACH ELEVATOR HOISTWAY DOOR OPENING IN ACCORDANCE WITH SECTION 3002.6. SUCH DOOR SHALL COMPLY WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 ,SMOKE CASKETED WITHOUT AN ARTIFICIAL BOTTOM SEAL. .</p>



1. INTERIOR FINISH OF ELEVATOR CABS SHALL BE SPECIFIED BY THE OWNER, COORDINATE AND CONFIRM AS REQUIRED
2. HEIGHT OF TILE AT BATHTUBS AND SHOWERS SHALL BE CONFIRMED WITH THE INTERIOR ARCHITECTS AND OWNER
3. FLOOR FINISHES OF OUTDOOR AREAS SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT AND OWNER
4. ALL TILE SIZES AND BASEBOARD PROFILE SHALL BE CONFIRMED WITH THE INTERIOR ARCHITECT AND OWNER.
5. INTERIOR FLOOR AND WALL FINISHES SHALL BE TESTED AS SPECIFIED IN SECTION 803.4 AND TABLE 803.9
6. INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN SPECIFIED IN 7803.11. SPECIFY INTERIOR WALL AND CEILING FINISH ON PLANS. (LAFIC 803.3)
7. MATERIAL OTHER THAN FOAM PLASTICS, USED AS INTERIOR TRIM SHALL HAVE A MIN CLASS C FLAME SPREAD AND SMOKE-DEVELOPED INDEX AND SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA IN WHICH IT IS ATTACHED. (LAFIC 804.1)
8. CURTAIN, DRAPERIES, FABRIC HANGINGS, AND SIMILAR COMBUSTIBLE DECORATIVE MATERIAL SUSPENDED FROM WALLS OR CEILINGS SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA TO WHICH SUCH MATERIALS ARE ATTACHED. (LAFIC 807.3.1)
9. IN GROUP 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761



ICE & WATER SHIELD (GRACE VICOR PLUS) OVER NAILING FLANGE HEAD.

ICE & WATER SHIELD (GRACE VICOR PLUS) UNDER NAILING FLANGE HEAD.

NAILING FLANGE @ WINDOW FRAME

FULL CONTACT BEAD OF COMPATIBLE SEALANT

WINDOW - SEE SCHEDULE SET ON

ICE & WATER SHIELD (GRACE VICOR PLUS) OVER NAILING FLANGE HEAD.

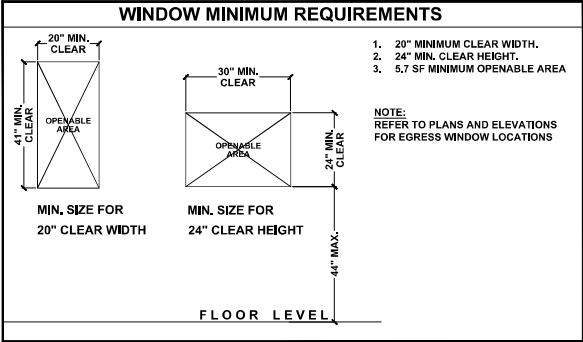

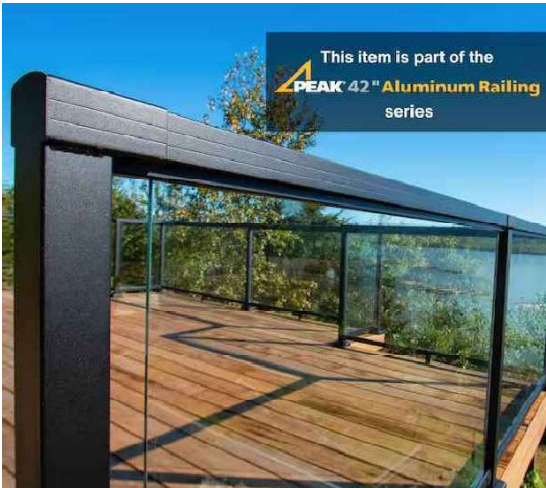


EXHIBIT "A"
Page No. 17 of 28
Case No. ADM-2024-4622-DB-PHP

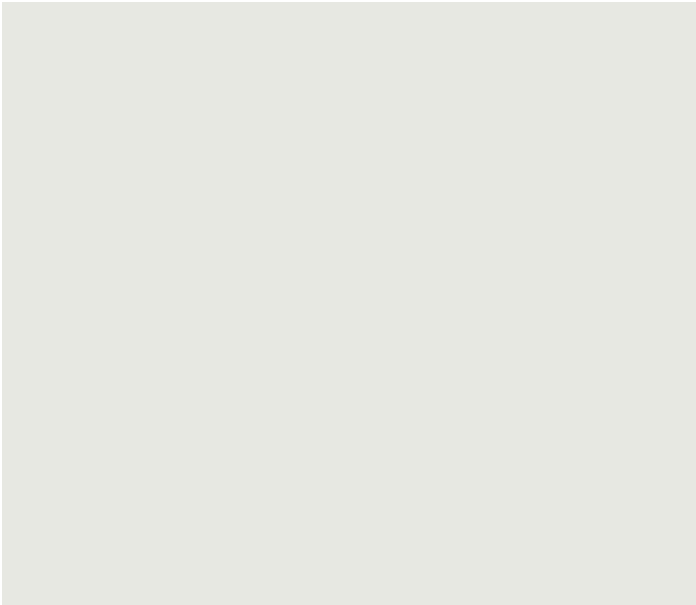
	
ENGINEERING INC.	
6747 ODESSA AVE, SUITE #204 VAN NUYS, CA 91466	
Phone: (818) 755-0518 Cell: (818) 203-3325 Fax: (818) 703-8247	
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REVISION	BY
DRAWING TITLE	PROJECT
DOOR & WINDOW SCHEDULES / NOTES	11523 Sproule Ave. Pacoima, CA 91331
OWNER	
LA DEVELOPED, LLC	
DATE: December 24	
SCALE: 1/8" = 1'-0"	
DRAWN: BT,	
APPROVED:	
JOB :	24-1171
SHEET:	



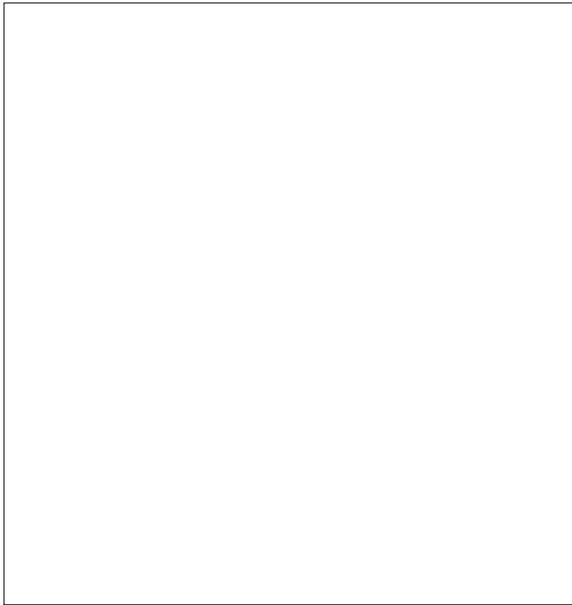
MAKE : MILGARD OR ANDERSON
NO GRID
FRAME COLOR: BLACK
NAIL ON (FLUSH)



MAKE : BLACK ALUMINUM RAILING



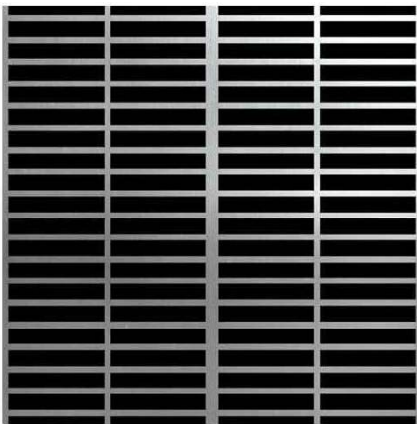
MAKE : LA HABRA STUCCO -
SILVER GRAY X-16 (57) BASE 200



MAKE : LA HABRA STUCCO -
CRYSTAL WHITE X-50 (79) BASE 100

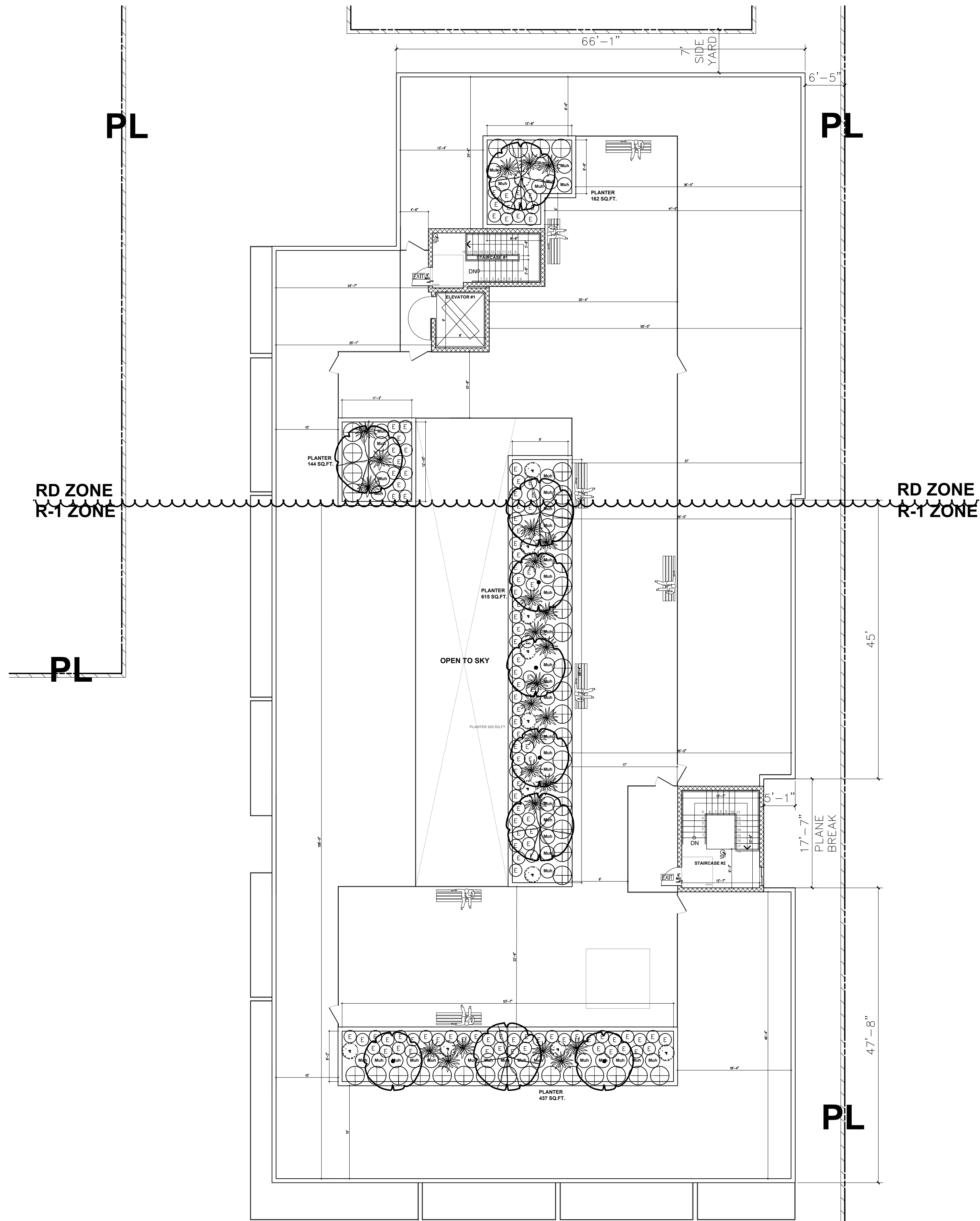


MAKE : SLATPANEL GRAY EXTERIOR COMPOSITE
WOOD-EFFECT SLAT WALL PANELS



MAKE : DESIGNER PERFORATED, SLOTTED,
AIRLINE 1468, ALUMINUM, ALLOY 3003-H14,
14 GAUGE (.0630" THICK),
1-1/2" X 1/4" SQUARE-END SLOT, STRAIGHT CENTERS,
68% OPEN AREA

EXHIBIT "A"
Page No. 18 of 28
Case No. ADM-2024-4622-DB-PHP



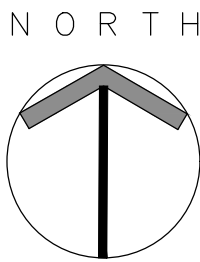
NOTE: ALL DRAINS, AIR GAPS, WATER PROOFING AND PLANTER SPECIFICATIONS BY OTHERS. THESE PLANS ARE FOR PLANTING AND IRRIGATION ONLY. DO NOT ALTER OR PUNCTURE ANY WATER PROOFING.

NOTE: ALL PLANTERS NOT OVER NATURAL GRADE REQUIRE SPECIAL STRUCTURAL CALCULATIONS BY OTHERS.

EXHIBIT "A"
Page No. 19 of 28
Case No. ADM-2024-4622-D8-PHP

ROOF PLAN - PLANTING PLAN
SCALE : 3/32"=1'-0"

SEE SHEET L-3 FOR PLANTING
NOTES AND LEGENDS



PLANNING AND ZONING INFORMATION:
PROPOSED: NEW CONSTRUCTION, 4-STORY, 86 UNITS + 1 MANAGER UNIT, 100% AFFORDABLE HOUSING DEVELOPMENT SEEKING ON-MENU INCENTIVES PER LAMC 12.22.A.25 & AB2334.
ADDRESS: 13840 SHERMAN WAY, VAN NUYS, CA 91405
LOT AREA: 46,365 SQ.FT PER SURVEY



10847 Wescott Ave
Sunland, CA 91040
(818) 482-3737
sarmenabedi@gmail.com
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REVISION	BY

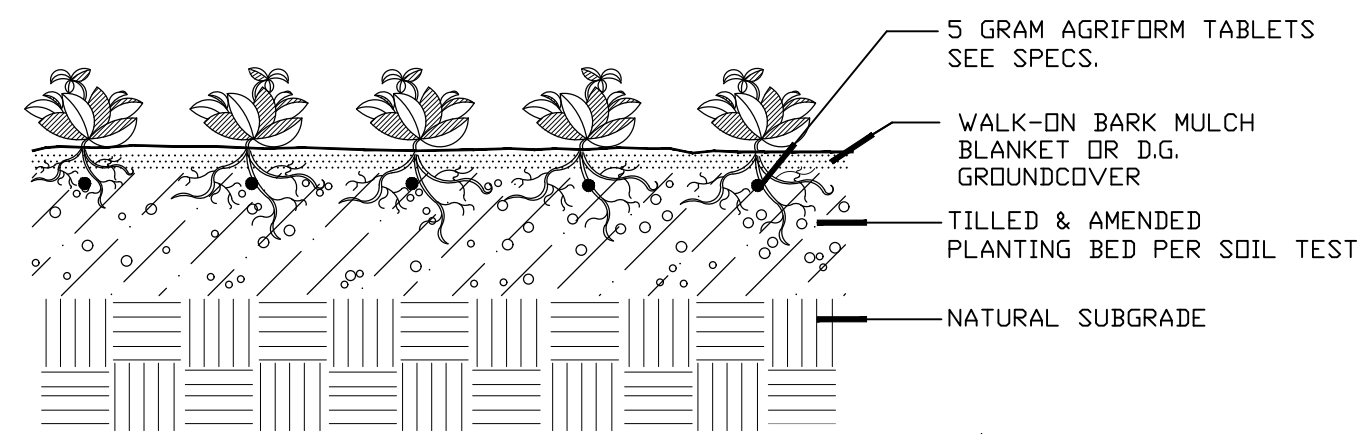
OWNER	PRIME INVESTMENT GROUP, LLC
-------	-----------------------------

PROJECT	13840 SHERMAN WAY. VAN NUYS, CA 91405
---------	--

DRAWING TITLE	ROOF PLAN - PLANTING PLAN
---------------	------------------------------

DATE:	1/27/2025
SCALE:	3/32"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB :	24-016
SHEET:	L - 2 2 OF 11

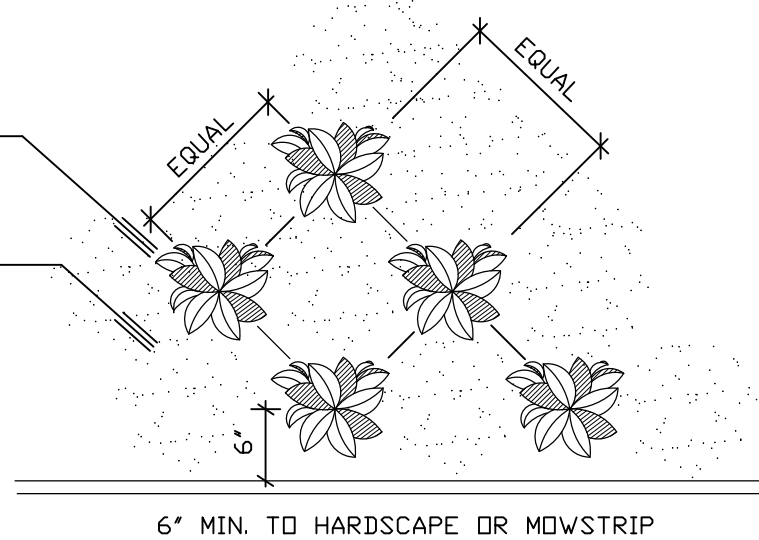
SECTION



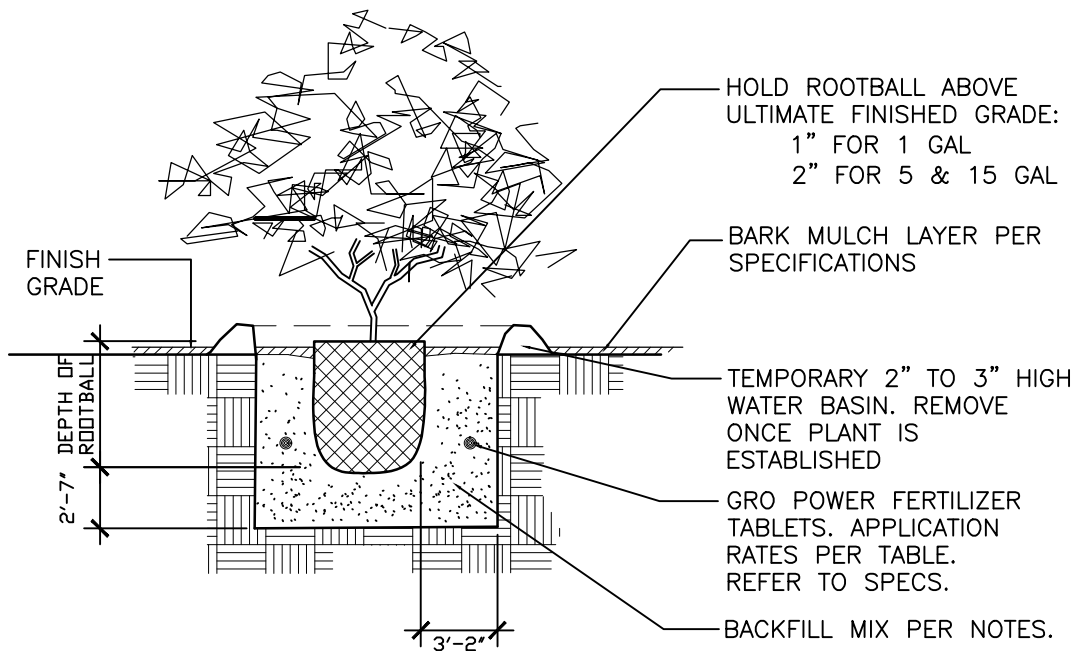
GROUND COVER PLANTS
SEE PLANTING PLANS
FOR SPACING

WALK-ON BARK MULCH
BLANKET OR D.G.
GROUND COVER (SEE PLAN)

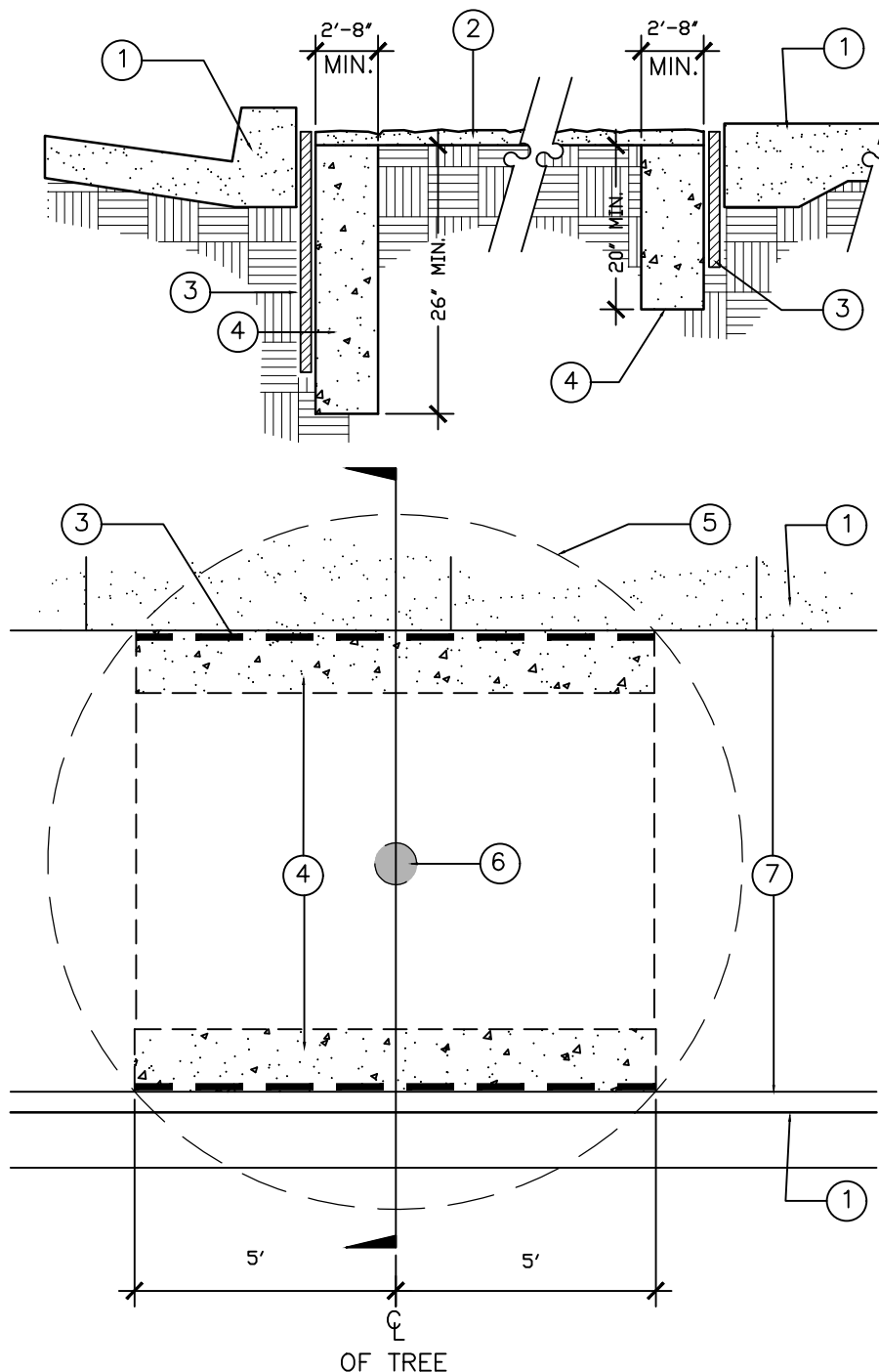
PLAN VIEW



1 GROUND COVER PLANTING



2 SHRUB PLANTING DETAIL



3 ROOT BARRIER

NOTES:
A. POSITION BARRIER AS CLOSE TO CURB OR SIDEWALK AS POSSIBLE. RAISED ROOT PROTECTORS SHALL BE FACING TOWARDS THE TREE.
B. TOP OF BARRIER SHALL BE 1" ABOVE FINISHED GRADE.
C. LENGTH OF ROOT BARRIER SHALL BE EQUAL TO THE ULTIMATE DRIPLINE OF THE PARTICULAR TREE, OR 10' MAX.
LEGEND:
① CONCRETE CURB OR HARDSCAPE
② FINISHED GRADE
③ APPROVED ROOT CONTROL BARRIER
④ 3/4" TO 1 1/2" GRAVEL OR CRUSHED ROCK
⑤ DRIPLINE OF TREE
⑥ CENTER OF TREE
⑦ PARKWAY WIDTH
ROOT BARRIER IS TO BE 18" LINEAR BARRIER UB 18-2 WHEN ADJACENT TO WALK OR HARDSCAPE OR 24" LINEAR BARRIER UB 24-2 WHEN ADJACENT TO CURB
AVAILABLE FROM:
DEEP ROOT PARTNERS, L.P.
345 LORTON AVE., SUITE 103
BURLINGAME, CA. 94010
(800) 766-8853

PLANTING INSTALLATION NOTE

ADJUSTMENTS TO PLANT LAYOUT MAY BE REQUIRED IN THE FIELD DURING INSTALLATION BY THE LANDSCAPE ARCHITECT OR CITY REPRESENTATIVE TO ADDRESS SITE SPECIFIC SOLAR ORIENTATIONS OR MICROCLIMATIC CONDITIONS NOT REFLECTED IN THESE TYPICAL PLANS.

PLANTING NOTES

WEED CONTROL
WHERE PERENNIAL WEEDS EXIST ON SITE AT THE BEGINNING OF WORK, CLEAN AND REMOVE THESE EXISTING WEEDS BY MOWING OR GRUBBING OFF ALL PLANT MATERIAL. UPON COMPLETION OF SOIL PREPARATION AND PLANTING OF ALL SPECIMEN TREES, BEGIN WEED ABATEMENT PROGRAM BY APPLYING 100 POUNDS OF A COMMERCIAL FERTILIZER, 46-0-0, PER ACRE AND PER MANUFACTURER'S SPECIFICATIONS. WATER ALL AREAS FOUR (4) TIMES DAILY FOR FOURTEEN (14) CONSECUTIVE DAYS UNTIL WEED SEEDS HAVE GERMINATED. CEASE WATERING FOR THREE (3) DAYS. SPRAY A NON-SELECTIVE, NON-RESIDUAL, SYSTEMIC HERBICIDE TO ERADICATE GERMINATED WEEDS. LET THE WEEDS DIE WITHOUT IRRIGATION FOR A MINIMUM DEPTH OF 1.4" INCH BELOW THE SURFACE OF THE SOIL. IF STUBBORN AND RESIDUAL WEEDS (E. BERMUDA) SHOULD PERSIST ERADICATION PROCEDURE SHOULD BE REPEATED. THE TYPE OF WEEDS THAT EXIST SHOULD BE IDENTIFIED AND COORDINATED WITH AN APPROVED LICENSED PEST CONTROL ADVISOR TO ENSURE COMPATIBILITY WITH CHEMICAL AND SEASON OF APPLICATION. DO NOT USE MATERIAL OR METHOD THAT WOULD ADVERSELY AFFECT NEW PLANTINGS, SLOPE STABILIZATION OR HYDROSEEDING.

SOIL TEST
AFTER ALL SOIL HAS BEEN IMPORTED TO THE SITE AND ROUGH GRADING COMPLETED BUT PRIOR TO SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH A COPY OF THE SOIL TEST FOR AGRICULTURAL SUITABILITY AND FERTILITY (PREPARED BY A CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES MEMBER) TO THE CONTRACTING OFFICER. UPON REVIEWING THE SOILS REPORT THE CONTRACTING OFFICER MAY MAKE SPECIES SUBSTITUTIONS TO THE PLANT LIST.

SOIL PREPARATION
MACHINE ROTOTILL THE FOLLOWING AMENDMENTS INTO THE SOIL AT RATES INDICATED PER 1000 SF. (THESE RATES ARE FOR BID PURPOSES ONLY, ACTUAL RATES TO CORRESPOND TO CONTRACTOR'S SOILS REPORT).
4 CU. YDS. NITROGEN STABILIZED SAWDUST
150 LBS. GYPSUM
125 LBS. STANDARD FERTILIZER

DEEP ROOT BARRIERS
ALL TREES WITHIN 6 FEET OF ANY PERMANENT HARDSCAPE ELEMENT SUCH AS CONCRETE WALKS, WALLS OR BUILDINGS SHALL BE PLANTED WITH AN APPROPRIATE SIZED LINEAR ROOT BARRIER (SEE DETAIL ON THIS SHEET).

SHRUB PLACEMENT NOTES:

*HOLD ALL SHRUBS A MIN. OF 30" AWAY FROM FACE OF STUCCO WALLS AS MEASURED FROM THE CENTER OF THE ROOTBALL TO FACE-OF-WALL.
*HOLD ALL GROUND COVER 18" AWAY FROM FACE-OF-WALL

NOTES:

- A minimum of 3-inch layer of cedar bark mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
- All Trees to be planted with commercial root barriers.
- Use class I or class II Compost as a soil amendment in all landscaped areas.
- For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.
- Recirculating water shall be used for water features.

PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	INDIGENOUS TO LA	WUCOLS PF.	SIZE AT MATURITY	YRS.	REMARKS
TREES									
	Quercus agrifolia	Coast Live Oak	9	24"Box	Yes	L	80'x30'	16	Mitigation Trees
	Acer macrophyllum	Big Leaf Maple	3	24"Box	Yes	L	80'x50'	7	Mitigation Trees
	Michelia doltsopa 'Silver Cloud'	Silver Cloud Michelia	5	24"Box	No	M	40'x30'	7	
	Platanus racemosa	California Sycamore	19	24"Box	Yes	L	60'x60'	20	Mitigation Trees
	Podocarpus gracilior	Fern Pine	5	24"Box	No	M	50'x25'	20	Keep smaller with pruning
	Punica granatum 'Toyosho'	Toyosho Pomegranate	1	24"Box	No	M	15'x15'	20	Mitigation Trees
	Heteromeles arbutifolia 'Davis Gold'	Davis Gold Toyon	4	24"Box Tree form Std	Yes	L	15'x10'	20	Mitigation Trees
86 UNITS / 4 = 22 TREES REQUIRED 22 PROVIDED 58 PARKING SPACES / 4 = 14.5 TREE REQUIRED 15 PROVIDED TOTAL TREES PROVIDED = 37 TREES									

PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	INDIGENOUS TO LA	WUCOLS PF.	SIZE AT MATURITY	YRS.	REMARKS
SHRUBS									
	Dianella revoluta Little Rev 'DR5000'	Little Rev Flax Lily	166	5gal	No	L	4'x2'	2	
	Eleocharis macrostachya	Common Spikerush	110	5gal	Yes	L	3'x3'	4	
	Muhlenbergia capillaris 'Lenca'	Pink Muhly Grass	44	5gal	No	L	3'x5'	5	
	Olea europaea 'Montra'	Little Ollie	41	15gal	No	L	6'x6'	10	
	Salvia apiana	White Sage	18	5gal	Yes	L	5'x5'	5	
	Philodendron 'Xanadu'	Xanadu Philodendron	45	5gal	No	L	3'x3'	3	
	Phormium 'Sundowner'	New Zealand Flax	26	15gal	No	L	5'x6'	2	
	Rosa californica	California Wild Rose	12	5gal	Yes	L	10'x10'	3	Maintain at 6' high
GROUND COVER									
	Baccharis pilularis consanguinea	Pozo Surf	529	1gal@ 36"o.c.	Yes	L	1'X12'	4	
VINES									
	Lonicera subspicata var. denudata	Chaparral Honeysuckle	10	5gal	Yes	L	8'X8'	5	Climbing vine

LANDSCAPE CALCULATION

REQUIRED	PROVIDED
PROJECT SITE: 46,365 SQ.FT.	Pervious paving in sidewalks and/or 3 parking lots (per 100 square feet)
	Vines or espaliered plants on walls/fences (per 50 linear feet of wall/fence) 2
	Use of Class I or Class II compost/produced using City organic materials (TOPGRO in a majority of landscaped areas) 5
	Provision for on-or off-site recycling of all vegetative waste 5
	Provision of permeable driveway 5
	Free-flowering street trees or free-flowering vines or espaliered plants on walls/fences 5
	In an R or A zone, any design that physically prevents the parking of any vehicle in the frontage, except in an allowed driveway 5
	Except in Zone 24 of the Sunset Western Garden Book, deciduous trees on south exposures of structures in OS, A, and R zones (per 25' of exposure or fraction thereof) 2
POINTS REQUIRED: 30	TOTAL POINTS: 32

OPEN SPACE CALCULATIONS

REQUIRED PER LAMC 12.21 G.2			
NO. OF BEDROOMS	NO. OF HABITABLE ROOMS	# OF UNITS	OPEN SPACE
1	1	19	19 X 100 = 1,900
1	2	53	53 X 100 = 5,300
2	3	14	14 X 125 = 1,750
TOTAL			8,950 SQ.FT.
(PROJECT SEEKS ON-MENU 20% REDUCTION OF REQUIRED OPEN SPACE)			7,160 SQ.FT.
REQUIRED OPEN SPACE:			7,150 SQ.FT.
NOTE: 50 % OF OPEN SPACE PROVIDED SHALL BE COMMON OPEN SPACE: 7,150 X 50% = 3,580 SQ.FT.			
PROVIDED			
AREA DESCRIPTION		OPEN SPACE	
FIRST FLOOR COMMON OPEN SPACE (1,195 SQ.FT.).		1,195 SQ.FT. (300 SQ.FT. LANDSCAPE PROVIDED)	
25% SHALL BE PLANTED (REQUIRED 298.75 SQ.FT.). PROVIDED 437 SQ.FT. AND 155 SQ.FT. LANDSCAPE PROVIDED			
ROOF FLOOR COMMON OPEN SPACE (5,394 SQ.FT.).		5,394 SQ.FT. (1,358 SQ.FT. LANDSCAPE PROVIDED)	
25% SHALL BE PLANTED (REQUIRED 1,348.5 SQ.FT.). PROVIDED 437 SQ.FT., 615 SQ.FT., 144 SQ.FT. AND 162 SQ.FT. LANDSCAPE PROVIDED			
TOTAL LANDSCAPE PROVIDED:		31%	7,189 SQ. FT.
TOTAL LANDSCAPE REQUIRED:		25%	



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REVISION	BY

OWNER	PRIME INVESTMENT GROUP, LLC
PROJECT	13840 SHERMAN WAY. VAN NUYS, CA 91405
DRAWING TITLE	PLANTING NOTES, LEGENDS AND DETAILS

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DATE:	1/27/2025
SCALE:	1/8"=1'-0"
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IRRIGATION NOTES

1. DO NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED, WHEN IT IS OBVIOUS THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING DESIGNING, SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE, OTHERWISE THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

2. THIS DESIGN IS DIAGRAMMATIC, EQUIPMENT SHOWN IN PAVED AREAS IS FOR CLARIFICATION ONLY, AND IS TO BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.

