Notice of **Rescheduled Public Hearing**

Aviso de Audiencia Pública Reprogramada • 재조정 된 공청회 통지
Abiso ng Muling Itinakdang Pagdinig sa Publiko • 公開聽證會改期通知
Վերանշանակված հանրային լսումների մասին ծանուցագիր

311 | Traducción 번역 • 翻译 Pagsasalin Թարգմանություն

LOS ANGELES CITY PLANNING

May 28, 2025 after 4:30 p.m.

East Area Planning Commission

Ramona Hall Community Center
4580 North Figueroa Street
Los Angeles, CA 90065

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information.

Please see **planning4la.org/hearings** for the meeting agenda.

Project Address

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto
ծրագրի Հասցե

2115-2125 East Cesar Chavez Avenue, Los Angeles, CA 90033
301-309 North Chicago Street, Los Angeles, CA 90033

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

The project proposes the construction, use, and maintenance of a new, six-story, 75-foot 2-inch, 51,235 square-foot mixed-use building, with 50 residential units including 5 units reserved for Extremely Low-Income households, approximately 4,030 square feet of ground floor commercial space, and a Floor Area Ratio of 3.68:1, in a Commercial Area of the Adelante Eastside Redevelopment Plan Area. The project is utilizing TOC base incentives.

Proposed Project CONTINUED

Proyecto Propuesto • 프로젝트 제안 • 擬議項目 • Iminungkahing Proyekto • Առաջարկվող ծրագիր

An appeal of the August 31, 2023 Director of Planning's determination which:

1. Found that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines applies; and

2. Approved with conditions a Redevelopment Plan Project Compliance Review for the construction, use, and maintenance of a new, six-story, 75-foot 2-inch, 51,235 square foot mixed-use building, with 50 residential units including 5 units reserved for Extremely Low-Income Households, approximately 4,030 square feet of ground floor commercial space, and a Floor Area Ratio of 3.68:1, in a Commercial Area of the Adelante Eastside Redevelopment Plan Area.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求的事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Commission shall recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the case entitled *Cesar Chavez 888, LLC v. City of Los Angeles; East Los Angeles Area Planning Commission*, Los Angeles Superior Court Case No. 24STCP01880.

The hearing involves the presentation of and request for action by the Commission consistent with a court-issued judgment in *Cesar Chavez 888, LLC v. City of Los Angeles; East Los Angeles Area Planning Commission*, Los Angeles Superior Court Case No. 24STCP01880.

The writ of mandate, issued April 11, 2025, commands the East Los Angeles Area Planning Commission to “set aside, vacate, and annul the determination of the East Los Angeles Area Planning Commission at its meeting on March 13, 2024, granting the appeal from the August 31, 2023 decision of the Director of Planning and disapproving the Project; and Approve the Project" within 60 days of the issuance of the writ of mandate.

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):
DIR-2021-8626-RDP-HCA-1A

Related Case Number(s):
DIR-2021-8626-RDP-HCA

Zone:
C2-1-CUGU

Land Use Designation:
Regional Center Commercial

Council District:
CD 14 - Ysabel Jurado

Applicant:
Will Tiao, Cesar Chavez 888, LLC

Applicant Representative:
Aaron Belliston, BMR Enterprises

Environmental Case Number(s):
ENV-2021-8628-CE

Overlay(s):
N/A

Community Plan Area:
Boyle Heights

Assigned Staff Contact Information:
Bryant Wu, City Planning Associate
bryant.wu@lacity.org
213.202.5435
200 N. Spring St., Room 621
Los Angeles, CA 90012

Appellant/Appellant Representative:
Viva Padilla, Re/Arte Centro Literario

Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site abutting where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

File Review - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. Files are not available for review the day of or day before the hearing.

Agendas And Reports - Commission Agendas are accessible online at planning4la.org/hearings. Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Testimony And Correspondence - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

Requirements For Submission Of Materials - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on the front of this page.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "File Copy. Non-complying Submission". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning4la.org/hearings and selecting the specific Commission.

Exhaustion Of Administrative Remedies And Judicial Review - 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 agenized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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 befiled 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.

Accommodations - 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. To request a reasonable accommodation, such as translation or interpretation, please contact the Commission Executive Assistant at (818)374-3384 , the Commission Office Main Line at (213) 978-1300 or by email at apceastla @lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

DEPARTMENT OF CITY PLANNING

APPEAL RECOMMENDATION REPORT

East Area Planning Commission

Date: May 28, 2025
Time: After 4:30 p.m.
Place: Ramona Hall Community Center, 4580 North Figueroa Street, Los Angeles, CA 90065

Public Hearing: None
Appeal Status: Not Further Appealable
Expiration Date: June 10, 2025
Multiple Approval: No

Case No.: DIR-2021-8626-RDP-HCA-1A
CEQA No.: ENV-2021-8628-CE
Incidental Cases: N/A
Related Cases: N/A
Council No.: 14 – Ysabel Jurado
Plan Area: Boyle Heights
Specific Plan: N/A
Certified NC: Boyle Heights
GPLU: Regional Commercial Center
Zone: C2-1-CUGU

Applicant: Will Tiao
Cesar Chavez 888, LLC
2658 Griffith Park Blvd. #418
Los Angeles, CA 90039

Representative: Aaron Belliston
BMR Enterprises
5250 Lankershim Blvd. Ste 500
North Hollywood, CA 91601

Appellant: Viva Padilla
Re/Arte Centro Literario

PROJECT LOCATION: 2115-2125 East Cesar E. Chavez Avenue (301-309 North Chicago Street)

PROPOSED PROJECT: The project proposes the demolition of two existing one-story mixed-used commercial buildings and construction, use, and maintenance of a new, six-story, 75-foot 2-inch, 51,235 square-foot mixed-use building, with 50 residential units including 5 units reserved for Extremely Low-Income households, approximately 4,030 square feet of ground floor commercial space, and a Floor Area Ratio of 3.68:1, in a Commercial Area of the Adelante Eastside Redevelopment Plan Area.

APPEAL: Appeal of the August 31, 2023, Director of Planning determination to approve the construction, use, and maintenance of a new, six-story, 75-foot 2-inch, 51,235 square-foot mixed-use building, with 50 residential units including 5 units reserved for Extremely Low Income households, approximately 4,030 square feet of ground floor commercial space, and a Floor Area Ratio of 3.68:1, in a Commercial Area of the Adelante Eastside Redevelopment Plan Area. The project is utilizing TOC base incentives. This item was previously scheduled for hearing on November 8, 2023, December 13, 2023, and January 10, 2024, and considered on March 13, 2024.

RECOMMENDED ACTIONS:

1. **Set aside** and **vacate** the East Los Angeles Area Planning Commission actions of March 13, 2024, memorialized in Letter of Determination dated May 1, 2024, relative to Planning Case Nos. DIR-2021-8626-RDP-HCA-1A; ENV-2021-8628-CE, for the proposed residential development at 2115-2121 E. Cesar Chavez Avenue, 301-309 N. Chicago Street (Project).

2. **Determine**, based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorial exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

3. **Deny** the appeal of DIR-2021-8626-RDP-HCA and **sustain** the Planning Director's August 31, 2023 Determination to APPROVE a Redevelopment Plan Project Compliance Review for the construction, use, and maintenance of a new, six-story, 75-foot 2-inch, 51,235 square-foot mixed-use building, with 50 residential units including 5 units reserved for Extremely Low-Income households, approximately 4,030 square feet of ground floor commercial space, and a Floor Area Ratio of 3.68:1, in a Commercial Area of the Adelante Eastside Redevelopment Plan Area; and

4. **Adopt** the Conditions of Approval and Findings of the Planning Director's August 31, 2023 Determination.

VINCENT P. BERTONI, AICP
Director of Planning

Jane Choi
Jane Choi, AICP
Principal City Planner

Deborah Kahen
Deborah Kahen, AICP
Senior City Planner

Chi Dang
Chi Dang
City Planner

Bryant Wu
Bryant Wu
City Planning Associate
Bryant.Wu@lacity.org

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PROJECT ANALYSIS

Project Summary

On August 31, 2023, the Director of Planning approved a Redevelopment Plan project. The project is an urban infill residential development on a 15,000 square foot site, located at the northwest corner of East Cesar E. Chavez Avenue and Chicago Street. The project proposes the construction of a new, six-story mixed-use building containing 50 residential units, five (5) of which are to be reserved for Extremely-Low-Income Households, and 4,030 square feet of commercial area. The project proposes a total of 32 residential parking spaces with Vehicular access provided via two driveways located off Chicago Street. The project includes 6,500 square feet of Open Space provided at the second and roof levels.

Writ of Mandate

On March 13, 2024, the East Los Angeles Area Planning Commission (East LA APC or the Commission) granted an appeal of the Planning Director's August 31, 2023 Determination and denied the project proposed under Case No. DIR-2021-8626-RDP-HCA-1A. On June 10, 2024, the Applicant filed a petition with the Los Angeles County Superior Court (LASC) to challenge the Commission's determination. On April 11, 2025, in the case of Cesar Chavez 888, LLC v. City of Los Angeles (LASC Case No. 24STCP01880), the Court issued a Writ of Mandate, commanding the East Los Angeles Area Planning Commission to (1) set aside, vacate, and annul its March 13, 2024 determination and (2) approve the Project. The purpose of the May 28, 2025 East LA APC meeting is to present and request the Commission take action consistent with the Court-issued Writ of Mandate.

Background

The subject property consists of two contiguous lots equating to a lot area of 15,000 square feet with approximately 100 feet of frontage along the northern side of East Cesar E. Chavez Avenue and 100 feet of frontage along the western side of Chicago Street. The property is zoned C2-1-CUGU and located within the Adelante Eastside Redevelopment Plan (Redevelopment Plan) area. The property is improved with two one-story mixed-use commercial buildings with three (3) RSO units on site. The applicant requests a Redevelopment Plan Project Compliance to permit the demolition of two existing one-story mixed-use commercial buildings and the construction of a new, six-story mixed-use building containing 50 residential units, five (5) of which are to be reserved for Extremely-Low-Income Households, and 4,030 square feet of commercial area on a 15,000-square foot site.

The project site is located within the Boyle Heights Community Plan area and is located within the C2-1-CUGU Zone with the land use designation of Regional Center Commercial. Height District 1 for the C2-1-CUGU Zone allows for a 1.5:1 Floor Area Ratio (FAR) and unlimited height. However, the Boyle Heights Community Plan indicates that Regional Center Commercial land uses include corresponding zone RAS3 which permits a 3:1 FAR and a 45-foot height limit. The project qualifies for Tier 3 incentives within the Transit Oriented Communities Program and is therefore eligible for the ministerial processing of an up to 3.75:1 Floor Area Ratio in commercial zones and an up to 70 percent increase in density as base incentives. The project's proposed FAR of 3.68:1 is therefore within the maximum permitted Floor Area Ratio of 4.5:1 under the TOC Program. The "CUGU" indicates the site is within the Clean Up Green Up Program, established under Ordinance 184,246, LAMC Section 13.18. The purpose of CUGU is to reduce cumulative health impacts resulting from land uses including a concentration of industrial land use, on-road

vehicle travel, and heavy freight-dominated transportation corridors. CUGU does not apply to residential land uses such as the proposed project.

Surrounding Properties

Properties to the east, west, and south, are zoned C2-1-CUGU and developed mostly with older one to two-story commercial buildings, which include a mixed-use building, beauty supply and retail shops. The property to the north is zoned RD1.5-1-CUGU and improved with a one-story duplex.

Figure 1. ZIMAS zoning map

Streets

E. Cesar E. Chavez Avenue abutting the project site to the south is designated as a Modified Avenue II, dedicated to a right-of-way width of 82.5 feet and is fully improved with a parkway, curb, sidewalk, and gutter.

Chicago Street abutting the project site to the east is designated as a Local Standard Street, dedicated to a right-of-way width of 60 feet and is fully improved with a parkway, curb, sidewalk, and gutter.

APPEAL

An appeal, filed on September 15, 2023 by Viva Padilla in conjunction with RE/Arte Centro Literario, challenges the Director of Planning's determination to approve a Redevelopment Plan Project Compliance Review for the subject project, provided under Exhibit B. The following provides a summary of the appellant's appeal points and Staff's Response to each appeal point. The full appeal application and justification documents are provided in Exhibits A1 and A2. As

many of the appeal points overlap, Planning Staff has grouped related appeal points in providing the following responses below.

1) The project is not compliant with Boyle Heights Community Plan update.

Appeal points: 1, 10, 11, 18, 21, 22

1. The project lacks compliance with the Boyle Heights Neighborhood Plan (known as the Boyle Heights Community Plan update**)**.
10. The project improperly categorizes the commercial space as a “corner market”.
11. The project does not provide play areas for the children of the new tenants.
18. The project lacks a plan for displaced residents, legacy businesses, and cultural institutions.
21. The project does not encourage the protection of cultural institutions.
22. The project fails to protect legacy businesses owned by the LGBTQIA+ community.

Staff Response:

Several of the issues pointed out under Appeal points 1, 10, 11, and 18 are extracted from the proposed Boyle Heights Community Plan Update (Plan Update), which is not yet final and effective. The project cannot be subject to a Plan Update that is not yet in effect. The references to the proposed Community Plan Update include upholding the historic value of the Brooklyn Avenue Neighborhood Corridor, protecting legacy businesses, preserving corner stores, and providing outdoor amenities. However, the proposed project meets the objectives and policies of the existing Community Plan, as well as several objectives and policies in the proposed in the Community Plan Update.

The project upholds the historic and cultural integrity by providing a façade that respects the two-story linearity, the material usage, and the visual rhythm of the surrounding structures as listed in LU 19.1 and LU19.2 of the proposed Community Plan Update. LU 19.1 is to uphold the historic and cultural integrity of the historic “Brooklyn Avenue Neighborhood Corridor” by reusing existing early 20th Century brick buildings. Although the structures are from that era, the structures have been altered such that the character of the original facades have been lost. The proposed project respects the historic and cultural integrity by providing a structure that is more in keeping with the Brooklyn Avenue Neighborhood Corridor. In addition to meeting the proposed Plan Update, the proposed project also meets Commercial Policy 8 of the existing Community Plan by orienting commercial development so as to facilitate pedestrian access by locating parking to the rear of the structure and providing entrances on the east/west commercial streets.

Regarding LU 18.7 and LU 7.2, the project is replacing a restaurant, a bookstore, a second hand store, a Metro PCS store, and a salon, the surrounding area includes several salons and restaurants in the nearby area that will maintain the cultural identity of the area. Furthermore, the current bookstore has been in place for less than 3 years. Again, the proposed project will include commercial space, which supports LU 7.2 in that small commercial spaces for neighborhood servicing uses is maintained along the Cesar E. Chavez Avenue corridor.

Appeal point 10 infers that the project was improperly categorized as a “corner market”. LU 5.3 of the Plan Update supports “the establishment of corner stores that provide fresh groceries and basic household goods within comfortable walking and rolling distance for all users of the surrounding neighborhood”. As noted above, the Plan Update has not been

adopted, and therefore, is not the applicable plan. The proposed project is consistent with both the Plan Update and existing Community Plan with respect to the Land Use Goals of providing a range of commercial facilities to accommodate shopping needs of residents. The proposed project provides a corner commercial space that will still be accessible to the surrounding neighborhood. Moreover, none of the existing businesses, which include a Metro PCS store, a secondhand retail store, a bookstore, a salon, and a restaurant, provide fresh groceries or basic household goods. Whereas, the proposed open commercial space could potentially house tenants that sell the fresh groceries and basic household goods listed under LU 5.3. Additionally, the proposed project includes a corner commercial space that meets Objective 1 of the Commercial subsection of Chapter III of the existing Community Plan Update to provide additional opportunities for new commercial development and services.

Appeal Point 11 references LU 3.3 of the proposed Plan Update. As stated above, the Plan Update has not yet been adopted and, therefore, not applicable to the proposed project. However, the proposed project still satisfies the goals of the Plan Update along with the existing Community Plan. The project satisfies LU 3.3's objective of encouraging multifamily housing developments by providing 50 housing units along with approximately 6,500 square feet of Common Open Space at the second and roof levels. The spaces would provide more flexible outdoor space that can still be used for outdoor play areas, which is more than what the existing site currently provides. Appeal Point 18 references LU1.3 of the proposed Plan Update, however the proposed project is providing five (5) affordable units to the satisfaction of the Los Angeles Housing Department (LAHD) to replace and provide more units than the existing number of affordable units. By providing 50 new units that include five (5) affordable units to replace the three (3) existing units, the proposed project also meets the existing Community Plan, Residential Objective 1 "to conserve and improve housing for low- and moderate-income families".

Appeal points 21 and 22 indicate that the project does not protect the existing cultural institutions. These protections, although referenced in the Plan Update, are not included in the Goals and Objectives of the existing Community Plan, and cannot be applied in the review of the proposed project.

2) CEQA and Environmental Issues

Appeal points: 2, 6, 9, 12, 17

2. The project should require an Environmental Impact Report, not a Categorical Exemption.
6. CEQA is improper due to the effects on the Brooklyn Avenue Neighborhood Corridor, City of Los Angeles Historic Cultural Monument No. 590.
9. The project proposes the removal of two healthy 40-foot Indian Laurel Fig Trees.
12. The residents and neighbors will be affected by toxic plumes from soil excavation.
17. Categorical Exemption should not apply due to sewage spills.

Staff Response:

On August 31, 2023, the Department of City Planning determined the proposed project to be exempt from CEQA as the project was found to meet the findings required for a Class 32 Categorical Exemption (In-Fill Development Project) and issued a Notice of Exemption under ENV-2021-8628-CE. The project was found a) to be consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; b) occur within city limits on a project site

of no more than five acres substantially surrounded by urban uses; c) located on a site has no value as habitat for endangered, rare or threatened species; d) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and e) can be adequately served by all required utilities and public services. In addition, there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The appellant has not submitted any substantial evidence that the project will result in a significant environmental impact.

The project was found consistent with all applicable General Plan policies after weighing and balancing the competing policies in the General Plan, specifically, those goals, objectives, policies, and programs in the Framework Element, the 2021-2029 Housing Element and the current Boyle Heights Community Plan, as those are found at https://planning.lacity.org/plans-policies/general-plan-overview. The General Plan and the 2021-2029 Housing Element identify the critical need for more affordable housing to be built in the City of Los Angeles. The housing crisis affects most populations who are lower income and rent burdened particularly when the cost of transportation is factored into housing costs as a percentage of household income. There is an inadequate supply citywide of deed-restricted affordable housing in close proximity to transit, especially adequate housing for persons of Extremely Low to Low Income.

The project is consistent with the existing applicable Boyle Heights Community Plan designation and objectives, policies outlined below and implements important General Plan policies discussed in the project findings even if it does not implement other general plan policies:

Residential

Objective 2 To provide new housing opportunities that accommodate a range of income needs, provide public amenities, and maximize the opportunities for individual choice.

Objective 3 To improve the relationship between residential uses, the circulation system and the service system facilities (streets, schools, parks, fire, police, utilities).

Policy 4 That Medium density housing be located near commercial corridors where access to public transportation and shopping services is convenient and where a buffer from, or a transition between, low-density housing can be achieved to the extent feasible.

The project proposes a mixed-use affordable housing development that provides 50 residential units including 5 units reserved for Extremely Low Income households, which is a net of 47 new residentials dwellings on site within close proximity to public transit. This provides a greater choice in housing type, quality, and price for more segments of the population and in particular those that households occupants that qualify as Extremely Low Income which there is an inadequate amount of housing options.

Commercial

Objective 2 To provide a range of commercial facilities at various locations to accommodate the shopping needs of residents, including persons of

restricted mobility, and to provide increased employment opportunities within the Community.

Objective 4 To improve the compatibility between commercial and residential uses.

Policy 2 That community and neighborhood commercial centers be consolidated and deepened to stimulate existing businesses, create opportunities for new development and off-street parking, expand the variety of goods and services, and improve shopping convenience.

Policy 5 That neighborhood markets and retail and service establishments oriented to the residents be retained throughout the Community, within walking distance of residents.

Policy 7 That the City continue to encourage the use of private and public resources designed to stimulate commercial rehabilitation and new development.

Policy 8 That new commercial development be oriented so as to facilitate pedestrian access by locating parking to the rear of structures and provide entrances oriented toward the east/west commercial streets to preserve the continuity of the streetscape and enhance the pedestrian environment.

The proposed project provides a corner commercial space that will still be accessible to the surrounding neighborhood. The project complies with the existing policies by orienting commercial development to facilitate pedestrian access by locating parking to the rear of the structure and providing entrances on the east/west commercial streets.

Public Transportation

Objective 1 To maximize the effectiveness of public transportation to meet the travel needs of transit-dependent residents.

Objective 2 To encourage alternate modes of travel and provide an integrated transportation system that is coordinated with land uses and which can accommodate the total travel needs of the Community.

The project site is located in a TOC Tier 3 area that is less than .5 miles from the Metro L Line Station (formerly Gold Line). The project would develop a mixed-use affordable housing development that provides 50 residential units including 5 units reserved for Extremely Low Income households, approximately 4,030 square feet of ground floor commercial space that is within close proximity to public transit.

The Project's consistency with the General Plan is supported in the project findings and the entire administrative record on the basis, among other reasons, that the project provides medium density affordable housing within proximity to transit, provides commercial space that is pedestrian oriented and within walking distance from surrounding residents.

Appeal Point 2 states that the project is improperly categorized under CEQA, and Appeal Point 12 expresses concerns regarding toxic plumes from excavated soil. The site itself is

not identified in Envirostor, the State of California's database of Hazardous Waste Sites, and the Department of Toxic Substances Control (DTSC) Preliminary Investigation Area (PIA). The project has been reviewed with available government portals and websites and has been found to not be a contaminated site. The site does not have a history of prior uses that may have raised concerns about onsite contamination or hazardous waste. Additionally, the project site is located approximately 1.3 miles from the Department of Toxic Substances Control Preliminary Investigation Area clean up boundary area and approximately 2.5 miles from the Exide facility. The project would be subject to local, state, and federal regulations and standards for seismic safety and other geologic hazards. Compliance with these regulations would ensure that significant impacts would not occur. Moreover, a Soils Engineering Investigation, dated March 2, 2021, and a Soils Report Approval Letter, issued by LADBS and dated March 26, 2021, were submitted for the case and are attached as Exhibits G1 and G2.

Appeal Point 9 references the removal of two healthy Street Trees along Cesar E. Chavez Ave. The project does not propose the removal of Street Trees along Cesar E. Chavez Ave. The removal of Street Trees would require a Street Tree Removal permit from the Board of Public Works and would require a Street Tree replacement at a 2:1 ratio as a removal permit requirement. The project is providing 11 on-site trees and maintaining 2 existing street trees along Cesar E. Chavez Avenue.

Appeal Point 6 indicates that the project would have adverse effects on the Brooklyn Avenue Neighborhood Corridor. The Appellant has failed to demonstrate how the project will cause a substantial adverse change in the significance of a historical resource but merely states it's in a historically sensitive area. While the site is within the Brooklyn Avenue Historic Corridor (Cesar E. Chavez Avenue, between Cummings Street and Mott Street), which is Los Angeles Historic Cultural Monument No. 590, the project site and the buildings proposed for demolition themselves have not been identified as a historic resource by local or state agencies, and the project site has not individually been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. Only the public right-of-way was designated as the Brooklyn Avenue Neighborhood Corridor, and not the individual parcels. The site, individually, was not found to be a potential historic resource based on the City's HistoricPlacesLA website, SurveyLA, the citywide survey of Los Angeles and the Intensive Adelante Eastside Redevelopment Area Historic Resources Survey. In addition, the Office of Historic Resources reviewed the proposed project for compatibility with the Brooklyn Avenue Historic Corridor. Per correspondence dated August 18, 2023 and provided in Exhibit G5, the Office of Historic Resources determined that the existing building is not a historic resource or contributor, and the newly proposed project would be compatible with the Brooklyn Avenue Historic Corridor. Based on this, the proposed project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

Appeal Point 17 quotes a sewage spill from 2016, which closed all beaches in Long Beach and Seal Beach. The project site is located several miles from the beaches that were closed temporarily several years ago. The appellant failed to provide substantive evidence to support its assertion that the project was incorrectly categorized under CEQA.

3) Neighborhood and Public Input

Appeal Points: 3, 24, 25

3. The community and Boyle Heights Neighborhood Council opposed the project and the Letter of Opposition was not included in the Letter of Determination.
24. An online petition opposing the project includes over 200 signatures.
25. The Applicant does not do business in good faith.

Staff Response:

Several Appeal Points include opinions regarding the proposed project. Appeal point 3 indicated that the Letters of Opposition were not included in the Letter of Determination. Letters of Opposition are not included as attachments but, following standard practice, were reviewed by the Director and referenced in the Letter of Determination on page 9, along with references to the Letters of Support for the project. Copies of the Letters of Opposition and Support are included in the physical case file and provided as Exhibit F. Appeal points 24 and 25 provides additional information indicating that there is an online petition opposing the project and that the Property Owner does not do business in good faith. These comments have been taken into consideration but cannot be the sole basis to grant or deny a project under the Los Angeles Municipal Code.

4) Affordability

Appeal Points: 4, 14, 18, 19

4. The project has failed to follow proper procedures under the Ellis Act in order to withdraw the three RSO units.
14. The project does not provide enough affordable housing for the community.
18. The project does not plan for displaced residents, legacy businesses, and cultural institutions that align with the Plan Update.
19. The project does not indicate the cost of renting a commercial space in the proposed commercial ground floor space.

Staff Response:

Appeal Point 14 indicated that the project does not provide enough affordable housing for the community. On September 16, 2021, the Los Angeles Housing Department issued an SB 8 Replacement Unit Determination (RUD), which identified three (3) protected and rent stabilized units, provided in Exhibit G4. No income information was submitted by the Owner when the RUD application was submitted. Tenant letter packages were mailed to all three (3) units at the Property. No income information was provided by the occupants in the units. Pursuant to SB 330, where incomes of existing or former tenants are unknown, the required percentage of affordability is determined by the percentage of Extremely Low, Very Low, and Low Income rents in the jurisdiction as shown in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. Based on the information under CHAS, LAHD's determined that a minimum of three (3) affordable units are required to be replaced with one unit restricted to Extremely Low Income Households, one unit restricted to Very Low Income Households, and one unit restricted to Low income Households. The project is proposing five (5) units for Extremely Low Income Households which exceeds the 3 replacement RSO units required.

Appeal point 4 references improper procedure under the Ellis Act to withdraw units from the market. LAMC Section 151.22 requires that the Landlord provide 120 days notice, or one year if the tenants lived in the accommodations for at least one year and are more than 62 years of age or disabled, when rental units subject to the RSO are to be withdrawn

from the rental market. The project does not specify a timeline and therefore does not indicate that the Landlord cannot still abide by this requirement.

Appeal point 18 again references the Boyle Heights Community Plan Update, which has not yet been adopted. Appeal Point 19 expresses concerns regarding the affordability of the Project. Providing future rent levels is not a requirement of the Los Angeles Municipal Code. However, the proposed project will add two additional affordable units to the housing stock in the area and include a total of five affordable units.

5) Traffic

Appeal Points: 5, 13

5. The project's impact on traffic should not allow the project to qualify for CE 32.
13. The tenants and surrounding residents will be impacted from the lack of parking.

Staff Response:

Appeal Points 5 and 13 express concerns regard the impact on traffic and insufficient parking in the area. The project is required to provide 25 residential parking spaces and 8 commercial parking spaces. The project proposes 32 residential parking spaces and 8 commercial parking spaces for a total of 40 vehicular parking spaces. Moreover, the site is within a Tier 3 Transit Oriented Communities (TOC) area and an AB 2097 Reduced Parking Area. Projects located in a Tier 3 TOC area require that all proposed residential units shall not exceed 0.5 spaces per unit and AB 2097 is a California law that prohibits public agencies or cities from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop. By providing more spaces than required, the project has satisfied the parking requirements for the site.

All concerns related to traffic have been addressed in the record. The appellant provided a map under Attachment G of Exhibit C marking several residential Local Streets behind the proposed project. The project will be required to use the streets identified in the Environmental File for Haul Route purposes, which includes larger arterial streets. None of the streets indicated in the appeals would be used for hauling. Additionally, a Traffic Study Assessment Referral Form, signed on August 3, 2022 by the Department of Transportation and provided in Exhibit G3, indicated that the proposed project falls below the threshold of requiring a traffic study under CEQA and new trips generated from the proposed project would not require Vehicle Miles Traveled Analysis.

6) Historic Character

Appeal Points: 6, 7, 16

6. The project is improperly categorized under CE32 due to the adverse effects on historical resource Brooklyn Avenue Neighborhood Corridor, City of Los Angeles Historic Cultural Monument No. 590.
7. The project's scale will disrupt the historical integrity of the neighborhood.
16. The façade is not characteristic of the Brooklyn Avenue Neighborhood Corridor.

Staff Response:

Appeal points 6, 7, and 16 relate to the project's design and integration with the historic character of the Brooklyn Avenue Neighborhood Corridor. The Appellant does not

demonstrate how the project will cause a substantial adverse change in the significance of a historical resource but states it is in a historically sensitive area. Appeal point 7 references LU 18.1 to 18.3 of the proposed Plan Update, which encourages the preservation of historic resources and provides design standards that guide infill development in areas with an identified historic character to ensure that new buildings reinforce the historic scale. Although the project site is located within the Brooklyn Avenue Neighborhood Corridor, City of Los Angeles Historic Cultural Monument No. 590, the project site itself has not been identified as a historic resource by local or state agencies; the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Because of the project site's location within the map area shown as Brooklyn Avenue Neighborhood Corridor, the proposed project required review by the Office of Historic Resources to ensure that the proposed project does not negatively impact the character defining features of the Brooklyn Avenue Neighborhood Corridor and the proposed development is compatible with the Brooklyn Avenue historic corridor. However, and most importantly, the project site and buildings are not listed as District Contributors in the Intensive Adelante Eastside Redevelopment Area Historic Resources Survey. Additionally, as shown in the correspondence dated August 18, 2023 (Exhibit G5), the Office of Historic Resources determined that the existing building is not a historic resource or contributor, and the proposed project is compatible with the Brooklyn Avenue Historic Corridor. Based on this, the proposed project will not result in a substantial adverse change to the significance of a historic resource. Therefore, the project does not trigger the historic resources exception under CEQA Guidelines Section 15300.2(f).

On November 9, 1993, Council File 93-0907 resolved that the City Council "designate[d] the historic Brooklyn Avenue Neighborhood Corridor (public right-of-way) as a Historical Cultural Monument with appropriate signage", which included the area along Cesar E. Chavez Avenue between Cummings Street and Mott Street. In October 2008, the Adelante Eastside Intensive Survey (Exhibit G8) was included as part of the adoption of the Adelante Eastside Redevelopment Plan. The Intensive Survey inadvertently cited that all 90 parcels were designated as part of the Brooklyn Avenue Neighborhood Corridor Historical Cultural Monument designation, as shown on page 103. This statement in the Intensive Survey is incorrect, as the City Council action through Council File 93-0907 clearly shows that only the public right-of-way was designated as part of the HCM. Only the public right-of-way was designated as the Brooklyn Avenue Neighborhood Corridor, and not the individual parcels.

Additionally, on page 104, the Intensive Survey lists the buildings located along Cesar E. Chavez Avenue that are part of the Cesar E. Chavez Business District and which may be eligible to be designated as a historic resource. None of the addresses listed under the "District Contributors" include the addresses of the Proposed Project.

Further consultation with the Office of Historic Resources resulted in additional confirmation (Exhibit G6) that the 2008 Community Redevelopment Agency's historic resources survey is incorrect and that the Historic Cultural Monument designation from 1994 (Exhibit G7) only includes the public right-of-way. The project will not impact a historic resource on site, as none exists, and will not harm the character defining features of the Brooklyn Avenue Neighborhood Corridor Historical Cultural Monument. There will be no impact to a historic resource.

7) Additional Comments

Appeal Points: 8, 15, 20, 23, 25

8. The project does not indicate proper protections against heat for the tenants.
15. The project fails to protect the cultural integrity for the *musicos norteños.*
20. The project will cause a domino effect of redevelopment.
23. The project unfairly commemorates the musicians with mariachi branding.
25. The applicant does not do business in good faith.

Staff Response:

Several Appeal Points include concerns that are speculative and the appellant did not provide evidence as to how the Project does not meet the findings for approval of the project. Appeal Point 8 references Air Conditioning units. The Department of Building and Safety will be enforcing building requirements. Issues regarding heat and glare will be addressed through compliance with the Green Building Code. Appeal Points 15 and 23 reference the protection of *musicos norteños* and improper labelling of *mariachi*. Appeal Point 20 referencing a domino effect of redevelopment is speculative and does not include evidence to support this claim. Appeal Point 25 references the character of the Landlord. These issues are not basis to grant or deny the project under the Los Angeles Municipal Code. Therefore, the Director's approval was appropriate.

Conclusion

For the reasons stated herein, and in the findings of the Planning Director's August 30, 2023 Determination, the proposed project complies with the applicable provisions of the Adelante Eastside Redevelopment Plan and the California Environmental Quality Act (CEQA). Planning staff evaluated the proposed project and determined it meets the threshold to approve a Redevelopment Plan Project Compliance Review and that the project qualifies for a Class 32 Categorical Exemption. Based on the complete plans submitted by the applicant and considering the appellant's arguments for appeal, staff has determined that the project continues to meet the required findings. Furthermore, as indicated above, on April 11, 2025, the Court issued a Writ of Mandate commanding the East Los Angeles Area Planning Commission to (1) set aside, vacate, and annul its March 13, 2024 determination and (2) approve the Project.

Therefore, staff recommends that the Commission deny the appeal, approve the Project, and adopt the Conditions of Approval and Findings of the Director of Planning consistent with the Court-issued Writ of Mandate.

Exhibits

A – APPEAL DOCUMENTS

A1 – APPEAL APPLICATION

APPLICATIONS:

APPEAL APPLICATION

Instructions and Checklist

Related Code Section: Refer to the City Planning case determination to identify the Zone Code section for the entitlement and the appeal procedure.

Purpose: This application is for the appeal of Department of City Planning determinations authorized by the Los Angeles Municipal Code (LAMC).

A. APPELLATE BODY/CASE INFORMATION

1. APPELLATE BODY

☐ Area Planning Commission ☑ City Planning Commission ☐ City Council ☐ Director of Planning
☐ Zoning Administrator

Regarding Case Number: DIR-2021-8626-RDP-HCA

Project Address: 2115-2121 E. Cesar Chavez Ave. and 301-309 N. Chicago St. 2

Final Date to Appeal: 09/15/2023

2. APPELLANT

Appellant Identity: (check all that apply)
❒ Representative ❒ Property Owner
❒ Applicant ❒ Operator of the Use/Site

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

☐ Person affected by the determination made by the **Department of Building and Safety**

❒ Representative ❒ Owner ☑ Aggrieved Party
❒ Applicant ❒ Operator

3. APPELLANT INFORMATION

Appellant's Name: Viva Padilla

Company/Organization: Re/Arte Centro Literario

Mailing Address: 2123 East Cesar E Chavez Ave

City: Los Angeles State: CA Zip: 90033

Telephone: (323) 593-1402 E-mail: annaurena@gmail.com

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

☑ Self ☐ Other:

b. Is the appeal being filed to support the original applicant's position? ☐ Yes ☑ No

4. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ State: _____. Zip: _____

Telephone: _____ E-mail: _____

5. JUSTIFICATION/REASON FOR APPEAL

a. Is the entire decision, or only parts of it being appealed? ☑ Entire ☐ Part

b. Are specific conditions of approval being appealed? ☐ Yes ☑ No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

☑ The reason for the appeal ☑ How you are aggrieved by the decision

☑ Specifically the points at issue ☑ Why you believe the decision-maker erred or abused their discretion

6. APPLICANT'S AFFIDAVIT

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

Appellant Signature: Vivian Padilla Date: September 15, 2023

GENERAL APPEAL FILING REQUIREMENTS

B. ***ALL CASES REQUIRE THE FOLLOWING ITEMS - SEE THE ADDITIONAL INSTRUCTIONS FOR SPECIFIC CASE TYPES***

1. Appeal Documents

a. Three (3) sets - The following documents are required for each appeal filed (1 original and 2 duplicates) Each case being appealed is required to provide three (3) sets of the listed documents.

☑ Appeal Application (form CP-7769)
☑ Justification/Reason for Appeal
☑ Copies of Original Determination Letter

b. Electronic Copy

☐ Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Appeal Form.pdf", "Justification/Reason Statement.pdf", or "Original Determination Letter.pdf" etc.). No file should exceed 9.8 MB in size.

c. Appeal Fee

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

d. Notice Requirement

☐ Mailing List - All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC
☐ Mailing Fee - The appeal notice mailing fee is paid by the project applicant, payment is made to the City Planning's mailing contractor (BTC), a copy of the receipt must be submitted as proof of payment.

SPECIFIC CASE TYPES - APPEAL FILING INFORMATION

C. DENSITY BONUS / TRANSIT ORIENTED COMMUNITES (TOC)

1. Density Bonus/TOC
Appeal procedures for Density Bonus/TOC per LAMC Section 12.22.A 25 (g) f.

NOTE:
- Density Bonus/TOC cases, only the *on menu or additional incentives* items can be appealed.

- Appeals of Density Bonus/TOC cases can only be filed by adjacent owners or tenants (must have documentation), and always only appealable to the Citywide Planning Commission.

☐ Provide documentation to confirm adjacent owner or tenant status, i.e., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, drivers license, bill statement etc.

D. WAIVER OF DEDICATION AND OR IMPROVEMENT

Appeal procedure for Waiver of Dedication or Improvement per LAMC Section 12.37 I.

NOTE:
- Waivers for By-Right Projects, can only be appealed by the owner.

- When a Waiver is on appeal and is part of a master land use application request or subdivider's statement for a project, the applicant may appeal pursuant to the procedures that governs the entitlement.

E. TENTATIVE TRACT/VESTING

1. Tentative Tract/Vesting - Appeal procedure for Tentative Tract / Vesting application per LAMC Section 17.54 A.

NOTE: Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.

☐ Provide a copy of the written determination letter from Commission.

F. BUILDING AND SAFETY DETERMINATION

☐ **1.** Appeal of the *Department of Building and Safety* determination, per LAMC 12.26 K 1, an appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

a. Appeal Fee
☐ Original Applicant - The fee charged shall be in accordance with LAMC Section 19.01B 2, as stated in the Building and Safety determination letter, plus all surcharges. (the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code)

b. Notice Requirement
☐ Mailing Fee - The applicant must pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt as proof of payment.

☐ **2.** Appeal of the *Director of City Planning* determination per LAMC Section 12.26 K 6, an applicant or any other aggrieved person may file an appeal, and is appealable to the Area Planning Commission or Citywide Planning Commission as noted in the determination.

a. Appeal Fee
☐ Original Applicant - The fee charged shall be in accordance with the LAMC Section 19.01 B 1 a.

b. Notice Requirement
☐ Mailing List - The appeal notification requirements per LAMC Section 12.26 K 7 apply.
☐ Mailing Fees - The appeal notice mailing fee is made to City Planning's mailing contractor (BTC), a copy of receipt must be submitted as proof of payment.

G. NUISANCE ABATEMENT

1. Nuisance Abatement - Appeal procedure for Nuisance Abatement per LAMC Section 12.27.1 C 4

NOTE:
- Nuisance Abatement is only appealable to the City Council.

a. Appeal Fee

☐ Aggrieved Party the fee charged shall be in accordance with the LAMC Section 19.01 B 1.

2. Plan Approval/Compliance Review

Appeal procedure for Nuisance Abatement Plan Approval/Compliance Review per LAMC Section 12.27.1 C 4.

a. Appeal Fee

☐ Compliance Review - The fee charged shall be in accordance with the LAMC Section 19.01 B.

☐ Modification - The fee shall be in accordance with the LAMC Section 19.01 B.

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.

***Please note** that the appellate body must act on your appeal within a time period specified in the Section(s) of the Los Angeles Municipal Code (LAMC) pertaining to the type of appeal being filed. The Department of 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: $166	Reviewed & Accepted by (DSC Planner): J. Chan	Date: 9/15/23
Receipt No: 150923O10-C2E881F4-834E-4DC5-8D01-F65C5C965934	Deemed Complete by (Project Planner):	Date:
☐ Determination authority notified	☐ Original receipt and BTC receipt (if original applicant)	

A – APPEAL DOCUMENTS

A2 – APPEAL JUSTIFICATION

Case Number: DIR-2021-8626-RDP-HCA

Justification and Reasons for Appeal

The residents of the apartments and the commercial tenants of Tiao Corporation Properties at the proposed site, the Boyle Heights Neighborhood Council, and the Community of Boyle Heights hereby appeal the aforementioned project located at 2115-2121 E. Cesar Chavez Ave. and 301-309 N. Chicago St. in its entirety due to the following reasons:

1. The project lacks compliance with the Boyle Heights Neighborhood Plan. https://planning.lacity.org/plans-policies/community-plan-update/boyle-heights-community-plan-update
    a. LU 19.1 Uphold the historic and cultural integrity of Cesar E. Chavez Avenue, also known as the historic “Brooklyn Avenue Neighborhood Corridor,” by promoting restoration and reuse of existing early 20th Century brick buildings
    b. LU 19.2 Ensure that new development along Cesar E. Chavez Avenue, also known as the historic “Brooklyn Avenue Neighborhood Corridor,” reinforces the visual rhythm and underlying historic development pattern of the overall street through narrow shopfront bays, recessed entrances, and storefront awnings.
    c. LU 18.7 Protect legacy businesses and cultural institutions from displacement.
    d. LU 7.2 Ensure that established neighborhood corridors, such as Cesar E. Chavez Avenue, Wabash Avenue, and Indiana Street, continue to provide small commercial spaces for neighborhood serving uses.

2. In addition, the project is improperly using Categorical exemption for CEQA, it requires CEQA and an EIR based on Boyle Heights being one of the historically contaminated neighborhoods by Exide. (See Exhibit A)

3. The community and the Boyle Heights Neighborhood Council opposed this project on June 30, 2023 and this letter of opposition was not included in the Letter of Determination. (See Exhibit B)

4. The project has failed to follow the proper procedure under the Ellis Act in order to withdraw the three rent-controlled residential (RSO) units from the rental housing market. LAMC Sections 151.09.A.10 and 151.22-151.28:
    - SEC. 151.23. ELLIS ACT PROVISIONS - REQUIRED NOTICE. Notwithstanding any provision of this chapter to the contrary, if a landlord desires to demolish rental units subject to the Rent Stabilization Ordinance, or otherwise withdraw the units from rental housing use, irrespective of whether such rental units are occupied or vacant, then the following provisions shall apply:
        A. Notice of Intent to Withdraw. (Amended by Ord. No. 184,873, Eff. 6/4/17.) The landlord shall notify the Department of an intention to withdraw a rental unit from rental housing use.

5. The project's impact on traffic, does not allow for CEQA exemption (See Exhibit C)

6. Reliance on CEQA exemption is improper due to its adverse effects on the historical resource Brooklyn Avenue Neighborhood Corridor, Cultural Heritage Board Monument No. 590 which runs from Cummings to Mott on Cesar E Chavez Avenue.

7. The project plans to build on a massive scale that is unlike anything built in the Brooklyn Avenue Neighborhood Corridor characterized by two-story commercial fronts – and will disrupt its historical integrity which goes against the Neighborhood Plan.
    a. "Land Use Policies 18.1–18.3 encourage preservation of resources in districts identified through Survey LA and other historic surveys as well as design standards to ensure new development reflects elements of the surrounding neighborhood."

8. The project fails to indicate if proper protections against the heat are in place for the tenants safety–plans do not show if AC units are included, if protection from sun will be installed in the rooftop common space, or if the windows will protect from the glare and UV rays.

9. The project plans on removing two healthy 40-foot Indian Laurel Fig trees that make up a part of the tree canopy that goes up and down Cesar E Chavez Avenue which provides cooler temperatures for its residents–and will take away from its unique character.

10. The project was improperly categorized as a "corner market" in the Letter of Determination. At both public hearings, the developer representative Aaron Belliston distinctly described the project commercial space as a "market hall where local artisans can sell their wares." Corner markets in Boyle Heights are *tienditas* characteristic of the neighborhood–they are protected and encouraged to flourish in the Neighborhood Plan–not market halls. The Neighborhood Plan states:
    a. "Policies encourage uses such as corner stores, or tienditas, that provide the surrounding neighborhood with fresh groceries and basic household goods, while also providing a local destination for residents. This can increase opportunities for existing small business entrepreneurship and social interactions among neighbors to reinforce a sense of community. It can also help reduce the spread of disease during a public health crisis by providing essential household goods within a short distance."

11. The project does not provide the play areas for the children of the 50 families as laid out in the Neighborhood Plan.
    a. LU 3.3 Encourage multi-unit housing developments to provide amenities for children, such as outdoor play areas and childcare facilities.

12. The surrounding residents and commercial tenants, including the new tenants of this project, will be affected by toxic plumes from excavated soil that has not been mediated.
13. The surrounding residents, commercial tenants, including the incoming tenants of 50 families, the incoming commercial space vendors, and local shoppers will be adversely impacted due to the project's failure to provide sufficient parking for all purposes.

14. The project does not provide enough affordable housing for our community where 26.7% of the residents are under the poverty line. https://censusreporter.org/profiles/79500US0603744-los-angeles-county-central-la-city-east-centralcentral-city-boyle-heights-puma-ca/

15. The project fails to protect the cultural integrity of Cesar E Chavez Avenue for the *musicos norteños* that make a living here. The intersection of Chicago and Cesar avenue is an artery of a meeting place for regional musicians to find work in the same way Mariachi Plaza provides for mariachis. (See Exhibit D)

16. The project facade is not characteristic of the Brooklyn Avenue Neighborhood Corridor.
17. CEQA should not be exempted due to Boyle Heights' recent history of sewage spills. https://folar.org/alert-sewage-spill-in-la-river-affecting-boyle-heights-to-long-beach/

18. The project's lack of good faith in providing a plan for displaced residents, legacy businesses, and cultural institutions that would align with the Boyle Heights Neighborhood Plan. (See Exhibit E)
    - LU 1.3 Ensure that each recently occupied housing unit demolished as a result of new development is replaced on-site, and offered back to former residents at rent levels previously paid.
    - LU 10.3 Promote efforts to safeguard legacy businesses and cultural institutions that reflect the history and character of Boyle Heights.

19. The project fails to indicate an idea of the cost of renting a commercial vendor space in the open commercial space on the ground floor and/or if it will be able to accommodate food vendors which are a big component of our neighborhood.

20. The project will cause a domino effect of redevelopment that will ultimately adversely alter the Los Angeles Historic-Cultural Monument, aka Brooklyn Avenue Neighborhood Corridor.

21. The project does not encourage the protection of cultural institution Re/arte Centro Literario and *sin cesar* literary journal, the latina-owned community cultural hub and magazine that has served the community for two years and eight years, respectively. (See Exhibit E)

22. The project fails to protect legacy business Finessa Salon owned by a member of the LGBTQ+A community which has served the community for 30 years.

23. Project unfairly seeks to commemorate the aforementioned musician's "informal gathering space" with wall art "mural" akin to *mariachis* being displaced in 2017 and proposed building with *mariachi* branding. https://laist.com/news/mariachi-crossing

24. The project faces growing opposition from the community and beyond. An online petition opposing the project is at 200 signatures and counting. https://forms.gle/xkCjqnwh1qwHup4T8

25. Wil Tiao of Tiao Corporation, does not do business in good faith and therefore fraudulent landlords should not be rewarded with incentives. (See Exhibit G)

EXHIBIT A

On August 31, 2023 the Los Angeles Planning Commission released the Letter of Determination (Attachment A) for case number **DIR-2021-8626-RDP-HCA, CEQA: ENV-2021-8628-CE.** The project site 2115-2121 East Cesar E. Chavez Ave; 301-309 N. Chicago St.

(Attachment A)

DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

MARIA CABILDO
ILISSA GOLD
MONIQUE LAWSHE
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KAREN MACK
JACOB NOONAN
ELIZABETH ZAMORA

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

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

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

ADELANTE EASTSIDE REDEVELOPMENT PLAN
PROJECT COMPLIANCE REVIEW

August 31, 2023

Transmitted via email and U.S. Postal Service

Applicant/ Owner
Will Tiao
Cesar Chavez 888, LLC
2658 Griffith Park Blvd. #418
Los Angeles, CA 90039

Representative
Aaron Belliston
BMR Enterprises
5250 Lankershim Blvd. Ste 500
North Hollywood, CA 91601

Case No.: DIR-2021-8626-RDP-HCA
CEQA: ENV-2021-8628-CE
Location: 2115-2121 E. Cesar Chavez Ave. ; 301-309 N. Chicago St.
Council District: 14 – Kevin de León
Neighborhood Council: Boyle Heights
Community Plan Area: Boyle Heights
Land Use Designation: Regional Center Commercial
Zone: C2-1-CUGU
Legal Description: Lot 4 and 5, Block B, Bird Tract

Last Day to File an Appeal: Friday, September 15, 2023

DETERMINATION

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.14 D.5 and the Adelante Eastside Redevelopment Plan, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

The project was granted exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32. It was also determined that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. (Attachment B)

(Attachment B)

> **Determined** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

We are appealing the project based on the following listed below:

1. Boyle Heights, where the proposed site sits, has been historically contaminated by Exide.

A. The Project is Not Exempt from CEQA. The CEQA Guidelines provide for 33 classes of projects that generally do not have a significant effect on the environment and therefore may be exempted from CEQA review. (Committee to Save Hollywoodland Specific Plan v. City of Los Angeles (2008) 161 Cal.App.4th 1168, 1186.) Here, the City relies upon a Class 32 categorical exemption to exempt the Project from environmental review under CEQA. (AR 18; see CEQA Guidelines § 15332.) It is the City's burden to prove that the proposed Project fits within this class of categorical exemption. (California Farm Bureau Fed'n v. California Wildlife Conservation Bd. (2006) 143 Cal.App.4th 173, 185-86; Save Our Big Trees v. City of Santa Cruz (2015) 241 Cal.App.4th 694, 697.)

A Class 32 exemption applies to in-fill development and only applies if a project meets specific conditions, for which it is the City's burden to prove that: the Project is "consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;" the Project "would not result in any significant effects relating to traffic, noise, air quality, or water quality;" and that the project can be served by all necessary utilities and public services. (CEQA Guidelines § 15332.) The City failed to meet its burden for the proposed Project. We are appealing the applicant and Los Angeles Planning commission letter of determination on the following items listed above. We feel that the project will have a significant impact on our community. We also ask the CEQA class 32 exemption be revoked and the applicant should be made to do a full EIR on the project site.

Exide Contamination

https://boyleheightsbeat.com/california-leaders-gather-in-boyle-heights-to-call-for-expedited-exide-cleanup/

BOYLE HEIGHTS IN FOCUS

California leaders gather in Boyle Heights to call for expedited Exide cleanup

Officials are recommending the affected area be designated a Superfund site for increased federal funding.

BY **ALEX MEDINA**
JUNE 12, 2023

117-year old Victorian slated for demolition after multiple fires
September 14, 2023

California State University trustees approve 6% tuition hike
September 14, 2023

Heat did not deter celebrations at Sunday's parade and festival
September 12, 2023

U.S. Senator Alex Padilla and other elected officials gathered on Friday in front of Resurrection Catholic Church to call for the Environmental Protection Agency to help the state remove lead contamination from Boyle Heights and East Los Angeles neighborhoods surrounding the former Exide Technologies battery recycling plant.

Padilla wants the EPA to designate the impacted areas as a Superfund site to free up funding and expedite cleanup efforts. The petition is currently under review by the EPA.

In February, Padilla, along with Sen. Dianne Feinstein and Rep. Robert Garcia, sent a letter to EPA administrator Michael S. Regan, saying that the designation "will correct decades of missteps by the federal government that left Southeast Los Angeles County Communities susceptible to toxic environmental pollution."

"For decades, Exide dumped lead and hazardous contaminants into these communities without consequence, and it's clear to me that this community of neighbors, friends, and families have been neglected by just about everyone involved," Padilla said on Friday. "There's been misstep after misstep and it's time to finally put an end to that and provide justice."

Terry Gonzalez-Cano (Center) and Monsignor John Moretta (Right) stand alongside California Senator Alex Padilla, Assembly Member Miguel Santiago, Representatives Robert Garcia and Jimmy Gomez at Friday's press event. Photo by Alex Medina.

The Exide Technologies battery recycling plant in the City of Vernon shut down in 2015 following a history of air pollution and hazard waste law violations. For decades, it operated without a necessary permit and dumped lead, arsenic, and other harmful chemicals into the

air, ground and water. Meanwhile, several Eastside communities, which are mostly Latino, are still dealing with the effects of its widespread lead contamination.

The U.S. Department of Justice (DOJ) agreed not to prosecute Exide in exchange for the company safely closing down the plant, which originally opened in 1922, and cleaning up the contamination it caused. In 2020, the EPA and DOJ supported a bankruptcy plan that allowed Exide to walk away from all criminal liability and responsibility to clean up the plant and surrounding areas, leaving state taxpayers to pay.

The fallout has affected many residents in Boyle Heights, including Terry Gonzalez-Cano who said her family has suffered and been torn apart because of environmental injustice.

The long-time Boyle Heights resident says both of her parents required intensive care for the last few years of their lives. Both she and her brother have cancer. What strikes Gonzalez-Cano the hardest though is the health issues facing her children, aged 32 and 18, who she said are both unable to bear children.

"When I found out that my house tested above toxic waste levels, I nearly fainted because I made my children go out and play. I did that to my children because I didn't know. I thought I was being a good mother," said the 48-year-old.

Gonzalez-Cano is not alone.

Many in the impacted communities suffer from cancer, asthma, learning disabilities, dangerous levels of lead in their blood and more, according to a press release from the event. A 2019 USC study even found high levels of lead in baby teeth in both of these neighboring communities.

"There's no hope for me and my family, we're already sick," said Gonzalez-Cano. "There's no way to make us healthy again, but I don't want to see future generations of people come in and go through what we're going through."

TAGGED: Boyle Heights | Exide Technologies | Jimmy Gomez | john moretta | Miguel Santiago | resurrection church

EXHIBIT B

The community residents and the Boyle Heights Neighborhood Council held a special meeting with developer representative Aaron Belliston where it was resolved that the Council opposes the project due to concerns relating to the historic and cultural integrity of Los Angeles Historic-Cultural Monument #590, Brooklyn Avenue Neighborhood Corridor. (Attachment A)

(Attachment A)

Boyle Heights Neighborhood Council

PLANNING AND LAND USE COMMITTEE (PLUC)

2130 E. First Street, Suite 110
Los Angeles, CA 90033

June 30, 2023

This letter was approved by the BHNC on June 30, 2023 by a vote of: 10 YES 0 NO 1 ABSTAIN

LA CITY PLANNING COMMISSION
EAST LOS ANGELES PLANNING COMMISSION
ZONING COMMISSION
Office of Zoning Administration
200 N. Spring Street, Room 763
Los Angeles, CA 90012

Case Number: DIR-2021-8626-RDP-HCA
CEQA Number: ENV-2021-8628-EAF
Redevelopment Planning Area: Adelante Eastside

Project Location:	2115, 2117, 2119, 2121, 2123 and 2125 E. Cesar E. Chavez Avenue and 301, 301 ½, 305 and 309 N. Chicago Street
Legal Description:	Lot 4 and 5, Block B of Bird Tract, Map Book 14, Page 75
Assessor Parcel Number:	5175-014-005

RE: NEW 5 STORY 50 UNIT APPARTMENT BUILDING OVER 1 STORY OF COMMERCIAL AND SUBTERRANEAN PARKING IN TOC TIER 3 AND DEMOLITION OF EXISTING COMMERCIAL BUILDING

Applicant:	Will Tiao; of Cesar Chavez 888, LLC
Representative:	Aaron Belliston, BMR Enterprises

Dear Los Angeles City Councilmembers and City Planning Representatives:

The Boyle Heights Neighborhood Council (BHNC) would like to submit this **letter of opposition** regarding the following LA City Planning Case Numbers: DIR-2021-8626-RDP-HCA and ENV-2021-8628-EAF.

On January 12, 2023 the plans for this development were presented by the developer's representative and heard by the Planning and Land Use Committee (PLUC), as well as opened up to public discussion, though we were unable to vote on the item at that time due to a loss of quorum. Therefore, at that time it was recommended by the PLUC chair that this item be transferred to the General Board of the Boyle Heights Neighborhood Council (BHNC) for further discussion, and for a final determination.

On June 30, 2023 these plans were presented by the developer's representative for second time in a Special Session of the General Board of the Boyle Heights Neighborhood Council (BHNC), and opened up to public discussion; and voted upon for a final determination in opposition to this project, and waving any further requests for hearings by our certified neighborhood council.

The BHNC represents a section of the one of the oldest and most historic subdivisions is the City of Los Angeles. It was once originally named Apachianga by the indigenous people of this land. It was later named El Paredón Blanco when this land became part of the original Pueblo de Los Ángeles since its founding by the Spanish in 1781. Thereafter this community then became known as the neighborhood of Boyle Heights, when it was officially subdivided and renamed in the latter part of the 19th century, making this neighborhood the second-oldest subdivision of the modern City of Los Angeles.

Furthermore, our community is proud of the historic and architecturally significant nature of this section of Cesar E. Chavez Ave. in which this proposed development is being planned, in an area recognized as one of the last remaining representations of the core of the thoroughfare which is also designated as the Historic Brooklyn Avenue Corridor. This avenue has a deep-rooted and time-honored tradition of being representative of a proud history which stretches back to its start, originally named Macy Street. This street was then later renamed as Brooklyn Ave. in 1920, when this street in our community was further developed as a residential and commercial corridor, and it became well-known as a welcoming destination for working-class, immigrant families of diverse backgrounds; among them people of Eastern European Jewish, Japanese, Russian, Italian, German, Armenian, Yugoslavian, Mexican-American, and African-American descent, just to name a few. This area became well-known as a uniquely diverse melting-pot of the American experience during an age of Jim Crow segregation. Since those seminal years the architecture and character of this street has been reflective of that proud history. And since the 1990s this historic core of our community has become known as today's bustling Cesar E. Chavez Ave.; reflective of it today being a central home and place of business for proud American-Mexicans/Chicanos who honor a heritage of their own civil rights movement born in this neighborhood through the building of multi-ethnic alliances which remain to this day; therefore this street is still interchangeably referred to as Brooklyn Ave. by our residents and stakeholders who still honor the inspiring multicultural history of our community.

Much has changed over the years throughout the neighborhood of Boyle Heights, as many historically and culturally significant parts of our neighborhood have been demolished in this historic POC community due to historic redlining and economic divestment, and later by class- and race-oriented biases which pushed five freeways through our community, demolishing over 10,000 homes and businesses from the years of 1949 through 1964. Since then, many of our families have faced a multi-generational trauma of displacement and erasure of our cultural heritage in this community, the likes of which few other

neighborhoods in this country have ever faced and endured before. A history which resonates with what other marginalized communities have endured throughout our country's history, but which is a particular stain on the history of Los Angeles.

However, the Historic Brooklyn Avenue Corridor / Cesar E. Chavez Ave. still endures as one of the last remaining sections of our neighborhood which displays our proud past, vibrant present, and hopeful future. And as a community we believe that the character of this beating-heart of our community be preserved and maintained as being representative of one of the best examples of the American multicultural experience.

The Boyle Heights Neighborhood Council (BHNC) respectfully asks that the Los Angeles City Planning Commission, the Planning and Land Use Management (PLUM) Committee, and the Los Angeles City Council vote NO on the approval of this development and any future developments which displaces our residents and businesses, and which further jeopardize the historical integrity and the cultural significance of the Historic Brooklyn Ave. Corridor / Cesar E. Chavez Ave.

Sincerely,

SHMUEL GONZALES
CHAIR of the PLANNING AND LAND USE COMMITTEE (PLUC)
on behalf of the BOYLE HEIGHTS NEIGHBORHOOD COUNCIL (BHNC)

CC:
Los Angeles City Council District 14
Kevin de Leon, CD-14 Councilmember
Gerald Gubatan, Senior City Planning Director for CD-14
Vincent Bertoni, Director of Planning, City of Los Angeles
Planning and Land Use Management Committee, City of Los Angeles
Zoning Commission, City of Los Angeles

Co-signors of the Boyle Heights Neighborhood Council (BHNC):

EXHIBIT C

Problematic 3-way intersection at Cesar E Chavez & Chicago

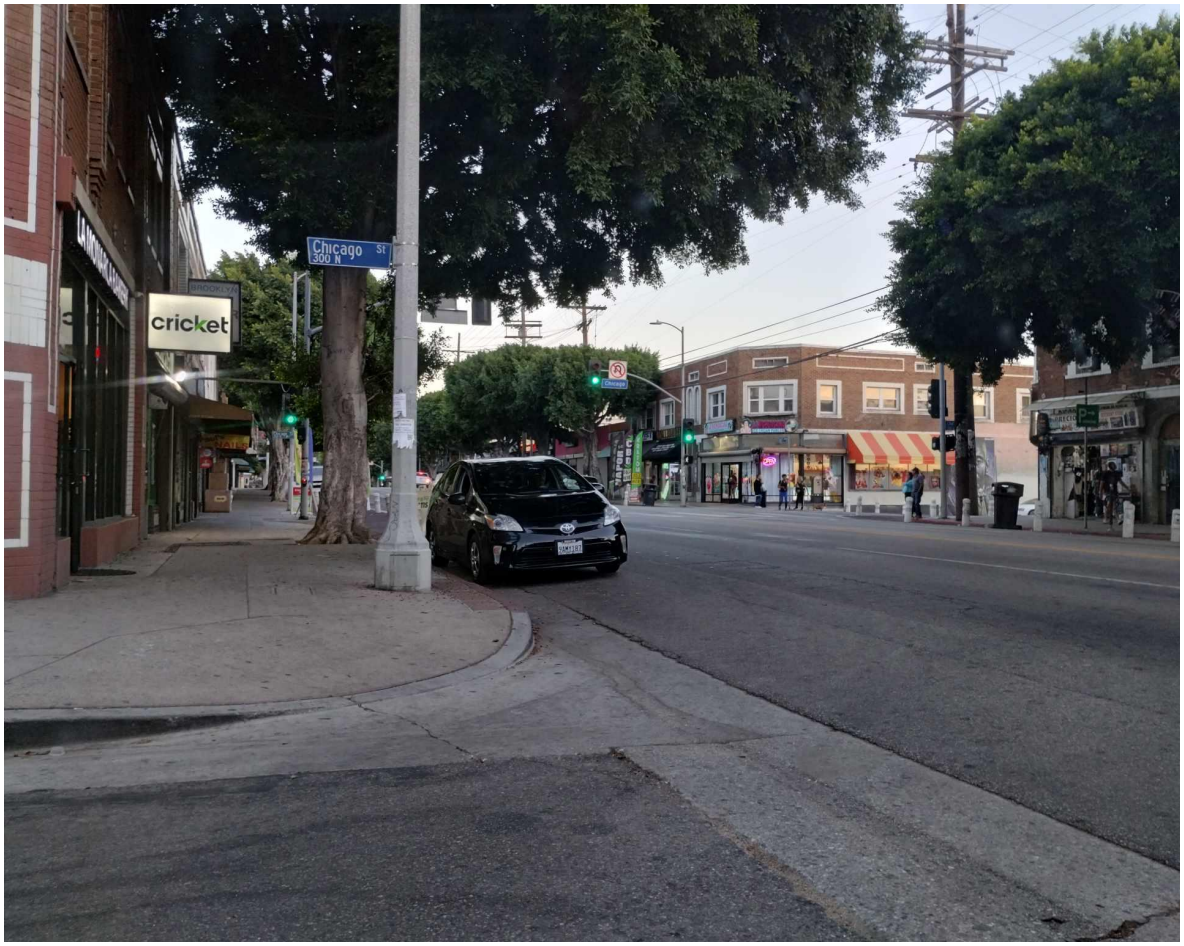
Lack of Light Signal (Attachment A)

(Attachment A)

The intersection is regulated with one stop sign on Chicago St. Traffic coming left from Cesar Chavez into Chicago must stop at the two-lane road and wait for pedestrians and cars to pass causing traffic to back up. The project would exacerbate this issue.

Blind Spots at Chicago St. (Attachment B & C)

(Attachment B)



Making a left onto Cesar Chavez Avenue from Chicago St. The project's construction phase and its parking situation will worsen the issue.

(Attachment C)

Making a right onto Cesar Chavez Avenue from Chicago St. The project's construction phase and its parking situation will worsen the issue.

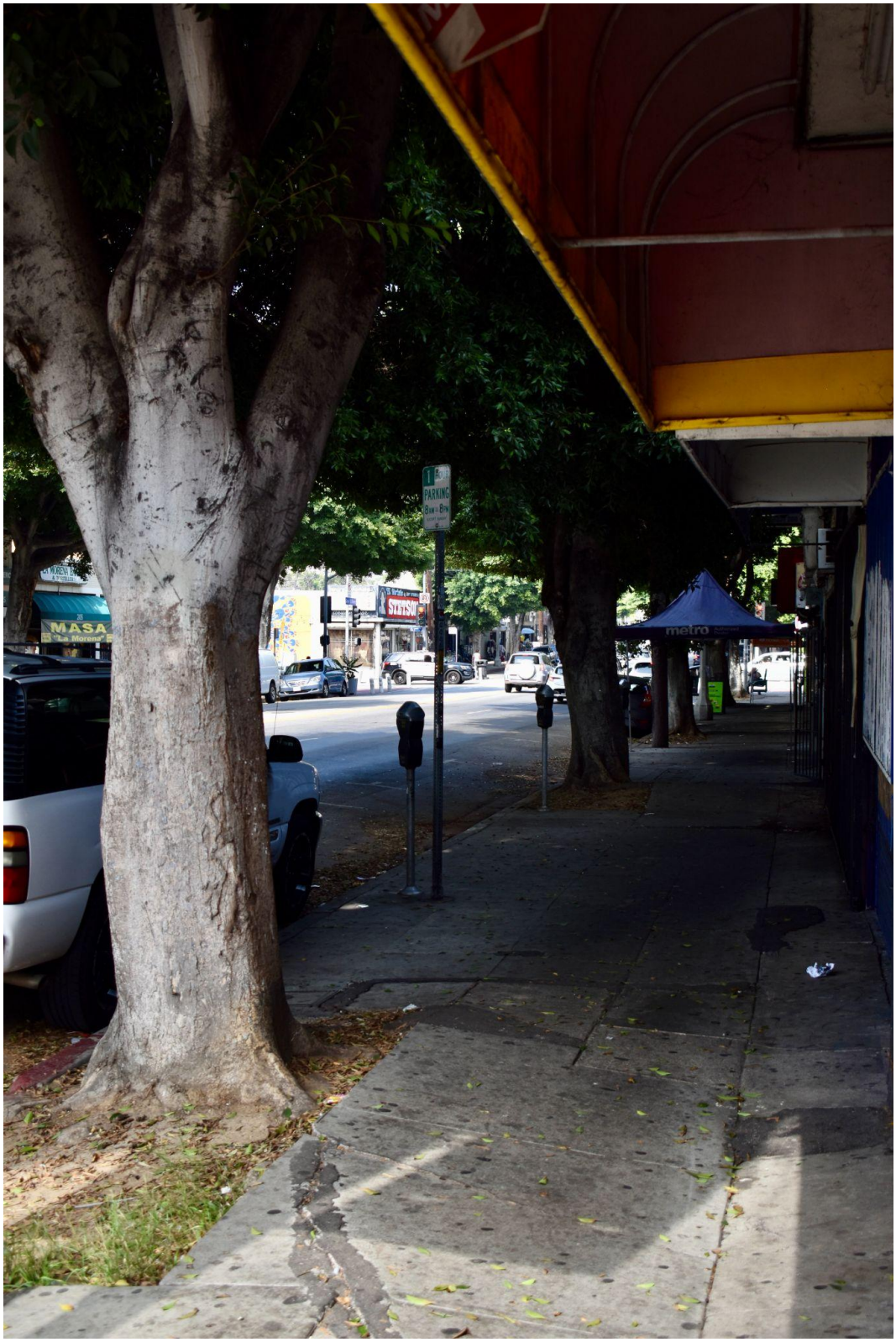
Cesar Chavez Avenue is a two-lane road where traffic is regularly blocked by stopped city, delivery, and pick-up trucks and buses. (Attachment D)

(Attachment D)

(Truck stops to pick up a refrigerator) This project, including its construction phase will negatively impact the existing traffic flow.