3. UNLESS OTHERWISE NOTED, 120 VOLT ELECTRICAL POWER FOR CONTROLLER(S) TO BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR WILL MAKE FINAL ELECTRICAL CONNECTION TO AUTOMATIC CONTROLLER(S) FROM OUTLET PROVIDED BY OTHERS.

4. ALL WIRES FROM CONTROLLER TO AUTOMATIC VALVES TO BE COPPER. DIRECT BURIAL, MIN. #14 GAUGE. INSTALL IN SAME TRENCH AS MAINLINE PIPING WHERE POSSIBLE. MIN. COVERAGE OVER WIRE TO BE 18". COMMON WIRE TO BE WHITE IN COLOR. CONTROL WIRES TO BE A DIFFERENT COLOR FOR EACH CONTROLLER USED. BUNDLE AND TAPE WIRESTOGETHER MIN. 20" ON CENTER.

5. FINAL LOCATIONS FOR BACKFLOW PREVENTER(S) AND CONTROLLER(S) TO BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE, IN THE FIELD.

6. INSTALL ALL EQUIPMENT (VALVES, GATE VALVES, BOXES ETC.) IN PLANTING AREAS ONLY, NOT IN LAWN AREAS.

7. PROVIDE MIN. 18" COVERAGE OVER ALL PRESSURE LINES, AND MIN. OF 12" COVERAGE OVER ALL NON-PRESSURE LINES. ALL PIPING UNDER PAVING TO BE MIN. SCHEDULE 40 P.V.C. AND TO HAVE MIN. 24" COVER OVER PIPING.

8. IRRIGATION CONTRACTOR TO FLUSH ALL LINES AND ADJUST ALL SPRINKLERS FOR MAXIMUM PERFORMANCE, AND TO PREVENT OVERSPRAY ONTO WALKS, DRIVES, BUILDING, ETC.. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT ACTUAL SITE CONDITIONS.

9. ALL SHRUBBERY SPRINKLERS ADJACENT TO PARKING LOT OR ALONG WALKS OR ROADS SHALL BE INSTALLED WITH HIGH POP-UP BODIES.

10. DRIPPERLINE WILL BE INSTALLED MAXIMUM 6" FROM HARDSURFACE AND WILL BE SPACED AT MAXIMUM 12" ON CENTER FOR ENTIRE PLANTED AREA WHERE SHOWN. ALL TUBING WILL BE CONNECTED TO EITHER P.V.C. HEADER OR TO OTHER TUBING. THERE WILL BE NO "DEAD ENDS." TOP OF DRIPPERLINE WILL BE AT SAME LEVEL AS FINISH GRADE.

11. IRRIGATION CONTRACTOR WILL INSTALL SWING CHECK VALVES OR SPRING LOADED CHECK VALVES AS REQUIRED TO ELIMINATE EXCESSIVE DRAINAGE FROM LOW SPRINKLERS. THIS WILL BE IN ADDITION TO ANY CHECK VALVES SHOWN ON PLAN.

12. ALL P.V.C. MAINLINE FITTING TO BE "LONG SOCKET" TYPE AS MANUFACTURED BY DURA COMPANY.

13. UPON COMPLETION, IRRIGATION CONTRACTOR TO SUPPLY TO OWNER, A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS. DRAWING WILL SHOW LOCATION OF ALL VALVES, CROSSINGS, QUICK COUPLING VALVES, ETC. EACH CONTROLLER TO HAVE ITS OWN CONTROLLER CHART. CHART WILL CLEARLY SHOW EACH AREA SPRINKLED IN A DIFFERENT COLOR. AND WILL BE LAMINATED BETWEEN 2 LAYERS OF 10MIL. CLEAR PLASTIC.

14. THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY IRRIGATION CONTRACTOR AT NO COST TO OWNER.

15. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

16. UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

17. IDENTIFICATION OF A POTABLE AND NONPOTABLE WATER SYSTEM. IN BUILDINGS WHERE POTABLE WATER AND NONPOTABLE WATER SYSTEMS ARE INSTALLED, EACH SYSTEM SHALL BE CLEARLY IDENTIFIED IN ACCORDANCE WITH SECTION 601.2.1 THROUGH SECTION 602.2.4

601.2.1 POTABLE WATER. GREEN BACKGROUND WITH WHITE LETTERING
601.2.2 COLOR AND INFORMATION. EACH SYSTEM SHALL BE IDENTIFIED WITH A COLORED PIPE OR BAND AND CODED WITH PAINTS, WRAPS, AND MATERIALS COMPATIBLE WITH THE PIPING.

601.2.2.1 ALTERNATE WATER SOURCES. ALTERNATE WATER SOURCE SYSTEMS SHALL HAVE A PURPLE (PANTONE COLOR NO. 512, 522C, OR EQUIVALENT) BACKGROUND WITH UPPERCASE LETTERING AND SHALL BE FIELD OR FACTORY MARKED AS FOLLOWS:

1) GRAY WATER SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS "CAUTION: NONPOTABLE GRAY WATER, DO NOT DRINK" IN YELLOW LETTERS (PANTONE 108 OR QUIVALENT).

2) RECLAIMED (RECYCLED) WATER SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS: "CAUTION: NONPOTABLE RECLAIMED (RECYCLED) WATER, DO NOT DRINK" IN BLACK LETTERS.

3) ON SITE TREATED WATER SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS: "CAUTION: ON-SITE TREATED NONPOTABLE WATER, DO NOT DRINK" IN YELLOW LETTERS (PANTONE 108 OR EQUIVALENT).

4) RAINWATER CATCHMENT SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS: "CAUTION: NONPOTABLE RAINWATER, DO NOT DRINK" IN YELLOW LETTERS (PANTONE 108 OR EQUIVALENT).

18. ALL SPRINKLER HEADS OF THE SAME TYPE SHALL BE OF THE SAME MANUFACTURER.

19. OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24-INCHES OF ANY NON-PERMEABLE SURFACE.

20. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

21. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO DEPTH OF SIX INCHES INTO THE SOIL.

22. PRESSURE REGULATION DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

23. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

24. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

25. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

26. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS,OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

27. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

28. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICATION MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

RAIN / ET SENSOR PLACEMENT NOTE:

THE RAIN SENSOR SHALL BE INSTALLED ON THE SOUTH OR SOUTHWESTERN FACING AREA OF THE ROOF. THE AREA SELECTED SHALL BE IN A CLEAR OPEN AREA OF THE ROOF NOT EFFECTED BY SHADE FROM ANOTHER BUILDING OR TREE. THE CONTRACTOR SHALL INSTALL THE SENSOR ON AN EAVE OR FASCIA BOARD PER THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL WIRING SHALL BE CONCEALED PER THE DIRECTION OF THE LANDSCAPE ARCHITECT EITHER WITHIN PVC CONDUIT OR OTHER MEANS AS DIRECTED BY THE LANDSCAPE ARCHITECT.

Water Budget Calculation:

MAXIMUM APPLIED WATER ALLOWANCE (MAWA):
(ETo)(0.62)(ETAF)(AREA)
(50.1)(0.62)(0.55)(7,850)= 134,110 GALLONS

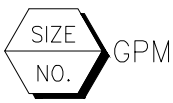
Estimated Total Water Use (ETWU):
(ETo)(0.62)x((PFxHA)/IE)
(50.1)x(0.62)x(2,539.20/81)=97,365.9 Gallons

The ETWU (97,365.9 Gallons per year) is less than
MAWA (134,110 Gallons per year), the water
budget complies with the MAWA.

NOTES:

- Recirculating water systems shall be used for water features.
- Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
- Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
- A diagram of the irrigation plan showings hydrozones shall be kept with the irrigation controller for subsequent management purposes.
- A certificate of completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
- An irrigation audit report shall be completed at the time of final inspection.

DRIPLINE SUPPLY/EXHAUST LATERAL PIPE SIZING:



ZONE FLOW	PIPE SIZE
0 – 5 GPM	DRIPLINE TUBING or 1/2" PVC
5 – 8 GPM	3/4" PVC
8.1 – 13 GPM	1" PVC
13.1 – 22 GPM	1 1/4" PVC
22.1 – 30 GPM	1 1/2" PVC

Hydrozone	Plant water use type	Plant factor (PF)	Hydrozone Area (HA) square feet	PFxHA (square feet)
1	Low	0.2	508	101.6
2	Moderate	0.4	294	117.6
3	Low	0.2	2,468	493.6
4	Moderate	0.4	3,222	1,288.8
5	Moderate	0.4	1,358	537.6
		SUM	7,850	2,539.2

CITY OF LOS ANGELES LANDSCAPE ORDINANCE IRRIGATION POINTS				
REQUIRED FOR 46,365 SQ.FT. PROJECT:			400	
TECHNIQUE	TABLE II ITEM	# OF ITEM	POINTS PER ITEM	TOTAL PONTS
Drip/low precipitation circuits	1	5	5	25
Automatic irrigation controller w/ cycling capacity	3	2	5	10
Plants on site to remain more than 3 years	6	176	2	352
Lawn area 0%-15% of landscape area	2	1	10	10
Rain sensor	4	2	2	4
TOTAL POINTS				401

NOTE: ALL WATER PROOFING AND PLANTER SPECIFICATIONS BY OTHERS. THESE PLANS ARE FOR PLANTING AND IRRIGATION ONLY.

IRRIGATION LEGEND

SYM.	DESCRIPTION
	RAINBIRD XACZ-100/075-PRF ANTI-SIPHON CONTROL ZONE KIT - REMOTE CONTROL VALVE FOR DRIP/BUBBLER SYSTEMS.
	HUNTER WIRELESS SOLAR SYNC SENSOR, MOUNT UP TO 800' FROM RECEIVER
	HUNTER 1" MASTER VALVE - IBV SERIES VALVE - NORMALLY CLOSED
	HUNTER FCT-100 - 1" FLOW-CLIK FLOW SENSOR
	FEBCO 825 Y - 1" BACKFLOW PREVENTION UNIT - TO BE INSTALLED IN STAINLESS STEEL ENCLOSURE POWDER COATED COLOR BLACK.
	NIBCO BRASS BALL VALVE - LINE SIZE
	FIRE DEPARTMENT CONNECTION - FOR REFERENCE ONLY
	VERIFY LOCATION ON SITE POINT OF CONNECTION
	1.5" PRESSURE MAINLINE LINE CLASS 315 PVC - INSTALL DEPTHS PER DETAIL
	WATER STUB OUT. REFER TO ARCHITECT AND CIVIL PLANS FOR POC. CONNECTION TO IRRIGATION METER ON GROUND LEVEL PER CIVIL ENGINEER PLANS.
	NON-PRESSURE LATERAL LINE SCH. 40 P.V.C. - INSTALL DEPTHS PER DETAIL. USE "UVR BROWNLIN" FOR ANY IRRIGATION PIPE PLACED ON OR ABOVE GRADE.
	DRIP LINE FLUSH CAP
	HUNTER ICORE IC-600-PL OUTDOOR WALL MOUNT CONTROLLER with SOLAR SYNC. (ONE ON EACH FLOOR)
	POTABLE WATER METER - LOCATE IN FIELD
	IRRIGATION WATER METER - HUNTER HC-100 FLOW. INSTALL IN PLASTIC VALVE BOX. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WIRE TO IRRIGATION CONTROLLER. CONNECT TO OWNERS WI-FI FOR WEATHER BASED IRRIGATION.
	HUNTER PLD-BV MANUAL FLUSH VALVE. - PROVIDE 3' OF TUBING AFTER THE BALL VALVE. INSTALL VALVE INSIDE 6" ROUND VALVE BOX. ONE AT THE FAR END OF DRIPLINE LATERAL. INSTALL MINIMUM OF ONE FLUSH VALVE PER MAXIMUM OF 800' OF TUBING. MULTIPLE FLUSH VALVES MAY BE REQUIRED WITHIN DRIPLINE LAYOUT. ALWAYS INSTALL VALVES IN OPPOSITE DIRECTIONS OF THE PVC/DRIP CONNECTION MANIFOLD - INSTALL ONE FOR EACH PLANTER AT THE LOW POINT OF THE SYSTEM.
	INSTALL 1 AIR RELIEF VALVE PER SYSTEM AT THE HIGHEST ELEVATION POINT. SEE DETAIL.
	RAINBIRD XFS-09-18 SUB-SURFACE DRIPLINE TUBING 1.0 GPH EMITTERS at 18" ON CENTER SPACING AT 40 PSI - ALL TUBING SHALL BE INSTALLED 1" MINIMUM BELOW FINISHED SOIL GRADE W/ 9" WIRE STAKES FIVE (4) FEET ON CENTER; VERIFY THE LAYOUT AND 18" ON CENTER ROW SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL SUB-SURFACE DRIP IRRIGATION SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
	RAINBIRD XFS-09-18 SUB-SURFACE DRIPLINE TUBING 0.9 GPH EMITTERS at 18" ON CENTER SPACING AT 40 PSI - ALL TUBING SHALL BE INSTALLED 1" MINIMUM BELOW FINISHED SOIL GRADE W/ 9" WIRE STAKES FIVE (4) FEET ON CENTER; VERIFY THE LAYOUT AND 18" ON CENTER ROW SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL SUB-SURFACE DRIP IRRIGATION SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
	BUBBLER HUNTER PCB-50 HEAD ON SCH. 80 NIPPLE EACH SYMBOL REPRESENTS TWO BUBBLERS PER TREE. PLACE BUBBLERS AT EDGE OF ROOTBALL ON OPPOSITE SIDES OF TREE TYPICAL. INSTALL BUBBLERS 1" BELOW FINISH GRADE WITHIN PERFORATED PVC DRAIN PIPE.
	RAINBIRD XACZ-100/075-PRF ANTI-SIPHON CONTROL ZONE KIT - REMOTE CONTROL ATMOSPHERIC VALVE FOR DRIP SYSTEMS.
	NIBCO BRASS LOCKING KEY HOSE BIB - ATTACH TO BUILDING BY PLUMBER. INSTALL PER LOCAL BUILDING CODE.



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REVISION	BY

DRAWING TITLE	PROJECT	OWNER
IRRIGATION NOTES AND LEGENDS	13840 SHERMAN WAY. VAN NUYS, CA 91405	PRIME INVESTMENT GROUP, LLC

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REVISION	BY

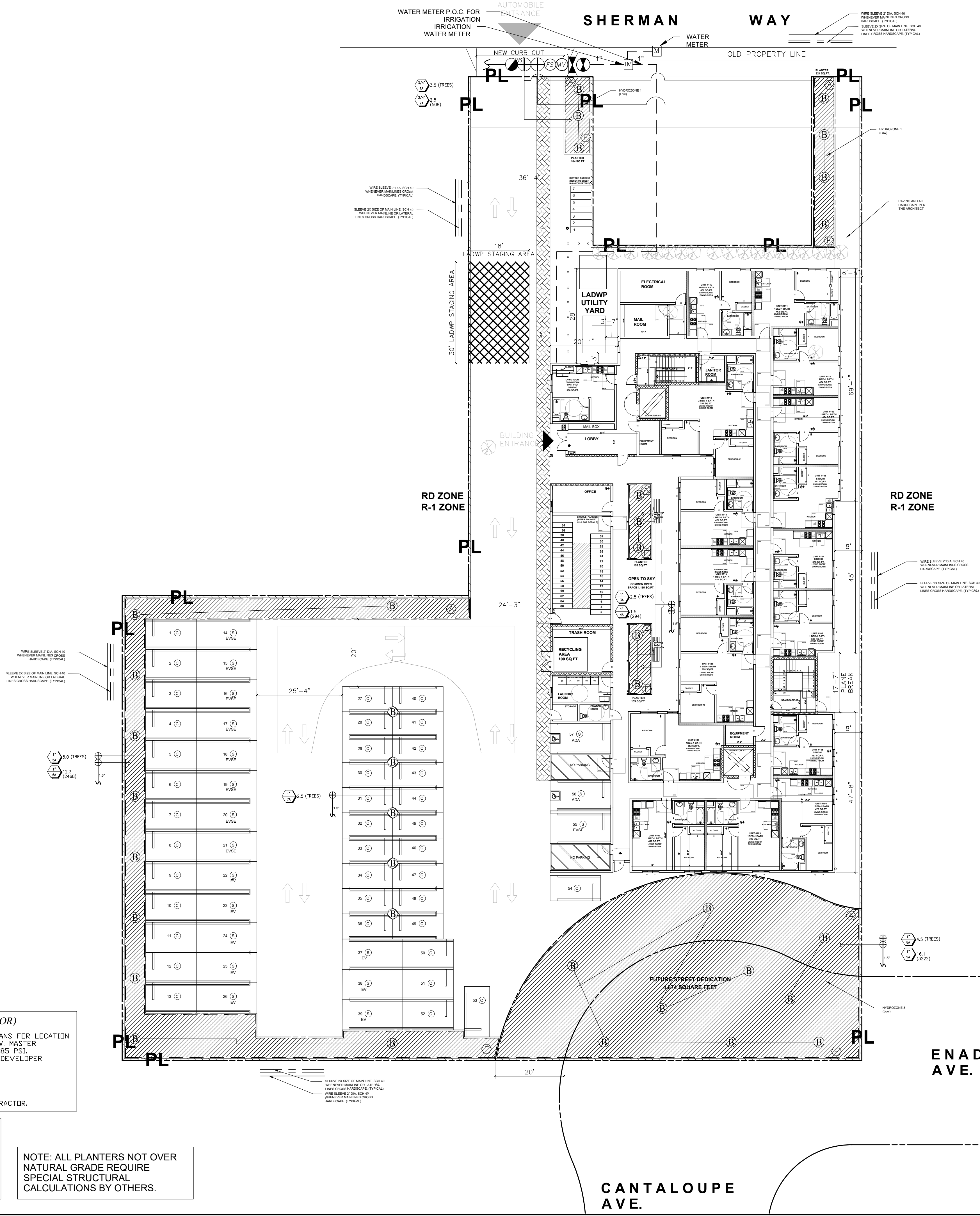
OWNER
PRIME INVESTMENT GROUP, LLC

PROJECT
13840 SHERMAN WAY. VAN NUYS, CA 91405

DRAWING TITLE
FIRST FLOOR - IRRIGATION PLAN

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POINT OF CONNECTION (FIRST FLOOR)
CONTRACTOR TO COORDINATE WITH CIVIL PLANS FOR LOCATION OF WATER CONNECTION. INSTALL A BACKFLOW MASTER VALVE/PRESSURE REGULATOR TO BE SET @ 85 PSI. COORDINATE THESE LOCATIONS WITH OWNER/DEVELOPER.

AVAILABLE PRESSURE: 74 PSI
DESIGN PRESSURE: 64.2 PSI
MAXIMUM DEMAND: 12.3 GPM

-PRESSURE TO BE FIELD VERIFIED BY CONTRACTOR.

NOTE: ALL DRAINS, AIR GAPS, WATER PROOFING AND PLANTER SPECIFICATIONS BY OTHERS. THESE PLANS ARE FOR PLANTING AND IRRIGATION ONLY. DO NOT ALTER OR PUNCTURE ANY WATER PROOFING.

NOTE: ALL PLANTERS NOT OVER NATURAL GRADE REQUIRE SPECIAL STRUCTURAL CALCULATIONS BY OTHERS.

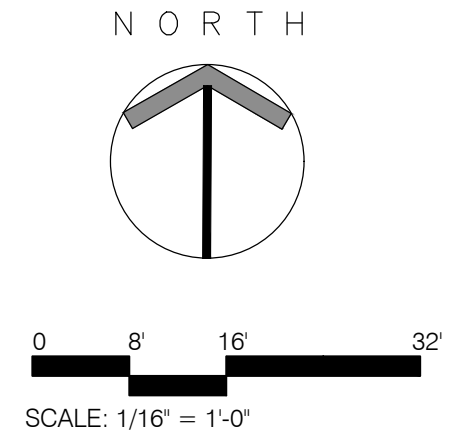
FIRST FLOOR - IRRIGATION PLAN

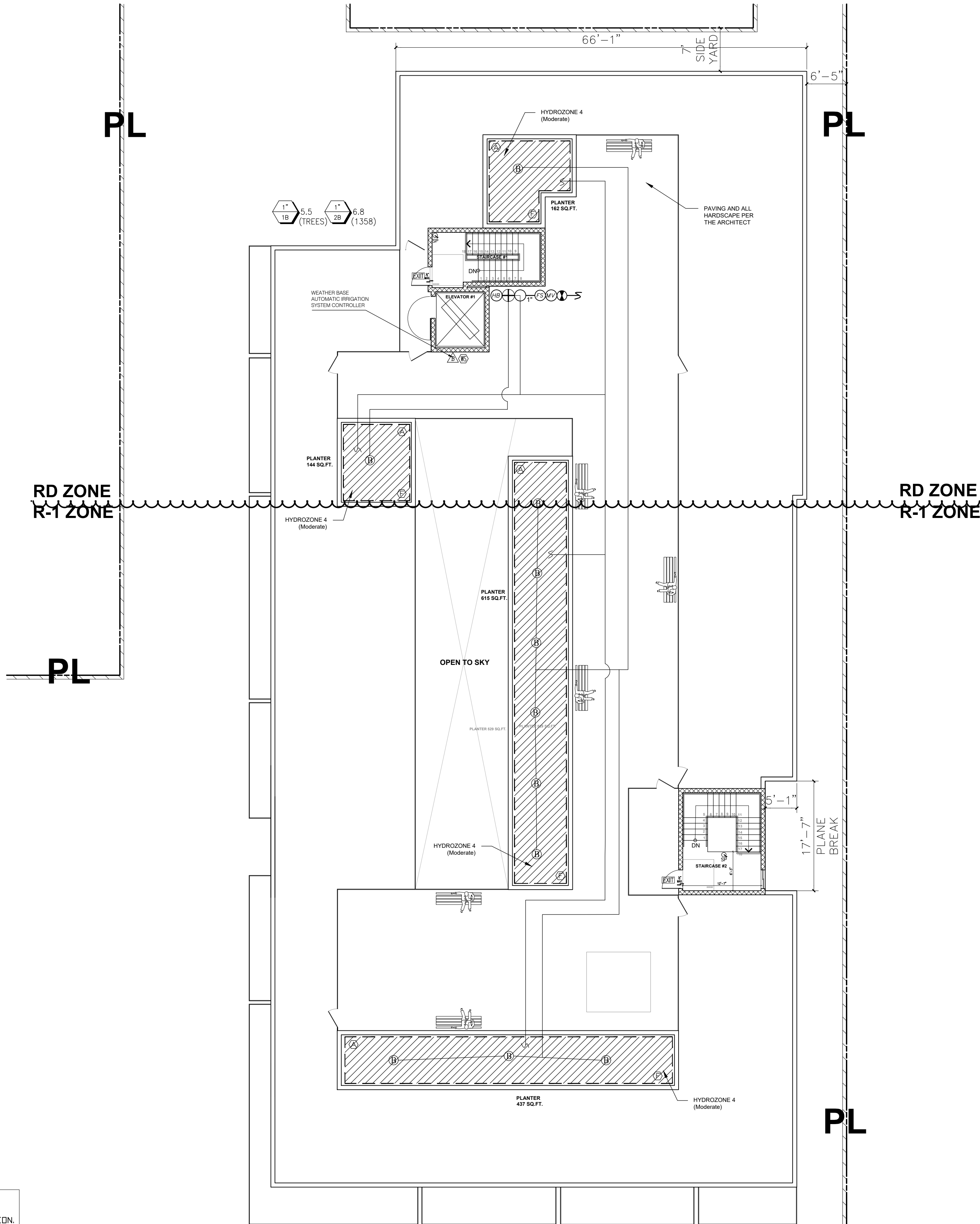
SCALE : 1/8"=1'-0"

SEE SHEET L-4 FOR IRRIGATION NOTES AND LEGENDS

SEE SHEETS L-7 - L-8 FOR IRRIGATION DETAILS

PLANNING AND ZONING INFORMATION :
NEW CONSTRUCTION, 4-STORY, 86 UNITS + 1 MANAGER UNIT, 100% AFFORDABLE HOUSING DEVELOPMENT SEEKING ON-MENU INCENTIVES PER LAMC 12.22.A.25 & AB2334.
13840 SHERMAN WAY, VAN NUYS, CA 91405
46,365 SQ. FT PER SURVEY





POINT OF CONNECTION (ROOF PLAN)
CONTRACTOR TO COORDINATE WITH CIVIL PLANS FOR LOCATION OF WATER CONNECTION. INSTALL A BACKFLOW MASTER VALVE/PRESSURE REGULATOR TO BE SET @ 85 PSI. COORDINATE THESE LOCATIONS WITH OWNER/DEVELOPER.

AVAILABLE PRESSURE: 74 PSI
DESIGN PRESSURE: 64.2 PSI
MAXIMUM DEMAND: 6.8 GPM

-PRESSURE TO BE FIELD VERIFIED BY CONTRACTOR.

NOTE: ALL DRAINS, AIR GAPS, WATER PROOFING AND PLANTER SPECIFICATIONS BY OTHERS. THESE PLANS ARE FOR PLANTING AND IRRIGATION ONLY. DO NOT ALTER OR PUNCTURE ANY WATER PROOFING.

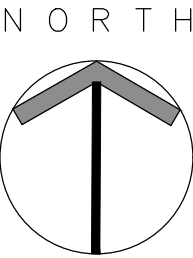
NOTE: ALL PLANTERS NOT OVER NATURAL GRADE REQUIRE SPECIAL STRUCTURAL CALCULATIONS BY OTHERS.

ROOF PLAN - IRRIGATION PLAN

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

SEE SHEET L-4 FOR IRRIGATION NOTES AND LEGENDS
SEE SHEETS L-7 - L-8 FOR IRRIGATION DETAILS

PLANNING AND ZONING INFORMATION:
PROPOSED: NEW CONSTRUCTION, 4-STORY, 86 UNITS + 1 MANAGER UNIT, 100% AFFORDABLE HOUSING DEVELOPMENT SEEKING ON-MENU INCENTIVES PER LAMC 12.22.A.25 & AB2334.
ADDRESS: 13840 SHERMAN WAY, VAN NUYS, CA 91405
LOT AREA: 46,365 SQ.FT PER SURVEY



10847 Wescott Ave
Sunland, CA 91040
(818) 482-3737
sarmenabed@gmail.com

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REVISION	BY

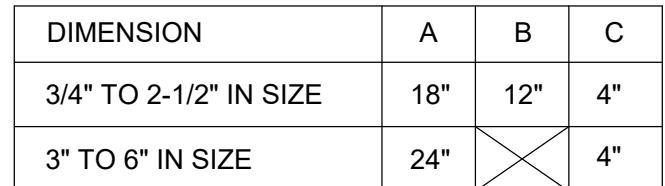
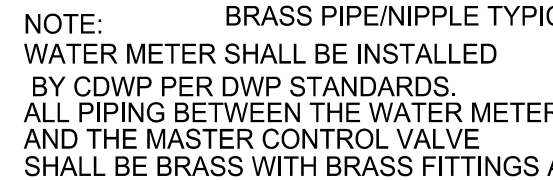
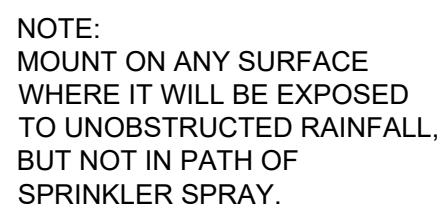
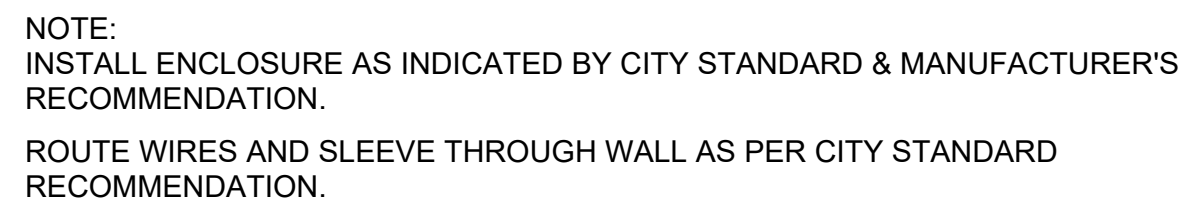
OWNER	PRIME INVESTMENT GROUP, LLC
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PROJECT	13840 SHERMAN WAY. VAN NUYS, CA 91405
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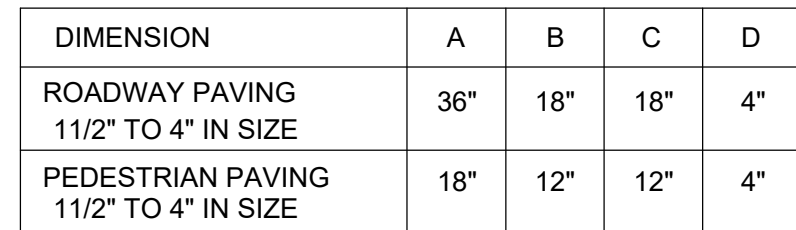
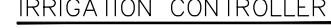
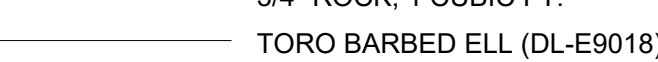
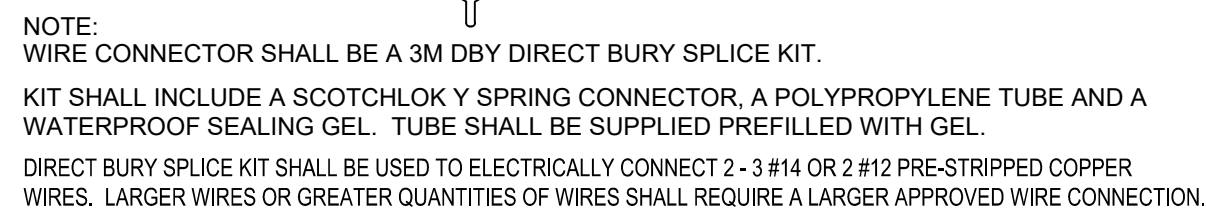
DRAWING TITLE	ROOF PLAN - IRRIGATION PLAN
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EXHIBIT "A"
Page No. 23 of 28
Case No. ADM-2024-4622-DB-PHP

DATE:	1/27/2025
SCALE:	3/32"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB :	24-016
SHEET:	L - 6 6 OF 11



(A) PIPE INSTALLATION



(E) SLEEVE INSTALLATION



ALL CONCRETE USED IN THRUST BLOCKS SHALL BE 470-C-2000.

SUPPLY LINES 2" IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKING. BELL AND GASKET PIPE MAY USE PIPE RESTRAINT SYSTEMS.

THRUST BLOCKS SHALL BE A MINIMUM OF 1 CUBIC FT. OF CONCRETE. PIPE SHALL NOT BE ENCASED IN CONCRETE.

ALL MAINLINES SHALL BE INSTALLED AND TESTED ACCORDING TO THE MANUFACTURER'S INSTALLATION SPECIFICATIONS.

ALL TRENCH DEPTH AND WIDTH SHALL BE PER THE SPECIFICATIONS.

WRAP PLASTIC FITTINGS IN CONTACT WITH CONCRETE USING BLACK PIPE TAPE.