Lack of sufficient parking on Cesar Chavez Avenue and Chicago St. for the project's 50 families. (Attachment E & F)

(Attachment E)



There is only one-hour metered parking all along Cesar Chavez Avenue from Cummings to Mott. The project's 50 families would find it a hassle to have to compete with others for street parking and would have to return every hour to feed the meter.

Attachment F

South on Chicago St. shows no available street parking. The project's tenants without a parking spot in the project's garage or who have more than one car, would not be able to find street parking. The project's construction would also block the current residents from parking on the street, leaving them no other parking options.

(Attachment F.1)

Further south on Chicago shows no available street parking.

Local Streets behind the project's proposed site are narrow and insufficient for residential traffic combined with the movement of the construction phase for this massive building. (Attachment G & H)

(ATTACHMENT G)

Streets highlighted in red are narrow. The project would add to traffic issues.

(Attachment H)

Bird Street. The first street directly behind the proposed site.

There is only 12 feet of space between the two parked cars which allows only one car to pass through at a time. The project's construction phase would have to use these back streets to get to Soto, Cesar Chavez, and State St.

Bird Street at Sheridan Elementary School.

The available space between two parked cars is only 12 feet. Construction trucks coming and going would worsen the traffic especially for families who drive or walk their way to Sheridan St. Elementary (pictured here).

EXHIBIT D

Mexican regional musicians, *musicos norteños*, meet at the intersection of Cesar Chavez and Chicago St. to seek work. Families usually hire them to play music for celebrations and special gatherings, much like they do with mariachis at Mariachi Plaza. They convene here daily and make their livelihood on their earnings. **(Attachment A)**

(Attachment A)

Two musicos norteños stand on the corner of Chicago and Cesar Chavez outside the proposed site.

Two musicos norteños stand outside the intersection of Chicago and Cesar Chavez, outside of the Monarca, across the street from the proposed site.

EXHIBIT E

El Apetito Restaurant (2125) has been serving the community for 14 years with most of their patrons being local Boyle Heights residents such as cooks and bakers from the local stores. Finessa Salon (2121) has been serving the community for 30 years under the ownership of a member of the LGBTQ+A community. Re/Arte Centro Literario (2123) has been leading the community with poetry readings, book clubs, art exhibits and more. QVO Laboratories (2119) is a vintage thrift store owned by a Latino.

El Apetitio at 2125

Finessa Beauty Salon

Olga Garcia Echeverria

August 7, 2021

Re/Arte Centro Literario: How Viva Padilla is Re/Imagining Literary Space in Boyle Heights

666

Re/Arte: Centro Literario

On June 26, 2021, poet, publisher, and soñadora Viva Padilla opened up a new literary / art space on Cesar Chavez Avenue in Boyle Heights—Re/Arte Centro Literario.

Bright, colorful, and bustling with creative energy, Re/Arte has been in constant movimiento since its inception, featuring book launches, literary talks, Film Night, photography exhibits, Children's Storytime, and a Wednesday night open mic, Grito de Boyle Heights, with political poet Matt Sedillo offering free writing workshops before the weekly event. Padilla describes these open mics as "the heart of Re/Arte. I take pride in having a place where people can come and express themselves and letting it be as raw as possible. I find that to be key to this place—having a place where you can just come and express yourself."

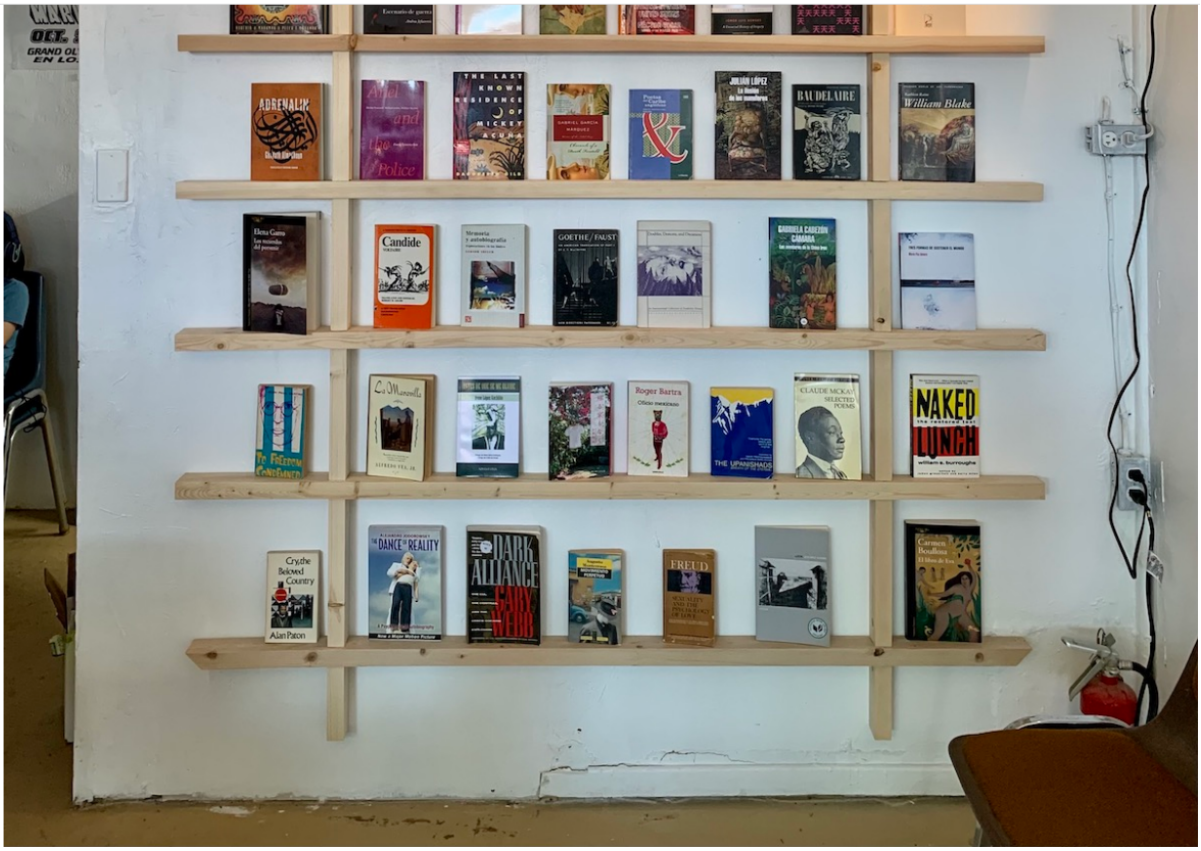
Although Re/Arte is new to the Los Angeles' literary scene, its creator Viva Padilla is not. As founding editor of *Hombre Lobo*, Ponte las Pilas Press, and *Dryland*, an independent literary print journal born in 2015 in South Central Los Angeles, Padilla has published hundreds of BIPOC writers from Los Angeles and beyond, many of them being published for the first time.

Viva Padilla, founder of Re/Arte

Manifesting a physical space to house her already existing literary projects and to launch new ones seemed ideal to Padilla. Aside from

Manifesting a physical space to house her already existing literary projects and to launch new ones seemed ideal to Padilla. Aside from being tired of being at home during the pandemic, she shares, "I've always wanted to open up a space and I had the opportunity. It was perfect timing. I've been existing online, working from home, and it's not the same as having your own spot where people can meet you and come see what you've actually built. When the opportunity came up to build something in the physical world, I decided to take it."

Essential to Padilla in relation to Re/Arte is having a space that is not commercialized. "I want Re/Arte to really be a place where people can just hang out and don't feel they have to leave because they didn't buy something. I tell people who come in, you can come and read here. You can talk to me about the book. Maybe I haven't read the book, maybe I have. But we can talk about the book. Go home, go read the book, bring it back, and we can talk about it. Put it back on the wall, get something else."

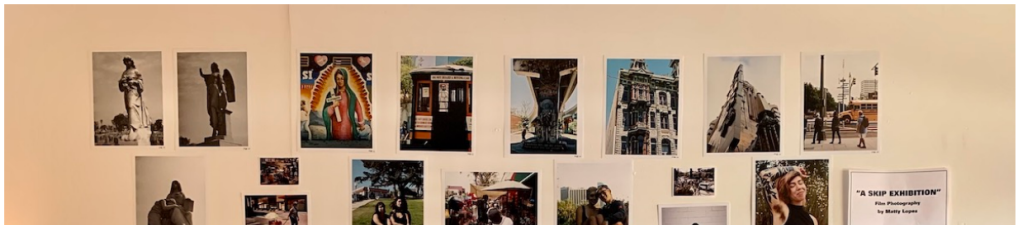


Books displayed inside Re/Arte

Aside from being cultural space, community lending library, and bookstore, Re/Arte also sells cool used records. During my visit and short interview with Viva Padilla a few weeks ago, I was excited to purchase two Mexican vinyl gems, *Los Grandes Exitos de Los Dandys* and *Lucha Villa con el Mariachi Oro y Plata de José Chávez*. I also got myself a small and rare book of poetry en español from Cuba.

Also exciting is that Re/Arte is evolving in the here and now. "I feel like I'm still imagining as I'm manifesting," shares Padilla. "I've just been seeing, envisioning, asking, what else can I do? What else do I want to do? What would be cool? It's so funny because I'm already *here* and when I ask myself what else would I want, I think—*you're already here, just do it*."

In regards to the unfolding future, Padilla foresees many exciting things. "More connections with new people, more collaborations, more art coming into the space that is not just literary. I purposely set up the space so it's not just a bookstore. It is very literary, but it's also more than that. Literary people, us writers, we love all art. We are always learning how to express ourselves by seeing the other mediums, so I think it's important to have a multi-functional space where we can have not only literary stuff, but where we can have art, music, comedy, and lectures on lo que sea."



Making culturally relevant literature accessible to people in the community, especially young people of color, is both personal and political for Padilla. As a poet and publisher, she is well aware that books can be lifelines. When she was growing up, Padilla recalls wanting certain books so much she would steal them from libraries. "Many books have been stolen by me, or I should say 'borrowed' by me because I always give back," says Padilla. Padilla's story about stolen books sounds both subversive and familiar. I have heard similar stories from other poor / working-class writers of color, and frankly as someone who stole her own share of vinyl records from the East LA Public Library back in the 1980's, I can relate.

Padilla continues, "I grew up going to libraries...That was important for me in high school. I was always reading, either at my house or like I said at the library. I want to have that space for them [young people of color] too, but also a space that is unlike the library because you can't always talk to the librarian about being a Chicana because even in the libraries by my home when I was growing up, the librarians were white mostly, so it wasn't like I could talk to them about my life experience. Cultural exchange / meeting of minds, I feel I can offer that in my own capacity."

The programming at Re/Arte is, as Padilla points out, centered on Black and Brown people and this is, of course, intentional. "I'm in a mainly Chicano neighborhood, so that's what I want to pull out of the earth, nurturing what we already have, putting it on display, celebrating and showcasing it."

In addition, Padilla really wants to give back to the younger generations. "That's kind of where my mind is. I'm not really thinking so much about how I can keep catering to the literati. I'm thinking, how can I help the kids that are the age I was when I needed help. When I was in my 20's, when I was in high school. How can I help them? And they have come in, a lot of young mujeres asking me for books. For me that's where it's at. Those are the people I want to reach. Those are the people I want to give back to. And the thing I can offer is poetry and publishing. Those are my gifts. Those are my offerings."

An article on Re/Arte written by a local newsite.

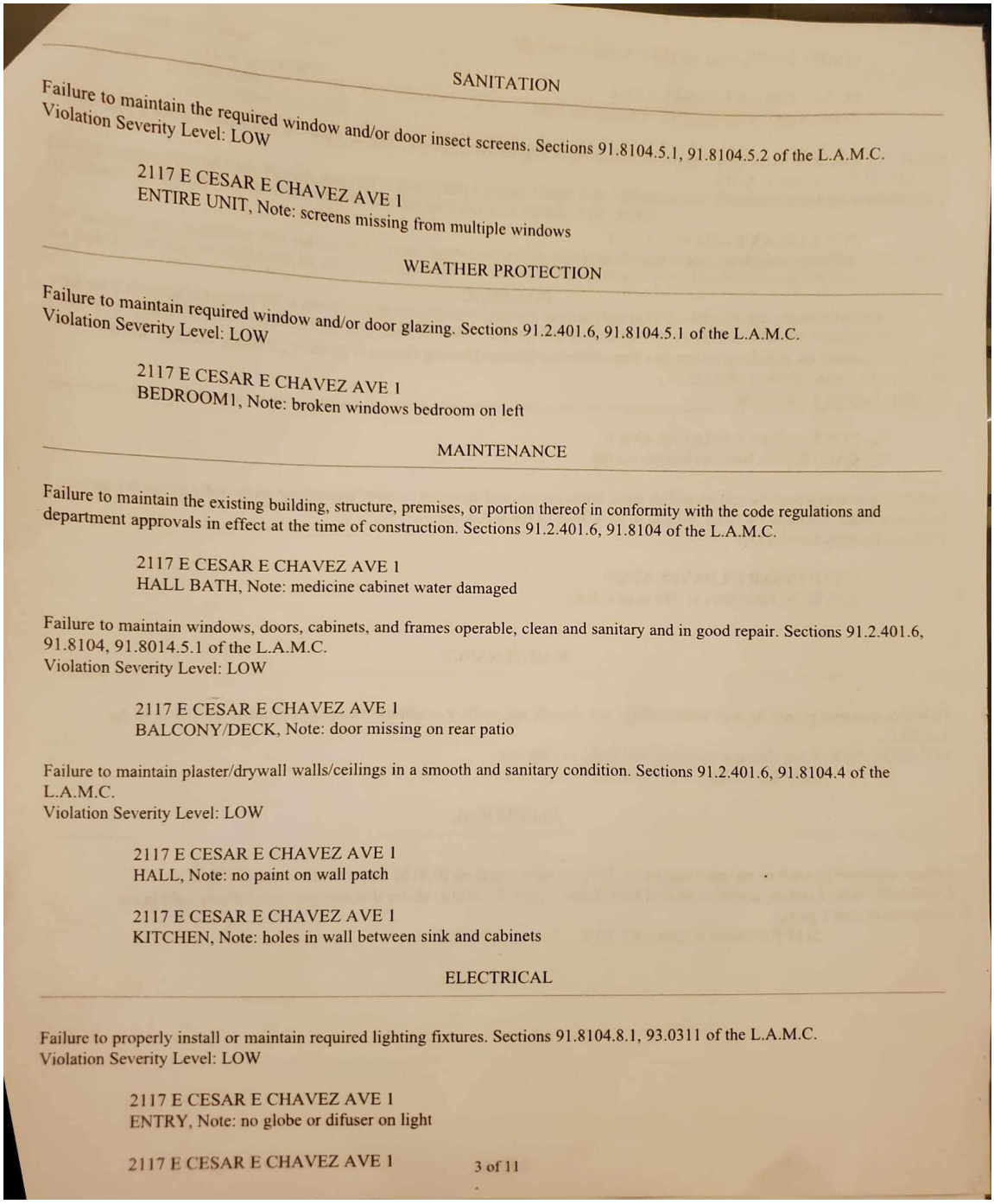
QVO Laboratories has been in the community for a year.

EXHIBIT G

Landlord Wil Tiao, of Tiao Corporation has a proven track record of neglecting the residential units and has not acted in good faith pertaining to the maintenance of the units. **(Attachment A)**

ATTACHMENT A

CODE VIOLATIONS (PHOTOS ATTACHED)



SANITATION

Failure to maintain the required window and/or door insect screens. Sections 91.8104.5.1, 91.8104.5.2 of the L.A.M.C.
Violation Severity Level: LOW

2117 E CESAR E CHAVEZ AVE 1
ENTIRE UNIT, Note: screens missing from multiple windows

WEATHER PROTECTION

Failure to maintain required window and/or door glazing. Sections 91.2.401.6, 91.8104.5.1 of the L.A.M.C.
Violation Severity Level: LOW

2117 E CESAR E CHAVEZ AVE 1
BEDROOM1, Note: broken windows bedroom on left

MAINTENANCE

Failure to maintain the existing building, structure, premises, or portion thereof in conformity with the code regulations and department approvals in effect at the time of construction. Sections 91.2.401.6, 91.8104 of the L.A.M.C.

2117 E CESAR E CHAVEZ AVE 1
HALL BATH, Note: medicine cabinet water damaged

Failure to maintain windows, doors, cabinets, and frames operable, clean and sanitary and in good repair. Sections 91.2.401.6, 91.8104, 91.8014.5.1 of the L.A.M.C.
Violation Severity Level: LOW

2117 E CESAR E CHAVEZ AVE 1
BALCONY/DECK, Note: door missing on rear patio

Failure to maintain plaster/drywall walls/ceilings in a smooth and sanitary condition. Sections 91.2.401.6, 91.8104.4 of the L.A.M.C.
Violation Severity Level: LOW

2117 E CESAR E CHAVEZ AVE 1
HALL, Note: no paint on wall patch

2117 E CESAR E CHAVEZ AVE 1
KITCHEN, Note: holes in wall between sink and cabinets

ELECTRICAL

Failure to properly install or maintain required lighting fixtures. Sections 91.8104.8.1, 93.0311 of the L.A.M.C.
Violation Severity Level: LOW

2117 E CESAR E CHAVEZ AVE 1
ENTRY, Note: no globe or difuser on light

2117 E CESAR E CHAVEZ AVE 1

3 of 11

LIVING ROOM, Note: no globe or difuser on light

2117 E CESAR E CHAVEZ AVE 1
BEDROOM2, Note: no globe or difuser on light

Maintaining hazardous, missing, unapproved, defective, or improperly installed receptacle outlets. Sections 91.8104.8.1, 93.0104, 93.0311 of the L.A.M.C.
Violation Severity Level: HIGH

2117 E CESAR E CHAVEZ AVE 1
BEDROOM1, Note: outlets not working

PLUMBING

Failure to maintain the plumbing system free from defective, damaged/leaking faucets or plumbing fixtures. Sections 94.101.7, 94.102.4, 91.8104.7 of the L.A.M.C.
Violation Severity Level: LOW

2117 E CESAR E CHAVEZ AVE 1
HALL BATH, Note: no handles on tub.

Failure to maintain a positive seal around all drain, water supply, and electrical conduits penetrating walls under all kitchen and bathroom sinks. Sections 94.101.7, 94.102.4, 91.8104.7 of the L.A.M.C.
Violation Severity Level: LOW

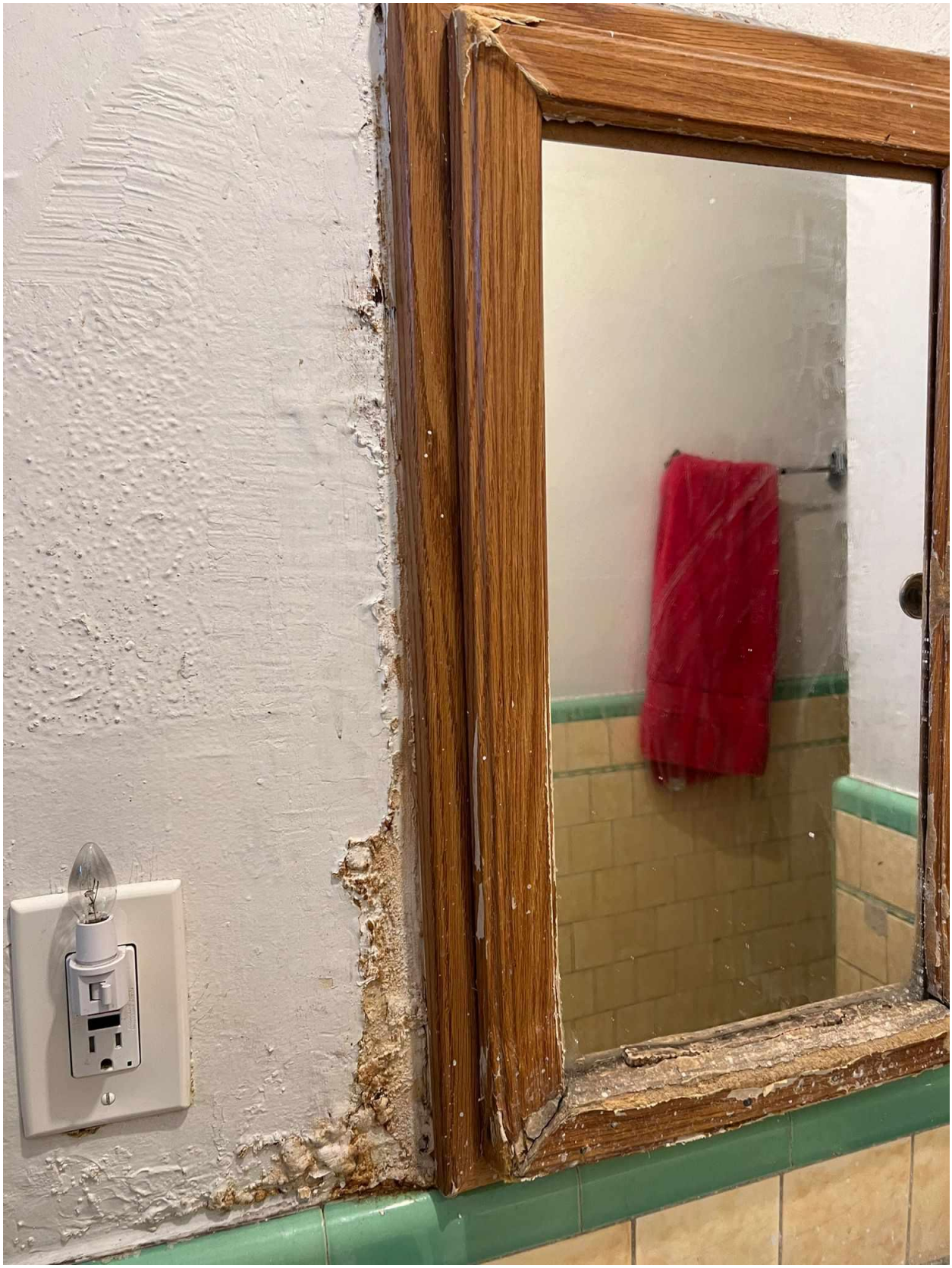
2117 E CESAR E CHAVEZ AVE 1
KITCHEN, Note: hole in wall at sink drain

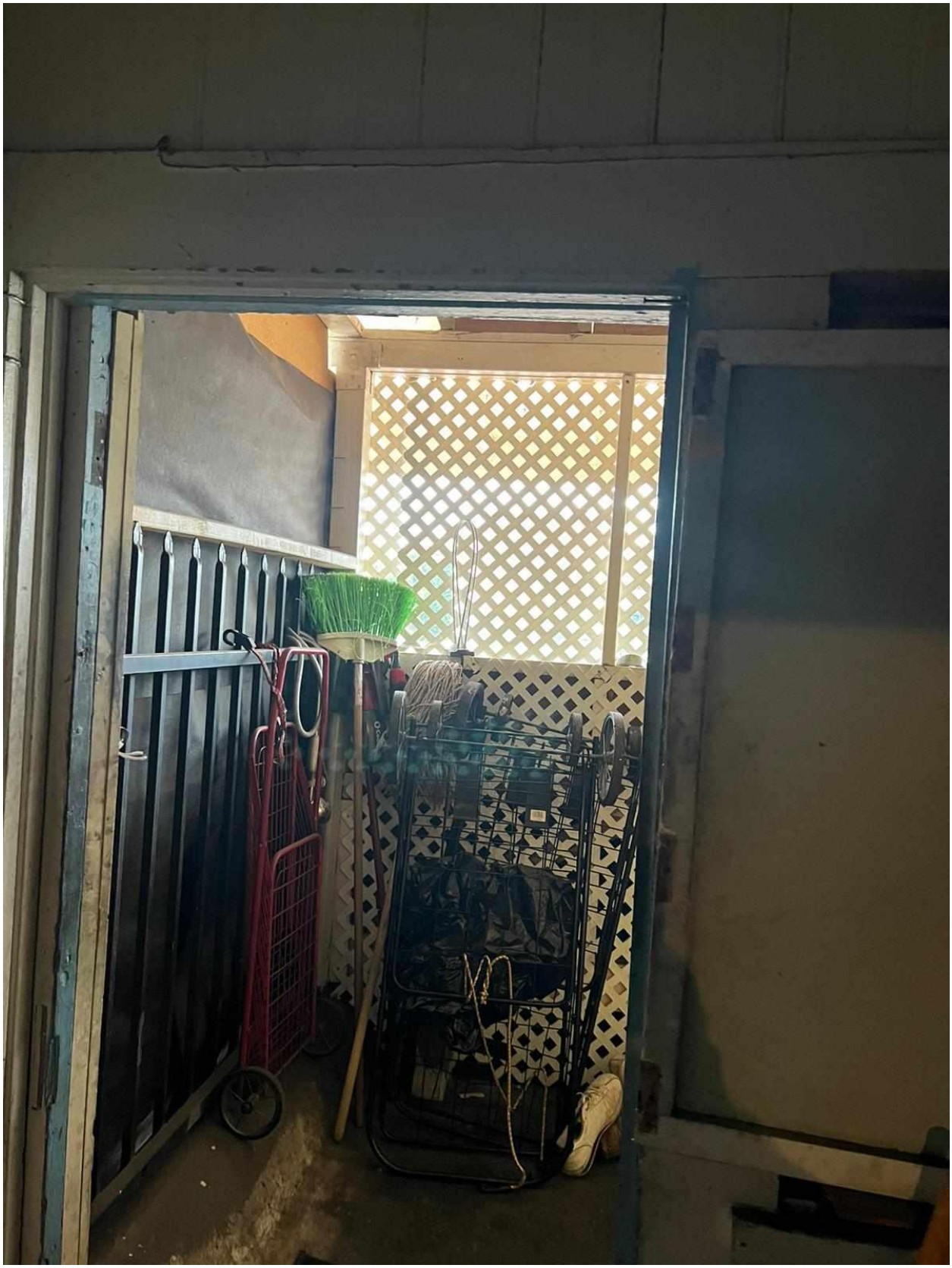
MAINTENANCE

Failure to maintain plaster/drywall walls/ceilings in a smooth and sanitary condition. Sections 91.2.401.6, 91.8104.4 of the L.A.M.C.
COMMON, Note: water damage on ceiling and walls of stairway
2117 E CESAR E CHAVEZ AVE

ELECTRICAL

Failure to properly install or maintain required lighting fixtures. Sections 91.8104.8.1, 93.0311 of the L.A.M.C.
COMMON, Note: Lighting controls removed from hallway light. Provide evidence that common area hallway light in not connected to unit 1 power.
2117 E CESAR E CHAVEZ AVE





EAGLE
30
Amp
Plug Fuse
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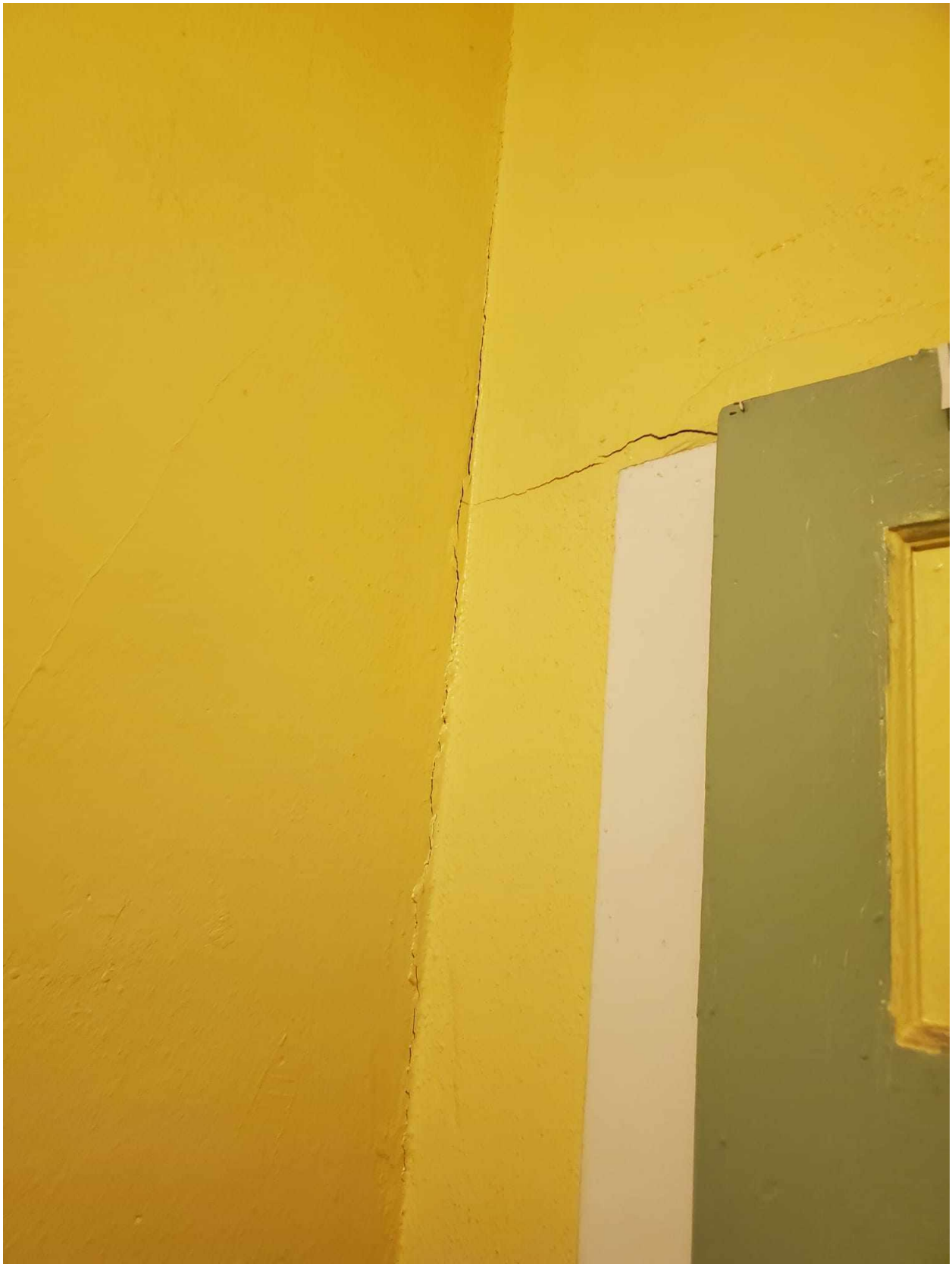

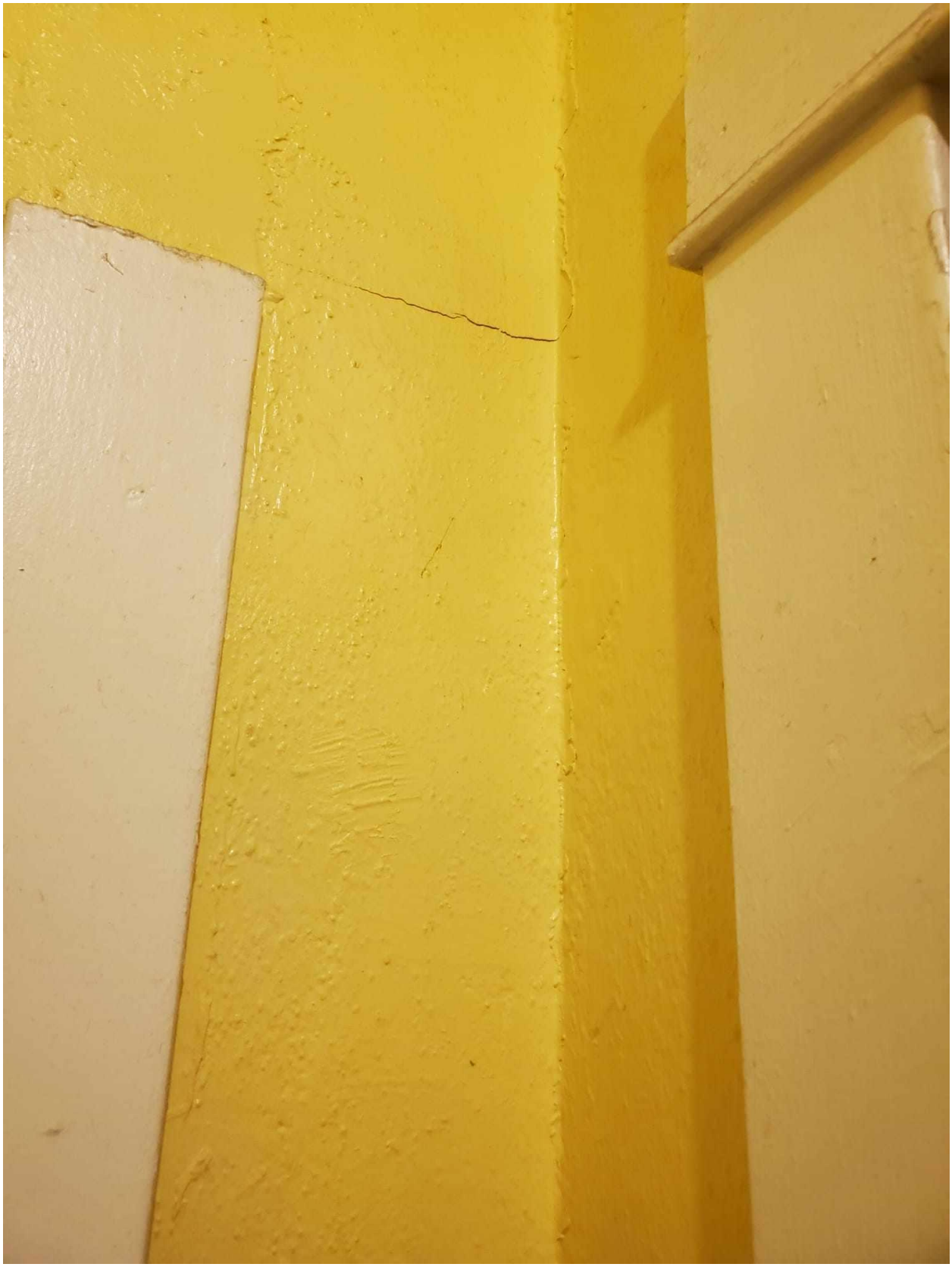

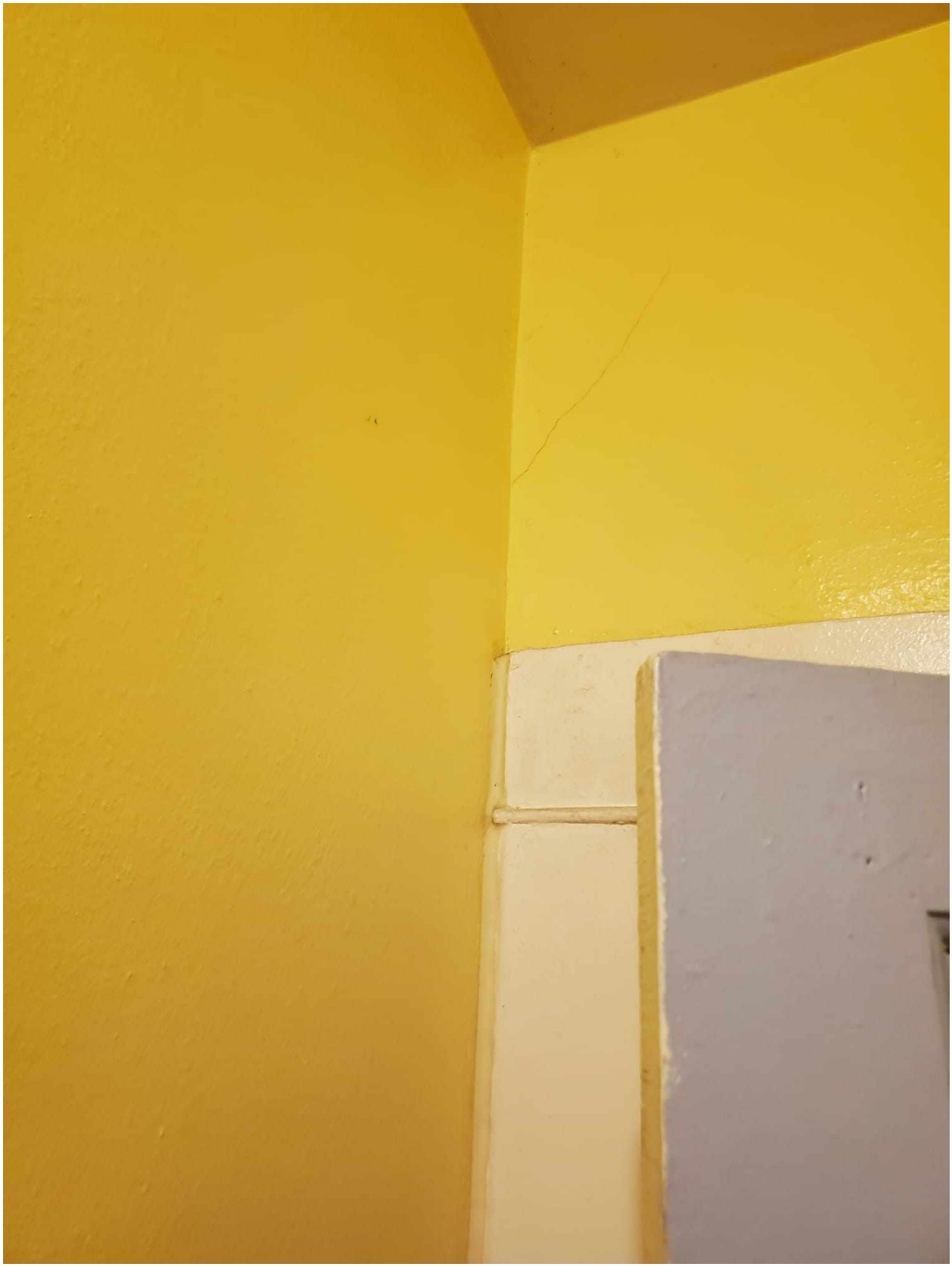

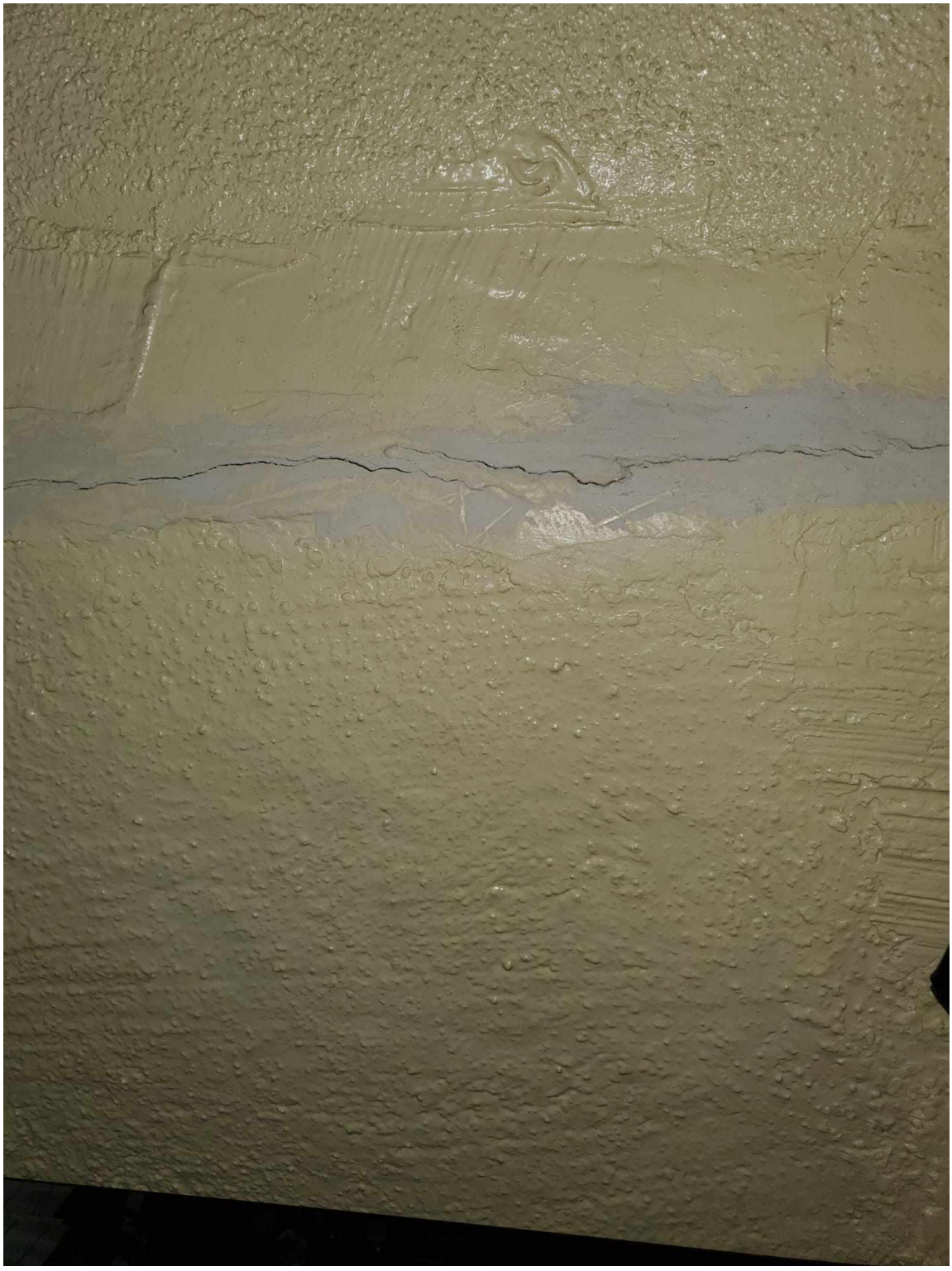

We reserve the right to supplement the appeal after its submission.

B – DIRECTOR'S DETERMINATION

DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

MARIA CABILDO
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HELEN LEUNG
KAREN MACK
JACOB NOONAN
ELIZABETH ZAMORA

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

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

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

ADELANTE EASTSIDE REDEVELOPMENT PLAN
PROJECT COMPLIANCE REVIEW

August 31, 2023

Transmitted via email and U.S. Postal Service

Applicant/ Owner
Will Tiao
Cesar Chavez 888, LLC
2658 Griffith Park Blvd. #418
Los Angeles, CA 90039

Representative
Aaron Belliston
BMR Enterprises
5250 Lankershim Blvd. Ste 500
North Hollywood, CA 91601

Case No.: DIR-2021-8626-RDP-HCA
CEQA: ENV-2021-8628-CE
Location: 2115-2121 E. Cesar Chavez Ave. ; 301-309 N. Chicago St.
Council District: 14 – Kevin de León
Neighborhood Council: Boyle Heights
Community Plan Area: Boyle Heights
Land Use Designation: Regional Center Commercial
Zone: C2-1-CUGU
Legal Description: Lot 4 and 5, Block B, Bird Tract

Last Day to File an Appeal: Friday, September 15, 2023

DETERMINATION

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.14 D.5 and the Adelante Eastside Redevelopment Plan, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Approve with Conditions a Redevelopment Plan Project Compliance Review for the construction, use, and maintenance of a new, six-story, 75-foot 2-inch, 51,235 square-foot mixed-use building, with 50 residential units including 5 units reserved for Extremely Low-Income households, approximately 4,030 square feet of ground floor commercial space, and a Floor Area Ratio of 3.68:1, in a Commercial Area of the Adelante Eastside Redevelopment Plan Area.

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

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, 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 (LAMC), the project conditions, or the project permit authorization.

2. **Use.** The Project shall be limited to a mixed-use development.

3. **Floor Area Ratio (FAR).** The maximum FAR shall be limited to 51,235 square feet of residential floor area and 4,030 square feet of commercial floor area equating to a Floor Area Ratio of 3.68:1.

4. **Automobile Parking.** Commercial automobile parking shall be provided pursuant to LAMC Section 12.21A.4(c).

5. **Residential Parking.** The project shall provide 32 residential parking spaces as marked in Exhibit "A".

6. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21 A.16.

7. **Height.** The project shall be limited to a maximum building height of 75 feet 2 inches.

8. **On-Site Restricted Affordable Units.** The project shall provide a minimum of five (5) On-Site Restricted Affordable units reserved for Extremely-Low-Income Households, as defined in Section 65915 of the California Health and Safety Code, to the satisfaction of the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.

9. **SB 8 Replacement Units.** The project shall be required to comply with the Replacement Unit Determination (RUD) letter, dated September 16, 2021, to the satisfaction of LAHD. The most restrictive affordability levels shall be followed in the covenant. In the event the On-site Restricted Affordable Units condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.

10. **Building Massing/Street Wall Design.** The project shall be in substantial conformance to the plans marked Exhibit "A" which include the following design features:

    a. Horizontal architectural treatments and/or façade treatments for every 30 feet of building height visible from the street.
    b. Vertical architectural treatments such as columns, pilasters, or indentations shall be provided for every 25 feet, with a minimum depth difference of two feet.
    c. Concrete Masonry with smooth finish façade at the ground and second floors.
    d. Large openings for the commercial areas facing Cesar Chavez Avenue and Chicago Street.
    e. Sand colored brick façades at the third, fourth, and fifth floors.
    f. Sand finished plaster at the sixth floor.
    g. Sand finished plaster cornice detailing at the parapet section.

11. **Windows**. Future exterior walls and doors on the ground floor containing commercial uses that will front Cesar E. Chavez Avenue or Chicago Street shall consist of at least fifty percent transparent windows, unless otherwise prohibited by law.

12. **Landscaping**. The project shall provide a minimum of 1,494 square feet of landscaped area. All open areas not used for buildings, driveways, parking areas, 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. **Open Space.** The project shall provide a minimum of 6,500 square feet of usable open space shown on Exhibit "A".

14. **Street Trees.** Street trees shall be provided to the satisfaction of the Urban Forestry Division.

15. **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 thirteen 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.

Administrative Conditions

16. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the Applicant shall submit all final construction plans that are awaiting issuance of a 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.

17. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.

18. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

19. **Code Compliance.** Use, area, height, open space, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

20. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as

approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

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

22. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

23. **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 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.

24. **Indemnification and Reimbursement of Litigation Costs.** The applicant shall do all of the following:

    (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

    (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

    (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

    (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

PROJECT BACKGROUND

The subject property consists of two contiguous lots equating to a lot area of 15,000 square feet with approximately 100 feet of frontage along the northern side of East Cesar Chavez Avenue and 100 feet of frontage along the western side of Chicago Street. The property is zoned C2-1-CUGU and located within the Adelante Eastside Redevelopment Plan (Redevelopment Plan) area. The property is improved with two one-story commercial buildings. The applicant requests a Redevelopment Plan Project Compliance to permit the demolition of two existing one-story commercial buildings and the construction of a new, six-story mixed-use building containing 50 residential units, five (5) of which are to be reserved for Extremely-Low-Income Households, and 4,030 square feet of commercial area on a 15,000-square foot site.

The project site is located within the Boyle Heights Community Plan area and is located within the C2-1-CUGU Zone with the land use designation of Regional Center Commercial. Height District 1 for the R4-1 Zone allows for a 3:1 Floor Area Ratio (FAR) and unlimited height. However, the Boyle Heights Community Plan states that Low Medium II land uses correspond to RD1.5 and RD2 Zones that have a 3:1 FAR and a 45-foot height limit. The project is located in a Tier 3 Transit Oriented Community and is therefore eligible for the ministerial processing of an up to 50 percent increase in Floor Area Ratio and an up to 35 percent increase in Density as base incentives. The project's proposed FAR of 3.68:1 is therefore within the maximum permitted Floor Area Ratio of 4.5:1. The "CUGU" indicates the site is zoned as Clean Up Green Up, Ordinance 184,246, LAMC Section 13.18. The purpose of the CUGU is to reduce cumulative health impacts resulting from land uses including a concentration of industrial land use, on-road vehicle travel, and heavy freight-dominated transportation corridors. The CUGU does not apply to residential land uses such as the proposed project.

The project site is located within the Transit Priority Area in the City of Los Angeles (ZI-2452), Redevelopment Project Area: Adelante Eastside (ZI-ZI-2488), and State Enterprise Zone (East Los Angeles (ZI-2129). The site is within a Tier 3 Transit Oriented Communities (TOC) project area, Urban Agriculture Incentive Zone, and Special Grading Area (BOE Basic Grid Map A-13372). The site is located approximately 1.4 kilometers from the Upper Elysian Park Fault.

Properties to the east, west, and south, are zoned C2-1-CUGU and developed mostly with older one to two-story commercial buildings, which include a mixed-use building, beauty supply and retail shops. The property to the north is zoned RD1.5-1-CUGU and improved with a one-story duplex.

REDEVELOPMENT PLAN COMPLIANCE FINDINGS

Pursuant to Section 11.5.14 D.5(d) of the LAMC, the Director shall grant a Project Compliance upon written findings that the project:

1. Substantially complies with the relevant Redevelopment Regulations, findings, standards and provisions of the Redevelopment Plan.

The project site is located within the boundaries of the Adelante Eastside Redevelopment Plan area. The project proposes the demolition of an existing two-story and one-story commercial building for the construction of a new, six-story mixed use building containing 50 residential units and 4,030 square feet of commercial area on a 15,000-square foot site. This project meets several redevelopment plan goals, including improving the quality of life for those who live and work in and visit the Project area through enhanced business, employment, and shopping opportunities and improving the quality of the environment by adding housing units that will provide employment and services for the community.

The Project Objectives of the Adelante Eastside Redevelopment Plan, state the following:

1. Improve the quality of life for those who live and work in and visit the Project Area through enhanced business, employment, housing, shopping, entertainment, recreational, and educational opportunities.

2. Promote the elimination and prevention of the spread of blight and deterioration, and promote the conservation, rehabilitation, renewal and redevelopment of the Project Area.

13. Promote the development of housing in a wide range of types, prices, rent levels and ownership options to meet the needs of the resident population.

16. Promote a thriving commercial environment, including adequate parking and proper traffic circulation, that contributes to neighborhood improvement and positively relates to adjacent land uses.

17. Increase the supply and improve the quality of commercial retail shopping opportunities and promote the retention and development of a variety of commercial retail and entertainment outlets.

The project meets the above stated goals of the Redevelopment Plan by redeveloping a low-density site for the construction, use and maintenance of a new, six-story commercial and residential structure containing 51,235 square feet of residential floor area and 4,030 square feet of commercial floor area.

The project is required to comply with Section 503.6 *(Residential Uses withing Commercial Areas)* of the Redevelopment Plan. This Section requires that Residential uses within the Commercial Area are appropriately designed and properly located, and consistent with the applicable Community Plan. The project substantially complies by proposing a new construction mixed-use building that meets the design standards required under LAMC Section 12.22 A 23.

Section 503.6 of the Redevelopment Plan requires that in approving a project, the residential development within a commercial area shall include a determination demonstrating that the project meets all design and location criteria specified by the Agency to ensure that the goals of this Plan are met and that amenities are provided which are appropriate to the size and type of housing units proposed. The project has been conditioned to Exhibit A, which include elements that demonstrates that the project meets the Citywide Design Guidelines. The project will meet Citywide Design Guideline 1 in promoting a safe and comfortable and accessible pedestrian experience by providing shade for pedestrians by retaining the existing street trees located at along the retail and residential entrances and providing transparent retail facades, thus blurring the boundary of public and private spaces. Although the structure will be six-stories in height, the project will meet Guideline three by maintaining a human scale through the segmenting of the façade materials at the first two levels to match and incorporate the neighboring two-story building aesthetic. Additionally, the use pilasters create rhythmic vertical divisions mimicking the scale of the storefronts along Cesar Chavez Avenue. The project will meet Guideline 4 by ensuring that the layout of the site has clearly legible entrances for residents to access the building at the Chicago Street facing façade, as well as a clearly demarcated corner that will serve as the neighborhood serving retail development. The project utilizes façade materials such as brick, concrete masonry, plaster, and transparent glass to articulate a clear and coherent architectural idea promoted under Guideline 5.

The project complies with several Citywide Design Guidelines. The project complies with Guideline 2 by orienting vehicular traffic along the lower traffic local Chicago Street, thereby not discouraging the pedestrian experience. By wrapping the commercial space with large openings along the Cesar Chavez façade, the project complies with Guideline 3, which encourages projects to actively engage with streets and public scale. Additionally, the large open commercial space would help to reduce the perceived mass of the building by opening the ground floor space directly to the public right of way. The project complies with Guideline 4, which encourages projects to recognize and respect surrounding context, by providing a clear delineation between the commercial space facing the Commercial Corridor and the building's residential entry facing Chicago Street, which is primarily zoned RD1.5. The project utilization of façade treatments and design elements such as brick, concrete masonry, plaster, pilasters, and cornices create a modern interpretation that still respects the historic details of adjacent structures, thereby expressing a clear and coherent architectural idea per Guideline 5. The project complies with Guideline 9, which encourages lower energy demand by proposing energy star appliances. The project is providing 1,494 square feet of landscaping with 11 trees at the roof level and complies with Guideline 10 in enhancing green features to increase opportunities to capture stormwater and promote habitat. Therefore, all relevant conditions have been imposed on the project through this Letter of Determination.

2. Is subject to all conditions required by the relevant Redevelopment Regulations.

The proposed project is required to comply with Section 503.6 of the Redevelopment Plan. As conditioned herein, the project would be subject to the applicable regulations of the Redevelopment Plan as discussed above in Finding No. 1.

3. Complies with CEQA.

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15332 (Class 32), and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place. The project does not involve unusual circumstances. The proposed project will not damage scenic resources in a state scenic highway. The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. Although the project is located in the within the Brooklyn Avenue Neighborhood Corridor, none of the existing structures on the project site are specifically designated as historic cultural monuments and the project site is not located within a Historic Preservation Overlay Zone. Additionally, the Applicant has worked with the Office of Historic resources to design the building façade to be consistent with the historic corridor. The project will not cause a substantial adverse change in the significance of a historical resource.

4. Any other findings that are required in the relevant Redevelopment Plan.

Section 503.6 of the Redevelopment Plan requires that that Residential uses within the Commercial Area appropriately designed and properly located, and consistent with the applicable Community Plan, and shall conform to the following criteria as determined by the Agency:

a. Promote community revitalization.

The project proposes the demolition of an existing two-story and one-story commercial building for the construction of a new, six-story mixed use building containing 50 residential units and 4,030 square feet of commercial area on a 15,000-square foot site. The project will provide more housing units as a new development that will enhance business, employment, and shopping opportunities in the area which will promote community revitalization.

The significant increase in dwelling units and commercial space will add to the local economy while contributing to the revitalization of Cesar Chavez Avenue, an important east-west corridor in the neighborhood, especially on parcels that are underimproved at present. Not only will an increase in dwelling units bring more people and foot traffic to the neighborhood, but the increase in commercial space will increase consumer spending and provide additional local jobs.

The project is in close proximity to a variety of cultural, dining, and entertainment amenities and approximately 0.7 miles from the Gold Line Mariachi Plaza Station, a major transit stop. By providing a highly visible and transparent ground floor, by improving sidewalk conditions, and by providing bicycle parking, the project will be improving neighborhood safety and encouraging sustainable transportation choices.

As a benefit to the community, the Project also provides five (5) units to be covenanted for tenants qualifying at the Extremely Low-Income level thereby providing more affordable housing for the community than the existing three (3) existing residential units. As such, the project meets the Project Objectives of Section 106 to promote housing with a range of rent levels to meet the needs of the resident population; to maximize the opportunity for individual choice; to alleviate overcrowded, substandard housing conditions; and to promote the development of housing units for extremely Low-Income households.

Planning staff received multiple comment letters in support and opposition of the project, including letters from the Boyle Heights Neighborhood Council, the Boyle Heights Neighborhood Watch, and residents from the community. Four letters of opposition were received from the Boyle Heights Neighborhood Council, residents, and the Community Power Collective expressing various concerns and general opposition to the project. Some of the points of opposition include displacement of the residents and businesses, and the jeopardization of the cultural significance of the Historic Brooklyn Avenue Corridor. Although the project would need to displace the existing residents and businesses to remove the existing structure, the proposed project would not only be providing 45 new market rate units, but would also be providing five new affordable units, more than what exists on site currently. Additionally, although the site requires Historic Preservation Review, discussion with the Office of Historic Resources determined that replacing the existing structure with the proposed project would not compromise the Brooklyn Avenue historic corridor. Per correspondence dated August 18, 2023, the Office of Historic Resources determined that the existing building is not a historic resource and the proposed project's overall design is compatible with the Brooklyn Avenue Historic Corridor. Two letters of support were also received from a nearby business owner and the Boyle Heights Neighborhood Watch, which was signed by several Neighborhood Watch Block Captains and a Hollenbeck Park Advisory Board Member, stating the increase in housing, replacement of a deteriorating structure, and increase in safety from

a newer project would all be beneficial for the overall community, thereby promoting community revitalization.

b. Promote the goals and objectives of the Plan.

The project conforms to the following objectives outlined in Section 106 of the Adelante Eastside Redevelopment Plan:

1. Improve the quality of life for those who live and work in and visit the Project Area through enhanced business, employment, housing, shopping, entertainment, recreational, and educational opportunities.

By providing over 4,000 square feet of Commercial Space, the project will be providing additional local jobs to support the commercial tenant. The project will be providing 50 dwelling units directly above the commercial space, thus significantly increasing the number of local housing units compared to the three (3) existing units and providing convenient shopping and entertainment areas for the residents and neighborhood. Additionally, the project is proposing five (5) affordable units which will exceed the amount of existing units, thus increasing the quality of life for more tenants.

2. Promote the elimination and prevention of the spread of blight and deterioration, and promote the conservation, rehabilitation, renewal and redevelopment of the Project Area.

The existing structures are comprised two buildings built in 1910 that have been renovated over the years and no longer have any historic features. These deteriorating structures will be replaced with the construction of a new multi-use structure with updated lighting and modern technologies thus helping to eliminate and prevent the spread of blight and deterioration in the neighborhood. Moreover, the project will include utilize materials, such as brick, and design elements, such as repeating pilasters, which will promote the conservation of the neighborhood characteristic.

With 50 units, the proposed structure with design elements respecting the neighborhood, ground floor commercial space with modern lighting, and 50 units for more residents, will help to rehabilitate, renew, and redevelop the Project Area into a modern, safe, and vibrant space for the growing population of Boyle Heights and Los Angeles.

13. Promote the development of housing in a wide range of types, prices, rent levels and ownership options to meet the needs of the resident population.

The current site only offers 3 affordable units, but the project proposes 50 new units. Although 45 of these units will be market rate, 5 of these units will be reserved for lower-income households. With the site currently only offering 3 units, all of which are housing lower-income households, the proposed project will not only increase the number of affordable units by over 60 percent, but it will also increase housing over 1,600 percent.

The project proposes a range of unit types including 20 studios, 10 one-bedroom units, 5 three-bedroom units, and 15 four-bedroom units. As a majority of households in Boyle Heights are multi-head households, the

project will serve the needs of the resident population with three- and four-bedroom units. Therefore, this project, providing a wide range of housing types offered at varying levels of affordability, will meet the needs of the resident population.

16. Promote a thriving commercial environment, including adequate parking and proper traffic circulation, that contributes to neighborhood improvement and positively relates to adjacent land uses.

Approximately 4,030 square feet of commercial space located on the ground floor is proposed for the project. This commercial space will be consistent with the existing commercial space and the commercial corridor located along Cesar Chavez Avenue. The commercial space will not only help to create a thriving commercial environment but will also be easily accessible to the residents above and the nearby residents of the nearby residential zoned properties.

The project is required to provide 25 residential parking spaces and 8 commercial parking spaces. The project proposes 32 residential parking spaces and 8 commercial parking spaces for a total of 40 vehicular parking spaces. By providing more spaces than required, the project has adequate parking for the space. Proper traffic circulation is also achieved by the project by locating the ingress and egress points along North Chicago Street, a less congested local street, thereby creating a safer alternative than locating the driveway along Cesar Chavez Avenue, a high traffic Modified Avenue II. Instead, the project proposes 44 long term and 6 short term bicycle parking spaces, which incentivizes modes of travel other than driving, thus creating a more walkable and pedestrian friendly neighborhood.

17. Increase the supply and improve the quality of commercial retail shopping opportunities and promote the retention and development of a variety of commercial retail and entertainment outlets.

The project proposes approximately 4,030 square feet of commercial space. This serves to replace the existing commercial retail. As the project also proposes 50 residential to the existing commercial site, the project increases the supply of housing for the community plan area, and therefore increases the foot traffic and customer base for not only the ground floor commercial space but also the surrounding commercial spaces. The increased population will add more commercial activity, thus increasing the retention of existing and new retail shopping.

As indicated by these aforementioned objectives, the project promotes the goals and objectives of the Adelante Eastside Redevelopment Plan by developing a new structure that will provide needed housing, retail, and economic vitality to the surrounding neighborhood. It not only provides additional housing but improves the livability of the entire neighborhood for existing residents.

c. Be compatible with and appropriate for the Commercials uses in the vicinity.

The project proposes the demolition of an existing two-story and one-story commercial building for the construction of a new, six-story mixed use building

containing 50 residential units and 4,030 square feet of commercial area on a 15,000-square foot site. The project site has a land use designation of Regional Center Commercial. Lots adjacent to the subject site are developed with existing one-to two-story commercial buildings and a one-story duplex to the north. Therefore, the project will be compatible with the adjacent commercial and residential uses and neighborhood.

The proposed project was reviewed by the Planning Department's Urban Design Studio on November 8, 2021. The resulting comments and suggestions focus on two design approaches including Pedestrian First Design and 360 Degree Design.

The Urban Design Studio recommended that the project express a comprehensive and clear architectural idea that relates within the Brooklyn Avenue Neighborhood Corridor (HCM LA-590); soften the ground floor as it faces the residential area to the north and Chicago Street; and incorporate vines, green walls and/or murals and the history of the corner as an informal gathering space.

Pedestrian First Design

The Applicant responded to the Urban Design Studio's recommendations by revising the street facing façades from the original proposal, stating that that the revised façade design respects the surrounding context while contributing to the community and architectural aesthetic of the neighborhood through materials and design language. The parcel is surrounded by 2 story retail buildings with historic idiosyncrasies and a common theme of brick on the facade. The use of brick and some classical architectural elements, such as various tiers of the facade and pilasters, have been incorporated into the building's design to reflect the character of the neighborhood. The revised design continues the street wall throughout the first two stories of the building, showing prominent bulkheads and ground floor entryways, and provides more ground floor transparency as recommended by the Boyle Heights Draft Frontages Community Plan.

Revised landscape plans and elevations were submitted by the Applicant to elaborate on the variety of on-site landscaping and trees that will be planted, and to clarify the visual aesthetic and ground floor residential entrance into the project site. In addition, the project proposes landscaping such as a succulent wall, ground floor and rooftop planters, and native trees to soften its appearance and provides shade on the sidewalk.

Climate-Adapted Design

The Urban Design Studio suggested that the applicant ensure that the appropriate number of trees required by the Bureau of Street Services Urban Forestry Division are identified on the landscape plan. To address this, the Applicant resubmitted revised landscape plans showing 11 on-site trees and 2 street trees.

The project's redesign also conforms with The Boyle Heights Community Plan Update Land Use Goals 15.3 and 15.4 by incorporating an open corner shop front serving to foster pockets for gathering and activity. The design choice to place the parking in the center and rear of the structure and to wrap the commercial space towards the Cesar Chavez frontage and the residential entry

spaces towards the Chicago frontage conforms with Goal 16.4. The project's redesign also conforms with Goal 17 by embracing the distinct physical character and local context of Boyle Heights by: designing the larger building with classical proportions through having a base, middle, and top segments; by creating a visual rhythm and historic development patterns by extending the horizontal façade elements with the abutting properties; and by using cornices, building materials, and ornamentation that make the building relatable from the street.

d. Include amenities which are appropriate to the size and type of the housing units proposed.

   The project includes 50 residential units, comprised of 20 studios, 10 one-bedroom, 5 three-bedrooms, and 15 four-bedroom units, ranging from approximately 481 square feet to 1,524 square feet, providing sufficient living space per unit. The project is providing on-site amenities, such as open space on the second floor and a nearly 6,000 square foot rooftop deck, all for the residents. Additionally, some units will have private open space balconies, and all units will have access to a common open space area on the second level.

e. Meet design and location criteria required by the Agency staff.

   The project complies with the design and location requirements imposed by the of the City and is consistent with the applicable Community Plan.

Per Section 503.6 of the Redevelopment Plan, the design and location of the project meets the goals of the Plan. The project proposes complies with the requirements of the Zoning Code and is not seeking any deviations or relief from the Zoning Code.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

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

Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

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

APPEAL PERIOD - EFFECTIVE DATE

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

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

An appeal may be filed utilizing the following options:

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

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

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

Metro DSC	Van Nuys DSC	West Los Angeles DSC
(213) 482-7077	(818) 374-5050	(CURRENTLY CLOSED)
201 N. Figueroa Street	6262 Van Nuys Boulevard	(310) 231-2901
Los Angeles, CA 90012	Van Nuys, CA 91401	1828 Sawtelle Boulevard
planning.figcounter@lacity.org	planning.mbc2@lacity.org	West Los Angeles, CA 90025
		planning.westla@lacity.org

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 buildinpromotg 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 portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.

QR Code to Online Appeal Filing

QR Code to Forms for In-Person Appeal Filing

QR Code to BuildLA Appointment Portal for Condition Clearance

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

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:

Deborah Kahen

Deborah Kahen, AICP, Senior City Planner

Reviewed by:

Chi Dang, City Planner

Prepared by:

Bryant Wu

Bryant Wu, Planning Associate
Bryant.Wu@lacity.org

C – REVISED CE JUSTIFICATION

DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

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CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

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

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

REVISED JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2021-8628-CE

The Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15332, Class 32, Case No. ENV-2023-335-CE.

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

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

The Applicant proposes the demolition of two existing one-story commercial buildings and the construction, use, and maintenance of a new, six-story mixed-use building containing 50 residential units, five (5) of which are to be reserved for Extremely-Low-Income Households, and 4,030 square feet of commercial area on a 15,000-square foot site. The project site is located at 2115 – 2121 E. Cesar Chavez Avenue within the Boyle Heights Community Plan. The project will have a maximum Residential Floor Area of 51,235 square feet and a maximum Commercial Floor Area of 4,030 square feet for a total floor area of 55,265 square feet and a Floor Area Ratio (FAR) of 3.68:1. The proposed building will be six stories and 75-feet 2-inch tall in height. The unit mix will be comprised of 20 studio units, 10 one-bedroom units, five (5) three-bedroom units, and 15 four-bedroom units. The project proposes to provide 40 vehicle parking spaces, 44 long-term bicycle parking spaces, and six (6) short-term bicycle parking spaces on the subterranean and ground floors. The project will provide a total of 6,500 square feet of open space, which consists of 507 square feet of common open space at the second floor and 5,993 square feet of common open space at the roof level. The project proposes the cut and export of 6,100 cubic yards of soil. The project proposes the planting of 11 trees on site and retaining the existing two (2) trees in the public-right-of-way. The project assumes a worst-case scenario of removing all street trees, in the event of changes to the right-of-way improvement plans after approval of the environmental

clearance. However, this environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings. As a Redevelopment Project, and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The project proposes the following haul route:

Loaded truck route: Northwest on Cesar E. Chavez Ave. Turn right onto N. State St. Turn left to merge onto I-5 North. Take exit 139A to merge onto CA-2 N/Glendale Freeway. Take exit 17A to merge onto CA-134 East towards Pasadena. Take exit 11/Figueroa St. Turn right on Figueroa to continue straight onto Scholl Canyon Rd.