1. ROUND VALVE BOX WITH PURPLE BOLT-DOWN COVER - HEAT BRAND "GV," "RECLAIMED WATER" OR VALVE BOX COVER IN 2" HIGH LETTERS.
2. FINISH GRADE.
3. GATE VALVE WITH BRONZE WHEELHANDLE OR CROSSHANDLE.
4. 6" DIA. SCH. 40 P.V.C. PIPE EXTENSION - LENGTH AS REQUIRED.
5. 3/4" CRUSHED ROCK - 8" DEPTH.
6. COMMON BRICK (2 REQUIRED).
7. P.V.C. MALE ADAPTER (TYPICAL).
8. 2" CLEARANCE.
9. P.V.C. MAIN LINE PIPE (PURPLE) W/ WORDS "RECLAIMED WATER" DO NOT DRINK"
10. PLASTIC LABEL ATTACHED WITH NYLON LINE LABEL TO READ "RECLAIMED WATER" DO NOT DRINK" IN ENGLISH AND SPANISH

* 1" IN TURF AREAS.
2" IN SHRUB AREAS



REDUCED PRESSURE — BACKFLOW PREVENTER

2) TOTAL

GRASS "Y" _____
 STRAINER W/ _____

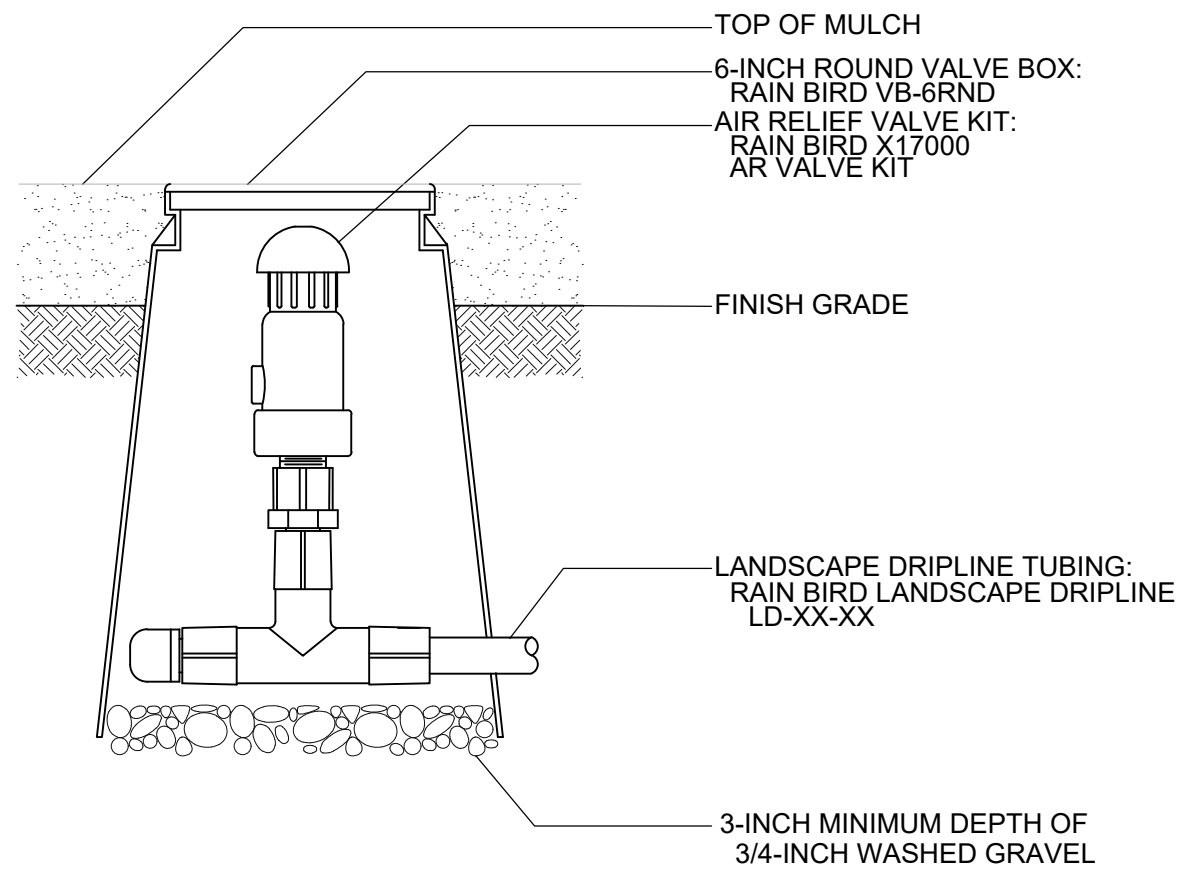
10 MESH
MONEL SCREEN
BRASS PLUG

[illegible][illegible]

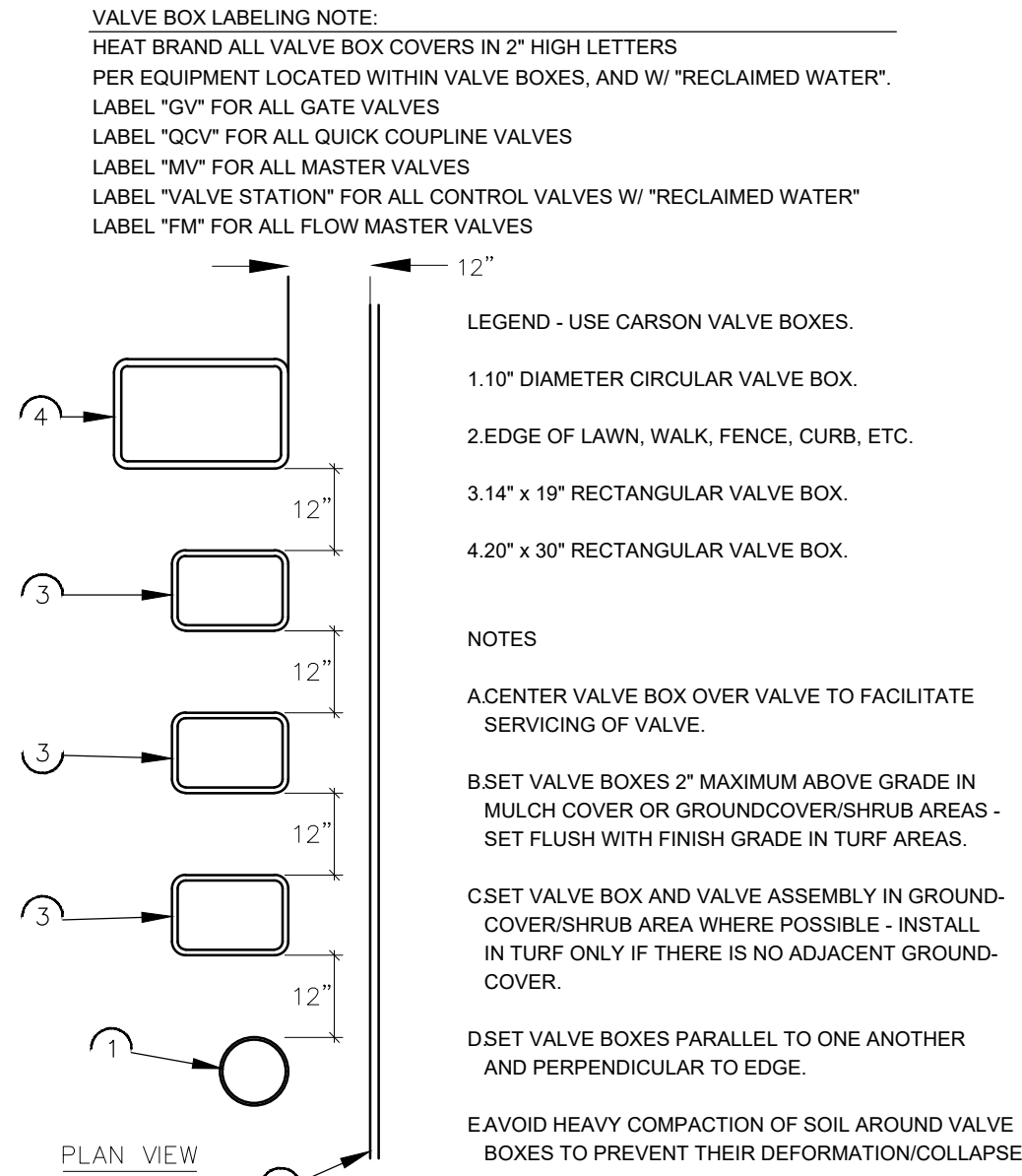
1000

USE TEFLON TAPE OR
OR METAL TO PVC M

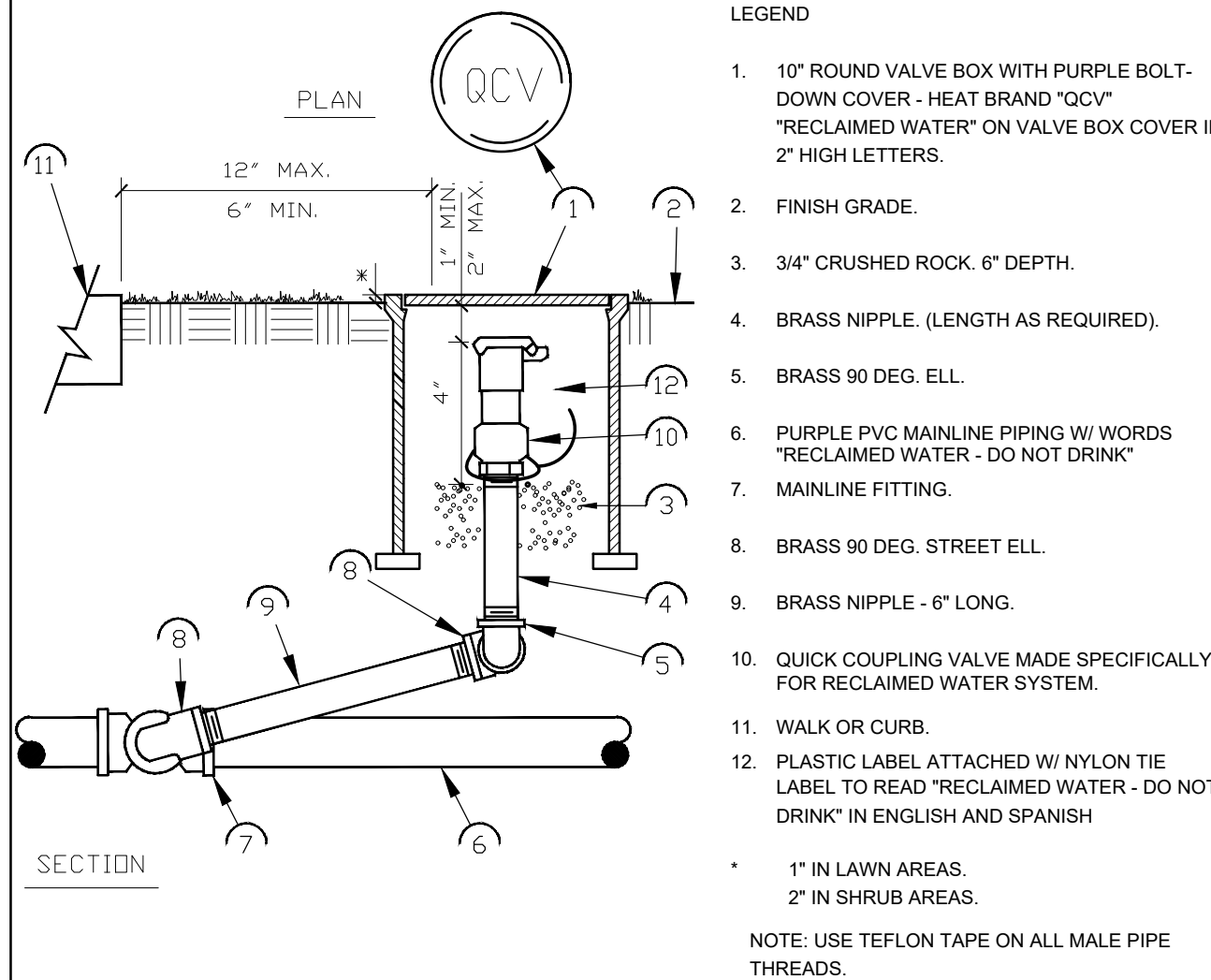
① BACKFLOW PREVENTOR



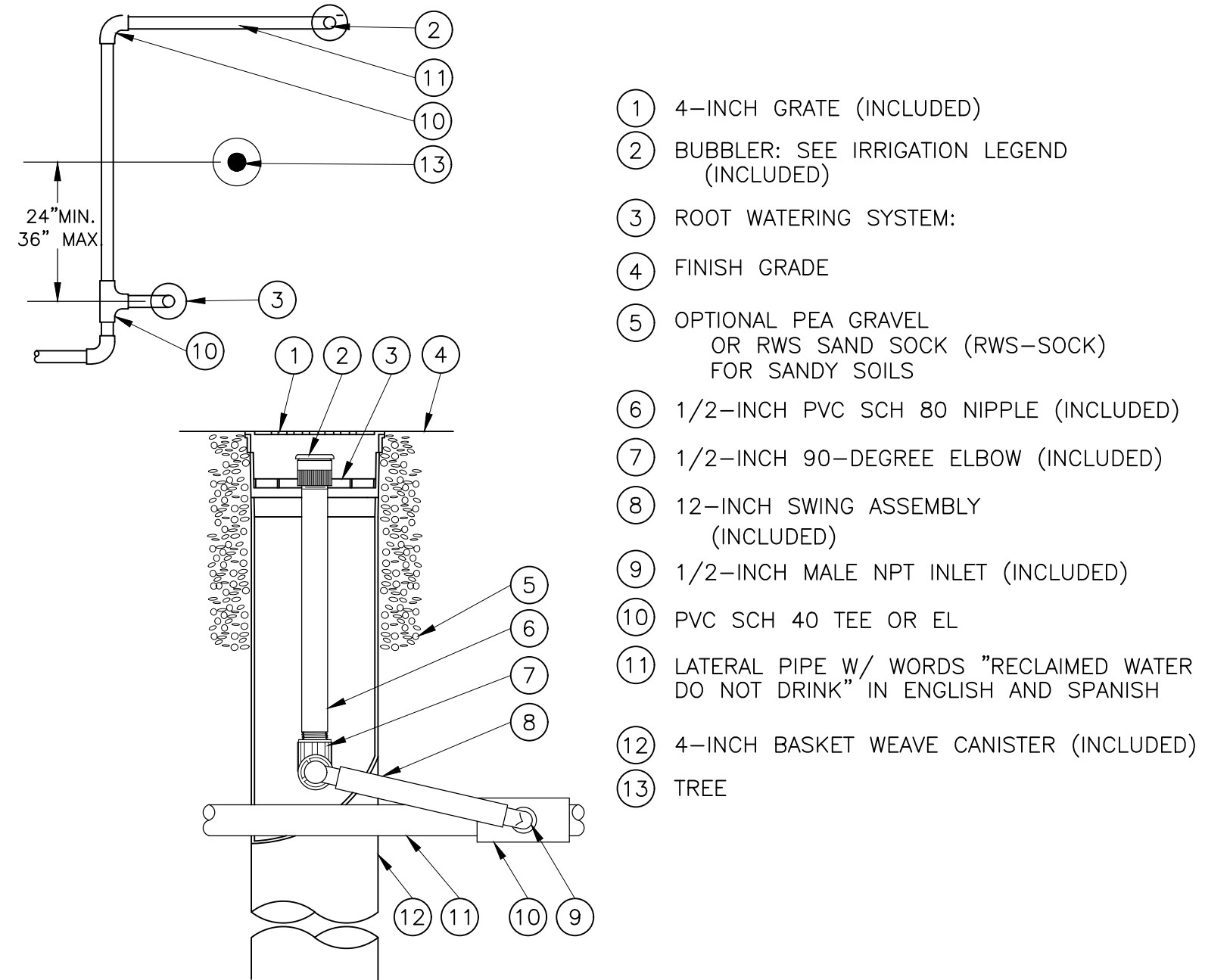
D AIR RELIEF VALVE



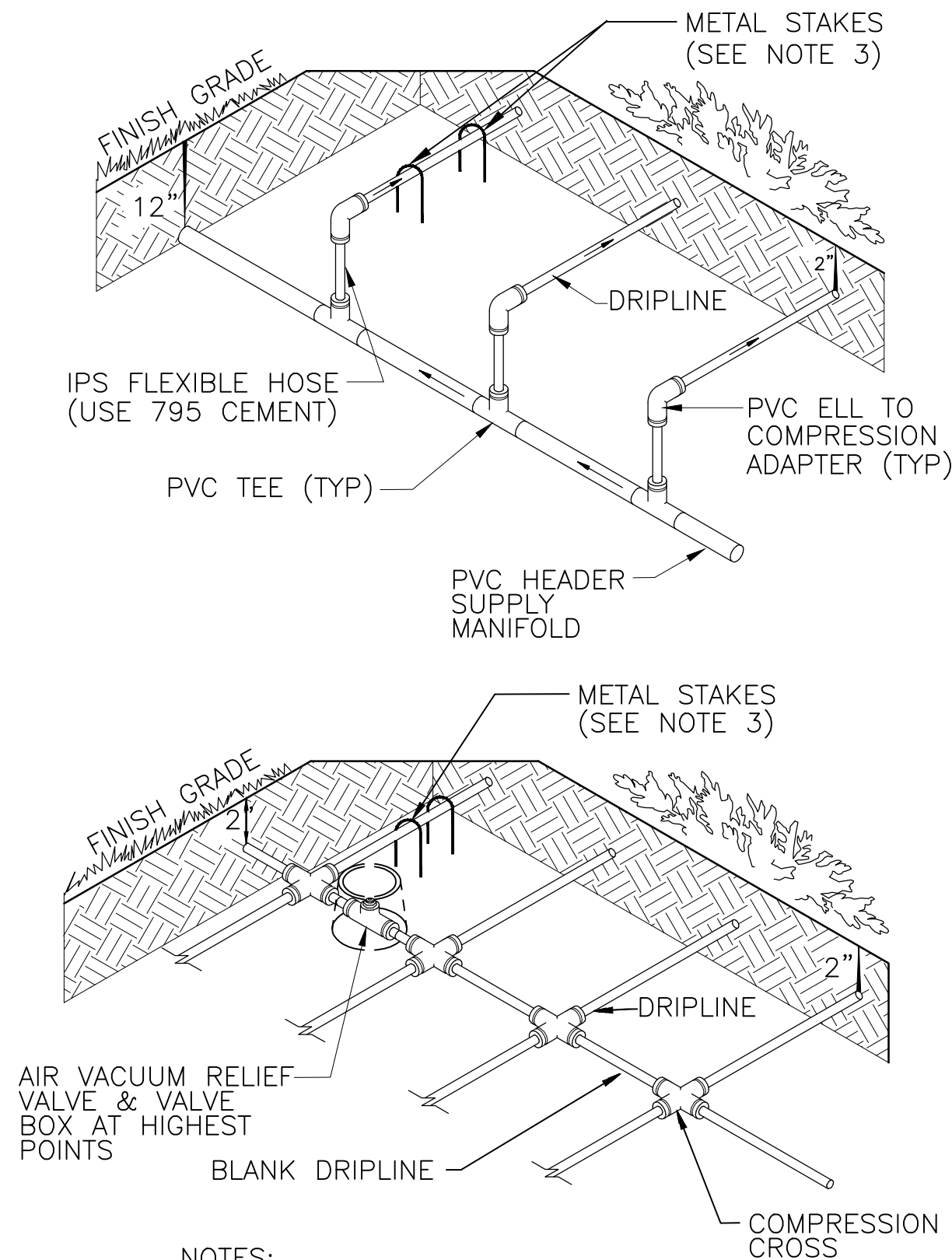
C VALVE BOX INSTALLATION



B QUICK COUPLER

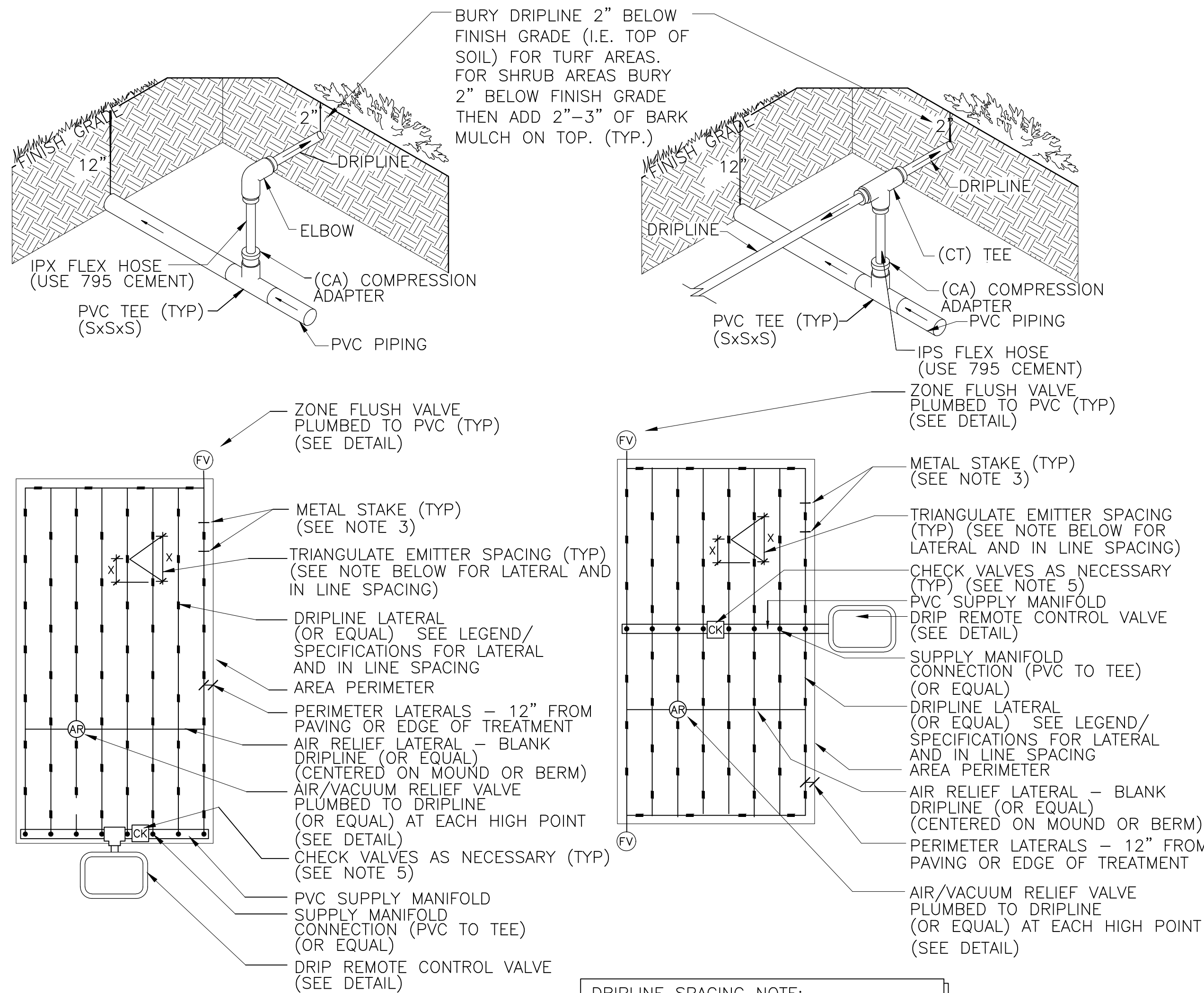


A ROOT WATERING SYSTEM



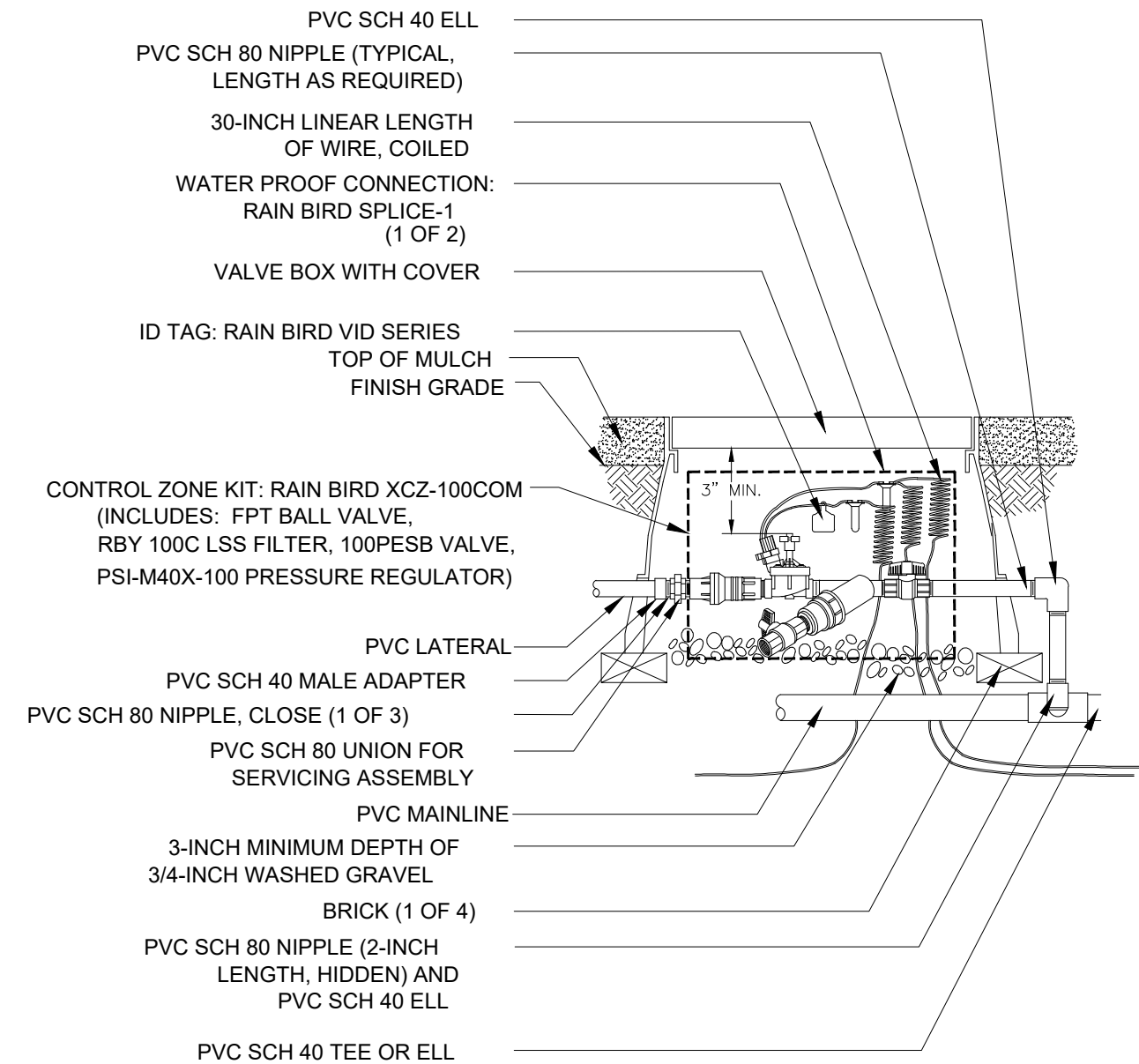
NOTES:

- SEE IRRIGATION NOTES, LEGEND/SPECIFICATIONS FOR ALL DIMENSIONS AND LATERAL AND INLINE SPACING
- ALL FITTINGS TO BE USED WILL BE PER MANUFACTURERS SPECIFICATIONS. USE COMPRESSION FITTINGS ONLY OR APPROVED EQUAL
- BURY DRIPLINE 2" BELOW GRADE AND STAKE EACH DRIPLINE AT 4' O.C. OR AS NECESSARY TO INSURE SECURITY
- ALL TREES ARE TO BE PLANTED WITHIN CENTER OF DRIP LINE RUNS. KEEP DRIP LINE A MINIMUM OF 2' AWAY FROM TREE TRUNK.
- INSTALL CHECK VALVES AT 6' ELEVATION CHANGE INTERVALS (TYP)

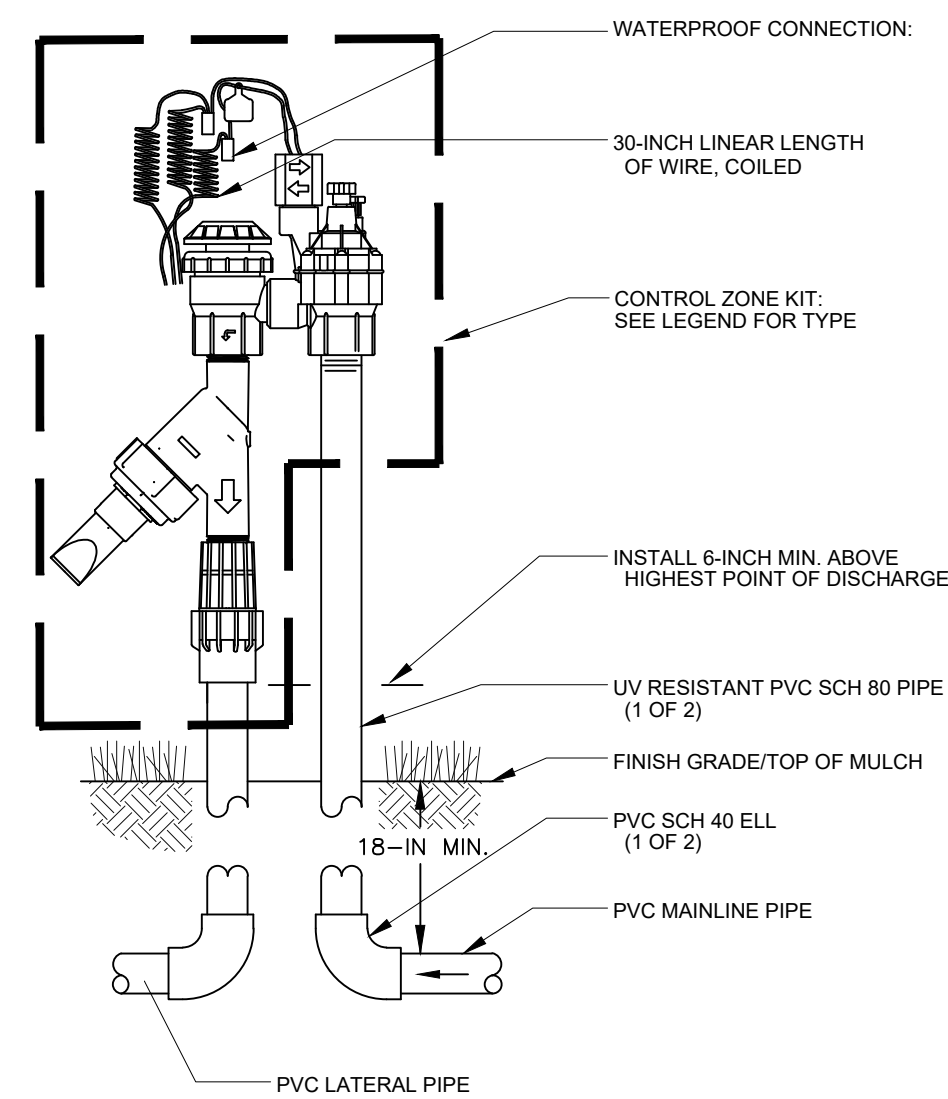


DRIPLINE SPACING NOTE:

DRIPLINE LATERALS WITHIN SHRUB/GROUND COVER AREAS ARE TO BE SPACED AT 18" O.C.



E DRIP VALVE



F DRIP ANTI-SYPHON ASSEMBLY

G XERIGATION CONTROL ZONE KIT



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REVISION	BY

OWNER
PRIME INVESTMENT
GROUP, LLC

PROJECT
13840 SHERMAN WAY.
VAN NUYS, CA 91405

DRAWING TITLE
IRRIGATION DETAILS

EXHIBIT "A"
Page No. 25 of 28
Case No. ADM-2024-4622-DB-PHP

DATE: 1/27/2025
SCALE: 1/8"=1'-0"
DRAWN: S.A.
APPROVED:
JOB : 24-016
SHEET:
L - 8
8 OF 11

IRRIGATION SYSTEM

I. SCOPE

Provide all labor, materials, transportation, and services necessary to furnish and install irrigation system as shown on the drawings and described herein.

II. QUALITY ASSURANCE AND REQUIREMENTS

A. Permits and Fees:

The contractor shall obtain and pay for any and all permits and all inspections as required.

B. Manufacturers Directions:

Manufacturers directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not shown in the drawings and specifications.

C. Ordinances and Regulations:

All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications, and their provisions shall be carried out by the contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standards, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.

D. Explanation of Drawings:

- Due to the scale of drawings, it is not possible to indicate all offsets, fittings, sleeves, etc. which may be required. The contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting and architectural features.
- The word Architect as used herein shall refer to the Owners authorized representative.
- All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.
- The contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered. Such obstructions or differences should be brought to the attention of the Owners authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revision necessary.