Empty truck route: From Scholl Canyon Rd., take CA-134 S/Glendale Freeway. Take exit 13A to merge onto I-5 South. Take exit 135B. Follow signs for Cesar E. Chavez Ave.

The site is zoned C2-1-CUGU and has a General Plan Land Use Designation of Regional Center Commercial. As shown in the case file, the project is consistent with the applicable Boyle Heights Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 15,000 square feet. Properties to the east, west, and south, are zoned C2-1-CUGU and developed mostly with older one to two-story commercial buildings, which include a mixed-use building, beauty supply and retail shops. The property to the north is zoned RD1.5-1-CUGU and improved with a one-story duplex. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. No protected trees are on-site. There are no trees on the site and two (2) Street Tree in the public-right-of-way. The project proposes the planting of eleven (11) 24-inch box trees, and combined with two (2) Street Trees in the public-right-of-way, the project will meet the minimum tree requirement of 13 trees. The applicant will be required dedicate along Chicago Street, at the corner of Chicago Street and Cesar Chavez Avenue, and widen the street along Chicago Street. Prior to any work on the right-of-way, the applicant will be required to obtain approved plans from the Department of Public Works. As there currently is no approved right-of-way improvement plan and for purposes of conservative analysis and the requirements of CEQA, Planning has analyzed the worst-case potential for removal of all street trees. Note, no street tree or protected tree may be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161 - 62.171. At the time of preparation of this CE, no approvals have been given for any tree removals on-site or in the right-of-way by the Board of Public Works/Urban Forestry.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a transportation study. The calculation from the LADOT Vehicle Miles Travelled Calculator resulted in less than the 250 daily trip threshold. The Transportation Assessment Form, signed by Los Angeles Department of Transportation Staff on August 3, 2022, concluded that a VMT analysis would not be required. Therefore, the project will not have any significant impacts to traffic or transportation.

According to SCAQMD, individual construction projects that do not exceed the SCAQMD's recommended daily thresholds for project-specific impacts would not cause a cumulatively considerable increase in emissions for those pollutants for which the Air Basin is in non-attainment. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air

quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. Construction-related daily emissions at the project site would not exceed SCAQMD's regional or localized significance thresholds. Therefore, the project's contribution to cumulative construction-related regional emissions would not be cumulatively considerable and therefore would be less than significant. Construction of the project also would have a less-than-significant impact with regard to localized emissions.

The project site will be adequately served by all public utilities and services given that the construction of a six-story multi-family residential building will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32. As the project has been found to be categorically exempt from CEQA, the project is not anticipated to have a negative effect on the environment and no mitigation measures are required.

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes a 50-unit mixed use building in an area zoned and designated for such development. Adjacent lots are developed with one to two-story residential buildings and one to two-story commercial buildings. As the adjacent uses are primarily multi-unit residential buildings and commercial uses, the proposed mixed use project would not create unusual circumstances which may lead to a significant effect on the environment. The project proposes a Floor Area Ratio (FAR) of 3.68:1 on a site that is permitted to have a maximum FAR of 3:1 or a maximum FAR of 4.5:1 A multi-story multi-family residential building is not unusual for the vicinity of the subject site, and is similar in scope to other existing multi-family residential buildings in the area.

The project also proposes the export of 6,100 cubic yards of earth. According to Navigate LA, there are no haul routes that are either approved or pending approval within 500 feet of the site. The haul route approval will be subject to recommended conditions prepared by the Los Angeles Department of Transportation (LADOT) to be considered by the Board of Building and Safety Commissioners that will reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Furthermore, the Department of Building and Safety (DBS) staggers the haul route schedules to ensure that all of the haul routes do not occur simultaneously. While the proposed haul route would utilize the same streets as the approved haul route identified above, it is anticipated that the projects would be in different stages of construction and concurrent use of the streets for purposes of hauling is anticipated to be minimal. Additionally, each project would be subject to the review of LADOT and the Bureau of Street Services and conditions of approval issued by the Board of Building and Safety Commissioners. Therefore, in conjunction with Citywide Regulatory Compliance Measures (RCMs) and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

As it relates to development along a Scenic Highway, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The project site is located approximately 31 miles away from the Topanga Canyon State Scenic Highway. Therefore, the subject site will not create any impacts within a designated as a state scenic highway. The project is located approximately 1.4 kilometers from the nearest Fault, Upper Elysian Park Fault and is not located

within the Alquist-Priolo Fault Zone, a landslide zone, liquefaction zone, or Preliminary Fault Rupture Study Area. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, the subject site is not identified as a hazardous waste site. Envirostor indicates a site within 1000 feet identified as East Los Angeles High School where a clean-up was certified as of March of 2007.

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. However, the site is located along the Brooklyn Avenue Neighborhood Corridor. On November 9, 1993, Council File 93-0907 resolved that the City Council "designate[d] the historic Brooklyn Avenue Neighborhood Corridor (public right-of-way) as a Historical Cultural Monument with appropriate signage", which included the area along Cesar E. Chavez Avenue between Cummings Street and Mott Street. In October 2008, the Adelante Eastside Intensive Survey was included as part of the adoption of the Adelante Eastside Redevelopment Plan. The Intensive Survey inadvertently cited that all 90 parcels were designated as part of the Brooklyn Avenue Neighborhood Corridor Historical Cultural Monument designation. This statement in the Intensive Survey is incorrect, as the City Council action through Council File 93-0907 clearly shows that only the public right-of-way was designated as part of the HCM. This is to clarify that only the public right-of-way was designated as the Brooklyn Avenue Neighborhood Corridor, and not the individual parcels.

Additionally, the Intensive Survey lists the buildings located along Cesar E. Chavez Avenue that are part of the Cesar Chavez Business District and which may be eligible to be designated as a historic resource. None of the addresses listed under the "District Contributors" include the addresses of the Proposed Project.

The site requires Historic Preservation Review. Per correspondence dated August 18, 2023, the Office of Historic Resources determined that the existing building is not a historic resource, and the proposed project is compatible with the Brooklyn Avenue Historic Corridor. Further consultation with the Office of Historic Resources resulted in additional confirmation that the 2008 Community Redevelopment Agency's historic resources survey is incorrect and that the Historic Cultural Monument designation from 1994 only includes the public right-of-way. The project will not impact a historic resource on site, as none exists, and will not harm the character defining features of the Brooklyn Avenue Neighborhood Corridor Historical Cultural Monument. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

Therefore, the project meets all of the Criteria for the Class 32. As the project has been found to be categorically exempt from CEQA, the project is not anticipated to have a negative effect on the environment and no mitigation measures are required.

D - MAPS

D1 – VICINITY MAP

Vicinity Map
2115 - 2121 E. Cesar E. Chavez Ave.

D - MAPS

D2 – RADIUS MAP

LEGAL: LOT 4 & 5, ARB NONE, BLOCK B, BIRD TRACT, M. R. 14-74

NEW T.B.
PAGE 635
GRID A-4

C.D. 14-DE LEON
C.T. 2036.00
P.A. BOYLE HEIGHTS

DIRECTOR'S DETERMINATION
REDEVELOPMENT PROJECT AREA

CAD GRAPHICS BY

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

CASE NO:
DATE: 01-06-2023
DRAWN BY: JPL ZONING SERVICES
D.M. OR CAD: 129A223

SCALE: 1"=100'
USES: FIELD
CONTACT PERSON: BMR ENTERPRISES
PHONE NO: 323-677-2500

NET ACRES
= 0.344 Acres

NORTH

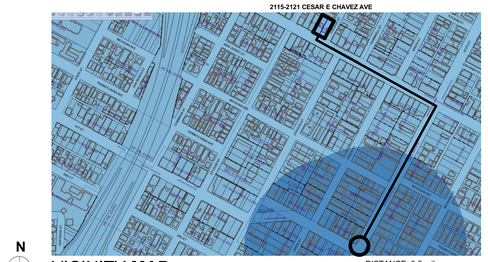
JPL- 8803RM

E – PLANS

E1 – PROJECT PLANS

CESAR CHAVEZ

VICINITY MAP



N

VICINITY **MAP**

DISTANCE: 0.5 miles from a major transit stop

N

ZIMAS **MAP**

SHEET INDEX

		Published
GENERAL		
A0.00	COVER SHEET	☒
A0.01	DEVELOPMENT STANDARDS	☐
GENERAL NOTES		
A0.02	GENERAL NOTES	☐
A0.03	GENERAL NOTES	☐
A0.04	GREEN BUILDING	☐
A0.05	TITLE 24	☐
A0.06	TITLE 24	☐
A0.07	ADA NOTES	☐
A0.08	ADA NOTES	☐
A0.09	ADA NOTES	☐
A0.10	ADA NOTES	☐
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A0.12	BIKE PARKING / MAIL	☐
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A2.04	3RD FLOOR PLAN	☐
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A2.35	4TH FLOOR ELECTRICAL / RCP	☐
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A7.12	DETAILS: FOUNDATION / W.P.	☐
A7.13	DETAILS: BUILDING ENVELOPE	☐
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A7.15	DETAILS: INTERIOR DOORS	☐
A7.16	DETAILS: FLASHING	☐
A7.17	DETAILS: INTERIOR	☐
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A7.31	ROOF SPEC. & DETAILS	☐
A7.32	TYPICAL ROOF DETAILS	☐
ENTRY DETAILS		
A7.41	ENTRY DETAILS	☐
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SHORING		
SH-XX	XXXXX	☐
CIVIL		
C-XX	XXXXX	☐
LOW IMPACT DEVELOPMENT		
LID-XX	XXXXX	☐
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LP.2	CONCEPTUAL PLAN	☐
LP.3	LANDSCAPE NOTES	☐
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ELECTRICAL		
E-XX	XXXXX	☐
PLUMBING		
P-XX	XXXXX	☐

ABBREVIATIONS

ARCH.	Architectural
A.F.F.	Above Finished Floor
B. O.	Bottom of
BLDG.	Building
BLK.	Block
BM.	Beam
CLR.	Clear
CLG.	Ceiling
COL.	Column
CONC.	Concrete
CONT.	Continuous
D	Dryer
DIA.	Diameter
DIM	Dimension(s)
DW	Dishwasher
DWG	Drawing
ELEV	Elevation
EQ.	Equal
(E)	Existing
EXT.	Exterior
FIN.	Finish
F. F.	Finish Floor
F. G.	Finish Grade
FLR.	Floor
FT.	Foot
FTG.	Footing
GALV	Galvanized
GYP. BD.	Gypsum wallboard
H. H.	Head height
HDR.	Header
HT.	Height
INT.	Interior
L.A.	Landscape Architect
LT. WT.	Light Weight
MIN.	Minimum
MAX	Maximum
MECH.	Mechanical
MFR.	Manufacturer
MICRO	Microwave
MTL.	Metal
NO.	Number
O. C.	On center
O/	Over
PLYWD.	Plywood
PR.	Pair
PTD.	Painted
R	Risers
R. O.	Rough Opening
R. R.	Research Report
REF.	Refrigerator
REQ.	Required
REV.	Revision / Revised
SHT.	Sheet
SIM.	Similar
ST. STL.	Stainless Steel
STL.	Steel
STRUCT.	Structural
SQ.	Square
T	Treads
TBD	To Be Determined
T&G	Tongue & groove
T.F.	To Finish
T. O.	Top of
TYP.	Typical
U. N. O.	Unless noted otherwise
V. I. F.	Verify in field
W	Washer
W/	With
WD.	Wood

SYMBOL LEGEND

REVISION — 1

DOOR — XXX

WINDOW — XXX

EXTERIOR ELEVATION — X / AXXX — DRAWING / SHEET

BUILDING SECTION — X / AXXX

WALL SECTION — X / AXXX

INTERIOR ELEVATION — N / W X AXXX E / S

SECTION DETAIL INDICATOR — X / AXXX

WALL TYPE — X

CEILING HEIGHT — CLG. HT. X'-X"

FINISH MATERIAL — XX-XX

ELEVATION DATUM LINE — X'-X" T.O. SLAB

KEY NOTE — XX

GREEN BUILDING KEYNOTE — GBXX

SLOPE

ALIGN

PLAN DETAIL INDICATOR — X / AXXX

SLOPE — 1%

MAX. ELEVATION TRANSITION — 1.5"

FLOOR ELEVATIONS

SOLAR INVERTER & METER LOCATION — S.Z.

WATER HEATER LOCATION — W.H.

MAIN SERVICE ELEC. PANELW/ MIN. BUSBAR RATING OF 200 AMPS — E.P.

IRRIGATION CONTROLLER SEE L1 & I1-I4 — C

RAIN SENSOR DEVICE SEE L1 & I1-I4 — RSD

FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP. — EVSE

CENTERLINE

PROPERTY LINE

SETBACK LINE

CALCULATIONS

FLOOR AREA TABULATION (SEE A0.30 - A0.31)
*BUILDING CODE AREA EXCLUDING EXTERIOR WALLS, AREA OF COURTS AND SHAFTS
**ZONING 1 DOR AREA EXCLUDING EXTERIOR WALLS, SHAFTS, MECHANICAL, STAIRS AND PARKING PER FLOOR AREA DEFINITION (LMC 12.03)

BUILDING CODE FLOOR AREA*

GARAGE	12,370 SF	(S-2, TYPE I-A)
1ST FLOOR	6,833 SF	(S-2, TYPE I-A)
1ST FLOOR	4,030 SF	(A-2, TYPE I-A)
1ST FLOOR	670 SF	(R-2, TYPE I-A)
TOTAL =	23,903 SF	
2ND FLOOR	10,508 SF	(R-2, TYPE III-A)
3RD FLOOR	10,508 SF	(R-2, TYPE III-A)
4TH FLOOR	10,508 SF	(R-2, TYPE III-A)
5TH FLOOR	10,508 SF	(R-2, TYPE III-A)
6TH FLOOR	10,103 SF	(R-2, TYPE III-A)
TOTAL =	52,135 SF	

UNIT COUNT

STUDIO	20
1 BD	10
3 BD	5
4 BD	15
TOTAL	**50**

BIKE PARKING
PER LAMC 12.21 A16.a.1.i

RESIDENTIAL
LONG TERM
(UNITS 1 - 25) 1 SPACE PER UNIT = 25/1 = 25
(UNITS 26-100) 1 SPACE PER 1.5 UNITS = 25/1.5 = 16.7 = 17
TOTAL REQ'D **42**

SHORT TERM (1 PER 15 UNITS) = 65/15 = 3.3 = **4**

COMMERCIAL
LONG TERM (MIN 2 SPACES OR MIN 2 SPACES PER 10,000 SF) = 2 SPOTS
SHORT TERM (MIN 2 SPACES OR MIN 2 SPACES PER 10,000 SF) = 2 SPOTS

LONG TERM	44
SHORT TERM	6
TOTAL REQ'D	**50**

TOC - TIER 3 INCENTIVES
LOT AREA = 14,999.9 SF (7,499.9 SF + 7,500 SF)
BUILDABLE AREA = 14,999.9 SF
DENSITY 14,999.9 SF / 400 SQ FT (R4 AREA PER DWELLING UNIT)= 37.5 = 38 BASE UNITS
38 X 70% (TOC INCREASE) = 64.6 UNITS (ROUND UP) = 65 UNITS

COMMERCIAL FAR FACTOR = 3.75 : 1
14,999.9 SF X 3.75 = **56,250 SF**

RESIDENTIAL FAR FACTOR= 3.0 : 1
50% INCREASE = 4.5:1
BUILDABLE RESIDENTIAL AREA 12,820 SF (SEE DIAGRAM AT A1.02)
12,820 SF X 4.5 = **57,690 SF**

PROPOSED COMMERCIAL FLOOR AREA = 4,030 SF (FAR 0.27 : 1)
PROPOSED RESIDENTIAL FLOOR AREA = 51,235 SF (FAR 4.00 : 1)

55,265 SF PROPOSED TOTAL ZONING AREA (COMMERCIAL + RESIDENTIAL)

MINIMUM LOT AREA PER DWELLING UNIT: 400 SF
MAX # OF UNITS: 14,999.9 ST / 400 SF = 37.5 = 38 BASE UNITS
38 X 70% (TOC INCREASE) = 64.6 UNITS (ROUND UP) = 65 UNITS

50 UNITS PROVIDED

ZONING CODE FLOOR AREA**

	RESIDENTIAL	COMMERCIAL
GARAGE	0 SF	0 SF
1ST FLOOR	670 SF	4,030 SF
2ND FLOOR	10,194 SF	0 SF
3RD FLOOR	10,194 SF	0 SF
4TH FLOOR	10,194 SF	0 SF
5TH FLOOR	10,194 SF	0 SF
6TH FLOOR	9,789 SF	0 SF
TOTAL	51,235 SF	4,030 SF

AUTOMOBILE PARKING
NONE REQ'D UNDER AB 2097

PROVIDED:

	RESIDENTIAL	COMMERCIAL
STANDARD	24	7
ACCESSIBLE	1	1
TANDEM	7	0
TOTAL	**32**	**8 = 40**

RESIDENTIAL
50 UNITS @ 0.5 STALLS PER UNIT = **25 STALLS**
25 X 0.02 = 0.5 = 1 ADA STALL REQ'D

COMMERCIAL
1 SPACE PER 500 SF = **8 STALLS** (ON 4,030 SF)
1 ADA STALL REQ'D

30% OF TOTAL PARKING SPOTS REQUIRED TO BE EV-READY
0.3 x 40 = 12 EV-READY STALLS REQUIRED

10% OF SPACES ARE REQUIRED TO BE EV-EQUIPPED
0.1 x 40 = 4 EV-EQUIPPED STALLS REQUIRED

OPEN SPACE
100 SF / UNIT < 3 HABITABLE ROOMS
125 SF / UNIT = 3 HABITABLE ROOMS
175 SF / UNIT > 3 HABITABLE ROOMS

UNITS TYPE	HABITABLE ROOMS	UNITS
STUDIO	1	20
1 BD	2	10
3 BD	4	5
4 BD	5	15
TOTAL		50

30 UNITS < *3 HABITABLE ROOMS* @ 100 S.F. = 3,000 S.F.
20 UNITS > *3 HABITABLE ROOMS* @ 175 S.F. = 3,500 S.F.
TOTAL REQ. OPEN SPACE = 6,500 S.F.

MIN. COMMON SPACE : 6,500 x 0.50 = 3,250 S.F.
MIN. GREEN SPACE : 3,250 x 0.25 = 813 S.F. REQ'D (1,494 S.F. PROVIDED)
MIN. TREE REQ. (1 TREE PER 500 SF OF LANDSCAPED AREA) = 1 TREES
MIN. TOC TREE REQ. (1 TREE PER 4 UNITS) = 13 TREES

PROVIDED
OUTDOOR DECK (LVL 2) 507 SF
ROOF DECK 5,993 SF
TOTAL 6,500 SF

PROJECT INFORMATION

PROJECT ADDRESS:
2115-2121 E CESAR CHAVEZ LOS ANGELES CA 90033

ZONE: C2-1-CUGU

OCCUPANCY: R-2 / S-2

CONSTRUCTION TYPE:
BASEMENT LEVEL + LEVEL 1 = TYPE 1-A
LEVEL 2-6 = TYPE III-A

NUMBER OF STORIES:
MAXIMUM ALLOWED: TYPE I-A (UNLIMITED PER BLDG)
TYPE III-A (5 PER BLDG)
PROPOSED: 6 STORIES ABOVE GRADE
TYPE I-A (1)
TYPE III-A (5)

HEIGHT (ZONING):
MAXIMUM HEIGHT: UNLIMITED
PROPOSED HEIGHT: 75'-2"

HEIGHT (BLDG), CBC 504.3:
MAXIMUM HEIGHT: TYPE IA: UNLIMITED
TYPE IIIA: 65'
PROPOSED HEIGHT: TYPE IA; 14'-8"
TYPE IIIA: 55'-0"
69'-8" TOTAL

ALLOWABLE AREA, CBC 506.2:
S-2, TYPE I = UNLIMITED
R-2, TYPE I = UNLIMITED
R-2, TYPE III = 72,000 SF

LEGAL DESCRIPTION:
APN: 5175014005 + 5175014005
TRACT: BIRD TRACT
LOT: 4 + 5
BLOCK: B

PROJECT DESCRIPTION:
NEW 6-STORY MIXED-USE BUILDING, WITH 5-STORIES RESIDENTIAL (R-2) OVER 1-STORY COMMERCIAL (C2-1) AND ONE LEVEL SUBTERRANEAN PARKING GARAGE (S-2)

LOT SIZE:
14,999.9 SF (7,499.9 SF + 7,500 SF)

MAX. BUILDABLE FLOOR AREA:
14,999.9 SF

PROPOSED FLOOR AREA:
***SEE CALCULATIONS ADJACENT**

AVG. GRADE PLANE:
N: 334.77'
E: 338.22'
S: 334.81'
W: 333.47'
/4 = 335.32'

AMOUNT OF EXPORTED GRADING
164,630 CUBIC FEET

SPRINKLERS:
NFPA 13, FULLY SPRINKLERED THROUGHOUT

APPLICABLE CODES:
2019 CBC
2020 LABC
2020 LA GREEN CODE

PROJECT PARTICIPANTS

OWNER: Will Tiao
2658 Griffith Park Blvd. #418
Los Angeles, CA 90039

ARCHITECT: Bittoni Architects, Inc.
Mark Bittoni
4909 West Jefferson Blvd
Los Angeles,CA 90016
T: 310-841-6857

GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

SURVEYOR: Surveying & Drafting Services, Inc.
901 Seward St
Los Angeles CA 90038
T: 323-366-2882

SOILS ENGINEER: TBD

CIVIL ENGINEER: TBD

MEP ENGINEER: TBD

LANDSCAPE ARCHITECT: Robert Taft + Associates
Landscape Architecture
36275 Avenida de Acacias
Temecula, CA 92592
PH: 951.676.5688

*** THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR & UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE W/ IN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS &/OR ADDITIONAL EXPENSES.
*** AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER & BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 170,159)(INCLUDES COMMERCIAL ADDITIONS & TI WORK OVER $10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
*** PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL (N) CONSTRUCTION. USE OF WATER RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3
*** WATER HEATERS MUST BE STRAPPED TO A WALL (SEC. 507.3, UPC)
*** A COPY OF THE EVALUATION REPORT &/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

bittoni architects

4909 West Jefferson Blvd
Los Angeles,CA 90016
t: 310-841-6857
bittoniarchitects.com

CESAR CHAVEZ
2115-2121 E CESAR CHAVEZ
LOS ANGELES, 90033

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.25
STATE OF CALIFORNIA

DATE	DESCRIPTION
04.26.21	SD
08.11.21	PDPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

PROJECT NO: #Project Code

SHEET NAME

COVER SHEET

PUBLISHED: 7/25/2023

A0.00

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SECTION 13.09B3

Development Standards. Notwithstanding the requirements of any other provision of this chapter to the contrary, all Projects shall comply with the following development standards.

1. Landscaping and Surface Parking Lots. (Amended by Ord. No. 175,223, Eff. 6/30/03.) Landscaping of Projects and surface parking lots shall be provided in accordance with the requirements set forth in Sections 12.41, 12.42, 12.43 and 12.22 A.23.(10)(ii) (mini-shopping centers and commercial corner developments) of the Code. Projects must also comply with the following additional requirements:

(a) Open Areas. All open areas not used for buildings, driveways, parking, recreational facilities, or Pedestrian Amenities shall be landscaped by shrubs, trees, ground cover, lawns, planter boxes, flowers, or fountains.

(b) Pavement. Paved areas, excluding parking and driveway areas, shall consist of enhanced paving materials such as stamped concrete, permeable paved surfaces, tile, and/or brick pavers.

(c) Street Trees. At least one 24-inch box street tree shall be planted in the public right-of-way on center, or in a pattern satisfactory to the Bureau of Street Maintenance, for every 25 feet of street frontage.

2. Open Space. All Projects shall comply with the open space requirements for six or more residential units pursuant to Section 12.21G.streets.

3. Facade Relief. Building Frontage shall be designed to comply with the following requirements. These standards do not apply to accessory buildings, additions, remodels, or any change of use in an existing building.

(a) Horizontal architectural treatments and/or facade articulations such as cornices, friezes, balconies, awnings, Pedestrian Amenities, or other features shall be provided for every 30 feet of building height visible from a street.

(b) If a Project includes 40 or more feet of Building Frontage visible from a street, then vertical architectural treatments and/or facade articulations such as columns, pilasters, indentations, or other features shall be provided for every 25 feet. The minimum width of each vertical break shall be eight feet and the minimum depth shall be two feet.

4. Signage. Signage shall comply with the requirements of Section 12.22 A.23.(a)(6) (mini-shopping centers and commercial corner developments). (Amended by Ord. No. 175,223, Eff. 6/30/03.)

5. Noise Control. Any dwelling unit exterior wall including windows and doors having a line of sight to a major highway, secondary highway, or other designated highway shall be constructed so as to provide a Sound Transmission Class of 50 or greater, as defined in the Uniform Building Code Standard No. 35-1, 1979 Edition. The developer, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, specifying any alternative means of sound insulation sufficient to reduce interior noise levels below 45dBA in any habitable room..

6. Rooftop Appurtenances. All ventilation, heating, or air conditioning ducts, tubes, equipment, or other related rooftop appurtenances shall be screened when viewed from adjacent streets.

bittoni architects

4909 West Jefferson Blvd
Los Angeles,CA 90016
t: 310-841-6857
bittoniarchitects.com

CESAR CHAVEZ

2115-2121 E CESAR CHAVEZ
LOS ANGELES, 90033

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.25
STATE OF CALIFORNIA

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07.24.23	PLANNING UPDATE

PROJECT NO: #Project Code

SHEET NAME

DEVELOPMENT STANDARDS

PUBLISHED: 7/24/2023

A0.01

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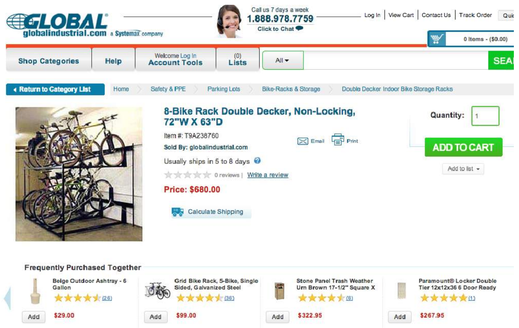
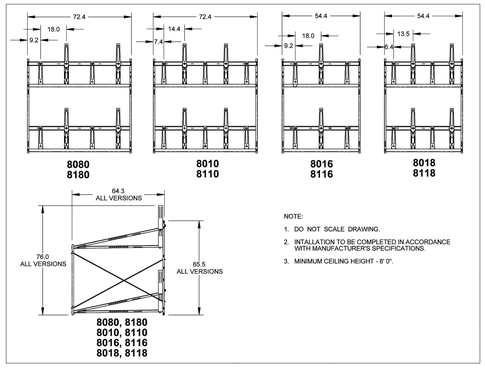




SEE A2.00

LONG-TERM BICYCLE PARKING:

NTS

BICYCLE PARKING GENERAL NOTES:

10. EACH BICYCLE PARKING SPACE SHALL BE A MINIMUM SIX FEET IN LENGTH.
11. BICYCLE PARKING INSTALLED VERTICALLY SHALL BE A MINIMUM OF 4 FEET DEEP AND 6 FEET IN HEIGHT.
12. FOR SINGLE-TIERED BICYCLE PARKING, MINIMUM HEADROOM OF 7 FEET SHALL BE PROVIDED.
13. FOR FACILITIES WHERE TWO TIERS OF BICYCLE PARKING ARE INSTALLED ONE ABOVE ANOTHER, MINIMUM HEADROOM OF 4 FEET SHALL BE PROVIDED FOR EACH TIER.
14. BICYCLE PARKING SPACES SHALL BE SEPARATED FROM AUTOMOBILE PARKING SPACES
OR AISLES BY A WALL, FENCE, OR CURB OR BY AT LEAST FIVE FEET OF OPEN SPACE MARKED
TO PROHIBIT PARKING.
17. PROVIDE ADEQUATE LIGHTING TO ENSURE SAFE ACCESS TO BICYCLE PARKING FACILITIES
IN ACCORDANCE WITH SECTION 12.21A.5(K).

LONG-TERM BICYCLE PARKING NOTES:

1. SHALL BE SECURED FROM THE GENERAL PUBLIC, ROOFED, AND ENCLOSED ON ALL SIDES TO PROTECT BICYCLE FROM INCLEMENT WEATHER
2. MUST BE PROVIDED ONSITE ONLY SHALL NOT BE LOCATED IN THE PUBLIC RIGHT-OF-WAY
3. PROVIDE A MINIMUM OF 18 INCHES WIDE STALL
4. BICYCLE PARKING STALL SHALL PROVIDE A MEANS OF SECURING THE BICYCLE FRAME AT TWO POINTS TO A SECURELY ANCHORED RACK, EXCEPT IN THE CASE OF LOCKERS AND COMMERCIALLY OPERATED ATTENDED BICYCLE PARKING
5. INDIVIDUAL RACKS INSTALLED SIDE BY SIDE TO ONE ANOTHER WITHIN BICYCLE ROOMS OR BICYCLE CAGES THAT ALLOW BICYCLES TO BE LOCKED TO EITHER SIDE OF THE RACK SHALL BE SPACED A MINIMUM OF 30 INCHES ON CENTER
6. RACKS INSTALLED PARALLEL TO WALLS SHALL BE A MINIMUM OF 30 INCHES FROM THE WALL
7. WHEN MORE THAN 20 LONG-TERM BICYCLE PARKING SPACES ARE PROVIDED, A, WORKSPACE OF 100 SQUARE FEET SHALL BE PROVIDED ADJACENT TO THE LONG-TERM BICYCLE PARKING TO ALLOW BICYCLISTS TO MAINTAIN THEIR BICYCLES
8. WHEN LOCATED INSIDE A PARKING GARAGE, IT SHALL BE LOCATED ALONG THE SHORTEST WALKING DISTANCE TO THE NEAREST PEDESTRIAN ENTRANCE OF THE BUILDING FROM THE PARKING GARAGE

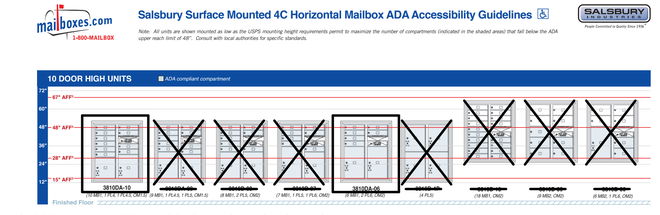
SHORT-TERM BICYCLE PARKING NOTES:

1. PROVIDE A MINIMUM OF 2 FEET WIDE STALL
2. RACKS SHALL BE LOCATED OUTSIDE THE BUILDING, WITH EXCEPTION FOR EXISTING DEVELOPMENTS
3. INDIVIDUAL RACKS INSTALLED SIDE BY SIDE TO ONE ANOTHER THAT ALLOW BICYCLES TO BE LOCKED TO EITHER SIDE OF THE RACK SHALL BE SPACES A MINIMUM OF 30 INCHES ON CENTER
4. RACKS INSTALLED PARALLEL TO WALLS SHALL BE A MINIMUM OF 30 INCHES FROM THE WALL
5. RACKS SHALL ALLOW FOR THE BICYCLE FRAME AND AT LEAST ONE WHEEL TO BE LOCKED TO THE RACKS
6. THE BICYCLE RACK SHALL ALLOW FOR THE USE OF A CABLE AS WELL AS A U-SHAPED LOCK
7. RACKS SHALL BE SECURELY ANCHORED TO A PERMANENT SURFACE
8. FOR NEW DEVELOPMENTS, SHORT-TERM BICYCLE PARKING SHALL BE LOCATED TO MAXIMIZE VISIBILITY FROM THE MAIN ENTRANCE
9. SHALL BE LOCATED NO FARTHER THAN 50 FEET OF WALKING DISTANCE FROM A MAIN PEDESTRIAN ENTRANCE OR THE WALKING DISTANCE FROM A MAIN PEDESTRIAN ENTRANCE TO THE NEAREST OFF-STREET AUTOMOBILE PARKING SPACE, WHICHEVER IS CLOSER

SEE A2.01

SHORT-TERM BICYCLE PARKING:

NTS



*USE 3810DA-10 AND 3810DA-06 FOR A TOTAL OF 16 UNITS

100% ADA ACCESSIBLE

SEE A2.01

MAILBOX SPECIFICATION:

NTS

bittoni architects

4909 West Jefferson Blvd
Los Angeles,CA 90016
t: 310-841-6857
bittoniarchitects.com

CESAR CHAVEZ

2115-2121 E CESAR CHAVEZ
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06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

PROJECT NO: #Project Code

SHEET NAME

BIKE PARKING / MAIL

PUBLISHED: 7/24/2023

A0.12

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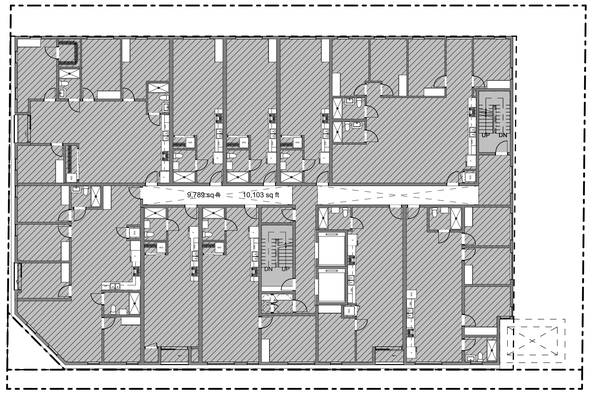
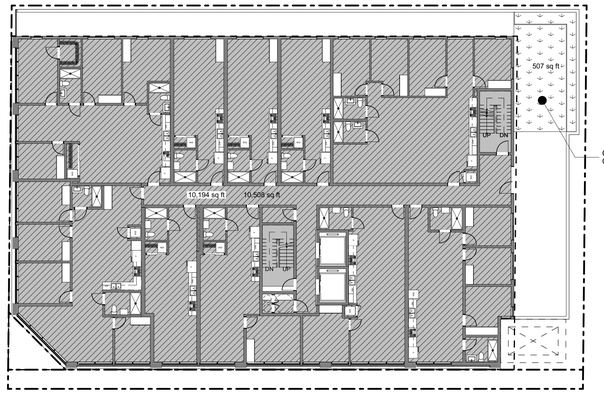


9,789 S.F.

10,103 S.F.

6TH FL.

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



507 S.F.

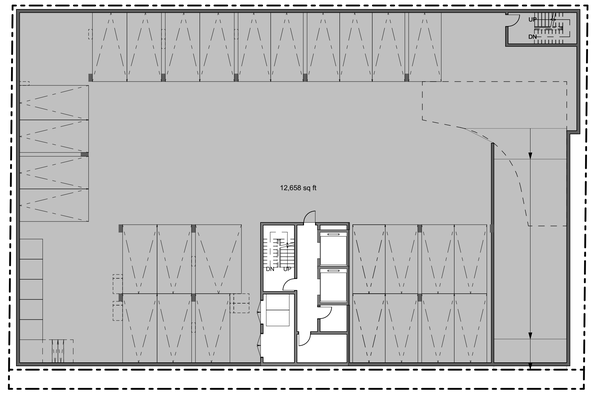
10,194 S.F.

10,508 S.F.

COMMON OPEN SPACE
OUTDOOR DECK = 507 S.F.

2ND-5TH FL.

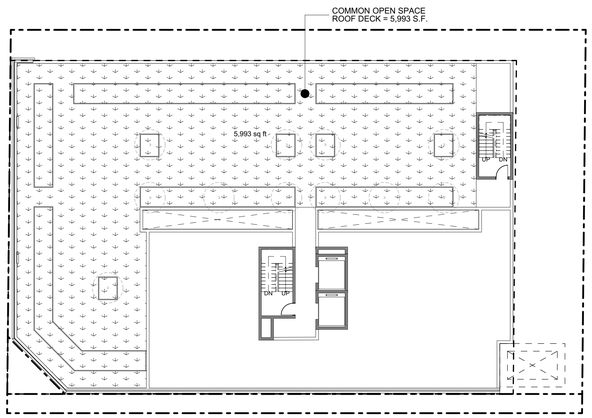
SCALE: 1/16" = 1'-0"



12,370 S.F.

GARAGE

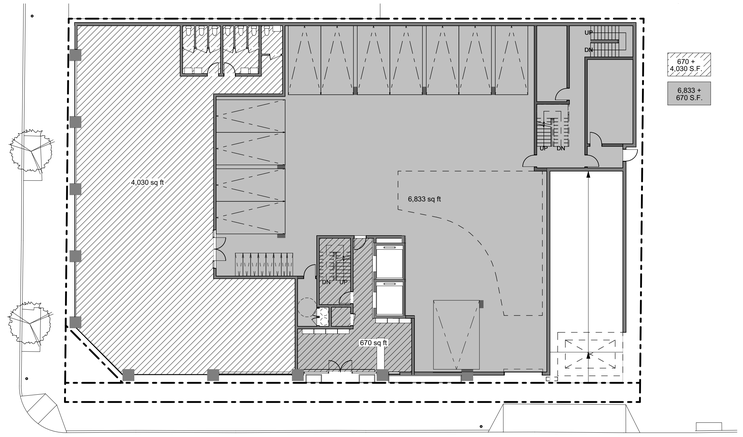
SCALE: 1/16" = 1'-0"



5,993 S.F.

ROOF

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



670 + 4,030 S.F.

6,833 + 670 S.F.

1ST FL.

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

BUILDING CODE FLOOR AREA SUMMARY

GARAGE	12,370 SF **OK**	(S-2, TYPE I-A = UNLIMITED)
1ST FLOOR	6,833 SF **OK**	(S-2, TYPE I-A = UNLIMITED)
1ST FLOOR	4,030 SF **OK**	(A-2, TYPE I-A = UNLIMITED)
1ST FLOOR	670 SF **OK**	(R-2, TYPE I-A = UNLIMITED)
TOTAL =	**23,903 SF**	
2ND FLOOR	10,508 SF **OK**	(R-2, TYPE III-A : 24,000 SF MAX.)
3RD FLOOR	10,508 SF **OK**	(R-2, TYPE III-A : 24,000 SF MAX.)
4TH FLOOR	10,508 SF **OK**	(R-2, TYPE III-A : 24,000 SF MAX.)
5TH FLOOR	10,508 SF **OK**	(R-2, TYPE III-A : 24,000 SF MAX.)
6TH FLOOR	10,103 SF **OK**	(R-2, TYPE III-A : 24,000 SF MAX.)
TOTAL =	**52,135 SF**	

*BUILDING CODE AREA EXCLUDING EXTERIOR WALLS, AREA OF COURTS AND SHAFTS.

ZONING CODE FLOOR AREA SUMMARY

	RESIDENTIAL	COMMERCIAL
GARAGE	0 SF	0 SF
1ST FLOOR	670 SF	4,030 SF
2ND FLOOR	10,194 SF	0 SF
3RD FLOOR	10,194 SF	0 SF
4TH FLOOR	10,194 SF	0 SF
5TH FLOOR	10,194 SF	0 SF
6TH FLOOR	9,789 SF	0 SF
TOTAL	51,235 SF	4,030 SF

MAX ALLOWED (PER TOC) = 72,000 > 51,235 SF **OK**

*ZONING FLOOR AREA EXCLUDING EXTERIOR WALLS, SHAFTS, MECHANICAL, STAIRS AND PARKING PER FLOOR AREA DEFINITION (LMC 12.03). INCLUDES OVERHANGS.

OPEN SPACE AREA SUMMARY

GARAGE	0 SF
1ST FLOOR	0 SF
2ND FLOOR	507 SF
3RD FLOOR	0 SF
4TH FLOOR	0 SF
5TH FLOOR	0 SF
6TH FLOOR	0 SF
ROOF DECK	5,993 SF

TOTAL = 6,500 SF = 6,500 SF REQ'D **OK**

* INDICATED PRIVATE OPEN SPACE IS MIN. 6' IN ANY DIRECTION

***SCHOOL FEE AREA TABULATION INCLUDES EXTERIOR WALLS. EXCLUDES PARKING GARAGES + OVERHANGS

ZONING SF PER CODE

BUILDING SF PER CODE

COMMON OPEN SPACE

bittoni architects

4909 West Jefferson Blvd
Los Angeles,CA 90016
t: 310-841-6857
bittoniarchitects.com

CESAR CHAVEZ

2115-2121 E CESAR CHAVEZ
LOS ANGELES, 90033

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.25
STATE OF CALIFORNIA

DATE	DESCRIPTION
04.26.21	SD
08.11.21	PDPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

PROJECT NO: #Project Code

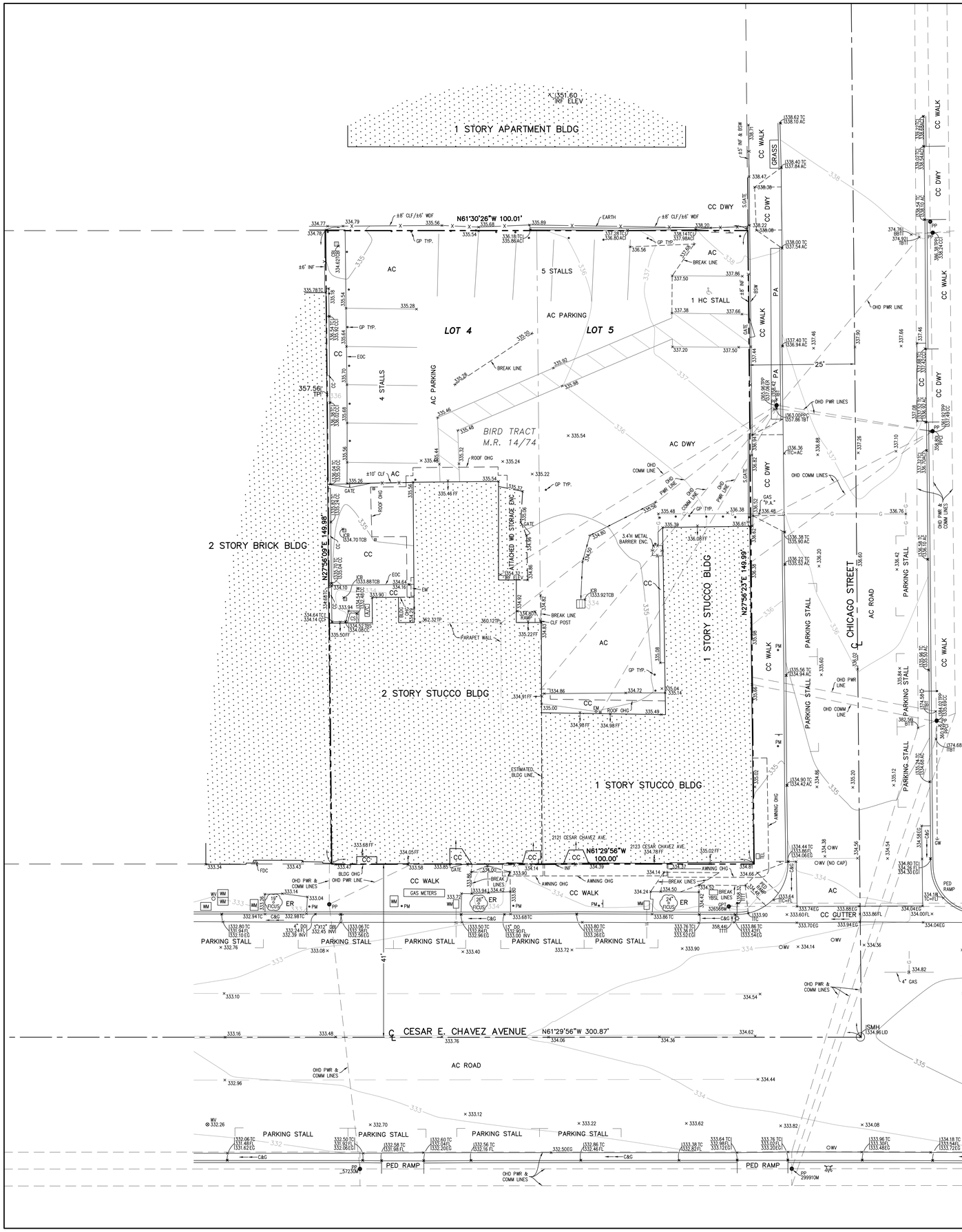
SHEET NAME

OCCUPANCY DIAGRAM

PUBLISHED: 7/24/2023

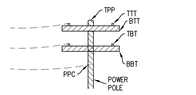
A0.41

BIMcloud: bittoniarchitects - BIMcloud as a Service\CESAR CHAVEZ\CESAR CHAVEZ



LEGEND

- CENTER LINE
- PROPERTY LINE
- CURB UNLESS OTHERWISE NOTED
- WALL
- FENCE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- GUY WIRE
- PP POWER POLE
- GPT GUY POST
- GUARD POST
- PM PARKING METER
- STREET LIGHT
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SURFACE DRAIN
- SIGN
- TREE WITH TRUNK DIAMETER



ABBREVIATIONS

A/C	AIR CONDITION
AC	ASPHALT CONCRETE
BBT	BOTTOM OF BOTTOM TIE
BLDG	BUILDING
BSW	BACK OF SIDEWALK
BTT	BOTTOM OF TOP TIE
C&G	CURB & GUTTER
CB	CATCH BASIN
CC	CONCRETE
CLF	CHAIN LINK FENCE
COMM	COMMUNICATION
CS	CRAWL SPACE
DB	DRAIN BOX
DO	DRAIN OUTLET
DWY	DRIVEWAY
EG	EDGE OF GUTTER
ELEV	ELEVATION
ENC	ENCLOSURE
EOC	EDGE OF CONCRETE
ER	EARTH
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FL	FLOW LINE
GM	GAS METER
GP	GUARD POST
GPT	GUY POST
GV	GAS VALVE
GW	GUY WIRE
INF	IRON FENCE
INV	INVERT
M.R.	MAP RECORD
OHD	OVERHEAD
OHG	OVERHANG
PED	PEDESTRIAN
PM	PARKING METER
PP	POWER POLE
PPC	POWER POLE CONNECTION
PWR	POWER
RF	ROOF
S.GATE	SLIDE GATE
SMH	SEWER MANHOLE
TBS	TOP OF BOTTOM STEP
TBT	TOP OF BOTTOM TIE
TC	TOP OF CURB
TCB	TOP OF CATCH BASIN
TEL	TELEPHONE
TP	TOP OF PARAPET
TPP	TOP OF POWER POLE
TTT	TOP OF TOP TIE
TW	TOP OF WALL
TYP.	TYPICAL
WDF	WOOD FENCE
WM	WATER METER
WV	WATER VALVE
YBSL	YARD BOX STREET LIGHT

NOTES

1. REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS: CHICAGO TITLE COMPANY PRELIMINARY REPORT UPDATE 5, ORDER NO. 1119087857-MD, DATED JANUARY 21, 2020.

2. ASSESSOR'S PARCEL NUMBER: 5175-014-005.

3. LAND AREA: 14,998 SQ. FT. 0.344 ACRE.

BRIEF LEGAL DESCRIPTION

LOTS 4 & 5 IN BLOCK B OF BIRD TRACT, M.B. 14/74.

EASEMENT NOTE

5 AN EASEMENT FOR WATER DITCHES AND RIGHTS INCIDENTAL THERETO PER BOOK 100, PAGE 283, OF DEEDS. LOCATION NOT SPECIFIED. NOT PLOTTED.

BASIS OF BEARINGS

THE CENTERLINE OF CESAR E. CHAVEZ AVENUE, BEING N 61°29'56" W PER PWFB 1322/699-700 & PWFB 1222/1081-1082.

BENCH MARK

CITY OF LOS ANGELES BENCHMARK NO. 11-02930.

ELEV: 332.109 FEET
DATUM: NAVD 1988
YEAR: 2000
DESCRIPTION: CUT SPK IN N CURB CESAR E. CHAVEZ AVE; 18FT W OF ST. LOUIS ST; E END CB

Ofer Shapira 2-22-21

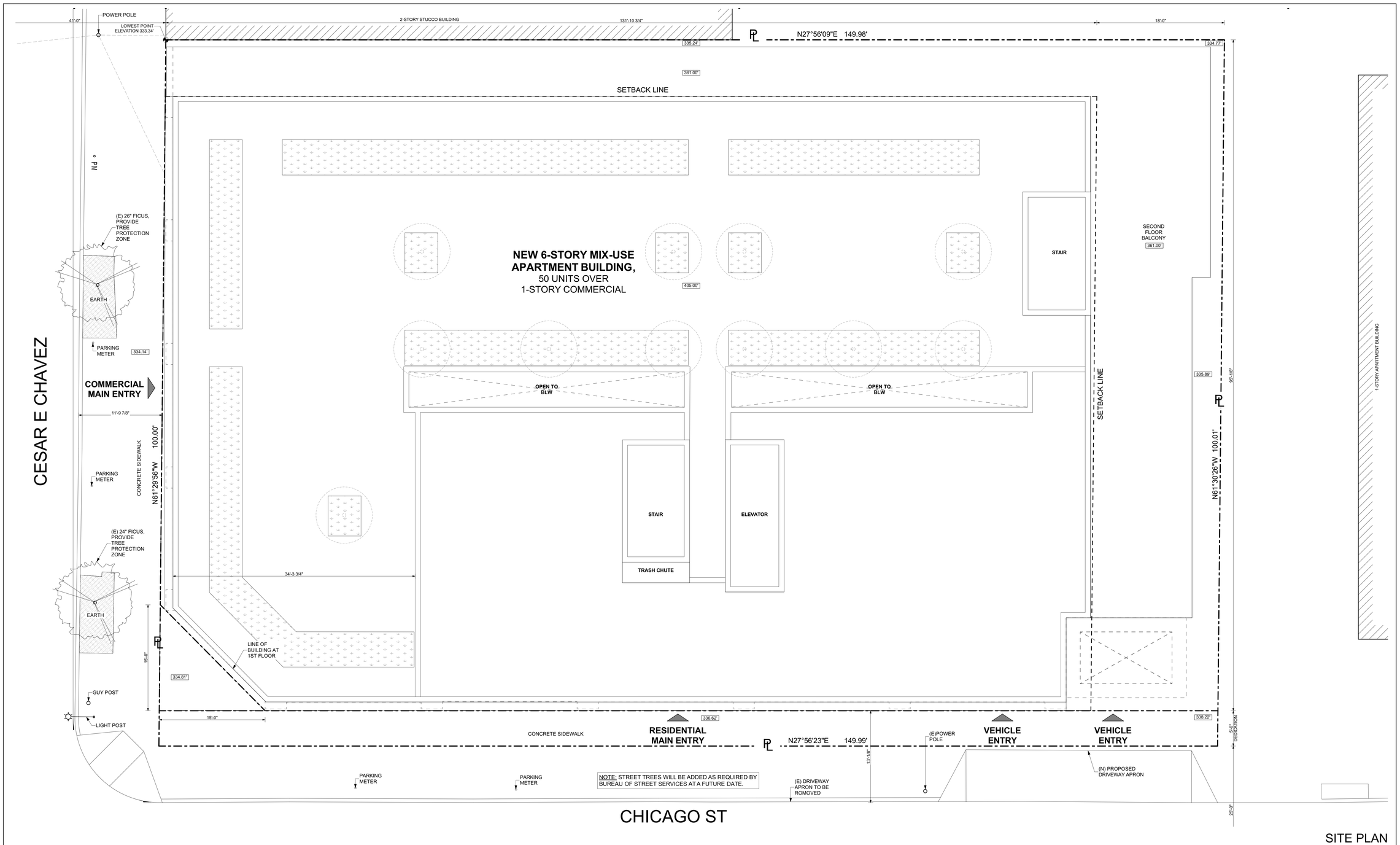
OFER SHAPIRA DATE
LICENSE NO.: L.S. 7123
EXPIRES: 12/31/2022

LICENSED LAND SURVEYOR OFER SHAPIRA NO. 7123 Exp. 12-31-22 STATE OF CALIFORNIA

Surveying & Drafting Services, Inc.
901 Seward Street, Los Angeles, CA 90038
Tel: (323) 366-2882 Fax: (323) 857-1079 Email: mailbox@surveyinganddrafting.com
www.surveyinganddrafting.com

TOPOGRAPHIC SURVEY OF 2115-2121 CESAR E. CHAVEZ AVE. LOS ANGELES, CALIFORNIA 90039

DATE: 2-22-21	DRAWN BY: A.S., J.T.
DATE OF SURVEY: 1-28-21	CHECKED BY: O.S.
JOB NAME: BMR/CESAR CHAVEZ	SHEET: 1 OF 1



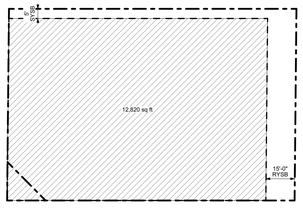
SITE PLAN

SCALE: 3/16" = 1'-0"

0 2" 4" 8"

SITE PLAN NOTES

1. STATE LICENSED SURVEYOR OR CIVIL ENGINEER SHALL LOCATE OR VERIFY THE LOCATIONS OF ANY AND ALL STRUCTURES. A LETTER INDICATING THAT STRUCTURES ARE LOCATED IN ACCORDANCE WITH THE PLANS SHALL BE PREPARED AND KEPT ON A FILE, A COPY GIVEN TO THE OWNER.
2. CONTRACTOR TO VERIFY MAXIMUM BUILDING HEIGHT LIMIT OF STRUCTURE WITH LICENSED SURVEYOR AND INSPECTOR PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. SEISMIC SHUTOFF VALVE TO BE INSTALLED AT ALL FUEL LOCATIONS.
4. **ALL DOWNSPOUTS AND AREA DRAINS OPEN TO SKY DISCHARGE INTO PERMAVOID PLANTERS. SEE LID 1-6**
5. REFER TO LANDSCAPE PLANS FOR PAVING, AND OTHER HARD AND SOFT SCAPE ITEMS TO BE INCLUDE IN SCOPE OF WORK.
6. CONTRACTOR AND SUBCONTRACTORS TO INFORM THE ARCHITECT OF ANY DISCREPANCIES IN THE ARCHITECT'S DRAWINGS AND DRAWINGS PREPARED BY ANY OTHER CONSULTANTS.
7. ALL GRADES SURROUNDING BUILDING TO SLOPE AWAY FROM STRUCTURE AT A MINIMUM SLOPE OF 2%.
8. PROVIDE DAMP PROOFING FOR ALL WALLS BELOW GRADE THAT ENCLOSE USABLE SPACE.
9. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOR CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULT PUMPS, VALVES, METERS, ETC.) OR THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES- WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
10. FOR GRADES SPECIFIED TO BE LESS THAN 6" FROM WOOD SILL PLATES AND FOR AREAS WHERE CONCRETE PAVING IS ADJACENT TO BUILDING, SILL PLATES WILL BE PROTECTED WITH A CONTINUOUS STRIP OF ELASTOMERIC FLASHING COVERED WITH GALVANIZED SHEET METAL FLASHING. OVERLAP SHOULD BE A MINIMUM OF 6" BETWEEN STUD WALL AND FLASHINGS.



RESIDENTIAL BUILDABLE AREA

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

FINISH LEGEND

CN-1	CONCRETE MASONRY UNIT
CN-2	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE = 0.30 PER ASTM E1918.
GB-1	TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
GL-1	TEMPERED GLASS SHOWER ENCLOSURE
MT-1	METAL W/ POWDER COATED FINISH
PL-1	SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
PL-2	
GR-1	CRUSHED GRAVEL OVER COMPACTED FILL
TL-1	TILE FLOOR, SLIP RESISTANT
TL-2	CERAMIC WALL TILE
TL-3	QUARTZ COUNTERTOP
WD-1	VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
WD-2	WOOD DECKING SPECIES / FIN. TBD
WD-3	
WD-4	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	DEXOTEX 'WEATHERWEAR' ESR 1757. W/ AJ-44 SR TOP COAT: 413 SPEEDWAY GRAY. SRI 65 SEE (A7.30)
RF-2	SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	LINE OF OBJECT ABOVE
	LINE OF OBJECT BELOW
	WALL TYPE PER A7.00
	SLOPE TO DRAIN MAX 2%
304.50'	FLOOR ELEVATIONS
1/2"	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
	EXIT SIGN
	ROOF DRAIN W / OVERFLOW W / 4" PVC DRAIN PIPE TO STREET AS PER LA CITY REQ.
	AREA DRAIN
C	IRRIGATION CONTROLLER
RSD	RAIN SENSOR DEVICE SEE
WC	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/BC 2014-106
	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
5'-0"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
5'-0"	DIMENSION TO FRAMING (FACE OF STUD)

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 02/A7.10
GK03	CONC. FOOTING PER STRUCTURAL
GK04	COLUMN PER STRUCTURAL
GK05	-

bittoni architects

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07.24.23	PLANNING UPDATE

PROJECT NO: #Project Code

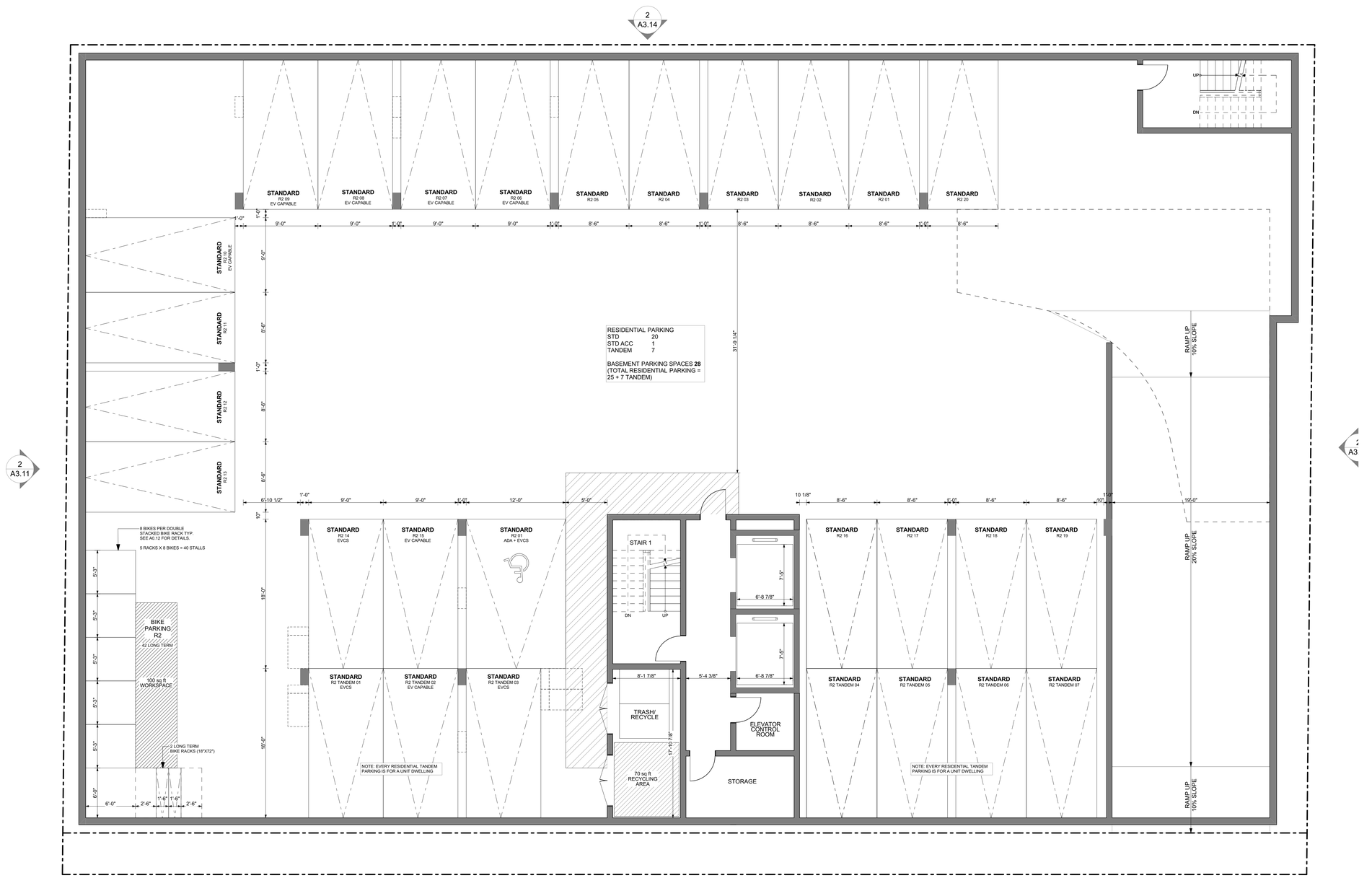
SHEET NAME

SITE PLAN

PUBLISHED: 7/25/2023

A1.02

BIMcloud: bittonarchitects - BIMcloud as a Service\CESAR CHAVEZ\CESAR CHAVEZ



GARAGE

SCALE: 3/16" = 1'-0"

GENERAL NOTES

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. **SEE ALSO GENERAL NOTES A0.01 & A0.02**

MEANS OF EGRESS

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES. (CBC 1013.6.2)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.6.3)
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (CBC 1013.6.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 - 1010.1.9.12.
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.5)
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES, CORRIDORS, AND EXIT STAIRWAYSAND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.1)
B. INTERIOR EXIT ACCESS STAIRWAYSAND RAMPS, INTERIOR AND EXTERIOR STAIRWAYSAND RAMPS, EXIT PASSAGEWAYS AND VESTIBULES AND AREA ON THE LEVEL OF EXIT DISTARCH USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1028.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. ELECTRICAL EQUIPMENT ROOMS, FILE COMMAND CENTERS, FIRE PUMP ROOMS. GENERATOR ROOMS AND PUBLIC REST ROOMS LARGER THAN 300 SQUARE FEET.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE W/ SECTION 2702. (1008.3.4)
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-C&LE (11 LUX) & A MINIMUM AT ANY POINT OF 0.1 FOOT-C&LE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-C&LE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.06 FOOT-C&LE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.2.5)
15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE W/ THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.
16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510.
31. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERCIE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE AN MINIMUM DIMENSION OF 80" X 54" WITH 42" CLEAR OPENING.
45. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". CBC 1003.2
68. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)
71. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)

FIRE PROTECTION

1. THIS BUILDING MUST BE EQUIPPED W/ AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYSAND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1868.
8. DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
9. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)
10. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH & LINEN CHUTES & IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT THE ALTERNATE FLOORS AND THE LOWEST INTAKE.
11. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LAFC 510 AND FPB REQ #105
12. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORSABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1009.8)
13. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)
A. "EXIT" SIGN AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR.
B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
I. "EXIT STAIR DOWN"
II. "EXIT RAMP DOWN"
III. "EXIT STAIR UP"
IV. "EXIT RAMP UP"
C. "EXIT ROUTE." AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGE.
D. EXIT ROUTE." AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY
E."TO EXIT." AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.
14. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAYAND RAMP CONNECTING >3 STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, & THE DIRECTION TO, THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
15. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
3. MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION SLEVEL SHALL NOT BE <1 FOOTCANDLE AT THE WALKING SURFACE. (CBC 1008.2)
5. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT <90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE AND A MIN AT ANY POINT OF .1 FOOTCANDLE. (CBC 1008.3-5)
10. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF GREATER THAN OR EQUAL TO 5 FOOTCANDLES. (CBC 1013.5)
11. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF NOT <90MINUTES. (CBC 1013.6.3)
12. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. (907.2.9, 907.5.2.3.3, 907.5.2.3.4)

GREEN NOTES

1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.
6. FIREPLACE SHALL BE DIRECT-VENT AND SEALED COMBUSTION TYPE. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
8. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.

PARTITION TYPES, SEE A7.00

A	CMU WALL, 3-HR FIRE RATED
B	C.I.P. CONCRETE WALL, 3-HR FIRE RATED
C	TRASH CHUTE / ELEV. SHAFT WALL,2-HR FIRE RATED
D	ELEV. SHAFT WALL @ INT. WALL, 2-HR FIRE RATED
E	STUCCO / GYP BD WALL, 1-HR FIRE RATED
F	STUCCO / TILE WALL, 1-HR FIRE RATED
H	WOOD SD / GYP BD WALL, 1-HR FIRE RATED
J	GYP BD / GYP BD WALL, 1-HR FIRE RATED
J	UNIT SEPARATION / CHASE WALL, 2-HR FIRE RATED
K	UNIT SEPARATION / CHASE WALL W/ TILE, 2-HR FIRE RATED
L	GYP BD / TILE WALL
M	TILE / TILE WALL
N	DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

FINISH LEGEND

CN-1	CONCRETE MASONRY UNIT
CN-2	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GB-1	TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
GL-1	TEMPERED GLASS SHOWER ENCLOSURE
MT-1	METAL W/ POWDER COATED FINISH
PL-1	SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
PL-2	SAND FINISH PLASTER W/ INTEGRAL COLOR: GRAY
GR-1	CRUSHED GRAVEL OVER COMPACTED FILL
TL-1	TILE FLOOR, SLIP RESISTANT
TL-2	CERAMIC WALL TILE
TL-3	QUARTZ COUNTERTOP
WD-1	VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
WD-2	WOOD DECKING SPECIES / FIN. TBD
WD-3	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-4	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	DEXOTEX 'WEATHERWEAR' ESR 1757. W/ AJ-44 SR TOP COAT; 413 SPEEDWAY GRAY, SRI 65 SEE (A7.30)
RF-2	SARNAFIL MEMBRANE, WHITE, LARR 24802 SEE (A7.30)

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 02/A7.10
GK03	CONC. FOOTING PER STRUCTURAL
GK04	COLUMN PER STRUCTURAL
GK05	-

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	LINE OF OBJECT ABOVE
	LINE OF OBJECT BELOW
	STRUCTURAL GRIDLINE
	WALL TYPE PER A7.00
	SLOPE TO DRAIN MAX 2%
304.50'	FLOOR ELEVATIONS
1/2"	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
	AREA DRAIN
	EXIT SIGN
	WATER HEATER. SEE PLUMBING PLANS
	ELECTRICAL PANEL. SEE ELECTRICAL PLANS
SD	CEILING MOUNTED SMOKE DETECTOR
CO	CEILING MOUNTED CARBON MONOXIDE DET.
	EXHAUST FAN
EVSE	FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
WC	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/BC 2014-106
	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
5'-0"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
5'-0"	DIMENSION TO FRAMING (FACE OF STUD)

bittoni architects

4909 West Jefferson Blvd
Los Angeles,CA 90016
t: 310-841-6857
bittoniarchitects.com

CESAR CHAVEZ
2115-2121 E CESAR CHAVEZ
LOS ANGELES, 90033

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.25
STATE OF CALIFORNIA

DATE	DESCRIPTION
04.26.21	SD
08.11.21	PDPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

PROJECT NO: #Project Code

SHEET NAME

GARAGE PARKING PLAN

PUBLISHED: 7/24/2023

A2.01

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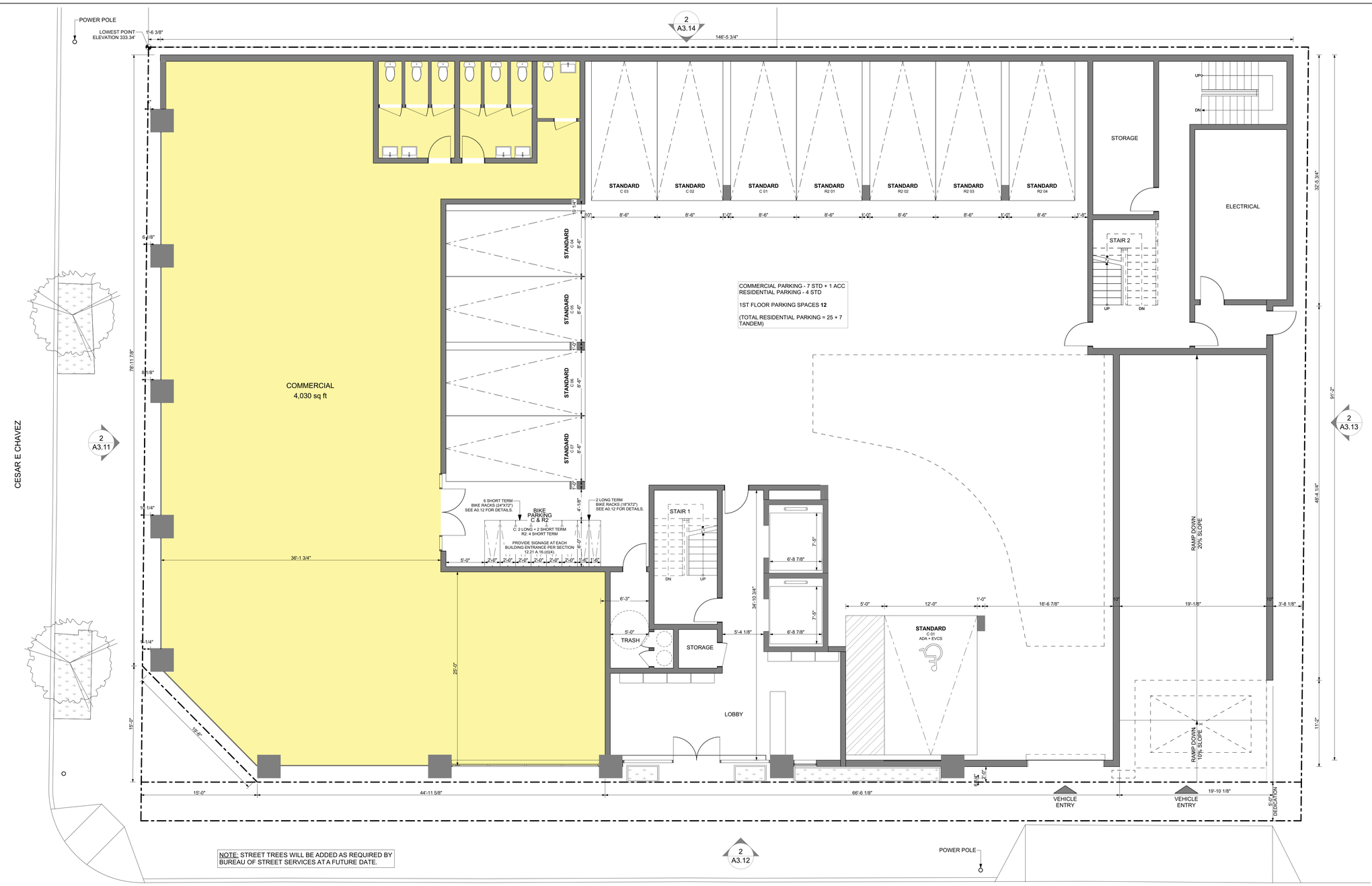

1ST FL.

SCALE: 3/16" = 1'-0"

0 2' 4' 8'

GENERAL NOTES

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. **SEE ALSO GENERAL NOTES A0.01 & A0.02**

MEANS OF EGRESS

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES. (CBC 1013.6.2)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.6.3)
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (CBC 1013.6.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 - 1010.1.9.12.
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.5)
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES, CORRIDORS, AND EXIT STAIRWAYSAND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.1)
B. INTERIOR EXIT ACCESS STAIRWAYSAND RAMPS, INTERIOR AND EXTERIOR STAIRWAYSAND RAMPS, EXIT PASSAGEWAYSAND VESTIBULES AND AREA ON THE LEVEL OF EXIT DISTARCH USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1028.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. ELECTRICAL EQUIPMENT ROOMS, FILE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC REST ROOMS LARGER THAN 300 SQUARE FEET.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE W/ SECTION 2702. (1008.3.4)
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CALE (11 LUX) & A MINIMUM AT ANY POINT OF 0.1 FOOT-CALE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CALE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.06 FOOT-CALE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.2.5)
15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE W/ THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.
16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510.
31. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERCIE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE AN MINIMUM DIMENSION OF 80" X 54" WITH 42" CLEAR OPENING.
45. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". CBC 1003.2
68. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)
71. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)

FIRE PROTECTION

1. THIS BUILDING MUST BE EQUIPPED W/ AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A:10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYSAND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1868.
8. DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
9. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)
10. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH & LINEN CHUTES & IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT THE ALTERNATE FLOORS AND THE LOWEST INTAKE.
11. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LAFC 510 AND FPB REQ.#105
12. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1009.8)
13. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)
A. "EXIT" SIGN AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR.
B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
I. "EXIT STAIR DOWN"
II. "EXIT RAMP DOWN"
III. "EXIT STAIR UP"
IV. "EXIT RAMP UP"
C. "EXIT ROUTE." AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY
E "TO EXIT." AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.
14. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAYAND RAMP CONNECTING >3 STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAYOR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, & THE DIRECTION TO, THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
15. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
3. MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION SLEVEL SHALL NOT BE <1 FOOTCANDLE AT THE WALKING SURFACE. (CBC 1008.2)
5. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT <90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE AND A MIN ATANY POINT OF .1 FOOTCANDLE. (CBC 1008.3-5)
10. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF GREATER THAN OR EQUAL TO 5 FOOTCANDLES. (CBC 1013.5)
11. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF NOT <90MINUTES. (CBC 1013.6.3)
12. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. (907.2.9, 907.5.2.3.3, 907.5.2.3.4)

GREEN NOTES

1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.
6. FIREPLACE SHALL BE DIRECT-VENT AND SEALED COMBUSTION TYPE. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
8. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.

PARTITION TYPES, SEE A7.00

A	CMU WALL, 3-HR FIRE RATED
B	C.I.P. CONCRETE WALL, 3-HR FIRE RATED
C	TRASH CHUTE / ELEV. SHAFT WALL,2-HR FIRE RATED
D	ELEV. SHAFT WALL @ INT. WALL, 2-HR FIRE RATED
E	STUCCO / GYP BD WALL, 1-HR FIRE RATED
F	STUCCO / TILE WALL, 1-HR FIRE RATED
H	WOOD SD / GYP BD WALL, 1-HR FIRE RATED
I	GYP BD / GYP BD WALL, 1-HR FIRE RATED
J	UNIT SEPARATION / CHASE WALL, 2-HR FIRE RATED
K	UNIT SEPARATION / CHASE WALL W/ TILE, 2-HR FIRE RATED
L	GYP BD / TILE WALL
M	TILE / TILE WALL
N	DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

FINISH LEGEND

CN-1	CONCRETE MASONRY UNIT
CN-2	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GB-1	TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
GL-1	TEMPERED GLASS SHOWER ENCLOSURE
MT-1	METAL W/ POWDER COATED FINISH
PL-1	SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
PL-2	SAND FINISH PLASTER W/ INTEGRAL COLOR: GRAY
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TL-1	TILE FLOOR, SLIP RESISTANT
TL-2	CERAMIC WALL TILE
TL-3	QUARTZ COUNTERTOP
WD-1	VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
WD-2	WOOD DECKING SPECIES / FIN. TBD
WD-3	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-4	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	DEXOTEX 'WEATHERWEAR' ESR 1757. W/ AJ-44 SR TOP COAT. 413 SPEEDWAY GRAY, SRI 65 SEE (A7.30)
RF-2	SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
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GK03	CONC. FOOTING PER STRUCTURAL
GK04	COLUMN PER STRUCTURAL
GK05	-

LEGEND

- GKXX — GENERAL KEYNOTE (THIS SHEET)
- PROPERTY LINE
- SETBACK LINE
- CENTERLINE
- LINE OF OBJECT ABOVE
- LINE OF OBJECT BELOW
- STRUCTURAL GRIDLINE
- WALL TYPE PER A7.00
- SLOPE TO DRAIN MAX 2%
- 304.50 — FLOOR ELEVATIONS
- 1/2" — MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
- AREA DRAIN
- EXIT SIGN
- WATER HEATER. SEE PLUMBING PLANS
- ELECTRICAL PANEL. SEE ELECTRICAL PLANS
- SD — CEILING MOUNTED SMOKE DETECTOR
- CO — CEILING MOUNTED CARBON MONOXIDE DET.
- EXHAUST FAN
- EVSE — FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
- WC — WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/BC 2014-106
- ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
- TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
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LICENSED ARCHITECT
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DATE	DESCRIPTION
04.26.21	SD
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12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

PROJECT NO: #Project Code

SHEET NAME

1ST FLOOR PLAN

PUBLISHED: 7/24/2023

A2.02

BIMcloud: bittoniarchitects - BIMcloud as a Service\CESAR CHAVEZ\CESAR CHAVEZ.pln

2ND FL.

SCALE: 3/16" = 1'-0"

0 2" 4" 8"

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MEANS OF EGRESS

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES. (CBC 1013.6.2)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.6.3)
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (CBC 1013.6.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 - 1010.1.9.12.
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.5)
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES, CORRIDORS, AND EXIT STAIRWAYSAND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.1)
B. INTERIOR EXIT ACCESS STAIRWAYSAND RAMPS, INTERIOR AND EXTERIOR STAIRWAYSAND RAMPS, EXIT PASSAGEWAYS AND VESTIBULES AND AREA ON THE LEVEL OF EXIT DISTARCH USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1028.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. ELECTRICAL EQUIPMENT ROOMS, FILE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC REST ROOMS LARGER THAN 300 SQUARE FEET.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE W/ SECTION 2702. (1008.3.4).
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CⅈLE (11 LUX) & A MINIMUM AT ANY POINT OF 0.1 FOOT-CⅈLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CⅈLE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.06 FOOT-CⅈLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.2.5)
15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE W/ THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.
16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510.
31. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERCIE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE AN MINIMUM DIMENSION OF 80" X 54" WITH 42" CLEAR OPENING.
45. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". CBC 1003.2
68. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)
71. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)

FIRE PROTECTION

1. THIS BUILDING MUST BE EQUIPPED W/ AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYSAND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE 0AP FIREBLOCK FOAM SEALANT, ICC # ESR-1868.
8. DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
9. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)
10. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH & LINEN CHUTES & IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT THE ALTERNATE FLOORS AND THE LOWEST INTAKE.
11. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LAFC 510 AND FPB REQ #105
12. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1009.8)
13. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)
A. "EXIT" SIGN AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR.
B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
I. "EXIT STAIR DOWN"
II. "EXIT RAMP DOWN"
III. "EXIT STAIR UP"
IV. "EXIT RAMP UP"
C. "EXIT ROUTE." AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGE.
D. EXIT ROUTE." AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY
E "TO EXIT." AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.
14. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAYAND RAMP CONNECTING >3 STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAYOR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, & THE DIRECTION TO, THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
15. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
3. MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION SLEVEL SHALL NOT BE <1 FOOTCANDLE AT THE WALKING SURFACE. (CBC 1008.2)
5. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT <90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE AND A MIN AT ANY POINT OF .1 FOOTCANDLE. (CBC 1008.3-5)
10. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF GREATER THAN OR EQUAL TO 5 FOOTCANDLES. (CBC 1013.5)
11. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF NOT <90MINUTES. (CBC 1013.6.3)
12. THIS BUILDING SHALL BE PROVIDED WITH A MANJAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA72. (907.2.9, 907.5.2.3.3, 907.5.2.3.4)

GREEN NOTES

1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.
6. FIREPLACE SHALL BE DIRECT-VENT AND SEALED COMBUSTION TYPE. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
8. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.

PARTITION TYPES, SEE A7.00

A	CMU WALL, 3-HR FIRE RATED
B	C.I.P. CONCRETE WALL, 3-HR FIRE RATED
C	TRASH CHUTE / ELEV. SHAFT WALL,2-HR FIRE RATED
D	ELEV. SHAFT WALL @ INT. WALL, 2-HR FIRE RATED
E	STUCCO / GYP BD WALL, 1-HR FIRE RATED
F	STUCCO / TILE WALL, 1-HR FIRE RATED
H	WOOD SD / GYP BD WALL , 1-HR FIRE RATED
I	GYP BD / GYP BD WALL, 1-HR FIRE RATED
J	UNIT SEPARATION / CHASE WALL, 2-HR FIRE RATED
K	UNIT SEPARATION / CHASE WALL W/ TILE, 2-HR FIRE RATED
L	GYP BD / TILE WALL
M	TILE / TILE WALL
N	DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

FINISH LEGEND

CN-1	CONCRETE MASONRY UNIT
CN-2	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918,
GB-1	TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
GL-1	TEMPERED GLASS SHOWER ENCLOSURE
MT-1	METAL W/ POWDER COATED FINISH
PL-1	SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
PL-2	SAND FINISH PLASTER W/ INTEGRAL COLOR: GRAY
GR-1	CRUSHED GRAVEL OVER COMPACTED FILL
TL-1	TILE FLOOR, SLIP RESISTANT
TL-2	CERAMIC WALL TILE
TL-3	QUARTZ COUNTERTOP
WD-1	VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
WD-2	WOOD DECKING SPECIES / FIN. TBD
WD-3	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-4	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	DEXOTEX 'WEATHERWEAR' ESR 1757. W/ AJ-44 SR TOP COAT: 413 SPEEDWAY GRAY, SRI 65 SEE (A7.30)
RF-2	SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 02/A7.10
GK03	CONC. FOOTING PER STRUCTURAL
GK04	COLUMN PER STRUCTURAL
GK05	-

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	LINE OF OBJECT ABOVE
	LINE OF OBJECT BELOW
	STRUCTURAL GRIDLINE
X	WALL TYPE PER A7.00
	SLOPE TO DRAIN MAX 2%
304.50'	FLOOR ELEVATIONS
1/2"	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
	AREA DRAIN
	EXIT SIGN
	WATER HEATER. SEE PLUMBING PLANS
	ELECTRICAL PANEL. SEE ELECTRICAL PLANS
SD	CEILING MOUNTED SMOKE DETECTOR
CO	CEILING MOUNTED CARBON MONOXIDE DET.
	EXHAUST FAN
EVSE	FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
WC	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/BC 2014-106
	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
5'-0"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
5'-0"	DIMENSION TO FRAMING (FACE OF STUD)

bittoni architects

4909 West Jefferson Blvd
Los Angeles,CA 90016
t: 310-841-6857
bittoniarchitects.com

CESAR CHAVEZ

2115-2121 E CESAR CHAVEZ
LOS ANGELES, 90033

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.25
STATE OF CALIFORNIA

DATE	DESCRIPTION
04.26.21	SD
08.11.21	PDPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

PROJECT NO: #Project Code

SHEET NAME

2ND FLOOR PLAN

PUBLISHED: 7/24/2023

A2.03

SHEET 31 OF 94

BIM/cloud: bittoniarchitects - BIM/cloud as a Service/CESAR CHAVEZ/CESAR CHAVEZ

3RD FL.

SCALE: 3/16" = 1'-0"

0 2" 4" 8"

GENERAL NOTES

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. **SEE ALSO GENERAL NOTES A0.01 & A0.02**

MEANS OF EGRESS

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES. (CBC 1013.6.2)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.6.3)
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (CBC 1013.6.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 - 1010.1.9.12.
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.5)
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES, CORRIDORS, AND EXIT STAIRWAYSAND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.1)
B. INTERIOR EXIT ACCESS STAIRWAYSAND RAMPS, INTERIOR AND EXTERIOR STAIRWAYSAND RAMPS, EXIT PASSAGEWAYSAND VESTIBULES AND AREA ON THE LEVEL OF EXIT DISTARCH USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1028.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. ELECTRICAL EQUIPMENT ROOMS, FILE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC REST ROOMS LARGER THAN 300 SQUARE FEET.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE W/ SECTION 2702. (1008.3.4)
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CALE (11 LUX) & A MINIMUM AT ANY POINT OF 0.1 FOOT-CALE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CALE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.06 FOOT-CALE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.2.5)
15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE W/ THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.
16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510.
31. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERCIE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE AN MINIMUM DIMENSION OF 80" X 54" WITH 42" CLEAR OPENING.
45. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". CBC 1003.2
68. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)
71. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)

FIRE PROTECTION

1. THIS BUILDING MUST BE EQUIPPED W/ AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A:10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYSAND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1968.
8. DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
9. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)
10. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH & LINEN CHUTES & IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT THE ALTERNATE FLOORS AND THE LOWEST INTAKE.
11. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LAFC 510 AND FPB REQ # 105
12. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1009.8)
13. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)
A. "EXIT" SIGN AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR.
B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
I. "EXIT STAIR DOWN"
II. "EXIT RAMP DOWN"
III. "EXIT STAIR UP"
IV. "EXIT RAMP UP"
C. "EXIT ROUTE." AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGE.
D. EXIT ROUTE." AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY
E "TO EXIT." AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.
14. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAYAND RAMP CONNECTING >3 STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, & THE DIRECTION TO, THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
15. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
3. MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION SLEVEL SHALL NOT BE <1 FOOTCANDLE AT THE WALKING SURFACE. (CBC 1008.2)
5. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT <90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE AND A MIN ATNY POINT OF .1 FOOTCANDLE. (CBC 1008.3-5)
10. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF GREATER THAN OR EQUAL TO 5 FOOTCANDLES. (CBC 1013.5)
11. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF NOT <90MINUTES. (CBC 1013.6.3)
12. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. (907.2.9, 907.5.2.3.3, 907.5.2.3.4)

GREEN NOTES

1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.
6. FIREPLACE SHALL BE DIRECT-VENT AND SEALED COMBUSTION TYPE. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
8. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.

PARTITION TYPES, SEE A7.00

A	CMU WALL, 3-HR FIRE RATED
B	C.I.P. CONCRETE WALL, 3-HR FIRE RATED
C	TRASH CHUTE / ELEV. SHAFT WALL,2-HR FIRE RATED
D	ELEV. SHAFT WALL @ INT. WALL, 2-HR FIRE RATED
E	STUCCO / GYP BD WALL, 1-HR FIRE RATED
F	STUCCO / TILE WALL, 1-HR FIRE RATED
H	WOOD SD / GYP BD WALL, 1-HR FIRE RATED
I	GYP BD / GYP BD WALL, 1-HR FIRE RATED
J	UNIT SEPARATION / CHASE WALL, 2-HR FIRE RATED
K	UNIT SEPARATION / CHASE WALL W/ TILE, 2-HR FIRE RATED
L	GYP BD / TILE WALL
M	TILE / TILE WALL
N	DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

FINISH LEGEND

CN-1	CONCRETE MASONRY UNIT
CN-2	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GB-1	TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
GL-1	TEMPERED GLASS SHOWER ENCLOSURE
MT-1	METAL W/ POWDER COATED FINISH
PL-1	SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
PL-2	SAND FINISH PLASTER W/ INTEGRAL COLOR: GRAY
GR-1	CRUSHED GRAVEL OVER COMPACTED FILL
TL-1	TILE FLOOR, SLIP RESISTANT
TL-2	CERAMIC WALL TILE
TL-3	QUARTZ COUNTERTOP
WD-1	VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
WD-2	WOOD DECKING SPECIES / FIN. TBD
WD-3	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-4	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	DEXOTEX 'WEATHERWEAR' ESR 1757. W/ AJ-44 SR TOP COAT. 413 SPEEDWAY GRAY. SRI 65 SEE (A7.30)
RF-2	SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 02/A7.10
GK03	CONC. FOOTING PER STRUCTURAL
GK04	COLUMN PER STRUCTURAL
GK05	-

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	LINE OF OBJECT ABOVE
	LINE OF OBJECT BELOW
	STRUCTURAL GRIDLINE
	WALL TYPE PER A7.00
	SLOPE TO DRAIN MAX 2%
304.50'	FLOOR ELEVATIONS
1/2"	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
	AREA DRAIN
	EXIT SIGN
	WATER HEATER. SEE PLUMBING PLANS
	ELECTRICAL PANEL. SEE ELECTRICAL PLANS
SD	CEILING MOUNTED SMOKE DETECTOR
CO	CEILING MOUNTED CARBON MONOXIDE DET.
	EXHAUST FAN
EVSE	FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
WC	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/BC 2014-106
	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
5'-0"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
5'-0"	DIMENSION TO FRAMING (FACE OF STUD)

bittoni architects

4909 West Jefferson Blvd
Los Angeles,CA 90016
t: 310-841-6857
bittoniarchitects.com

CESAR CHAVEZ

2115-2121 E CESAR CHAVEZ
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LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.25
STATE OF CALIFORNIA

DATE	DESCRIPTION
04.26.21	SD
08.11.21	PDPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

PROJECT NO: #Project Code

SHEET NAME

3RD FLOOR PLAN

PUBLISHED: 7/24/2023

A2.04

SHEET 32 OF 94

BIMcloud: bittoniarchitects - BIMcloud as a Service\CESAR CHAVEZ\CESAR CHAVEZ.pln

4TH FL.

SCALE: 3/16" = 1'-0"

0 2' 4' 8'

GENERAL NOTES

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. **SEE ALSO GENERAL NOTES A0.01 & A0.02**

MEANS OF EGRESS

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES. (CBC 1013.6.2)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.6.3)
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (CBC 1013.6.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 - 1010.1.9.12.
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.5)
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES, CORRIDORS, AND EXIT STAIRWAYSAND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.1)
B. INTERIOR EXIT ACCESS STAIRWAYSAND RAMPS, INTERIOR AND EXTERIOR STAIRWAYSAND RAMPS, EXIT PASSAGEWAYSAND VESTIBULES AND AREA ON THE LEVEL OF EXIT DISTARCH USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1028.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. ELECTRICAL EQUIPMENT ROOMS, FILE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC REST ROOMS LARGER THAN 300 SQUARE FEET.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE W/ SECTION 2702. (1008.3.4)
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CALE (11 LUX) & A MINIMUM AT ANY POINT OF 0.1 FOOT-CALE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CALE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.06 FOOT-CALE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.2.5)
15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE W/ THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.
16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510.
31. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERCIE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE AN MINIMUM DIMENSION OF 80" X 54" WITH 42" CLEAR OPENING.
45. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". CBC 1003.2
68. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)
71. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)

FIRE PROTECTION

1. THIS BUILDING MUST BE EQUIPPED W/ AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A:10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYSAND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1968.
8. DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
9. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)
10. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH & LINEN CHUTES & IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT THE ALTERNATE FLOORS AND THE LOWEST INTAKE.
11. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LAFC 510 AND FPB REQ.# 105
12. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1009.8)
13. TACTILE EXIST SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)
A. "EXIT" SIGN AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR.
B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
I. "EXIT STAIR DOWN"
II. "EXIT RAMP DOWN"
III. "EXIT STAIR UP"
IV. "EXIT RAMP UP"
C. "EXIT ROUTE." AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY
E "TO EXIT." AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.
14. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAYAND RAMP CONNECTING >3 STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, & THE DIRECTION TO, THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
15. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
3. MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION SLEVEL SHALL NOT BE <1 FOOTCANDLE AT THE WALKING SURFACE. (CBC 1008.2)
5. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT <90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE AND A MIN ATNY POINT OF .1 FOOTCANDLE. (CBC 1008.3-5)
10. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF GREATER THAN OR EQUAL TO 5 FOOTCANDLES. (CBC 1013.5)
11. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGEURY POWER SYSTEM FOR A DURATION OF NOT <90MINUTES. (CBC 1013.6.3)
12. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. (907.2.9, 907.5.2.3.3, 907.5.2.3.4)

GREEN NOTES

1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.
6. FIREPLACE SHALL BE DIRECT-VENT AND SEALED COMBUSTION TYPE. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
8. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.

PARTITION TYPES, SEE A7.00

A	CMU WALL, 3-HR FIRE RATED
B	C.I.P. CONCRETE WALL, 3-HR FIRE RATED
C	TRASH CHUTE / ELEV. SHAFT WALL,2-HR FIRE RATED
D	ELEV. SHAFT WALL @ INT. WALL, 2-HR FIRE RATED
E	STUCCO / GYP BD WALL, 1-HR FIRE RATED
F	STUCCO / TILE WALL, 1-HR FIRE RATED
H	WOOD SD / GYP BD WALL, 1-HR FIRE RATED
I	GYP BD / GYP BD WALL, 1-HR FIRE RATED
J	UNIT SEPARATION / CHASE WALL, 2-HR FIRE RATED
K	UNIT SEPARATION / CHASE WALL W/ TILE, 2-HR FIRE RATED
L	GYP BD / TILE WALL
M	TILE / TILE WALL
N	DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

FINISH LEGEND

CN-1	CONCRETE MASONRY UNIT
CN-2	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GB-1	TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
GL-1	TEMPERED GLASS SHOWER ENCLOSURE
MT-1	METAL W/ POWDER COATED FINISH
PL-1	SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
PL-2	SAND FINISH PLASTER W/ INTEGRAL COLOR: GRAY
GR-1	CRUSHED GRAVEL OVER COMPACTED FILL
TL-1	TILE FLOOR, SLIP RESISTANT
TL-2	CERAMIC WALL TILE
TL-3	QUARTZ COUNTERTOP
WD-1	VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
WD-2	WOOD DECKING SPECIES / FIN. TBD
WD-3	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-4	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	DEXOTEX 'WEATHERWEAR' ESR 1757. W/ AJ-44 SR TOP COAT. 413 SPEEDWAY GRAY. SRI 65 SEE (A7.30)
RF-2	SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 02/A7.10
GK03	CONC. FOOTING PER STRUCTURAL
GK04	COLUMN PER STRUCTURAL
GK05	-

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	LINE OF OBJECT ABOVE
	LINE OF OBJECT BELOW
	STRUCTURAL GRIDLINE
	WALL TYPE PER A7.00
	SLOPE TO DRAIN MAX 2%
304.50'	FLOOR ELEVATIONS
1/2"	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
	AREA DRAIN
	EXIT SIGN
	WATER HEATER. SEE PLUMBING PLANS
	ELECTRICAL PANEL. SEE ELECTRICAL PLANS
SD	CEILING MOUNTED SMOKE DETECTOR
CO	CEILING MOUNTED CARBON MONOXIDE DET.
	EXHAUST FAN
EVSE	FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
WC	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/BC 2014-106
	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
5'-0"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
5'-0"	DIMENSION TO FRAMING (FACE OF STUD)

bittoni architects

4909 West Jefferson Blvd
Los Angeles,CA 90016
t: 310-841-6857
bittoniarchitects.com

CESAR CHAVEZ

2115-2121 E CESAR CHAVEZ
LOS ANGELES, 90033

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.25
STATE OF CALIFORNIA

DATE	DESCRIPTION
04.26.21	SD
08.11.21	PDPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

PROJECT NO: #Project Code

SHEET NAME

4TH FLOOR PLAN

PUBLISHED: 7/24/2023

A2.05

B:\Mcloud: bittoniarchitects - BIM\cloud as a Service\CESAR CHAVEZ\CESAR CHAVEZ.rvt

5TH FL.

SCALE: 3/16" = 1'-0"

0 2' 4' 8'

GENERAL NOTES

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. **SEE ALSO GENERAL NOTES A0.01 & A0.02**

MEANS OF EGRESS

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES. (CBC 1013.6.2)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.6.3)
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6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 - 1010.1.9.12.
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
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12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
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B. INTERIOR EXIT ACCESS STAIRWAYSAND RAMPS, INTERIOR AND EXTERIOR STAIRWAYSAND RAMPS, EXIT PASSAGEWAYSAND VESTIBULES AND AREA ON THE LEVEL OF EXIT DISTARCH USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1028.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. ELECTRICAL EQUIPMENT ROOMS, FILE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC REST ROOMS LARGER THAN 300 SQUARE FEET.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE W/ SECTION 2702. (1008.3.4)
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5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYSAND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1968.
8. DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
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B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
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II. "EXIT RAMP DOWN"
III. "EXIT STAIR UP"
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14. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAYAND RAMP CONNECTING >3 STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, & THE DIRECTION TO, THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
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GREEN NOTES

1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.
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8. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.

PARTITION TYPES, SEE A7.00

A	CMU WALL, 3-HR FIRE RATED
B	C.I.P. CONCRETE WALL, 3-HR FIRE RATED
C	TRASH CHUTE / ELEV. SHAFT WALL,2-HR FIRE RATED
D	ELEV. SHAFT WALL @ INT. WALL, 2-HR FIRE RATED
E	STUCCO / GYP BD WALL, 1-HR FIRE RATED
F	STUCCO / TILE WALL, 1-HR FIRE RATED
H	WOOD SD / GYP BD WALL, 1-HR FIRE RATED
I	GYP BD / GYP BD WALL, 1-HR FIRE RATED
J	UNIT SEPARATION / CHASE WALL, 2-HR FIRE RATED
K	UNIT SEPARATION / CHASE WALL W/ TILE, 2-HR FIRE RATED
L	GYP BD / TILE WALL
M	TILE / TILE WALL
N	DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

FINISH LEGEND

CN-1	CONCRETE MASONRY UNIT
CN-2	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GB-1	TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
GL-1	TEMPERED GLASS SHOWER ENCLOSURE
MT-1	METAL W/ POWDER COATED FINISH
PL-1	SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
PL-2	SAND FINISH PLASTER W/ INTEGRAL COLOR: GRAY
GR-1	CRUSHED GRAVEL OVER COMPACTED FILL
TL-1	TILE FLOOR, SLIP RESISTANT
TL-2	CERAMIC WALL TILE
TL-3	QUARTZ COUNTERTOP
WD-1	VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
WD-2	WOOD DECKING SPECIES / FIN. TBD
WD-3	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-4	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	DEXOTEX 'WEATHERWEAR' ESR 1757. W/ AJ-44 SR TOP COAT. 413 SPEEDWAY GRAY. SRI 65 SEE (A7.30)
RF-2	SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 02/A7.10
GK03	CONC. FOOTING PER STRUCTURAL
GK04	COLUMN PER STRUCTURAL
GK05	-

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	LINE OF OBJECT ABOVE
	LINE OF OBJECT BELOW
	STRUCTURAL GRIDLINE
	WALL TYPE PER A7.00
	SLOPE TO DRAIN MAX 2%
304.50'	FLOOR ELEVATIONS
1/2"	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
	AREA DRAIN
	EXIT SIGN
	WATER HEATER. SEE PLUMBING PLANS
	ELECTRICAL PANEL. SEE ELECTRICAL PLANS
SD	CEILING MOUNTED SMOKE DETECTOR
CD	CEILING MOUNTED CARBON MONOXIDE DET.
	EXHAUST FAN
EVSE	FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
WC	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/BC 2014-106
	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
5'-0"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
5'-0"	DIMENSION TO FRAMING (FACE OF STUD)

bittoni architects

4909 West Jefferson Blvd
Los Angeles,CA 90016
t: 310-841-6857
bittoniarchitects.com

CESAR CHAVEZ

2115-2121 E CESAR CHAVEZ
LOS ANGELES, 90033

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.25
STATE OF CALIFORNIA

DATE	DESCRIPTION
04.26.21	SD
08.11.21	PDPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

PROJECT NO: #Project Code

SHEET NAME

5TH FLOOR PLAN

PUBLISHED: 7/24/2023

A2.06

BIMcloud: bittoniarchitects - BIMcloud as a Service\CESAR CHAVEZ\CESAR CHAVEZ.pln

2 A3.14

2 A3.11

2 A3.13

2 A3.12

6TH FL.

SCALE: 3/16" = 1'-0"

0 2" 4" 8"

GENERAL NOTES

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. **SEE ALSO GENERAL NOTES A0.01 & A0.02**

MEANS OF EGRESS

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES. (CBC 1013.6.2)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.6.3)
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (CBC 1013.6.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 - 1010.1.9.12.
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.5)
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES, CORRIDORS, AND EXIT STAIRWAYSAND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.1)
B. INTERIOR EXIT ACCESS STAIRWAYSAND RAMPS, INTERIOR AND EXTERIOR STAIRWAYSAND RAMPS, EXIT PASSAGEWAYSAND VESTIBULES AND AREA ON THE LEVEL OF EXIT DISTARCH USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1028.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. ELECTRICAL EQUIPMENT ROOMS, FILE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC REST ROOMS LARGER THAN 300 SQUARE FEET.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE W/ SECTION 2702. (1008.3.4)
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CALE (11 LUX) & A MINIMUM AT ANY POINT OF 0.1 FOOT-CALE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CALE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.06 FOOT-CALE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.2.5)
15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE W/ THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.
16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510.
31. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERCIE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE AN MINIMUM DIMENSION OF 80" X 54" WITH 42" CLEAR OPENING.
45. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". CBC 1003.2
68. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)
71. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)

FIRE PROTECTION

1. THIS BUILDING MUST BE EQUIPPED W/ AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A:10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYSAND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1968.
8. DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
9. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)
10. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH & LINEN CHUTES & IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT THE ALTERNATE FLOORS AND THE LOWEST INTAKE.
11. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LAFC 510 AND FPB REQ # 105
12. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1009.8)
13. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)
A. "EXIT" SIGN AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR.
B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
I. "EXIT STAIR DOWN"
II. "EXIT RAMP DOWN"
III. "EXIT STAIR UP"
IV. "EXIT RAMP UP"
C. "EXIT ROUTE." AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY
E "TO EXIT." AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.
14. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAYAND RAMP CONNECTING >3 STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, & THE DIRECTION TO, THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
15. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
3. MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION SLEVEL SHALL NOT BE <1 FOOTCANDLE AT THE WALKING SURFACE. (CBC 1008.2)
5. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT <90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE AND A MIN ATNY POINT OF .1 FOOTCANDLE. (CBC 1008.3-5)
10. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF GREATER THAN OR EQUAL TO 5 FOOTCANDLES. (CBC 1013.5)
11. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGEURE POWER SYSTEM FOR A DURATION OF NOT <90MINUTES. (CBC 1013.6.3)
12. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. (907.2.9, 907.5.2.3.3, 907.5.2.3.4)

GREEN NOTES

1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.
6. FIREPLACE SHALL BE DIRECT-VENT AND SEALED COMBUSTION TYPE. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
8. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.

PARTITION TYPES, SEE A7.00

A	CMU WALL, 3-HR FIRE RATED
B	C.I.P. CONCRETE WALL, 3-HR FIRE RATED
C	TRASH CHUTE / ELEV. SHAFT WALL,2-HR FIRE RATED
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RF-1	DEXOTEX 'WEATHERWEAR' ESR 1757. W/ AJ-44 SR TOP COAT. 413 SPEEDWAY GRAY. SRI 65 SEE (A7.30)
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LEGEND

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07.24.23	PLANNING UPDATE

PROJECT NO: #Project Code

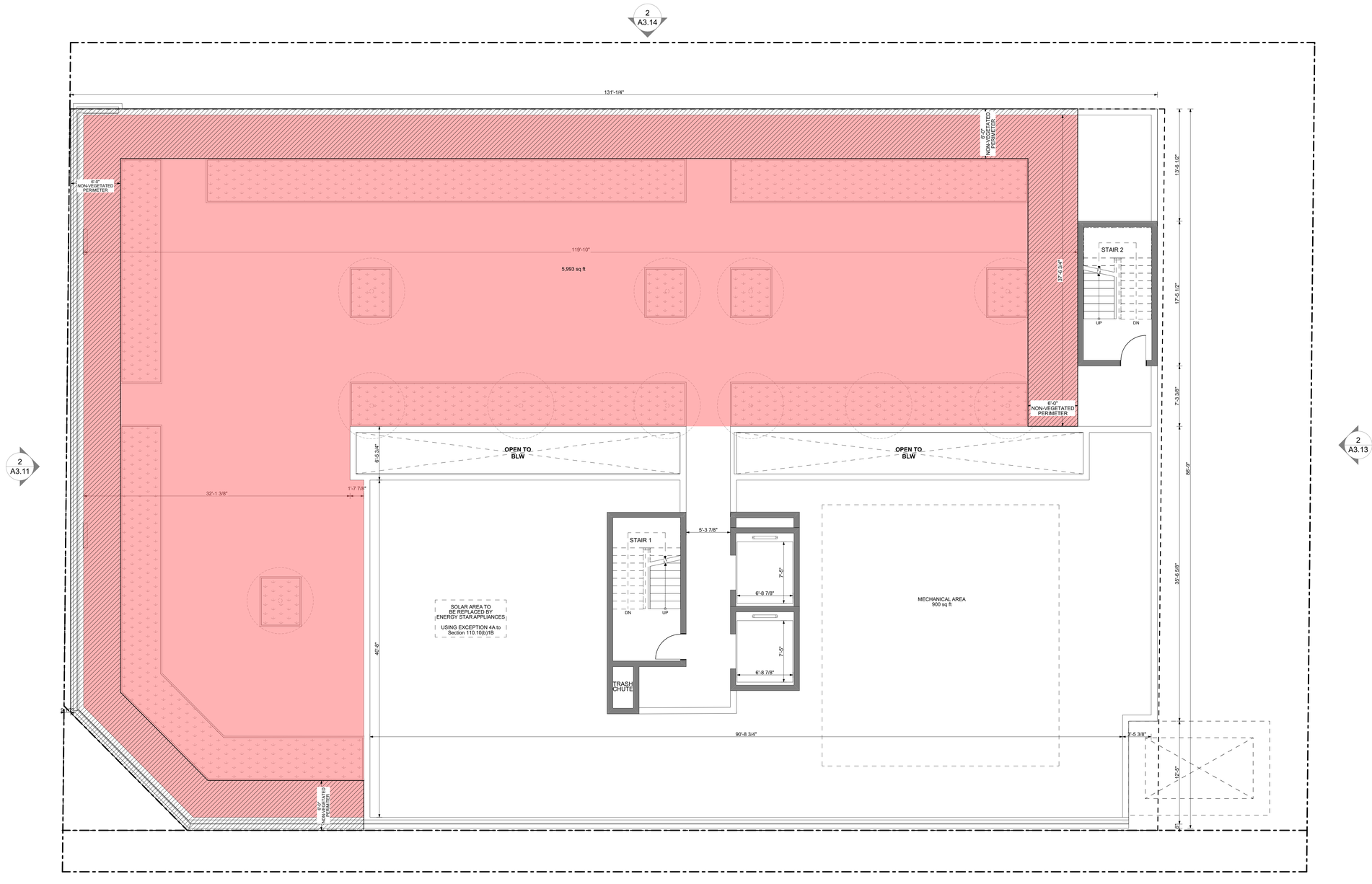
SHEET NAME

6TH FLOOR

PUBLISHED: 7/24/2023

A2.07

BIMcloud: bittoniarchitects - BIMcloud as a Service\CESAR CHAVEZ\CESAR CHAVEZ.pln



ROOF

SCALE: 3/16" = 1'-0"

0 2" 4" 8"

GENERAL NOTES

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. **SEE ALSO GENERAL NOTES A0.01 & A0.02**

MEANS OF EGRESS

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES. (CBC 1013.6.2)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
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5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (CBC 1013.6.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 - 1010.1.9.12.
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.5)
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A. AISLES, CORRIDORS, AND EXIT STAIRWAYSAND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.1)
B. INTERIOR EXIT ACCESS STAIRWAYSAND RAMPS, INTERIOR AND EXTERIOR STAIRWAYSAND RAMPS, EXIT PASSAGEWAYS AND VESTIBULES AND AREA ON THE LEVEL OF EXIT DISTARCH USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1028.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. ELECTRICAL EQUIPMENT ROOMS, FILE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC REST ROOMS LARGER THAN 300 SQUARE FEET.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE W/ SECTION 2702. (1008.3.4)
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15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE W/ THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.
16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510.
31. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERCIE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE AN MINIMUM DIMENSION OF 80" X 54" WITH 42" CLEAR OPENING.
45. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". CBC 1003.2
68. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)
71. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)

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1. THIS BUILDING MUST BE EQUIPPED W/ AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYSAND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1868.
8. DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
9. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)
10. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH & LINEN CHUTES & IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT THE ALTERNATE FLOORS AND THE LOWEST INTAKE.
11. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LAFC 510 AND FPB REQ #105
12. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1009.8)
13. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)
A. "EXIT" SIGN AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR.
B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
I. "EXIT STAIR DOWN"
II. "EXIT RAMP DOWN"
III. "EXIT STAIR UP"
IV. "EXIT RAMP UP"
C. "EXIT ROUTE." AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGE.
D. EXIT ROUTE." AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY
E. "TO EXIT." AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.
14. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING >3 STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, & THE DIRECTION TO, THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
15. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
3. MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION SLEVEL SHALL NOT BE <1 FOOTCANDLE AT THE WALKING SURFACE. (CBC 1008.2)
5. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT <90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE AND A MIN AT ANY POINT OF .1 FOOTCANDLE. (CBC 1008.3-5)
10. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF GREATER THAN OR EQUAL TO 5 FOOTCANDLES. (CBC 1013.3)
11. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF NOT <90MINUTES. (CBC 1013.6.3)
12. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. (907.2.9, 907.5.2.3.3, 907.5.2.3.4)

GREEN NOTES

1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.
6. FIREPLACE SHALL BE DIRECT-VENT AND SEALED COMBUSTION TYPE. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
8. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.

PARTITION TYPES, SEE A7.00

A	CMU WALL, 3-HR FIRE RATED
B	C.I.P. CONCRETE WALL, 3-HR FIRE RATED
C	TRASH CHUTE / ELEV. SHAFT WALL,2-HR FIRE RATED
D	ELEV. SHAFT WALL @ INT. WALL, 2-HR FIRE RATED
E	STUCCO / GYP BD WALL, 1-HR FIRE RATED
F	STUCCO / TILE WALL, 1-HR FIRE RATED
H	WOOD SD / GYP BD WALL , 1-HR FIRE RATED
I	GYP BD / GYP BD WALL, 1-HR FIRE RATED
J	UNIT SEPARATION / CHASE WALL, 2-HR FIRE RATED
K	UNIT SEPARATION / CHASE WALL W/ TILE, 2-HR FIRE RATED
L	GYP BD / TILE WALL
M	TILE / TILE WALL
N	DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

FINISH LEGEND

CN-1	CONCRETE MASONRY UNIT
CN-2	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918,
GB-1	TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
GL-1	TEMPERED GLASS SHOWER ENCLOSURE
MT-1	METAL W/ POWDER COATED FINISH
PL-1	SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
PL-2	SAND FINISH PLASTER W/ INTEGRAL COLOR: GRAY
GR-1	CRUSHED GRAVEL OVER COMPACTED FILL
TL-1	TILE FLOOR, SLIP RESISTANT
TL-2	CERAMIC WALL TILE
TL-3	QUARTZ COUNTERTOP
WD-1	VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
WD-2	WOOD DECKING SPECIES / FIN. TBD
WD-3	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-4	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	DEXOTEX 'WEATHERWEAR' ESR 1757. W/ AJ-44 SR TOP COAT. 413 SPEEDWAY GRAY. SRI 65 SEE (A7.30)
RF-2	SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 02/A7.10
GK03	CONC. FOOTING PER STRUCTURAL
GK04	COLUMN PER STRUCTURAL
GK05	-

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	LINE OF OBJECT ABOVE
	LINE OF OBJECT BELOW
	STRUCTURAL GRIDLINE
A	WALL TYPE PER A7.00
	SLOPE TO DRAIN MAX 2%
304.50'	FLOOR ELEVATIONS
1/2"	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
	AREA DRAIN
	EXIT SIGN
	WATER HEATER. SEE PLUMBING PLANS
	ELECTRICAL PANEL. SEE ELECTRICAL PLANS
SD	CEILING MOUNTED SMOKE DETECTOR
CO	CEILING MOUNTED CARBON MONOXIDE DET.
	EXHAUST FAN
EVSE	FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
WC	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/BC 2014-106
	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
5'-0"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
5'-0"	DIMENSION TO FRAMING (FACE OF STUD)

bittoni architects

4909 West Jefferson Blvd
Los Angeles,CA 90016
t: 310-841-6857
bittoniarchitects.com

CESAR CHAVEZ

2115-2121 E CESAR CHAVEZ
LOS ANGELES, 90033

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.25
STATE OF CALIFORNIA

DATE	DESCRIPTION
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08.11.21	PDPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

PROJECT NO: #Project Code

SHEET NAME

ROOF PLAN

PUBLISHED: 7/24/2023

A2.08

SHEET 36 OF 94

BIMcloud: bittoniarchitects - BIMcloud as a Service\CESAR CHAVEZ\CESAR CHAVEZ

SOUTH ELEVATION - CESAR E CHAVEZ

SCALE: 3/16" = 1'-0"

0 2" 4" 8"

ELEVATION / SECTION NOTES:

GENERAL

01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.

02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.

03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.

04 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.

05 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)

07 WIDOWS LABELED AS "EGRESS SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER A0.31

08 GRAFFITI FINISH PER CODE

LID

01 ALL DOWNSPOUTS / AREA DRAINS TO DRYWELL PER CIVIL

FINISH LEGEND

CN-1	**CONCRETE MASONRY UNIT**
CN-2	**UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE = 0.30 PER ASTM E1918.**
GB-1	TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
GL-1	TEMPERED GLASS SHOWER ENCLOSURE
MT-1	**METAL W/ POWDER COATED FINISH**
PL-1	**SAND FINISH PLASTER W/ INTEGRAL COLOR: BUFF**
BR-1	**BRICK, SAND COLOR**
GR-1	CRUSHED GRAVEL OVER COMPACTED FILL
TL-1	TILE FLOOR, SLIP RESISTANT
TL-2	CERAMIC WALL TILE
TL-3	QUARTZ COUNTERTOP
WD-1	SIDING PAINTED GRAY
WD-3	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-4	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	**DEXOTEX 'WEATHERWEAR' ESR 1757. W/ AJ-44 SR TOP COAT: 413 SPEEDWAY GRAY. SRI 65 SEE (A7.30)**
RF-2	**SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)**

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
GK02	METAL TRELLIS 12'-4" FROM FF @ 1ST FL
GK03	CONC. FOOTING PER STRUCTURAL
GK04	COLUMN PER STRUCTURAL
GK05	-

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	PROPOSED GRADE
	(E) GRADE
	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
X	FLOOR TYPE PER A7.00
WC	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/BC 2014-106
+335.00'	ELEVATION DIM. / DATUM
T.O.W. XXX.XX	TOP OF WALL ELEVATION
5.00'	DIMENSION TO FINISH FACE OF WALLS / SURFACES
5.00'	DIMENSION TO FRAMING (FACE OF STUD)

bittoni architects

4909 West Jefferson Blvd
Los Angeles,CA 90016
t: 310-841-6857
bittoniarchitects.com

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2115-2121 E CESAR CHAVEZ
LOS ANGELES, 90033

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07.24.23	PLANNING UPDATE

PROJECT NO: #Project Code

SHEET NAME

SOUTH ELEVATION

PUBLISHED: 7/24/2023

A3.11

BIMcloud: bittoniarchitects - BIMcloud as a Service\CESAR CHAVEZ\CESAR CHAVEZ V25 PROGRESS 10

EAST ELEVATION - CHICAGO STREET

SCALE: 3/16" = 1'-0"

0 2" 4" 8"

ELEVATION / SECTION NOTES:

GENERAL

01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.

02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.

03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.

04 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.

05 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)

07 WIDOWS LABELED AS "EGRESS SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER A0.31

08 GRAFFITI FINISH PER CODE

LID

01 ALL DOWNSPOUTS / AREA DRAINS TO DRYWELL PER CIVIL

FINISH LEGEND

CN-1	**CONCRETE MASONRY UNIT**
CN-2	**UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.**
GB-1	TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
GL-1	TEMPERED GLASS SHOWER ENCLOSURE
MT-1	**METAL W/ POWDER COATED FINISH**
PL-1	**SAND FINISH PLASTER W/ INTEGRAL COLOR: BUFF**
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GR-1	CRUSHED GRAVEL OVER COMPACTED FILL
TL-1	TILE FLOOR, SLIP RESISTANT
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TL-3	QUARTZ COUNTERTOP
WD-1	SIDING PAINTED GRAY
WD-3	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-4	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	**DEXOTEX 'WEATHERWEAR' ESR 1757. W/ AJ-44 SR TOP COAT: 413 SPEEDWAY GRAY. SRI 65 SEE (A7.30)**
RF-2	**SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)**

GENERAL KEYNOTES

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GK03	CONC. FOOTING PER STRUCTURAL
GK04	COLUMN PER STRUCTURAL
GK05	-

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	PROPOSED GRADE
	(E) GRADE
	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
X	FLOOR TYPE PER A7.00
WC	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/BC 2014-106
+335.00'	ELEVATION DIM. / DATUM
T.O.W. XXX.XX'	TOP OF WALL ELEVATION
5.00'	DIMENSION TO FINISH FACE OF WALLS / SURFACES
5.00'	DIMENSION TO FRAMING (FACE OF STUD)

bittoni architects

4909 West Jefferson Blvd
Los Angeles,CA 90016
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2115-2121 E CESAR CHAVEZ
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PROJECT NO: #Project Code

SHEET NAME

EAST ELEVATION

PUBLISHED: 7/24/2023

A3.12

BIM/cloud: bittoniarchitects - BIM/cloud as a Service\CESAR CHAVEZ\CESAR CHAVEZ V25 PROGRESS 10

NORTH ELEVATION

SCALE: 3/16" = 1'-0"

0 2" 4" 8"

ELEVATION / SECTION NOTES:

GENERAL

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07 WIDOWS LABELED AS "EGRESS SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER A0.31

08 GRAFFITI FINISH PER CODE

LID

01 ALL DOWNSPOUTS / AREA DRAINS TO DRYWELL PER CIVIL

FINISH LEGEND

CN-1	**CONCRETE MASONRY UNIT**
CN-2	**UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.**
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GL-1	TEMPERED GLASS SHOWER ENCLOSURE
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LEGEND

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PROJECT NO: #Project Code

SHEET NAME

NORTH ELEVATION

PUBLISHED: 7/24/2023

A3.13

BIMcloud: bittoniarchitects - BIMcloud as a Service\CESAR CHAVEZ\CESAR CHAVEZ V25 PROGRESS 10

WEST ELEVATION

SCALE: 3/16" = 1'-0"

0 2" 4" 8"

ELEVATION / SECTION NOTES:

GENERAL

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08 GRAFFITI FINISH PER CODE

LID

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FINISH LEGEND

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MT-1	**METAL W/ POWDER COATED FINISH**
PL-1	**SAND FINISH PLASTER W/ INTEGRAL COLOR: BUFF**
BR-1	**BRICK, SAND COLOR**
GR-1	CRUSHED GRAVEL OVER COMPACTED FILL
TL-1	TILE FLOOR, SLIP RESISTANT
TL-2	CERAMIC WALL TILE
TL-3	QUARTZ COUNTERTOP
WD-1	SIDING PAINTED GRAY
WD-3	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-4	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	**DEXOTEX 'WEATHERWEAR' ESR 1757. W/ AJ-44 SR TOP COAT: 413 SPEEDWAY GRAY. SRI 65 SEE (A7.00)**
RF-2	**SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)**

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
GK02	METAL TRELLIS 12'-4" FROM FF @ 1ST FL
GK03	CONC. FOOTING PER STRUCTURAL
GK04	COLUMN PER STRUCTURAL
GK05	-

LEGEND

- GKXX — GENERAL KEYNOTE (THIS SHEET)
- PROPERTY LINE
- SETBACK LINE
- CENTERLINE
- PROPOSED GRADE
- (E) GRADE
- ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
- TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
- X — FLOOR TYPE PER A7.00
- WC — WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/BC 2014-106
- +335.00' — ELEVATION DIM. / DATUM
- T.O.W. XXX.XX — TOP OF WALL ELEVATION
- 5.00' — DIMENSION TO FINISH FACE OF WALLS / SURFACES
- 5.00' — DIMENSION TO FRAMING (FACE OF STUD)

bittoni architects

4909 West Jefferson Blvd
Los Angeles,CA 90016
t: 310-841-6857
bittoniarchitects.com

CESAR CHAVEZ

2115-2121 E CESAR CHAVEZ
LOS ANGELES, 90033

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.25
STATE OF CALIFORNIA

DATE	DESCRIPTION
04.26.21	SD
08.11.21	PDPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

PROJECT NO: #Project Code

SHEET NAME

WEST ELEVATION

PUBLISHED: 7/24/2023

A3.14

SHEET 81 OF 120

BIMcloud: bittoniarchitects - BIMcloud as a Service\CESAR CHAVEZ\CESAR CHAVEZ V25 PROGRESS 10

DESERT MUSEUM
PALO VERDE

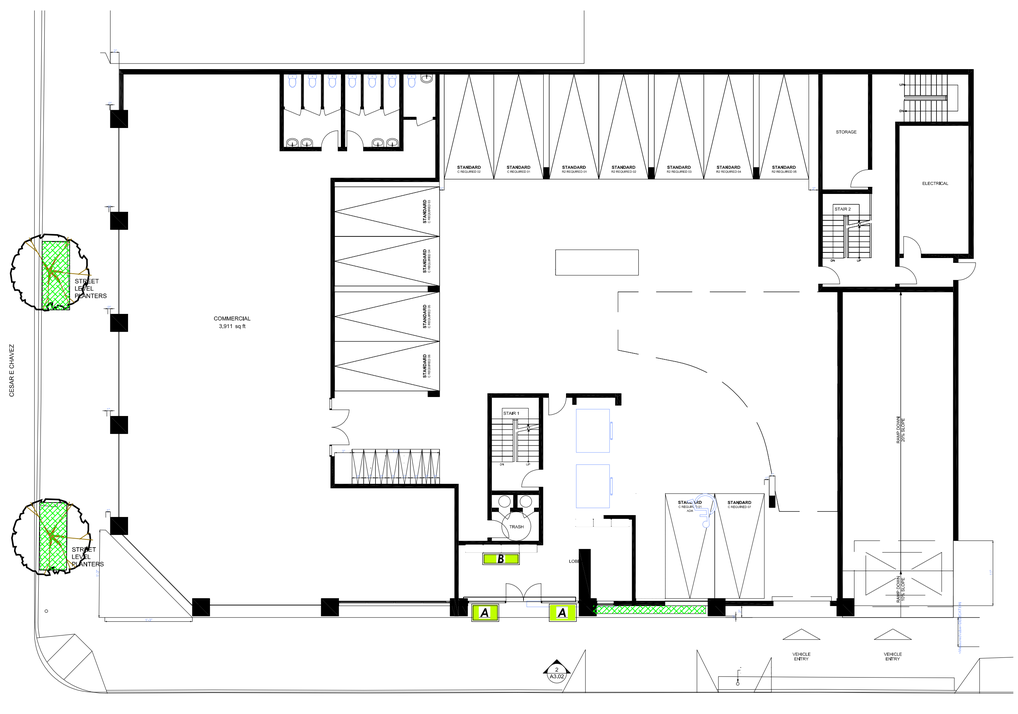
SWAN HILL
FRUITLESS OLIVE

TREES

BLUE CHALK FINGERS

ELIJAH BLUE FESCUE

GROUNDCOVER



FIRST LEVEL

PLANT PALLETTE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY.	WUCOLS
PALMS / TREES:				
	OLEA E. 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE*	24" BOX	6	L
	PARKINSONIA 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE*	24" BOX	5	L
	EXISTING STREET PARKWAY TREE* **	N.A.	2	N.A.
	*COUNTS TOWARD TOTAL REQ'D. TREE COUNT **VARIETY TO BE DETERMINED BY LADBS URBAN FORRESTRY			
	NOTE: PROVIDE A PRE-APPROVED ROOT BARRIER FOR ALL TREES PLANTED WITHIN 8'-0" OF HARDSCAPE OR WALLS AND PROVIDE A MINIMUM OF 3'-0" CLEARANCE BETWEEN TREE TRUNK AND ADJACENT STRUCTURE OR WALLS			
SHRUBS:				
	AGAVE 'BLUE GLOW' / BLUE GLOW AGAVE	5 GAL.	78	L
	LAVANDULA DENTATA / FRENCH LAVENDER	15 GAL.	24	L
	MUHLENBERGIA DUMOSA / PINK MUHLY	5 GAL.	23	L
	NANDINA DOMESTICA / HEAVENLY BAMBOO	5 GAL.	29	L
	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	5 GAL.	23	L
	PHORMIUM T. 'RAINBOW' / RAINBOW FLAX	15 GAL.	16	L
	PODOCARPUS 'MAKII' / SHRUBBY YEW PINE	5 GAL.	16	L
GROUNDCOVER:				
NO SYMBOL	FESTUCA OVINA 'GLAUCA' / BLUE FESCUE-ALL SHADE PLANTERS SENECIO MANDRALISCAE / BLUE CHALK FINGERS-ALL SUN PLANTERS	QUARTS @ 1' O.C.	540 954	L L
NO SYMBOL	MEDIUM SHREDDED WOOD MULCH THROUGHOUT ALL PLANTER AREAS 13.8 CU.YDS.	3" LAYER	1,494 S.F.	N.A.

NOTES:
1. ALL PROPOSED TREES, SHRUBS, VINE, AND GROUND COVER ARE TO BE IRRIGATED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM.

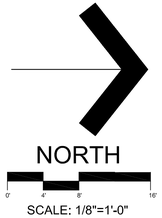
2. ALL PLANTERS TO BE FILLED WITH LIGHTWEIGHT SOIL.

3. TOTAL LANDSCAPE AREA: 1,494 S.F.

POTTED PLANT LEGEND

		WUCOLS IV PLANT FACTOR
	DECORATIVE PLANTER POTS TO BE PROVIDED BY OWNER. FINAL LOCATIONS TO BE DETERMINED BY L.A.	
A	PLANTING-18"H.x36"W.x72"L. PLANTER (2 TOTAL): FICUS LYRATA / FIDDLELEAF FIG - 7 GAL. - (1 PER POT) HOSTA SPP. / HOSTA - 5 GAL. - (3 PER POT) COLEUS H. 'RAINBOW MIX' / RAINBOW MIX COLEUS - QTS. - (10 PER POT)	M
B	6'H.x 10'L. SUCCULANT WALL (3 TOTAL):	L

SUCCULANT WALL



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

ROBERT TAFT + ASSOCIATES
LANDSCAPE ARCHITECTURE

Temecula Valley Office:
36275 Avenida De Acacias
Temecula, California 92592
Ph.: 951.676.5688

Orange County Office:
5331 Stonehedge Court
Yorba Linda, California 92886
Ph.: 949.385.1254

Ca. Lic. No. 3669

Email: Info@RobertTaftandAssociates.com

Web: www.RobertTaftandAssociates.com

Owner
Will Tiao
2658 Griffith Park Blvd.
Suite 418
Los Angeles, CA 90039

Project
CESAR CHAVEZ
2115-2121E. Cesar Chavez
Los Angeles, CA 90033

Plans
LANDSCAPE PLANS

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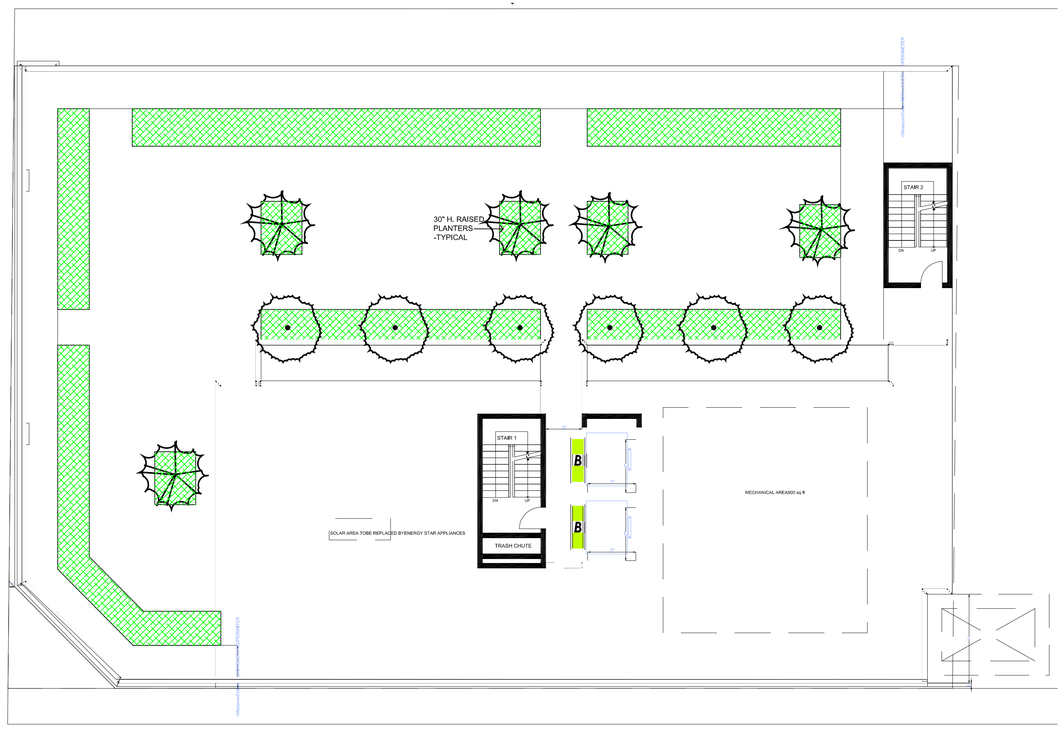
Seal

No.	Revision	Date

Sheet Title
PLANTING PLAN 1st & 2nd Levels

Drawn: R.E.T.	Sheet: ***LP.1***
Date: March 3, 2022	of 3
Scale: See Plan	
Job No.	

SECOND LEVEL



ROOF LEVEL

FRENCH LAVENDER

RAINBOW WARRIOR FLAX

MEXICAN BUSH SAGE

BLUE AGAVE

SHRUBBY YEW PINE

PINK MUHLY GRASS

HEAVENLY BAMBOO

SHRUBS

PLANT PALLETTE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY.	WUCOLS
PALMS / TREES:				
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	*COUNTS TOWARD TOTAL REQ'D. TREE COUNT **VARIETY TO BE DETERMINED BY LADBS URBAN FORRESTRY NOTE: PROVIDE A PRE-APPROVED ROOT BARRIER FOR ALL TREES PLANTED WITHIN 8'-0" OF HARDSCAPE OR WALLS AND PROVIDE A MINIMUM OF 3'-0" CLEARANCE BETWEEN TREE TRUNK AND ADJACENT STRUCTURE OR WALLS			
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NO SYMBOL	FESTUCA OVINA 'GLAUCA' / BLUE FESCUE-ALL SHADE PLANTERS SENECIO MANDRALISCAE / BLUE CHALK FINGERS-ALL SUN PLANTERS	QUARTS @ 1' O.C.	540 954	L L
NO SYMBOL	MEDIUM SHREDDED WOOD MULCH THROUGHOUT ALL PLANTER AREAS	3" LAYER	1,494 S.F. 13.8 CU.YDS.	N.A.
	NOTES: 1. ALL PROPOSED TREES, SHRUBS, VINE, AND GROUND COVER ARE TO BE IRRIGATED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM. 2. ALL PLANTERS TO BE FILLED WITH LIGHTWEIGHT SOIL. 3. TOTAL LANDSCAPE AREA: 1,494 S.F.			

POTTED PLANT LEGEND

		WUCOLS IV PLANT FACTOR
	DECORATIVE PLANTER POTS TO BE PROVIDED BY OWNER. FINAL LOCATIONS TO BE DETERMINED BY L.A.	
A	PLANTING-18"H,x36"W,x72"L, PLANTER (2 TOTAL): FICUS LYRATA / FIDDLELEAF FIG - 7 GAL. - (1 PER POT) HOSTA SPP. / HOSTA - 5 GAL. - (3 PER POT) COLEUS H. 'RAINBOW MIX' / RAINBOW MIX COLEUS - QTS. - (10 PER POT)	M
B	6'H.x 10'L. SUCCULANT WALL (3 TOTAL):	L

NORTH

0' 5' 10' 20'

SCALE: 1"=10'

ROBERT TAFT + ASSOCIATES
LANDSCAPE ARCHITECTURE

Temecula Valley Office:
36275 Avenida De Acacias
Temecula, California 92592
Ph.: 951.676.5688

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Yorba Linda, California 92886
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Email: Info@RobertTaftandAssociates.com

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Owner

Will Tiao

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Suite 418
Los Angeles, CA 90039

Project

CESAR CHAVEZ

2115-2121E. Cesar Chavez
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Plans

LANDSCAPE PLANS

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Seal

LICENSED LANDSCAPE ARCHITECT
Robert E. Taft No. 3669
Signature
03-31-2024
Expiration Date
03-07-2022
Date
STATE OF CALIFORNIA

No.	Revision	Date

Sheet Title

CONCEPTUAL PLAN
2nd & Roof Levels

Drawn R.E.T.
Date March 3, 2022
Scale See Plan
Job No.