III. SUBMITTALS

A. Material List:

- The contractor shall furnish the articles, equipment, materials or processes specified by name in the drawings and specifications. No substitution will be allowed without prior written approval by the Architect.
- Complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number and description of all materials and equipment to be used.
- Equipment or materials installed or furnished without prior approval of the Architect may be rejected and the contractor required to remove such materials from the site at his own expense.
- Approval of any item, alternate or substitute indicates only that the product or products apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted.
- Manufacturers warranties shall not relieve the contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

B. Record and As-Built Drawings:

- The contractor shall provide and keep up to date a complete as-built record set of blue line ozalid prints which shall be corrected daily and show every change from the original drawings and specifications and the exact as-built locations, sizes, and kinds of equipment. Prints for this purpose may be obtained from the Architect at cost. This set of drawings shall be kept on the site and shall be used only as a record set.
- These drawings shall also serve as work progress sheets, and the contractor shall make neat and legible annotations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for the inspection and shall be kept in a location designated by the Architect.
- Before the date of the final inspection, the contractor shall transfer all information from the as-built prints to an ozalid sepia, procured from the Architect. All work shall be neat, in ink and subject to the approval of the Architect.
- The contractor shall dimension from two (2) permanent points of reference, building corners, sidewalks, or road intersections, etc., the location of the following items:
 - Connection to existing water lines.
 - Connection to existing electrical power.
 - Gate valves.
- Routing of sprinkler pressure lines (dimension maximum 100 feet along routing).
- Sprinkler control valves.
- Routing of control wiring.
- Quick coupling valves.
- Other related equipment as directed by the Architect.

C. Controller Charts:

- As-built drawings shall be approved by the Architect before controller charts are prepared.
- Provide one controller chart for each controller supplied.
- The chart shall show the area controlled by the automatic controller and shall be the maximum size which the controller door will allow.
- The chart is to be a reduced drawing of the actual as-built system. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced.
- The chart shall be a black line or blue line ozalid print and a different color shall be used to indicate the area of coverage for each station.
- When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 10 mils.
- These charts shall be completed and approved prior to final inspection of the irrigation system.

D. Operation and Maintenance Manuals:

- Prepare and deliver to the Architect within ten calendar days prior to completion of the construction, two hard cover binders with three rings containing the following information:
 - Index sheet stating contractors address and telephone number, list of equipment with name and addresses of local manufacturers representatives.
 - Catalog and parts sheets on every material and equipment installed under this contract.
 - Guarantee statement.
 - Complete operating and maintenance instruction on all major equipment.
- In addition to the above mentioned maintenance manuals, provide the Owners maintenance personnel with instructions for major equipment and show evidence in writing to the Architect at the conclusion of the project that this service has been rendered.

E. Equipment to be Furnished:

- Supply as a part of this contract the following tools:
 - Two (2) sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on this project.
 - Two (2) five foot valve keys for operation of gate valves.
 - Two (2) keys for each automatic controller.
 - Two (2) quick coupler keys and matching hose swivels for each type of quick coupling valve installed.
- The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final inspection can occur, evidence that the Owner has received material must be shown to the Architect.

IV. PRODUCT DELIVERY, STORAGE AND HANDLING

A. Handling of PVC Pipe and Fittings:

The contractor is cautioned to exercise care in handling, loading, unloading and storing of PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external loan at any point. Any section of pipe that has been dented or damaged will be discarded and, if installed, shall be replaced with new piping.

V. GUARANTEE

- The guarantee for the sprinkler irrigation system shall be made in accordance with the attached form. The general conditions and supplementary conditions of these specifications shall be filed with the Owner or his representative prior to acceptance of the irrigation system.
- A copy of the guarantee form shall be included in the operations and maintenance manual.
- The guarantee form shall be re-typed onto the contractors letterhead and contain the following information:

GUARANTEE FOR SPRICKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse or neglect excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefor upon demand.

PROJECT: _____

LOCATION: _____

COMPANY: _____

SIGNED: _____

ADDRESS: _____

PHONE: _____

DATE OF ACCEPTANCE: _____

VI. MATERIALS

- General: Use only new materials of brands and types noted on drawings, specified herein, or approved equals.
- PVC Pressure Main Line Pipe and Fittings:
 - Pressure main line piping for sizes 2 inches and larger, shall be PVC Class 315.
 - Pipe shall be made from an NSF approved Type I, Grade I, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70, with an appropriate standard dimension (S.D.R.). (Solvent-weld Pipe).
 - Pressure main line piping for sizes 1-1/2 inches and smaller shall be PVC Schedule 40 with solvent welded joints.
 - Pipe shall be made from NSF approved Type I, Grade I PVC compound conforming to ASTM resin specification 1785. All pipe must meet requirements as set forth in Federal Specification PS-21-70. (Solvent-weld Pipe).
 - PVC solvent-weld fittings shall be Schedule 40, 1-2, II-I NSF approved conforming to ASTM test procedure D2466.
 - Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.
- All PVC pipe must bear the following markings:
 - Manufacturers name
 - Nominal pipe size
 - Schedule or class
 - Pressure rating in P.S.I.
 - NSF (National Sanitation Foundation) approval
 - Date of extrusion
- All fittings shall bear the manufacturers name or trademark, material designation, size applicable I.P.S. schedule and NSF seal of approval.
- PVC Non-Pressure Lateral Line Piping:
 - Non-pressure buned lateral line piping shall be PVC class 200 with solvent-weld joints.
 - Pipe shall be made from NSF approved, Type I, Grade II PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70, with an appropriate standard dimension ratio.
 - Except as noted in paragraph 1 and 2 of section 2.01C, all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in section 12.018 of these specifications.
- Brass Pipe and Fittings:
 - Where indicated on the drawings, use red brass screwed pipe conforming to Federal Specification number WW-P-351.
 - Fittings shall be red brass conforming to Federal Specification number WW-P-460.
- Galvanized Pipe Fittings:
 - Where indicated on the drawings, use galvanized steel pipe ASA Schedule 40 mild steel screwed pipe.
 - Fittings shall be medium galvanized screwed beeded malleable iron. Galvanized couplings may be merchant coupling.
 - All galvanized pipe and fittings installed below grade shall be painted with two (2) coats of Kippers number 50 Bitumastic.
- Gate Valves:
 - Gate Valves 3 inch and smaller shall be 125 lb. SWP bronze gate valve with screw-in bonnet, nonrising stem and solid wedge disc.
 - Gate valves 3 inch and smaller shall have threaded ends and shall be equipped with a bronze handwheel.
 - Gate valves 3 inch and smaller shall be similar to those manufactured by Nibco or approved equal.
 - All gate valves shall be installed per installation detail.
- Quick Coupling Valves:
 - Quick coupling valves shall have a brass two-piece body designed for working pressure of 150 P.S.I. operable with quick coupler. Key size and type shall be as shown on plans.
- Backflow Prevention Units:
 - Backflow preventers and or vacuum breakers shall be of size and type as indicated on the drawings. All sprinkler irrigation systems that are using water from the potable water system shall require backflow prevention. All backflow prevention units shall be installed in accordance with the requirements set forth by local codes and the County Health Department.
 - Sprinkler irrigation systems which use water from the reclaimed water system will not require backflow prevention. However, all pressure main line piping receiving water from the reclaimed water system shall be of an approved type of purple pipe approved warning tape. Refer to reclaimed water notes for additional information.
- Anti-Drain Valves:
 - Anti-drain valves shall be of heavy duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti-drain valve shall be field adjustable against drawout from 5 to 40 feet of head. Anti-drain valve shall be similar to the Valcon ADV or approved equal.
- Control Wiring:
 - Connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-U.F. 600 volt. Pilot wires shall be a different color wire for each automatic controller. Common wires shall be white with a different color stripe for each automatic controller. Install in accordance with valve manufacturers specification and wire chart. In no case shall wire size be less than number 14.
 - Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.
 - Where more than one (1) wire is placed in a trench, the wiring shall be taped together at intervals of ten (10) feet.
 - An expansion curl should be provided within three (3) feet of each wire connection and at least every one hundred (100) feet of wire length on runs more than one hundred (100) feet in length. Expansion curls shall be formed by wrapping at least five (5) turns of wire around a one-inch in diameter pipe then withdrawing the pipe.
 - All splices shall be made with Scotch-Lok #3576 Connector Sealing Packs, Pen-Tite wire connector, or approved equal. Use on splice per connector sealing pack.
 - Field splices between the automatic controller and electrical control valves will not be allowed without prior approval of the Architect.
- Automatic Controllers:
 - Automatic controllers shall be of size and type shown on the plans.
 - Final location of automatic controllers shall be approved by the Owners authorized representative.
 - Unless otherwise noted on the plans, the 120v volt electrical power to the automatic controller Location to be furnished by others. The final electrical hook-up shall be the responsibility of the irrigation contractor.

L. Electric Control Valves:

- All electric control valves shall be the same manufacturer as the automatic controllers, or per plan.
- All electric control valves shall have a manual flow adjustment.
- Provide and install one control valve box for each electric control valve.

M. Control Valve Boxes:

- Use 9 inch x 24 inch round box for all gate valves, Brooks number 9 or approved equal.
- Use 9-1/2 inch x 16 inch x 11 inch rectangular box for all electrical control valves, Carson Industries 1419-12B or approved equal.

N. Sprinkler Heads:

- All sprinkler heads shall be of the same size, type and deliver the same rate of precipitation with diameter (or radius) of throw, pressure, and discharge as shown on the plants and or specified in these special provisions.
- Spray heads shall have a screw adjustment.
- Riser units shall be fabricated in accordance with the details shown on the plans.
- Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.
- All sprinkler heads of the same type shall be of the same manufacturer.
- Overhead irrigation shall not be permitted within 24-inches of any non-permeable surface.

VII. INSPECTION

A. Site Conditions:

- All scaled dimensions are approximate. The contractor shall check and verify all size dimensions and receive Architects approval prior to proceeding with work under this section.
- Exercise extreme care in excavating and working near existing utilities.. Contractor shall be responsible for damages to utilities which are cause by his operations or neglect. Check existing utilities drawings for existing utility locations.
- Coordinate installation of sprinkler irrigation materials, including pipe, so there shall be NO interference with utilities or other construction or difficulty in planting trees, shrubs, and groundcovers.
- The contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the sprinkler irrigation system.

VIII. PREPARATION

A. Physical Layout:

- Prior to installation, the contractor shall stake out all pressure supply lines, routing and location of sprinkler heads.
- All layout shall be approved by Architect prior to installation.

B. Water Supply:

- Sprinkler irrigation system shall be connected to water supply point of connection as indicated on the drawings.
- Connections shall be made at approximate locations as shown on drawings. Contractor is responsible for minor changes caused by actual site conditions.

C. Electrical Supply:

- Electrical connections for automatic controller shall be made to electrical points of connection as indicated on the drawings,.
- Connections shall be made at approximate locations as shown on drawings. Contractor is responsible for minor changes caused by actual site conditions.

IX. INSTALLATION

A. Trenching:

- Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted.
- Provide for a minimum of eighteen (18) inches cover for all pressure supply lines.
- Provide for a minimum cover of twelve (12) inches for all non-pressure lines.
- Provide for a minimum cover of eighteen (18) inches for all control wiring.

B. Backfilling:

- The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand, or other approved materials, free from clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps or other surface irregularities.
- A fine granular material backfill will be initially placed on all lines. No foreign matter larger than one-half (1/2) inch in size will be permitted in the initial backfill.
- Flooding of trenches will be permitted only with approval of the Architect.
- If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn or planting, or other construction area is necessary, the contractor shall make all required adjustments without cost to the Owner.

C. Trenching and Backfill Under Paving:

- Trenches located under areas where paving, asphaltic concrete or concrete will be installed shall be backfilled with sand (a layer six (6) inches below the pipe and three (3) inches above the pipe) and compacted in layers to 95 percent compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil And shall be left in a firm yielding condition. All trenches shall be left flush with the adjoining grade. The sprinkler irrigation contractor shall set in place, cap and pressure test all piping under paving prior to the paving work.
- Generally, piping under existing walks is done by jacking, boring or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary, it shall be done and replaced by the contractor as part of the contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the Architect. No hydraulic driving will be permitted under concrete paving.

D. Assemblies:

- Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details per plans.
- Install NO multiple assemblies on plastic lines. Provide each assembly with its own outlet.
- Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform such work in accordance with best standard practice with prior approval of Architect.
- PVC pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before installation. Installation and solvent welding methods shall be as recommended by the pipe and fitting manufacturer.
- On PVC to metal connections, the contractor shall work the metal connections first. Teflon tape or approved equal shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required,. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded.

E. Line Clearance:

All lines shall have a minimum clearance of six (6) inches from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.

F. Automatic Controller:

Install as per manufacturers instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the drawings.

G. High Voltage Wiring for Automatic Controller:

- 120 volt power connection to the automatic controller shall be provided by the irrigation contractor.
- All electrical work shall conform to local codes, ordinances, and union authorities having jurisdiction.

H. Remote Control Valves:

Install where shown on drawings and details. When grouped together, allow at least twelve (12) inches between valves. Install each remote control valve in a separate valve box. The irrigation controller letter and the valve station number shall be placed on a plastic identity tag and attached to the valve wires. The valve box shall be branded on the cover with the same information.

I. Flushing of System:

- After all new sprinkler pipe lines and risers are in place and connected. All necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system.
- Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Architect.

J. Sprinkler Heads:

- Install the sprinkler heads as designated on the drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized.
- Spacing of heads shall not exceed the maximum indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

X. TEMPORARY REPAIRS

The Owner reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The exercise of this right by the Builder-Developer shall not relieve the contractor of his responsibilities under the terms of the guarantee as herein specified.

XI. EXISTING TREES

Where it is necessary to excavate adjacent to existing trees, the contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where two (2) inch and larger roots occur shall be done by hand. All roots two (2) inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than two (2) inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts thorough. Roots one (1) inch and larger in diameter shall be painted with two coats of Tree Seal, or equal. Trenches adjacent to trees should be closed within twenty-four (24) hours; and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

XII. FIELD QUALITY CONTROL

A. Adjustment of the System:

- The contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.
- It is determined that adjustments in the irrigation equipment will provide proper and more adequate cover, the contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of arc as required.
- Lowering raised sprinkler heads by the contractor shall be accomplished within ten (10) days after notification by Owner.
- All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the plans.

B. Testing of Irrigation system:

- The contractor shall request the presence of the Architect in writing at least 72 hours in advance of testing.
- Test all pressure lines under hydrostatic pressure of 150 lbs. per square inch, and prove watertight. Note: Testing of pressure main lines shall occur prior to installation of electric control valves.
- All piping under paved areas shall be tested under hydrostatic pressure of 150 lbs. per square inch, and proved watertight, prior to paving.
- Sustain pressure in lines for not less than two (2) hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.
- All hydrostatic tests shall be made only in the presence of the Architect, or other duly authorized representative of the Owner. No pipe shall be backfilled until it has been inspected, tested and approved in writing.
- Furnish necessary force pump and all other test equipment.
- When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Architect to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from plans, or where he system has been willfully installed as indicated on the drawings when it is obviously inadequate, without bringing this to the attention of the Architect. This test shall be accomplished before any ground cover is planted.
- Upon completion of each phase of work, entire system shall be tested and adjusted to meet site requirements.

XIII. MAINTENANCE

- The entire sprinkler irrigation system shall be under full automatic operation for a period of seven (7) days prior to any planting.
- The Architect reserves the right to waive or shorten the operation period.

XIV. CLEAN-UP

Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be broomed or washed down, and any damage sustained on the work of others shall be repaired to original conditions.

XV. FINAL INSPECTION PRIOR TO ACCEPTANCE

- The contractor shall operate each system in its entirety for the Architect at time of final inspection. Any items deemed not acceptable by the inspector shall be reworked to the complete satisfaction of the Architect.
- The contractor shall show evidence to the Architect that the Owner has received all accessories, charts, record drawings, and equipment as required before final inspection can occur.

XVI. FINAL INSPECTION SCHEDULE

- Contractor shall be responsible for notifying the Architect in advance for the following inspections, according to the time indicated:
 - Pre-job Conference - 7 days
 - Pressure supply line installation and testing - 72 hours
 - Automatic controller installation - 72 hours
 - Control wire installation - 72 hours
 - Lateral line and sprinkler installation - 72 hours
 - Coverage test - 72 hours
 - Final inspection - 7 days
- When inspections have been conducted by other than the Architect show evidence of when and by whom these inspections were made.
- No inspection will commence without as-built drawings. In the event the contractor calls for an inspection without as-built drawings, without completing previously noted corrections, or without preparing the system for inspection, he shall be responsible for reimbursing the Architect at the rate of \$75.00 per hour portal to portal (plus transportation costs) for the inconvenience. No further inspections will be scheduled until this charge has been paid.



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REVISION	BY

OWNER

PRIME INVESTMENT GROUP, LLC

PROJECT

13840 SHERMAN WAY.
VAN NUYS, CA 91405

DRAWING TITLE

IRRIGATION SPECIFICATIONS

EXHIBIT "A"
Page No. 26 of 28
Case No. ADM-2024-4622-DB-PHP

DATE:	1/27/2025
SCALE:	1/8"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB :	24-016
SHEET:	

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PLANTING SPECIFICATIONS

I. SCOPE

- Furnish all material, labor, transportation, equipment, and property to complete the landscaping of the planting areas shown on the drawings, or reasonably implied to complete the construction. Included as a part of the work of this Section, but not necessarily limited by it, are the following items:
- A. Pre-planting weed control of all planting areas.
 - B. Soil preparation and fine grading of all planting areas, including the addition of soil amendments.
 - C. Preparation of all planting and specimen tree holes.
 - D. Furnishing and installation of all plant materials, lawns, ground covers, mulches, etc.
 - E. Furnishing and installation of all required planting backfill materials, tree stakes, guy wires, and miscellaneous material.
 - F. Providing maintenance for ninety (90) continuous calendar days after acceptance of construction.
 - G. Guarantee and replacement.

II. MATERIALS

All materials shall be of standard, approved and first grade quality and shall be in prime conditions when installed and accepted. Any commercially processed or packaged material shall be delivered to the site in the original unopened container bearing the manufacturers guaranteed analysis. Contractor shall supply Owner with a sample of all supplied materials accompanied by analytical data from an approved laboratory source illustrating compliance or bearing the manufacturers guaranteed analysis.

A. Topsoil:

- Topsoil, as required, shall be obtained from on site excavations.

B. Soil Conditioners and Fertilizers:

- Soil conditioners may include any or all of the specific conditioners herein specified.
- 1. Nitrogen stabilized organic amendment.

Amendment shall be fir or cedar sawdust. Source shall be derived from wood of fir or wood of cedar containing the following physical properties:

Percent Passing	Sieve Size
95-100	6.33 mm (1/4 inch)
80-100	2.38 (No. 8, 8 mesh)
0-30	500 Micron (No. 35, 32 mesh)

Chemistry shall be:

- Nitrogen Content (dry weight) - 0.65% - 0.84%
- Iron Content - Minimum 0.08 % dilute acid soluble Fe. on dry weight basis.
- Soluble Salts - Maximum 3.5 Millimohos centimeter at 25 degrees centigrade as determined by saturation extract method.
- Ash - (dry weight) 0 - 6.0%

2. Other Materials:

- Fertilizer shall be delivered to the site in the original unopened containers and of commercial grade, uniform in composition, dry and free flowing, of the following analysis
 - a. Gro-Power Plus
 - b. Gro-Power planting tablets
 - c. As Specified

C. Tree Support:

Materials for staking and guying shall be as follows:

- 1. Support stakes shall be lodge pole pine stakes, Length as determined to facilitate upright stand as described.
- 2. Ties: Elastic webbing, polyethylene tape, or Owner approved tie.
- 3. Guy wire, steel guy anchor and plastic hose tie of adequate size and length to safely support tree.

D. Miscellaneous Materials:

- Sand: Washed river sand or equal.
- Post Emergent Weed Killer: Paraquat, Roundup, or Owner approved herbicide.
- Tree Wound Paint: As approved.
- Fiber: Wood cellulose mulching fiber Conweb or equal.
- Chemical Additive: Seed germinating additive CPA 4000 or equal.

1. Nomenclature:

The scientific and common names of plants herein specified conform with the approved names given in A Checklist of Woody Ornamental Plants in California, Manual 32, published by the University of California School of Agriculture (1963).

2. Plant List for Bid:

The contractor is herein referred to the landscape plans for the plant material selection and the requirements of this section of the specifications. Container sizes, unless otherwise stated, have been used to indicate the size of the plant material required.

3. Labeling/Delivery:

Each group of plant materials delivered to the site shall be clearly labeled as to species, variety and nursery source; however, determination of plant species or variety will be made by the Landscape Architect, and his decision will be final.

The contractor shall notify the Landscape Architect 72 hours in advance of delivery of all plant materials and shall submit an itemized list of the plants in each delivery.

As a convenience to the contractor, the Landscape Architect upon request, will inspect box size material at the source nursery prior to delivery at the cost of the contractor. Said source nurseries shall be reasonably close to the project site as determined by the Landscape Architect. Plant material so inspected shall arrive at the project site in an undamaged condition.

4. Quality and Size:

Plants shall be in accordance with the California State Department of Agricultures regulation for nursery inspections, rules and grading. All plants shall have a normal habit of growth and shall be sound, healthy, vigorous, and free of insect infestations, plant diseases, sun scalds, fresh abrasions of the bark, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and well (hardened off). All plants shall have normally well - developed branch systems and vigorous and fibrous root systems which are not root or pot bound. In the event of disagreement as to condition of root system, the root condition of the plants furnished by the contractor in containers will be determined by removal of earth from the roots of not less than two plants or more than two percent of the total number of plants of each species or variety. Where container grown plants are from several sources, the roots of not less than two plants of each species or variety from each source will be inspected. In case the sample plants inspected are found to be defective, the Landscape Architect reserves the right to reject the entire lot or lots of plants represented by the defective samples, The Landscape Architect is the sole judge as to acceptability. Any plants rendered unsuitable for planting because of this inspection will be considered as samples and will be provided at the expense of the contractor.

The size of the plants will correspond with that normally expected for species and variety of commercially available nursery stock, or as specified in the Special Conditions or drawings. The minimum acceptable size of all plants, measured before pruning with the branches in normal position, shall conform with the measurements, if any specified on the drawings in the list of plants to be furnished. Plants larger in size than specified may be used with the approval of the Landscape Architect, but the use of larger plants will make no change in contract price. If the use of larger plants is approved, the ball of earth or spread of roots for each plant will be increased proportionately.

5. Rejection or Substitutions:

All plants not conforming to the requirements herein specified, shall be considered defective, and such plants, whether in place or not, shall be marked as rejected and immediately removed from the site of the work and replaced with new plants at the contractors expense. The plants shall be of the species, variety, size and condition specified herein or as shown on the drawings. Under no condition will there be any substitution of plants or sizes of those listed on the accompanying plans, except with the expressed consent of the Landscape Architect.

6. Pruning:

At no time shall trees or plant material be pruned, trimmed or topped prior to delivery and any alteration of their shape shall be conducted only with the approval and when in the presence of the Landscape Architect and as noted in the Planting Specifications.

7. Protection:

All plants at all times shall be handled and stored so that they are adequately protected from drying out, from wind burn, or from any other injury.

8. Right of Inspection:

The Landscape Architect reserves the right to approve or reject at any time upon delivery or during the work any or all plant material regarding size, variety or condition.

- E. Seed:
- All seed used shall be labeled and shall be furnished in sealed standard containers with signed copies of a statement from the vendor, certifying that each container of seed delivered is fully labeled in accordance with the California State Agricultural Code and is equal to or better than the requirements of these specifications.
- F. Hydro-Mulching Materials:
- The hydro-mulch mix shall consist of wood cellulose mulching fiber, Conweb mulching fiber or equal.
- G. Hydro-Mulching Application:
- Equipment: Hydraulic equipment used for the application of the fertilizer, seed and slurry of prepared wood pulp shall be of the Super Hydroseeder type as approved by the Landscape Architect. This equipment shall have a built-in agitation system and operating capacity sufficient to agitate, suspend and homogeneously mix a slurry containing not less than 40 lbs. of fiber mulch plus a combined total of 7 lbs. fertilizer solids for each 100 gallons of water. The slurry distribution lines shall be large enough to prevent stoppage and shall be equipped with a set of hydraulic spray nozzles which will provide a continuous non-fluctuating discharge. The slurry tank shall have a minimum capacity of 1,500 gallons and shall be mounted on a traveling unit, either self-propelled or drawn by a separate unit, which will place the slurry tank and spray nozzles within sufficient proximity to the areas to be seeded.

III. GRADING AND SOIL PREPARATION

- The general subsoil grading, deep ripping, tilling, and establishment of the rough grade will be done by others, under a separate contract. Other work such as fine grading, cultivation (and in some cases, addition of topsoil) and/or soil conditioners are required to prepare the finish grade. After approximate finished grades have been established, soil shall be conditioned and fertilized in the following manner. Materials shall, at the following rates, be uniformly spread and cultivated thoroughly by means of mechanical tiller into the top 6 inch of soil per 1000 square feet:
- Application Rates
- See Soil Notes
 - 4 cu. Yards of Nitrogen Stabilized Organic Amendment
- All soil areas shall be compacted and settled by application of heavy irrigation to a minimum depth of twelve (12) inches.
- A. Final Grades:
- After the foregoing specified deep watering, minor modifications to grade may be required to establish the final grade. These areas shall not be worked until the moisture content has been reduced to a point where working it will not destroy soil structure.
 - 1. Finish grading shall insure proper drainage of the site.
 - 2. All areas shall be graded so that the final grades will be one inch below adjacent paved areas, sidewalks, valve boxes, headers, clean-outs, drains, manholes, etc.
 - 3. Surface drainage shall be away from all building foundations.
 - 4. Eliminate all erosion scars.
 - 5. *For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.

IV. PLANTING INSTALLATION

- Actual planting shall be performed during those periods when weather and soil conditions are suitable and in accordance with locally accepted practices, as approved by the Landscape Architect.
- A. Weed Control:
- After soil preparation and establishment of final grades prior to any planting, the contractor shall irrigate thoroughly for a period of time, two (2) to three (3) weeks or until weed seeds have germinated. When there is sufficient weed seed germination, the contractor shall apply a post-emergent weed killer, according to the directions of the manufacturer. The contractor shall then wait an additional one (1) week to allow the weed killer to dissipate, then plant as indicated in the plans and specifications.
- B. Layout of Major Plantings:
- Locations for plants and outlines of areas to be planted shall be marked on the ground by the contractor before any pits are dug. All such locations shall be approved by the Landscape Architect. If an underground construction or utility line is encountered in the excavation of planting areas, other locations for planting may be selected by the Landscape Architect.
- C. Planting of Trees, Shrubs and Vines:
- 1. Excavation for planting: Excavation for planting shall include the stripping and stacking of all acceptable topsoil encountered within the areas to be excavated for trenches, tree holes, plant pits and planting beds.
 - a. Protect all areas from excessive compaction when trucking plants or other material to the planting site.
 - b. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is twice the diameter and 6 inch minimum deeper than the root ball.
 - c. Excess soil generated from the planting holes and not used as backfill or in establishing the final grades shall be removed from the site.
 - 2. Planting:
 - No planting shall be done in any area until the area concerned has been satisfactorily prepared in accordance with these specifications.
 - Only as many plants as can be planted and watered on that same day shall be distributed in planting area.
 - Containers shall be opened and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken, and they shall be planted and watered as herein specified immediately after removal from the containers. Containers shall not be opened prior to placing the plants in the planting area.
 - Container plants shall be backfilled with:
 - See Soil Notes
 - Palm Backfill
 - 8 parts by volume washed river sand
 - 2 parts by volume nitrogen stabilized organic amendment
 - 10 lbs. Gro-Power palm fertilizer per cubic yard of mix
 - 2 lbs. Agricultural gypsum per cubic yard of mix
 - All plants which settle deeper than specified above shall be raised to the correct level. After the plant has been placed, additional backfill shall be added to the hole to cover approximately one-half of the height of the root ball. At this stage water shall be added to the top of the partly filled hole to thoroughly saturate the root ball and adjacent soil.
 - After the water has completely drained, planting tablets shall be placed as indicated below:
 - 3 tablets per one gallon container
 - 8 tablets per five gallon container
 - 15 tablets per fifteen gallon container
 - 16 tablets per 20 inch and 24 inch box
 - 18 tablets per 30 inch box
 - 20 tablets per 36 inch box
 - 22 tablets per 42 inch box
 - 24 tablets per 48 inch box
 - Larger sizes: For each half inch caliper measured 14 inches above soil level use 3 additional tablets. The reminder of the hole shall then be backfilled.
 - Planting tablets shall be set with each plant on the top of the root ball while the plants are still in their containers so the required number of tablets to be used in each hole can be easily verified.
 - After backfilling, an earthen basin shall be constructed around each plant. Each basin shall be of a depth sufficient to hold at least two inches of water. Basins shall be of a size suitable for the individual plant. In no case shall a basin for a fifteen gallon plant be less than four feet in diameter; a five gallon plant, less than three feet in diameter; and a one gallon plant, less than two feet in diameter. The basins shall be constructed of amended backfill materials.



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REVISION	BY

OWNER	PRIME INVESTMENT GROUP, LLC
PROJECT	13840 SHERMAN WAY. VAN NUYS, CA 91405
DRAWING TITLE	PLANTING SPECIFICATIONS

EXHIBIT "A"
Page No. 27 of 28
Case No. ADM-2024-4622-DB-PHP

DATE:	1/27/2025
SCALE:	1/8"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB :	24-016
SHEET:	L - 10 10 OF 11

3. Pruning:
Pruning shall be limited to the minimum necessary to remove injured twigs and branches, and to compensate for loss of roots during transplanting, but never to exceed one-third of the branching structure. Upon approval of the Landscape Architect, pruning may be done before delivery of plants, but not before plants have been inspected and approved. Cuts over three-quarters of an inch in diameter shall be painted with tree wound paint.
4. Staking and Guying:
Staking of all trees shall conform to tree staking and tree guying details and as herein specified. Protective stakes may be planted with the tree, driving them into undisturbed soil at the bottom of the planting hole until 18 inches remains above ground level. Support stakes tall enough to support the particular tree shall be driven 18 inches into the soil. A line drawn between the two support stakes shall be at right angles to the most troublesome wind direction. Attach crossies to the supportive stakes on the leeward side of the prevailing wind. Ties shall be place as low on the trunk as possible but high enough so the tree will return to upright after deflection. To find the proper height for tie locations, hold the trunk in one hand, pull the top to one side and release. The height at which the trunk will just return to the upright when the top is released is the height at which to attach the ties. Ties are to form a loose loop around the tree trunk and auxiliary stake so that the trunk cannot work towards the support stakes. Support stakes are not to exceed 6 inches above the tie locations. The auxiliary stake shall be attached to those trees needing extra trunk support as determined by the Landscape Architect. Wind and wrap the top of the wire with friction tape. One tree of each size shall be staked and approved by the Landscape Architect prior to continued staking.
- D. Ground Covers:
Ground covers will be planted in the areas indicated on the plans. Ground cover plants shall be grown in flats, peat pots, or taken as cuttings, as indicated on the plans. Flat grown plants (rooted cuttings) shall remain in those flats until transplanting. The flats soil shall contain sufficient moisture so that it will not fall apart when lifting the plants. If plants from peat pits are used, the pots shall be protected at all times prior to planting to prevent unnecessary drying of the root ball. Unrooted cuttings shall be 10 inches or more in length. They shall be insect and disease free tip cuttings from healthy, vigorous and strong growing plants. Mature or brown-colored stem growths or cuttings which have been trimmed or rooted before planting will not be accepted. Cuttings shall be planted not more than 2 days after cutting and shall not be allowed to dry or wither.
- Ground cover shall be planted in straight rows and evenly spaced, unless otherwise noted, and at intervals called out in the drawings. Triangular spacing shall be used unless otherwise noted on the plans.
 - Each rooted plant shall be planted with its appropriate amount of flat soil or in a peat pot, in a manner that will insure minimum disturbance of the root system, but in no case shall this depth be less than two nodes. To avoid drying out, plantings shall be immediately sprinkled after planting until the entire area is soaked to the full depth of each hole, unless otherwise noted on the drawings.
- E. Lawn:
Lawn shall be planted by hydroseeding and sodded as indicated on the plans. All areas shall be free from weeds and weed residue.
- F. Hydroseeding:
Hydroseeding shall include application of mulch, fertilizer and seed planting bed preparation, pre and post-planting irrigation.
- After soil preparation, establishment of final grades and weed control, the surface two (2) inches of soil shall be loosened by harrow rototiller and floated level and irrigated just prior to planting.
 - Preparation: The slurry preparation shall take place at the site of work and shall begin by adding water to the tank when the engine is at half throttle. When the water level has reached the height of the agitator shaft, good recirculation shall be established and at this time the seed and chemical additive shall be added. Fertilizer shall then be added followed by wood pulp mulch. The wood pulp mulch shall only be added to the mixture after the tank is at least one-third filled with water. The engine throttle shall be opened to full speed when the tank is half filled with water. All the wood pulp mulch shall be added by the time the tank is two-thirds to three-fourths full. Spraying shall commence five minutes after addition of the chemical additive when the tank is full.
- Application rates:
Fiber 1,500 lbs. per acre.
Seed See plans
Gro-Power Plus 1,200 lbs. per acre (if area has been soil prepped, only use 400 lbs. per acre
Chemical Additives 3 gallons per acre
Urea Formaldehyde 300 lbs. per acre
- Application: The operator shall spray the area with a uniform visible coat by using the green color of the wood pulp as a guide. The slurry shall be applied in a sweeping motion, in an arched stream so as to fall like rain allowing the wood fibers material to spread at the required rate per acre.
 - Time Limit: All slurry mixture which has not been applied with in two hours after mixing will be rejected and removed from the project at the contractors expense.
 - Irrigation: Immediately after completion of hydroseeding, each area shall be irrigated. Irrigation during the germination period of the seeds shall keep the hydro-mulch moist at all times without creating run-off, erosion or over-saturation. The irrigation system is to be in operating condition and have been tested before planting is started.