Sheet ***LP.2***

of 3

LANDSCAPE NOTES

1. ALL LANDSCAPING AND IRRIGATION TO BE INSTALLED BY OWNER OR OWNERS AGENT, IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
2. ALL LANDSCAPING SHALL BE MAINTAINED BY OWNER OR OWNERS AGENT.
3. ALL PLANTING SHALL BE CONTAINED WITHIN PROPERTY LINES OF THE LOT.
4. IRRIGATION AND PLANTING SHALL BE INSTALLED TO PROMOTE EFFICIENT USE OF WATER.
5. ALL STREET TREES AND ANY TREE WITHIN 8' FT. OF WALLS, HARDSCAPE, OR BUILDINGS SHALL BE INSTALLED WITH CITY APPROVED LINEAR BIO BARRIER ROOT CONTROL BARRIERS OR EQUAL.
6. ALL PLANTING LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL PLANT LOCATIONS WITH THE OWNER OR THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
7. ALL TREES SHALL BE DOUBLE STAKED PER LOCAL CODES.
8. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR PLANTING DETAILS AND SPECIFICATIONS.
9. TREE PLACEMENT MINIMUMS SHALL BE: 10' FROM LIGHT STANDARDS, POWER POLES, AND DRIVE APPROACHES AND 5' FROM FIRE HYDRANTS, UTILITIES AND PROPERTY LINES. NO TREES ALLOWED IN SWALES.
11. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED PER ALL STATE AND CITY CODES AND REGULATIONS.
12. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM WHERE WATER IS CONSERVED, THERE IS NO RUN-OFF, AND WHERE HYDROZONE AREAS ARE VALVED SEPARATELY. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR IRRIGATION DETAILS AND SPECIFICATIONS.
13. NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF A NON-PERMEABLE SURFACE. IRRIGATION TO BE DRIP WHEREVER POSSIBLE.
14. WOOD MULCH DEPTH REQUIREMENT IS 3" UNDER TREES AND SHRUBS AND 1 1/2" UNDER GROUNDCOVER FROM FLATS OR QUARTS.
16. ALL LANDSCAPED AREAS SHALL BE KEPT FREE FROM WEEDS AND DEBRIS AND MAINTAINED IN A HEALTHY, GROWING CONDITION AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, AND TRIMMING. ANY DAMAGED, DEAD, DISEASED, OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN 30 DAYS FROM THE DATE OF DAMAGE.
17. ALL LANDSCAPING SHALL BE WITHIN PLANTERS BOUNDED BY A CURB AT LEAST SIX INCHES HIGH. A SIX-INCH HIGH CURB WITH AN EIGHTEEN (18) INCH WIDE CONCRETE WALKWAY SHALL BE CONSTRUCTED ALONG PLANTERS ON END STALLS ADJACENT TO VEHICLE PARKING SPACES.
18. EXISTING TREES, SHRUBS, AND IRRIGATION TO REMAIN WHERE DESIGNATED. DAMAGED PLANTS OR IRRIGATION DESIGNATED TO REMAIN ARE TO BE REPLACED TO MATCH EXISTING.
19. THREE LANDSCAPE SITE INSPECTIONS ARE REQUIRED. THE FIRST INSPECTION WILL BE CONDUCTED AT INSTALLATION OF IRRIGATION WHILE TRENCHES ARE OPEN. THIS WILL VERIFY THAT IRRIGATION EQUIPMENT AND LAYOUT IS PER PLAN SPECIFICATIONS AND DETAILS. ANY ADJUSTMENTS OR DISCREPANCIES IN ACTUAL CONDITIONS WILL BE ADDRESSED AT THIS TIME AND WILL REQUIRE AN APPROVAL TO CONTINUE. WHERE APPLICABLE, A MAINLINE PRESSURE CHECK WILL ALSO BE CONDUCTED. THIS WILL VERIFY THAT THE IRRIGATION MAINLINE IS CAPABLE OF BEING PRESSURIZED TO 150 PSI FOR A MINIMUM PERIOD OF TWO HOURS WITHOUT LOSS OF PRESSURE. THE SECOND INSPECTION WILL VERIFY THAT ALL IRRIGATION SYSTEMS ARE OPERATING PROPERLY, AND TO VERIFY THAT ALL PLANTINGS HAVE BEEN INSTALLED CONSISTENT WITH THE APPROVED CONSTRUCTION LANDSCAPE PLANS. THE THIRD INSPECTION WILL VERIFY PROPERTY LANDSCAPE MAINTENANCE FOR RELEASE OF THE ONE-YEAR LANDSCAPE MAINTENANCE BOND.
20. THE CONTRACTOR SHALL PROVIDE TWO COPIES OF AN AGRONOMIC SOILS REPORT AT THE FIRST IRRIGATION INSPECTION.
21. ALL REQUIRED LANDSCAPE PLANTING AND IRRIGATION SHALL HAVE BEEN INSTALLED CONSISTENT WITH THE APPROVED CONSTRUCTION PLANS AND SHALL BE IN A CONDITION ACCEPTABLE TO THE PLANNING DIRECTOR. THE PLANTS SHALL BE HEALTHY AND FREE OF WEEDS, DISEASE, OR PESTS. THE IRRIGATION SYSTEM SHALL BE PROPERLY CONSTRUCTED AND IN GOOD WORKING ORDER.

WATER CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE

MAWA = Maximum Applied Water Allowance (GALLONS)

MAWA = (ETo) x (0.62) x [(0.45 x LA) + (0.3 x SLA)]

ETo = Reference Evapotranspiration (inches per year)	49.7
0.62 = Conversion Factor (to gallons per square foot)	0.62
0.45 = ET Adjustment Factor (45% of Reference ET)	0.45
LA = Total Landscaped Area (square feet)	1,494
SLA = Special Landscape Area	0
TOTAL MAWA	20,716.3

CITY of LOS ANGELES LANDSCAPE NOTES

1. THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF FIFTY (50) PERCENT OF THE UNITS OF THE PROJECT OR PHASE.
4. SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.
3. THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR SIXTY (60) DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
4. THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX (6) MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF SIXTY(60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION.

FRONT YARD TREE REQUIREMENTS

(PER LA CITY ZONING CODE, SECTION 12.21CI(G))

1 TREE PER 500 S.F. OF UNPAVED FRONT YARD

TOTAL FRONT YARD S.F. = 0 S.F.

TREES PROVIDED - 15 GAL. OR GREATER	TREES REQUIRED:
0 TOTAL TREES	0 TREES

REQUIREMENT MET

EXISTING TREE NOTE:

1. NO EXISTING TREES ON SITE.

SOLAR ACCESS/CONDITIONS OF APPROVAL NOTE:

I HAVE REVIEWED THE APPROVED SOLAR ACCESS REPORT AND THE TENTATIVE TRACT CONDITIONS OF APPROVAL PRIOR TO PREPARING THE LANDSCAPE PLAN. THE LANDSCAPE PLAN SATISFIES TENTATIVE TRACT CONDITIONS

POTENTIAL LANDSCAPE AREA

POTENTIAL LANDSCAPE AREA = (SITE) 14,999.9 - (BUILDING 0 SETBACK) 14,999.9 S.F. = 0 S.F.

TOTAL LANDSCAPE AREA PROVIDED = 1,494 S.F.

OPEN SPACE REQUIREMENTS

PER LA CITY ZONING CODE, SECTION 12.21G-ZONE R4

OPEN SPACE REQUIREMENTS:	UNITS	QTY.
100 S.F. FOR UNITS < 3 BEDROOMS	30	3,000 S.F.
125 S.F. FOR UNITS = 3 BEDROOMS	0	0 S.F.
175 S.F. FOR UNITS > 3 BEDROOMS	20	3 ,500 S.F.
TOTAL OPEN SPACE REQUIRED		6,500 S.F.

OPEN SPACE PROVIDED:	QTY.
PRIVATE BALCONIES (LVL 2) 6 x 50 SF =	300 S.F
OUTDOOR DECK (LVL 2)	507 S.F
ROOF DECK	5,693 S.F.
TOTAL OPEN SPACE PROVIDED:	6,500 S.F.

LANDSCAPE AREA PROVIDED:	LANDSCAPE AREA REQUIRED 10 % of 6,500 S.F.:	
1,494 S.F.	650 S.F.	844 S.F. EXCESS

TREE QUANTITY REQUIREMENTS- MINIMUM 24" BOX
ALL TREES PLANTED IN MINIMUM 30" SOIL DEPTH

	50 UNITS/4	TREES REQUIRED:
1 TREE PER 4 UNITS		13

TREES PROVIDED - 24" BOX OR GREATER		TOTAL TREES
SHEETS	QUANTITY	
LP.1 & LP.2 - SEE * SYMBOL	13	13

CITY of LOS ANGELES LANDSCAPE ORDINANCE

**** Ordinance no. 170,978 (as amended)***

CITY of LOS ANGELES LANDSCAPE ORDINANCE

**** Ordinance no. 170,978 (as amended)***

LANDSCAPE POINT RECAP

(per Guideline "O")

AREA OF PROJECT SITE:	POINTS REQ'D.
14,999.9 S.F. (0.34 acres)	15 POINTS (7,501-15,000 s.f.)
ZONING DESIGNATION	C2-1-CUGU
ITEMS PER TABLE II	
FEATURES/TECHNIQUES	
STREET TREES: 40' O.C. MAX. (4TH ST.)	3 POINTS
STREET TREES: LARGER THAN 15 G. SIZE	5 POINTS
SITE DESIGN	
USE OF CLASS I OR CLASS II COMPOST PRODUCED USING CITY ORGANIC MATERIALS (TOPGRO R) IN MAJORITY OF LANDSCAPE	5 POINTS
BONUS POINTS	
NO PARKING OF VEHICLES IN THE FRONTAGE	5 POINTS
TOTAL POINTS:	18

CITY of LOS ANGELES LANDSCAPE ORDINANCE
WATER MANAGEMENT POINT SYSTEM

(per Guideline "AA" - City of L.A.)

AREA OF PROJECT SITE:	POINTS REQUIRED
14,999.9 S.F. (0.34 acres)	15 POINTS (<15,000 s.f.)
ZONING DESIGNATION COMMERCIAL	C2-1-CUGU
ITEMS PER TABLE II	
#1 DRIP/TRICKLE/MICRO IRRIGATION	30 POINTS (5 points per circuit x6)
#2 LAWN/SWIMMING POOL LESS THAN 15 % (lawn: 0 S.F.)	10 POINTS
#3 AUTOMATIC IRRIGATION CONTROLLER (with cycling capacity & watering schedule)	5 POINTS
#9 LANDSCAPE METER	3.75 POINTS (25 % of req'd 15 pts.)
#10 EXCESS FLOW METER (master valve)	2 POINTS
TOTAL POINTS:	50.75

ROBERT TAFT + ASSOCIATES
LANDSCAPE ARCHITECTURE

Temecula Valley Office:
36275 Avenida De Acacias
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LANDSCAPE PLANS

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Seal

No.	Revision	Date

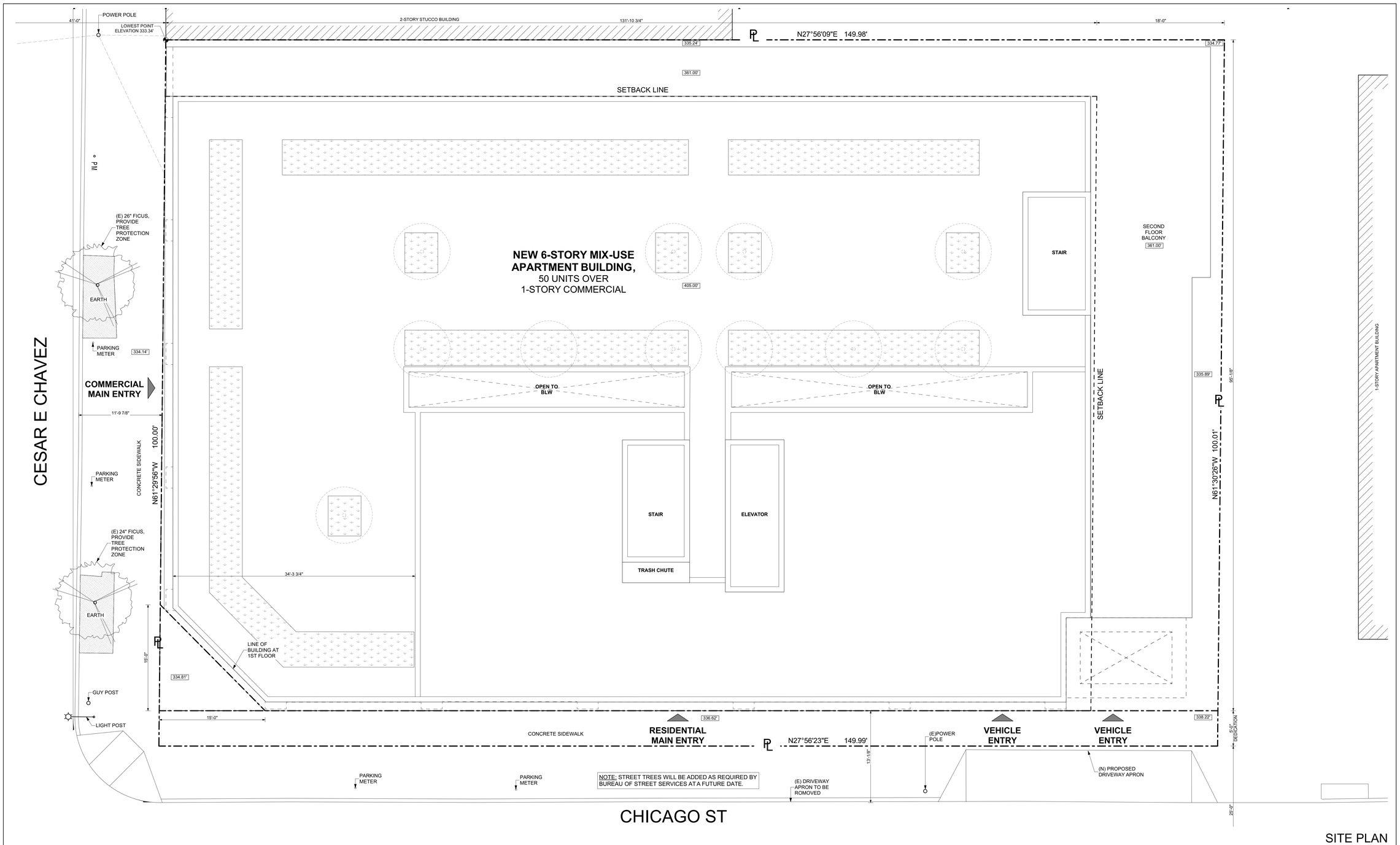
Sheet Title

LANDSCAPE NOTES & POINT REQ'TS

Drawn R.E.T.	Sheet LP.3
Date March 3, 2022	
Scale See Plan	
Job No.	of 3

E – PLANS

E2 – SITE PLAN



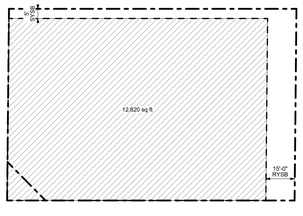
SITE PLAN

SCALE: 3/16" = 1'-0"

0 2" 4" 8"

SITE PLAN NOTES

1. STATE LICENSED SURVEYOR OR CIVIL ENGINEER SHALL LOCATE OR VERIFY THE LOCATIONS OF ANY AND ALL STRUCTURES. A LETTER INDICATING THAT STRUCTURES ARE LOCATED IN ACCORDANCE WITH THE PLANS SHALL BE PREPARED AND KEPT ON A FILE, A COPY GIVEN TO THE OWNER.
2. CONTRACTOR TO VERIFY MAXIMUM BUILDING HEIGHT LIMIT OF STRUCTURE WITH LICENSED SURVEYOR AND INSPECTOR PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. SEISMIC SHUTOFF VALVE TO BE INSTALLED AT ALL FUEL LOCATIONS.
4. **ALL DOWNSPOUTS AND AREA DRAINS OPEN TO SKY DISCHARGE INTO PERMAVOID PLANTERS. SEE LID 1-6**
5. REFER TO LANDSCAPE PLANS FOR PAVING, AND OTHER HARD AND SOFT SCAPE ITEMS TO BE INCLUDE IN SCOPE OF WORK.
6. CONTRACTOR AND SUBCONTRACTORS TO INFORM THE ARCHITECT OF ANY DISCREPANCIES IN THE ARCHITECT'S DRAWINGS AND DRAWINGS PREPARED BY ANY OTHER CONSULTANTS.
7. ALL GRADES SURROUNDING BUILDING TO SLOPE AWAY FROM STRUCTURE AT A MINIMUM SLOPE OF 2%.
8. PROVIDE DAMP PROOFING FOR ALL WALLS BELOW GRADE THAT ENCLOSE USABLE SPACE.
9. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOR CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULT PUMPS, VALVES, METERS, ETC.) OR THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES- WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
10. FOR GRADES SPECIFIED TO BE LESS THAN 6" FROM WOOD SILL PLATES AND FOR AREAS WHERE CONCRETE PAVING IS ADJACENT TO BUILDING, SILL PLATES WILL BE PROTECTED WITH A CONTINUOUS STRIP OF ELASTOMERIC FLASHING COVERED WITH GALVANIZED SHEET METAL FLASHING. OVERLAP SHOULD BE A MINIMUM OF 6" BETWEEN STUD WALL AND FLASHINGS.



RESIDENTIAL BUILDABLE AREA

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

FINISH LEGEND

CN-1	CONCRETE MASONRY UNIT
CN-2	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE = 0.30 PER ASTM E1918.
GB-1	TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
GL-1	TEMPERED GLASS SHOWER ENCLOSURE
MT-1	METAL W/ POWDER COATED FINISH
PL-1	SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
PL-2	
GR-1	CRUSHED GRAVEL OVER COMPACTED FILL
TL-1	TILE FLOOR, SLIP RESISTANT
TL-2	CERAMIC WALL TILE
TL-3	QUARTZ COUNTERTOP
WD-1	VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
WD-2	WOOD DECKING SPECIES / FIN. TBD
WD-3	
WD-4	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	DEXOTEX 'WEATHERWEAR' ESR 1757. W/ AJ-44 SR TOP COAT: 413 SPEEDWAY GRAY. SRI 65 SEE (A7.30)
RF-2	SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	LINE OF OBJECT ABOVE
	LINE OF OBJECT BELOW
	WALL TYPE PER A7.00
	SLOPE TO DRAIN MAX 2%
304.50'	FLOOR ELEVATIONS
1/2"	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
	EXIT SIGN
	ROOF DRAIN W / OVERFLOW W / 4" PVC DRAIN PIPE TO STREET AS PER LA CITY REQ.
	AREA DRAIN
C	IRRIGATION CONTROLLER
RSD	RAIN SENSOR DEVICE SEE
WC	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/BC 2014-106
	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
5'-0"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
5'-0"	DIMENSION TO FRAMING (FACE OF STUD)

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 02/A7.10
GK03	CONC. FOOTING PER STRUCTURAL
GK04	COLUMN PER STRUCTURAL
GK05	-

bittoni architects

4909 West Jefferson Blvd
Los Angeles,CA 90016
t: 310-841-6857
bittoniarchitects.com

CESAR CHAVEZ

2115-2121 E CESAR CHAVEZ
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LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.25
STATE OF CALIFORNIA

DATE	DESCRIPTION
04.26.21	SD
08.11.21	PDPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

PROJECT NO: #Project Code

SHEET NAME

SITE PLAN

PUBLISHED: 7/25/2023

A1.02

BIMcloud: bittonarchitects - BIMcloud as a Service\CESAR CHAVEZ\CESAR CHAVEZ

E – PLANS

E3 – ELEVATION PLAN

SOUTH ELEVATION - CESAR E CHAVEZ

SCALE: 3/16" = 1'-0"

0 2" 4" 8"

ELEVATION / SECTION NOTES:

GENERAL

01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.

02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.

03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.

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05 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)

07 WIDOWS LABELED AS "EGRESS SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER A0.31

08 GRAFFITI FINISH PER CODE

LID

01 ALL DOWNSPOUTS / AREA DRAINS TO DRYWELL PER CIVIL

FINISH LEGEND

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GL-1	TEMPERED GLASS SHOWER ENCLOSURE
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PL-1	**SAND FINISH PLASTER W/ INTEGRAL COLOR: BUFF**
BR-1	**BRICK, SAND COLOR**
GR-1	CRUSHED GRAVEL OVER COMPACTED FILL
TL-1	TILE FLOOR, SLIP RESISTANT
TL-2	CERAMIC WALL TILE
TL-3	QUARTZ COUNTERTOP
WD-1	SIDING PAINTED GRAY
WD-3	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-4	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	**DEXOTEX 'WEATHERWEAR' ESR 1757. W/ AJ-44 SR TOP COAT: 413 SPEEDWAY GRAY. SRI 65 SEE (A7.30)**
RF-2	**SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)**

GENERAL KEYNOTES

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GK04	COLUMN PER STRUCTURAL
GK05	-

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
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	SETBACK LINE
	CENTERLINE
	PROPOSED GRADE
	(E) GRADE
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	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
X	FLOOR TYPE PER A7.00
WC	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/BC 2014-106
+335.00'	ELEVATION DIM. / DATUM
T.O.W. XXX.XX	TOP OF WALL ELEVATION
5.00'	DIMENSION TO FINISH FACE OF WALLS / SURFACES
5.00'	DIMENSION TO FRAMING (FACE OF STUD)

bittoni architects

4909 West Jefferson Blvd
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PROJECT NO: #Project Code

SHEET NAME

SOUTH ELEVATION

PUBLISHED: 7/24/2023

A3.11

BIMcloud: bittoniarchitects - BIMcloud as a Service\CESAR CHAVEZ\CESAR CHAVEZ V25 PROGRESS 10

EAST ELEVATION - CHICAGO STREET

SCALE: 3/16" = 1'-0"

0 2" 4" 8"

ELEVATION / SECTION NOTES:

GENERAL

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07 WIDOWS LABELED AS "EGRESS SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER A0.31

08 GRAFFITI FINISH PER CODE

LID

01 ALL DOWNSPOUTS / AREA DRAINS TO DRYWELL PER CIVIL

FINISH LEGEND

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PROJECT NO: #Project Code

SHEET NAME

EAST ELEVATION

PUBLISHED: 7/24/2023

A3.12

BIM/cloud: bittoniarchitects - BIM/cloud as a Service\CESAR CHAVEZ\CESAR CHAVEZ V25 PROGRESS 10

NORTH ELEVATION

SCALE: 3/16" = 1'-0"

0 2" 4" 8"

ELEVATION / SECTION NOTES:

GENERAL

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08 GRAFFITI FINISH PER CODE

LID

01 ALL DOWNSPOUTS / AREA DRAINS TO DRYWELL PER CIVIL

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PROJECT NO: #Project Code

SHEET NAME

NORTH ELEVATION

PUBLISHED: 7/24/2023

A3.13

BIMcloud: bittoniarchitects - BIMcloud as a Service\CESAR CHAVEZ\CESAR CHAVEZ V25 PROGRESS 10

WEST ELEVATION

SCALE: 3/16" = 1'-0"

0 2" 4" 8"

ELEVATION / SECTION NOTES:

GENERAL

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- +335.00' — ELEVATION DIM. / DATUM
- T.O.W. XXX.XX — TOP OF WALL ELEVATION
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PROJECT NO: #Project Code

SHEET NAME

WEST ELEVATION

PUBLISHED: 7/24/2023

A3.14

SHEET 81 OF 120

BIMcloud: bittoniarchitects - BIMcloud as a Service\CESAR CHAVEZ\CESAR CHAVEZ V25 PROGRESS 10

E – PLANS

E4 – LANDSCAPE PLAN

DESERT MUSEUM
PALO VERDE

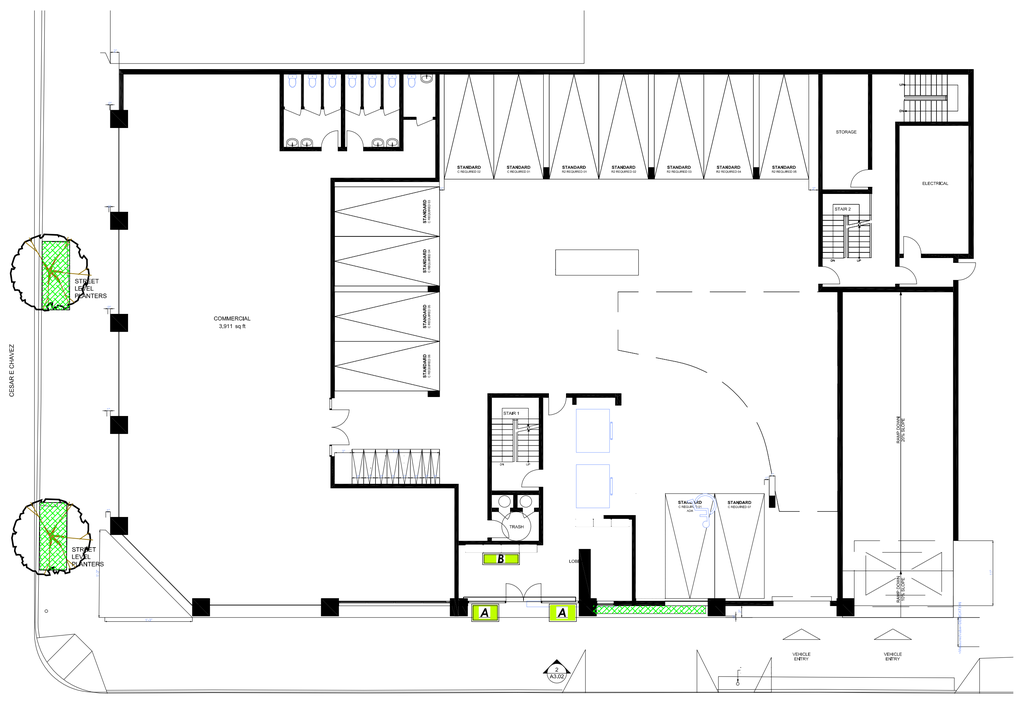
SWAN HILL
FRUITLESS OLIVE

TREES

BLUE CHALK FINGERS

ELIJAH BLUE FESCUE

GROUNDCOVER



FIRST LEVEL

PLANT PALLETTE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY.	WUCOLS
PALMS / TREES:				
	OLEA E. 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE*	24" BOX	6	L
	PARKINSONIA 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE*	24" BOX	5	L
	EXISTING STREET PARKWAY TREE* **	N.A.	2	N.A.
	*COUNTS TOWARD TOTAL REQ'D. TREE COUNT **VARIETY TO BE DETERMINED BY LADBS URBAN FORRESTRY			
	NOTE: PROVIDE A PRE-APPROVED ROOT BARRIER FOR ALL TREES PLANTED WITHIN 8'-0" OF HARDSCAPE OR WALLS AND PROVIDE A MINIMUM OF 3'-0" CLEARANCE BETWEEN TREE TRUNK AND ADJACENT STRUCTURE OR WALLS			
SHRUBS:				
	AGAVE 'BLUE GLOW' / BLUE GLOW AGAVE	5 GAL.	78	L
	LAVANDULA DENTATA / FRENCH LAVENDER	15 GAL.	24	L
	MUHLENBERGIA DUMOSA / PINK MUHLY	5 GAL.	23	L
	NANDINA DOMESTICA / HEAVENLY BAMBOO	5 GAL.	29	L
	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	5 GAL.	23	L
	PHORMIUM T. 'RAINBOW' / RAINBOW FLAX	15 GAL.	16	L
	PODOCARPUS 'MAKII' / SHRUBBY YEW PINE	5 GAL.	16	L
GROUNDCOVER:				
NO SYMBOL	FESTUCA OVINA 'GLAUCA' / BLUE FESCUE-ALL SHADE PLANTERS SENECIO MANDRALISCAE / BLUE CHALK FINGERS-ALL SUN PLANTERS	QUARTS @ 1' O.C.	540 954	L L
NO SYMBOL	MEDIUM SHREDDED WOOD MULCH THROUGHOUT ALL PLANTER AREAS 13.8 CU.YDS.	3" LAYER	1,494 S.F.	N.A.

NOTES:
1. ALL PROPOSED TREES, SHRUBS, VINE, AND GROUND COVER ARE TO BE IRRIGATED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM.

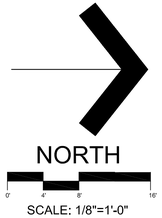
2. ALL PLANTERS TO BE FILLED WITH LIGHTWEIGHT SOIL.

3. TOTAL LANDSCAPE AREA: 1,494 S.F.

POTTED PLANT LEGEND

		WUCOLS IV PLANT FACTOR
	DECORATIVE PLANTER POTS TO BE PROVIDED BY OWNER. FINAL LOCATIONS TO BE DETERMINED BY L.A.	
A	PLANTING-18"H.x36"W.x72"L. PLANTER (2 TOTAL): FICUS LYRATA / FIDDLELEAF FIG - 7 GAL. - (1 PER POT) HOSTA SPP. / HOSTA - 5 GAL. - (3 PER POT) COLEUS H. 'RAINBOW MIX' / RAINBOW MIX COLEUS - QTS. - (10 PER POT)	M
B	6'H.x 10'L. SUCCULANT WALL (3 TOTAL):	L

SUCCULANT WALL



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

ROBERT TAFT + ASSOCIATES
LANDSCAPE ARCHITECTURE

Temecula Valley Office:
36275 Avenida De Acacias
Temecula, California 92592
Ph.: 951.676.5688

Orange County Office:
5331 Stonehedge Court
Yorba Linda, California 92886
Ph.: 949.385.1254

Ca. Lic. No. 3669

Email: Info@RobertTaftandAssociates.com

Web: www.RobertTaftandAssociates.com

Owner
Will Tiao
2658 Griffith Park Blvd.
Suite 418
Los Angeles, CA 90039

Project
CESAR CHAVEZ
2115-2121E. Cesar Chavez
Los Angeles, CA 90033

Plans
LANDSCAPE PLANS

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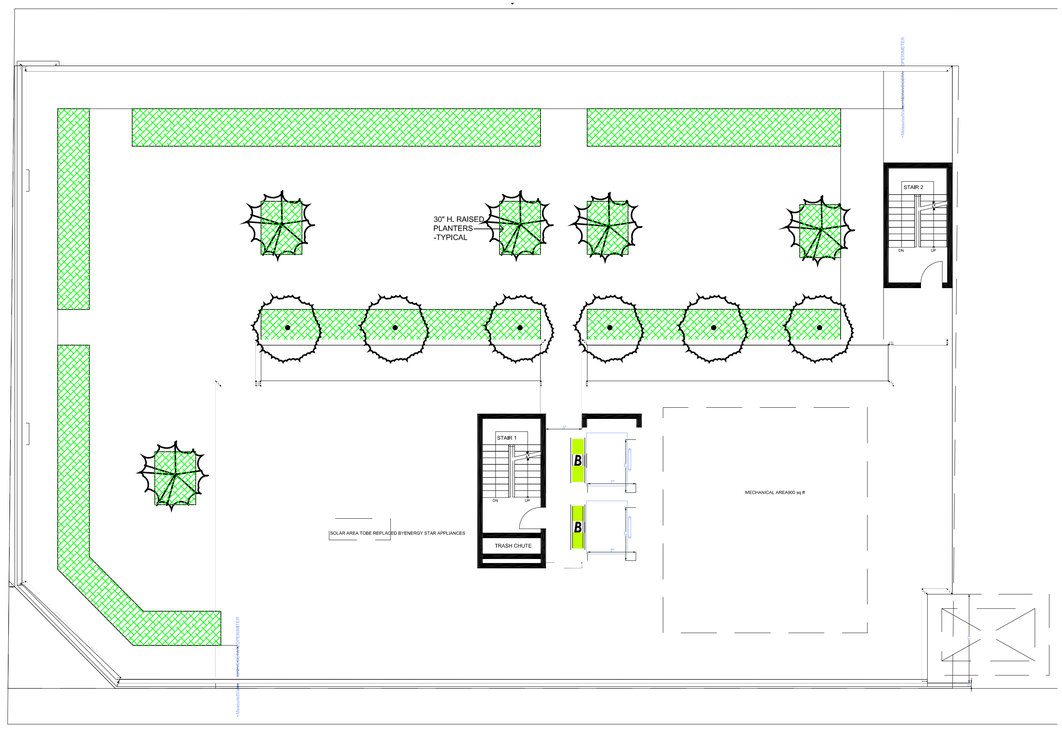
Seal

No.	Revision	Date

Sheet Title
PLANTING PLAN 1st & 2nd Levels

Drawn: R.E.T.	Sheet: ***LP.1***
Date: March 3, 2022	of 3
Scale: See Plan	
Job No.	

SECOND LEVEL



ROOF LEVEL

FRENCH LAVENDER

RAINBOW WARRIOR FLAX

MEXICAN BUSH SAGE

BLUE AGAVE

SHRUBBY YEW PINE

PINK MUHLY GRASS

HEAVENLY BAMBOO

SHRUBS

PLANT PALLETTE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY.	WUCOLS
PALMS / TREES:				
	OLEA E. 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE*	24" BOX	6	L
	PARKINSONIA 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE*	24" BOX	5	L
	EXISTING STREET PARKWAY TREE* **	N.A.	2	N.A.
	*COUNTS TOWARD TOTAL REQ'D. TREE COUNT **VARIETY TO BE DETERMINED BY LADBS URBAN FORRESTRY NOTE: PROVIDE A PRE-APPROVED ROOT BARRIER FOR ALL TREES PLANTED WITHIN 8'-0" OF HARDSCAPE OR WALLS AND PROVIDE A MINIMUM OF 3'-0" CLEARANCE BETWEEN TREE TRUNK AND ADJACENT STRUCTURE OR WALLS			
SHRUBS:				
	AGAVE 'BLUE GLOW' / BLUE GLOW AGAVE	5 GAL.	78	L
	LAVANDULA DENTATA / FRENCH LAVENDER	15 GAL.	24	L
	MUHLENBERGIA DUMOSA / PINK MUHLY	5 GAL.	23	L
	NANDINA DOMESTICA / HEAVENLY BAMBOO	5 GAL.	29	L
	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	5 GAL.	23	L
	PHORMIUM T. 'RAINBOW' / RAINBOW FLAX	15 GAL.	16	L
	PODOCARPUS 'MAKII' / SHRUBBY YEW PINE	5 GAL.	16	L
GROUNDCOVER:				
NO SYMBOL	FESTUCA OVINA 'GLAUCA' / BLUE FESCUE-ALL SHADE PLANTERS SENECIO MANDRALISCAE / BLUE CHALK FINGERS-ALL SUN PLANTERS	QUARTS @ 1' O.C.	540 954	L L
NO SYMBOL	MEDIUM SHREDDED WOOD MULCH THROUGHOUT ALL PLANTER AREAS	3" LAYER	1,494 S.F. 13.8 CU.YDS.	N.A.
	NOTES: 1. ALL PROPOSED TREES, SHRUBS, VINE, AND GROUND COVER ARE TO BE IRRIGATED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM. 2. ALL PLANTERS TO BE FILLED WITH LIGHTWEIGHT SOIL. 3. TOTAL LANDSCAPE AREA: 1,494 S.F.			

POTTED PLANT LEGEND

		WUCOLS IV PLANT FACTOR
	DECORATIVE PLANTER POTS TO BE PROVIDED BY OWNER. FINAL LOCATIONS TO BE DETERMINED BY L.A.	
A	PLANTING-18"H,x36"W,x72"L, PLANTER (2 TOTAL): FICUS LYRATA / FIDDLELEAF FIG - 7 GAL. - (1 PER POT) HOSTA SPP. / HOSTA - 5 GAL. - (3 PER POT) COLEUS H. 'RAINBOW MIX' / RAINBOW MIX COLEUS - QTS. - (10 PER POT)	M
B	6'H.x 10'L. SUCCULANT WALL (3 TOTAL):	L

NORTH

0' 5' 10' 20'

SCALE: 1"=10'

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Temecula Valley Office:
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CESAR CHAVEZ

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LANDSCAPE PLANS

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Seal

LICENSED LANDSCAPE ARCHITECT
Robert E. Taft No. 3669
Signature
03-31-2024
Expiration Date
03-07-2022
Date
STATE OF CALIFORNIA

No.	Revision	Date

Sheet Title

CONCEPTUAL PLAN
2nd & Roof Levels

Drawn R.E.T.
Date March 3, 2022
Scale See Plan
Job No.

Sheet ***LP.2***

of 3

LANDSCAPE NOTES

1. ALL LANDSCAPING AND IRRIGATION TO BE INSTALLED BY OWNER OR OWNERS AGENT, IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
2. ALL LANDSCAPING SHALL BE MAINTAINED BY OWNER OR OWNERS AGENT.
3. ALL PLANTING SHALL BE CONTAINED WITHIN PROPERTY LINES OF THE LOT.
4. IRRIGATION AND PLANTING SHALL BE INSTALLED TO PROMOTE EFFICIENT USE OF WATER.
5. ALL STREET TREES AND ANY TREE WITHIN 8' FT. OF WALLS, HARDSCAPE, OR BUILDINGS SHALL BE INSTALLED WITH CITY APPROVED LINEAR BIO BARRIER ROOT CONTROL BARRIERS OR EQUAL.
6. ALL PLANTING LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL PLANT LOCATIONS WITH THE OWNER OR THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
7. ALL TREES SHALL BE DOUBLE STAKED PER LOCAL CODES.
8. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR PLANTING DETAILS AND SPECIFICATIONS.
9. TREE PLACEMENT MINIMUMS SHALL BE: 10' FROM LIGHT STANDARDS, POWER POLES, AND DRIVE APPROACHES AND 5' FROM FIRE HYDRANTS, UTILITIES AND PROPERTY LINES. NO TREES ALLOWED IN SWALES.
11. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED PER ALL STATE AND CITY CODES AND REGULATIONS.
12. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM WHERE WATER IS CONSERVED, THERE IS NO RUN-OFF, AND WHERE HYDROZONE AREAS ARE VALVED SEPARATELY. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR IRRIGATION DETAILS AND SPECIFICATIONS.
13. NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF A NON-PERMEABLE SURFACE. IRRIGATION TO BE DRIP WHEREVER POSSIBLE.
14. WOOD MULCH DEPTH REQUIREMENT IS 3" UNDER TREES AND SHRUBS AND 1 1/2" UNDER GROUNDCOVER FROM FLATS OR QUARTS.
16. ALL LANDSCAPED AREAS SHALL BE KEPT FREE FROM WEEDS AND DEBRIS AND MAINTAINED IN A HEALTHY, GROWING CONDITION AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, AND TRIMMING. ANY DAMAGED, DEAD, DISEASED, OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN 30 DAYS FROM THE DATE OF DAMAGE.
17. ALL LANDSCAPING SHALL BE WITHIN PLANTERS BOUNDED BY A CURB AT LEAST SIX INCHES HIGH. A SIX-INCH HIGH CURB WITH AN EIGHTEEN (18) INCH WIDE CONCRETE WALKWAY SHALL BE CONSTRUCTED ALONG PLANTERS ON END STALLS ADJACENT TO VEHICLE PARKING SPACES.
18. EXISTING TREES, SHRUBS, AND IRRIGATION TO REMAIN WHERE DESIGNATED. DAMAGED PLANTS OR IRRIGATION DESIGNATED TO REMAIN ARE TO BE REPLACED TO MATCH EXISTING.
19. THREE LANDSCAPE SITE INSPECTIONS ARE REQUIRED. THE FIRST INSPECTION WILL BE CONDUCTED AT INSTALLATION OF IRRIGATION WHILE TRENCHES ARE OPEN. THIS WILL VERIFY THAT IRRIGATION EQUIPMENT AND LAYOUT IS PER PLAN SPECIFICATIONS AND DETAILS. ANY ADJUSTMENTS OR DISCREPANCIES IN ACTUAL CONDITIONS WILL BE ADDRESSED AT THIS TIME AND WILL REQUIRE AN APPROVAL TO CONTINUE. WHERE APPLICABLE, A MAINLINE PRESSURE CHECK WILL ALSO BE CONDUCTED. THIS WILL VERIFY THAT THE IRRIGATION MAINLINE IS CAPABLE OF BEING PRESSURIZED TO 150 PSI FOR A MINIMUM PERIOD OF TWO HOURS WITHOUT LOSS OF PRESSURE. THE SECOND INSPECTION WILL VERIFY THAT ALL IRRIGATION SYSTEMS ARE OPERATING PROPERLY, AND TO VERIFY THAT ALL PLANTINGS HAVE BEEN INSTALLED CONSISTENT WITH THE APPROVED CONSTRUCTION LANDSCAPE PLANS. THE THIRD INSPECTION WILL VERIFY PROPERTY LANDSCAPE MAINTENANCE FOR RELEASE OF THE ONE-YEAR LANDSCAPE MAINTENANCE BOND.
20. THE CONTRACTOR SHALL PROVIDE TWO COPIES OF AN AGRONOMIC SOILS REPORT AT THE FIRST IRRIGATION INSPECTION.
21. ALL REQUIRED LANDSCAPE PLANTING AND IRRIGATION SHALL HAVE BEEN INSTALLED CONSISTENT WITH THE APPROVED CONSTRUCTION PLANS AND SHALL BE IN A CONDITION ACCEPTABLE TO THE PLANNING DIRECTOR. THE PLANTS SHALL BE HEALTHY AND FREE OF WEEDS, DISEASE, OR PESTS. THE IRRIGATION SYSTEM SHALL BE PROPERLY CONSTRUCTED AND IN GOOD WORKING ORDER.

WATER CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE

MAWA = Maximum Applied Water Allowance (GALLONS)

MAWA = (ETo) x (0.62) x [(0.45 x LA) + (0.3 x SLA)]

ETo = Reference Evapotranspiration (inches per year)	49.7
0.62 = Conversion Factor (to gallons per square foot)	0.62
0.45 = ET Adjustment Factor (45% of Reference ET)	0.45
LA = Total Landscaped Area (square feet)	1,494
SLA = Special Landscape Area	0
TOTAL MAWA	20,716.3

CITY of LOS ANGELES LANDSCAPE NOTES

1. THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF FIFTY (50) PERCENT OF THE UNITS OF THE PROJECT OR PHASE.
4. SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.
3. THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR SIXTY (60) DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
4. THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX (6) MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF SIXTY(60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION.

FRONT YARD TREE REQUIREMENTS

(PER LA CITY ZONING CODE, SECTION 12.21CI(G))

1 TREE PER 500 S.F. OF UNPAVED FRONT YARD

TOTAL FRONT YARD S.F. = 0 S.F.

TREES PROVIDED - 15 GAL. OR GREATER	TREES REQUIRED:
0 TOTAL TREES	0 TREES

REQUIREMENT MET

EXISTING TREE NOTE:

1. NO EXISTING TREES ON SITE.

SOLAR ACCESS/CONDITIONS OF APPROVAL NOTE:

I HAVE REVIEWED THE APPROVED SOLAR ACCESS REPORT AND THE TENTATIVE TRACT CONDITIONS OF APPROVAL PRIOR TO PREPARING THE LANDSCAPE PLAN. THE LANDSCAPE PLAN SATISFIES TENTATIVE TRACT CONDITIONS

POTENTIAL LANDSCAPE AREA

POTENTIAL LANDSCAPE AREA = (SITE) 14,999.9 - (BUILDING 0 SETBACK) 14,999.9 S.F. = 0 S.F.

TOTAL LANDSCAPE AREA PROVIDED = 1,494 S.F.

OPEN SPACE REQUIREMENTS

PER LA CITY ZONING CODE, SECTION 12.21G-ZONE R4

OPEN SPACE REQUIREMENTS:	UNITS	QTY.
100 S.F. FOR UNITS < 3 BEDROOMS	30	3,000 S.F.
125 S.F. FOR UNITS = 3 BEDROOMS	0	0 S.F.
175 S.F. FOR UNITS > 3 BEDROOMS	20	3 ,500 S.F.
TOTAL OPEN SPACE REQUIRED		6,500 S.F.

OPEN SPACE PROVIDED:	QTY.
PRIVATE BALCONIES (LVL 2) 6 x 50 SF =	300 S.F
OUTDOOR DECK (LVL 2)	507 S.F
ROOF DECK	5,693 S.F.
TOTAL OPEN SPACE PROVIDED:	6,500 S.F.

LANDSCAPE AREA PROVIDED:	LANDSCAPE AREA REQUIRED 10 % of 6,500 S.F.:	
1,494 S.F.	650 S.F.	844 S.F. EXCESS

TREE QUANTITY REQUIREMENTS- MINIMUM 24" BOX
ALL TREES PLANTED IN MINIMUM 30" SOIL DEPTH

	50 UNITS/4	TREES REQUIRED:
1 TREE PER 4 UNITS		13

TREES PROVIDED - 24" BOX OR GREATER		TOTAL TREES
SHEETS	QUANTITY	
LP.1 & LP.2 - SEE * SYMBOL	13	13

CITY of LOS ANGELES LANDSCAPE ORDINANCE

**** Ordinance no. 170,978 (as amended)***

CITY of LOS ANGELES LANDSCAPE ORDINANCE

**** Ordinance no. 170,978 (as amended)***

LANDSCAPE POINT RECAP

(per Guideline "O")

AREA OF PROJECT SITE:	POINTS REQ'D.
14,999.9 S.F. (0.34 acres)	15 POINTS (7,501-15,000 s.f.)
ZONING DESIGNATION	C2-1-CUGU
ITEMS PER TABLE II	
FEATURES/TECHNIQUES	
STREET TREES: 40' O.C. MAX. (4TH ST.)	3 POINTS
STREET TREES: LARGER THAN 15 G. SIZE	5 POINTS
SITE DESIGN	
USE OF CLASS I OR CLASS II COMPOST PRODUCED USING CITY ORGANIC MATERIALS (TOPGRO R) IN MAJORITY OF LANDSCAPE	5 POINTS
BONUS POINTS	
NO PARKING OF VEHICLES IN THE FRONTAGE	5 POINTS
TOTAL POINTS:	18

CITY of LOS ANGELES LANDSCAPE ORDINANCE
WATER MANAGEMENT POINT SYSTEM

(per Guideline "AA" - City of L.A.)

AREA OF PROJECT SITE:	POINTS REQUIRED
14,999.9 S.F. (0.34 acres)	15 POINTS (<15,000 s.f.)
ZONING DESIGNATION COMMERCIAL	C2-1-CUGU
ITEMS PER TABLE II	
#1 DRIP/TRICKLE/MICRO IRRIGATION	30 POINTS (5 points per circuit x6)
#2 LAWN/SWIMMING POOL LESS THAN 15 % (lawn: 0 S.F.)	10 POINTS
#3 AUTOMATIC IRRIGATION CONTROLLER (with cycling capacity & watering schedule)	5 POINTS
#9 LANDSCAPE METER	3.75 POINTS (25 % of req'd 15 pts.)
#10 EXCESS FLOW METER (master valve)	2 POINTS
TOTAL POINTS:	50.75

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Temecula Valley Office:
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Seal

No.	Revision	Date

Sheet Title

LANDSCAPE NOTES & POINT REQ'TS

Drawn R.E.T.	Sheet LP.3
Date March 3, 2022	
Scale See Plan	
Job No.	of 3

F – PUBLIC CORRESPONDENCE

Bryant Wu <bryant.wu@lacity.org>

Redevelopment Project: 2115-2125 E Cesar E Chavez Ave

Vanessa Garcia <vjgarcia08@gmail.com> Tue, Mar 21, 2023 at 7:49 AM
To: "bryant.wu@lacity.org" <bryant.wu@lacity.org>, "chi.dang@lacity.org" <chi.dang@lacity.org>
Cc: "jane.choi@lacity.org" <jane.choi@lacity.org>, bijan@cpcollective.org

Dear Bryant Wu & Chi Dang,

My name is Vanessa Garcia. I have been living here with my daughter at 2117 E Cesar E Chavez for over 15 yrs. My grandmother has lived in the unit next door for 26 years, and lives there with my aunt and cousin. My neighbor Marina lives in the third unit. Close to a year ago, the landlords of this property, Tiao Properties, sent us a letter informing us that we would have to leave our homes and look for another place to live, as they would be tearing down this building to construct a 6- story development. This project would require the demolition of our three rent controlled homes, and six commercial spaces that serve this community, including a legacy restaurant owned by my aunt, which has been in Boyle Heights for years.

Understandably, we were saddened and shocked when we received the letter stating that we had to leave our home of many years. I have been speaking to other residential and commercial tenants who rent on this property. They are stressed out because they are under the impression that this project and their evictions are imminent. We are also confused because we have all heard different information from the owners about when construction on this project would start -- saying to some of us that it might happen as soon as this summer. Virtually all of us who rent space at this property are deeply concerned about being rushed out of our homes and spaces into more financially destabilizing situations, especially if the project is nowhere close to being approved. The landlords rarely do necessary repairs we request, even though we make housing department complaints, leaving our homes in poor conditions and there seems to be no interest in wanting to make any repairs despite us personally asking when they came to the property. We also have other concerns about how the construction and implementation of this project will create further adverse ripple effects on this neighborhood -- it would increase the burden on our existing infrastructure, create an unsightly structure that does not fit aesthetically with our neighborhood, indirectly or directly lead to the displacement of other working class tenants by attracting other like-minded investors who want to demolish more homes, contribute to more traffic, pollution and congestion in the area, contribute to rent increases of apartments and commercial spaces in the area, amongst other effects.

I started doing more research about my rights and what legal justification the owners could use to actually evict us, as our units fall under the Los Angeles Rent Stabilization Ordinance. We also started to do more research about the landlord's proposed project for this property. On this website, we found these application files that were submitted to the city: https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUxNjgz0

The applications and files available for view on this website were submitted by the owners/applicants in October and November 2021. Since then, it appears the case has been put on hold -- for a period of almost a year and a half. As community stakeholders that are to be the most affected if this project happens to be approved and the demolition of our homes carries through, we have several questions and requests for you both, as the planning officials assigned to this case.

- Why has there been a hold on this project for a year and a half?
- Why have the applicants been given extra time to submit their documents and materials?
- Why haven't the planning officials assigned to this case made a determination to terminate this case if the period in which the applicants were asked to submit required documentation has expired?
- Where can the tenants that would be affected by this project, and other concerned stakeholders, view any records or documents explaining why exactly this case has been on hold for almost a year and a half?
- Why has the project been designated as RDP, or a Redevelopment Project, instead of TOC, Transit Oriented Communities? Are applicants intending to circumvent the TOC Process?

We, the residential and commercial tenants that are to be affected by this proposed development, are requesting that Bryant Wu and Chi Dang, the planning officials assigned to this project, terminate this case and project, based on the fact that the applicants clearly have not complied with submitting the required materials and findings in time.

We, the residential and commercial tenants that are to be affected by this proposed development, are requesting that a public hearing about this contentious development be held, in the event that the planning officials do not terminate this project, before it moves forward at all or before a planning director makes a discretionary call regarding this project.

The process by which this project was introduced to the most affected stakeholders and to this community by the applicants, Tiao Properties, has until now been filled with inconsistencies and half-truths, and is occurring without the public scrutiny and extensive community engagement that it deserves, considering that many of our immediate neighbors and other Boyle Heights residents are against this project. It is clear that, after speaking with dozens of community members, they do not support this development due to the devastating repercussions it's likely to have on the people who live and have businesses here, on this block and in this neighborhood.

We look forward to receiving a response from one of you. Thank you for your attention to this matter.

Respectfully,

Bryant Wu <bryant.wu@lacity.org>

Redevelopment Project: 2115-2125 E Cesar E Chavez Ave

Bijan Ghaemi <bijan@cpcollective.org> Fri, Jun 30, 2023 at 4:34 PM
To: Chi Dang <chi.dang@lacity.org>
Cc: Vanessa Garcia <vjgarcia08@gmail.com>, "bryant.wu@lacity.org" <bryant.wu@lacity.org>

Dear Chi Dang,

My name is Bijan Ghaemi, I'm the tenant organizer from Community Power Collective. We have noticed that you never "fully responded" to Vanessa's concerns, as the RSO tenant currently living at 2117 E Cesar E Chavez Ave, the site of TIAO Properties' proposed mixed used commercial project.

We are writing this message to follow up on these very serious concerns. You yourself acknowledged the amount of time that has passed possibly warranting that the project be terminated, pending a response from the applicant team by the end of April 2023. We believe whatever the applicant might have responded with, to have possibly allowed this case to continue being on hold indefinitely after almost two years, should be available to the public -- but we see no update to the case file in terms of any new materials.

We have received no responses to these questions, which we copy here:
- Why has there been a hold on this project for over a year and a half?
- Why have the applicants been given extra time to submit their documents and materials?
- Why haven't the planning officials assigned to this case made a determination to terminate this case if the period in which the applicants were asked to submit required documentation has expired?
- Where can the tenants that would be affected by this project, and other concerned stakeholders, view any records or documents explaining why exactly this case has been on hold for over a year and a half?
- Why has the project been designated as RDP, or a Redevelopment Project, instead of TOC, Transit Oriented Communities? Are applicants intending to circumvent the TOC Process?

Furthermore, especially in light of recent contention brought up by hundreds of Boyle Heights community members and the Neighborhood Council about this project, we would like to request that due to the lack of transparency and information around how the Planning Department is treating this project proposal, and also due to the lack of the applicant's good faith public submittal of required materials, that this project be terminated. We are fully aware that the applicants intended for this project to be approved by the Planning Department at a director's discretion, and without any official city-level public hearing or input. The commercial and residential tenants that stand to lose their rental spaces if this development is approved deserve to receive proof regarding whether these applicants were given preferential treatment by the Planning Department which allowed their homes and spaces to be demolished.

Thank you for your time and kindest regards,
Bijan Ghaemi
Community Power Collective
[Quoted text hidden]

Bryant Wu <bryant.wu@lacity.org>

Comment regarding DIR-2021-8626-RDP-HC

1 message

Zach Whitworth <1025orchard@gmail.com> Sun, Jul 2, 2023 at 2:12 PM
To: "bryant.wu@lacity.org" <bryant.wu@lacity.org>

To Bryant Wu at LA City Planning:

I am a resident of the Boyle Heights neighborhood and am writing to urge City Planning to terminate the development project at 2115–2125 E Cesar E Chavez Ave (Case no. DIR-2021-8626-RDP-HC), located down the street from my home. The department should have already terminated the case due to the developers failing to submit documentation, and the project has been kept highly opaque from the public. It has been nearly two years that the project has been on hold—why has it not been terminated by now?

I also want to stress that *the project is unwanted by the community of Boyle Heights*, and on June 30 the Boyle Heights Neighborhood Council voted in opposition of the project, yet the developers are still aiming to have it approved without a public hearing. As such a development is set to uproot the current occupants of the addresses and will ultimately impact the surrounding neighborhood around E Cesar Chavez Ave, this is very much the business of the people, and to skirt a public hearing would be to undermine Article I, Sec. 3 (b) (1) of the California Constitution, not to mention the project's likely violations of of Article I, Sec. 1. The consent of the governed must be upheld.

Please act swiftly,

Zach Whitworth

--

"The nation is essentially the source of all sovereignty; nor can any INDIVIDUAL, or ANY BODY OF MEN, be entitled to any authority which is not expressly derived from it." –Thomas Paine, *Rights of Man* (1791)

Chi Dang <chi.dang@lacity.org>

Fwd: LA City Planning Commission RE: Letter of Support for the Tiao Redevelopment Project on E. Cesar E. Chavez Ave., LA Case No.: DIR-2021-8626-RDP-HCA

Anna Orellana <anna.orellana@lacity.org> Fri, Jul 7, 2023 at 6:02 AM
To: Bryant Wu <bryant.wu@lacity.org>, Planning CPC <cpc@lacity.org>
Cc: Chi Dang <chi.dang@lacity.org>

Hi

Please see email.

Thanks

---------- Forwarded message ---------
From: **Vince Bertoni** <vince.bertoni@lacity.org>
Date: Fri, Jul 7, 2023 at 5:55 AM
Subject: Fwd: LA City Planning Commission RE: Letter of Support for the Tiao Redevelopment Project on E. Cesar E. Chavez Ave., LA Case No.: DIR-2021-8626-RDP-HCA
To: Anna Orellana <anna.orellana@lacity.org>

Vincent P. Bertoni, AICP
Pronouns: He, His, Him
Director of Planning
Los Angeles City Planning
200 N. Spring St., Room 525-C
Los Angeles, CA 90012
T: (213) 978-1271
Planning4LA.org
E-NEWS

---------- Forwarded message ---------
From: **Susana Betancourt** <susanabetancourt@yahoo.com>
Date: Thu, Jul 6, 2023 at 11:00 PM
Subject: LA City Planning Commission RE: Letter of Support for the Tiao Redevelopment Project on E. Cesar E. Chavez Ave., LA Case No.: DIR-2021-8626-RDP-HCA

To: <vince.bertoni@lacity.org>, <apceastla@lacity.org>, <cpc@lacity.org>
Cc: Will Tiao <will@tiaoproperties.com>

LA CITY PLANNING COMMISSION,
EAST LOS ANGELES PLANNING COMMISSION,
LA ZONING COMMISSION

200 N. Spring Street, Room 532
Los Angeles, CA 90012

RE: LA CITY PLANNING COMMISSION
Case No.: DIR-2021-8626-RDP-HCA

Project: E. Cesar E. Chavez Ave. / N. Chicago St. Redevelopment

Developer: **Will Tiao, of Tiao Properties**, and Aaron Belliston of Bitonni Architects

Dear **Director of LA City Planning Commission, Mr. Vincent Bertoni**, ELA Planning Commission, LA Zoning Commission, et al.

We are writing to you, in support of the proposed 50-unit, 5 story apartment redevelopment, including the 5 Affordable Income Units, and an additional first level of commercial space, located at **E. Cesar E. Chavez Avenue, LA 90033**. Moreover, in providing the residents, a desirable subterranean parking lot, as truly a necessity, in this highly congested commercial area.

I personally have been a resident of Boyle Heights, for 60 years, and a member of the Hollenbeck Park Advisory Board, while also serving as a Boyle Heights Neighborhood Watch Program Coordinator, encompassing a 20-block radius organization, of community volunteers, working in conjunction with the Hollenbeck LAPD. **Hence, we wholeheartedly support, for the City, and the LA City Planning Commission, to approve this Tiao Redevelopment and Housing Project.**

In having lived in Boyle Heights, most of my entire life, working as a LAUSD Secondary Science Teacher, and as an active community volunteer, working in collaboration of our neighbors, to build, and sustain a safer, cleaner, and a more inclusive community, we truly appreciate projects, like the one proposed, that will beautify the neighborhood, and enhance the quality of life, for our citizens, while providing the much needed housing.

In general, Los Angeles is facing a severe housing shortage, including market-rate housing, for middle income families. Therefore, in creating new housing in this neighborhood, and replacing the existing deteriorating structure, which is no longer meeting the LA City Building and Safety codes. The new multifamily apartment building, will assist to deter the crime, and in making the area safer, with housing opportunities, for multiple income levels. Furthermore, this project is in a great location, with bus stops, restaurants, and the historic Brooklyn/E. Cesar E. Chavez Ave. business corridor.

Consequently, in providing lucrative housing units, for our families, the development will further beautify the neighborhood, and provide economic improvement. Overall, this development is quite promising, for Boyle Heights, and the LA region, as a whole. **We urge the LA City to approve this housing redevelopment project.**

Sincerely,
Susana Betancourt
BH Neighborhood Watch Program Coordinator, Hollenbeck Park Advisory Board Member

Sra. María del Carmen Salas, La Parrilla Business Neighborhood Watch Leader, Cesar E. Chavez Ave., LA 90033

Lydia Ruano, S. Breed St., LA 90023, Neighborhood Watch Block Captain

Sam & Rose Cardiel, Yolanda & Ignacio Garza, and Juan & Maile Pulido, E. Inez St., LA 90023, Neighborhood Watch Block Captains

Ed Garcia, and Delia Zavala,
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Olivia Huerta, and Marielena Gomez,
S. Soto St., LA 90023, Neighborhood Watch Block Captains

Anna & Rose Luna, S. Boyle Ave., LA 90033, Neighborhood Watch Block Captains

Martha Ruiz, Martha C. Flores, Otilia Flores-Díaz, and Norma Sanchez,
S. Chicago St., LA 90033, Neighborhood Watch Block Captains

Norma Godinez, N. Chicago St., LA 90033, Neighborhood Watch Block Captain

Deanna Gonzales, N. St. Louis St., LA 90033, Neighborhood Watch Block Captain

Irma Campos, S. St. Louis St., LA 90033, Neighborhood Watch Block Captain

--

LOS ANGELES CITY PLANNING

Anna Orellana
Pronouns: She, Her, Hers
Secretary
Los Angeles City Planning
200 N. Spring St., Room 525
Los Angeles, CA 90012
T: (213) 978-1271 | Planning4LA.org
E-NEWS

Chi Dang <chi.dang@lacity.org>

Fwd: LA City Planning Commission RE: Letter of Support for the Tiao Redevelopment Project on E. Cesar E. Chavez Ave., LA Case No.: DIR-2021-8626-RDP-HCA

1 message

Anna Orellana <anna.orellana@lacity.org> Fri, Jul 7, 2023 at 6:01 AM
To: Bryant Wu <bryant.wu@lacity.org>
Cc: Chi Dang <chi.dang@lacity.org>, Planning CPC <cpc@lacity.org>

Hello

Please see the email Vince received.

Thanks

---------- Forwarded message ---------
From: **Vince Bertoni** <vince.bertoni@lacity.org>
Date: Fri, Jul 7, 2023 at 5:55 AM
Subject: Fwd: LA City Planning Commission RE: Letter of Support for the Tiao Redevelopment Project on E. Cesar E. Chavez Ave., LA Case No.: DIR-2021-8626-RDP-HCA
To: Anna Orellana <anna.orellana@lacity.org>

LOS ANGELES CITY PLANNING

Vincent P. Bertoni, AICP
Pronouns: He, His, Him
Director of Planning
Los Angeles City Planning
200 N. Spring St., Room 525-C
Los Angeles, CA 90012
T: (213) 978-1271
Planning4LA.org
E-NEWS

---------- Forwarded message ---------
From: **Susana Betancourt** <susanabetancourt@yahoo.com>
Date: Thu, Jul 6, 2023 at 10:46 PM
Subject: LA City Planning Commission RE: Letter of Support for the Tiao Redevelopment Project on E. Cesar E. Chavez Ave., LA Case No.: DIR-2021-8626-RDP-HCA

To: <vince.bertoni@lacity.org>, <apceastla@lacity.org>, <cpc@lacity.org>
Cc: Will Tiao <will@tiaoproperties.com>

LA CITY PLANNING COMMISSION,
EAST LOS ANGELES PLANNING COMM.,
LA ZONING COMMISSION

200 N. Spring Street, Room 532
Los Angeles, CA 90012

RE: LA CITY PLANNING COMMISSION **Case No.: DIR-2021-8626-RDP-HCA**

Project: E. Cesar E. Chavez Ave. / N. Chicago St. Redevelopment,
Applicant: Will Tiao of Tiao Properties, and Aaron Belliston of Bitonni Architects.

Dear **Director of LA City Planning Commission, Mr. Vincent Bertoni**, ELA Planning Commission, LA Zoning Commission, et al.

I am writing, in support of the proposed **Tiao Redevelopment Project**, of a 50-unit, 5 story apartment development, including the 5 Affordable Income Units, and one level of commercial space, in addition to the subterranean parking, located at **E. Cesar E. Chavez Avenue, Los Angeles, CA 90033.**

Our La Parrilla Restaurant proudly celebrates its 45th anniversary of business, this August, of 2023, and in servicing the Boyle Heights Community, since 1978. We urge the city, to approve the proposed housing project, and commercial space, on E. Cesar E. Chavez Avenue, situated across the street, of our thriving restaurant business.

In having immigrated to Boyle Hts., since the 1960's, and in being part of the hard working class, in this community, we join in collaboration, with the local neighboring businesses, in supporting projects, like the Tiao Development, that allow our local businesses to flourish, in providing additional commercial space, while providing the much needed housing, in replacing the existing deteriorating structure, into a new multifamily apartment building.

In addition to providing the housing units, for our Boyle Heights residents, the development will further beautify the historic neighborhood, and provide economic improvement for our community. **We strongly urge the LA City, to approve this productive redevelopment project**.

Sincerely,
Sra. María del Carmen Salas,
La Parrilla Business Owner
2126 E. Cesar E. Chavez Ave., LA 90033

--

LOS ANGELES CITY PLANNING

Anna Orellana
Pronouns: She, Her, Hers
Secretary
Los Angeles City Planning
200 N. Spring St., Room 525
Los Angeles, CA 90012
T: (213) 978-1271 | Planning4LA.org
E-NEWS

From: Susana Betancourt <susanabetancourt@yahoo.com>
Subject: LA City Councilmember Kevin de León RE: Planning Commission Support Letter for the Tiao Redevelopment Project on E. Cesar E. Chavez Ave., LA 90033
Date: July 6, 2023 at 8:06:41 PM PDT
To: councilmember.kevindeleon@lacity.org, gerald.gubatan@lacity.org, nate.hayward@lacity.org, sarah.flaherty@lacity.org
Cc: Will Tiao <will@tiaoproperties.com>, Susana Lopez <susana.lopez@lacity.org>

Office of the LA City Councilmember Kevin de León
200 N. Spring Street, Room 425
Los Angeles, CA 90012

RE: LA CITY PLANNING COMMISSION
Case No.: DIR-2021-8626-RDP-HCA

Project: E. Cesar E. Chavez Ave. / N. Chicago St. Redevelopment

Developer: Will Tiao, of Tiao Properties, and Aaron Belliston of Bitonni Architects

Dear CD14 LA City Councilmember Kevin de León, Senior Planning Advisor Gerald Gubatan, CD14 Policy & Capital Projects Director Nate Hayward, et al.,

We are writing to you, in support of the proposed 50-unit, 5 story apartment redevelopment, including the 5 Affordable Income Units, and an additional first level of commercial space, located at E. Cesar E. Chavez Avenue, LA 90033. Moreover, in providing the residents, a desirable subterranean parking lot, as truly a necessity, in this highly congested commercial area.

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Martha Ruiz, Martha C. Flores, Otilia Flores-Díaz, and Norma Sanchez,
S. Chicago St., LA 90033, Neighborhood Watch Block Captains

Norma Godinez,
N. Chicago St., LA 90033, Neighborhood Watch Block Captain

Deanna Gonzales,
N. St. Louis St., LA 90033, Neighborhood Watch Block Captain

Irma Campos, S. St. Louis St., LA 90033, NWatch Block Captain

From: Susana Betancourt <susanabetancourt@yahoo.com>
Subject: LA City Planning Commission RE: Letter of Support for the Tiao Redevelopment Project on E. Cesar E. Chavez Ave., LA Case No.: DIR-2021-8626-RDP-HCA
Date: July 6, 2023 at 10:45:57 PM PDT
To: vince.bertoni@lacity.org, apceastla@lacity.org, cpc@lacity.org
Cc: Will Tiao <will@tiaoproperties.com>

LA CITY PLANNING COMMISSION,
EAST LOS ANGELES PLANNING COMM.,
LA ZONING COMMISSION

200 N. Spring Street, Room 532
Los Angeles, CA 90012

RE: LA CITY PLANNING COMMISSION **Case No.: DIR-2021-8626-RDP-HCA**

Project: E. Cesar E. Chavez Ave. / N. Chicago St. Redevelopment,
Applicant: Will Tiao of Tiao Properties, and Aaron Belliston of Bitonni Architects.

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Sincerely,
Sra. María del Carmen Salas,
La Parrilla Business Owner
2126 E. Cesar E. Chavez Ave., LA 90033

CITY OF LOS ANGELES
CALIFORNIA

BOYLE HEIGHTS NEIGHBORHOOD COUNCIL
OFFICERS

JONATHAN ECHAVARRIA
PRESIDENT
HISTORIC PRESERVATION CHAIR

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VICE PRESIDENT
AREA 3 OFFICER

SHARON ALVAREZ
TREASURER
AREA 1 OFFICER

RENEE M. G. CHAVEZ
SECRETARY

SHMUEL GONZALES
PLANNING AND LAND USE CHAIR
RULES & ELECTIONS CHAIR

LEEA DRISKELL-GARCIA
OUTREACH & SPECIAL EVENTS CHAIR

CARLOS MONTES
PUBLIC SAFETY CHAIR

BRENDA MARTINEZ
TRANSPORTATION & ENVIRONMENT CHAIR

ANEL GOMEZ
YOUTH REPRESENTATIVE

Boyle Heights
Neighborhood Council

2130 E. First Street, Suite 110
Los Angeles, CA 90033
BHHNC.NET

EMILY GRIJALVA
AREA 2 OFFICER

MELISSA CASTRO-ROWE
AREA 4 OFFICER

VETA GASHGAI
COMMUNITY SEAT

JESUS PEREZ
COMMUNITY SEAT

ANA ALVAREZ DONAYRE
COMMUNITY SEAT

YASMIN MATA
COMMUNITY SEAT

JANELLE VALENCIA
COMMUNITY SEAT

RAFAEL CHAGOYA
COMMUNITY SEAT

ROSALINDA SOLIS
COMMUNITY SEAT

MARIAJOSE OLIVA
COMMUNITY SEAT

ALEX FLORES
COMMUNITY INTEREST SEAT

This letter was approved by the BHNC on June 30, 2023, by a vote of: 10 YES 0 NO 0 ABSTAIN 1 INELIGIBLE

June 30, 2023

LA CITY PLANNING COMMISSION
EAST LOS ANGELES PLANNING COMMISSION
ZONING COMMISSION
Office of Zoning Administration
200 N. Spring Street, Room 763
Los Angeles, CA 90012

RE: NEW 5 STORY 50 UNIT APARTMENT BUILDING OVER 1 STORY OF COMMERCIAL AND SUBTERRANEAN PARKING IN TOC TIER 3 AND DEMOLITION OF EXISTING COMMERCIAL BUILDING

Applicant: Will Tiao; of Cesar Chavez 888, LLC
Representative: Aaron Belliston, BMR Enterprises
Case Number: DIR-2021-8626-RDP-HCA
CEQA Number: ENV-2021-8628-EAF
Redevelopment Planning Area: Adelante Eastside
Project Location: 2115, 2117, 2119, 2121, 2123 and 2125 E. Cesar E. Chavez Avenue and 301, 301 ½, 305 and 309 N. Chicago Street

Legal Description:	Lot 4 and 5, Block B of Bird Tract, Map Book 14, Page 75
Assessor Parcel Number:	5175-014-005

Dear Members of the LA City Planning and East Los Angeles Planning Commissions,

The Boyle Heights Neighborhood Council (BHNC) would like to submit this **letter of opposition** regarding the following LA City Planning Case Numbers: DIR-2021-8626-RDP-HCA and ENV-2021-8628-EAF.