V. ESTABLISHMENT AND MAINTENANCE PERIOD

The contractor shall continuously maintain all areas involved in this contract during the progress of the work and during the establishment period until final acceptance of the work by the Owner. The contractor shall request an inspection to begin the plant establishment period after all planting and related work has been completed in accordance with the Contract Documents. A prime requirement is that all lawn areas shall show an even, healthy stand of grass seedlings which shall have been mowed twice. If such criteria is met to the satisfaction of the Landscape Architect, a field notification will be issued to the contractor to establish the effective beginning date of the plant establishment and maintenance period. Any day when the contractor fails to adequately maintain plantings, replace unsuitable plants or do weed control or other work, as determined necessary by the Landscape Architect, will not be credited as one of the plant establishment working days. Improper maintenance or possible poor condition of any planting at the termination of the scheduled establishment period may cause postponement of the final completion date of the contract. Maintenance shall be continued by the contractor until all work is acceptable. In order to carry out the plant establishment work, the contractor shall furnish sufficient men and adequate equipment to perform the work during the plant establishment period. Maintenance shall be according to the following standards:

A. All areas shall be kept free of debris and all planted areas shall be weeded and cultivated at intervals of not more than ten (10) days. Watering, mowing, rolling, edging, trimming, fertilization, spraying and pest control, as may be required, shall be included in the establishment period.

B. The contractor shall be responsible for maintaining adequate protection of the area. Damaged areas shall be repaired at the contractors expense.

C. Between the 15th day and the 20th day of the establishment period, the contractor shall reseed all spots or areas within the lawn where normal turf growth is not evident.

D. Fertilize all planting areas with the following - See soil notes

E. Mowing of turf will commence when the grass has reached a height of two inches. The height of cut will be 1 to 1-1/2 inches. Mowing will be at least weekly after the first cut. Turf must be well established and free of bare spots and weeds to the satisfaction of the Landscape Architect prior to final acceptance.

F. The contractors maintenance period will be extended if these provisions are not filled.

G. Clean-up:
The contractor shall keep the premises free from accumulation of waste materials and debris. After all planting operations have been completed, the contractor shall remove all trash, excess soil, empty plant containers, tools, and equipment used in this work and/or any other debris resulting from his work on the site. Any scars, ruts, or mars in the area caused by the landscape work shall be repaired at the contractors expense. The contractor shall leave the site area broom clean and shall wash down all paved areas within the contract area leaving the premises in a clean condition.

GUARANTEE AND REPLACEMENT

A. All plant material installed under the contract shall be guaranteed against any and all poor, inadequate or inferior materials and /or workmanship for a period of one year. Any plant found to be dead or in poor condition due to faulty materials or workmanship, as determined by the Landscape Architect, shall be replaced by the contractor at his expense.

B. Any materials found to be dead, or in poor condition during the establishment period shall be replaced immediately. The Landscape Architect shall be the sole judge as to the condition of material. Material to be replaced within the guarantee period shall be replaced by the contractor within 15 days of written notification by the Owner.

C. Replacement shall be made in the same manner as required for original plantings. Materials and labor involved in the replacing of material shall be supplied by the contractor at no additional cost to the Owner.

VI. INSPECTIONS

Normal progress inspection shall be requested from the Landscape Architect at least 72 hours in advance of an anticipated inspection. An inspection will be made by the Landscape Architect on each of the steps listed below. The contractor will not be permitted to initiate the succeeding steps of work until he has received written approval to proceed by the Owner.

A. Immediately prior to the commencement of the work on this section

B. Completion of fine grading.

C. Completion of soil conditioning

D. Prior to application of post-emergent weed killers.

E. Pre or post-delivery of all plant material.

F. Completion of major plant layout.

G. Prior to hydroseeding or installation of sod.

H. Commencement of maintenance.

I. Completion of first 30 day maintenance period.

Final Acceptance of the Project: Prior to the date of the final inspection, the contractor shall acquire from the Owner approved mylar prints, and finally record from the job record set all changes made during construction, label said prints As-Builts, and deliver to the Landscape Architect. Prior to the date of final inspection, the contractor shall deliver to the Landscape Architect the Landscape and Irrigation Guarantee as required.

SOIL NOTES

- Soil Preparation - add 50 lbs. of Agricultural Gypsum 1,000 sq. ft.
- Backfill shall consist of the following:
7 parts native on site soil, by volume
3 parts nitrolized shavings, by volume 16 lbs. Gro-power Plus per cubic yard of mix
- Hydro-seeding - For already soil prepared areas, apply 280 lbs. Gro-power Hi-Nitrogen per acre.
For non-prepped soil areas, apply 1,000 lbs. Gro-power Plus and 300 lbs. Gro-power Controlled release per acre.
- Maintenance - Feed with 20 lbs. Gro-power Plus 1,000 sq. ft. on days 45 and 85 of maintenance.

NOTES

The above materials are for bid purposes only. The exact materials will be determined after the grading is completed, along with a soils test by the Landscape Contractor

AGRONOMIC SOIL REPORT

Contractor shall obtain a agronomic soil report prior to start of construction. this report is required for pre-installation meeting along with all it's recommended material being on-site for inspection prior to beginning work.



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REVISION	BY

OWNER	PROJECT	DRAWING TITLE
PRIME INVESTMENT GROUP, LLC	13840 SHERMAN WAY. VAN NUYS, CA 91405	PLANTING SPECIFICATIONS

EXHIBIT "A"
Page No. 28 of 28
Case No. ADM-2024-4622-DB-PHP

DATE:	1/27/2025
SCALE:	1/8"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB :	24-016
SHEET:	L - 11 11 OF 11

**Exhibit B – City Planning Case No. ADM-2024-4622-DB-PHP
Letter of Compliance approved March 4, 2025**

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

MICHAEL R. NEWHOUSE
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**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
MAYOR

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HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

**ADMINISTRATIVE DETERMINATION
DENSITY BONUS & AFFORDABLE HOUSING INCENTIVES PROGRAM**

The original Administrative Determination issued on February 11, 2025 with an appeal period ending on February 26, 2025 is hereby rescinded due to an administrative error. As such, the Administrative Determination is hereby reissued subject to the below determination date and a new full appeal window. Any previously filed appeals will remain standing.

March 4, 2025

Appeal Period Ends: March 19, 2025

Applicant/Owner

Lior Yehuda
LA Developed LLC
6746 Valjean Avenue
Lake Balboa, CA 91406

Representative

Olivia Joncich, Vicente Arellano
Rand Paster Nelson LLP
633 W 5th Street #5880
Los Angeles, CA 90071

Case No. ADM-2024-4622-DB-PHP

Related Case: PAR-2024-286-TV
PAR-2024-1427-VHCA
PAR-2024-1147-AHRF-PHP
PAR-2023-4370-CM

CEQA: N/A

Location: 13840 W Sherman Way

Council District: 2 – Nazarian

Neighborhood Council: Van Nuys

Community Plan Area: Van Nuys – North Sherman Oaks

Land Use Designation: Medium Residential, Low Residential

Zone: [Q]RD1.5-1, R1-1

Legal Description: Lot PT 225 Tract TR 1000, Arb 26 & 69

LETTER OF COMPLIANCE – Ministerial Density Bonus Affordable Housing Incentive Program

Pursuant to the Los Angeles Municipal Code (“LAMC”) Section 12.22 A.25 (AB2334), I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

DETERMINE, based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to Government Code Section 65915(f)(5) and (j)(1) and California Public Resources Code Section 21080(b)(1) and 21080.27(b)(1); and

APPROVE the following four (4) incentives requested by the applicant for a project totaling 86 dwelling units, reserving 67 units for Very Low-Income households, 18 units for Moderate Income Households, and one (1) manager's unit at market rate occupancy for a period of 55 years:

- **Averaging (On-Menu Incentive).** Averaging of density, FAR, parking, access, and open space between the R1-1 and [Q]RD1.5.1 zones.
- **Floor Area Ratio (FAR) (On-Menu Incentive).** An up to 14% increase in FAR for a total of 47,382 square feet and a 1.12:1 FAR averaged across both zones in lieu of 41,695 square feet otherwise allowed in the [Q]RD1.5-1 and R1 zones.
- **Side Yard Setbacks (On-Menu Incentive).** An up to 8.3% reduction in the east side yard to permit 6'-5" in lieu of 7' in the RD1.5 zone (LAMC 12.09.B.2(a)).
- **Open Space (On-Menu Incentive).** An up to 20% reduction in open space to permit 7,189 square feet in lieu of 8,950 square feet (LAMC 12.21.G); and
- **ADOPT** the attached findings.

CONDITIONS OF APPROVAL

Pursuant to Section 12.22-A,25 of the LAMC, the following conditions are hereby imposed upon the use of the subject property:

1. **On-Site Restricted Affordable Units.** 67 units shall be reserved for Low-Income, and 18 units shall be reserved for Moderate Income Households, as defined by the California Government Code Section 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.
2. **Priority Housing Program.** The project proposes 100% of the project's total number of dwelling units (exclusive of manager's unit) as affordable, and as such was processed utilizing the Department's Priority Housing Program including a reduced processing timeline. In the event the applicant reduces the project's percentage of affordable units, a substantial conformance review process along with required fees shall be required.
3. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
4. **Residential Density.** The project shall be limited to a maximum density of 86 residential units per Exhibit "A".

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 67 units available to Low-Income household and 18 units available to Moderate Income household 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.

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

5. **SB 8 No Net Loss Declaration.** Pursuant to California Government Code Section 66300, as amended by Senate Bill (SB) 8 (2021), a Housing Development Project outside the Very High Fire Hazard Severity Zone must include at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the last five years (i.e., "no net loss"). Projects subject to the Housing Crisis Act of 2019 (HCA) that result in a net loss of housing are prohibited. The applicant has submitted a No Net Loss Declaration dated July 18, 2024.

6. **Parking.**

- a. **Residential Parking.** The project shall be permitted to provide a minimum of zero parking space pursuant to California Government Code Section 65863.2 (AB 2097). The project is providing 57 parking spaces.
- b. **Bicycle Parking.** Long-term and Short-Term Bicycle parking shall be provided pursuant to LAMC.
- c. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be recalculated by the Department of Building and Safety, based upon the ratios set forth ratios set forth in the Density Bonus Affordable Housing Incentive Program Guidelines.
- d. **Landscaping.** Pursuant to Guidelines K of the Landscape ordinance (ORD 170,978), Parking lots appurtenant to other land uses:
 - i. Parking lot shall be planted with trees at a ratio of one (1) tree for every four (4) surface parking spaces.
 - ii. All trees required by this guideline shall be a minimum of 24-inch box in size.

- iii. **Residual Areas.** All areas not used for parking spaces, access ways, display areas, or other vehicular use, or trash areas, shall be landscaped, over and above any required interior or buffer landscape.
 - iv. **Buffer.**
 - 1. Provide a seven (7) foot buffer for lot lines to residential uses.
 - 2. Plant one (1) tree per 25 linear feet in required buffer.
- 7. **Floor Area Ratio (FAR) (On-Menu Incentives)** The project total Floor Area shall be limited to 47,382 square feet and a 1.12:1 FAR averaged across both zones in lieu of 41,695 square feet otherwise allowed in the [Q]RD1.5-1 and R1 zones (14% increase).
- 8. **Height.** The project shall be limited to a maximum height of 68 feet in the [Q]RD1.5-1 zone, 35 feet per Ordinance No. 167,939 plus 33 feet per G.C. 65915, and 61 feet in the R1-1 zone, 28 feet per LAMC 12.21.1 plus 33 feet per G.C. 65915. The project has a total height of 47 feet eight inches.
- 9. **Setbacks.** The project shall comply with all setback requirements of the [Q]RD1.5.1 and R1-1 Zones with the following exception:
 - a. **Side Yard Setback (On-Menu Incentive).** An up to 8.3% reduction in the east side yard to permit 6'-5" in lieu of 7' in the RD1.5 zone (LAMC 12.09.B.2(a)).
 - b. **Rear Yard Setback (Enadia Way).** Pursuant to LAMC 12.21 C.1.(d), no building or structure shall be erected or maintained on a lot which is separated from the street by only a future street, unless the yards provided and maintained adjacent to the street in connection with the building or structure have a width or depth, which includes the portion of the lot needed to complete the required width of the street, plus the width or depth of the yards required on the lot by other provisions of this article.

The site is bordered by one-foot future street parcels on the southerly side which block access to Enadia Way. Therefore, the project may not build on the future street or subsequent required setback, as shown in Exhibit A.
- 10. **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.
- 11. **Open Space (On-Menu Incentive).** An up to 20% reduction in open space to permit 7,189 square feet in lieu of 8,950 square feet (LAMC 12.21.G).
- 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. **Street Trees.** Street trees shall be provided to the satisfaction of the Urban Forestry Division.
14. **Required Trees per 12.21 G.2.** As conditioned herein, a final submitted landscape plan shall be reviewed to be in substantial conformance with Exhibit "A". There shall be a minimum of 22 24-inch box, or larger, trees onsite pursuant to LAMC Section 12.21 G.2. Any required trees pursuant to LAMC Section 12.21 G.2 shown in the public right-of-way in Exhibit "A" shall be preliminarily reviewed and approved by the Urban Forestry Division prior to building permit issuance. In-lieu fees pursuant to LAMC Section 62.177 shall be paid if placement of required trees in the public right-of-way is proven to be infeasible due to City-determined physical constraints.
15. **Site Access.** Vehicular and pedestrian access is prohibited from the southerly property line fronting Enadia Way due to the future street parcels abutting the property until such time as the necessary street dedications and improvements are made to the satisfaction of BOE.
16. **Sustainability.**
 - a. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of the LAMC.
 - b. **Solar Panels.** The project shall comply with Section 99.05.211.1 of the LAMC.

Administrative Conditions

17. **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.
18. **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.
19. **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.
20. **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.

21. **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.
22. **Recording Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center at the time of Condition Clearance for attachment to the subject case file.
23. **Indemnification and Reimbursement of Litigation Costs. Applicant shall do all of the following:**
- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

PROJECT BACKGROUND

Subject Property

The subject site is a flat, irregular shape site comprised of two interior parcels with staggered frontage on the south side of Sherman Way and on the north side of Enadia Way. It has approximately 45,753 gross square feet of lot area and has split zoning comprising of [Q]RD1.5-1 zoning on the northern portion and R1-1 zoning on the southern portion. The site has a frontage of 38 feet along Sherman Way with a break before another 15-foot frontage. The site has approximately 112 feet of frontage along the future street on Enadia Way, with a lot depth of approximately 293 feet. The project site is currently vacant with satellite photos indicating it has been vacant since at least 2001.

The site is zoned [Q]RD1.5-1 and R1-1 and is in the Van Nuys - Sherman Oaks Community Plan Area with a General Plan Land Use Designation of Low Residential and Medium Residential. The Q condition is pursuant to Ordinance No. 167,939 which limits the height to 35 feet. The Low Residential Land Use designation allows for the RE9, RS, R1, and RU single unit zones and the RD6 and RD5 multi-unit zones. The Medium Residential Land Use designation allows for the R3 zone.

The site is bordered on the south by one-foot future streets dedicated to the City through the subdivision of Tract 16808. The future street parcels effectively block access to the site from Enadia Way until the street dedications and improvements are completed. As such, the site's only legal frontage is on Sherman Way.

According to the tree report dated February 18, 2024 prepared by Dennis Gaudenti of McKinley & Associates, there are 22 trees identified on the site, of which only 17 are still alive. All the trees are identified as exotic species, including Italian Cypress, and fruit trees. There are no protected tree or shrub species on site. All trees will be removed for development of the property.

The surrounding area consists of R3 and RD1.5 density multifamily to the north across from Sherman way, as well as the east and west along Sherman Way. The southern portion of the site is surrounded by R1 zoned parcels on the east, west, and south including across Enadia Way. These parcels are developed with single family home uses.

The project site is located within the Housing Element Inventory of Sites, AB 2334 Very Low VMT, AB 2097 Reduced Parking Areas, an Urban Agriculture Incentive Zone, and is within 5.99 kilometers of the nearest known fault (Verdugo Fault). The site is not located within a Designated Hillside Area, Very High Fire Hazard Severity Zone, Flood Zone, Landslide area, or Tsunami Inundation Zone, or Liquefaction area.

Project Description

The project is the construction of a new four-story, 47-feet eight inch in height multi-unit residential development to be restricted as affordable housing for mixed income households, totaling 86 residential dwelling units (including 67 units for Low-Income Households, 18 units for Moderate Income Households, and one unit at Market rate for the manager's unit). The project will have a proposed Floor Area Ratio ("FAR") (On-Menu Incentive) of approximately 1.12:1 with approximately 47,382 square feet of floor area. The project is granted On-Menu Incentives for the reduction of side yard setback, a 20% reduction of open space, a 14% increase in allowed floor area, and averaging of density, FAR, parking, access, open space between the R1-1 and

[Q]RD1.5-1 zones. Zero parking spaces are required pursuant to AB 2097; however the project is proposing 57 surface parking spaces along with the required 73 bicycle spaces.

By virtue of utilizing state density bonus law (AB 2334) to provide a 100% affordable housing project, the project is granted the ability to utilize the maximum density allowed in the Low Residential land use designation, which is RD5. This zone allows for one unit for every 5,000 square feet of lot area. While this is similar density to the R1 zone, R1 only allows one unit per lot, no matter the size. By utilizing the RD5 zone, it allows multi-family uses and the ability to apply density bonus provision to obtain the unlimited density afforded by density bonus. Additionally, all 100% affordable projects in a low VMT area or within one half mile of a major transit stop (of which this sit is both) are allowed an automatic 33 feet additional height beyond the 35-foot height limit in the [Q]RD1.5-1 zone and the 28 foot height limit in the R1-1 zone.

The project will take access form the frontage on Sherman Way. Due to the future street blocker parcels on Enadia Way, vehicular and pedestrian access is not allowed until such a time that the street improvements are completed to the satisfaction of BOE. Until such a time, the project may not utilize the future street portion, or the subsequent required setback for any structures or pavement other than necessary accessways. As there are no necessary accessways due to the access not allowed from Enadia Way, the entire area of the future street and setback will be paved and planted pursuant to the landscape plans in Exhibit A.

Housing Replacement (SB 8 Determination)

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

Pursuant to California Government Code Section 66300, as amended by Senate Bill (SB) 8 (2021), a Housing Development Project outside the Very High Fire Hazard Severity Zone must include at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the last five years (i.e., "no net loss"). Projects subject to the Housing Crisis Act of 2019 (HCA) that result in a net loss of housing are prohibited. The applicant has submitted a No Net Loss Declaration dated July 18, 2024.

DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES PROGRAM ON-MENU INCENTIVES ELIGIBILITY CRITERIA

Pursuant to LAMC Section 12.22-A,25(e)(2), in order to be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria:

- a. *The façade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the façade is not a flat surface.*

The proposed project is an irregular shaped site which wraps around another building fronting Sherman Way. The frontage on Sherman Way is comprised of the vehicle access driveway and pedestrian paths. As such, there is no part of the building that abuts the public street. However, the project still features a variety of architectural materials and building planes. Proposed building materials include storefront system glass with varying colors, exterior plaster in multiple neutral colors, screening at the roof level, and vinyl windows. Vertically, levels are broken up by white vinyl windows on white or grey light dash plaster walls. Horizontally, the proposed design features smooth fiber cement panels and perforated metal contrasting with the white plaster walls. Windows extrude or are offset and paired with storefront window system. Together, these design features ensure the façade is not a flat, unarticulated surface. Therefore, the façade of any portion of the building that abuts a street is articulated such that the façade is not an entirely flat surface.

- b. All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street facing elevation.*

All street-facing elevations of the building feature windows to provide light and visual access into the ground floor spaces and windows on each level of the building above the ground floor. The pedestrian entrance to the building is located at the northwest edge of the site adjacent to the only street frontage of the project. Therefore, the proposed building will be oriented towards the street.

- c. The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not involve a structure that is a City of Los Angeles designated Historic-Cultural Monument (HCM).*

The proposed project is not located within a designated Historic Preservation Overlay Zone, and it does not involve a property that is designated as a City Historic-Cultural Monument.

- d. The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of the LAMC.*

The project is not located in either a Hillside Area or Very High Fire Hazard Severity Zone.

DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS

- 1. Pursuant to Section 12.22 A.25(g)(2)(i)(c) of the LAMC and Section 65915(e) of the California Government Code, the Director of Planning shall approve a density bonus and requested incentive(s) unless they find 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 Director of Planning 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 proposed project provides 100 percent of the provided units for deed restricted rents, as a means to qualify for the AB 2334 unlimited Density Bonus and the requested Incentives. The requested Incentives for a reduction of side yard setback, reduction in open space, increased floor area, increased height, and averaging will result in a building design that provides cost reductions for affordable housing. The requests will allow the developer to expand the building envelope so the additional affordable units can be constructed, and the overall space dedicated to residential uses is increased. These Incentives support the applicant's decision to set aside 67 dwelling units for Very Low Income Households and 18 units for Moderate Income Households for 55 years.

Additionally, the list of On-Menu Incentives in Section 12.22-A.25 of the LAMC were pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the Density Bonus On-Menu Incentives do result in identifiable and actual cost reductions to provide for affordable housing costs because the incentives by their nature increase the scale of the project and thus facilitates the provision of affordable housing units.

Side Yard Setback. The requested On-Menu Incentive for a reduction in the eastern side yard setbacks is expressed in the LAMC as an allowable exception to zoning requirements that result in building design or construction efficiencies that facilitate the creation of affordable housing. Specifically, an eligible Density Bonus housing development project may seek an Incentive for a maximum 20 percent reduction in the width of depth of any individual yard or setback requirement. The east side yard of the property within the RD1.5 zone requires a side yard of five feet plus one foot for each story over the 2nd, not to exceed 16 feet. As a four-story building, the project requires a side yard of seven (7) feet. The project is seeking to adjust side yard requirements on the east side yard within the RD1.5 zone and will provide 6'-5" feet in lieu of seven feet. The requested incentive provides actual and identifiable cost reductions that provide for affordable housing costs because the incentive by nature increases the building envelope of the project as sited so that additional residential units can be provided. The reduction in side yard setbacks also realizes economies of scale for the project which enables the expansion of the building footprint, thereby facilitating the creation of useable residential floor area containing additional residential units, including additional affordable units. This Incentive supports the applicant's decision to set aside 100 percent of the units for lower income households to qualify for AB 2334.

Height. The requested On-Menu Incentive for an 11-foot increase in building height is expressed in the LAMC as an allowable exception to zoning requirements that result in building design or construction efficiencies that facilitate the creation of affordable housing. Specifically, an eligible Density Bonus housing development project may seek an Incentive to increase building height by up to 33 additional feet. The [Q]RD1-5 Zone permits a maximum height of 35 feet with no story limitation. Granting of the On-Menu Incentive would result in a building design and construction efficiencies that provide for affordable housing costs given the unique layout of the site; it enables the developer to increase the amount of height and floor area so that additional affordable units can be

constructed. This Incentive supports the applicant's decision to set aside 100 percent of the units for lower income households to qualify for AB 2334.

Averaging of Density, FAR, Open Space, Access, and Parking. The requested On-Menu incentive for averaging of development metrics is expressed in the LAMC as an allowable exception to zoning requirements that result in a building design or construction efficiencies that facilitate the creation of affordable housing. Specifically, since the site is comprised of two different zones, R1-1 and [Q]RD1.5-1, the development standards for density, FAR, open space, access, and parking differ. Allowing the averaging of these metrics across the two zones allows for a cohesive project that can be built across the site while still respecting the overall development standards shared between the areas in each zone. Granting of the On-Menu Incentive would result in a building design and construction efficiencies that provide for affordable housing costs given unique character of the lot. This Incentive supports the applicant's decision to set aside 100 percent of the units for lower income households to qualify for AB 2334.

Open Space. The requested On-Menu incentive for reduction in open space is expressed in the LAMC as an allowable exception to zoning requirements that result in a building design or construction efficiencies that facilitate the creation of affordable housing. The project requests an on-menu incentive for a 20 percent reduction in open space to permit 7,189 square feet in lieu of 8,950 square feet. The first floor also includes 1,195 square feet of common open space in a courtyard of the building. The second through fourth floors consist of the remainder of the units. There are two common open spaces on the roof, comprising 5,394 sf. The requested incentive provides actual and identifiable cost reductions that provide for affordable housing costs because the incentive by nature increases the area devoted to dwelling units so that additional residential units can be provided. This Incentive supports the applicant's decision to set aside 100 percent of the units for lower income households to qualify for AB 2334.

FAR. The requested On-Menu incentive for increase in FAR is expressed in the LAMC as an allowable exception to zoning requirements that result in a building design or construction efficiencies that facilitate the creation of affordable housing. The project site has a base allowable FAR of 3:1 in the RD1.5-1 zone, or 26,586 square feet. The portion of the project area in the R1-1 zone has a base allowable Residential Floor Area (RFA) of 15,108 square feet. The project is seeking a 14% increase in allowable floor area to provide 47,382 square feet. The requested incentive provides actual and identifiable cost reductions that provide for affordable housing costs because the incentive by nature increases the building envelope of the project so that additional residential units can be provided. This Incentive supports the applicant's decision to set aside 100 percent of the units for lower income households to qualify for AB 2334.

Therefore, all requested On-Menu Incentives are necessary to provide for affordable housing costs.

- b. The incentives would 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 is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income 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)(B) and 65589.5(d)).*

There is no evidence that the proposed incentives will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Accordingly, the project will not have a significant impact on any on-site resource or any resource in the surrounding area. The project is not located within any special hazard area; accordingly, the project will not have a specific adverse impact upon public health and safety or the physical environment. The property is not located on a substandard street in a Hillside area or in a Very High Fire Hazard Severity Zone, or any other special hazard area. The project is required to comply with all other pertinent regulations including those governing construction, use, and maintenance, and will not create any significant direct impacts on public health and safety. Therefore, there is no substantial evidence that the proposed project, and thus the requested incentive, will have a specific adverse impact on the physical environment, on public health and safety or the physical environment, or on any Historical Resource.

c. The Incentives is contrary to state or federal law.

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

ADDITIONAL MANDATORY FINDINGS

2. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25-A,2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

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

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Constituent Service Center in the Valley or the West Los Angeles Office in West Los Angeles. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077, (818) 374-5050, (310) 231-2598 or through the Department of City Planning website at <http://planning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

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

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

TRANSFERABILITY

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

APPEAL PERIOD - EFFECTIVE DATE

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

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

An appeal may be filed utilizing the following options:

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

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

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

Metro DSC	Van Nuys DSC
201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050
South LA DSC	West LA DSC
(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 planning.southla@lacity.org	1828 Sawtelle Boulevard West Los Angeles, CA 90025 planning.westla@lacity.org (310) 231-2901

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

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

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



QR Code to
Online Appeal
Filing



QR Code to Forms for In-
Person Appeal Filing



QR Code to BuildLA Appointment Portal
for Condition Clearance

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

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:

JoJo Pewsawang, Senior City Planner

Prepared by:

Maren Gamboa, City Planner

Exhibit C – ZIMAS Parcel Profile Report



City of Los Angeles Department of City Planning

7/18/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

13840 W SHERMAN WAY

ZIP CODES

91405

RECENT ACTIVITY

None

CASE NUMBERS

APCSV-2012-1013-ZC-ZV

CPC-2006-3164-GPA-ZC

CPC-1986-784-GPC

ORD-87516

ORD-167939-AREA1-SA219A

VTT-72129-SL

ENV-2012-1012-MND

ENV-2005-6276-MND

AFF-13011

Address/Legal Information

PIN Number	183B153 163
Lot/Parcel Area (Calculated)	31,219.7 (sq ft)
Thomas Brothers Grid	PAGE 532 - GRID B4 PAGE 532 - GRID B5
Assessor Parcel No. (APN)	2216032032
Tract	TR 1000
Map Reference	M B 19-4 (SHT 4)
Block	None
Lot	PT 225
Arb (Lot Cut Reference)	23
Map Sheet	183B153

Jurisdictional Information

Community Plan Area	Van Nuys - North Sherman Oaks
Area Planning Commission	South Valley
Neighborhood Council	Van Nuys
Council District	CD 2 - Paul Krekorian
Census Tract #	1279.20
LADBS District Office	Van Nuys

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	[Q]RD1.5-1 R1-1
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2512 Housing Element Inventory of Sites ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
General Plan Land Use	Low Residential Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 1
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	15
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	2216032032
APN Area (Co. Public Works)*	1.030 (ac)
Use Code	010V - Residential - Single Family Residence - Vacant Land
Assessed Land Val.	\$803,949
Assessed Improvement Val.	\$0
Last Owner Change	03/15/2012
Last Sale Amount	\$700,007
Tax Rate Area	13
Deed Ref No. (City Clerk)	827407-8
	752600
	42878
	401566
	1548443
	1548440-1
	1488451
	1145690
Building 1	No data for building 1
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: 2216032032]
Additional Information	
Airport Hazard	300' Height Limit Above Elevation 790
	350' Height Limit Above Elevation 790
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	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.

High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	5.9948064
Nearest Fault (Name)	Verdugo
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.50000000
Slip Geometry	Reverse
Slip Type	Unconstrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.90000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Redesignated until Dec 2021
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: 2216032032]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	2216032032
Address	13840 SHERMAN WAY
Use Code	010V - Residential - Single Family Residence - Vacant Land
Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.07 Units, Above Moderate
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	Valley

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Division / Station	Van Nuys
Reporting District	916
Fire Information	
Bureau	Valley
Battalion	10
District / Fire Station	39
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:	APCSV-2012-1013-ZC-ZV
Required Action(s):	ZC-ZONE CHANGE ZV-ZONE VARIANCE
Project Descriptions(s):	ZONE CHANGE FROM R1-1 TO RD5 ZONE PURSUANT TO 12.32 LAMC; A ZONE VARIANCE PURSUANT TO 12.27 LAMC TO PERMIT THE BLENDING OF ZONE DENSITIES AND FAR ACROSS ZONE LINES; A ZONE VARIANCE PURSUANT TO 12.27 LAMC TO PERMIT 13 UNITS IN LIEU OF THE PERMITTED 6 DWELLING UNITS IN THE PROPOSED RD5 ZONED PORTION OF THE LOT AND 3 DWELLING UNITS IN THE R3 ZONE PORTION OF THE LOT IN LIEU OF THE 14 ALLOWED; A ZONE VARIANCE PURSUANT TO 12.27 LAMC TO PERMIT ACCESS FROM A MORE TO A LESS RESTRICTIVE ZONE (R1-1 TO R3 ZONE).
Case Number:	CPC-2006-3164-GPA-ZC
Required Action(s):	GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE
Project Descriptions(s):	A GENERAL PLAN AMENDMENT TO THE VAN NUYS-NO. SHERMAN OAKS DISTRICT PLAN FROM LOW MEDIUM II RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL AND A ZONE CHANGE FROM [Q]RD1.5-1 TO [T][Q]R3-1 TO ALLOW CONSTRUCTION OF AN 18-UNIT CONDOMINIUM PROJECT.
Case Number:	CPC-1986-784-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - VAN NUYS - NORTH SHERMAN OAKS COMMUNITY PLAN AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT. (MIKE YOUNG)
Case Number:	VTT-72129-SL
Required Action(s):	SL-SMALL LOT SUBDIVISION
Project Descriptions(s):	VESTING TENTATIVE TRACT MAP FOR THE SUBDIVISION OF ONE LOT INTO 11 SINGLE FAMILY RESIDENCES (SMALL LOT SUBDIVISION).
Case Number:	ENV-2012-1012-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	ZONE CHANGE FROM R1-1 TO RD5 ZONE PURSUANT TO 12.32 LAMC; A ZONE VARIANCE PURSUANT TO 12.27 LAMC TO PERMIT THE BLENDING OF ZONE DENSITIES AND FAR ACROSS ZONE LINES; A ZONE VARIANCE PURSUANT TO 12.27 LAMC TO PERMIT 13 UNITS IN LIEU OF THE PERMITTED 6 DWELLING UNITS IN THE PROPOSED RD5 ZONED PORTION OF THE LOT AND 3 DWELLING UNITS IN THE R3 ZONE PORTION OF THE LOT IN LIEU OF THE 14 ALLOWED; A ZONE VARIANCE PURSUANT TO 12.27 LAMC TO PERMIT ACCESS FROM A MORE TO A LESS RESTRICTIVE ZONE (R1-1 TO R3 ZONE).
Case Number:	ENV-2005-6276-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	GERNERAL PLAN FROM LOW MEDIUM II TO MEDIUM RESIDENTIAL AND ZONE CHANGE FROM [Q] RD1.5 TO [T][Q] R3-1. TO DEVELOP 18 UNIT CONDOMINIUM PROJECT.