On January 12, 2023 the plans for this development were presented by the developer's representative and heard by the Planning and Land Use Committee (PLUC), as well as opened up to public discussion, though we were unable to vote on the item at that time due to a loss of quorum. Therefore, at that time it was recommended by the PLUC chair that this item be transferred to the General Board of the Boyle Heights Neighborhood Council (BHNC) for further discussion, and for a final determination.

On June 30, 2023 these plans were presented by the developer's representative for second time in a Special Session of the General Board of the Boyle Heights Neighborhood Council (BHNC), and opened up to public discussion; and voted upon for a final determination in opposition to this project, and waving any further requests for hearings by our certified neighborhood council.

The BHNC represents a section of one of the oldest and most historic subdivisions is the City of Los Angeles. It was once originally named Apachianga by the indigenous people of this land. It was later named El Paredón Blanco when this land became part of the original Pueblo de Los Ángeles after its founding by the Spanish in 1781. Thereafter this community then became known as the neighborhood of Boyle Heights, when it was officially subdivided and renamed in the latter part of the 19th century, making this neighborhood the second-oldest subdivision of the modern City of Los Angeles.

Furthermore, our community is proud of the historic and architecturally significant nature of this section of Cesar E. Chavez Ave. in which this proposed development is being planned, in an area recognized as one of the last remaining representations of the core of the thoroughfare which is also designated as the Historic Brooklyn Avenue Corridor. This avenue has a deep-rooted and time-honored tradition of being representative of a proud history which stretches back to its start, originally named Macy Street. This street was then later renamed as Brooklyn Ave. in 1920, when this street in our community was further developed as a residential and commercial corridor, and it became well-known as a welcoming destination for working-class, immigrant families of diverse backgrounds; among them people of Eastern European Jewish, Japanese, Russian, Italian, German, Armenian, Yugoslavian, Mexican-American, and African-American descent, just to name a few. This area became well-known as a uniquely diverse melting-pot of the American experience during an age of Jim Crow segregation. Since those seminal years the architecture and character of this street has been reflective of that proud history. And since the 1990s this historic core of our community has become known as today's bustling Cesar E. Chavez Ave.; reflective of it today being a central home and place of business for proud American-Mexicans/Chicanos who honor a heritage of their own civil rights movement born in this neighborhood through the building of multi-ethnic alliances which remain to this day; therefore this street is still interchangeably referred to as Brooklyn Ave. by our residents and stakeholders who still honor the inspiring multicultural history of our community.

Much has changed over the years throughout the neighborhood of Boyle Heights, as many historically and culturally significant parts of our neighborhood have been demolished in this historic POC community due to historic redlining and economic divestment, and later by class- and race-oriented biases which pushed five freeways through our community, demolishing over 10,000 homes and businesses from the years of 1949 through 1964. Since then, many of our families have faced a multi-generational trauma of displacement and erasure of our cultural heritage in this community, the likes of which few other neighborhoods in this country have ever faced and endured before. A history which resonates with what other marginalized communities have endured throughout our country's history, but which is a particular stain on the history of Los Angeles.

However, the Historic Brooklyn Avenue Corridor / Cesar E. Chavez Ave. still endures as one of the last remaining sections of our neighborhood which displays our proud past, vibrant present, and hopeful future. And as a community we believe that the character of this beating-heart of our community be preserved and maintained as being representative of one of the best examples of the American multicultural experience.

The Boyle Heights Neighborhood Council (BHNC) respectfully asks that the Los Angeles City Planning Commission, the Planning and Land Use Management (PLUM) Committee, and the Los Angeles City Council vote NO on the approval of this development and any future developments which displaces our residents and businesses, and which further jeopardize the historical integrity and the cultural significance of the Historic Brooklyn Ave. Corridor / Cesar E. Chavez Ave.

Sincerely,

BOYLE HEIGHTS NEIGHBORHOOD COUNCIL

JONATHAN ECHAVARRIA
President

SHMUEL GONZALES
Chair
Planning and Land Use Committee

CC:
Mayor Karen Bass
Councilmember Kevin de Leon -Los Angeles City Council District 14
Gerald Gubatan, Senior City Planning Director for CD-14
Vincent Bertoni, Director of Planning, City of Los Angeles
Planning and Land Use Management Committee, City of Los Angeles
Zoning Commission, City of Los Angeles

G – Environmental Studies and Supporting Documents

G1 – Soils Approval Letter

BOARD OF
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COMMISSIONERS

VAN AMBATIELOS
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JAVIER NUNEZ
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GEORGE HOVAGUIMIAN
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CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

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

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

JOHN WEIGHT
EXECUTIVE OFFICER

SOILS REPORT APPROVAL LETTER

March 26, 2021

LOG # 116578
SOILS/GEOLOGY FILE - 2

Cesar Chavez 888, LLC
2658 Griffith Park Blvd. #418
Los Angeles, CA 90039

TRACT:	BIRD TRACT (M R 14-74)
BLOCK:	B
LOT(S):	4 & 5
LOCATION:	2115-2125 E. Cesar E. Chavez Ave & 301-309 N. Chicago St.

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Soils Report	31-5719-00	03/02/2021	AGI Geotechnical, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provide recommendations for the proposed 7 to 8 story apartment over 1 to 2 levels of basement parking area. The earth materials at the subsurface exploration locations consist of up to 5 feet of uncertified fill underlain by native soils. The consultants recommend to support the proposed structure(s) on conventional foundations bearing on native undisturbed soils and/or properly placed fill.

As of January 1, 2020, the City of Los Angeles has adopted the new 2020 Los Angeles Building Code (LABC). The 2020 LABC requirements will apply to all projects where the permit application submittal date is after January 1, 2020.

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

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

1. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer; and, that the plans included the recommendations contained in their reports (7006.1).

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

2. All recommendations of the report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

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

4. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).

5. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.

6. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).

7. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater (7011.3).

8. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).

9. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).

10. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).

11. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring or constructed using ABC slot cuts. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)

12. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties and/or public ways. Report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)

13. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).

14. The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit (3307.3.2).

15. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.

16. Unsurcharged temporary excavations over 5 feet exposing soil shall be trimmed back at a gradient not exceeding 1:1, as recommended.

17. Shoring shall be designed for the lateral earth pressures specified on page 9 of the report; all surcharge loads shall be included into the design.

18. Shoring shall be designed for a maximum lateral deflection of ½ inch where a structure is within a 1:1 plane projected up from the base of the excavation, and for a maximum lateral deflection of 1 inch provided there are no structures within a 1:1 plane projected up from the base of the excavation, as recommended.

19. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.

20. Surcharged ABC slot-cut method may be used for temporary excavations with each slot-cut not exceeding 12 feet in height and not exceeding 8 feet in width, as recommended. The surcharge load shall not exceed the value given in the report. The soils engineer shall determine the clearance between the excavation and the existing foundation. The soils engineer shall verify in the field if the existing earth materials are stable in the slot-cut excavation. Each slot shall be inspected by the soils engineer and approved in writing prior to any worker access.

21. All foundations shall derive entire support from native undisturbed soils, properly placed fill, as recommended.

22. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.

23. The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2017-116 "Foundation Design for Expansive Soils" (1803.5.3).

24. The seismic design shall be based on a Site Class D, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 7 of the report (1803.5.12).

Note: Lateral earth pressure due to earthquake motions shall be in addition to static lateral earth pressures and other surcharge pressures. The height of a stacked retaining wall shall be considered as the summation of the heights of each wall.

25. Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure as specified on page 8 of the report (1610.1). All surcharge loads shall be included into the design.

26. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works (7013.10).

27. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.

28. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).

29. The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).

30. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

31. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; shoring; ABC slot cuts; protection fences; and, dust and traffic control will be scheduled (108.9.1).

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

33. The installation and testing of tie-back anchors shall comply with the recommendations included in the report or the standard sheets titled "Requirement for Tie-back Earth Anchors", whichever is more restrictive. [Research Report #23835]

34. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal

description as indicated in the grading permit and the permit number shall be included (7011.3).

35. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

ALAN DANG
Structural Engineering Associate II

AD/ad
Log No. 116578
213-482-0480

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

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
Grading Division

District	Log No. N6578

APPLICATION FOR REVIEW OF TECHNICAL REPORTS

INSTRUCTIONS

A. Address all communications to the Grading Division, LADBS, 201 N. Figueroa St., 3rd Fl., Los Angeles, CA 90012 Telephone No. (213)482-0480.
B. Submit two copies (three for subdivisions) of reports, one "pdf" copy of the report on a CD-Rom or flash drive, and one copy of application with items "1" through "10" completed.
C. Check should be made to the City of Los Angeles.

1. LEGAL DESCRIPTION
Tract: Bird Tract
Block: B Lots: 4 and 5

2. PROJECT ADDRESS: 2115 - 2125 E. Cesar Chavez Ave. LA 90033

3. OWNER: Cesar Chavez 888, LLC
Address: 2658 Griffith Park Blvd. #418
City: Los Angeles Zip: 90039
Phone (Daytime): 323-363-1096

4. APPLICANT: Carolyn Wilson - BMR Enterprises
Address: 5250 Lankershim Blvd. Ste 500
City: North Hollywood Zip: 91601
Phone (Daytime): 818-486-0981
E-mail address: carolyn@bmrla.com

5. Report(s) Prepared by: AGI Geotechnical

6. Report Date(s): 3/2/2021

7. Status of project: ☒ Proposed ☐ Under Construction ☐ Storm Damage

8. Previous site reports? ☐ YES if yes, give date(s) of report(s) and name of company who prepared report(s).

9. Previous Department actions? ☐ YES if yes, provide dates and attach a copy to expedite processing.
Dates:

10. Applicant Signature: Carolyn Wilson Position: BMR Enterprises

(DEPARTMENT USE ONLY)

REVIEW REQUESTED	FEES	REVIEW REQUESTED	FEES
☒ Soils Engineering		No. of Lots	
☐ Geology		No. of Acres	
☐ Combined Soils Engr. & Geol.		☐ Division of Land	
☐ Supplemental		Other	
☐ Combined Supplemental		☐ Expedite	
☐ Import-Export Route		☐ Response to Correction	
Cubic Yards:		☐ Expedite ONLY	
		Sub-total	363.00
		One-Stop Surcharge	89.86
		TOTAL FEE	452.86

Fee Due: 452.86
Fee Verified By: Los Angeles Department of Building and Safety Date: 3/12/21
(Cashier Use Only)

Metro 4th Floor 03/12/2021 4:18:35 PM
User ID: nmendoza
Receipt Ref Nbr: 2021071001-108
Transaction ID: 2021071001-108-1
GRADING REPORT $363.00
SYSTEMS DEV SURCH $21.78
GEN PLAN MAINT SURCH $25.41
DEV SERV CENTER SURCH $10.89
CITY PLAN SURCH $21.78
MISC OTHER $10.00
Amount Paid: $452.86
PCIS Number: NA
Job Address: 2115-2125 E. CESAR CHAVEZ AVE.
Owners Name: CESAR CHAVEZ 888, LLC
Grading Section Log Number: NONE
Comments: APPLICANT: CAROLYN WILSON - BMR ENTERPRISES 818-486-0981

ACTION BY:

THE REPORT IS: ☐ NOT APPROVED
☐ APPROVED WITH CONDITIONS ☐ BELOW ☐ ATTACHED

For Geology — Date

For Soils — Date

G – Environmental Studies and Supporting Documents

G2 – Soils Report

SOILS ENGINEERING INVESTIGATION

Proposed 7- to 8-Story Apartment Building
Over 1 to 2 Levels of Subterranean Parking
Bird Tract; Block: B; Lots: 4 & 5
2115 – 2125 E. Cesar E. Chavez Avenue and
301 – 309 N. Chicago Street
Los Angeles, California

March 2, 2021
Project No. 31-5719-00

Prepared for:

Cesar Chavez 888, LLC
Attn: Mr. Will Tiao
2658 Griffith Park Blvd. #418
Los Angeles, CA 90039

A. G. I. GEOTECHNICAL, INC.
16555 Sherman Way, Suite A - Van Nuys, CA 91406 - Office: (818) 785-5244 - Facsimile: (818) 785-6251

March 2, 2021 Project No. 31-5719-00

Cesar Chavez 888, LLC
2658 Griffith Park Blvd. #418
Los Angeles, CA 90039

Attention: Mr. Will Tiao

Subject: **SOILS ENGINEERING INVESTIGATION**
Proposed 7- to 8-Story Apartment Building
Over 1 to 2 Levels of Subterranean Parking
APN: 5175-014-005
Bird Tract; Block: B; Lots: 4 & 5
2115 – 2125 E Cesar E Chavez Avenue and 301 – 309 N. Chicago Street
Los Angeles, California

Dear Mr. Tiao:

This report presents the results of the investigation and our opinions regarding the soils engineering factors affecting development of the subject site. This investigation was performed in February and March 2021, and consisted of field exploration, laboratory testing, engineering analyses of the field and laboratory data and the preparation of this report. *Determination of the presence or not of hazardous or toxic materials in the on-site soils is beyond the scope of this investigation.*

If you have any questions regarding this report, please contact this office.

Respectfully submitted,
A.G.I. GEOTECHNICAL, INC.

Bruce Smith, R.G.E. 2673
Senior Engineer

MBS:wb

REGISTERED PROFESSIONAL ENGINEER
MELVIN BRUCE SMITH
No. 2673
Exp. 06-30-22
GEOTECHNICAL
STATE OF CALIFORNIA

Distribution: (4) Cesar Chavez 888, LLC

Enclosures:
Location Map (Figure 1)
Plot Plan (Figure 2)
Site Plan (Figure 3)
Boring Logs
Laboratory Test Results
U.S. Seismic Design Maps
Slot Cut Stability Analysis
Active Earth Pressure Analyses
At-Rest Earth Pressure Analysis
Information Bulletin P/BC 2020-083
Information Bulletin P/BC 2017-141
Lateral Surcharge Diagrams
Shrinkage Calculation
Property Line Perimeter Drain Typical
Quadrangle Location Map
Groundwater Map

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INTRODUCTION

DESCRIPTION OF SITE

The subject site is located on the northern corner of E. Cesar E. Chavez Avenue and N. Chicago Street in the Boyle Heights area of the city of Los Angeles, California. The subject property is rectangular in shape, practically level, and presently occupied by a 2-story building and two 1-story buildings with an adjacent paved parking lot. The site is bound by developed properties. The location of the site is shown on the enclosed Location Map, Figure 1.

PROPOSED SITE DEVELOPMENT

The proposed development consists of a 7- to 8-story apartment building over one to two levels of subterranean parking. The lowermost level of subterranean parking is expected to be about 10 to 20 feet below existing grade. Structural loads are anticipated to be less than about 25 kips per linear foot for continuous footings and less than about 500 kips for column loads. The proposed development is shown on the enclosed Site Plan, Figure 3.

FIELD EXPLORATION

Subsurface conditions were explored by drilling two exploratory borings at the locations shown on the Plot Plan, Figure 2. The borings were drilled to a maximum depth of 42.5 feet below existing ground surface using a truck mounted 8-inch diameter hollow stem flight auger.

The drilling of borings was supervised by our field engineer who logged the materials brought up from borings. Undisturbed and bulk samples were collected at depths appropriate to the investigation. The undisturbed samples were sealed immediately in watertight containers for shipment to our laboratory. The soil sampler used in our investigation included a 2.50-inch I.D. drive barrel lined with 1-inch brass rings. The sampler used in the exploratory boring was driven to a depth of 12 inches with a 140-pound hammer falling from a height of 30 inches. The blow counts noted on the Boring Logs represent the accumulated number blows in six-inch increments that were required to drive the sampler.

SUBSURFACE CONDITIONS

Soil Profile

The existing soil profile, as depicted in the borings to the depth explored, consists of approximately 5 feet of man-made fill comprised of dark brown sandy clay to clayey sand in a moist and compact condition. The fill is underlain by alluvium comprised of dark brown to light brown and light gray lean clays and clayey sands in a moist and stiff to hard or medium dense to very dense condition. Bedrock was encountered in Boring B-2 at a depth of about 40 feet below the existing ground surface and is comprised of light brown siltstone in a slightly moist and hard condition. For a more detailed description of the soils encountered in the exploratory borings, please refer to the Boring Logs enclosed with this report.

Groundwater

No groundwater was encountered in the exploratory borings to the maximum depth explored, 42.5 feet below existing ground surface. According to the "Seismic Hazard Evaluation of the Los Angeles 7.5-Minute Quadrangle, Los Angeles County, California" dated 1998 by the Department of Conservation - Division of Mines and Geology, historically highest groundwater level has been about 45 feet below the ground surface. The groundwater level may fluctuate because of seasonal changes, injection or extraction of water, variations in temperature and other causes.

LIQUEFACTION POTENTIAL (CYCLIC MOBILITY)

Since the site is **not** located within a State of California Liquefaction Seismic Hazard Zone, a liquefaction analysis was not performed.

ON-SITE INFILTRATION FACILITIES

The soil profile, as depicted in the borings to the depth explored, consists of lean clays, clayey sands, and siltstone in a slightly moist to moist and stiff to hard or medium dense to very dense condition. These soils generally have low permeability and they carry the potential for creating perched water conditions. Based on the soils present at the site to the depths explored, it is our opinion that the percolation characteristics of these soils would **not** be suitable for use of a properly functioning infiltration-type of SUSMP system on the subject property.

SEISMICITY AND SEISMIC DESIGN CRITERIA

Future structures should be designed by the structural engineer in accordance with the applicable Seismic Building Code. Based on our investigation, the subject site is classified as **Site Class D** in accordance with the 2020 City of Los Angeles Building Code (2020 LABC) and the 2019 California Building Code (2019 CBC) that refer to ASCE 7-16.

Per Section 11.4.8 of ASCE 7-16, structures shall be designed for the Seismic Response Coefficient C_S determined by Eq. (12.8-2) for values of $T \leq 1.5\ T_S$, as 1.5 times the value computed in accordance with Eq. (12.8-3) for $T_L \geq T > 1.5\ T_S$, or as 1.5 times the value computed in accordance with Eq. 37.5 (12.8-4) for $T > T_L$ where:

T = the Fundamental Period of the Building
$T_S = S_{D1}/S_{DS}$
T_L = Long-Period Transition Period

The Design Spectral Response Acceleration Parameters presented on the following table generated by the **U.S. Seismic Design Maps** website (https://seismicmaps.org/), may be utilized for seismic design:

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

Site Location (Latitude, Longitude): (34.0482 -118.2106)				
Spectral Period, T (Seconds)	MCE_R Ground Motion (g)	Site-Modified Spectral Acceleration (g)		Seismic Design Acceleration (g)
0.2	S_S = 1.953	F_a = 1.0	S_{MS} = 2.343	S_{DS} = 1.562
1.0	S_1 = 0.698	F_v = 1.7	S_{M1} = 1.187	S_{D1} = 0.791
Site Modified Peak Ground Acceleration PGA_M = 0.923 g				
Long-Period Transition Period T_L = 8 Seconds				
Seismic Design Category = **D**				

If the Seismic Response Coefficient C_s recommended above is **not** applicable for structural design, our office can perform a Site-Specific Ground Motion Hazard Analysis upon the project structural engineer's request.

Present building codes and construction practices, and the recommendations presented in this report, are intended to minimize structural damage to buildings and prevent loss of life as a result of a moderate or a major earthquake; they are not intended to totally prevent damage to structures, graded slopes and natural hillsides. While it may be possible to design structures and graded slopes to withstand strong ground motion, the construction costs associated with such designs are usually prohibitive, and the design restrictions may be severely limiting. Earthquake insurance is often the only economically feasible form of protection for your property against major earthquake damage. Damage to sidewalks, steps, decks, patios and similar exterior improvements can be expected as these are not typically controlled by the Building Code.

LABORATORY TESTING

CLASSIFICATION

Soils were classified visually according to the Unified Soil Classification System. Unit weight and moisture determinations were performed for each undisturbed sample. Results of density and moisture determinations, together with classifications, are shown on the enclosed Boring Logs.

DIRECT SHEAR TESTS (ASTM:D-3080)

In order to determine the shear strength of the soils, direct shear tests were performed on remolded and undisturbed samples of the on-site soils. The remolded sample was tested at 90% of the maximum dry density. To simulate possible adverse field conditions, the samples were saturated prior to shearing. Graphic summaries of the test results, including moisture content at the time of shearing, are included in this report.

GRAIN SIZE DISTRIBUTION (ASTM:D-422-63(2002))

To aid in classification, a sieve analysis, Atterberg limits tests, and a hydrometer test were performed on typical samples of the on-site soils. The results of the tests are shown on the enclosed Grain Size Distribution Chart. Fine percentages along with Atterberg limits are shown on the enclosed Boring Logs.

MAXIMUM DENSITY/OPTIMUM MOISTURE (ASTM:D-1557)

The maximum density/optimum moisture content relationship was determined for a typical sample of the upper soils. The test was conducted in accordance with the ASTM:D-1557 standard. A graphic summary of the test result is included in this report..

EXPANSION TESTS (ASTM:D-4829)

Expansion tests were performed on representative samples of the on-site soils in accordance with ASTM:D-4829 to evaluate their volume change with increasing moisture conditions. The results are as follows:

Location	Depth (ft.)	Expansion Index	Potential Expansion
B-1	0-5	47	Low
B-1	10	40	Low
B-1	20	45	Low

CONCLUSIONS AND RECOMMENDATIONS

GENERAL

The property is suitable for the proposed construction from a geotechnical engineering standpoint. The construction plans should consider the appropriate soils engineering features of the site. Approximately 5 feet of man-made fill was encountered in the borings. The underlying natural soils are stiff to hard or medium dense to very dense. No groundwater was encountered to the maximum depth explored, 42.5 feet below existing surface. The on-site soils have a low potential expansion.

SITE PREPARATION

Debris from demolition, vegetation and underground utility lines to be abandoned should be removed from the site. It is anticipated that the existing fill and soils disturbed by demolition of the existing residence and garage will be removed during excavation for the subterranean parking. For any portion of the building that will be on-grade, after site clearance, all of the existing fill should be removed and placed back as compacted fill. After removal, the exposed surface should be scarified to a depth of eight inches, brought to about 3% above optimum moisture content and compacted to at least 90% of the maximum dry density as determined by ASTM:D-1557. A shrinkage value of about 5% to 10% is estimated for the on-site soils when placed as compacted fill.

All excavations resulting from removal of existing obstructions (e.g. old foundations) should be backfilled with soil compacted to at least 90% of the maximum dry density as determined by ASTM:D-1557. If any cesspools or seepage pits are encountered during grading, they should

be backfilled with vibrated gravel or slurry mix to five feet below finish grade. The upper five feet should be backfilled with soil compacted by mechanical means.

FILL PLACEMENT

Fill soils should be cleared of deleterious debris, placed in 6- to 8-inch lifts, brought to about 3% above optimum moisture content, and compacted to at least 90% of the maximum dry density as determined by ASTM:D-1557. **The placement of the fill should be performed under our observation and testing.**

FOUNDATION DESIGN

Type of Foundation

The proposed building may be supported on conventional shallow spread (isolated) and continuous footings. Exterior and interior footings should be founded on compacted fill or the undisturbed natural soils with a minimum embedment of 24 inches below lowest adjacent grade. Minimum reinforcement in continuous footings should consist of four No. 4 bars: two placed about four inches from the top and two placed about four inches from the bottom.

Soil Bearing Pressures

Footings founded on compacted fill or the undisturbed natural soils may be designed for a maximum soil bearing pressure of 3,000lb/ft^2 for footings at least 24 inches wide. The recommended soil bearing pressure may be increased by 400lb/ft^2 per each additional foot of embedment over 24 inches and by 200lb/ft^2 per each additional foot in width over 24 inches up to 4,500lb/ft^2. In addition, the recommended soil bearing pressures may be increased by one-third when designing for wind and seismic forces.

Expected Settlements

If footings are supported on compacted fill or the undisturbed natural soils and are sized for the recommended bearing pressures, differential settlements are not expected to exceed ¼ inch in a 30-foot span. Total settlements are anticipated to be less than ½ inch.

FLOOR SLABS-ON-GRADE

Concrete floor slabs-on-grade thickness and reinforcement should reflect the anticipated use of the slabs and should be designed by the structural engineer. They should be a minimum of four inches thick with minimum reinforcement consisting of No.4 deformed bars spaced a maximum of 16 inches each way. Concrete slabs-on-grade should be underlain by four inches of ½ inch or larger clean aggregate base. In areas where floor coverings or equipment that are sensitive to moisture are contemplated, a 10-mil Visqueen moisture barrier should be placed on the base in direct contact with the concrete slab. Cracking of reinforced concrete is a relatively common occurrence. Some cracking of reinforced concrete, including slabs, can be anticipated. Irregularities in new slabs are also common. If cracking of slabs cannot be tolerated, heavily reinforced structural slabs are an option.

The recommendations presented above are intended to reduce the potential for random cracking to which concrete flatwork is often prone. Judicious spacing of crack control joints has proven effective in further reducing random cracking. A structural engineer may recommend the desirable spacing. Usually, the crack control joints are placed 12 to 15 feet apart in each direction. Factors influencing cracking of concrete flatwork, (other than expansion, settlement and creep of soils), and which should be avoided, include: poor-quality concrete, excessive time passing between the mixing and placement of the concrete (the concrete should be rejected if this time interval exceeds two hours), temperature and wind conditions at the time of placement of the concrete, curing of the concrete and workmanship. The concrete should be maintained in a moist condition (curing) for at least the first seven days after concrete placement. During hot weather, proper attention should be given to the ingredients, production methods, handling, placement, protection and curing to prevent excessive concrete temperature or water evaporation. In hot weather and windy conditions, water evaporates more rapidly from the surface of the concrete flatwork. This requires more frequent moistening of the concrete during the curing period or the use of a protective chemical film to prevent evaporation.

LATERAL RESISTANCE

An allowable lateral bearing of 250lb/ft^2 per foot of depth may be assumed up to a maximum of 3,500lb/ft^2. A coefficient of friction between soil and concrete of 0.3 may be used.

LATERAL LOADS

Walls should have adequate drainage to prevent the build-up of hydrostatic pressure. An active equivalent fluid pressure (EFP) of 39lb/ft^3 for cantilevered walls was determined using a sliding wedge stability analysis. This is less than typical design values for expansive soils. We recommend that cantilevered walls be designed to resist an EFP of 45lb/ft^3. Restrained walls

should be designed for an at-rest earth pressure of 70lb/ft^3 EFP, or a trapezoidal distribution of 44Hlb/ft^2 on a 0.2H, 0.6H 0.2H distribution, as determined using the Jaky formula. Calculations are included in this report.

The seismic backfill pressure coefficient for retaining wall design is determined as one-third of PGA_M. A PGA_M of 1.007g was obtained from the U.S. Seismic Design Maps web site. One-third of this value yields an acceleration of 0.336g. For a typical wet unit weight of 134lb/ft^3, the recommended design seismic pressure is 0.336 x 126 = 42lb/ft^3 EFP. Walls should have adequate drainage to prevent build-up of hydrostatic pressure. It is unnecessary to include seismic backfill pressures in the design of restrained walls or shoring.

In addition to the earth pressure, the walls should be designed to resist surcharge loads from traffic and adjacent structures. Lateral pressures from uniform surcharge loads may be determined using the enclosed LADBS Information Bulletin P/BC 2017-141. Lateral pressures from line or point loads (foundations, construction traffic, etc.) may be determined using the enclosed LADBS Information Bulletin P/BC 2020-083. Chart solutions for typical surcharge load conditions are also included. The curves can be equated to rectangles that produce an approximately equal resultant load. Lateral surcharge loads for other values of the adjacent vertical surcharge loads can be prorated from the surcharge diagrams.

BACKFILL

All backfill of walls, footings or trenches should be compacted to 90% of the maximum dry density as determined by ASTM:D-1557 **and should be tested by the soils engineer**.

DRAINAGE

Adequate drainage at the site is essential and it should be provided. Rain gutters should be connected to an appropriate drainage system and carried away from the building and into the street. Yard drainage should be kept adequate to prevent ponding of water and saturation of the soils. Water should be directed to the street in an approved manner. Future performance of the building and other structures will be significantly influenced by the site drainage conditions.

PLANTERS

Planters and lawns adjacent to the building should be avoided. If planters are planned adjacent to the building, they should have the bottom and walls waterproofed and a drain installed to carry irrigation water away from the footing areas.

CONSTRUCTION CUTS

Construction cuts up to five feet in height may be excavated vertically for their entire length and height. For deeper cuts, we recommend that the backslope above the vertical be laid back to a 1H:1V gradient provided the cuts do not remove lateral support from adjacent buildings or property lines. Removal of lateral support occurs if the cut extends below a 1H:1V line projected downward from the nearest edge of the adjacent property line or building. If lateral support is removed, the construction cuts will need to be excavated using the 'A, B, C' slot-cutting method or they should be shored.

If the slot-cutting method is used, the cut should be opened at a gradient of 1H:1V first, then each slot should be opened, the wall constructed and backfilled before the subsequent slot is opened. The slots should not exceed 8 feet in width or 12 feet in height.

An active EFP of 31lb/ft^3 for temporary shoring was determined using a sliding wedge stability analysis. This pressure includes a 300lb/ft^2 surcharge load adjacent to the excavation. For deeper excavations with restrained shoring, the triangular EFP may be converted to a trapezoidal distribution for the restrained condition by dividing by 1.6. For the design of braced or tied-back shoring, we recommend a trapezoidal distribution of 20Hlb/ft^2 on a 0.2H, 0.6H 0.2H distribution.

Tie-back anchors can be designed for an allowable bond stress of 2,500lb/ft^2 for pressure-grouted anchors. The anchors should extend at least 15 feet beyond the active failure plane that may be taken as 35° from vertical. Lateral earth pressure on the lagging may be taken as a pressure of zero at the piles up to 400lb/ft^2 at midspan.

Footing foundations for the shoring bracing (rakers) may be designed for a maximum soil bearing pressure of 2,500lb/ft^2. If piles are used for shoring, a passive resistance of 600lb/ft^2 per foot of depth up to a maximum of 9,000lb/ft^2, may be used in design. Axial loads on the piles can be resisted using an allowable skin friction of 600lb/ft^2. The piles may be assumed to be fixed at a point located three feet below the bottom of the excavation. Where lateral support of adjacent structures is removed, we recommend that the allowable shoring deflection be no more than 0.5 inch. A maximum deflection of 1.0 inch should be acceptable elsewhere.

Lateral surcharge loads due to vertical loads adjacent to the excavation may be determined using LADBS Information Bulletins P/BC 2017-141 and 2020-083 or the surcharge diagrams as recommended previously. The minimum traffic surcharge loads should not be less than uniform lateral pressures of 60lb/ft^2 for cantilevered shoring or 90lb/ft^2 for braced shoring.

If unshored construction cuts are to remain open for more than two weeks or if rain is expected while they are open, the construction cuts should be covered by a plastic membrane kept in placed by holding blocks or driven re-bar at the top and bottom of the membrane. No equipment or personnel should stand closer than ten feet from the top of the temporary cut. All construction cuts should comply with the State of California Construction Safety Orders (CAL/OSHA).

WORKMAN SAFETY-EXCAVATIONS

It is essential for the contractor to provide adequate shoring and safety equipment as required by the State or Federal OSHA regulations. All regulations of the State or Federal OSHA should be followed before allowing workmen in a trench or other excavation. If excavations are to be made during the rainy season, particular care should be given to ensure that berms or other devices will prevent surface water from flowing over the top of the excavation or ponding at the top of the excavations.

OBSERVATION

Removal bottoms should be examined and approved by the City inspector and us before any fill is placed. We should examine footing excavations prior to forming or placement of reinforcement steel to confirm that the soil conditions meet the requirements set by this report. Footing excavations should be kept moist and concrete should be placed as soon as possible after excavations are completed, examined and approved by us and the City inspector.

REVIEW

The geotechnical consultants shall review and sign the plans and specifications.

REGULATORY AGENCY REVIEW AND ADDITIONAL CONSULTING

All geotechnical and/or engineering geologic aspects of the proposed development are subject to review and approval by the government reviewing agency. The government reviewing agency may approve or deny any portion of the proposed development which may require additional geotechnical services by this office. Additional geotechnical services may include review responses, supplemental letters, plan reviews, construction/site observations, meetings, etc. The fees for generating additional reports, letters, exploration, analyses, etc. will be billed on a time and material basis.

COMMENTS

The conclusions and recommendations presented in this report are based on research, site observations and limited subsurface information. The conclusions and recommendations presented are based on the supposition that subsurface conditions do not vary significantly from those indicated. Although no significant variations in subsurface conditions are anticipated, the possibility of significant variations cannot be ruled out. If such conditions are encountered, this consultant should be contacted immediately to consider the need for modification of this project.

This report was prepared for the exclusive use of Cesar Chavez 888, LLC and their design consultants for the specific project outlined herein. This report may not be suitable for use by other parties or other uses. This report is subject to review by regulatory agencies and these agencies may require their approval before the project can proceed. No guarantee that the regulatory public agency or agencies will approve the project is intended, expressed or implied.

One of the purposes of this report is to provide the client with advice regarding geotechnical conditions at the site. It is important to recognize that other consultants could arrive at different conclusions and recommendations. No warranties of future site performance are intended, expressed or implied.

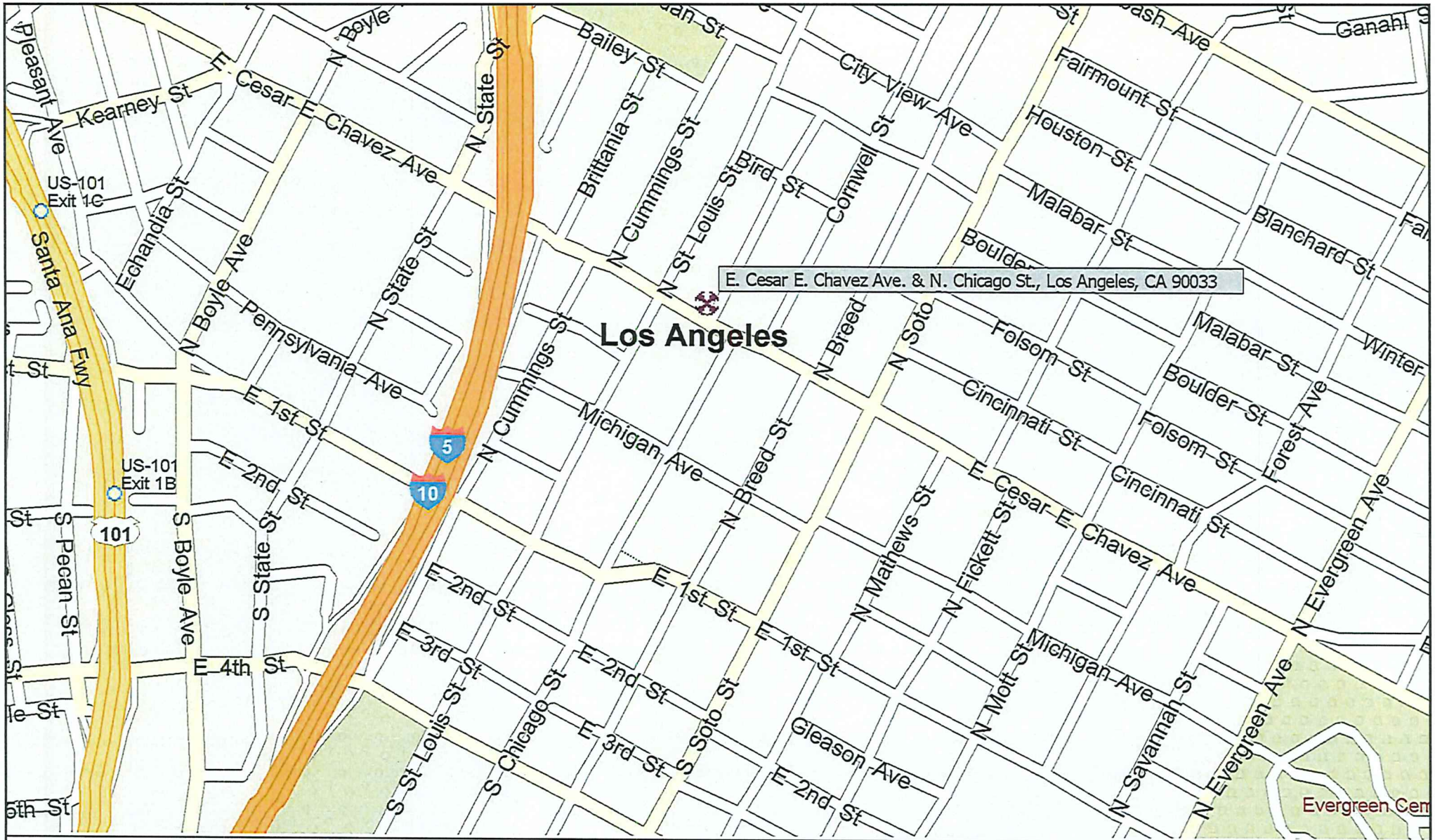


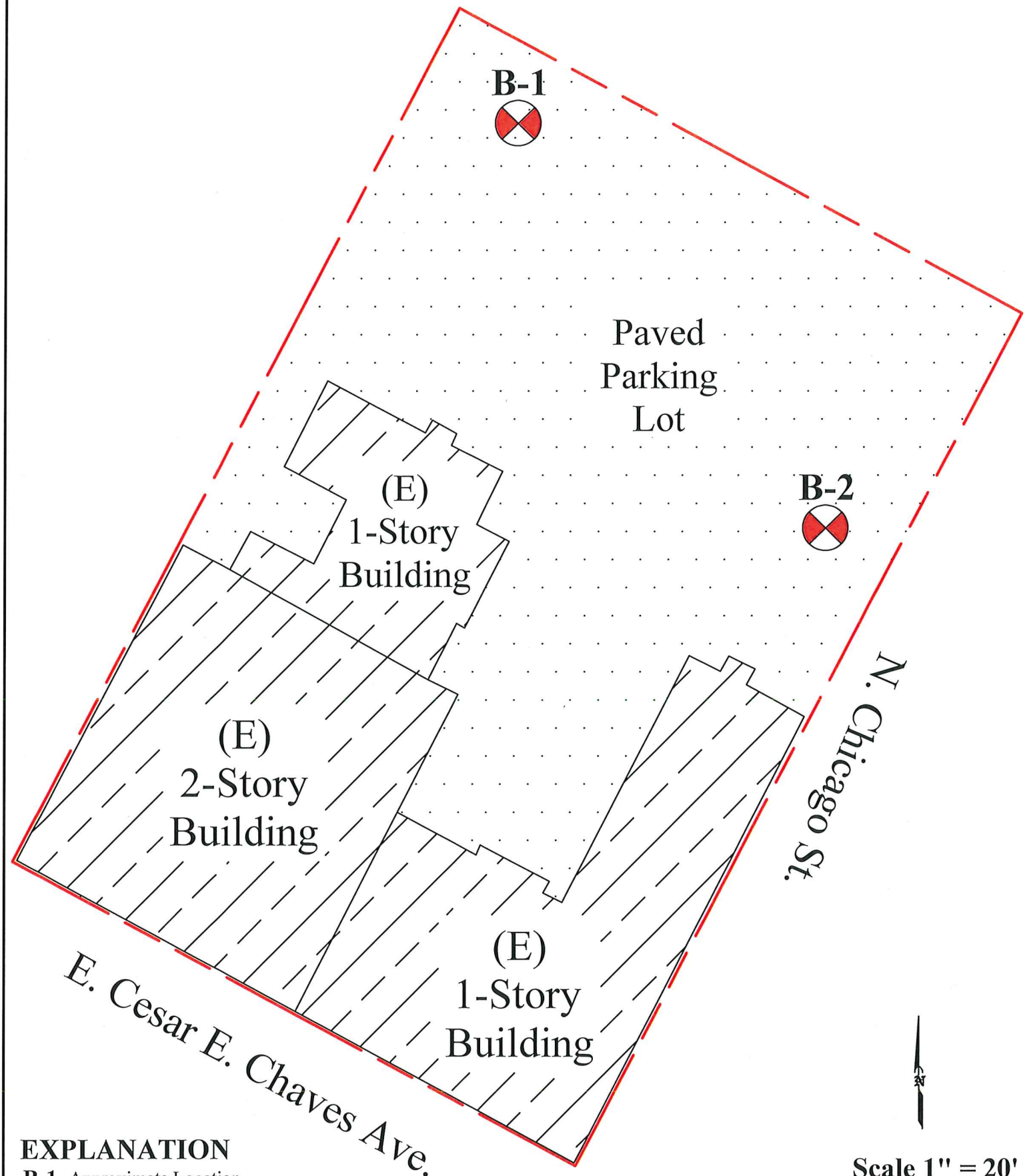
FIGURE 1

LOCATION MAP

E. Cesar E. Chavez Ave. & N. Chicago St., Los Angeles

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

PROJECT NO.	31-5719-00
DATE	01-2021
PREPARED BY	WFB
APPROVED BY	MBS



EXPLANATION

B-1 Approximate Location of Exploratory Boring

Scale 1" = 20'

FIGURE 2

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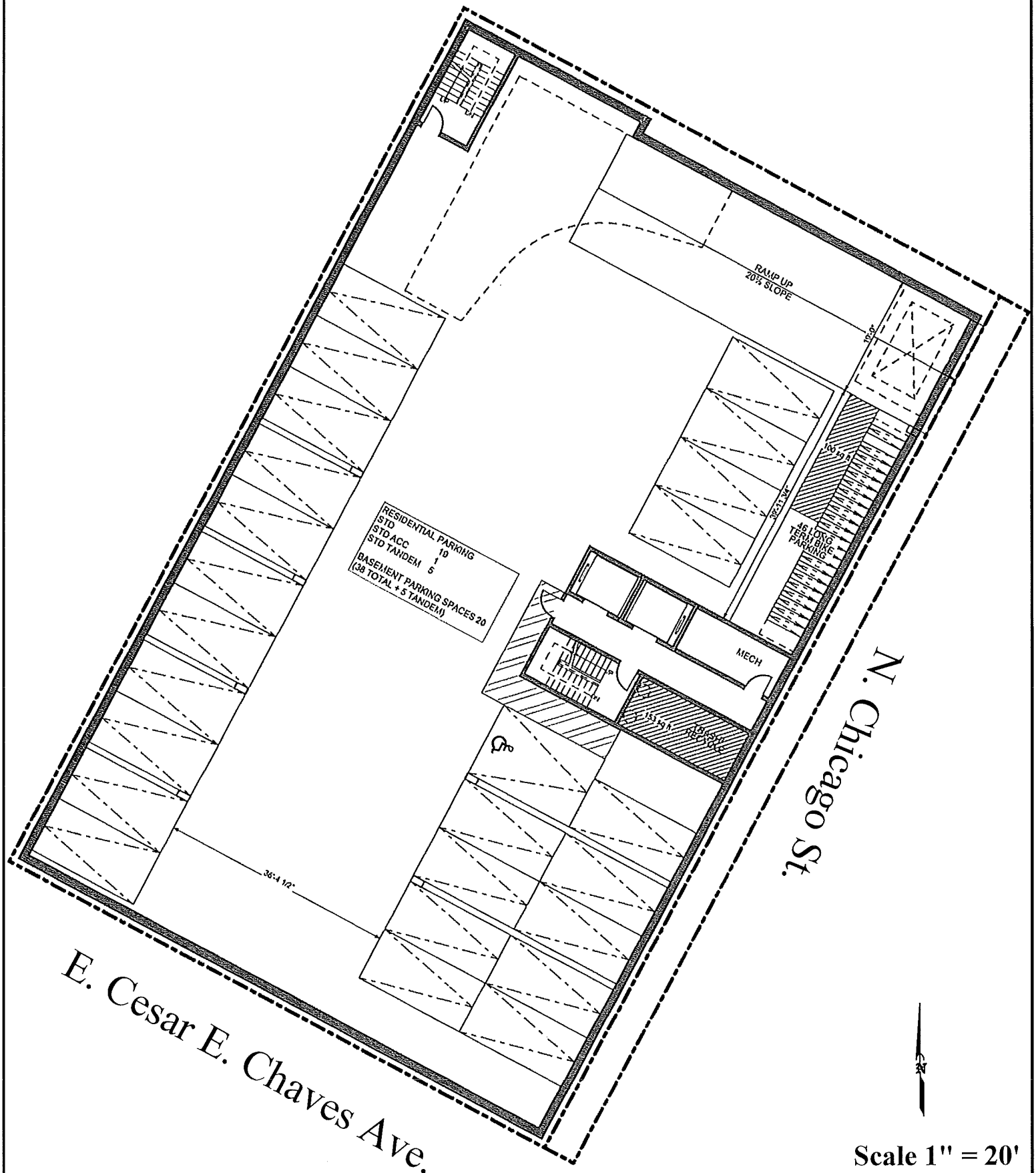
16555 Sherman Way, Ste. A • Van Nuys, CA 91406
(818) 785-5244 • Fax (818) 785-6251

PLOT PLAN

E. Cesar E. Chavez Ave. & N. Chicago St.,
Los Angeles

PROJECT NO.	31-5719-00
DATE	02-2021
PREPARED BY	WFB
APPROVED BY	MBS



Scale 1" = 20'

FIGURE 3

A.G.I. GEOTECHNICAL, INC.
Engineering Geology • Geotechnical Engineering
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(818) 785-5244 • Fax (818) 785-6251

SITE PLAN

E. Cesar E. Chavez Ave. & N. Chicago St.,
Los Angeles

PROJECT NO.	31-5719-00
DATE	02-2021
PREPARED BY	WFB
APPROVED BY	MBS

BORING LOGS

LEGEND

Ring Sample, or Bulk Sample

Standard Penetration Test (SPT)

Ground Water Level

SOIL SIZE	
COMPONENT	SIZE RANGE
Boulders	Above 12"
Cobbles	3"-12"
Gravel	#4 - 3"
coarse	¾" - 3"
fine	#4 - ¾"
Sand	#200-#4
coarse	#10-#4
medium	#40-#10
fine	#200-#40
Fines (Silt or Clays)	Below #200

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

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

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

RELATIVE DENSITY	
SANDS & GRAVELS	BLOWS PER FOOT
Very loose	0-4
Loose	4-10
Medium dense	10-30
Dense	30-50
Very dense	Over 50

CONSISTENCY	
CLAYS & SILTS	BLOWS PER FOOT
Very soft	0-2
Soft	2-4
Firm	4-8
Stiff	8-15
Very stiff	15-30
Hard	Over 30

AGI
A.G.I. GEOTECHNICAL, INC.
Engineering Geology • Geotechnical Engineering

BORING NUMBER B-1

A.G.I. GEOTECHNICAL, INC.

A.G.I. Geotechnical, Inc. 16555 Sherman Way, Unit A Van Nuys, California 91406 Telephone: (818) 785-5244 Fax: (818) 785-6251

CLIENT: Cesar Chavez 888, LLC PROJECT NAME: Proposed 7- to 8-Story Apartment Building Over 1-2 Levels of Subterranean Parking

PROJECT NUMBER: 31-5719-00 PROJECT LOCATION: E. Cesar E. Chavez Ave. & N. Chicago St., Los Angeles

DATE STARTED: 02/05/2021 COMPLETED: 02/05/2021 GROUND ELEVATION: N/A BORING DIAMETER: 8"

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

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

LOGGED BY: CWL CHECKED BY: MBS

DEPTH (ft)	DRIVE SAMPLE	BLOW COUNT (N VALUE)	BULK SAMPLE	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	Wet UNIT WT. (pcf)	SAT. MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MATERIAL DESCRIPTION	<200	D 50	Classification
0														
	☒	6/11/10	☒	17.3	112	132	19.1	34	17	17	Fill Dark brown Sandy Lean CLAY mottled with Clayey SAND (Moist, compact) @0-5'; EI = 47, Low	58		CL
5	☒	4/3/7		15.3	111	128	19.8				Alluvium Brown Clayey SAND (Moist, medium dense)			SC
10	☒	14/24/30		13.9	120	137	15.6	26	14	12	Dark brown to brown Sandy Lean CLAY to Clayey SAND (Moist, very stiff to hard or very dense) @10'; EI = 40, Low @20'; EI = 45, Low	54		CL/SC
15	☒	24/39/6"		15.3	120	138	15.8							
20	☒	11/13/17		18.6	112	132	19.6	29	18	11		50		
25	☒	40/5"		NR										
30	☒	14/26/34		27.9	96	123	28.6				Light gray Sandy Lean CLAY (Moist, hard)			CL

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A.G.I. Geotechnical, Inc. 16555 Sherman Way, Unit A Van Nuys, California 91406 Telephone: (818) 785-5244 Fax: (818) 785-6251

CLIENT: Cesar Chavez 888, LLC PROJECT NAME: Proposed 7- to 8-Story Apartment Building Over 1-2 Levels of Subterranean Parking
PROJECT NUMBER: 31-5719-00 PROJECT LOCATION: E. Cesar E. Chavez Ave. & N. Chicago St., Los Angeles
DATE STARTED: 02/05/2021 COMPLETED: 02/05/2021 GROUND ELEVATION: N/A BORING DIAMETER: 8"
EXCAVATION METHOD: 8" Hollow Stem Auger GROUND WATER LEVELS: Not Encountered
DRILLING CONTRACTOR: One Way Drilling SAMPLING METHOD: Autohammer, 140 lb., 30" Drop
LOGGED BY: CWL CHECKED BY: MBS

DEPTH (ft)	DRIVE SAMPLE	BLOW COUNT (N VALUE)	BULK SAMPLE	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	Wet UNIT WT. (pcf)	SAT. MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MATERIAL DESCRIPTION	<200	D 50	Classification
35	X	19/36/$\frac{50}{6"}$		26.1	101	127	26.1	42	30	12	Light gray Sandy Lean CLAY (Moist, hard)			CL
40	X	28/31/$\frac{50}{5"}$		28.4	95	122	29.1							
45											Total Depth: 41.5' No Water			
50														
55														
60														
65														

BORING NUMBER B-2

A.G.I. GEOTECHNICAL, INC.

A.G.I. Geotechnical, Inc. 16555 Sherman Way, Unit A Van Nuys, California 91406 Telephone: (818) 785-5244 Fax: (818) 785-6251

CLIENT: Cesar Chavez 888, LLC PROJECT NAME: Proposed 7- to 8-Story Apartment Building Over 1-2 Levels of Subterranean Parking

PROJECT NUMBER: 31-5719-00 PROJECT LOCATION: E. Cesar E. Chavez Ave. & N. Chicago St., Los Angeles

DATE STARTED: 02/05/2021 COMPLETED: GROUND ELEVATION: N/A BORING DIAMETER: 8"

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

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

LOGGED BY: CWL CHECKED BY: MBS

DEPTH (ft)	DRIVE SAMPLE	BLOW COUNT (N VALUE)	BULK SAMPLE	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	Wet UNIT WT. (pcf)	SAT. MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MATERIAL DESCRIPTION	<200	D50	Classification
0														
	☒	3/5/7		16.3	110	128	20.4				Fill Dark brown Sandy Lean CLAY (Moist, compact)			CL
5	☒	10/16/22		15.8	118	137	16.3				Alluvium Brown to light brown Clayey SAND (Moist, medium dense to dense)			SC
10	☒	11/18/30		10.9	111	123	19.7							
15	☒	35/5"		9.8	107	118	21.8				Light brown Clayey SAND (Moist, very dense)			SC
20	☒	29/6"		6.3	101	107	25.4							
25	☒	28/3"		17.8	105	123	23.3							
30	☒	21/25/42		32.3	91	120	32.6				Light brown Sandy Lean CLAY (Moist, hard)			CL

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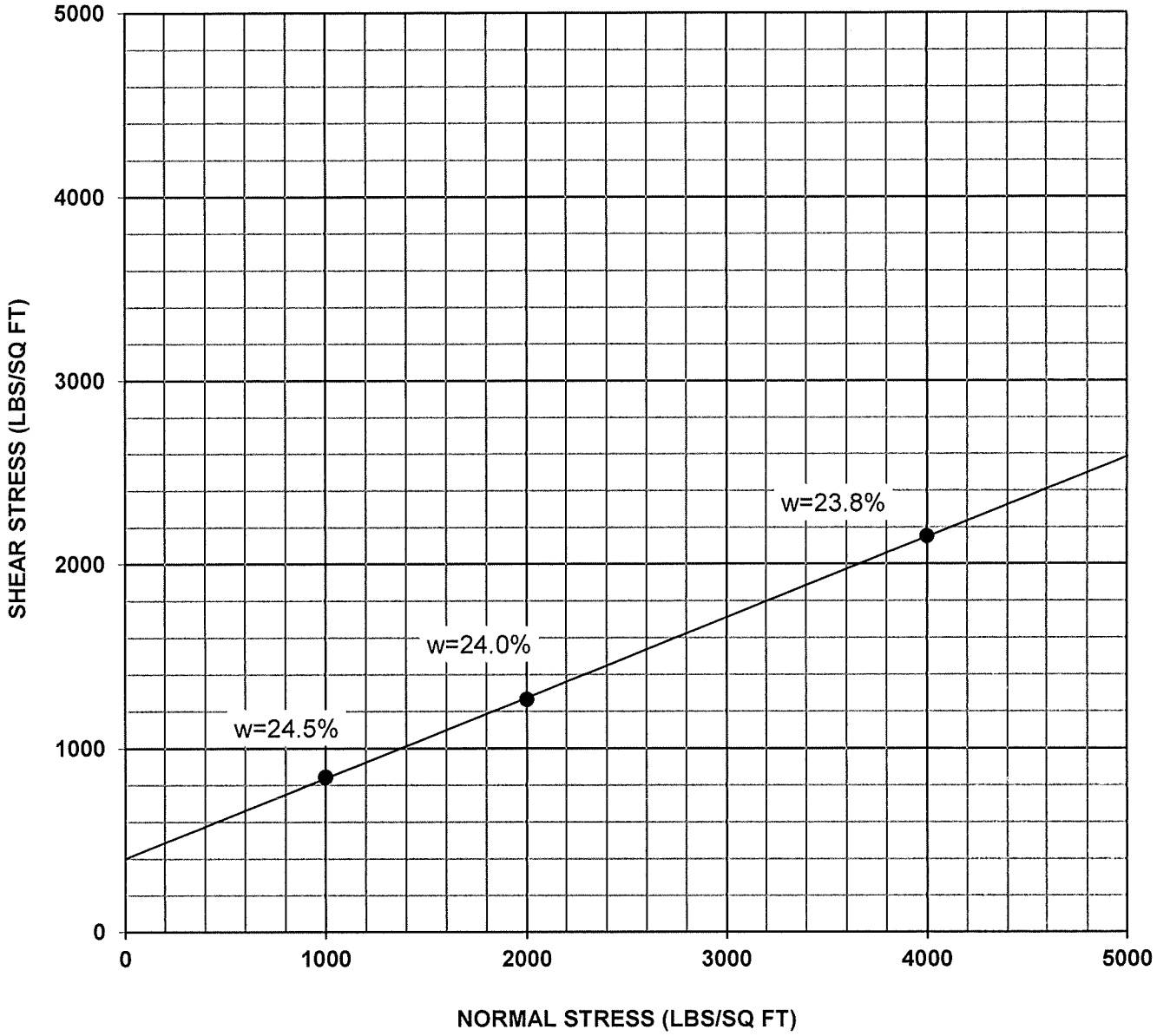
EXCAVATION METHOD: 8" Hollow Stem Auger GROUND WATER LEVELS: Not Encountered
DRILLING CONTRACTOR: One Way Drilling SAMPLING METHOD: Autohammer, 140 lb., 30" Drop
LOGGED BY: CWL CHECKED BY: MBS

DEPTH (ft)	DRIVE SAMPLE	BLOW COUNT (N VALUE)	BULK SAMPLE	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	Wet UNIT WT. (pcf)	SAT. MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MATERIAL DESCRIPTION	<200	D_{50}	Classification
35	X	24/34/$\frac{50}{4"}$		30.9	93	122	30.9				Light gray Sandy Lean CLAY (Moist, hard)			CL
40	X	$\frac{50}{3"}$		NR							Bedrock			
	X	$\frac{50}{6"}$		7.3							Light brown SILTSTONE (Slightly moist, hard)			
45											Total Depth: 42.5' No Water			
50														
55														
60														
65														

LABORATORY TEST RESULTS

DIRECT SHEAR TEST
REMOLDED SATURATED SAMPLE @ 90% MAXIMUM DRY DENSITY



PROJECT NO. 31-5719-00 BORING NO. B-1 DEPTH (FT) 0-5

REPRESENTATIVE FOR Alluvium

SOIL TYPE AND DESCRIPTION Sandy Lean CLAY (CL); EI = 47, Low

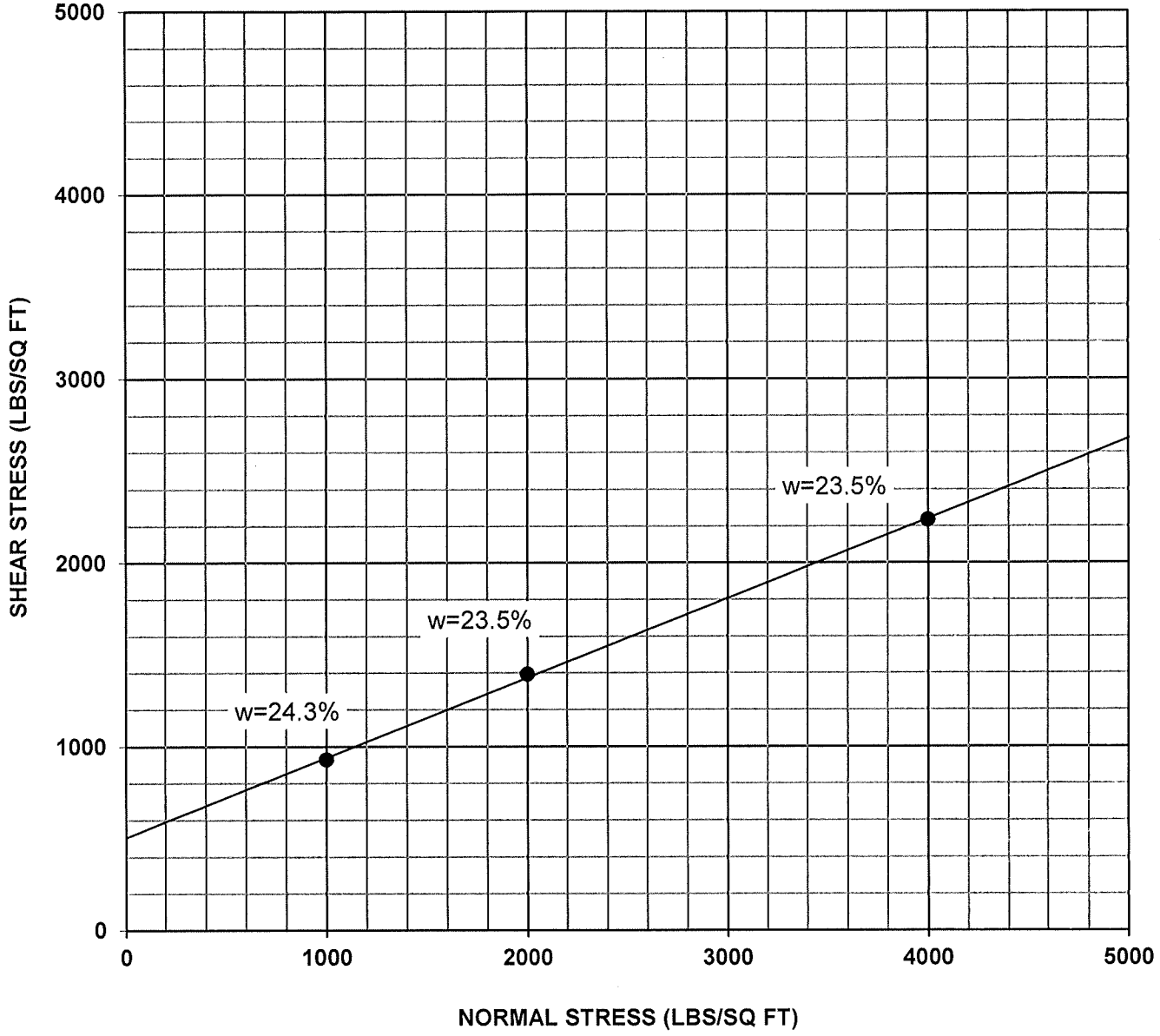
COHESION, C (LBS/SQ FT) 400

FRICTION, ϕ (DEG) 23.6

METHOD OF COMPACTION
ASTM:D-1557

A.G.I. GEOTECHNICAL, INC.

DIRECT SHEAR TEST
UNDISTURBED SATURATED SAMPLE



PROJECT NO. 31-5719-00 BORING NO. B-2 DEPTH (FT) 10

REPRESENTATIVE FOR SOIL TYPE AND DESCRIPTION: Alluvium; Clayey SAND (SC)

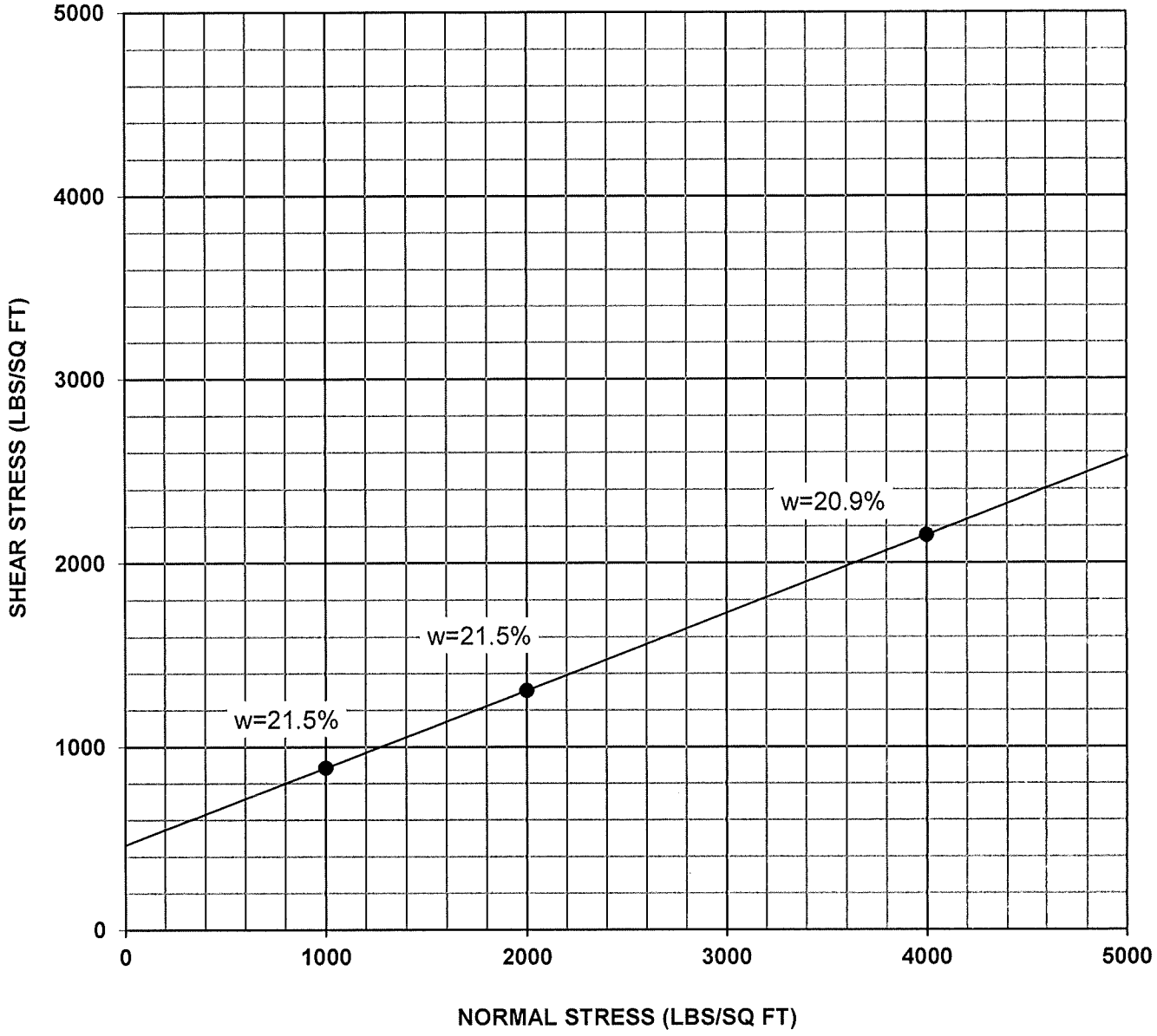
COHESION, C (LBS/SQ FT) 505

FRICTION, ϕ (DEG) 23.4

METHOD OF COMPACTION
NOT APPLICABLE

A.G.I. GEOTECHNICAL, INC.