DATA NOT AVAILABLE

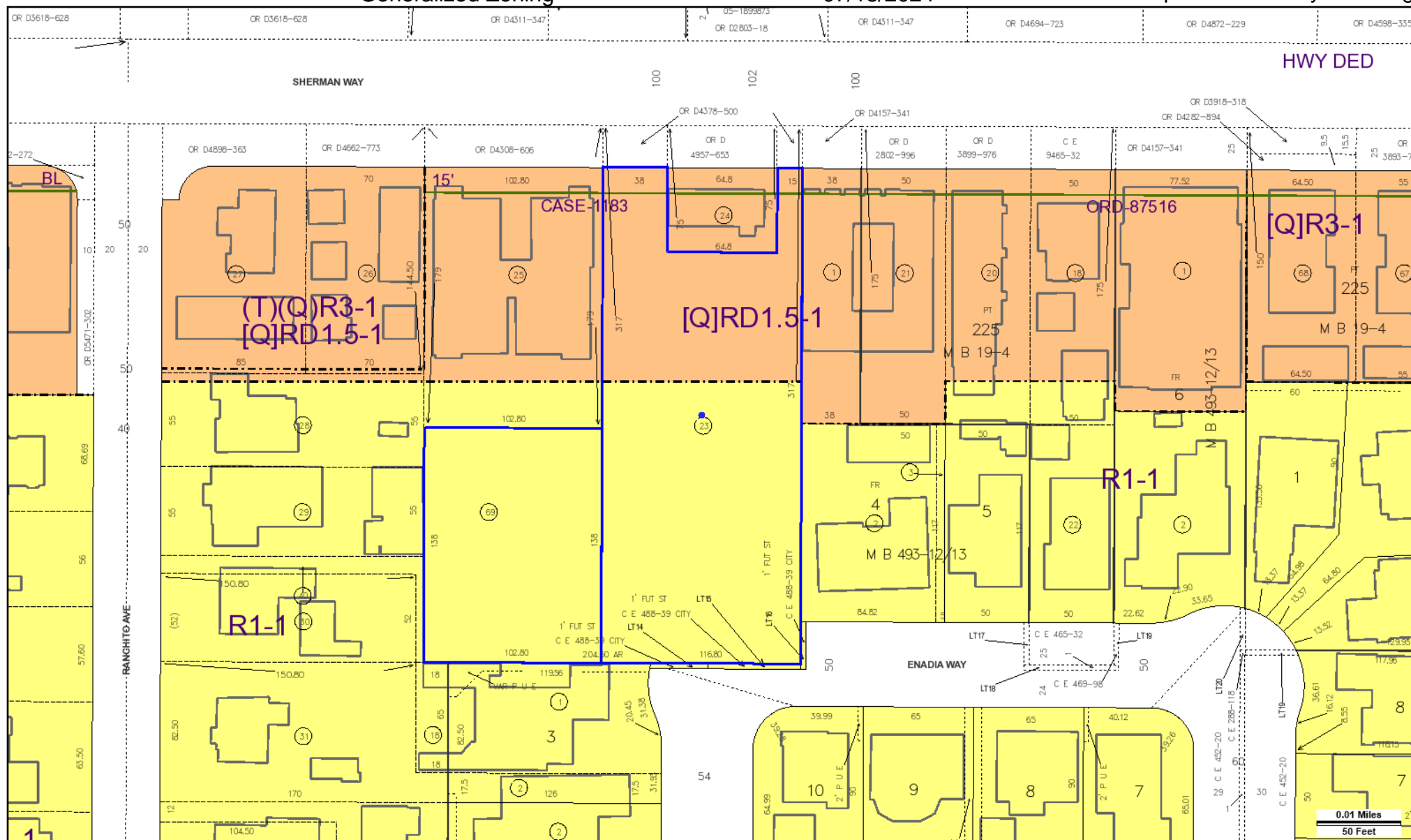
ORD-87516

ORD-167939-AREA1-SA219A

AFF-13011

07/18/2024

City of Los Angeles
Department of City Planning



Address: 13840 W SHERMAN WAY

APN: 2216032032

PIN #: 183B153 163

Tract: TR 1000

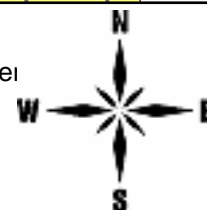
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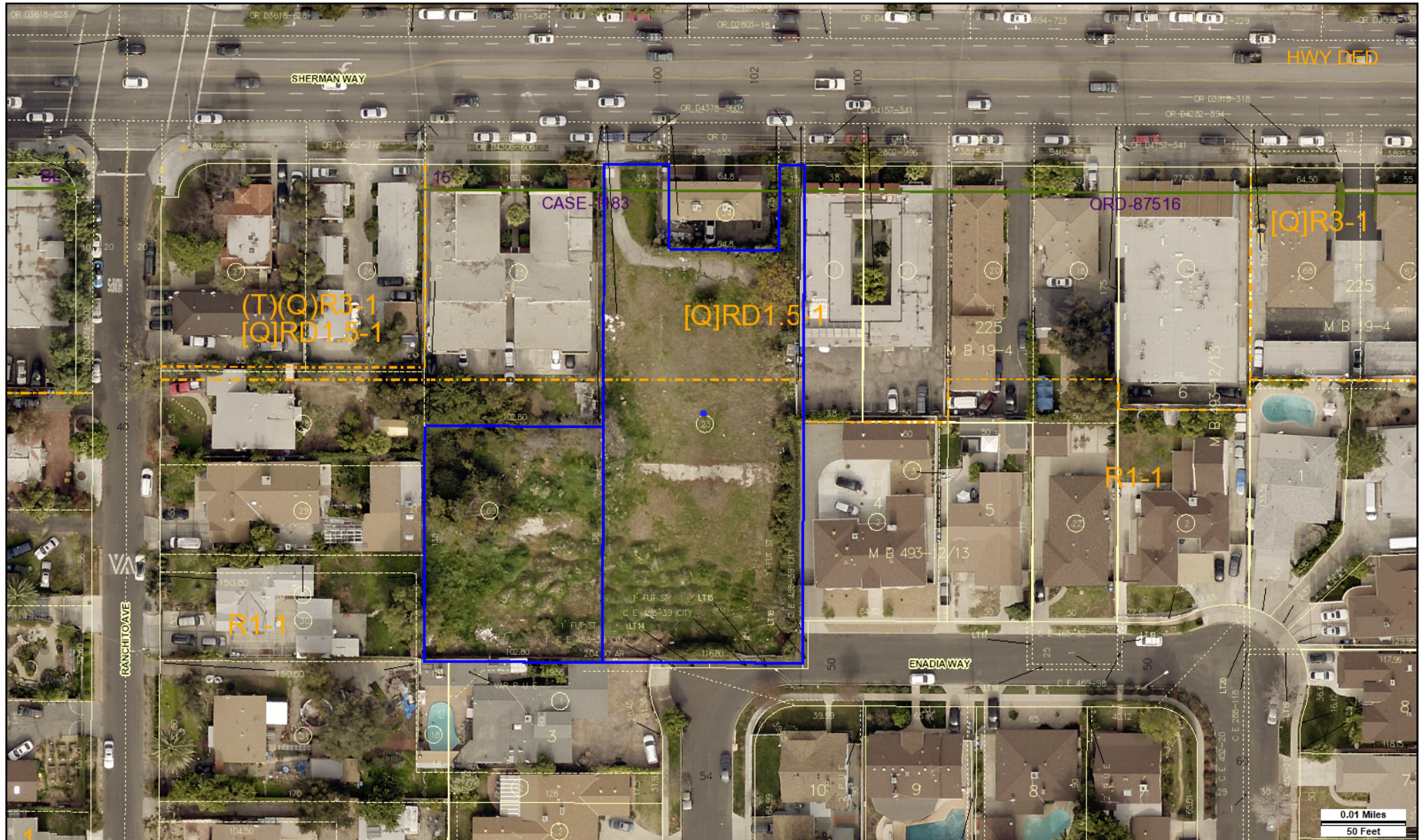
Lot: PT 225

Arb: 23

Zoning: [Q]RD1.5-1, R1-1

General Plan: Low Residential, Medium Residential





Address: 13840 W SHERMAN WAY

APN: 2216032032

PIN #: 183B153 163

Tract: TR 1000

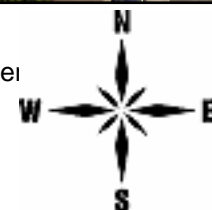
Block: None

Lot: PT 225

Arb: 23









Zoning: [Q]RD1.5-1, R1-1

General Plan: Low Residential, Medium Residential



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
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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


 Beaches


 Child Care Centers


 Dog Parks


 Golf Course


 Historic Sites

 Horticulture/Gardens


 Skate Parks


 Other Facilities


 Park / Recreation Centers


 Parks


 Performing / Visual Arts Centers


 Recreation Centers


 Senior Citizen Centers


 Opportunity School


 Charter School


 Elementary School

 Span School


 Special Education School


 High School


 Middle School


 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 2


 Tier 3

 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


 Tract Line


 Lot Cut


 Easement


 Zone Boundary


 Building Line


 Lot Split


 Community Driveway


 Building Outlines 2020


 Building Outlines 2017


 Airport Hazard Zone


 Census Tract


 Coastal Zone


 Council District


 LADBS District Office


 Downtown Parking


 Fault Zone


 Fire District No. 1


 Tract Map


 Parcel Map


 Flood Zone


 Hazardous Waste


 High Wind Zone

 Hillside Grading

 Historic Preservation Overlay Zone

 Specific Plan Area

 Very High Fire Hazard Severity Zone

 Wells - Active


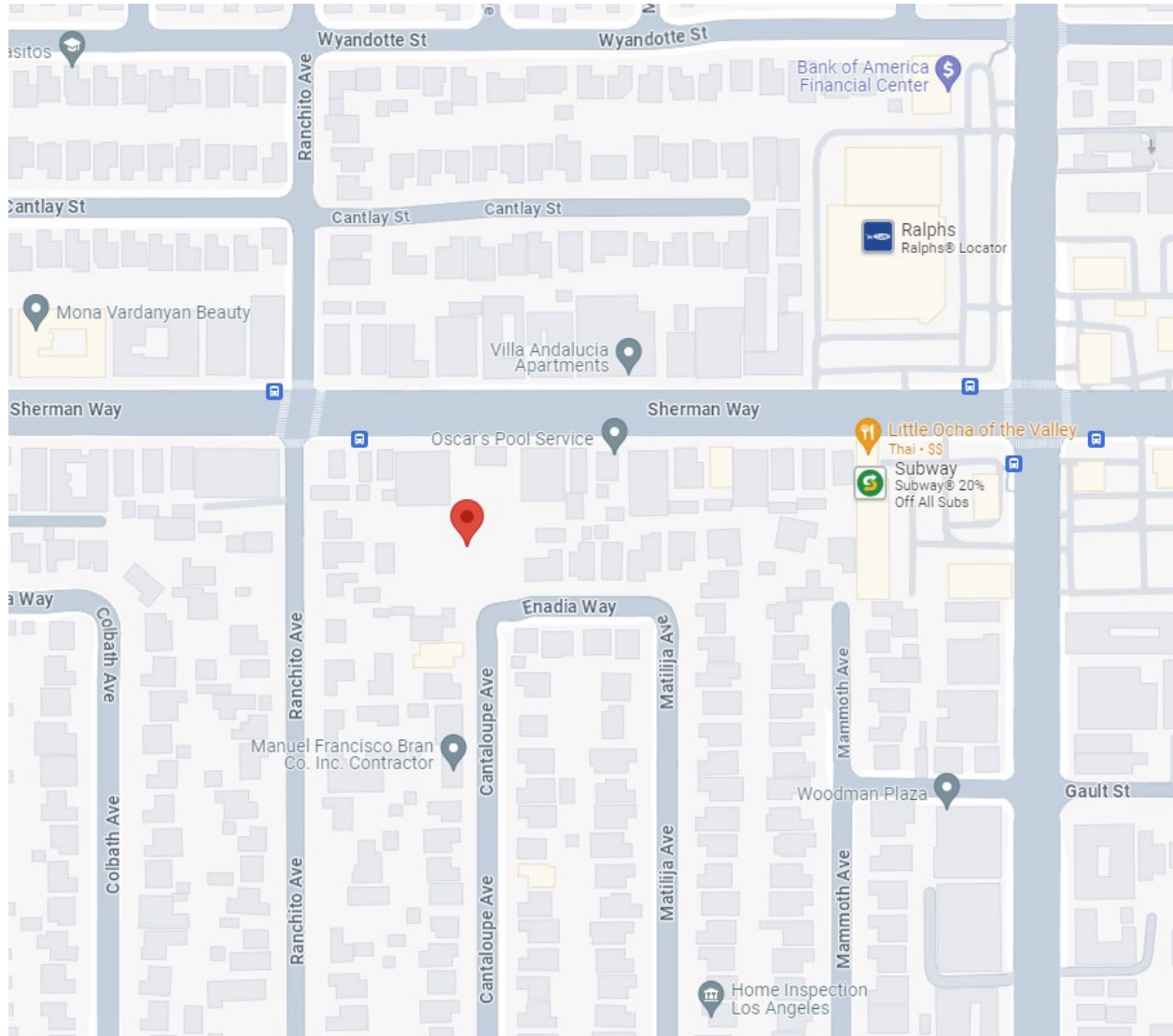
 Wells - Inactive

Exhibit D – Vicinity Map

VICINITY MAP – 13840 SHERMAN WAY



**Exhibit E – 1/25/2021 Memo “On-Menu Density Bonus Ministerial
Review Process”**




DEPARTMENT OF CITY PLANNING Executive Office

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

DATE: January 25, 2021

TO: Interested Parties
Department of City Planning Staff

FROM: Vincent P. Bertoni, AICP 
Director of Planning
Department of City Planning

SUBJECT: **ON-MENU DENSITY BONUS MINISTERIAL REVIEW PROCESS**

Summary

This memo explains a change to the interpretation and application of the City's Density Bonus Ordinance that will require requests for on-menu Density Bonus incentives be processed ministerially through the Department of City Planning (Planning), thereby rendering these requests exempt from analysis under the California Environmental Quality Act (CEQA).

Currently, Planning requires CEQA analysis for on-menu Density Bonus incentive requests. On-menu Density Bonus incentives are requests for pre-calculated modifications to specified development standards enumerated in a codified menu. The new interpretation set forth herein aligns historical practices, the City's Code, and legal authorities relative to CEQA, the State Density Bonus statute (Gov. Code §65915), and the Housing Accountability Act (Gov. Code §65589.5).

As of the date of this memo, a project that solely requests Density Bonus on-menu incentives, and is not subject to other discretionary entitlements, will not trigger analysis under CEQA. In addition, active projects seeking an on-menu Density Bonus entitlement that are currently in the project review process will be treated ministerially, unless there are other discretionary entitlements requested as part of the project. All other LAMC-required processes and procedures, including but not limited to those for notification and appeals, will not change, and projects will continue to receive a Letter of Determination describing the approved project and any applicable conditions of approval.

Background and Existing City Practices

The City's Density Bonus Ordinance, codified in 2008 at Los Angeles Municipal Code (LAMC) §12.22 A.25 (Ord. No. 179681), implements State Density Bonus law at Government Code §65915. For housing development projects with specified percentages of affordable housing, the City shall grant upon request specified density bonuses, "concessions" or "incentives" in the form of reduced development standards (incentives), and "waivers" of development standards which physically preclude the project (waivers) (Gov. Code §65915 (b, d, e, f)). Any absence of local implementing legislation does not relieve the City from complying with the requirements of State Density Bonus law (Gov. Code §65915(a)(1)). As

discussed below, the City currently has three different project review procedures depending on the type of density bonus project request.

1. The Existing Ministerial Process. A project requesting only a density bonus up to 35%, and/or a parking ratio specified by State Density Bonus law or LAMC §12.22 A.25(d), and is not seeking additional incentives or waivers, is reviewed through a ministerial process and is not subject to appeal (LAMC §12.22 A.25 (g)(1)). No further CEQA review is conducted for projects that fall within this category.
2. The Existing On-Menu Process. A project requesting incentives enumerated in the codified “menu of incentives” is reviewed through the on-menu process. For on-menu incentive requests, Planning currently requires analysis under CEQA. The initial decision is made by the Director of Planning, no public hearing is required, and the determination is subject to an appeal and appeal hearing before the City Planning Commission (LAMC §12.22 A.25 (g)(2)).
3. The Existing Off-Menu Process. For a project requesting incentives that do not appear on the “menu of incentives” or any waivers, the request is reviewed through the off-menu process. For off-menu incentive or waiver requests, Planning also requires analysis under CEQA. The initial decision is made by the City Planning Commission after a noticed public hearing, but is not subject to appeal (LAMC §12.22 A.25 (g)(3)).

Historically, Planning has treated requests for any incentives or waivers as discretionary for purposes of CEQA. Planning has prepared a CEQA review for these requests since the Density Bonus Ordinance was adopted in 2008 (February 2, 2006 Interim Planning Director Memo, Council File 05-1345). However, due to the absence of discretion to deny incentive or waiver requests under either the City’s Ordinance or State Density Bonus law, the City has also refrained from imposing certain project-specific conditions, such as conditions that would have the effect of reducing requested density, even though these types of conditions could be imposed on other types of discretionary entitlement requests, like conditional use permits or variances.

The LAMC Criteria for Granting On-Menu Incentives is Objective in Nature

The City’s Density Bonus Ordinance includes specified, objective requirements for projects requesting on-menu incentives (LAMC §12.22 A.25 (e)(2)). The City’s “menu of incentives” also articulates in objective terms the most applicable and commonly requested development standard modifications pertaining to multifamily housing, which were pre-evaluated as providing for affordable housing costs (Planning Director Memo, Implementation of Density Bonus Ordinance, October 16, 2014). The City’s intent in creating on-menu incentives was to streamline the approval of requests for a set of known, objectively calculated, and standardized incentives that were publicly reviewed and then codified in the LAMC. Determining whether a project satisfies the LAMC requirements for an on-menu incentive involves little to no personal judgment and involves a determination of whether the application conforms to applicable objective requirements. This is in contrast to off-menu incentive or waiver requests, which are unknown, non-standard, have no clear statutory limitations, and were not publicly pre-evaluated prior to the date of a project application. Due to this

difference, off-menu incentives will continue to be processed as discretionary requests subject to review under CEQA.

A Ministerial Process for Requesting On-Menu Incentives Aligns with State Housing Law

The City is preempted from denying a density bonus or on-menu incentive outside of objectively defined circumstances, or requiring a discretionary approval simply due to the fact of a density bonus or on-menu incentive request. State Density Bonus law provides that the granting of a density bonus or incentive “shall not require...a discretionary approval” (Gov. Code §65915(f)(5) and (j)(1)).

State law also provides that for a project which meets specified objective affordability criteria, the City “shall” grant a density bonus, a specified number of incentives, and waivers (Gov. Code §65915 (b, d, e, f)). The City is only able to deny a requested incentive if there is evidence to make one of three objectively described findings, such as a finding of a specific adverse impact based on objective written health and safety standards that cannot be feasibly mitigated (Id.). Consistent with a prior 2014 memo that addressed this issue, Planning has operated under the framework that the eight on-menu incentives “provide additional buildable area, which [therefore] . . . can be assumed to provide additional project income and therefore provide for affordable housing costs” (Planning Director Memo October 16, 2014). The Housing Accountability Act separately explains that receipt of a density bonus “shall not constitute a valid basis” upon which to find a project is noncompliant with an applicable plan, policy or standard (Gov. Code §65589.5(j)(3)). In order to deny a density bonus project under the Housing Accountability Act, the City must also have evidence to make a finding that there is a specific adverse impact based on objective written health and safety standards that cannot be feasibly mitigated (Gov. Code §65589.5(j)(1)).

On-menu requests are ministerial based on the restrictions in State law and the lack of authority provided in LAMC §12.22 A.25 to deny or conditionally approve on-menu incentives except to comply with objective, identified, written public health and safety standards, policies or conditions. The new procedures described in this memo will align on-menu incentive processing with State housing laws. In contrast, because Government Code §65915 does not contain similar language regarding waivers of development standards, waivers will continue to be processed through the City’s off-menu process as a discretionary request subject to review under CEQA.

A Ministerial Process for Requesting On-Menu Incentives Aligns With CEQA

The interpretation which treats on-menu incentives as ministerial actions exempt from CEQA review is consistent with CEQA. Ministerial actions are exempt from CEQA (Public Resources Code [PRC] §21080(b)(1)). Under CEQA Guidelines Section 15369, CEQA defines a ministerial decision as one that involves little or no personal judgement by the public agency or official as to the wisdom or manner of carrying out the project. A ministerial decision involves the use of fixed or objective standards rather than subjective decision making. The agency or official merely applies the governing statute, ordinance, regulation or other fixed standard to the facts.

Prior court decisions have recognized that even if a statute grants an agency *some* discretionary authority over an aspect of a project, such as aesthetic design review, the project is ministerial for CEQA purposes if the agency lacks authority to address *environmental* impacts. As discussed above, the City has no subjective discretion to approve or deny on-menu incentives, and therefore is unable to address environmental impacts related to the project.

Based upon this authority, the City's practice of preparing CEQA for on-menu incentives where no other discretionary entitlement was sought for the project was inconsistent with CEQA. Historical practice was inconsistent for reasons including: (1) the City did not have subjective discretionary authority under the LAMC to conditionally approve on-menu density bonus projects to address environmental impacts; (2) the City's on-menu process provides objective criteria for approving known, objectively calculated, and standardized incentives; and (3) CEQA does not give any independent authority to impose mitigation.

Changes to Density Bonus Procedures

As of the date of this memo, a project that solely requests Density Bonus on-menu incentives, and is not subject to other entitlements, will not trigger analysis under CEQA. In addition, projects that are currently in the review process for an On-Menu Density Bonus entitlement will be treated ministerially, unless there are other discretionary entitlements requested as part of the project. All other LAMC-required processes and procedures, including but not limited to those for notification and appeals, will not change, and projects will continue to receive a Letter of Determination describing the approved project and any applicable conditions of approval. Applicants must still obtain a signed Affordable Housing Referral Form from the Housing Services Unit prior to filing their case at one of the Development Services Centers. To reflect the ministerial process, an ADM (Administrative) prefix will replace the current DIR (Director) prefix.

VPB:KJK:ALV:MG:BS:ch

**Exhibit F – LADBS Plan Check Form and Information Bulletin No.
P/BC 2023 - 131**

PROCEDURES WHEN HAZARDOUS AND CONTAMINATED MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION OR GEOTECHNICAL/GEOLOGICAL EXPLORATION

INTRODUCTION

This bulletin provides procedures when hazardous and contaminated materials are encountered during construction or geotechnical/geological exploration. Contaminated materials, in general, are regulated by local, state, and federal agencies. The City of Los Angeles is involved in dealing with contaminated materials, primarily through the Los Angeles Fire Department (LAFD).

Possible sources of contamination may yield various substances and levels of hazard. The type and extent of the contamination will dictate the remediation appropriate for the site and agencies to be notified, who would then assume oversight of the cleanup mitigation. Experts in the field of toxic waste cleanup must work with the appropriate lead agency(s) to classify the type and source of hazard, areal extent of suspected contamination as well as devise and implement a mitigation plan.

LEAD AGENCIES

The LAFD is designated as the enforcement agency for the City that regulates hazardous materials. Where the LAFD's authority or ability is exceeded, the case is referred to the appropriate County, State or Federal agency. These other agencies include, but may not be limited to the following:

California Department of Conservation – Geologic Energy Management Division (CalGEM)
Los Angeles Regional Water Quality Control Board – State of California (LARWQCB)
Health Hazardous Materials Division – Los Angeles County Fire Department (HHMD) - Site Mitigation Unit
South Coast Air Quality Management District (SCAQMD)
Department of Toxic Substances Control – State of California (DTSC)

OIL WELLS AND FIELDS

Some areas within the City of Los Angeles are underlain by gas and oil deposits. In these areas, it is possible for natural gas, crude oil and hydrogen sulfide to work their way to the surface or infiltrate structures and cause potential fire and health hazards. The City Bureau of Engineering's Navigate LA Maps show some oil wells and oil field areas. **CalGEM** is the lead agency that regulates oil wells. **CalGEM** should be contacted to obtain information regarding the location(s) of oil wells, mitigation of well-related seeps, issues regarding proposed construction in the vicinity of an oil well, and oil well abandonment. The current **CalGEM** contact is:

Southern District of Geologic Energy Management Division (CalGEM)
3780 Kilroy Airport Way, Suite 400, Long Beach, CA 90806
Phone: (562) 637-4400
Fax: (562) 424-0166
Email: CalGEMSouthern@conservation.ca.gov

METHANE

Methane gas mitigation, which generally originates from old landfills or other natural sources, is required in Chapter 71 of the 2023 LA City Building Code. Potential hazards are also discussed in the following department information bulletins: P/BC 2023-039 (demolition); P/BC 2023-101 & 102 (methane mitigation). Specific guidelines are provided in these bulletins.

HAZARDOUS MATERIALS (CONTAMINATED SOILS/GROUNDWATER)

Hazardous materials are generally regulated by the Federal and State codes. Contaminants from past processes on a site or area may include hydrocarbons, volatile organic compounds (VOC's), solvents, metals and/or various other substances. The type, extent and potential toxicity of the contamination will dictate the proper agency to be contacted for appropriate remediation.

Environmental site assessments in general are usually categorized and conducted in phases. A Phase 1 assessment identifies potential or existing environmental contamination liabilities. These assessment reports are typically prepared for real estate holdings, lending institutions or as part of property transfers. Depending on the conclusions of the Phase 1 assessment, a Phase 2 assessment (detailed drilling & sampling to define the extent and level of toxicity) may be conducted and submitted to the regulating agency. Based on the agency's concurrence, the assessment will proceed to Phase 3 which will include remediation and closure, also with agency concurrence. In the majority of cases involving commercial scale development, a Phase 1 site assessment is the first step in the process of environmental due diligence.

When unanticipated contamination is detected, required action may include the following: work stoppage; temporary site closure; and notification to appropriate agencies. Significant contaminated sites will likely require the assessments described above. Department personnel must cooperate for this purpose with the owner/developer, various agencies and private experts/consultants.

DETECTION PROCEDURES

Not all discolored or odorous soils fall within the legal definition of chemically contaminated soils. For example, the soil surrounding and associated with private sewage disposal systems, is not considered contaminated unless the system has been used to dispose hazardous substances other than human waste.

Sampling and laboratory testing to identify contaminants in soil or groundwater requires protocol during investigations, including monitoring and protection for personnel health and safety. Such protocol is beyond the Department's expertise. However, the environmental consultants that specialize in these tasks are expected to be familiar with such protocols.

Occasionally, unanticipated evidence of soil contamination is discovered during site geologic/geotechnical exploration, based on visual or olfactory observations. The presence of hazardous materials may also be discovered during grading or construction, which may present dangerous conditions, such as explosive (fire) and health hazards. Contractors, geotechnical observers and other workers should notify the site superintendent immediately after such observations are made. The LADBS inspector should also be notified.

DEPARTMENT ACTION

Environmental issues are not within the primary purview of the Department or the Grading Division of the Department. However, if reports submitted to the Department indicate the presence of contamination or hazardous materials, the owner and appropriate lead agencies may be contacted.

If contamination is discovered after construction has started, the Department and the appropriate lead agency shall be contacted immediately. The Department inspector may issue a Stop Work Order so that the area of contamination can be isolated, pending further investigation.

LEAD AGENCY DESIGNATION

In California, several hazardous material environmental programs are consolidated into one regulatory program referred to as the Unified Hazardous Materials Program under which, the California Environmental Protection Agency (CalEPA) delegates most of the inspection and enforcement activities to certified local agencies, called Certified Unified Program Agency (CUPA).

If contamination is encountered on a former or current underground storage tank (UST) site, then the LAFD CUPA is the first point of contact and lead agency. Contact LAFD's CUPA, USTs & Plan Check Unit – **213-978-3708** (direct) or **213-978-3700** (general questions). If the scope of work exceeds the LAFD's authority or ability then the case may be referred to another appropriate agency.

If a UST is found during excavation or during grading, a Specific Project or Action Permit from LAFD is required in order to remove the UST. Additional information can be obtained at

<https://www.lafd.org/fire-prevention/cupa/ust-tank-abandonment-guidelines>

In cases, where the contamination is non UST-related, the primary lead agency with jurisdictional authority in the City of Los Angeles will be the HHMD – Site Mitigation Unit – <http://www.fire.lacounty.gov/hhmd/site-mitigation/> **323-890-4106** (general information).

In certain cases, the HHMD may refer the case to the LARWQCB or DTSC. For DTSC, contact the Regulatory Assistance Office (DTSC)

Toll-Free in CA: 800-728-6942 or 800 72-TOXIC

Outside CA: 916-324-2439

Email: RAO@dtsc.ca.gov

SPECIAL PROCEDURES

In the event Department inspection discloses the possibility of explosive gas conditions or similar imminent hazards, the inspector should stop the job and immediately notify the LAFD. If an oil well is discovered, the Department will immediately notify **CalGEM and the Petroleum Administrator** for inspection and guidance to abandon the well properly. In either case, the area should be cordoned off to prevent injury to workers or the general public. This condition will prevail until a clearance is received in writing from the appropriate agency.

When the presence of volatile organic compounds (VOC) from contaminated soil is suspected, which would generally be detected initially by a strong odor, the SCAQMD shall be contacted (see also SCAQMD Rule 1166 for petroleum hydrocarbons). Upon notification, the SCAQMD may dispatch personnel to test the level of VOC or require sampling in accordance with the SCAQMD site mitigation plan by a qualified environmental consultant. If the VOC levels exceed 50 parts per million (ppm), appropriate action will be required which may include the use of soil vapor suppressants, isolation, covers over and below the soil, containerization or removal etc. of the contaminated material.

Contact the Site Mitigation Supervisor at the Toxic Asbestos Unit of the SCAQMD at **909-396-2000** or **webinquiry@aqmd.gov**.

CONSTRUCTION DEWATERING

When temporary dewatering is required as part of construction, industrial wastewater discharge permits are required by the City of Los Angeles Bureau of Sanitation for discharge of the pumped water into the public sewer system. If the water is to be discharged into the public sewer system, the City of Los Angeles Bureau of Sanitation is concerned with: (1) the quality of the discharge; and (2) the capacity and hydraulics of the public sewer system to accept the discharge. Contact **Lonnie Ayers*** for permits at **323-342-6098**. Seepage Pits (sewage systems) are taken care of by **Hyginus Mmeje*** at **323-342-6241**.

If temporary dewatering pumps are to discharge into the storm drain system (which eventually discharge directly into surface waters such as streams or oceans), National Pollutant Discharge Elimination System (NPDES) permits are required from the LARWQCB. Contact **Augustine Anijelo*** (anijelo,augustine@waterboards.ca.gov) at **213-576-6657**. If the discharge will be on to adjacent land, permits are required from the LARWQCB. Contact **Dr. Don Tsai*** (Don.Tsai@waterboards.ca.gov) at 213-576-6683. For all matters pertaining to UST sites at the LARWQCB, contact **Dr. Yue Rong*** (yrong@waterboards.ca.gov) at (213) 620 2253.

Note: *The contact person(s) cited in this bulletin may be replaced.

**Exhibit G – Findings/Special Requirements: Density Bonus,
Conditional Use, Public Benefit Project Housing Incentives Form
No. CP13-3251**



DENSITY BONUS, CONDITIONAL USE, PUBLIC BENEFIT PROJECT Housing Incentives

Related Code Sections

Los Angeles City Planning offers several processes intended to facilitate affordable housing in the City of Los Angeles.

Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g)(2) of Chapter 1 and Government Code Section 65915 authorizes the Director of Planning to approve applications for Density Bonus requesting up to three On-Menu Incentives. Procedures shall be the same as for a Director Determination governed by LAMC Section 13B.2.5. of Chapter 1A.

LAMC Section 12.22 A.25(g)(3) of Chapter 1 authorizes the City Planning Commission (CPC) to approve applications for Density Bonus requesting Off-Menu Incentives or Waivers of Development Standards. Procedures shall be the same as for a Class 3 Conditional Use Permit governed by LAMC Section 13B.2.3. of Chapter 1A.

LAMC Section 12.24 U.26 of Chapter 1 authorizes the CPC to approve a Conditional Use Permit for applications requesting a density increase greater than the maximum permitted (35 percent) by LAMC Section 12.22 A.25 of Chapter 1. Procedures shall be the same as for a Class 3 Conditional Use Permit governed by LAMC Section 13B.2.3. of Chapter 1A.

LAMC Section 14.00 A of Chapter 1 authorizes the Zoning Administrator to approve a Conditional Use Permit for Public Benefit Projects, where otherwise not permitted by right, and which does not meet specific performance standards as provided in LAMC Section 14.00 A.2 of Chapter 1. Procedures for a Class 2 Conditional Use Permit are governed by LAMC Section 13B.2.2. of Chapter 1A.

Check all that apply to the entitlement request below:

- ☐ Density Bonus with On-Menu Incentive(s)
- ☐ Density Bonus with Off-Menu Incentive(s) or Waiver(s) of Development Standard(s)
- ☐ Conditional Use Permit for Greater than 35% Density Bonus
- ☐ Conditional Use Permit for Public Benefit Project

All applications require an Affordable Housing Referral Form ([CP13-4043](#)) from the Metro Development Services Center (DSC) Affordable Housing Services Section (AHSS).

Public Benefit Project also requires a Case Consultation Referral Form ([CP13-3598](#)) from applicable Geographic Project Planning Staff.

Executive Directive No. 1

In accordance with the Mayor Bass' Executive Directive No. 1 (ED 1), issued on December 16, 2022, City Planning has implemented a policy to exempt 100 percent affordable housing projects and shelters from Project Review, pursuant to the authorizing LAMC Section 16.05 of Chapter 1, the procedures for which are governed by LAMC Section 13B.2.4. of Chapter 1A. No environmental review or public hearing will be required, and all eligible projects shall be processed within 60 days following the submission of a complete application; and clearances shall be provided within five business days for 100 percent affordable housing projects and within two business days for Shelters. To qualify, the project shall include at least 5 units that have at least two-thirds residential square footage, with all units affordable to Low Income households or lower; and NOT include a legislative action (e.g., General Plan Amendment, Zone Change, Height District Change), or a deviation from development standards outside of affordable housing incentives (e.g., Adjustment, Variance, Waiver of Dedications and/or Improvements); or be subject to Coastal Development Permit or the Subdivision Map Act.¹

Priority Housing Project (PHP) Processing

In accordance with the Mayor Garcetti's Executive Directive No. 13 (ED 13), issued on October 23, 2015, City Planning has implemented a policy to prioritize case processing for projects that contribute to the new construction or rehabilitation of housing developments that meet the criteria set forth in ED 13. Complete the following regarding the project:

- | | | |
|---|------------------------------|-----------------------------|
| The project contains a minimum of 10 or more units; <u>and</u> | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| At least 20% of on-site rental units have rents restricted so as to be affordable to and occupied by lower-income households; <u>or</u> | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| At least 30% of on-site for-sale units have sales prices restricted so as to be affordable to and occupied by low- or moderate-income households. | <input type="checkbox"/> YES | <input type="checkbox"/> NO |

Public Hearing and Notice

Density Bonus with On-Menu Incentives

No public hearing is required. However, mailing of the Letter of Determination to Abutting Property Owners of all contiguously owned properties of the subject site is required. See Mailing Procedures Instructions ([CP13-2074](#)) for more information.

¹ Refer to [ED 1 Implementation Guidelines](#) for qualifying criteria.

Density Bonus with Off-Menu Incentives or Waiver of Development Standards, Conditional Use, or Public Benefit Project

A public hearing is required. Notification includes mailing to Property Owners and Occupants within a 300-foot radius of all contiguously owned properties of the subject site, and the Certified Neighborhood Council representing the area in which the property is located, as well as on-site posting of the Notice of Public Hearing and for the CPC Public Meeting, when required. Refer to the Mailing Procedures Instructions ([CP13-2074](#)) and On-Site Posting ([CP-7762](#)) handouts for additional information.

Specialized Requirements

When filing any of the above applications the following items are required in addition to those specified in the City Planning Application Filing Instructions ([CP13-7810](#)).

Affordable Housing Referral Form

This form ([CP13-4043](#)) is required if the request includes an affordable housing incentive under the Density Bonus Program, Measure JJJ, the Greater Downtown Housing Incentive Program. It must be completed by the Applicant and signed by the Affordable Housing Services Section (AHSS) Staff. For assistance, contact planning.priorityhousing@lacity.org.

(Optional) Housing Crisis Act (HCA) Vesting Preliminary Application

This form ([CP13-4062](#)) is intended to initiate optional vested rights for a Housing Development Project pursuant to the Housing Crisis Act of 2019. The Applicant shall submit an HCA Vesting Preliminary Application through the Department's [OAS](#) at <http://planning.lacity.org/oas>. Once deemed complete, Planning staff shall provide a signed HCA Vesting Preliminary Application Form, to be included with the case filing. The HCA Vesting Preliminary Application is only valid when it is deemed complete prior to filing the City Planning Application Form for the project. For assistance, contact planning.hca@lacity.org.

Case Consultation Referral Form

This form ([CP13-3598](#)) is required if the project request includes *Public Benefit Project* and must be signed by the planner assigned to the geographic area in which the project is located prior to case filing. For assistance regarding planner assignment, consult DSC Staff.

Preliminary Zoning Assessment Form

This form ([CP-4064](#)) is required if the proposed project creates two or more residential units (including Accessory Dwelling Units). The purpose of this form is to facilitate an informational Zoning Plan Check by LADBS. **Section VI** shall be completed by LADBS Staff, along with signed project plans, at the conclusion of the informational Zoning Plan Check. For more information, refer to the [Housing Development Project Applicability Matrix](#).

SB 8 Replacement Unit Determination (RUD) Letter

This letter may be required if the project proposes a Housing Development Project subject to the HCA (e.g., any project that results in one or more residential units or residential lots) and the subject property requires **HCA housing replacement review**, check “Housing Crisis Act Replacement Review” under the Housing tab on ZIMAS. If “Yes”, an RUD letter must be obtained from LAHD, unless the project qualifies for a No Net Less Declaration ([CP-4069](#)). The RUD will determine whether any affordable replacement units are required and if any applicable occupant protections apply. For assistance, contact lahd-landuse@lacity.org. For more information, refer to the [Housing Development Project Applicability Matrix](#).

Color Elevations

Color elevations are mandatory for all Density Bonus cases. These shall include specifications and a legend for all materials and colors proposed for the street facing façade. Refer to the Elevation Instructions ([CP-7817](#)) for technical requirements. Provide as many copies as plans required per the City Planning Application Filing Instructions.

Color Renderings

Color renderings are mandatory for all Density Bonus cases that include Project Review and/or require CPC approval. Provide as many copies as plans required per the City Planning Application Filing Instructions.

Citywide Design Guidelines Compliance Review Form

This form ([CP-4056](#)) is required for any project which involves the construction of five or more residential units, construction of a new main building, or the filing of a Vesting Tentative Tract Map. Exceptions include those utilizing the Qualified Permanent Supportive Housing (QPSH) Ordinance, applicable streamlining measures (SB 35 or SB 2162).

Density Bonus with On-Menu Incentives

Eligibility Requirements

Pursuant to LAMC 12.22 A.25(g)(2) of Chapter 1, to be eligible for On-Menu Incentives, a Housing Development Project (other than an Adaptive Reuse project) shall comply with the below requirements. On a separate page, provide a detailed justification/explanation of how the proposed project complies with the following eligibility requirements:

1. The façade of any portion of a building that abuts a street shall be articulated with a change of material or with a break in plane, so that the façade is not a flat surface. Indicate the sheet number on the plans which shows compliance with this requirement.

2. All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street-facing elevations. Indicate the sheet number on the plans which shows compliance with this requirement.
3. The Housing Development Project shall not be a contributing structure in a designated Historic Preservation Overlay Zone and shall not be on the City of Los Angeles list of Historical-Cultural Monuments. Check the “Planning and Zoning” tab under the property profile in ZIMAS at <http://zimas.lacity.org>.
4. The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.4908 of the Municipal Code. To verify whether a project is located on a substandard street, obtain a Hillside Referral Form from the Bureau of Engineering; to verify whether a project is located within a Very High Fire Hazard Severity Zone, check the “Additional” tab under the property profile in ZIMAS.

Findings

The decision maker must decide if the facts presented in the record support the findings (i.e., criteria for approval) established in the LAMC. On a separate sheet, provide a detailed justification/explanation of how the proposed project conforms with the following:

Density Bonus with On- and/or Off-Menu Incentives

Pursuant to Government Code Section 65915, the decision maker shall approve a Density Bonus and requested Incentive(s) unless the decision maker finds that:

1. 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.
2. The incentives would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.
3. The incentives are contrary to state or federal law.

Density Bonus with Waiver of Development Standards

Pursuant to Government Code Section 65915, the decision maker shall approve a Density Bonus and requested Waiver(s) of Development Standards unless the decision maker finds that:

1. The waiver[s] or reduction[s] of development standards 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)).

2. The waivers or reductions of development standards would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.
3. The waivers or reductions of development standards are contrary to state or federal law.

Conditional Use Permit for Greater than 35% Density Bonus & Public Benefit Project

1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
2. The project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.
3. The project substantially conforms with the purpose, intent and provision of the General Plan, the applicable community plan, and any applicable specific plan.

Supplemental Findings

Conditional Use Permit for Greater than 35% Density Bonus

Pursuant to LAMC Section 12.24 U.26 of Chapter 1, Density Bonus requests for Housing Development Projects in which the density increase is greater than the maximum permitted in LAMC Section 12.22 A.25 of Chapter 1 shall also find that:

1. The project is consistent with and implements the affordable housing provisions of the Housing Element of the General Plan.
2. The project contains the requisite number of Restricted Affordable Units, based on the number of units permitted by the maximum allowable density on the date of application, as identified in LAMC Section 12.24 U.26(a)(2) of Chapter 1.
3. The project meets any applicable dwelling unit replacement requirements of California Government Code Section 65915(c)(3).
4. The project's Restricted Affordable Units are subject to a recorded affordability restriction of 55 years from the issuance of the Certificate of Occupancy, recorded in a covenant

acceptable to the Los Angeles Housing Department, and subject to fees as set forth in LAMC Section 19.14.

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

Public Benefit Project

Pursuant to LAMC Section 14.00 B.2 of Chapter 1, density increase requests for a Housing Development Project to provide for additional density in excess of that permitted in LAMC Section 12.22 A.25 of Chapter 1 shall also find that:

1. The proposed project substantially meets the purposes of the performance standards set forth in LAMC Section 14.00 A.2 of Chapter 1.

If utilizing this process, also refer to the Instructions for the Public Benefit Projects ([CP-7766](#)).

Exhibit H – Planning Case No. PAR-2024-1147-AHRF-PHP

REFERRAL FORM



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 (CP13-7771.1) and the City Planning Application Filing Instructions (CP13-7810). 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: Dani Dirksen, Planning Assistant

Planning Staff Signature: Dani Dirksen
Digitally signed by Dani Dirksen
Date: 2024.07.10 16:01:54 -07'00'

Referral Date: 7/10/2024
Revised: 12/13/24
Expiration Date: 1/6/2025

Case Number: PAR- 2024-1147-AHRF-PHP

TRANSPORTATION QUALIFIERS (if applicable)

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

☐ Other: _____

Location of Transit: Hazeltine Ave/Sherman Way (via Dec 2023 schedules)

Qualifier #1: LADOT DASH Panorama City/Van Nuys

Service Interval #1: Clockwise 15.0 or less **Service Interval #2:** Counterclockwise 15.0 or less

Qualifier #2: LA Metro Line 162

Service Interval #1: EB 14.48 **Service Interval #2:** N/A

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:

100% affordable PHP (non-ED1) newly eligible for AB 2097 requesting on-menu incentives only. Split-zoned parcel requesting averaging incentive; note that this incentive covers vehicular access from a less restrictive to more restrictive zone (ingress) but will need Project Planning to address access from more restrictive to less (egress).

Materials and plans have not been checked for full compliance with LAMC and LABC. Submittal of a signed Referral Form does not constitute a deemed complete date, nor approval of entitlements or plans submitted at the time of case filing.

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Applicant Requesting:

☒ **100% Affordable per AB 2345¹** ☐ **SB 35** ☐ **ED 1** ☐ **Measure JJJ**

☐ **AB 2011** ☒ **AB 2097** ☐ **AB 2162** ☒ **AB 2334**

☐ **Other:** _____

APPLICANT INFORMATION

Applicant Name: Olivia Joncich & Vicente Arellano (Reps)

Phone Number: 213-557-2703

Email: olivia@rpnllp.com, vicente@rpnllp.com

I. PROPOSED PROJECT

1. PROJECT LOCATION/ZONING

Project Address(es): 13840 W SHERMAN WAY

Assessor Parcel Number(s): 2216032032

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

Community Plan: Van Nuys - North Sherman Oaks

Existing Zone: R1-1 / [Q]RD1.5-1

Land Use Designation: Low Residential / Medium Residential

Number of Parcels: 2 tax parcels per ZIMAS (one legal lot per APN)

Project Site Area (sf): 46,365 sf (per survey)

☐ **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-167939-AREA1-SA219A

☐ **Other Pertinent Zoning Information (specify):** _____

2. DETAILED DESCRIPTION OF PROPOSED PROJECT

~~New construction of a 100% affordable multifamily building with 83 units, rising 5 stories and 61 feet in height. Parking will be provided in an accessory covered structure.~~

New construction of a 100% affordable multifamily building with 86 units, rising 4 stories in height with accessory surface parking.

3. DETAILED DESCRIPTION OF EXISTING SITE AND DEVELOPMENT

Site is currently vacant/unimproved.

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
Guest Rooms	0	0	0
Studio	0	0	10 18
One Bedroom	0	0	73 63
Two Bedrooms	0	0	0 4
Three Bedrooms	0	0	0
_____ Bedrooms	N/A	N/A	N/A
Non-Residential SF	0	0	0
Other	N/A	N/A	N/A

4. APPLICATION TYPE

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

- 1) Averaging of density, FAR, parking, access, open space between the R1-1 and [Q]RD1.5-1 zones
- 2) ~~20% (east) side yard reduction to permit 6.4' in lieu of 8' in the RD1.5 zone~~
- 3) ~~31% FAR increase to permit a total of 54,242 sf (across both zones)~~
- 4) ~~20% reduction in open space to permit 6,640 sf in lieu of 8,300 sf~~ 7,189 sf in lieu of 8,950

3. Increase in FAR to permit 47,382 sf in lieu of 41,695 sf (14% increase) across both zones

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

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

³ **ON MENU INCENTIVE #5: 20% (front/north) side yard reduction to permit 6.4' in lieu of 8' in the RD1.5 zone**

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

1) _____

2) _____

3) _____

4) _____

☐ Greater Downtown Housing Incentive Area per LAMC Section 12.22 A.29 of Chapter 1

☐ Affordable Housing per LAMC Section 11.5.11 (Measure JJJ) of Chapter 1

☐ Public Benefit Project per LAMC Section 14.00 A.2 of Chapter 1

☐ General Plan Amendment per LAMC Section 11.5.6 of Chapter 1

Request: _____

☐ Zone/Height District Change per LAMC Section 12.32 of Chapter 1

Request: _____

☐ Conditional Use per LAMC Section 12.24 U.26 of Chapter 1

☐ Project Compliance per LAMC Sections 13B.4.2. and 13B.4.3. of Chapter 1A

☐ Community Design Overlay per LAMC Section 13.08 of Chapter 1

☐ Coastal Development Permit per LAMC Sections 13B.9.1. or 13B.9.2. of Chapter 1A

☐ Tract or Parcel Map per LAMC Section 17.00 or 17.50 of Chapter 1

☐ 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	$\frac{33,575/12,790 \text{ sf}}{5000 (R1) / 1,500 (RD1.5)}$	SF (a)	Lot Area per survey: 46,365 sf [Q]RD1.5: 12,790 sf R1: 33,575 sf
Density allowed by Zone		SF of lot area per DU (b)	
Density allowed by General Plan	$\frac{5000}{800}$		RD5 permits 1du/5000 sf by General Plan. RD1.5 zone permits 1du/1500 and 800 sf/du by General Plan
No. of DUs allowed by right (per LAMC)	$\frac{6+15}{16} = 21$	DUs (c) [c = a/b, round down to whole number]	
No. of Guest Rooms allowed per AB 682	$\frac{n}{a}$		
Base Density	$\frac{7+16}{16} = 23$	DUs (d) [d = a/b, round up to whole number]	

B. Maximum Allowable Density Bonus^{7, 8} 32 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>.

Note: Rent schedules will be determined by LAHD.

	Total	HCD (State)	HUD (TCAC)
Market Rate		N/A	N/A
Managers Unit(s) — Market Rate ⁹	1	N/A	N/A
Extremely Low Income (ELI)			
Very Low Income (VLI)			
Low Income (LI)	65	--	65
Moderate Income	17	17	--
Permanent Supportive Housing — ELI			
Permanent Supportive Housing — VLI			
Permanent Supportive Housing — LI			
Seniors — Market Rate		N/A	N/A
No. of Guest Rooms allowed per AB 682			
Other _____			
Other _____			
Other _____			
Other _____			
TOTAL No. of DUs Proposed	82 86		(f)
TOTAL No. of Affordable Housing DUs	82 85		(g)
No. of Density Bonus DUs	82 65		(h) [If f>c, then h=f-c; if f<c, then h= 0]
Percent of Density Bonus Requested	200% 273%		(i) {i = 100 x [(f/d) – 1]} (round down)
Percent of Affordable Set Aside	100%		(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. PROJECT REVIEW CALCULATION

An application for Project Review may be required for projects that meet any of the Project Review thresholds as outlined in LAMC Section 16.05 C of Chapter 1, unless otherwise exempted per LAMC Section 16.05 D of Chapter 1. For Density Bonus projects involving bonus units, please use the formula provided below to determine if the project meets the Project Review threshold for unit count. If the project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05 D of Chapter 1, please confirm the exemption with City Planning's DSC AHSS.

21 units allowed by right (permitted by LAMC) – 0 existing units = 21 units

☐ **YES, Project Review is required.**

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

☒ **NO, Project Review is not required.**

Base Density units minus existing units is less than 50

☒ **Exempt.**

Specify reason: 100% affordable housing is exempt via Ord No. 187938

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 Project 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 H&SC. 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 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 checked="" 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 incentives and one 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)	RD15-7' (east)	RD15-6'-5" (east)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Side (2)	RD15-8' (north)	RD15-6.4' (north)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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		47,382	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Floor Area Ratio ¹⁵	RD15-3/26,586 sf/R1-45% lot/15,108 sf	54,242 sf FAR/RFAR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Overall Height/Stories ¹⁶			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Transitional Height(s)	8,950 sf	7,189 sf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Open Space	8,300 sf	6,640 sf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Density Calculation			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Averaging (all count as one incentive — check all that are needed)					
<input checked="" type="checkbox"/> FAR					
<input checked="" type="checkbox"/> Density					
<input checked="" type="checkbox"/> Parking					
<input checked="" type="checkbox"/> Open Space					
<input checked="" 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): _____

☐ 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 ~~5~~ 4 Off-Menu 0

TOTAL No. of Waivers Requested: 0

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 Section 12.22 A.29 Of Chapter 1, 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 Guest Room 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 eligibility requirements from 12.A above and provide a Covenant & Agreement (See #11 above).

CHECK ALL THAT APPLY:

- ☐ A 35% increase in total floor area
- ☐ Open Space requirement pursuant to LAMC Section 12.21 G of Chapter 1 reduced by one-half, provided that a fee equivalent to amount of the relevant Park Fee, pursuant to LAMC Section 19.17 of Chapter 1, shall be paid for all dwelling units. See LAMC Section 12.29 A.29(c) of Chapter 1 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 guest rooms permitted shall not be limited by the lot area provisions, as long as the total floor area utilized by guest rooms 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 Section 11.5.11 of Chapter 1, 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%:

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

☐ 5% ELI **AND** ☐ 11% VLI **OR** ☐ 20% LI

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 onsite, there are three 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 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.

Exhibit I – Planning Case No. PAR-2024-1427-VHCA

REFERRAL FORM



HOUSING CRISIS ACT Vesting Preliminary Application

This form serves as the optional Housing Crisis Act Vesting Preliminary Application for projects creating one or more units seeking vesting rights pursuant to the Housing Crisis Act of 2019 (HCA). This form also serves as a referral to the Los Angeles City Planning (City Planning) Development Services Center (DSC) and to the Los Angeles Department of Building and Safety (LADBS) Plan Check for HCA vesting purposes. The HCA Vesting Preliminary Application (Preliminary Application) allows the applicant to vest to City ordinances, policies, and standards adopted and in effect on the day that a complete Preliminary Application is submitted. Please be advised that these vesting rights do not apply to changes in State law or to changes in building code.

The following project types are eligible to submit a Preliminary Application:

- Housing Development Projects requiring an application to City Planning; or
- Housing Development Projects not requiring a City Planning application and submitting for building permit Plan Check to LADBS on or after January 1, 2022.

For Submittal Instructions, refer to Section E of this form. Section G (“Retention of Vesting Rights”) of this form may be referenced for additional guidance on HCA vesting rights. The [“Housing Development Project Applicability Matrix”](#) may also be used to identify whether the HCA applies to specified development types, and when a Preliminary Application applies.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF ONLY

Case Number PAR- 2024-1427-VHCA

Proposed No. of Dwelling Units¹: 83

Proposed Building Area^{1,2}: 59,419 sf

Submittal Completion Date³: 3/1/2024

Last Day to file City Planning Application/Submit to LADBS Plan Check¹: 8/28/2024

Invoice No.: 94182

Payment Date: 3/1/2024

City Planning Staff Name and Title: Lakshmi Gangamreddypalli, Planning Assistant

City Planning Staff Signature: Lakshmi Gangamreddypalli Digitally signed by Lakshmi Gangamreddypalli
Date: 2024.03.08 10:04:38 -08'00'

¹ For information on retention of vesting rights, refer to Section F of this form.

² Building Area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations) – California Government Code Section 65941.1(c). Refer to Appendix 2 for Building Area calculation instructions.

³ As part of the process to deem complete the submittal of this optional Preliminary Application, City Planning staff have affirmed neither the feasibility nor the entitlement review path of the proposed project.

This form shall be completed by the applicant and reviewed and signed by City Planning staff prior to filing the City Planning application, or the LADBS Plan Check application for projects that do not require a City Planning application. The signed Preliminary Application shall be submitted during the City Planning application filing, or the submission of an application for building permit and Plan Check. Any modifications to the content(s) of this form after its authorization by City Planning staff is prohibited. Further, any change to the proposed number of dwelling units or the proposed building area must be verified by City staff.

THIS SECTION TO BE COMPLETED BY THE APPLICANT

A. SITE INFORMATION

PROJECT LOCATION

Street Address⁴: 13840 W SHERMAN WAY

Legal Description⁵ (Lot, Block, Tract): LOT PT 225, PT 225 ARB 69 OF TRACT TR1000

Assessor Parcel Number(s): 2216-032-032 **Site Area (sf):** 31,219.7

EXISTING USE(S)

Describe in detail the existing uses on the project site, including any major physical alterations or soil disturbance that may have previously occurred.

VACANT LAND

B. PROPOSED PROJECT

☐ **ED 1 Eligible⁶**

PROPOSED USE(S)

Describe in detail the characteristics, scope and/or operation of the proposed project.

NEW CONSTRUCTION, 5-STORY, 83-UNIT, 100% AFFORDABLE HOUSING DEVELOPMENT
SEEKING ON-MENU INCENTIVES PER LAMC 12.22.A.25, AB1287

⁴ Street Address must include all addresses on the subject/application site (as identified in ZIMAS <http://zimas.lacity.org>).

⁵ Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

⁶ 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.

AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS, AND PARKING REDUCTIONS

Will the project proponent seek incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915 (i.e., Density Bonus), the Transit-Oriented Communities (TOC) program, or any other affordable housing incentive program?☒ YES ☐ NO

If “YES”, describe:

BASE INCENTIVES (3):
33' ADDITIONAL HEIGHT FEET & 3 STORIES PER AB1287, UNLIMITED DENSITY PER AB1287, PARKING REDUCTION: OPTION 1
ON-MENU INCENTIVES (4):
AVERAGING OF INCENTIVES PER LAMC 12.22.A.25, 20% SIDE YARD REDUCTION PER LAMC12.22.A.25, 33% FAR INCREASE PER LAMC12.22.A.25, 20% REDUCTION IN REQUIRED OPEN SPACE PER LAMC12.22.A.25

RESIDENTIAL DWELLING UNIT COUNT

Indicate the total number of dwelling units proposed as well as a breakdown by levels of affordability.

Affordability Levels	Total	Total Units	Total
Market Rate	1	No. of Units Allowed by Right (per LAMC)	9
No. of Affordable Units Proposed	82	No. of Bonus Units Proposed	74
Extremely Low Income		TOTAL No. of Units Proposed	83
Very Low Income			
Low Income	66		
Moderate Income	16		
TOTAL No. of Units Proposed	83		

Other Notes on Units:

⁷ Projects proposing Density Bonus “On-Menu” incentives through a ministerial process or “Off-Menu” incentives, waivers, concessions and parking reductions through a discretionary process must be reviewed by the Los Angeles City Planning Affordable Housing Services Section and obtain a signed Affordable Housing Referral Form (CP13-4043) prior to filing a City Planning application.

FLOOR AREA

Provide the proposed floor area and square footage of residential and non-residential development:

Floor Area⁸ 55, 234 SF

Building Area⁹ 59,419 SF

PARKING

Provide the proposed number of automobile and bicycle parking spaces:

Automobile Parking	Total
Residential	75
Non-Residential	0

Bicycle Parking	Total
Residential Long Term	64
Residential Short Term	6
Non-Residential Long Term	
Non-Residential Short Term	

SUBDIVISION

Will the proposed project include a request for an approval pursuant to the Subdivision Map Act, including a Vesting or Tentative Tract Map, Preliminary Parcel Map, Condominium Map, Lot Line Adjustment, or Certificate of Compliance?

☐ YES ☒ NO

ADDITIONAL INFORMATION

Does the project propose any point sources of air or water pollutants¹⁰?

☐ YES ☒ NO

If “YES”, please describe:

⁸ As defined by the LAMC.

⁹ As defined by the California Building Standards Code (Title 24 of the California Code of Regulations) – California Government Code Section 65941.1(c). Refer to Appendix 1 for Building Area calculation instructions.

¹⁰ A project that proposes point sources of air or water pollutants may trigger review and permitting by, but not limited to, the South Coast Air Quality Management District, the Los Angeles Regional Water Quality Control Board, or the Los Angeles Bureau of Sanitation.

C. EXISTING SITE CONDITIONS

HOUSING¹¹

Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied:

	Existing Residential Units	Demolished or To Be Demolished
Occupied Units		
Unoccupied Units		
TOTAL Units	0	0

ADDITIONAL SITE CONDITIONS

1. Is the project site located wholly or partially within:

- a. A Very High Fire Hazard Severity Zone (VHFHSZ)¹²? ☐ YES ☒ NO
- b. Wetlands, as defined in United States Fish and Wildlife (USFW) Service Manual, Part 660 FW 2 (June 21, 1993)? ☐ YES ☒ NO
- c. A special flood hazard area subject to inundation by the one percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA? ☐ YES ☒ NO
- d. Delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist? ☐ YES ☒ NO
- e. Hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control (DTSC) pursuant to Section 25356 of the Health and Safety Code¹³? ☐ YES ☒ NO

¹¹ A Housing Development Project, as defined in California Government Code Section 65905.5(b)(3), is subject to the provisions of Government Code Section 66300, as amended by SB 8, and will require an SB 8 Replacement Unit Determination letter from the Los Angeles Housing Department or a No-Net-Loss Property Owner Declaration.

¹² Housing Development Projects located in a VHFHSZ are eligible to seek vesting rights pursuant to the HCA.

¹³ The development shall not be located on a legal parcel that is a hazardous waste site except for sites the DTSC has cleared for residential use or residential mixed use.

2. Does the project site contain a designated or potentially historic and/or cultural resource¹⁴? ☐ YES ☒ NO

If “YES”, please describe:

- a. Does the project site contain any species of special concern such as special status flora or fauna, protected trees, or wildlife¹⁵? ☐ YES ☒ NO

If “YES”, please describe and/or depict on the site plan:

- b. Does the project site contain any recorded easement, such as easements for conservation, storm drains, water lines, and other public rights of way? ☐ YES ☒ NO

If “YES”, please describe and/or depict on the site plan:

- c. Does the project site contain a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the California Fish and Wildlife Code, including creeks and wetlands? ☐ YES ☒ NO

If “YES”, please describe and/or depict on the site plan:

¹⁴ Information regarding historic resources that have been identified by the City or another public agency can be found in SurveyLA, HistoricPlacesLA, or ZIMAS.

¹⁵ An Arborist Report or a Biological Survey and Impact Assessment may be required following the filing of an application requesting approval of a discretionary action if the project site is on or adjacent to open space or previously undisturbed land in order to demonstrate whether the site provides habitat for any special status flora or fauna, including those identified in a Specific Plan or Zoning Overlay.

D. COASTAL

1. Is the project site located wholly or partially within the Coastal Zone, as defined in Division 20 (commencing with Section 3000) of the Public Resources Code (PRC). If marked “NO”, skip to section E. ☐ YES ☒ NO
2. Does the project site contain a/an:
- a. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations¹⁶? ☐ YES ☐ NO
 - b. Environmentally Sensitive Habitat Area (ESHAs), as defined in Section 30240 or the California PRC¹⁷? ☐ YES ☐ NO
 - c. Tsunami run-up zone? ☐ YES ☐ NO
 - d. Area used for public access to or along the coast? ☐ YES ☐ NO

E. ADDITIONAL REQUIRED MATERIALS

In order to initiate a request for HCA vesting rights, an applicant must submit a Preliminary Application and the following materials and information through [City Planning's Online Application Portal](#). An appointment is not required.

1. HCA Vesting Preliminary Application (CP13-4062)

2. **Plot/Site Plan.** A legible plot plan drawn to scale is required. The plot plan must include all contiguous parcels under the applicants' ownership and any contiguous parcels proposed to be part of the project site. The plot plan should identify which parcels are/are not a part of the proposed project. The plot plan should include a summary of information table indicating the following:
- Building area of each building that is to be occupied
 - Proposed land uses
 - Proposed number of dwelling units
 - Height of buildings
 - All measurements that establish the proposed location of the proposed buildings and structures, including property lines, yards, setbacks, space between buildings and structures, and building footprint dimensions.
 - Trees and Shrubs. Plans must clearly show all existing trees and shrubs on the project site and within the right-of-way adjacent to the property. Identify and label (by name and trunk diameter) the following protected trees and shrubs as identified on the Plot Plan Instructions ([CP-7752](#)).

¹⁶ Wetlands may include a watercourse or a storm drain. A Wetlands Delineation Report may be required following the filing of an application requesting approval of a discretionary action in the Coastal Zone if the site contains a watercourse or a storm drain.

¹⁷ ESHAs are mapped areas in the certified Venice Land Use Plan and the San Pedro Coastal Land Use Plan.

- Watercourses, storm drains, creeks streams, wetlands (as defined in the USFW Service Manual, Part 660 FW 2 (June 21, 1993) or as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations), or other resources that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Wildlife Code.
- Aerial Site Photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands. It may be provided on any relevant plan sheet, including a project information sheet.

Refer to the Plot Plan Instructions ([CP-7752](#)) for additional guidance.

3. **Elevation Plans.** Elevations must show the design, materials, color, textures, patterns, massing and height of each building under the project scope. Refer to the Housing Crisis Act Vesting Preliminary Application Elevations Instructions (Appendix 1 of this form, page 15) for additional guidance. The elevations plans shall be included as part of the set of plans.
4. **Building Area Analysis.** Refer to the Housing Crisis Act Vesting Preliminary Application Building Area Analysis Instructions (Appendix 2 of this form, page 16) for additional guidance. The building area plans shall be included as part of the set of plans.
5. **Sections** for projects located on multiple levels or subterranean floors (e.g., basements, subterranean parking, etc.) showing depth (linear feet) and amount (cubic yards) of proposed cut, fill, import, and export related to grading, excavation of earthwork. The sections shall be included in the set of plans.
6. **Filing Fee.** Fees must be paid online after the electronic invoice is received.

F. ADDITIONAL RESOURCES

1. **Appendix 1:** Elevations Instructions for Vesting Pursuant to the Housing Crisis Act (page 15).
2. **Appendix 2:** Building Area Analysis for Vesting Pursuant to the Housing Crisis Act (page 16).

G. RETENTION OF VESTING RIGHTS

A Preliminary Application must be deemed complete by City Planning in order to obtain vesting rights. A Preliminary Application is deemed complete at the time that all required forms, documents, and materials are submitted, and the final invoice has been issued and proof of payment is presented to City Planning. A Preliminary Application completed before January 1, 2030 is valid until January 1, 2034, provided that HCA vesting rights are maintained and have not otherwise lapsed or terminated.

To retain HCA vesting rights, the applicant must adhere to certain time limits and limitations on project scope changes. **If the time limits are not met or if the changes in the project scope exceed specified thresholds, the Preliminary Application shall expire and have no further force or effect.** During City Planning application filing or the submission of an application for building permit and Plan Check, as well as through the development process, City staff will verify whether a project has been able to maintain vesting rights. Refer to the “Housing Crisis Act Vesting Log” on page 11 for additional instructions.