DIRECT SHEAR TEST
UNDISTURBED SATURATED SAMPLE



PROJECT NO. 31-5719-00 BORING NO. B-2 DEPTH (FT) 20

REPRESENTATIVE FOR Alluvium

SOIL TYPE AND DESCRIPTION Clayey SAND (SC)

COHESION, C (LBS/SQ FT) 463

FRICTION, ϕ (DEG) 22.9

METHOD OF COMPACTION
NOT APPLICABLE

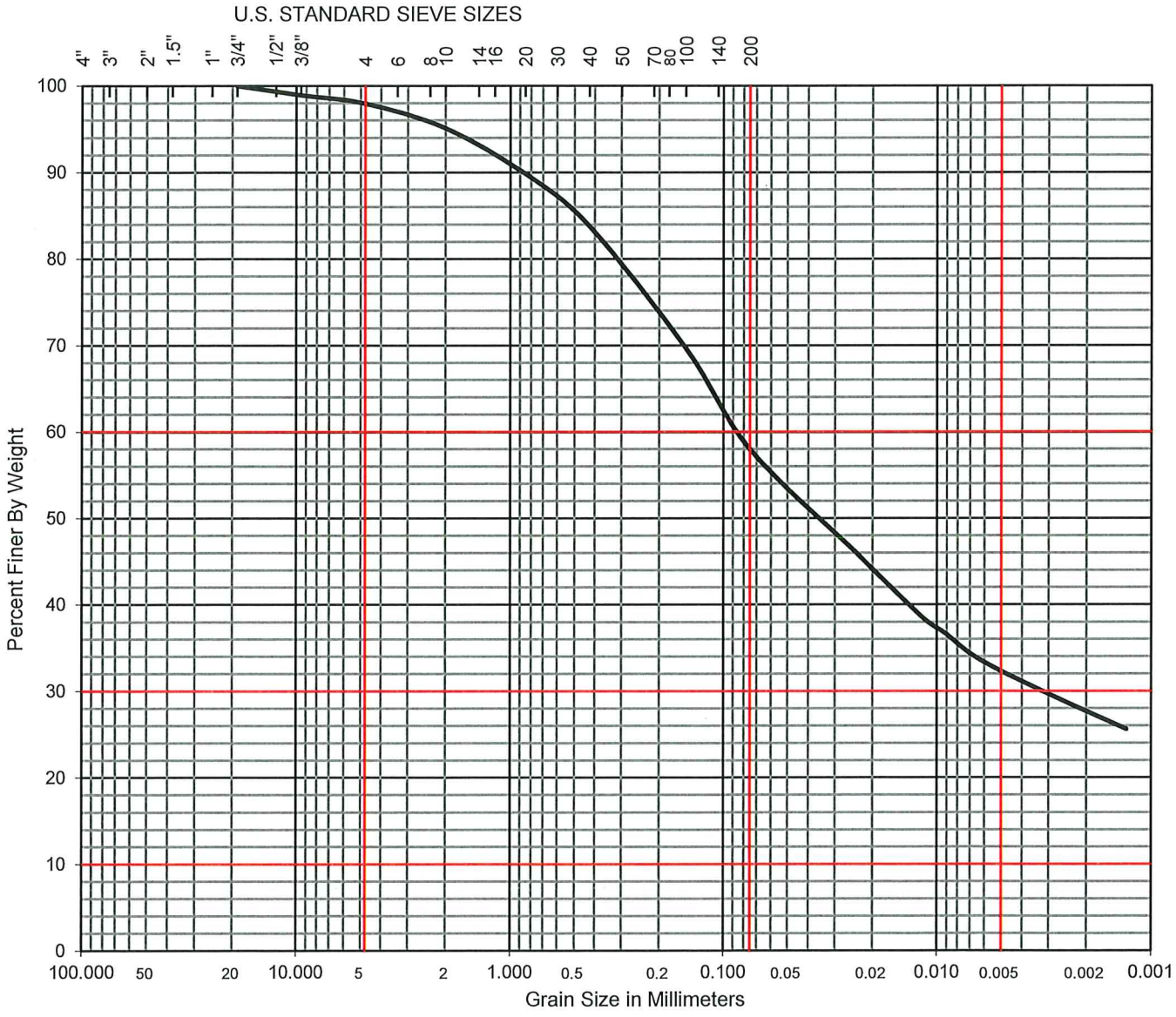
A.G.I. GEOTECHNICAL, INC.

GRAIN SIZE DISTRIBUTION

PROJECT NO.	31-5719-00	**BORING NO.**	B-1	**DEPTH (feet)**	0-5
Liquid Limit (LL)	34	**Plastic Limit (PL)**	17	**Plasticity Index (PI)**	17
Gravel (%)	2.0	**Sand (%)**	40.0	**% Silt & Clay (<#200)**	58.0
D_{10} (mm)	-	**D_{30} (mm)**	-	**D_{60} (mm)** - **D_{50} (mm)**	-
C_u	-	**C_c**	-	**% (< 0.005 mm)**	32

REPRESENTATIVE FOR Fill

SOIL TYPE AND DESCRIPTION Sandy Lean CLAY (CL); EI = 47, Low

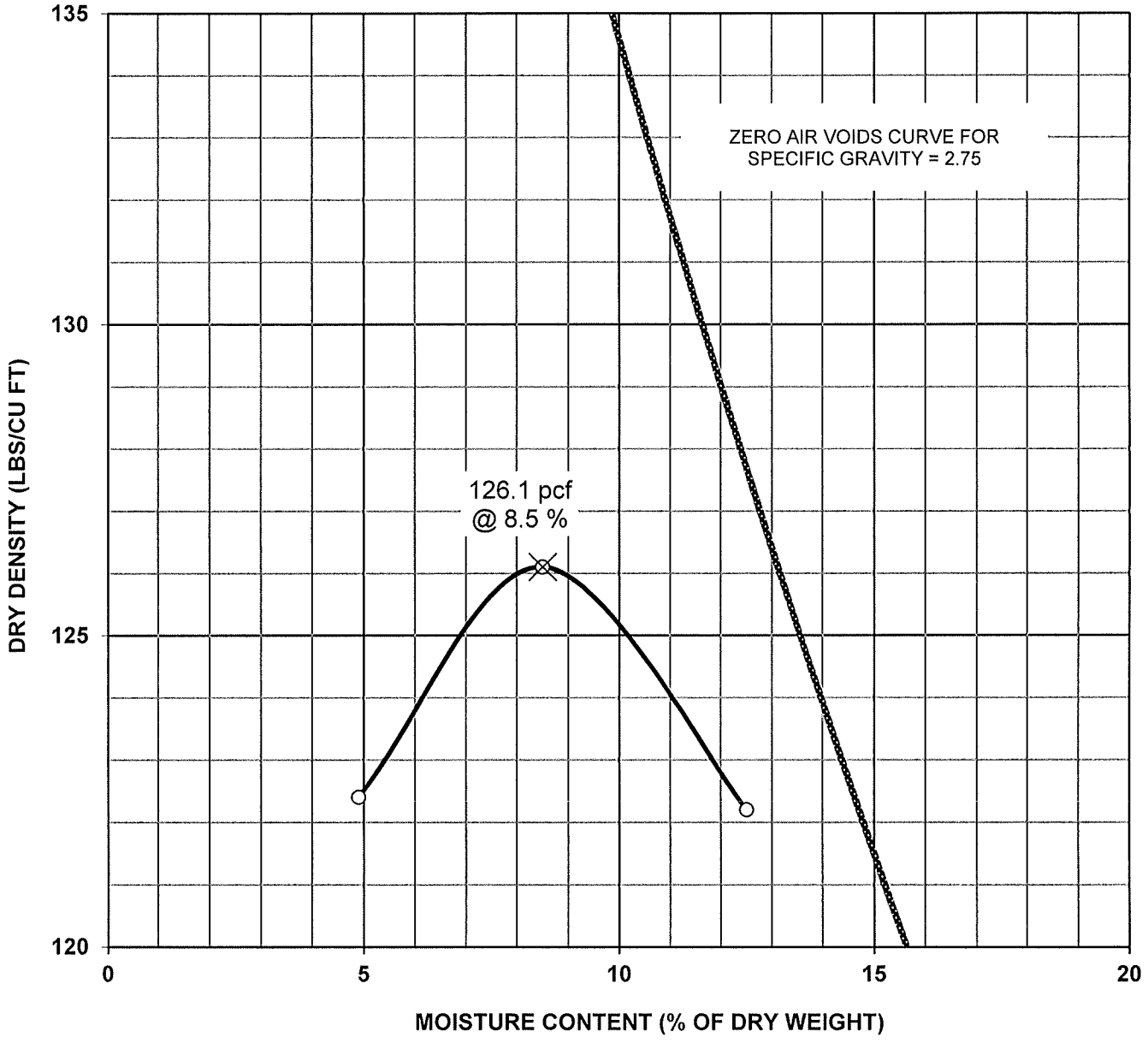


GRAVEL		SAND			SILT & CLAY
Coarse	Fine	Coarse	Medium	Fine	

A.G.I. GEOTECHNICAL, INC.

Project: E. Cesar E. Chavez Ave.
Date: February 2021

MAXIMUM DRY DENSITY CURVE



PROJECT NO. 31-5719-00 **BORING NO.** B-1 **DEPTH (FT)** 0-5

REPRESENTATIVE FOR Fill

SOIL TYPE AND DESCRIPTION Sandy Lean CLAY (CL); EI = 47, Low

MAXIMUM DRY DENSITY (LBS/CU FT) 126.1

OPTIMUM MOISTURE CONTENT (% OF DRY WEIGHT) 8.5

METHOD OF COMPACTION
ASTM:D-1557

AGI

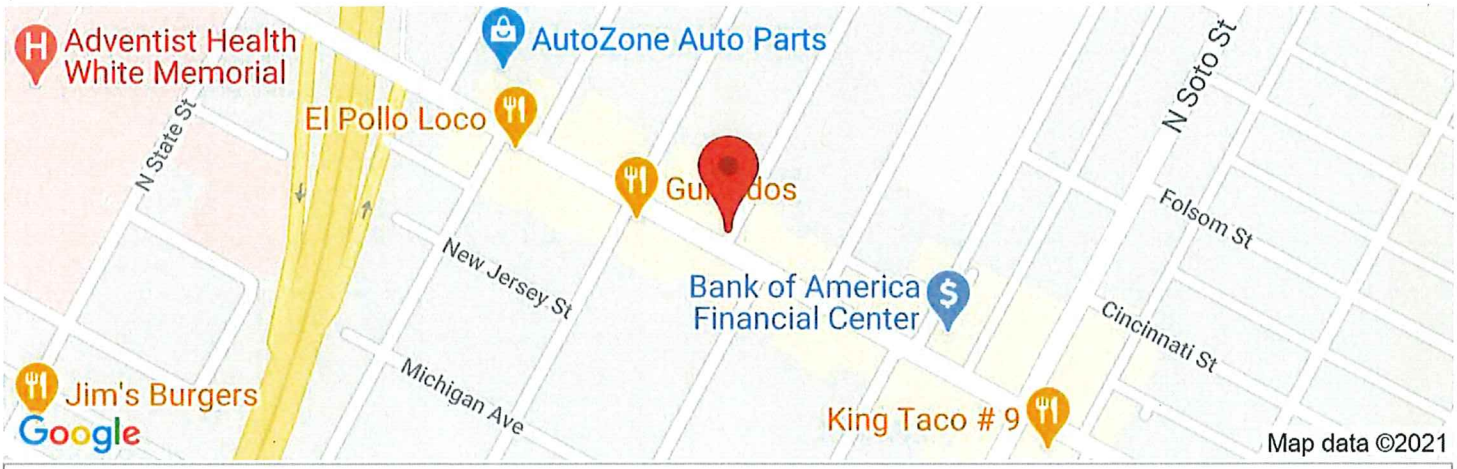
A.G.I. GEOTECHNICAL, INC.

U.S. SEISMIC DESIGN MAPS

A.G.I. GEOTECHNICAL, INC.

E. Cesar E. Chavez Ave. & N. Chicago St.

Latitude, Longitude: 34.0482, -118.2106



Date	3/3/2021, 12:42:15 PM
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	D - Default (See Section 11.4.3)

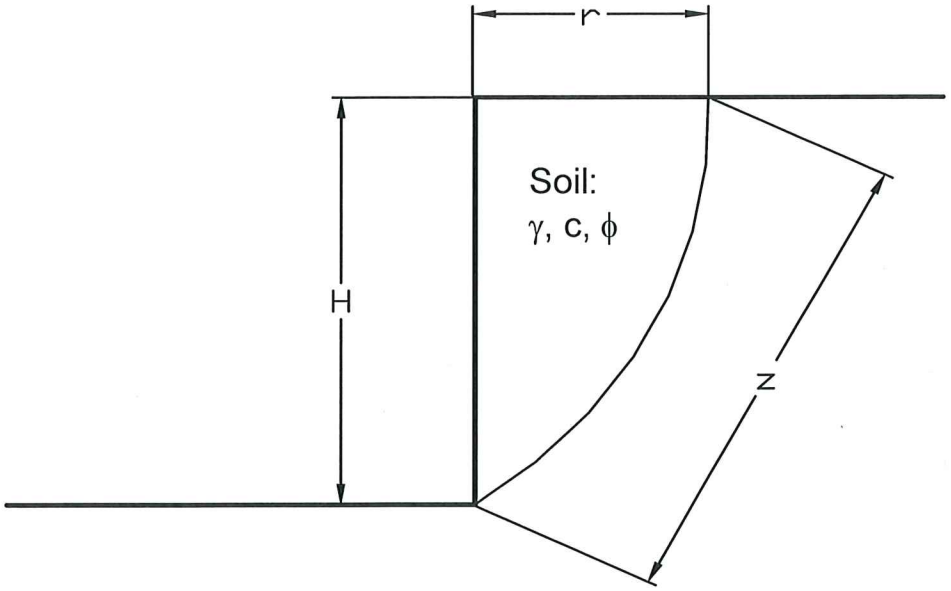
Type	Value	Description
S_S	1.953	MCE_R ground motion. (for 0.2 second period)
S_1	0.698	MCE_R ground motion. (for 1.0s period)
S_{MS}	2.343	Site-modified spectral acceleration value
S_{M1}	null -See Section 11.4.8	Site-modified spectral acceleration value
S_{DS}	1.562	Numeric seismic design value at 0.2 second SA
S_{D1}	null -See Section 11.4.8	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	null -See Section 11.4.8	Seismic design category
F_a	1.2	Site amplification factor at 0.2 second
F_v	null -See Section 11.4.8	Site amplification factor at 1.0 second
PGA	0.839	MCE_G peak ground acceleration
F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	1.007	Site modified peak ground acceleration
T_L	8	Long-period transition period in seconds
SsRT	1.953	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	2.179	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	2.479	Factored deterministic acceleration value. (0.2 second)
S1RT	0.698	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.78	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.778	Factored deterministic acceleration value. (1.0 second)
PGAd	0.999	Factored deterministic acceleration value. (Peak Ground Acceleration)
C_{RS}	0.896	Mapped value of the risk coefficient at short periods
C_{R1}	0.896	Mapped value of the risk coefficient at a period of 1 s

SLOT CUT STABILITY ANALYSIS

A.G.I. GEOTECHNICAL, INC.

SLOT CUT STABILITY ANALYSIS



Description	Value
Unit Weight, γ (pcf)	126
Friction, ϕ (deg)	22.9
Cohesion, c (psf)	400

Cut Height, H (ft)	12.0
Failure Radius, r (ft)	4.0
Failure Width, B = 2r (ft)	8.0

Volume, $V = \pi r^2 H / 4$ (ft^3)	151
Weight, $W = V\gamma$ (lb)	19,037
Surcharge, Q (lb)	10,000
Weight+Surcharge, W + Q, (lb)	29,037

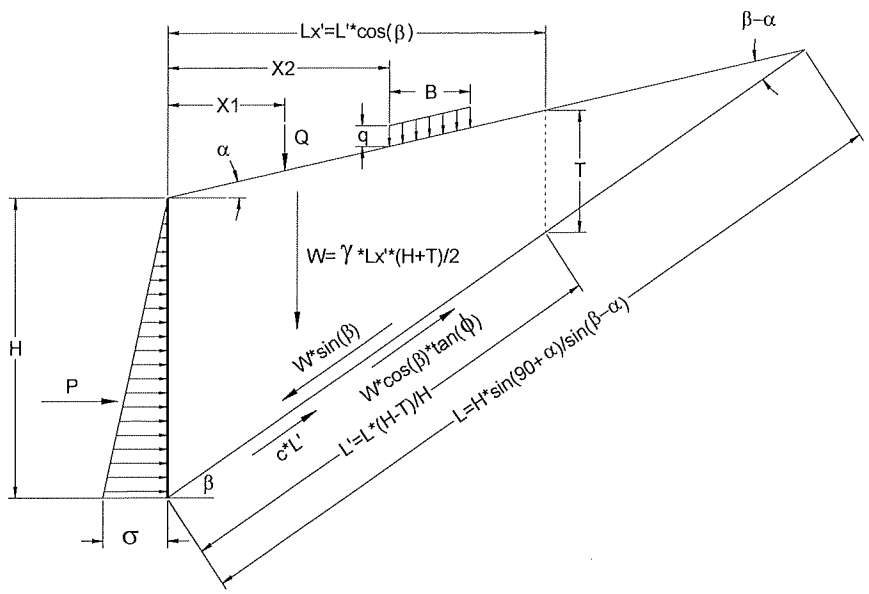
Surface Area, $A = 0.5236r ((r^2+4H^2)^{3/2} - r^3)$ (ft^2)	104
Driving Force, $F_D = WH / (r^2+H^2)^{1/2}$ (lb)	27,547
Normal Force, $F_N = Wr / (r^2+H^2)^{1/2}$ (lb)	9,182
Frictional Resistance, $R_F = F_N \tan\phi$ (lb)	3,879
Cohesive Resistance, $R_C = A\ c$ (lb)	41,600
Total Resistance, $R = R_F + R_C$ (lb)	45,479
Factor of Safety, $FS = R / F_D$	1.65

A.G.I. GEOTECHNICAL, INC.

Project No.:	31-5719-00	**Date:** 03/02/2021
Calc. By:	WFB	
Proj Name:	E. Cesar E. Chavez Ave.	

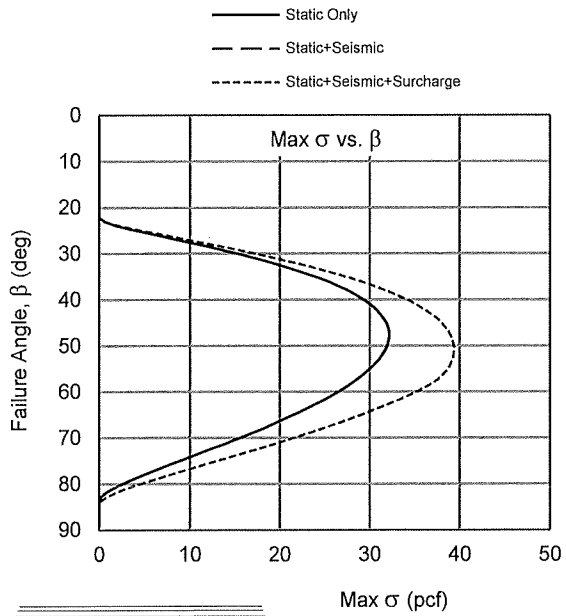
ACTIVE EARTH PRESSURE ANALYSES

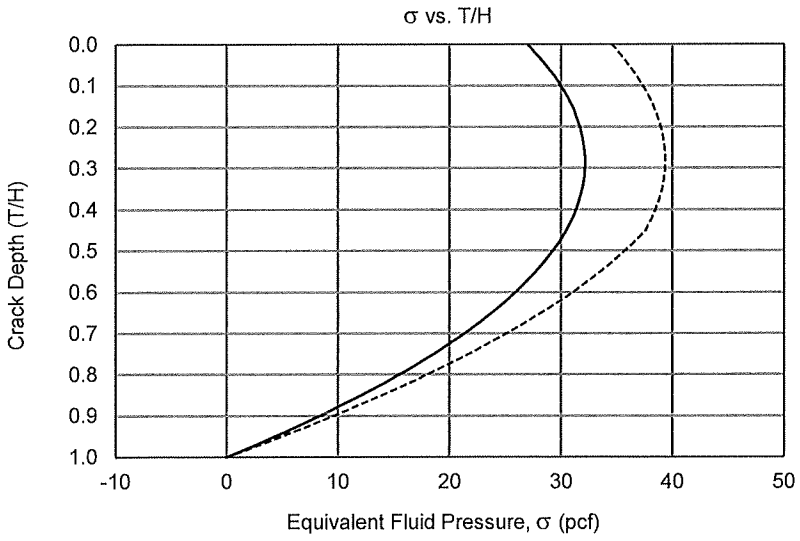
EQUIVALENT ACTIVE FLUID PRESSURE FROM SLIDING WEDGE ANALYSIS
CANTILEVERED WALL



Input Description	Value
Wall Height, H (ft)	20.0
Back Slope Angle, α (deg)	0.0
Line Load, Q (plf)	0
Line Load Distance, X1 (ft)	0
Strip Load, q (psf)	300
Strip Load Distance, X2 (ft)	0.0
Strip Load Width, B (ft)	10.0
Unit Weight, γ (pcf)	126
Cohesion, c (psf)	400
Friction Angle, ϕ (deg)	22.9
Horizontal Seismic Load, k_h (g)	0.00
Vertical Seismic Load, k_v (g)	0.00
Required Factor of Safety, FS	1.50

Output Description	Value
Static-Critical Failure Angle, β (deg)	47.6
Total Failure Length, L	27.1
Maximum Reaction, P (lb)	6434
Maximum Equivalent Fluid Pressure, σ (pcf)	32.2
Equivalent Fluid Pressure Coefficient, K	0.255
Static+Seismic-Critical Failure Angle, β (deg)	47.6
Total Failure Length, L	27.1
Maximum Reaction, P (lb)	6434
Maximum Equivalent Fluid Pressure, σ (pcf)	32.2
Equivalent Fluid Pressure Coefficient, K	0.255
Static+Seismic+Surcharge-Critical β (deg)	51.2
Total Failure Length, L	25.7
Maximum Reaction, P (lb)	7874
Maximum Equivalent Fluid Pressure, σ (pcf)	39.4
Equivalent Fluid Pressure Coefficient, K	0.312





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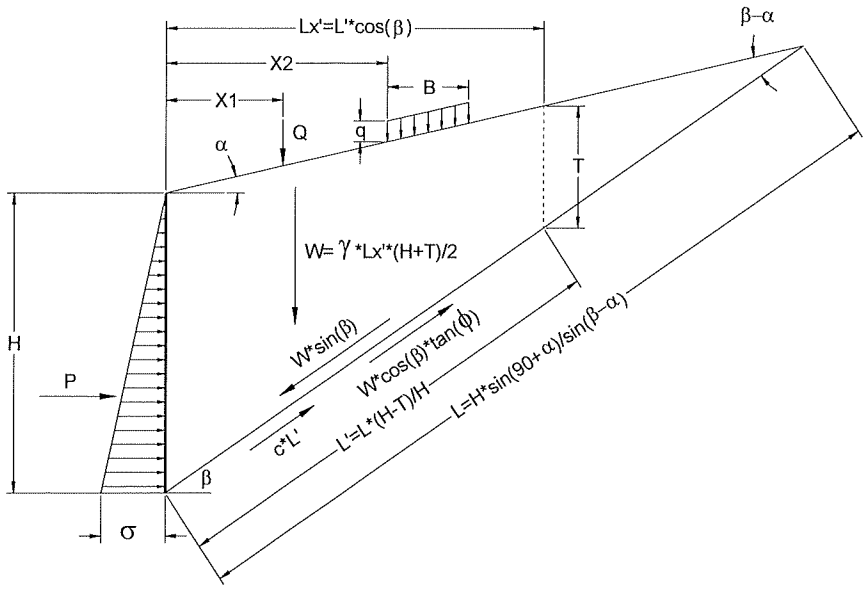
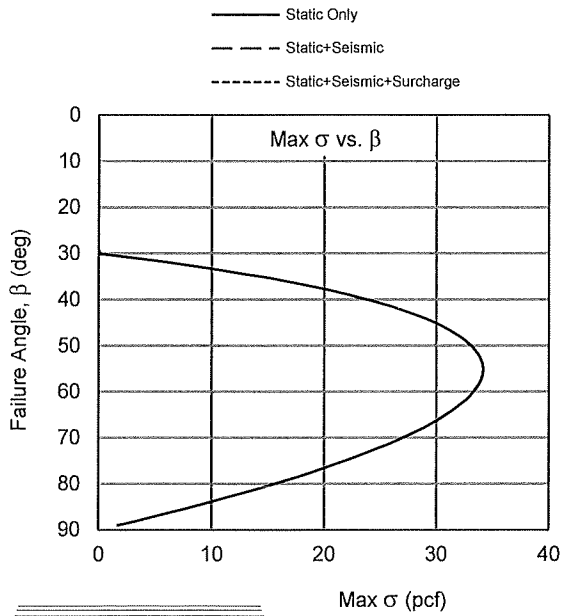
Proj. No.:	31-5719-00	**Date:** 03/02/2021
Calc By:	WFB	
Project:	E. Cesar E. Chavez Ave.	

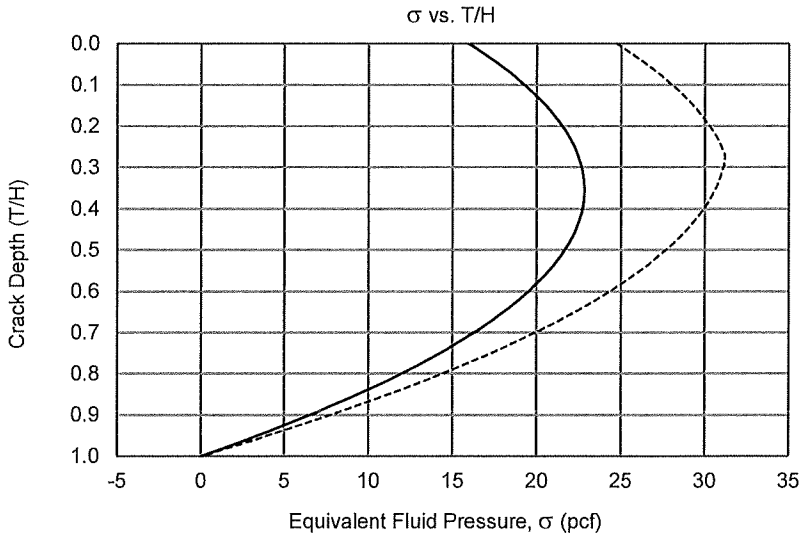
EQUIVALENT ACTIVE FLUID PRESSURE FROM SLIDING WEDGE ANALYSIS
TEMPORARY SHORING



Input Description	Value
Wall Height, H (ft)	20.0
Back Slope Angle, α (deg)	0.0
Line Load, Q (plf)	0
Line Load Distance, X1 (ft)	0
Strip Load, q (psf)	300
Strip Load Distance, X2 (ft)	0.0
Strip Load Width, B (ft)	10.0
Unit Weight, γ (pcf)	126
Cohesion, c (psf)	400
Friction Angle, ϕ (deg)	22.9
Horizontal Seismic Load, k_h (g)	0.00
Vertical Seismic Load, k_v (g)	0.00
Required Factor of Safety, FS	1.25

Output Description	Value
Static-Critical Failure Angle, β (deg)	55.6
Total Failure Length, L	24.3
Maximum Reaction, P (lb)	4564
Maximum Equivalent Fluid Pressure, σ (pcf)	22.8
Equivalent Fluid Pressure Coefficient, K	0.181
Static+Seismic-Critical Failure Angle, β (deg)	55.6
Total Failure Length, L	24.3
Maximum Reaction, P (lb)	4564
Maximum Equivalent Fluid Pressure, σ (pcf)	22.8
Equivalent Fluid Pressure Coefficient, K	0.181
Static+Seismic+Surcharge-Critical β (deg)	55.6
Total Failure Length, L	24.3
Maximum Reaction, P (lb)	6243
Maximum Equivalent Fluid Pressure, σ (pcf)	31.2
Equivalent Fluid Pressure Coefficient, K	0.248





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Proj. No.:	31-5719-00	**Date:** 03/02/2021
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Project:	E. Cesar E. Chavez Ave.	

AT-REST EARTH PRESSURE ANALYSIS

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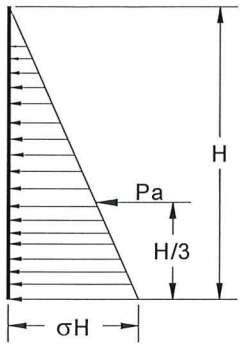
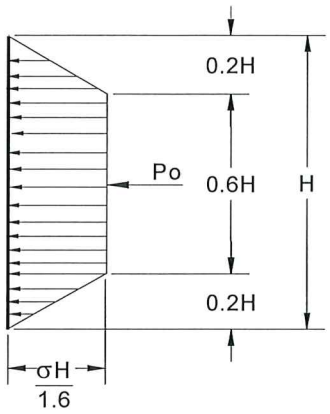
AT-REST EARTH PRESSURE FROM JAKY'S Ko EQUATION



TRIANGULAR



TRAPEZOIDAL

UNIT WEIGHT, γ (lb/ft^2)	126	
FRICTION ANGLE, ϕ ' (deg)	22.9	
JAKY'S Ko, σ (lb/ft^2)		
sin ϕ	0.389	
Ko	0.554	
σH (lb/ft^2)	70	(triangular)
σH/1.6 (lb/ft^2)	44	xH (trapezoidal)

Normally Consolidated Soils, Jaky's K_o Equation

In 1944 J. Jaky's paper "The Coefficient of Earth Pressure at Rest" presented his theoretical derivation of K_o:

$$K_o = (1 - \sin\varphi')\frac{\left(1 + \frac{2}{3}\sin\varphi'\right)}{(1 + \sin\varphi')}$$

where φ' is the effective angle of internal friction. The above equation can be simplified to the following approximation:

$$K_o = (1 - \sin\varphi').$$

The difference in the calculated values is shown in Fig 3, and ranges from 9 percent at low friction angles to 16 percent at high friction angles. However, "considering the difficulty of making an appropriate choice for φ' for a given soil, this approximation is sufficiently accurate for most engineering purposes" (Wroth, 1972).

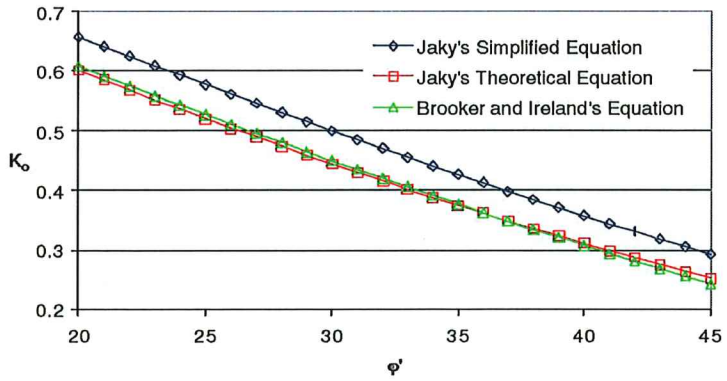


Fig 3: Comparison of Several K_o Equations for Normally Consolidated Soils

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Proj. No.:	31-5719-00	Date: 03/02/2021
Calc By:	WFB	
Project:	E. Cesar E. Chavez Ave.	

INFORMATION BULLETIN
P/BC 2020-083

A.G.I. GEOTECHNICAL, INC.

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY

INFORMATION BULLETIN / PUBLIC - BUILDING CODE
REFERENCE NO.: LABC 1610.1, 1807.2 Effective: 01-01-2020
DOCUMENT NO.: P/BC 2020-083 Revised: 03-23-2020
Previously Issued As: P/BC 2011-083

RETAINING WALL DESIGN

This information bulletin provides general criteria for design of retaining walls. In particular, guidelines include:

- Minimum static design earth pressures retaining level and sloping ground;
- Vertical surcharge loads on walls;
- Seismic lateral earth pressure on retaining walls; and,
- Acceptable engineering criteria for retaining wall design.

Alternative design procedures justified in a geotechnical report may also be approved.

Design of retaining walls as presented in this Bulletin are in accordance with Sections 1610.1 and 1807.2 of the City of Los Angeles Building Code (LABC).

I. SOIL LATERAL LOADS

LABC 1610.1 General. *Foundation walls and retaining walls shall be designed to resist lateral soil loads. Soil loads specified in Table 1610.1 shall be used as the minimum design lateral soil loads unless determined otherwise by a geotechnical investigation in accordance with Section 1803. Foundation walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure. Retaining walls free to move and rotate at the top shall be permitted to be designed for active pressure. Design lateral pressure from surcharge loads shall be added to the lateral earth pressure load. Design lateral pressure shall be increased if soils at the site are expansive. Foundation walls shall be designed to support the weight of the full hydrostatic pressure of un-drained backfill unless a drainage system is installed in accordance with Sections 1805.4.2 and 1805.4.3.*

Exception*: Foundation walls extending not more than 8 feet (2438 mm) below grade and laterally supported at the top by flexible diaphragms shall be permitted to be designed for active pressure.*

Maximum values presented in Table 1610.1 shall be used for design, unless a geotechnical investigation determines the type of material retained or justifies lower values or both.

Table 1610.1 does not provide design lateral soil loads for retaining sloping ground. Therefore, a geotechnical investigation report shall be provided when walls will retain sloping ground.

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II. RETAINING WALL DESIGN

LABC 1807.2.2 Design lateral soil loads. *Retaining walls shall be designed for the lateral soil loads set forth in Section 1610.*

LABC 1807.2.3 Safety factor*. Retaining walls shall be designed to resist the lateral action of soil to produce sliding and overturning with minimum safety factor of 1.5 in each case. The load combinations of Section 1605 shall not apply to this requirement. Instead, design shall be based on 0.7 times nominal earthquake loads, 1.0 times other nominal loads, and investigation with one or more of the variable loads set to zero. The safety factor against lateral sliding shall be taken as the available soil resistance at the base of the retaining wall foundation divided by the net lateral force applied to the retaining wall.*

Exception: *Where earthquake loads are included, the minimum safety factor for retaining wall sliding and overturning shall be 1.1.*

III. MINIMUM DESIGN STATIC ACTIVE LATERAL EARTH PRESSURES FOR RETAINING WALLS SUPPORTING LEVEL AND SLOPING GROUND WHEN A GEOTHECNICAL INVESTIGATION REPORT IS PROVIDED

The design static active equivalent fluid pressure (EFP) for walls that retain drained earth[1] when a geotechnical investigation report is provided shall not be less than the values shown in Table 1. The horizontal resultant force is determined as illustrated in Figure 1. A vertical component equal to one third of the horizontal force so obtained may be assumed at the plane of contact between the retained soil and wall surface when considering the total resisting moment taken at the toe of the wall. Such a vertical component is not permitted when filter fabric is used behind retaining walls.

The depth of the retained earth shall be the vertical distance below the ground surface measured at the wall face of stem design or measured at the heel of the footing for overturning and sliding.

TABLE 1 Minimum Static Equivalent Fluid Pressures

Surface Slope of Retained Material* Horizontal (H) to Vertical (V)	Equivalent Fluid Pressure γ_{EFP} (pounds per cubic foot, pcf)
LEVEL (0° angle)	30
5 to 1	32
4 to 1	35
3 to 1	38
2 to 1	43
1.5 to 1	55
1 to 1 (45° angle)	80

[1] Drainage system shall be installed in accordance with LABC Section 1805.4.2 and 1805.4.3.

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* Where the surface slope of the retained earth varies, the design slope shall be obtained by connecting a line from the top of the wall to the highest point on the slope whose limits are within the horizontal distance from the stem equal to the stem height of the wall.

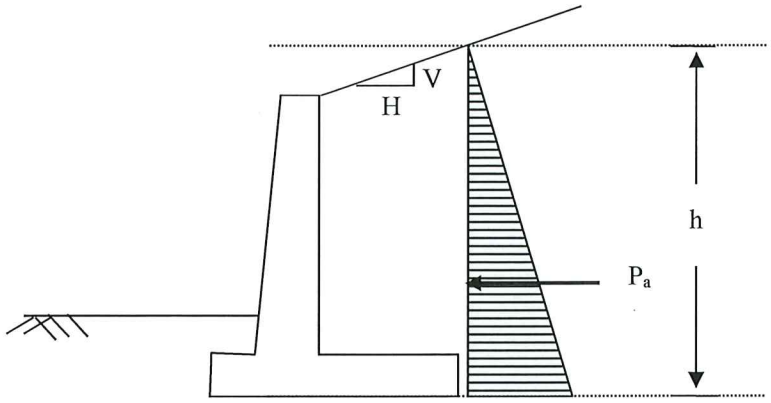

Figure 1 – Horizontal Resultant Force

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

$$applied\ at \frac{1}{3} h\ measured\ from\ bottom\ of\ wall\ footings$$

IV. METHODS OF DETERMINING VERTICAL SURCHARGE LOADS ON WALLS

Any superimposed vertical loading, except retained earth, shall be considered as surcharge and provided for in the design. Uniformly distributed loads may be considered as equivalent added depth of retained earth. Surcharge loading due to continuous or isolated footings can be determined by Equations 2 and 3, and as illustrated in Figure 2, or by an equivalent method approved by the Superintendent of Building. Equation 2 is limited to retaining walls that are permitted to be designed for active pressure[2]. This method shall also be limited to the design of retaining walls only under vertical surcharge. Retaining walls under lateral surcharge shall be designed by licensed civil/structural engineer with approval from the Department. The Superintendent of Building may require a site-specific geotechnical investigation prior to approving a permit for such a wall.

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

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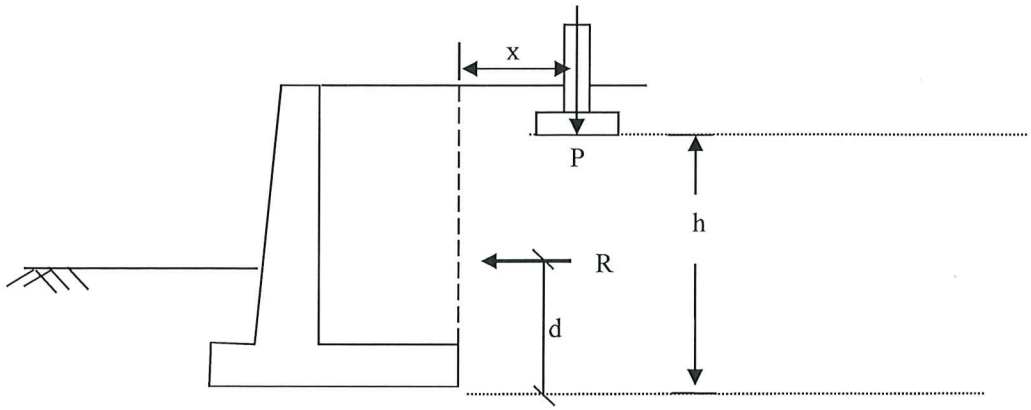

Figure 2 - Vertical Surcharge Loads

Resultant lateral force:

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

Location lateral resultant:

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

Where:

R	is the resultant lateral force measured in pounds per foot of wall width.
P	is the resultant surcharge loads of continuous or isolated footings measured in pounds per foot of length parallel to the wall.
x	is the distance of resultant load from back face of wall footings measured in feet.
h	is the depth below point of application of surcharge loading to bottom of wall footing measured in feet.
d	is the depth of lateral resultant below point of application of surcharge loading measured in feet.
$\tan^{-1}$ h/x	is the angle in radians whose tangent is equal to h/x.

Loads applied within a horizontal distance equal to the wall height (i.e. $x \leq h$), measured from the back face of the wall footings, shall be considered as surcharge.

For isolated footings that have a width parallel to the wall less than 3 feet, "R" may be reduced to one-sixth the calculated value.

The resultant lateral force "R" shall be assumed to be uniform for the length of footing parallel to the wall and to diminish uniformly to zero at the distance "x" beyond the ends of the footing, as shown in Figure 3.

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Vertical pressure due to surcharge applied to the top of the wall footing may be considered to spread uniformly within the limits of the stem and planes making an angle of 45 degrees with the vertical, as shown in Figure 3.

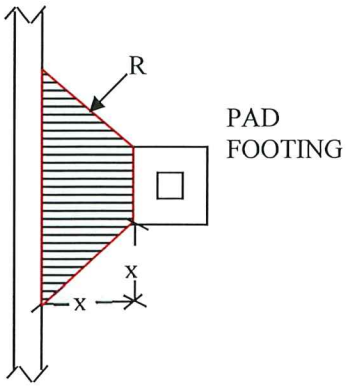

Figure 3 - Vertical Surcharge Loads, Plan View

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

V. METHOD FOR DETERMINING SEISMIC LATERAL EARTH PRESSURE ON RETAINING WALLS

Section **1803.5.12** of the LABC specifies that for Seismic Design Categories D through F, retaining walls supporting more than 6 feet of backfill shall be designed for seismic lateral earth pressures due to design earthquake ground motions.

The seismic lateral earth pressure for walls retaining level ground can be calculated using the Equation 4, based on Seed and Whitman (1970)[3]:

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

Where:

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

[3] Seed, H.B. and Whitman, R.V., 1970, Design of Earth Retaining Structures for Dynamic Loads, *ASCE Specialty Conference, Lateral Stresses in the Ground and Design of Earth Retaining Structures,* pp 103-147.

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The seismic lateral earth pressure shall be applied in addition to the static lateral earth pressure, and can be applied assuming an inverted triangular distribution, with the resultant applied at a height of 2/3 h measured from the bottom of wall footings.

Example: For a site located at 201 N. Figueroa St, for Site Class C, the PGA_M is 0.94g. The seismic lateral earth pressure can be calculated as the following:

$$\gamma_{EFP\ (seismic)} = \frac{3}{4} k_h \gamma_{soil} = \frac{3}{4} \times \frac{1}{2} \times \frac{2}{3} \times 0.94 \times 120pcf = 28.2\ pcf;$$

VI. ACCEPTABLE ENGINEERING CRITERIA FOR RETAINING WALL DESIGN

LABC 1807.2.1 *Retaining walls shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift.*

a. Bearing Pressure and Overturning

Minimum values presented in LABC Table 1806.2[4] shall be used for design, unless a geotechnical investigation determines the type of material for foundation support or justifies higher load-bearing values or both. The resultant of vertical loads and lateral pressures shall pass through the middle one third of the base.

b. Lateral Pressures

Retaining walls shall be restrained against sliding by lateral sliding resistance of the base against the earth, by lateral bearing pressure against the soil, or by a combination of the two[5]. Minimum values presented in LABC Table 1806.2 shall be used for design, unless a geotechnical investigation determines the type of material for lateral bearing and lateral sliding resistance or justifies higher allowable lateral bearing and lateral sliding resistance values or both.

When used, keys shall be assumed to lower the plane of lateral sliding resistance and the depth of lateral bearing to the level of the bottom of the key. Lateral bearing pressures shall be assumed to act on a vertical plane located at the toe of the footing.

VII. SPECIAL CONDITION

The Superintendent of Building may require a site-specific soil investigation before approving any permit for a retaining wall whenever, the following exist: the adequacy of the foundation material to support a wall is questionable; an unusual surcharge condition exists such as

[4] Per LABC 1806.2: Mud, organic silt, organic clay, peat or **unprepared fill** shall not be assumed to have a presumptive load-bearing capacity.
[5] Reference code section LABC 1806.3.1.

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seepage pressure; or when the retained earth is so stratified or of such a character as to invalidate normal design assumptions..

Additionally, the footings for all retaining walls shall extend a minimum of 24 inches below the natural and finish grades in accordance with the requirements contained in Information Bulletin P/BC 2020-116 for expansive soils conditions unless a soil report indicates expansive soils do not exist at the site.

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INFORMATION BULLETIN
P/BC 2017-141

A.G.I. GEOTECHNICAL, INC.

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY

INFORMATION BULLETIN / PUBLIC - BUILDING CODE
REFERENCE NO.: LABC 3307.3 Effective: 01-01-2017
DOCUMENT NO.: P/BC 2017- 141 Revised:
Previously Issued As: P/BC 2014 - 141

GUIDELINES FOR DETERMINING LIVE LOADS SURCHARGE FROM SIDEWALK PEDESTRIAN TRAFFIC AND STREET TRAFFIC

Introduction

This Information Bulletin provides guidelines for determining live loads due to sidewalk pedestrian traffic and street traffic for temporary shoring design adjacent to the public way. Surcharge loads shall be applied where vehicular load or pedestrian loads are expected to act on the surface behind a shored excavation or retaining wall within a distance equal to the height of the excavation or wall.

Based on the study performed by Kim and Barker (2002), the American Association of State Highway and Transportation Officials (AASHTO) provided a guideline for determining the equivalent height of soil for vehicular loading on retaining wall and shoring parallel to traffic (AASHTO 3.11.6). AASHTO Article 3.11.6.2 also provides surcharge pressures on retaining walls and shoring due to point, line, and strip loads based on elasticity solution (Boussinesq, 1876). Based on AASHTO recommendations, the following three methods for determining surcharge pressure on retaining walls and temporary shoring are generally acceptable to the Department. **Note: Regardless of the method used, in no case shall the traffic surcharge pressure be less than 60 psf for cantilever condition and 90 psf for braced condition. This pressure shall be considered with rectangular distribution applied horizontally on the face of the shoring.**

I. Simple Method Using Equivalent Soil Heights for Live Loads (Method A)

Method A is applicable where no specific recommendations for traffic surcharge are provided in the Soils Report. Method A uses the following equation to determine the lateral surcharge pressure on retaining wall and shoring.

$$q = \gamma_{EFP} \times H_{eq}$$

Where: q = lateral surcharge pressure (psf) in rectangular distribution
γ_{EFP} = equivalent fluid pressure (pcf) for shoring design
H_{eq} = equivalent height of soil from "Table 1" below

Table 1*

Equivalent Height of Soil for Vehicular Loading on Retaining Wall and Shoring Parallel to Traffic

Excavation/Wall Height (ft)	Distance from the edge of excavation (ft)	
	0.0 ft	1.0 ft or further
5.0	5.0	2.0
10.0	3.5	2.0
≥20.0	2.0	2.0

* From Table 3.11.6.4-2 of the AASHTO document referenced above.

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Example:

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

Traffic Surcharge $q = \gamma_{EFP} \times H_{eq}$= 30 pcf (Given in this example) x 3.5 ft (From Table 1) = 105 psf. This surcharge shall apply as a rectangular distribution to the full height of shoring.

II. Site-Specific Calculation Using Equivalent Soil Heights for Live Loads (Method B)

Method B is applicable where site-specific lateral earth pressure coefficients are provided in the Soils Report approved by the Grading Division. Method B uses the following equation to determine the lateral surcharge pressure on retaining wall and shoring.

$$q = k \times \gamma_s \times H_{eq}$$

Where:
q = lateral surcharge pressure (psf) in rectangular distribution
k = active or at-rest earth pressure coefficient from Soils Report
γ_s = total unit weight of soil (pcf)
H_{eq} = equivalent height of soil from "Table 1" above

III. Site-Specific Calculation Using Elasticity Solutions (Method C)

As discussed above, elasticity solutions included in AASHTO LRFD 2012 Bridge Design Specifications, 6th Edition (Article 3.11.6.2) are acceptable to the Department. Method C is used for more complex conditions, such as when heavy construction equipment (crane, etc.) will surcharge a shored excavation. Specific calculations for this method shall be determined by either the soils engineer of record or the project shoring engineer.

If the specific calculations are provided by the soils engineer in the soils report, such report shall be approved by the Grading Division.

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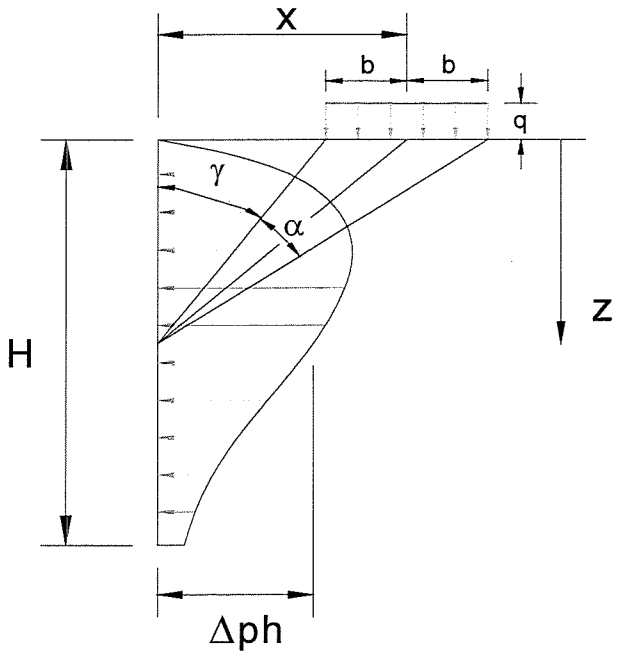
LATERAL SURCHARGE DIAGRAMS

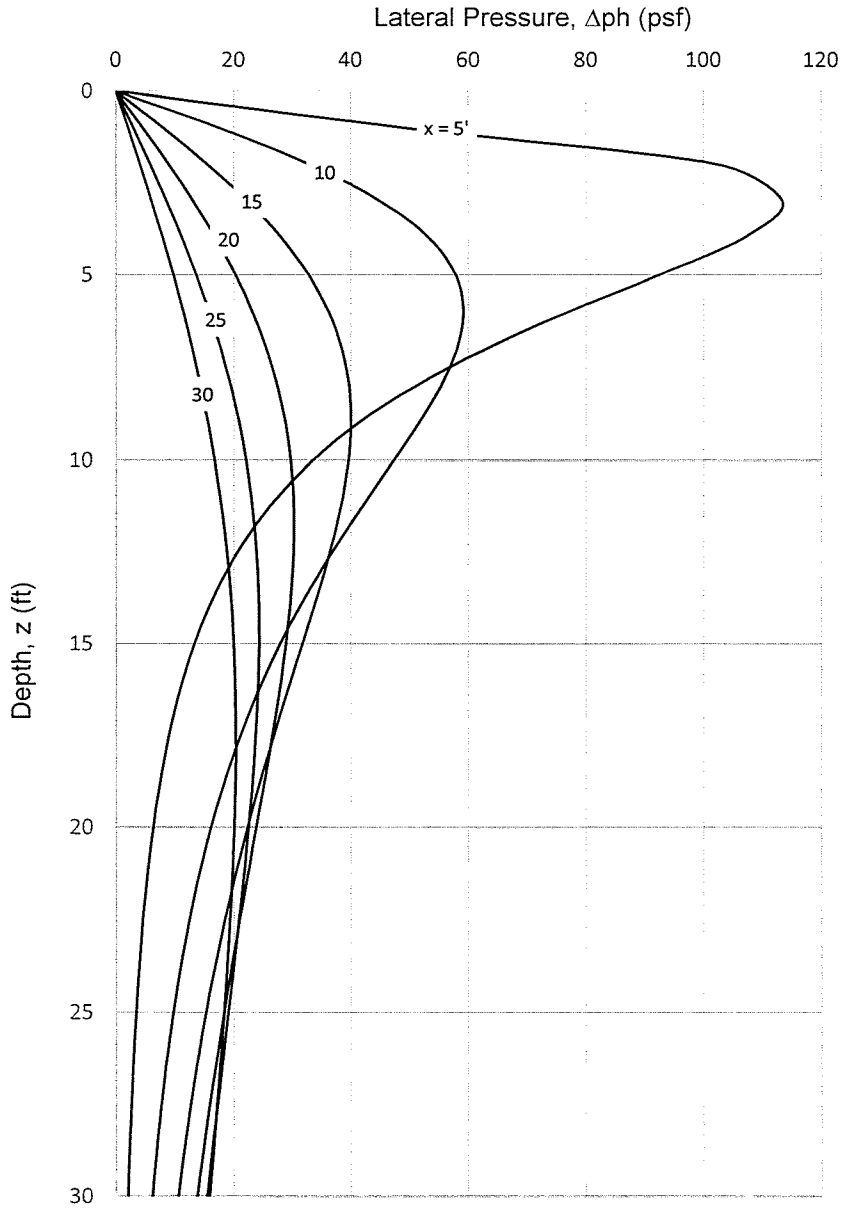
LATERAL PRESSURE DUE TO UNIFORM STRIP LOAD
AT-REST CASE - RESTRAINED WALL



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

INPUT DATA :

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



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

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

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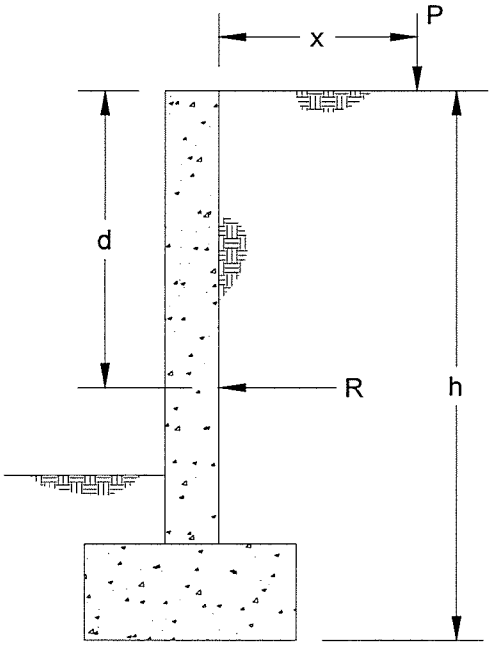
Proj. No.: :	31-5719-00	Date: 03-2021
Project:	E. Cesar E. Chavez Ave. & N. Chicago St.	
Calc. By:	WFB	

LATERAL PRESSURE DUE TO LINE LOAD
ACTIVE CASE

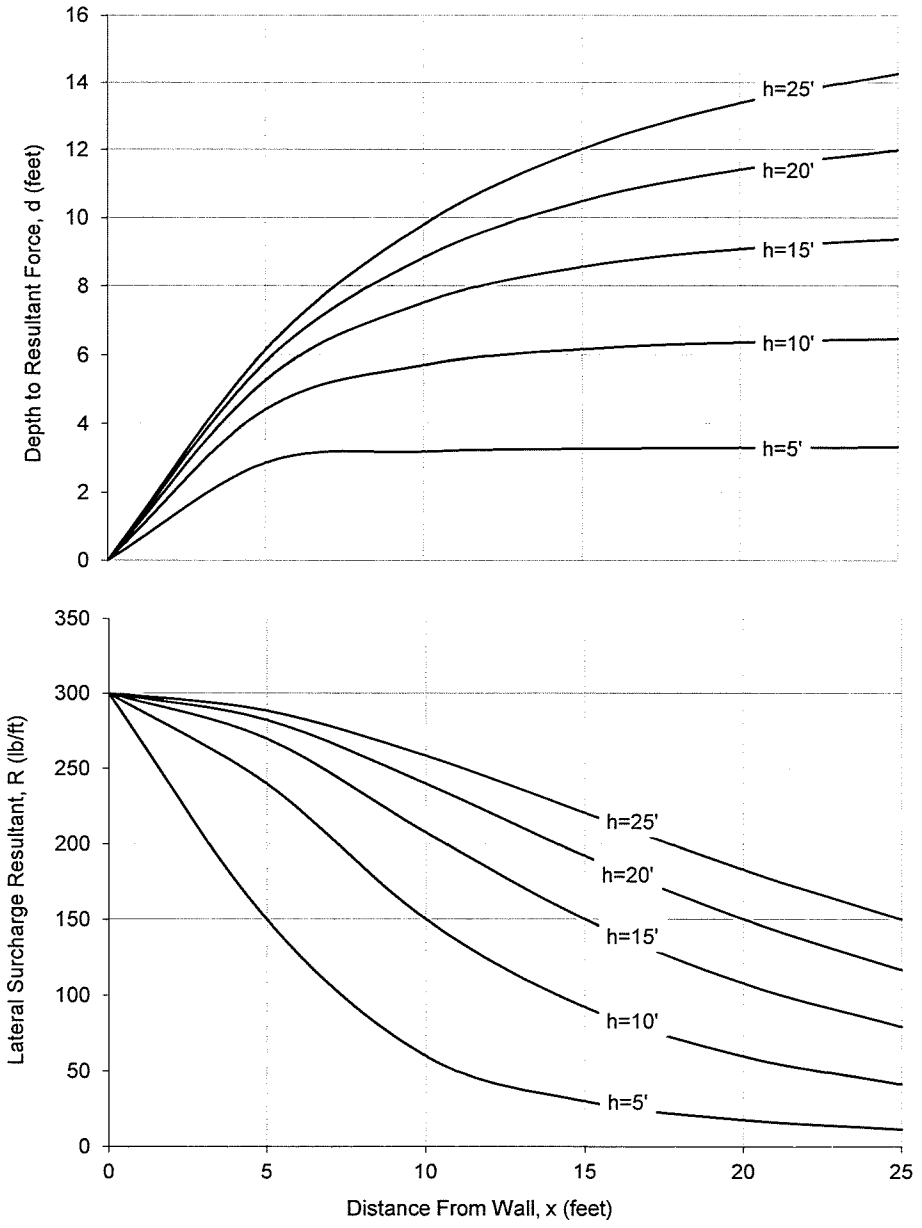


Resultant Lateral Force: $R = \frac{0.3Ph}{x^2 + h^2}$

Location of Lateral Resultant:

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

Line Load, P (lb/ft) : 1000



Reference: LADBS Information Bulletin P/BC 2020-083

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

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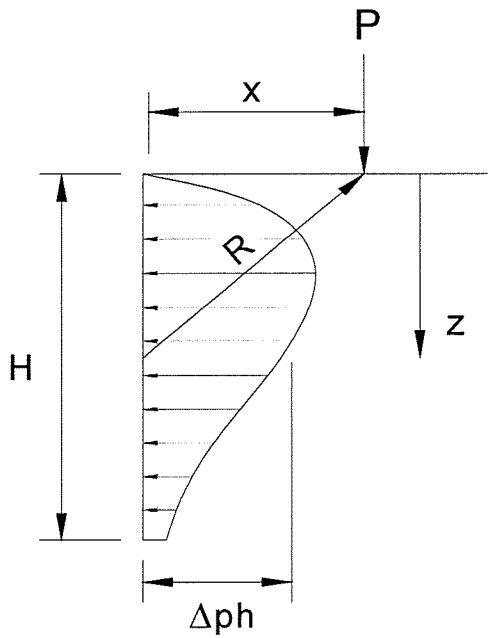
A.G.I. GEOTECHNICAL, INC

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

Proj. No.: :	31-5719-00	Date: 03-2021
Project:	E. Cesar E. Chavez Ave. & N. Chicago St.	
Calc. By:	WFB	

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



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

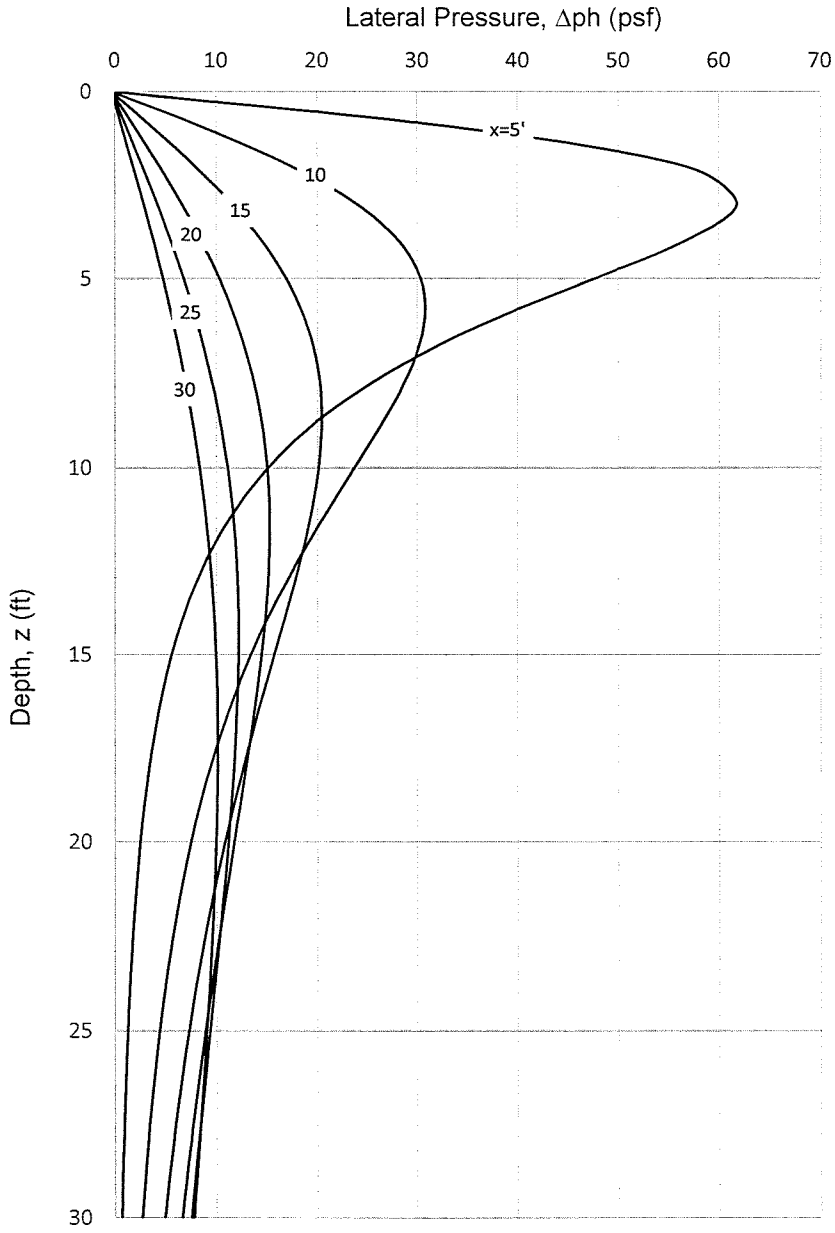
INPUT DATA :

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

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

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

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



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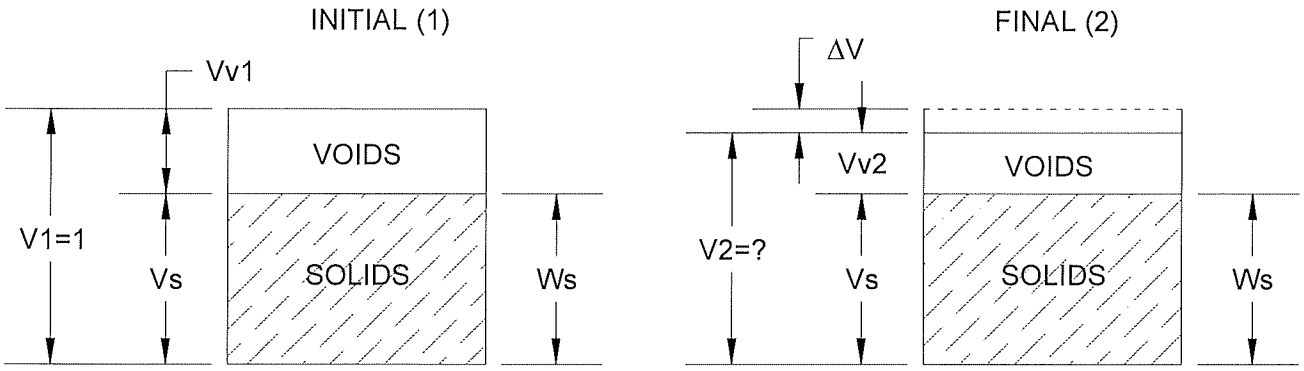
Proj. No.: :	31-5719-00	Date: 03-2021
Project:	E. Cesar E. Chavez Ave. & N. Chicago St.	
Calc. By:	WFB	

SHRINKAGE CALCULATION

SHRINKAGE (-) / BULKING (+) DETERMINATION



$$\gamma d1 = \frac{Ws}{V1} = \frac{Ws}{1} = Ws$$

$$\gamma d2 = \frac{Ws}{V2}$$

$$V2 = \frac{Ws}{\gamma d2} = \frac{\gamma d1}{\gamma d2}$$

$$\Delta V = V2 - V1 = \frac{\gamma d1}{\gamma d2} - 1$$

$$\Delta V\% = \frac{V2 - V1}{V1} = 100 \times \frac{\frac{\gamma d1}{\gamma d2} - 1}{1} = 100 \times \left(\frac{\gamma d1}{\gamma d2} - 1\right)$$

1) γ_{d1}, INITIAL DRY DENSITY (pcf)	106	(IN-SITU)
2) γ_{d2}, FINAL DRY DENSITY (pcf)	117	(COMPACTED OR EXCAVATED)
ΔV, VOLUME CHANGE (ft^3)	-0.093	($\gamma_{d1} / \gamma_{d2} - 1$)
$\Delta V\%$, VOLUME CHANGE (%)	**-9.3**	**SHRINKAGE**

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

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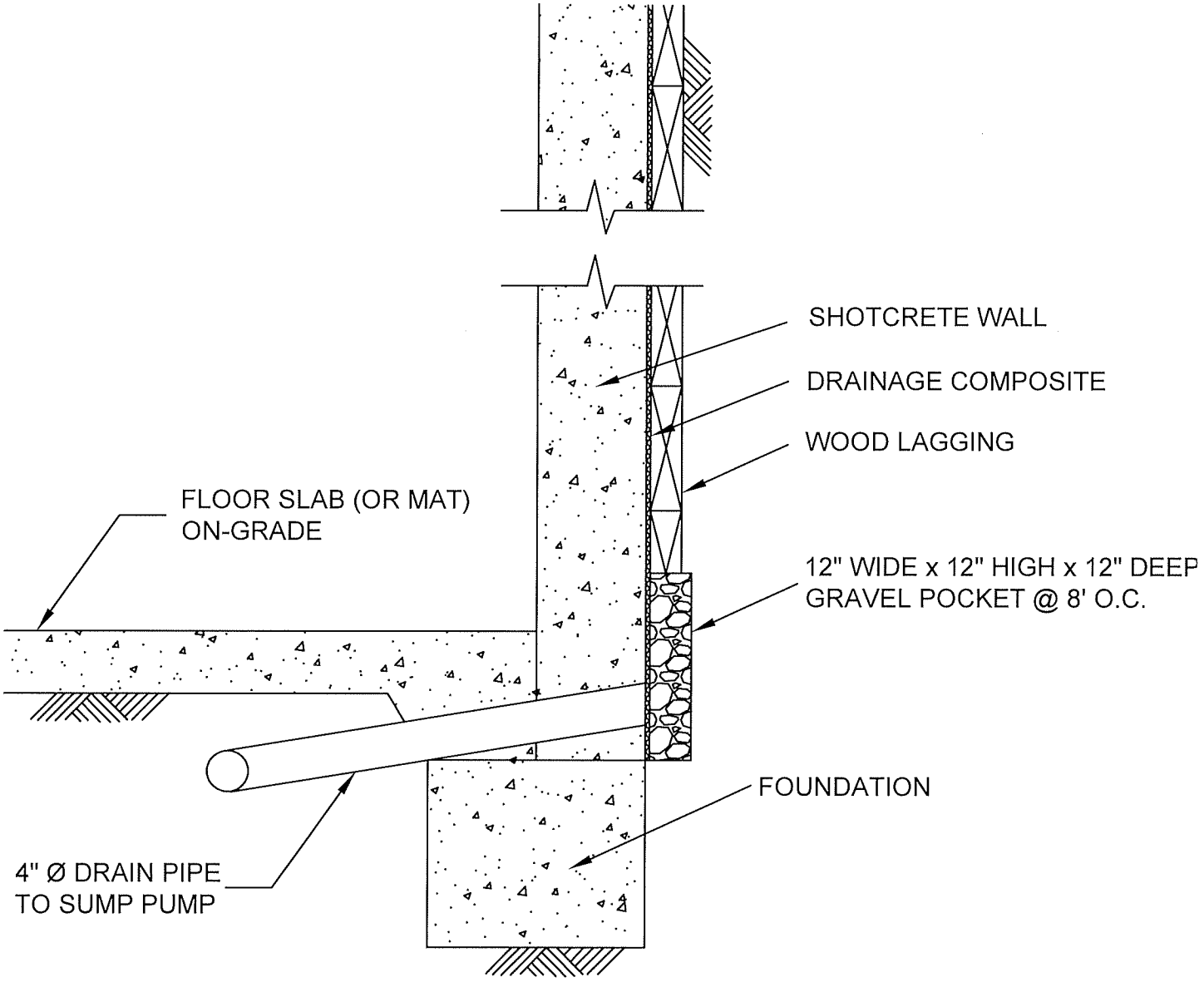
Proj. No.:	31-5719-00	**Date:** 03-2021
Project:	E. Cesar E. Chavez Ave.	
Calc. By:	WB	

PROPERTY LINE PERIMETER DRAIN TYPICAL

A.G.I. GEOTECHNICAL, INC.