TIME LIMITS TO RETAIN VESTING RIGHTS

Once the Preliminary Application is complete, the City Planning application or the application for building permits and Plan Check must be submitted within 180 days of the date on which the Preliminary Application is deemed complete, in order to retain vesting rights.

If a City Planning application is required, the applicant must submit all outstanding information needed in order to deem the City Planning application complete within 90 days of receiving a hold or “deemed incomplete” letter from City Planning staff. The 90-day period does not apply to projects eligible to submit a building permit Plan Check application to LADBS without a City Planning application on or after January 1, 2022.

For all vested projects (ministerial or discretionary), construction of the Housing Development Project must commence within 2.5 years. For vested projects that are 100 percent affordable, the Housing Development Project must commence within 3.5 years.

If the project is discovered to require a City Planning application during the permitting process, the project may still use the Preliminary Application issued as long as the City Planning application is submitted within 180 days of the date a complete Vesting Preliminary Application was submitted. The submittal of the building permit application to LADBS would not be held against the project.

PROJECT SCOPE THRESHOLDS TO RETAIN VESTING RIGHTS

In order to maintain vesting rights, any change in the residential unit count or in the Building Area is limited to less than 20 percent of the total proposed on the completed Preliminary Application, exclusive of any increase resulting from the receipt of a density bonus, concession, waiver, or similar provision.

H. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant¹⁸ Name: JEFF ZBIKOWSKI

Company/Firm: JZA

Address: 4043 IRVING PL **Unit/Space Number:** SUITE B

City: CULVER CITY **State:** CA **Zip Code:** 90232

Telephone: 310.853.5004 **E-mail:** JEFF@JZARCH.LA

Are you in escrow to purchase the subject property? ☒ **YES** ☐ **NO**

(Optional) Agent/Representative Name: _____

Company/Firm: _____

Address: _____ **Unit/Space Number:** _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

Primary Contact for Project Information¹⁹ ☐ Agent/Representative ☐ Applicant
(select only one)

¹⁸ 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 the case on behalf of a client (i.e., usually not the agent/representative).

¹⁹ As of June 8, 2022, the Primary Contact for Project is required to have an [Angeleno Account](#) and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the City Planning Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

**THIS SECTION SHALL BE ADDED ONTO THE FINAL PLAN SET
PERMITTED BY LADBS**

HOUSING CRISIS ACT VESTING LOG

This log is intended to be used by City staff to track compliance with the time limits and project scope changes (unit count), in order to retain vesting rights through the development process. If a vested Housing Development Project is associated with a City Planning application for its development, this page and the log shall be completed by the City Planning Case Processing Unit. Any modifications to the content(s) of this log by anyone other than City staff is prohibited. A copy of this page and the completed log must be included on the final set of plans for construction.

CITY STAFF USE ONLY

Case Number PAR- _____

Date Vested (Date Preliminary Application Submittal Complete): _____

Proposed No. of Dwelling Units²⁰: _____

City Planning Staff Name and Title: _____

²⁰ The proposed number of dwelling units should match the number of proposed dwelling units identified on page 1.

TABLE A - HOUSING CRISIS ACT VESTING LOG
THIS SECTION TO BE COMPLETED BY CITY PLANNING CASE PROCESSING UNIT ONLY

Milestone	Date Due	Date Complete	Dwelling Units ²¹	Determination ²²	Staff Name
City Planning Application Filing Project submitted within 180 days of the HCA Vesting Preliminary Application being deemed complete. ²³ Project meets the time limits: <input type="checkbox"/> YES <input type="checkbox"/> NO			<input type="checkbox"/> Project meets 20% threshold <input type="checkbox"/> Project exceeds 20% threshold Proposed Units: _____ Plan Sheet No.: _____	<input type="checkbox"/> The project meets the time limits (180 days) and limitations on project scope (unit count). <input type="checkbox"/> The HCA Vesting Preliminary Application is expired and has no further force or effect.	
Applicant Response to Deemed Incomplete Letter If a City Planning Application is Deemed Incomplete, the applicant must submit all information needed within 90 days of receiving the Deemed Incomplete Letter (applies ONLY to projects that are required to file a City Planning application) Project meets the time limits: <input type="checkbox"/> YES <input type="checkbox"/> NO			<input type="checkbox"/> Project meets 20% threshold <input type="checkbox"/> Project exceeds 20% threshold Proposed Units: _____ Plan Sheet No.: _____	<input type="checkbox"/> The project meets the time limits (90 days) and limitations on project scope (unit count). <input type="checkbox"/> The HCA Vesting Preliminary Application is expired and has no further force or effect.	

²¹ Any change in the residential unit count is limited to less than 20 percent of what is indicated on the completed Preliminary Application, exclusive of any increase resulting from the receipt of a density bonus, concession, waiver, or similar provision.

²² If the time limits are not met or if the changes in the project scope exceed specified thresholds, then the Preliminary Application shall expire and have no further force or effect.

²³ Once the Preliminary Application is complete, the City Planning application must be submitted within 180 days of the Preliminary Application completion date.

Milestone	Date Due	Date Complete	Dwelling Units	Determination	Staff Name
Date City Planning Application Deemed Complete	N/A		<input type="checkbox"/> Project meets 20% threshold <input type="checkbox"/> Project exceeds 20% threshold Proposed Units: _____ Plan Sheet No.: _____	<input type="checkbox"/> The project meets the limitations on project scope (unit count). <input type="checkbox"/> The HCA Vesting Preliminary Application is expired and has no further force or effect.	
Date of Hearing	N/A		<input type="checkbox"/> Project meets 20% threshold <input type="checkbox"/> Project exceeds 20% threshold Proposed Units: _____ Plan Sheet No.: _____	<input type="checkbox"/> The project meets the limitations on project scope (unit count). <input type="checkbox"/> The HCA Vesting Preliminary Application is expired and has no further force or effect.	
Date of Final Approval of City Planning Application ²⁴	N/A		<input type="checkbox"/> Project meets 20% threshold <input type="checkbox"/> Project exceeds 20% threshold Proposed Units: _____ Plan Sheet No.: _____	<input type="checkbox"/> The project meets the limitations on project scope (unit count). <input type="checkbox"/> The HCA Vesting Preliminary Application is expired and has no further force or effect.	

²⁴ Final approval means that a project has obtained all necessary approvals to be eligible to apply for, and obtain, a building permit or permits, and all appeal periods or statutes of limitations have been exhausted or resolved in favor of the Housing Development Project (G.C. Sec. 65589.5(o)(2)(D)(ii)).

Milestone	Date Due	Date Complete	Dwelling Units	Determination	Staff Name
Date Construction Commenced (within 2.5 years or 3.5 years of Final Decision) ²⁵ Project meets the time limits: <input type="checkbox"/> YES <input type="checkbox"/> NO			<input type="checkbox"/> Project meets 20% threshold <input type="checkbox"/> Project exceeds 20% threshold Proposed Units: _____ Plan Sheet No.: _____	<input type="checkbox"/> The project meets the time limits (2.5 or 3.5 years) and limitations on project scope (unit count). <input type="checkbox"/> The HCA Vesting Preliminary Application is expired and has no further force or effect.	

Notes:

²⁵ Vested Housing Development Projects must commence construction within two and one-half years, or three and one-half years for one hundred percent affordable Housing Development Projects.

Appendix 1

Elevations Instructions for Vesting Pursuant to the Housing Crisis Act

123 Example Blvd, Los Angeles, CA



Materials, Textures and Colors



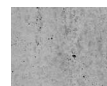
Exterior Cement Plaster, Smooth, Cream



Balcony Door, Vinyl, White



Board Formed Concrete, Wood Grain, Misty Blue



Exterior Cement Plaster, Smooth, Pewter



Aluminum, Brushed Metal, Dark Grey

Elevations shall show the design, materials, color, massing, facade and height of each building under the project scope:

- **Scale:** The scale shall be no less than $\frac{1}{8}" = 1'-0"$ or a scale that produces a readable illustration.
- **Building Materials and Colors:** Elevations must identify all building materials types and colors. Include any sustainable features of the project as well as the material texture or pattern.
- **Location:** The elevations page must include the site address.
- **Labeling:** All views and major features shall be labeled, including which side of the project is being illustrated.
- **Dimensions:** Elevations shall be dimensioned in a manner that all relevant measurements can be read. Accessory structures shall have the same dimension requirements as the main structure. Include the dimensions for all heights. Required dimensions must include the following items:
 - The lowest elevation within 5 feet of the perimeter of the building;
 - The highest elevation for purposes of determining maximum building height as measured per Department of Building and Safety requirements and as defined by LAMC Section 12.03 of Chapter 1;
 - Height to the highest point of the roof and all roof structures;
 - Wireless facilities and transformers;
 - Projections proposed to be attached to a building facade;
 - Poles or signs including those attached to the facade or roof. Roof signs, pole signs and billboards must show both sides;
 - Facade texture, pattern, color and material changes to determine compliance with building articulation and design standards; and
 - Fences, walls, beams, barriers, including lighting fixtures, pillars, and gates on all sides.

Most City Planning processes involve a review of the project design. Applicants are encouraged to consult with the **LACP Urban Design Studio** regarding the design of the project early in the application process, ideally prior to filing. You may schedule a design review meeting online:

planning.lacity.org/plans-policies/urban-design-studio/schedule-appointment.

Refer to Elevation Instructions ([CP-7817](#)) for additional guidance.

Appendix 2

Building Area Analysis for Vesting Pursuant to the Housing Crisis Act

The purpose of this Building Area analysis sample and instructions is to provide guidance with determining the total Building Area or “square footage of construction” of a Housing Development Project in order to vest pursuant to the Housing Crisis Act. The sample below broadly applies to all types of Housing Development Projects.

Building Area Calculation Table – Example

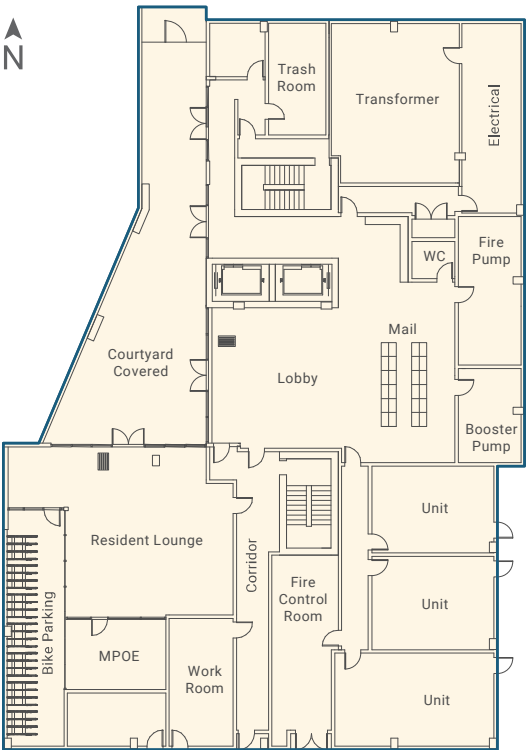
Level	Proposed
L2–L5	30,704 sf
L1	9,426 sf
Total	40,130 sf

Building Area Definition

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 in the building area if such areas are included within the horizontal projection of the roof or floor above.

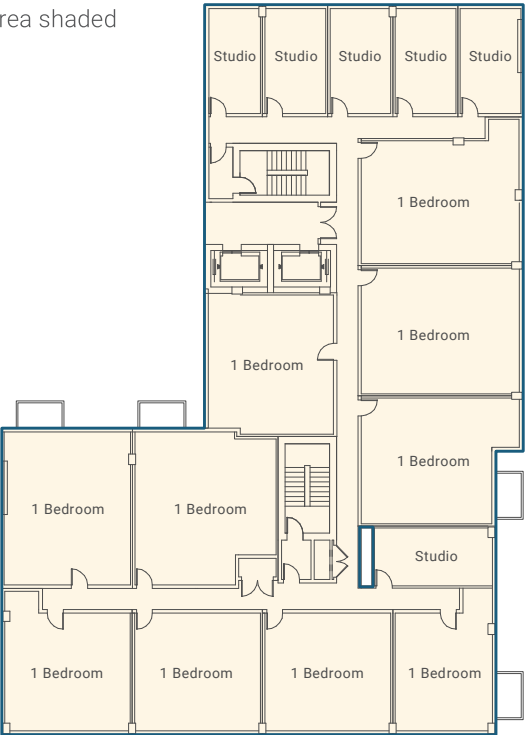
– California Government Code Section 65941.1(C)

Building Area Diagram – Example



Level 1 Building Area 9,426 sf

Building Area shaded



Levels 2-5 Building Area 7,676 sf (per level)

Instructions

- **Shaded and Dimensioned Diagram:** Set of plans shall include a shaded and dimensioned diagram indicating the total Building Area for each level, including any covered parking areas, elevator shafts and stairwells at each level.
- **Quantities Referenced Diagram:** Each area analysis must include a label or reference to its Building Area, expressed as square-footage.
- **Calculation Table:** The Building Area page should include a corresponding calculation table indicating the Building Area for each level, as well as the grand total.

Exhibit J – SB 8 No Net Loss Declaration

years, a Housing Development Project must obtain an SB 8 RUD letter from LAHD.

The project must also be in compliance with Government Code Sections 66300(d)(2)(C) and 66300(d)(2)(D) (i), which require the developer to allow existing occupants to occupy their units until six months before the start of construction activities and to provide relocation benefits to lower income occupants of those affordable residential rental units.

In lieu of signing this declaration, an SB 8 RUD letter may be obtained from LAHD.

CITY CONTACTS

For specific questions regarding replacement requirements and occupant protections or the RUD process, contact LAHD at LAHD-Landuse@lacity.org.

For general questions regarding the implementation of no net loss procedures related to Housing Development Projects that are not associated with a City Planning application, contact the Department of Building and Safety at LADBS.AHS@lacity.org.

For general questions regarding the implementation of no net loss procedures related to Housing Development Projects associated with a City Planning application, contact Los Angeles City Planning at planning.HCA@lacity.org.

PROJECT INFORMATION

Permit Application or Case No.: _____

Street Address: 13840 W SHERMAN WAY

Legal Description (Lot, Block, Tract): LOT PT 225, PT 225 ARB 69 OF TRACT TR1000

Assessor's Parcel Number: 2216032032

Site Zoning: [Q]RD1.5-1, R1-1

Project Description: NEW CONSTRUCTION, 5-STORY, 83-UNIT, 100% AFFORDABLE HOUSING DEVELOPMENT SEEKING ON-MENU INCENTIVES PER LAMC 12.22.A.25, AB1287

Maximum number of housing units that existed on the site within the past five years: 0

Maximum number of housing units subject to an Ellis Act withdrawal within the past 10 years: 0

Number of housing units proposed to be removed: 0

Number of housing units proposed to be constructed: 83

Net number of housing units created⁴: 83

Attach proof of existing units, uses, or vacant land within the past five years, such as Certificates of Occupancy, building permits and demolition permits. If the foregoing documentation is not available, other legal documentation may be submitted for review. On a separate sheet, please list and describe the documentation provided.

⁴ To calculate the net number of housing units created, subtract the total units proposed to be constructed and the maximum number of units that existed on the site within the past five years.

PROPERTY OWNER DECLARATION

PROPERTY OWNER DECLARATION. Before a City Planning application can be accepted or a building permit issued, the owner of each property involved must provide a signature to verify the no net loss declaration is being filed with their knowledge. Staff will confirm ownership based on the records from the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
 - **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items a-e below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
 - **Grant Deed.** Provide a Copy of the Grant Deed if the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
 - **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) signatures are required of all owners.
- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this development proposal or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. The proposed Housing Development Project consist of (1) one residential unit; (2) one or more new Accessory Dwelling Units (ADU), Junior ADUs (JADU), or Movable Tiny Homes (MTH) that do not involve the removal of any number of units; (3) a new SB 9 Two-Unit Development pursuant to Government Code Section 65852.21 that does not involve the alteration or removal of any number of units; (4) a new SB 9 Urban Lot Split, pursuant to Government Code Section 66411.7, that does not involve the alteration or removal of any units; or 5) A Housing Development Project that does not involve the removal of any number of units, is not on a site that has removed any units within the past five years, and where no units were subject to an Ellis Act withdrawal within the past 10 years.

Ly (initials)

Continued on Next Page

- c. The proposed project will not result in fewer units than existed in the past five years. Nor have residential dwelling units been withdrawn from rent or lease in accordance with Government Code Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 (the "Ellis Act") within the past 10 years.
- d. I acknowledge and understand that the project must include at least as many units as the maximum number or units that existed on the site in the past five years and that any Protected Units withdrawn from rent or lease in accordance with Government Code Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 (the "Ellis Act") within the past 10 years must also be replaced.
- e. The project is in compliance with Government Code Section 66300(d)(2)(C) and 66300(d)(2)(D) (i), which require the developer to allow existing occupants to occupy their units until six months before the start of construction activities and to provide relocation benefits to lower income occupants of those affordable residential rental units.
- f. Violations of this Declaration may result in a revocation or denial (including Parcel Maps and building permits) as well as any other penalties that may be applicable. I have read the above "Notice to Property Owner" and declare that the information provided in section III "Project Information" is true and correct.

g. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct. Executed on 18 (day) July (month), 2024 (year) at Los Angeles (city), CA (state/province), U.S.A. (country).

Signature:  _____ Print Name: Lior Yehuda _____

Signature: _____ Print Name: _____

Exhibit K – Appeals

APPLICATIONS

APPEAL APPLICATION Instructions and Checklist



PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals, use form [CP13-7840](#). For Building and Safety Appeals and Housing Department Appeals, use form [CP13-7854](#).

RELATED CODE SECTION

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

APPELLATE BODY

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

- ☐ Area Planning Commission (APC) ☒ City Planning Commission (CPC) ☐ City Council
☐ Zoning Administrator (ZA)

CASE INFORMATION

Case Number: ADM-2024-4622-DB-PHP
2216032032
APN: _____
Project Address: 13840 Sherman Way, Van Nuys, CA 91405
Final Date to Appeal: February 26, 2025

APPELLANT

Check all that apply.

- ☒ Person, other than the Applicant, Owner or Operator claiming to be aggrieved
☐ Representative ☐ Property Owner ☐ Applicant ☐ Operator of the Use/Site

APPELLANT INFORMATION

Appellant Name: Gayane Khachikian on behalf of himself and other aggrieved parties

Company/Organization: N/A

Mailing Address: 13819 Enadia Way

City: Van Nuys **State:** CA **Zip Code:** 91405

Telephone: (818) 648-9697 **E-mail:** charminu818@yahoo.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?
All aggrieved homeowners whether notified or not notified

☒ Self ☒ Other:

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

REPRESENTATIVE / AGENT INFORMATION

Name: Lynette M. Jones (Agent on behalf of Gayane Khachikian and other aggrieved homeowners)

Company/Organization: N/A

Mailing Address: PO Box 56421

City: Sherman Oaks **State:** CA **Zip Code:** 91413

Telephone: (323) 864-5525 **E-mail:** joneslynettem@gmail.com

JUSTIFICATION / REASON FOR APPEAL

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

Are specific Conditions of Approval being appealed? ☒ YES ☐ NO

If Yes, list the Condition Number(s) here: 1, 3, 4, 6a, 6c, 6d, 7, 8, 9, 11, 15, 21

On a separate sheet provide the following:

- ☒ Reason(s) for the appeal
- ☒ Specific points at issue
- ☒ How you are aggrieved by the decision

APPLICANT'S AFFIDAVIT

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

Appellant Signature: Gayane Khachikian GayaneKhachikian (Feb 26, 2025 15:33 PST) **Date:** February 26, 2025

GENERAL NOTES

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

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

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: _____

Reviewed & Accepted by (DSC Planner): _____

Receipt No.: _____ **Date:** _____

☐ Determination authority notified

☐ Original receipt and BTC receipt (if original applicant)

GENERAL APPEAL FILING REQUIREMENTS

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

APPEAL DOCUMENTS

1. Hard Copy

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

☐ Appeal Application

☐ Justification/Reason for Appeal

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

2. Electronic Copy

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

3. Appeal Fee

- ☐ *Original Applicant.* The fee charged shall be in accordance with [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.a. \(Appeal Fees\) of Chapter 1A](#) as applicable, or a fee equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.
- ☐ *Aggrieved Party.* The fee charged shall be in accordance with [LAMC Section 19.01 B.1\(b\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.b. \(Appeal Fees\) of Chapter 1A](#) as applicable

4. Noticing Requirements (Applicant Appeals Only)

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

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

SPECIFIC CASE TYPES

ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

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

Appeal procedures for DB/TOC cases are pursuant to [LAMC Section 13B.2.5. \(Director Determination\) of Chapter 1A](#) or [LAMC Section 13B.2.3. \(Class 3 Conditional Use\) of Chapter 1A](#) as applicable.

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

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

WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to [LAMC Section 12.37 I of Chapter 1](#) or [LAMC Section 10.1.10. \(Waiver and Appeals\) of Chapter 1A](#) as applicable.

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

[VESTING] TENTATIVE TRACT MAP

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

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

NUISANCE ABATEMENT / REVOCATIONS

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

Appeal Fee

- ☐ *Applicant (Owner/Operator)*. The fee charged shall be in accordance with the [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.a. \(Appeal Fees\) of Chapter 1A](#) as applicable.

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

- ☐ *Aggrieved Party*. The fee charged shall be in accordance with the [LAMC Section 19.01 B.1\(b\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.b. \(Appeal Fees\) of Chapter 1A](#) as applicable.







ADM-2024-4622-DB-PHP (13804 Sherman Way Van Nuys) CP13-7769 Appeal v2 (Gayane)

Final Audit Report

2025-02-26

Created:	2025-02-26
By:	Lynette M. Jones (joneslynettem@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAPpKOV7eYpMbTjcsjTsii3wj70EIIZ4i

"ADM-2024-4622-DB-PHP (13804 Sherman Way Van Nuys) CP 13-7769 Appeal v2 (Gayane)" History

-  Document created by Lynette M. Jones (joneslynettem@gmail.com)
2025-02-26 - 11:15:10 PM GMT
-  Document emailed to charminu818@yahoo.com for signature
2025-02-26 - 11:15:33 PM GMT
-  Email viewed by charminu818@yahoo.com
2025-02-26 - 11:16:04 PM GMT
-  Signer charminu818@yahoo.com entered name at signing as Gayane Khachikian
2025-02-26 - 11:18:06 PM GMT
-  Document e-signed by Gayane Khachikian (charminu818@yahoo.com)
Signature Date: 2025-02-26 - 11:18:08 PM GMT - Time Source: server
-  Agreement completed.
2025-02-26 - 11:18:08 PM GMT

Gayane Khachikian and Lynette M. Jones
Agents on behalf of Aggrieved Parties (Appellants)

JUSTIFICATION / REASON FOR APPEAL

Case Number: ADM – 2024 – 4622 – DB – PHP

Dear City Planning Commission,

Please note that although the appeal is signed by Gayane Khachikian or another aggrieved party, the Appellants for whom the appeal applies includes, without limitation, all aggrieved parties similarly situated to the following homeowners whose utility bills or ZIMAS locations are attached as proof of residence, even though residents on Ranchito did not receive a notice:

Karapet “Gary” Gazdzhyan – 7140 Ranchito Ave.
Norair Karapetyan – 7129 Cantaloupe Ave. (including son, Artur Karapetyan (also a resident), as proxy)
Gayane Khachikian – 13819 Enadia Way
Marieta Oganessian – 7134 Ranchito Ave.

The justifications for requesting this appeal and an extension are based on developer omission and CPC error as follows:

Lack of Notification

- All parties abutting the subject property at 13840 Sherman Way, Van Nuys, CA 91405 (the “Lot”) were not notified of the Determination; therefore, there was not sufficient time to review the file and make substantive objections. The Ranchito Appellants only found out about the Determination within the last 24 to 48 hours. This appeal is based on a copy of the notice agent Lynette Jones was able to secure and forward to the Appellants residing on Ranchito Avenue. We request an extension of time to actually review the notice and exhibit with and hire an attorney.

Specific Points at Issue (Conditions of Approval)

As a preliminary matter, the Determination’s description of the Lot fails to recognize or address the impacts on the Ranchito Avenue Appellants. This is a major flaw that affects the entire Determination; however, this appeal addresses more specifically the following Conditions of Approval:

1. **On-Site Restricted Affordable Units** – The affordability of the units is not at issue. Of concern is the number of units and how the number of units impacts the proposed parking plan. The parking plan has negative impacts on Ranchito Appellants and Cantaloupe Appellants as set forth in the How Aggrieved section below.

3. **Site Development** – We request that the Department of City Planning reevaluate Exhibit A because the site plan fails to address the Lot’s negative impacts on the Ranchito Appellants. In fact, the parking is situated along the property line of Ranchito Appellants with insufficient setbacks to avoid automobile exhaust and noise for existing homeowners, at least one of whom has a structure directly on the property line.

4. **Residential Density** – We propose a limit on the residential density in order to reduce the number of units from 86 to a number of units that will meet City’s goals without requiring parking lots and driveways that abut existing rear yards and side yards.

6. **Parking**

a. **Residential Parking.** The proposed number of 57 parking spaces negatively impacts the Appellants because it requires parking along the property line of homes without sufficient setbacks or mitigating measures to reduce noise and pollution nuisances related to having a driveway or parking adjacent to living spaces.

c. **Adjustment of Parking.** Parking should be adjusted downward to avoid the need to develop parking spaces so close to side yards (Cantaloupe Appellants) and backyards (Ranchito Appellants).

d. **Landscaping.** There is no amount of landscaping to address the health hazard of noise and exhaust created by developing a driveway and parking lot along the bedroom windows and other living spaces of the Appellants.

7. **Floor Area Ratio (FAR) (On-Menu Incentives)** – We request that the FAR be adjusted downward to eliminate the parking issues, health, and nuisance concerns set forth in this appeal.

8. **Height** – We request that the maximum project height be adjusted downward to eliminate the issue of the residents on higher floors being able to see into the backyards and windows of existing residents. Reducing the maximum height will also reduce the number of units sufficiently to address the health and nuisance concerns of the driveway and parking which are currently planned along the property lines without sufficient buffers.

9. **Setbacks**

a. **Side Yard Setback (On-Menu Incentive)** – The side yard setback should not be reduced because a reduction exacerbates the health and nuisance issues raised by the location of the parking. Instead, the side yard setback should be increased, as there are bedroom windows along the north façade of the Cantaloupe Appellants, and rear yards along the property line of the Ranchito Appellants to the west that will be impacted by cars so close to their living spaces.

b. **Rear Yard Setback (Enadia Way)** – Although Appellants appreciate the blocked access on the southern part of the Lot along Enadia Way, Appellants object to the suggestion elsewhere that this southern portion can be developed later, as long as it meets BOE standards. Opening this area to automobile traffic would create the same kinds of health and nuisance issues for Appellants whose living spaces abut the Lot (e.g., the Enadia Way Appellants)

11. **Open Space (On-Menu Incentive)** – Appellants oppose reduction of open space because the development of parking spaces next to the bedroom windows of the Cantaloupe Appellants and the rear yards of Ranchito Appellants creates health and nuisance issues that affect the Appellants’ private enjoyment of their homes.

15. **Site Access** – We would like to prevent future use of Enadia Way for any site access because it exacerbates the problems already set forth in this appeal, especially as the Enadia Appellant's living spaces are along the southeastern border of the property.

21. **Department of Building and Safety** – Considering the location of parking adjacent to the Cantaloupe Appellant's bedroom windows and the Ranchito Appellants' rear yards, we request that Department of Building and Safety review the feasibility of the proposed setbacks in proximity to the Appellants' homes in order to provide preliminary guidance on how to mitigate the health issues and other nuisances outlined in this appeal.

How Aggrieved (See Exhibit A, page 8)

- The developer's plans propose parking on the southwestern end of the Lot abutting 7129 Cantaloupe Ave. The northern façade of 7129 Cantaloupe Ave. consists of bedrooms with windows. Parking spaces in proximity to the bedroom windows creates a health hazard and nuisances related to automobiles adjacent to this property's side yard.
- The developer's plans propose parking and a driveway along the backyards of the Appellants residing on Ranchito Ave. Automobile traffic and exhaust in the backyards of the Ranchito Appellants create a health hazard and a nuisance and affects all Appellants' quiet enjoyment.
- Four stories mean the development will be the tallest apartment building for several blocks. Residents of the apartment building will have sight lines into the windows of the Appellants based on the development's height. There must be something to address the lack of privacy this development will create, even if it is a reduction in height to address these privacy concerns and other issues raised by the volume of parking proposed.

Exhibit L – Mailing Labels and Affidavit

ABUTTING OWNERS & OCCUPANTS
13480 SHERMAN WAY
VAN NUYS, CA 91405

1
ENADIA VILLAGE LLC
23945 CALABASAS RD #116
CALABASAS, CA 91302

2
BENITO & ROSA DIAZ
13830 SHERMAN WAY
VAN NUYS, CA 91405

3
JEFFREY DRUCE
5436 PENFIELD AVE
WOODLAND HILLS, CA 91364

4
VAZGEN BALYEZYAN
13819 ENADIA WAY
VAN NUYS, CA 91405

5
BRIAN F MCNAMARA
13824 ENADIA WAY
VAN NUYS, CA 91405

6
MARI TASHCHYAN
7129 CANTALOUPE AVE
VAN NUYS, CA 91405

7
BARBARA L MURPHEY
3739 MULTIVIEW DR
LOS ANGELES, CA 90068

8
STEPAN GORGINOV
7134 RANCHITO AVE
VAN NUYS, CA 91405

9
KARAPET GAZDZHYAN
7140 RANCHITO AVE
VAN NUYS, CA 91405

10
ARMINE MARTIROSYAN
6652 ALCOVE AVE
NORTH HOLLYWOOD, CA 91606

11
COELER PETER A CO TR
12716 RIVERSIDE DR
VALLEY VILLAGE, CA 91607

12
13843 SHERMAN WAY AVE LLC
1013 LOMA VISTA DR
BEVERLY HILLS, CA 90210

13
TCT XV LLC
13014 SHERMAN WAY
NORTH HOLLYWOOD, CA 91605

14
MARTIROSIAN INVESTMENTS LLC
2288 N HOBART BLVD
LOS ANGELES, CA 90027

15
SHERMAN WAY APTS LLC
234 25TH ST
SANTA MONICA, CA 90402

OWNER
ENADIA VILLAGE LLC
23945 CALABASAS RD #116
CALABASAS, CA 91302

APPLICANT
LA DEVELOPED LLC
6746 VALJEAN AVE
LAKE BALBOA, CA 91406

REPRESENTATIVE
OLIVA JONCICH & VICENTE ARELLANO
RAND PASTER NELSON
633 W 5TH ST #5880
LOS ANGELES, CA 90071

COUNCIL DISTRICT 2
OFFICE OF PAUL KREKORIAN
200 N SPRING ST, ROOM 435
LOS ANGELES, CA 90012

VAN NUYS NEIGHBORHOOD COUNCIL
P.O. BOX 3118
VAN NUYS, CA 91407

**City of Los Angeles
Department of City Planning
Affidavit of Mailing**

Case Number ADM-2024-4622-DB-PHP-VHCA

This Affidavit concerns (check one of the following):

- | | |
|---|--|
| <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Notice of Requested Waiver |
| <input type="checkbox"/> CPC/APC Courtesy Notice | <input type="checkbox"/> Tribal Notification |
| <input checked="" type="checkbox"/> Letter of Compliance (LOC) | <input type="checkbox"/> Letter of Correction |
| <input type="checkbox"/> Withdrawn | <input type="checkbox"/> Termination Letter |
| <input type="checkbox"/> Hold Letter | <input type="checkbox"/> Intent to Terminate |

I, Giovanni Martirosian, certify that I am an employee of the City of Los Angeles,
on March 4, 2025, mailed, postage prepaid, to the applicant
(Date)

and all parties required by the Municipal Code, as indicated below, on the case
indicated above, a true copy of which is attached:

Public Hearing

Check Recipients Below:

- ☐ Owner, Applicant and Representative
- ☐ Abutting Property Owners
- ☐ Abutting Property Owners and Tenants
- ☐ 100-foot Radius
- ☐ 500-foot Radius
- ☐ Persons who signed in at the hearing
- ☐ Appellant(s)
- ☐ Council Office No. _____
- ☐ Certified Neighborhood Council
- ☐ _____
- ☐ 100-foot Coastal Notice
- ☐ Group Coastal Notice
- ☐ State Coastal Commission
- ☐ Adjacent City/ies
- ☐ Los Angeles Unified School District
- ☐ Caltrans
- ☐ Other _____

**Staff Report / Appeal /
Termination / Letter of Decision**

Check Recipients Below:

- ☒ Owner, Applicant and Representative
- ☒ Abutting Property Owners
- ☐ Abutting Property Owners and Tenants
- ☐ Persons who signed in at the hearing
- ☐ Persons who requested notice in writing
- ☒ Council Office No. 2
- ☒ Certified Neighborhood Council
Van Nuys
- ☐ Department of Building and Safety
- ☐ Department of Transportation
- ☐ Other _____

Giovanni Martirosian
Staff Signature