(NOT TO SCALE)

A.G.I. GEOTECHNICAL, INC.
Engineering Geology • Geotechnical Engineering
7247 Hayvenhurst Avenue, Unit A-2 • Van Nuys, CA 91406
(818) 785-5244 • Fax (818) 785-6251

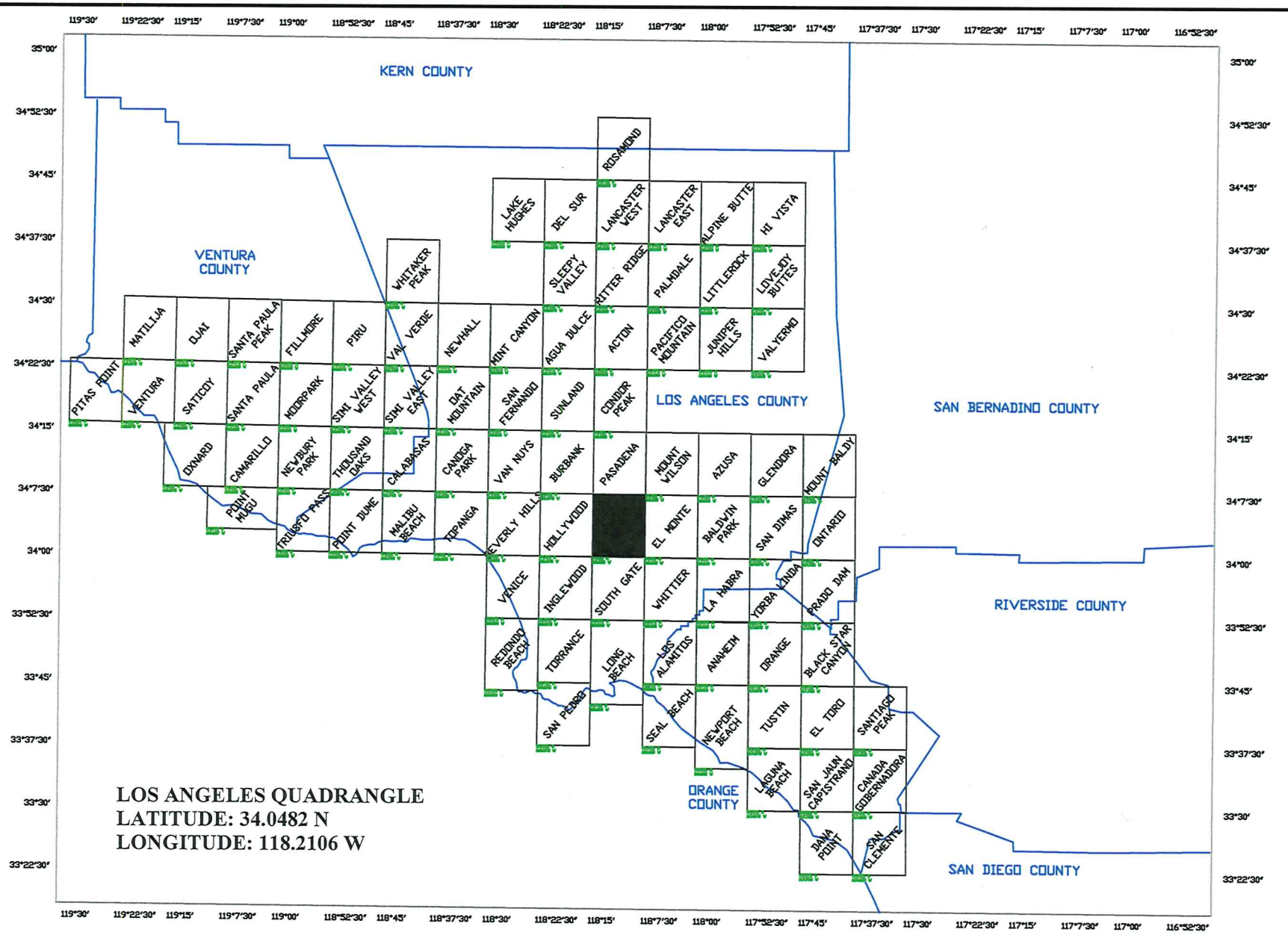
PROPERTY LINE PERIMETER DRAIN TYPICAL

E. Cesar E. Chavez Ave. & N. Chicago St., Los Angeles

PROJECT NO.	31-5719-00
DATE	03-2021
PREPARED BY	WFB
APPROVED BY	MBS

QUADRANGLE LOCATION MAP

A.G.I. GEOTECHNICAL, INC.



LOS ANGELES QUADRANGLE
LATITUDE: 34.0482 N
LONGITUDE: 118.2106 W

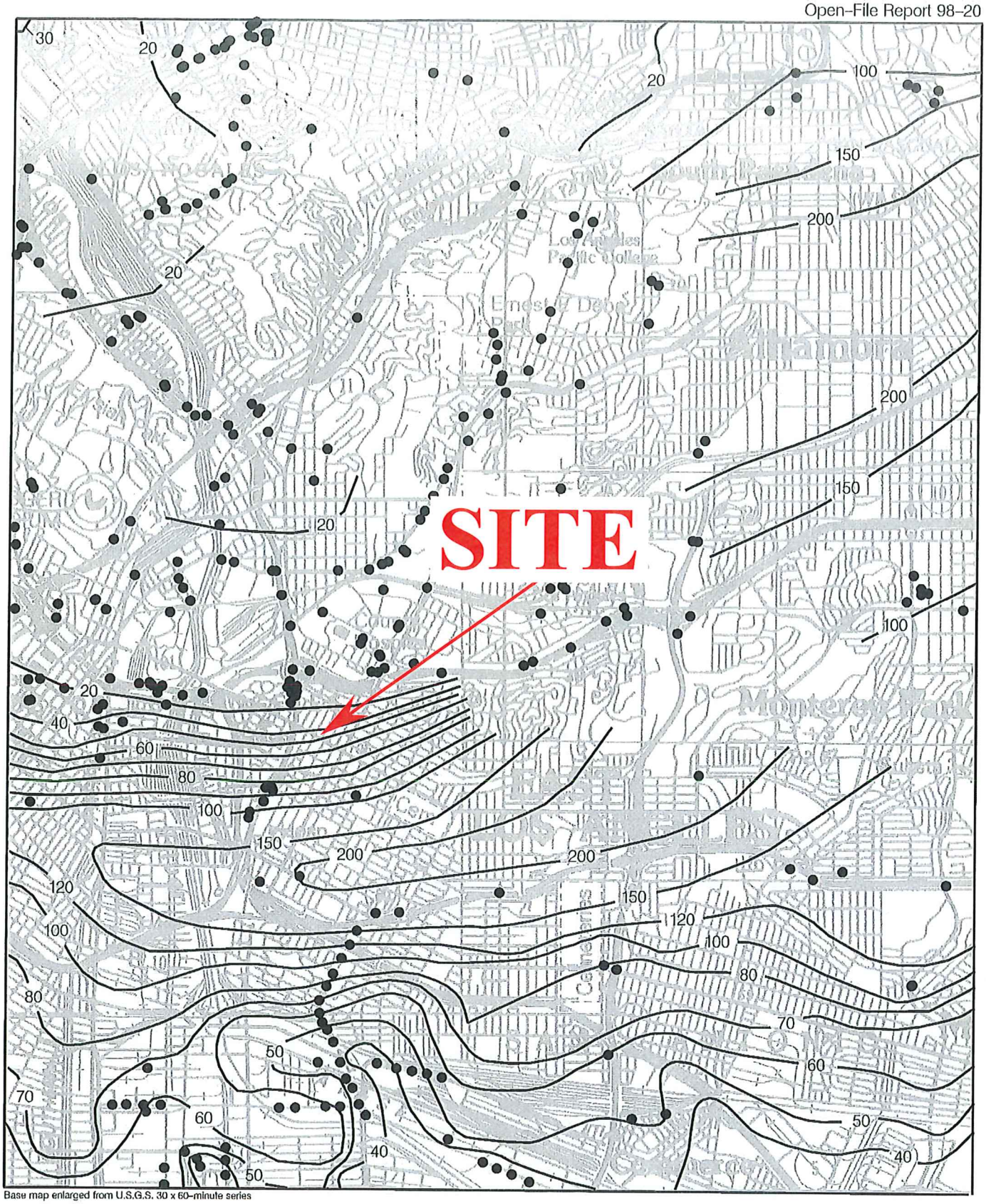
A.G.I. GEOTECHNICAL, INC.
Engineering Geology • Geotechnical Engineering
16555 Sherman Way, Unit A • Van Nuys, CA 91406
(818) 785-5244 • Fax (818) 785-6251

QUADRANGLE LOCATION MAP

E. Cesar E. Chavez Ave. & N. Chicago St., Los Angeles

PROJECT NO.	31-5719-00
DATE	02-2021
PREPARED BY	WFB
APPROVED BY	MBS

GROUNDWATER MAP



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

Plate 1.2 Historically Highest Ground Water Contours and Borehole Log Data Locations, Los Angeles Quadrangle.

● Borehole Site

~30~ Depth to ground water in feet

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

GROUNDWATER MAP

E. Cesar E. Chavez Ave. & N. Chicago St., Los Angeles

PROJECT NO.	31-5719-00
DATE	02-2021
PREPARED BY	WFB
APPROVED BY	MBS

G – Environmental Studies and Supporting Documents

G3 – LA Department of Transportation Referral

REFERRAL FORMS:

TRANSPORTATION STUDY ASSESSMENT

DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

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

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

GENERAL INFORMATION

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

SPECIAL REQUIREMENTS

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

☐ Copy of Department of City Planning Application (CP-7771.1).

☐ Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.

☐ If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.

☐ Copy of project-specific VMT Calculator[1] analysis results.

TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW

LADOT DEVELOPMENT SERVICES DIVISION OFFICES: Please route this form for processing to the appropriate LADOT Office as follows:

Metro	**West LA**	**Valley**
213-972-8482	*213-485-1062*	*818-374-4699*
100 S. Main St, 9th Floor	7166 W. Manchester Blvd	6262 Van Nuys Blvd, 3rd Floor
Los Angeles, CA 90012	Los Angeles, CA 90045	Van Nuys, CA 91401

1. PROJECT INFORMATION

Case Number: DIR-2021-8626-RDP-HCA

Address: 2115 - 2125 E. Cesar E. Chavez Ave. Los Angeles, CA 90033

Project Description: (N) 6 story 50 unit apartment building over 1 story commercial & subterranean parking

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

Applicant Name: Aaron Belliston

Applicant E-mail: aaron@bmrla.com Applicant Phone: 323-839-4623

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

2. PROJECT REFERRAL TABLE

	Land Use (list all)	**Size / Unit**	**Daily Trips**[1]
Proposed[1]	Apartments	50 Units	
	Retail	3858 SF	
		Total trips[1]*:*	335

a. Does the proposed project involve a discretionary action? **Yes** ☒ **No** ☐

b. Would the proposed project generate 250 or more daily vehicle trips[2]? **Yes** ☑ **No** ☐

c. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station[3]? **Yes** ☐ **No** ☑

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

Verified by: Planning Staff Name:_____ Phone: _____

Signature: _____ Date: _____

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

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

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

TO BE COMPLETED BY LADOT

3. PROJECT INFORMATION

	Land Use (list all)	**Size / Unit**	**Daily Trips**
Proposed	Apartments	50 Units	
	Retail	3858 SF	
	Total new trips:		335
Existing	Apartments	3 Units	
	Retail	8327 SF	
	Total existing trips:		280
	Net Increase / Decrease (+ or -)		55

a. Is the project a single retail use that is less than 50,000 square feet? **Yes** ☐ **No** ☒
b. Would the project generate a net increase of 250 or more daily vehicle trips? **Yes** ☐ **No** ☒
c. Would the project result in a net increase in daily VMT? **Yes** ☒ **No** ☐
d. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station? **Yes** ☐ **No** ☒

e. Does the project trigger Site Plan Review (LAMC 16.05)? **Yes** ☐ **No** ☒

f. Project size:
- **i.** Would the project generate a net increase of 1,000 or more daily vehicle trips? **Yes** ☐ **No** ☒
- **ii.** Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? **Yes** ☐ **No** ☒
- **iii.** Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? **Yes** ☐ **No** ☒

VMT Analysis (CEQA Review)
If **YES** to **a.** and **NO** to **d.** a VMT analysis is **NOT** required.
If **YES** to both **b.** and **c.**; or to **d.** a VMT analysis **is** required.

Access, Safety, and Circulation Assessment (Corrective Conditions)
If **YES** to **b.**, a project access, safety, and circulation evaluation may be required.
If **YES** to **e.** and either **f.i**., **f.ii**., or **f.iii**., an access assessment may be required.

LADOT Comments:

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

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

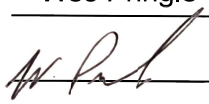
Fee Calculation Estimate: _____

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

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

Access Assessment Required (Question b., e., and either f.i., f.ii. or f.iii satisfied): **Yes** ☐ **No** ☒

Prepared by DOT Staff Name: Wes Pringle Phone: 213-972-8482

Signature:  Date: August 3, 2022

G – Environmental Studies and Supporting Documents

G4 – LA Housing Department Replacement Unit Determination

Ann Sewill, General Manager
Tricia Keane, Executive Officer

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

City of Los Angeles

Eric Garcetti, Mayor

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

housing.lacity.org

DATE: September 16, 2021

TO: Cesar Chavez 888 LLC, Owner

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

Digitally signed by Marites Cunanan
Date: 2021.09.17 10:53:13 -07'00'

SUBJECT: **Housing Crisis Act of 2019 (SB 330)**
(TOC) Replacement Unit Determination
2115-2125 E. Cesar E. Chavez Ave., Los Angeles, CA 90033
301-309 N. Chicago St., Los Angeles, CA 90033

Based on the Application for a Replacement Unit Determination (RUD) submitted by Cesar Chavez 888, LLC, a California limited liability company (Owner), for the property located at 2115-2125 E. Cesar E. Chavez Ave. and 301-309 N. Chicago St. (APN # 5175-014-005) (Property), the Los Angeles Housing Department (LAHD) has determined that three (3) units (as detailed below) are subject to replacement pursuant to the requirements of the Housing Crisis Act of 2019 (SB 330).

PROJECT SITE REQUIREMENTS:

SB 330 prohibits 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 as specified below. The replacement requirements below are applicable only to those proposed housing development projects that submit a complete application pursuant to California Government Code Section 65943 to the Department of City Planning on or after January 1, 2020.

Replacement of Existing Residential Dwelling Units.

The proposed housing development project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the past five (5) years.

Replacement of Existing or Demolished Protected Units.

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

Whether a unit qualifies as an affordable Protected Unit, is primarily measured by the income level of the occupants (i.e. W-2 forms, tax return, pay stubs etc.). In the absence of occupant income documentation, affordability will default to the percentage of extremely low, very low, and low income renters in the jurisdiction as shown in the HUD Comprehensive Housing Affordability Strategy (CHAS) database, which on the date application, was at 30% extremely low income, 19% very low income and 18% low income for Transit Oriented (TOC) communities projects, and 49% very low income an 18% low income for Density Bonus (DB) projects. The remaining 33% of the units are presumed above-low income and, if subject to the Rent Stabilization Ordinance (RSO), must be replaced in accordance with the RSO. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

Relocation, Right of Return, Right to Remain for Occupants of Protected Units.

SB 330 also provides the right of first refusal for comparable units (i.e. same bedroom type) in the owner's proposed new housing development to occupants of Protected Units. Therefore, for occupied units, the replacement units must be of the same bedroom type of the units demolished. The comparable replacement units must be provided at a rent or sales price affordable to the same or lower income category. Occupants of Protected Units also are entitled to receive relocation to state or local law, whichever provides greater assistance and the right to remain in their unit until six (6) months before the start of construction.

THE PROPOSED HOUSING DEVELOPMENT PROJECT:

Per the application received by LAHD on July 20, 2021, the Owner plans to construct a fifty (50) unit apartment building pursuant to TOC guidelines.

STATUS OF PROJECT SITE/PROPERTY:

The Application for a RUD for the Property was received LAHD on July 20, 2021. In order to comply with the required **ten (10)** year look back period, LAHD collected and reviewed data from July 2011 through July 2021.

Review of Documents:
Pursuant to the Owner's Grant Deed, the Property 2115-2125 E. Cesar E. Chavez Ave. (APN # 5175-014-005) was acquired on February 6, 2020.

The Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), the Billing Information Management System (BIMS), the Code, Compliance and Rent Information System (CRIS), and the DataTree database all indicate a use code of "1100 – Commercial – Store."

LAHD's Rent Stabilization Unit identified three (3) residential units subject to RSO existing on the property in addition to the commercial building.

Google Earth, Google Street View, and an internet search on the Property also indicate the Property contains a commercial building.

The Los Angeles Department of Building and Safety (LADBS) database indicates the Owner has applied for a Demolition Permit (21019-20000-03230) and has applied for a New Building Permit (21010-10000-03197).

REPLACEMENT UNIT DETERMINATION:

The Existing Residential Dwelling Units at the Property:

	ADDRESS	BEDROOM TYPE	"PROTECTED?"	BASIS OF "PROTECTED" STATUS
1	2117 E. Cesar E. Chavez Ave. #1	2 Bedroom	Yes	RSO
2	2117 E. Cesar E. Chavez Ave. #2	Single	Yes	RSO
3	2117 E. Cesar E. Chavez Ave. #3	Single	Yes	RSO
TOTAL: 3 units		**4 bedrooms**		

No income information was submitted by the Owner when the RUD Application was submitted. Tenant letter packages were mailed to all three (3) units at the Property. No income information was provided by the occupants in the units.

Pursuant to SB 330, where incomes of existing or former tenants are unknown, the required percentage of affordability is determined by the percentage of extremely low, very low, and low income rents in the jurisdiction as shown in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. On the date of the RUD

application, the CHAS database showed 30% Extremely Low (below 31% Area Median Income (AMI)), 19% Very Low (31% to 50% AMI), and 18% Low (51% to 80% AMI). The balance of these units (i.e. 33 %) are presumed to have been occupied by persons and families above-lower income.

<table>
<tr><td>Number of existing residential dwelling units and Protected Units within five (5) years of application:</td><td>3</td></tr>
<tr><td>Number of Protected Units Ellised within the last ten (10) years:</td><td>0</td></tr>
<tr><td>Number of units subject to replacement where tenant income has been verified to be above-lower income:</td><td>0</td></tr>
<tr><td>Number of units subject to replacement where incomes of existing or former tenants are unknown:</td><td>3</td></tr>
<tr><td>Number of Affordable Replacement Units required per CHAS:
<table>
<tr><td>3 Units x 67%</td><td>3 Units</td></tr>
<tr><td>30% Extremely Low</td><td>1 Unit</td></tr>
<tr><td>19% Very Low</td><td>1 Unit</td></tr>
<tr><td>18% Low</td><td>1 Unit</td></tr>
</table></td><td>3</td></tr>
<tr><td>Number of Units presumed per CHAS to be above-lower income and subject to replacement:</td><td>0</td></tr>
</table>

For Rental:
Pursuant to CHAS, three (3) units need to be replaced with equivalent type, with one (1) unit restricted to Extremely Low Income Households, one (1) unit restricted to Very Low Income Households, and one (1) unit restricted to Low Income Households.

Vacancy/Occupancy of Units:
With the Application for the RUD, the Owner submitted a Tenant Information Table listing the names of tenants currently occupying all three (3) units located at 2117 E. Cesar E. Chavez Ave. #1-3. LAHD confirmed with the applicant via email that all three (3) of the units are currently occupied at the time of the application. For the three (3) units determined to be occupied, the right of return provisions under SB 330 would apply to the tenants occupying the units at the time of RUD application and require the units to be replaced like-for-like with the exact same bedroom type in the future project.

Please note that all the new units may be subject to RSO requirements unless an RSO Exemption is filed and approved by the RSO Section. This determination is provisional and subject to verification by the RSO Section.

This SB 330 determination only applies if the proposed project is a rental TOC project and NOT condominiums. In the event the project changes to condominiums, the Owner must request an SB 330 amendment to reflect 100% replacement of the units. In addition, if the project is changed from TOC to DB, an SB 330 amendment will be required.

****WARNING****
LOT TIES AND EXISTING PRE-1978 SINGLE FAMILY DWELLING ON ONE LOT

ISSUE:	Is a **LOT TIE** required for the **NEW** proposed housing development project?
IF NO:	Owner's existing Rent Stabilization (RSO) replacement obligation, if any, remains the **SAME** as above.
IF YES:	Owner's existing RSO replacement obligation, if any, will **INCREASE** by one and the proposed housing development project will also be subject to the RSO, unless the existing single family dwelling is demolished before the lots are tied.

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

If you have any questions about this RUD, please contact James McCarthy at (213) 928-9024, or james.mccarthy@lacity.org.

cc: Los Angeles Housing Department File
Cesar Chavez 888 LLC, Owner
Planning.PARP@lacity.org, Department of City Planning
MAC:jm

G – Environmental Studies and Supporting Documents

G5 – Office of Historic Resources Correspondence

Bryant Wu <bryant.wu@lacity.org>

2115 E Cesar Chavez -DIR-2021-8626-RDP-HCA

Lambert Giessinger <lambert.giessinger@lacity.org> Fri, Aug 18, 2023 at 4:36 PM
To: Chi Dang <chi.dang@lacity.org>
Cc: Bryant Wu <bryant.wu@lacity.org>

Hi Chi,

The attached design is consistent with what they worked with us on. The overall design is compatible with the Brooklyn Avenue historic corridor despite the larger size of the building. Let me know if you need anything additional.

Lambert

On Thu, Aug 17, 2023 at 2:09 PM Chi Dang <chi.dang@lacity.org> wrote:

> Hello Lambert,
>
> Hope all is well. We are in the process of finalizing the plans for the mixed-use building located at 2115 E Cesar Chavez and we are hoping to confirm with OHR staff that the attached facade design fits within the Brooklyn Avenue Neighborhood Corridor. The Applicant had previously communicated that they were working closely with OHR last year to ensure that the new building's design would relate to the historic corridor.
>
> Please review the attached plans and let us know if you have any questions or concerns. Thank you for your time in the matter.
>
> Sincerely,
> Chi
>
> **Chi Dang**
> City Planner
> **Los Angeles City Planning**
> 200 N. Spring St., Room 621
> Los Angeles, CA 90012
> Planning4LA.org
> T: (213) 978-1307
>
> *Please note I am out of the office every alternating Friday.*
>
> ---------- Forwarded message ---------
> From: <aaron@bmrla.com>
> Date: Tue, Jan 18, 2022 at 8:31 AM
> To: Chi Dang <chi.dang@lacity.org>
> Cc: Bryant Wu <bryant.wu@lacity.org>
>
> Good morning, Chi.
>
> Thank you for checking in. We are working on a few design items that came up in review with Council District and OHR. I am hoping to have an update for you within the next 2 weeks.
>
> Thanks again!

-Aaron Belliston

From: Chi Dang <chi.dang@lacity.org>
Sent: Tuesday, January 18, 2022 8:02 AM
To: Aaron Belliston <aaron@bmrla.com>
Cc: Bryant Wu <bryant.wu@lacity.org>

Hello Aaron,

Happy New Year! I hope all is well.

Just wanted to follow up on the status of this resubmittal and if you had any questions.

Thank you,

Chi

Chi Dang

City Planner
Los Angeles City Planning

200 N. Spring St., Room 621

Los Angeles, CA 90012

Planning4LA.org

T: (213) 978-1307

Please note I am out of the office every alternating Friday.

> On Tue, Dec 21, 2021 at 1:19 PM <aaron@bmrla.com> wrote:
>
> > Hello Chi,
> >
> > Just an update that we should be resubmitting to you shortly. We have another call scheduled with OHR scheduled for next week and wanted to complete that before we resubmitted.
> >
> > Hope you have a wonderful holiday season and I will be in touch very soon.
> >
> > Thank you so much,
> >
> > Aaron Belliston

323-839-4623

G – Environmental Studies and Supporting Documents

G6 – Office of Historic Resources Correspondence II dated November 2, 2023, and November 3, 2023

Bryant Wu <bryant.wu@lacity.org>

Case Number DIR-2021-8626-RDP-HCA-1A

Lambert Giessinger <lambert.giessinger@lacity.org> Fri, Nov 3, 2023 at 3:29 PM
To: Jane Choi <jane.choi@lacity.org>, Bryant Wu <bryant.wu@lacity.org>, Chi Dang <chi.dang@lacity.org>
Cc: Ken Bernstein <ken.bernstein@lacity.org>

Resending to correct address typo.

> Dear Team,
>
> I am sending this communication to confirm that the above-referenced project does not impact any historical resources-- either designated or potential. The subject property, located at 2115-2125 E. Cesar E. Chavez Avenue and 301-309 N. Chicago Street is adjacent to the Brooklyn Avenue Neighborhood Corridor, Historic-Cultural Monument #590, designated in 1994. The HCM encompasses the public right-of-way along Cesar E. Chavez Avenue between Cummings Street and Mott Street and does not include the adjacent private properties. The HCM was designated in recognition of the former Brooklyn Avenue (renamed Cesar E. Chavez in 1994) and its association with the Jewish community in Boyle Heights. The project does not encroach onto the public right-of-way and, therefore, will not impact the HCM.
>
> The subject property is also located within the Adelante Eastside Redevelopment Project Area. The former Community Redevelopment Agency commissioned an historic resources survey in 2008 to identify potential historic resources within the plan area. The survey identified a potential historic district called the Cesar Chavez Business District located between Cummings Street and Mott Street:
>
> *The Cesar Chavez Business District consists of 32 commercial buildings located along Cesar Chavez Avenue. Constructed between 1906 and 1939. The contributing commercial buildings are mostly brick with minimal decorative brickwork or glazed brick ornamentation. There are four early twentieth-century commercial buildings, four Renaissance Revival buildings, thirteen single-story 1920s brick commercial buildings, nine 2-story 1920s residential and commercial buildings, and two 1930s commercial buildings in the Cesar Chavez Avenue Business District. The existing contributing buildings were constructed to accommodate the commercial needs of the Boyle Heights neighborhood as it developed during the first half of the twentieth century.*
>
> The subject property was not identified as a contributing property to the Cesar Chavez Business District potential historic district. The architectural design of the proposed project is compatible with the brick, vernacular style of the nearby contributing properties through the use of simple materials, tripartite design, punched openings and minimal detailing. Most notably, it is compatible with the contributing building across the street at 2127-33 E. Cesar E. Chavez Avenue.
>
> Please let me know if there is any additional information I can provide.
>
> Lambert

LOS ANGELES CITY PLANNING

Lambert Giessinger
Senior Architect
Los Angeles City Planning
Office of Historic Resources
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
T: (213) 847-3648 | Planning4LA.org
E-NEWS

Bryant Wu <bryant.wu@lacity.org>

Adelante Eastside Redevelopment Project Area Historic Resources Survey

Lambert Giessinger <lambert.giessinger@lacity.org> Thu, Nov 2, 2023 at 4:05 PM
To: Jane Choi <jane.choi@lacity.org>, Chi Dang <chi.dang@lacity.org>, Bryant Wu <bryant.wu@lacity.org>
Cc: Ken Bernstein <ken.bernstein@lacity.org>

Dear Team,

I am sending this email to confirm that the highlighted text in the 2008 Community Redevelopment Agency's (CRA) historic resources survey for the Cesar Chavez Business District (survey pages attached), completed as part of the Adelante Eastside Redevelopment Project Area, is incorrect. When the CRA's consultant (PCR) undertook the survey, they must have assumed that the City's 1994 action to designate the public right-of-way of the former Brooklyn Avenue Corridor (Historic-Cultural Monument #590) included the adjacent properties. It does not. The HCM designation only includes the public right-of-way (See Council File 93-0907). Please let me know if there's any additional clarification I can provide.

Lambert

LOS ANGELES CITY PLANNING

Lambert Giessinger
Senior Architect
Los Angeles City Planning
Office of Historic Resources
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
T: (213) 847-3648 | Planning4LA.org
E-NEWS

Adelante District_DPR Forms_0.pdf
94K

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Other Listings
Review Code _____ **Reviewer** _____ **Date** _____

Page 1 of 5 **Resource Name or #:** (Assigned by recorder) *Cesar Chavez Business District*

P1. Other Identifier: *Cesar Chavez Business District*

P2. Location: ☐ Not for Publication ☑ Unrestricted **a. County** *Los Angeles*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** **; R** **; 1/4 of** **1/4 of Sec** **;** **B.M.**

c. Address: *avez Business District* City *Los Angeles* Zip *90033*

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

The Cesar Chavez Business District is situated in the Boyle Heights district of the City of Los Angeles. The district, which runs between Cummings Street and Mott Street along Cesar Chavez Avenue, includes 90 parcels. Each of the 90 parcels was designated a City of Los Angeles Historic Cultural Monument as contributors to the Brooklyn Avenue Neighborhood Corridor in 1994. The commercial district was originally known as Brooklyn Avenue, named after Brooklyn, New York. The original subdividers imagined that Boyle Heights might grow into a small city adjacent to Downtown Los Angeles much like Brooklyn and Manhattan in New York. Despite its close proximity to Downtown Los Angeles, Boyle Heights never grew to the size of Brooklyn. However, it was one of Los Angeles's early suburbs and an important neighborhood in the history of real estate development in the City of Los Angeles. Although Boyle Heights was subdivided between the 1870s and 1900, it remained largely rural until World War I. Beginning after World War I and continuing into the 1920s, most of the lots along the Cesar Chavez Avenue district were improved. Substantial infill development continued between the 1930s and Word War II. The Cesar Chavez commercial corridor contains a significant concentration of existing buildings from its early development.

P3b. Resource Attributes: (List attributes and codes)

P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☑ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b Description of Photo:
(View, date, accession #)

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both

P7. Owner Address:

P8. Recorded by:
(Name, affiliation, and address)
Jon Wilson
PCR Services
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: *3/4/2008*

P10. Survey Type: (Describe)

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:
☐ NONE ☑ Continuation Sheet ☐ District Record ☐ Rock Art Record
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record
☐ Other: (List)

Resource Name or # (Assigned by recorder) *Cesar Chavez Business District*

D1. Historic Name: D2. Common Name:

D3 Detailed Description: (Discuss overall coherence of the district, its setting, visual characteristrics, and minor features. List all elements of district.):

The Cesar Chavez Business District consists of 32 commercial buildings located along Cesar Chavez Avenue. Constructed between 1906 and 1939. The contributing commercial buildings are mostly brick with minimal decorative brickwork or glazed brick ornamentation. There are four early twentieth-century commercial buildings, four Renaissance Revival buildings, thirteen single-story 1920s brick commercial buildings, nine 2-story 1920s residential and commercial buildings, and two 1930s commercial buildings in the Cesar Chavez Avenue Business District. The existing contributing buildings were constructed to accommodate the commercial needs of the Boyle Heights neighborhood as it developed during the first half of the twentieth century.

D4 Boundary Description: (Describe limits of district and attach map showing boundary and district elements.):

The Cesar Chavez Business District includes eligible properties along Cesar Chavez Avenue, between Mott Street on the east and Cummings Street on the west.

D5 Boundary Justification:

The district's boundaries were selected because they contain the greatest concentration and continuity of resources associated with the history of Cesar Chavez Business District that are united architecturally by type, exhibit moderate to high levels of physical integrity, and were built during the district's 1906-1939 period of significance. Although buildings located within the district's boundaries may fall within the period of significance they are considered to be non-contributors if they fail to meet the threshold of integrity.

D6. Significance: Theme *See Below* **Area**

Period of Significance: *1906-1939* **Applicable Criteria** (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The Cesar Chavez Business District is significant for its association with the following property types:

Commercial Development in Railroad, Horsecar and Streetcar Suburbs: Boyle Heights, 1887-1912

Commercial buildings within the survey area dating from 1873-1912 are significant for their association with the earliest Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. They represent the impact of transportation technology on the growth patterns of Los Angeles. Also, they are the oldest extant commercial buildings in the survey area.

The streetcar connected Boyle Heights to downtown Los Angles from routes along Cesar Chavez Avenue, 1st Street, 4th Street, Whittier Avenue, and other thoroughfares. Although 1st Street was the primary commercial corridor during the early years of the Boyle Heights subdivision, Brooklyn (Cesar Chavez) Avenue, 4th Street, and Stephenson (Whittier) Avenue also had commercial development during 1887-1912 as a result of the railway. Most of the commercial buildings constructed in Boyle Heights during this period were two-story with the ground floor functioning as commercial space while the second story was residential. The Cummings Block (Boyle Hotel) located on the corner of 1st Street and Boyle Street served as the commercial center of the Boyle Heights subdivision in the 1880s.

D7. References (Give full citations including the names and addresses of any informants, where possible.):

D8. Evaluator: *Jon Wilson* **Date:** *3/4/2008*
Affiliation and Address: *PCR Services* *233 Wilshire Boulevard, Suite 130* *Santa Monica, CA 90401*

B10 Significance (Continued)

Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1906 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.

D3 Detailed Description (Continued)

District Contributors:

2315 E Cesar Chavez Avenue
2215 E Cesar Chavez Avenue
310 N Chicago Street
2137 E Cesar Chavez Avenue
2209 E Cesar Chavez Avenue
2101 E Cesar Chavez Avenue
2107 E Cesar Chavez Avenue
2031 E Cesar Chavez Avenue
2501 E Cesar Chavez Avenue
2421 E Cesar Chavez Avenue
2455 E Cesar Chavez Avenue
2459 E Cesar Chavez Avenue
2600 E Cesar Chavez Avenue
2612 E Cesar Chavez Avenue
2626 E Cesar Chavez Avenue
2706 E Cesar Chavez Avenue
2724 E Cesar Chavez Avenue
2024 E Cesar Chavez Avenue
2018 E Cesar Chavez Avenue
2006 E Cesar Chavez Avenue
2138 E Cesar Chavez Avenue
2120 E Cesar Chavez Avenue
2116 E Cesar Chavez Avenue
2104 E Cesar Chavez Avenue
2100 E Cesar Chavez Avenue
2228 E Cesar Chavez Avenue
2226 E Cesar Chavez Avenue
2222 E Cesar Chavez Avenue
2202 E Cesar Chavez Avenue
2218 E Cesar Chavez Avenue
2330 E Cesar Chavez Avenue
2306 E Cesar Chavez Avenue

D6 Significance (Continued)

Commercial, Institutional and Religious Buildings Associated with Jewish-American Culture in Boyle Heights

Properties connected to the Jewish residents of Boyle Heights are significant for their association with Jewish history in Los Angeles. Commercial and religious spaces in Boyle Heights that were once owned by Jews served as sites of Jewish identity and culture. Furthermore, Jewish cultural sites in Boyle Heights were the original business places of well-known Jewish companies that eventually moved to the Westside of Los Angeles.

During the early 20th century, Boyle Heights witnessed a growth of Eastern European immigration. Many of these immigrants were Russian Jews who often had come from other cities such as New York, Cleveland, St. Louis, or Pittsburgh before making their way to Boyle Heights, although many had immigrated directly, largely settling in the vicinity of Brooklyn Avenue and the City Terrace-Wabash area. The Jews of Boyle Heights were largely working class, with many being

employed in the garment industry and other industries located in the industrial areas of downtown. Many joined unions and became labor leaders. They lived with their families in apartments and duplexes until they could afford to purchase a single-family house. The primary commercial area for the Jewish community was along Cesar Chavez Avenue (Brooklyn Avenue) and 1st Street. By the end of the 1940s, there were approximately 50,000 Jews living in Boyle Heights.

There are several extant commercial buildings along Cesar Chavez Avenue that were historically connected to Jewish-American culture in Boyle Heights. Existing buildings include the site of the original Canter's Deli and Leader's Barber Shop at 2315 Cesar Chavez Avenue, Zellman's Men's Wear located at 2306 Cesar Chavez Avenue, Phillips Music at 2455 Cesar Chavez Avenue, and Karz Plumbing at 310 Chicago Street at the corner of Cesar Chavez. The two-story building located 2203 1st Street was originally a social "lodge" and bath, and it appears to have an existing Mikveh (Ritual Bath) used for bathing rituals prior to marriages. Finally, the Breed Street Shul located at 247 Breed Street constructed in 1922, was the spiritual center for many of the Orthodox Jews in Boyle Heights.

Commercial, Institutional and Religious Buildings Associated with Mexican-American Culture in Boyle Heights

Properties connected to the Mexican-American residents of Boyle Heights from 1913-1945 are significant for their association with Mexican-American history in Los Angeles. Commercial spaces in Boyle Heights that were once or are still used by Mexican-Americans served as sites of Mexican-American identity and culture. Furthermore, cultural sites including Candelas Guitar shop continue to represent the history of Mexican-Americans in Boyle Heights.

Mexican-Americans have resided in Boyle Heights consistently, beginning in the 1880s. The Mexican Americans who lived in early 20th century Boyle Heights were both Californians whose families had lived in California before the state became part of the United States, and later immigrants from Mexico. It appears that some of the early Mexican-American residents of Boyle Heights were displaced from "Sonoratown," which was the area around the pueblo in downtown, when the area was being re-developed. Mexican Americans tended to live not in any one specific neighborhood of Boyle Heights.

There is one extant commercial building along Cesar Chavez Avenue that was historically connected to Mexican-American culture in Boyle Heights. It retains enough historical significance and architectural integrity to convey its importance as a historic resource. The Candelas Guitar shop located at 2724 Cesar Chavez Avenue is the headquarters for the Candelas Guitars, an exceptional-quality classical and Flamenco Guitar manufacturer. The Candelas family came to Boyle Heights from Mexico in 1944.

Multi-family Rental Properties, Live/Work Properties/Business Commercial Properties

Commercial, mixed-use, and multi-family residential properties located within the survey area dating from 1913-1945 are significant for their association with the commercial Boyle Heights commercial developments that were triggered by the construction of public railcars that connected Boyle Heights to downtown. They represent the impact of transportation technology on the growth patterns of Los Angeles. Also, they are the oldest extant commercial buildings in the survey area.

Between 1913 and 1934, Boyle Heights was extensively developed. Commercial, mixed-use, and multi-family residential buildings were built along Cesar Chavez Avenue (Brooklyn Avenue), 1st Street, 4th Street, and Whittier Avenue (Stephenson Avenue). These boulevards became commercial strips largely because of their proximity to rail lines. The Yellow Line street cars continued to serve the Boyle Heights area into the 1930s, after which they were increasingly supplanted by automobiles. According to the 1921 Sanborn Fire Insurance maps, automobile-oriented properties were already being constructed along the primary commercial strips of Boyle Heights.

Many of the commercial, mixed-use, and multi-family residential properties located along the commercial strips of Boyle Heights constructed between 1913 and the 1920s were owned by members of the Jewish community in Boyle Heights. Many of the properties eligible under this theme located along Cesar Chavez Avenue were constructed by developer H. Gorelink and designed by architect Harry Genser. The architecture of these buildings tended to be in the Mediterranean style.

Social Clubs and Public Service Organizations

Meeting houses, halls, lodges, and clubhouses within the survey area dating from 1913-1945 are significant for their association with the culture of social clubs and public service organizations in Los Angeles during the period of significance. They are important representative centers of the social, leisure, and political activity in Boyle Heights.

Meeting houses, halls, lodges, and clubhouses were an important part of the history of Boyle Heights. Social clubs in Boyle Heights were mostly constructed during the 1920s by Jewish-Americans, and served as a meeting place for social interaction or for political activism. Existing clubs include the two-story mixed-use Co-Operative Consumers League

building designed by Gregory R. Evans, located at 2706 Cesar Chavez Avenue; the two-story Rosen Block and Lodge constructed for owner John Rosen, located at 2330 Cesar Chavez Avenue; the two-story Hollenbeck Masonic Hall Lodge constructed in 1922 and designed by architects A. W. Rangel and John C. Smith and built by May and Grimwood contractors, located at 2124 1st Street; and the two-story building located 2203 1st Street was originally a social "lodge" and bath, and it appears to have an existing Mikveh (Ritual Bath), which was a ceremonial bath used as a cleaning ritual before marriage.

G – Environmental Studies and Supporting Documents

G7 – Excerpts from Council File 93-0907

Council File 93-0907

Weblink –

https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=93-0907

NANCY RUSSELL
City Clerk

J. Michael Carey
Executive Officer

When making inquiries relative to this matter refer to File No.

93-0907

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

Office of
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - 485-5703
General Information - 485-5705

Pat Healy
Chief Legislative Assistant

CD 1, 9, 14

November 9, 1993

CORRECTED LETTER
See attached committee report

Cultural Heritage Commission (with file)
All City Departments
All Boards & Commissions
Bureau of Engineering,
Land Development & Mapping Division

RE: CHANGING THE NAMES OF BROOKLYN AVENUE, MACY STREET AND SUNSET BOULEVARD BETWEEN INDIANA STREET AND FIGUEROA STREET AND ESTABLISHING THE SAME AS CESAR E. CHAVEZ AVENUE, EFFECTIVE MARCH 31, 1994

At the meeting of the Council held October 13, 1993, the following action was taken:

Attached report adopted as amended	X
" motion " ( )	
" resolution " ( )	
Ordinance adopted	10-22-93
Motion adopted to approve attached report	
" " " " communication	
To the Mayor FORTHWITH	X
Ordinance Number	169111
Re-published Date	11-04-93
Effective date	03-31-94
Mayor vetoed	
Mayor approved	10-29-93
Mayor failed to act - deemed approved	
Findings adopted	
Negative Declaration adopted	
Categorically exempt	
Generally exempt	
EIR certified	
Tract map approved for filing with the County Recorder	
Parcel map approved for filing with the County Recorder	
Bond approved is No. _____ of Contract	
Agreement mentioned therein is/are No. _____ _____ of contracts	

Nancy Russell

City Clerk
crm

Recyclable and made from recycled waste

File No. 93-0907

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your PUBLIC WORKS COMMITTEE

reports as follows:

	Yes	No
Public Comments	XX	

PUBLIC WORKS COMMITTEE REPORT and ORDINANCE relative to approving the name change for Brooklyn Avenue, Macy Street and Sunset Boulevard between Indiana Street and Figueroa Street to Cesar E. Chavez Avenue as proposed by the motion (Alatorre-Hernandez-Holden) (Public Hearing Required)

Recommendations for Council action, as recommended by the City Engineer:

1. FIND that the public interest, convenience and necessity require the subject name change.

2. APPROVE the name change for Brooklyn Avenue, Macy Street and Sunset Boulevard between Indiana Street and Figuoera Street to Cesar E. Chavez Avenue.

3. PRESENT AND ADOPT ORDINANCE effectuating this name change and establishment effective ~~October 1, 1994~~ **March 31, 1994.**

4. RESOLVE that the City Council recognizes the historical and cultural significance of Brooklyn Avenue between Cummings Street and Mott Street; and recommends that the Cultural Heritage Commission designate the historic Brooklyn Avenue Neighborhood Corridor (public right-of-way) as a Historical Cultural Monument with appropriate signage.

SUMMARY

The City Engineer reports that on May 11, 1993, under Council File # 93-0907, the City Council adopted the motion (Alatorre-Hernandez-Holden) to initiate proceedings in accordance with Division 19 of L.A. Administrative Code to implement changing the names of Brooklyn Avenue, Macy Street and Sunset Boulevard between Indiana Street and Figueroa Street to Cesar Chavez Avenue as shown in red on the Exhibits "A" and "B" attached to the file.

The proposed name change would be in honor of Cesar E. Chavez, the deceased leader of the United Farm Workers' Union.

ADOPTED AS AMENDED by Cc1 action of 10-13-93

On July 23, 1993, the City Engineer, by letter, notified the owners and occupants of the properties abutting these streets. Subsequently, twenty-eight letters in opposition were submitted. A petition, containing 1565 signatures in opposition, was submitted on August 20, 1993. Of the 1565 signatures, 222 were from owners and occupants on Brooklyn Avenue and 1343 were from other members of the community who do business and visit Brooklyn Avenue.

Those persons objecting to the change on Sunset Boulevard cite the significance of the name throughout the world, and the cost to change records for businesses. This is primarily a part of Chinatown. Those persons on Brooklyn Avenue cite economic hardships to both the businesses and private residents of Brooklyn Avenue, and that the name is synomynous with East L.A. The name will also cause confusion to out-of-town visitors.

As indicated in the motion (Alatorre-Hernandez-Holden) as supplemented by the Committee hearing on September 13, 1993:

On April 22, 1993, this country lost one of its most noted leaders in the struggle to improve working conditions for the disenfranchised and migrant farm workers in this country. Since 1952, Cesar Chavez and the organization he created, the United Farm Workers (UFW), worked unceasingly to raise the conscience of America, exposing the appalling conditions and battling racial and economic discrimination that faced farm workers. Through these efforts, campaigns were successfully waged in a non-violent manner practiced by M.K. Gandhi and Dr. Martin Luther King bringing about meaningful reform.

Although the death of Cesar Chavez is a tragic loss to the nation, his goals and aspirations should not perish. It is important to honor Cesar Chavez for these accomplishments and to show support for the continuance of his work.

Previously, the City Council renamed Santa Barbara Avenue as Martin Luther King, Jr. Boulevard to honor his legacy. As with Dr. Martin Luther King, the City should continue its commitment in recognizing such individuals by honoring Cesar E. Chavez for his dedication to human dignity.

At the hearing on September 13, 1993 there was overwhelming Community support for the name change from all levels of governments in addition to the City and County of Los Angeles as evidenced by testimony presented by elected officials from the House of Representatives, State Legislature, and Board of Education representing East Los Angeles.

It is noted that the County of Los Angeles will also be considering the extension of the renaming of Brooklyn Avenue to Cesar E. Chavez within the County territory extending from Indiana Street easterly to Monterey Park, which is also considering the name change in their jurisdiction. In this regard, Supervisor Gloria Molina was present at the hearing in a fact-finding mission for the County.

Councilman Alatorre of the 14th District and Councilman Hernandez of the 1st District, who together represent almost all of the area affected by the name change, both indicated their strong support for the ideals of the name change as indicated in their motion proposing the name change.

There was support from a broad section of Community, including representatives of such community and national organizations as NAPA, H.E.R.E. and Amnesty International and academic proformas from U.C.L.A. The United Farm Workers sent a full delegation to the hearing and fully endorsed the proposal.

Your Committee endorses the proposed name change noting that Brooklyn Avenue serves as a major thoroughfare through a community that is strongly identified with the movement to which Cesar Chavez devoted his life. It geographically connects Olvera Street, the birthplace of the Mexican-American culture in Los Angeles and East Los Angeles College, a vital institution of higher education which continues to serve the surrounding communities. The proposal will provide an appropriate recognition of the leadership provided by Cesar E. Chavez in the struggle for justice and dignity and serve as a positive role model for Latinos living in East Los Angeles.

At the Committee hearing, the City Engineer comments were reinforced by the businesses on the affected streets that there could be a substantial cost to ordering new business stationary and that customers needed to be notified of such change.

There was concern presented at the hearing that the significance of the past Jewish community heritage and the western migration into Boyle Heights & East Los Angeles from Brooklyn New York and the East Coast would be lost. This problem was particularly noted by the Jewish Historical Society of Southern California.

In addition, being cognizant of the concerns expressed and the heritage of the area, your Committee is also recommending:

I. That the effective date of the name change be delayed until October 1, 1994 to give business owners and residents sufficient time to order business stationary or letterheads, to notify customers or friends, and for post office changes.

II. That a resolution be adopted whereby the City Council would recognize the historical and cultural significance of Brooklyn Avenue between Cummings Street and Mott Street; and would have the Cultural Heritage Commission designate the historic Brooklyn Avenue Neighborhood corridor (public right-of-way) as a Historical Cultural Monument with appropriate signage.

III. That the middle initial "E" be added to Cesar Chavez Avenue to more precisely designate the honoree as this is not an uncommon Spanish name. It is also noted that the proposal of the County of Los Angeles would also use this initial.

Respectfully submitted,

PUBLIC WORKS COMMITTEE

Richard Alatorre

Jackie Goldberg

CBP:crm
09/27/93
CDs 1,9 and 14

reports\#930907

ORD. ADOPTED
OCT 22 1993
LOS ANGELES CITY COUNCIL
TO THE MAYOR FORTHWITH

Rept ADOPTED
*as amended
OCT 13 1993
LOS ANGELES CITY COUNCIL
Ord over TO October 22, 1993

G – Environmental Studies and Supporting Documents

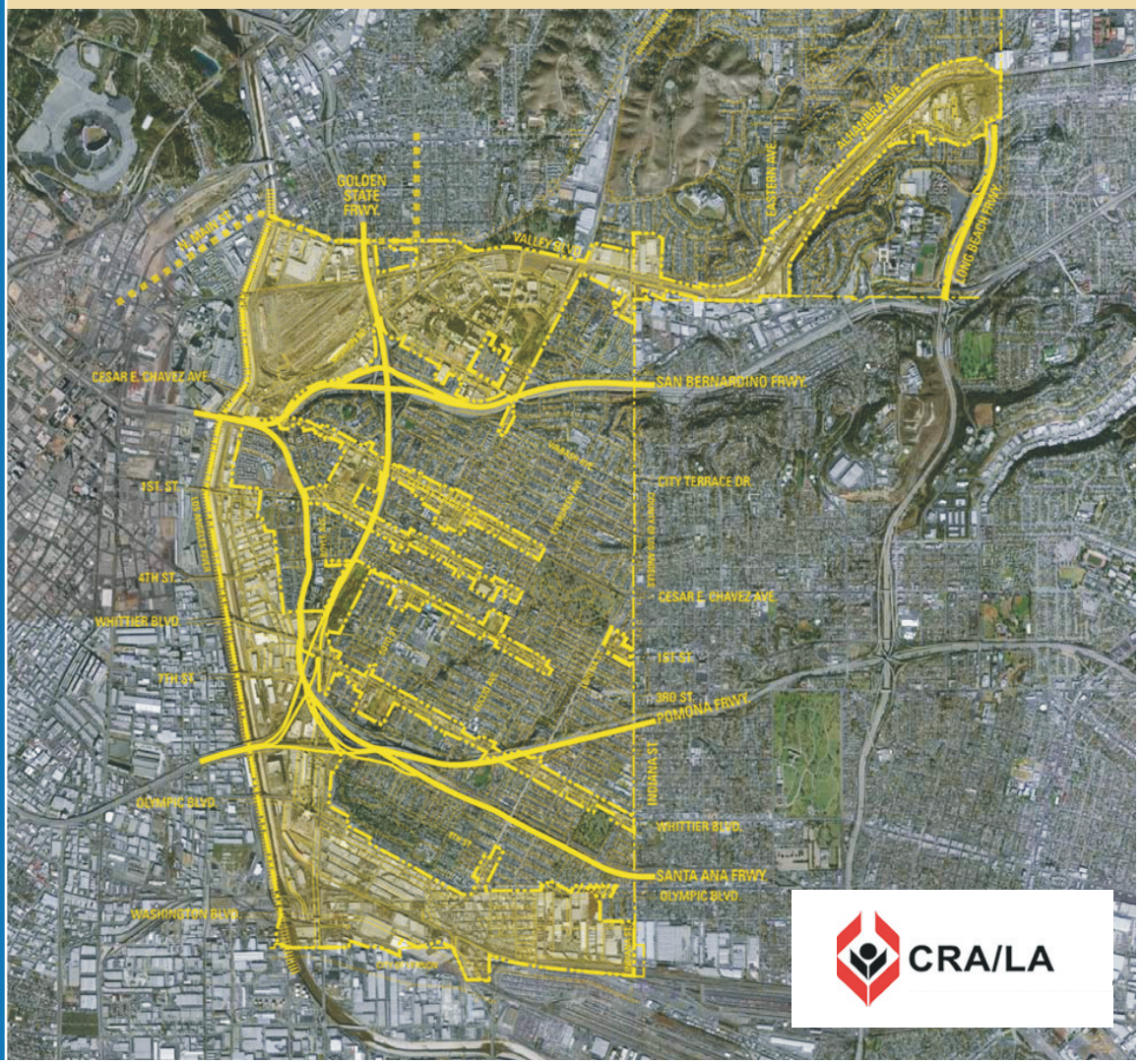
G8 – Excerpts from the Adelante Eastside Intensive Survey

Intensive Historic Resources Survey
Adelante Eastside Redevelopment Area
Los Angeles, California

Weblink –

https://planning.lacity.org/odocument/3af5db3a-d7cd-4ea7-86d9-28f7f1893647/Adelante_Draft_Report_revised_FINAL_print_0.pdf

Intensive Historic Resources Survey
Adelante Eastside Redevelopment Area
Los Angeles, California



CRA/LA

July 2008

Intensive Historic Resources Survey
Adelante Eastside Redevelopment Area
Los Angeles, California

Prepared for:

COMMUNITY REDEVELOPMENT AGENCY
CITY OF LOS ANGELES
354 South Spring Street, Suite 700
Los Angeles, California 90013

Submitted by:

PCR SERVICES CORPORATION
233 Wilshire Boulevard, Suite 130
Santa Monica, California 90401

CRA/LA

July 2008

INTENSIVE HISTORIC RESOURCES SURVEY
ADELANTE EASTSIDE REDEVELOPMENT AREA

LOS ANGELES, CALIFORNIA

Prepared for

Community Redevelopment Agency
City of Los Angeles
354 South Spring Street, Suite 700
Los Angeles, California 90013

Prepared by

PCR Services Corporation
233 Wilshire Boulevard, Suite 130
Santa Monica, California 90401

October 2008

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EXECUTIVE SUMMARY

The purpose of this survey is to identify and evaluate historic properties within the Adelante Eastside Redevelopment Project Area and to provide the Community Redevelopment Agency with recommendations regarding the eligibility of these resources for listing in the National Register of Historic Places, California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register. Based upon a rigorous application of the SurveyLA multiple-property evaluation methodology, this survey serves as a comprehensive inventory of historic resources within the Adelante Eastside Redevelopment Project Area, to help guide future planning and development of the area with regard to the consideration and treatment of historic resources.

The project is a comprehensive, intensive-level survey for the Adelante Eastside Redevelopment Area which involves the identification, evaluation, and documentation of all potentially eligible historical resources located within the redevelopment area. The Project encompasses approximately 2,200 acres and includes approximately 2,800 parcels of land in the Boyle Heights community. The area is made up of a mix of low- to moderate-density urban uses, including residential, commercial and industrial resources dating from the 1880s through the 1950s, as well as some later infill development. Commercial development is concentrated along the major east-west streets, avenues and boulevards, while industrial uses are generally concentrated adjacent to the Los Angeles River and on the southern portion of the Project Area. Residential architecture, including single-family dwellings as well as mixed-use commercial/ residential buildings, exists along the commercial corridors and in some scattered locations within the industrial areas.

Field survey methods consisted of an initial windshield reconnaissance followed by a comprehensive intensive survey of the redevelopment area. The initial windshield survey of the entire survey area was completed in August 2007 and included locating potential individual historic resources as well as concentrations or groups of resources that appeared to be eligible as potential districts. An intensive field survey of all buildings within the survey area, including previously recorded resources as well as all unevaluated properties containing improvements constructed prior to 1962, was conducted between September and November 2007. Historic properties with sufficient architectural integrity to be recorded and evaluated along the commercial corridors were identified photographed, studied in the field, mapped, and notes were taken. Likewise, potential historic properties in the industrial districts were photographed, notes were taken, and data was entered directly into a mobile tablet computer utilizing an electronic survey form. The survey data collected in the field was then analyzed and the results of these analyses were entered into the inventory database.

A thorough archival records search was conducted at the South Central Coastal Information Center at California State University, Fullerton, as well as the Community Redevelopment Agency and the OHR. The archival records review included all pertinent available previous surveys reports and DPR forms on file at these repositories, as appropriate. Historical background research was conducted to obtain information on the local trends and patterns of history, important events, significant persons, architects and builders, and the overall architectural development associated with the study area. Focused, property-specific research was conducted to obtain information necessary for evaluating the significance of surveyed resources. An historic context was created to identify and document significant themes based on the economic, cultural, architectural, social, and technological/industrial history of the area. Research included but was not limited to an extensive review of Sanborn Fire Insurance maps, historic-period issues of the *Los Angeles Times*, published sources on local history including books, journal articles, theses and dissertations, and historic photographs.

The historic resources survey involved the visual examination of a total of 1,670 pre-1962 parcels during the windshield reconnaissance and intensive surveys. There were a total of 47 previously known historic resources present in the study area. Of these resources, 46 appear to remain eligible historical resources. A total of 153 parcels in the study area were identified as eligible historic properties either individually or as contributors in a historic district. A total of 131 properties were identified as individually eligible and 22 properties were identified solely as contributors to an historic district. Resources identified included two industrial districts (Hostetter and 500-600 South Anderson) one medical and institutional district (County/USC Medical Center), and one commercial district (Cesar E. Chavez).

1. INTRODUCTION

INTRODUCTION

Statement of Purpose

The purpose of this survey is to identify and evaluate historic properties within the Adelante Eastside Redevelopment Project Area and to provide the Community Redevelopment Agency with recommendations regarding the eligibility of these resources for listing in the National Register of Historic Places, California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register. Based upon a rigorous application of the Survey LA multiple-property evaluation methodology, this survey serves as a comprehensive inventory of historic resources within the Adelante Eastside Redevelopment Project Area, to help guide future planning and development of the area with regard to the consideration and treatment of historic resources.

Project Description

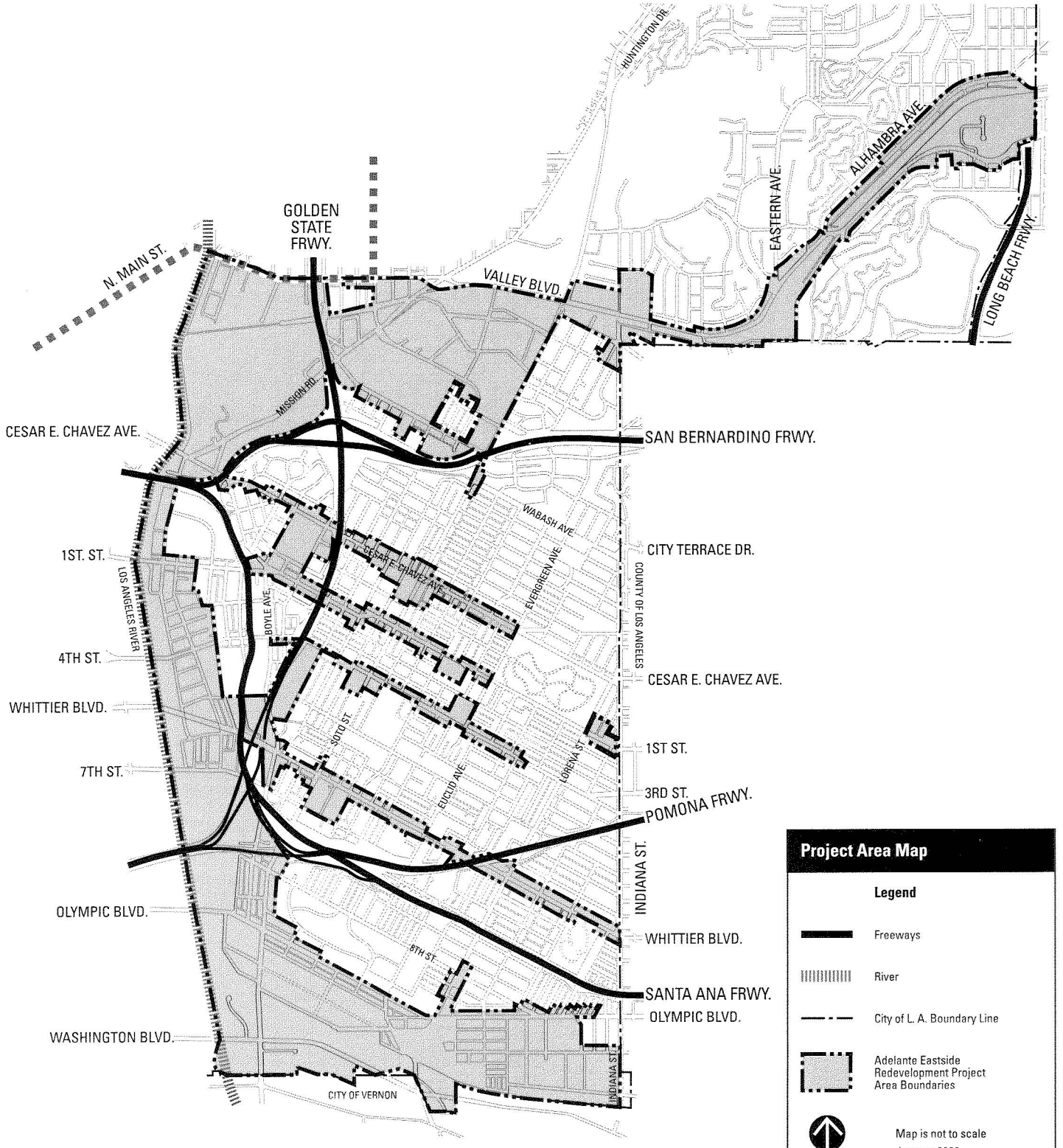
The project is a comprehensive, intensive-level survey for the Adelante Eastside Redevelopment Area which involves the identification, evaluation, and documentation of all potentially eligible historical resources located within the redevelopment area. The redevelopment area encompasses approximately 2,200 acres and includes approximately 2,800 parcels of land in the Boyle Heights community are shown on Figure 1 on page 4. The area is made up of a mix of low- to moderate-density urban uses, including residential, commercial and industrial resources dating from the 1880s through the 1950s, as well as some later infill development. Commercial development is concentrated along the major east-west streets, avenues and boulevards, while industrial uses are generally concentrated adjacent to the Los Angeles River and on the southern portion of the Project Area. Residential architecture, including single-family dwellings as well as mixed-use commercial/residential buildings, exists along the commercial corridors and in some scattered locations within the industrial areas.

Description of Study Area

The study area is situated in the East Los Angeles community known as Boyle Heights on the east bank of the Los Angeles River. It is built upon the bluffs for which the district is named and the muddy flats below them. Its northern boundaries are Mission Boulevard, Marengo Street and the San Bernardino Freeway. Its eastern and southern limits reach the city boundaries at Indiana Street and 25th Streets respectively, and the Los Angeles River forms the

Adelante Eastside Redevelopment Project

Community Redevelopment Agency
City of Los Angeles



Project Area Map

Legend

- Freeways
- River
- City of L. A. Boundary Line
- Adelante Eastside Redevelopment Project Area Boundaries

north

Map is not to scale
January 2006

western boundary. The two communities of Lincoln Heights and El Sereno lie to its north; the Los Angeles Downtown and Civic Center areas are to its west. City Terrace, Belvedere and East Los Angeles lie to its east and Vernon is to its south.[1] Major thoroughfares include Whittier Boulevard, Cesar E. Chavez Avenue, and State, Soto, Lorena, 1st and 4th Streets.

Boyle Heights has a flat landscape with minor changes in elevation. Elevation changes range from a low point of 175 feet in the southern Industrial section, to 325 feet just south of Evergreen Cemetery, to a high point of 475 feet at the City boundary in the northeast section. The western and southern edges of Boyle Heights are characterized by flat terrain. Two major ravines formed by natural drainage channels exist just west of Loreno Street and east of Mott Street. A gently rolling terrain from these ravines becomes more prominent in the northeasterly direction as it approaches the City Terrace District. The construction of four major freeways has significantly altered the layout of Boyle Heights.[2]

The Project encompasses approximately 2,200 acres and includes approximately 2,800 parcels of land in the Boyle Heights community. The area is made up of a mix of low- to moderate-density urban uses, including residential, commercial and industrial resources dating from the 1880s through the 1950s, as well as some later infill development. Commercial development is concentrated along the major east-west streets, avenues and boulevards, while industrial uses are generally concentrated adjacent to the Los Angeles River and on the southern portion of the Project Area. Residential architecture, including single-family dwellings as well as mixed-use commercial/residential buildings, exists along the commercial corridors and in some scattered locations within the industrial areas.

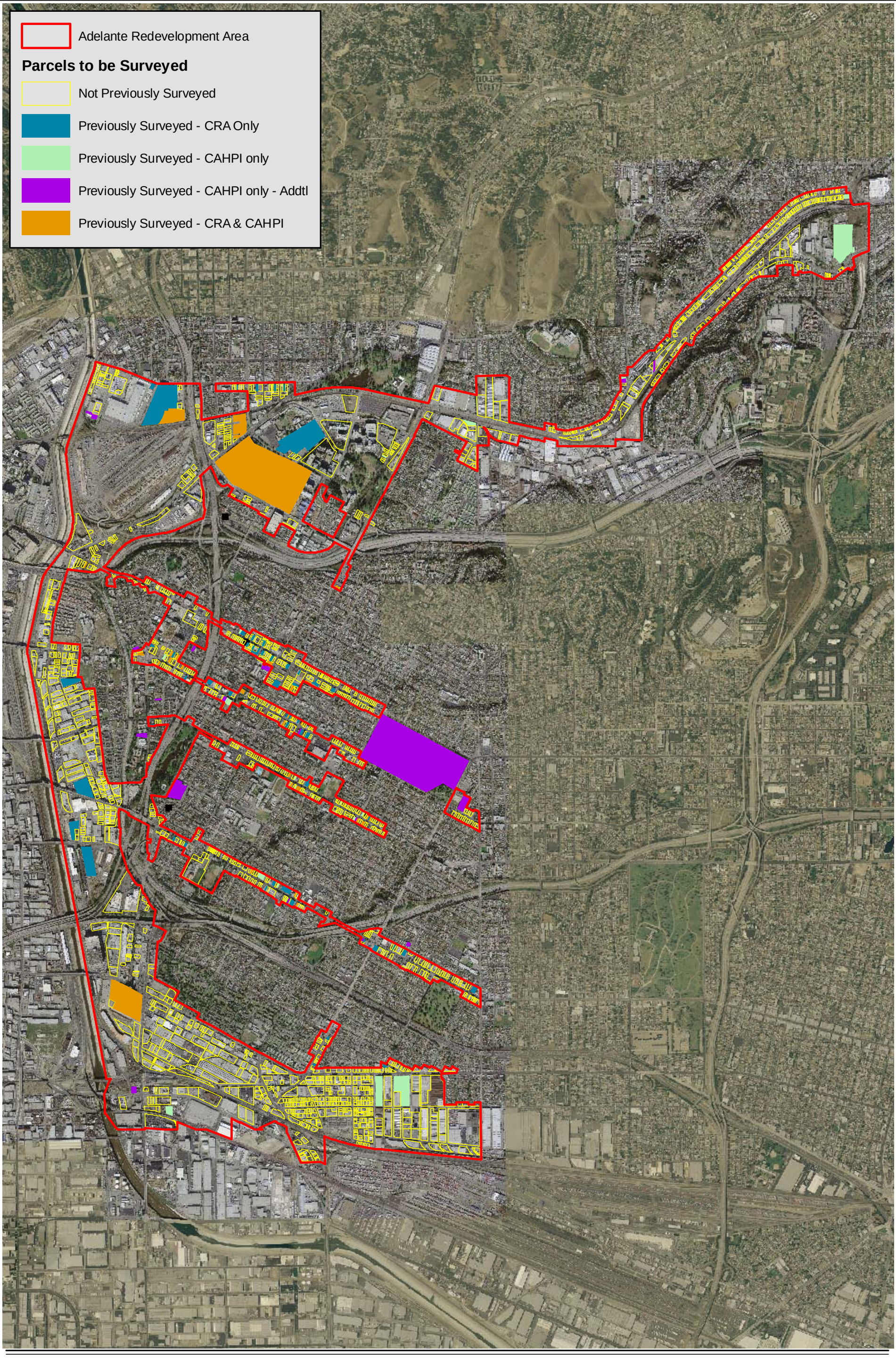
METHODOLOGY

Field Survey and Recordation Methods

Field survey methods consisted of an initial windshield reconnaissance followed by a comprehensive intensive survey of the redevelopment area. The initial windshield survey of the entire survey area was completed in August 2007 and included locating potential individual historic resources as well as concentrations or groups of resources that appeared to be eligible as potential districts. An intensive field survey of all buildings within the survey area, including previously recorded resources as well as all unevaluated properties containing improvements constructed prior to 1962, was conducted between September 2007 and November 2007. The parcels and area surveyed (Study Area) are shown on Figure 2 on page 6. Historic properties with sufficient architectural integrity to be recorded and evaluated along the commercial

[1] *Boyle Heights Community Plan Background Report. Prepared by Los Angeles Department of Power.*

[2] *Ibid.*



PCR

N

2,250 0 2,250 Feet

Source: NAIP, 2005; USGS DOQQ, 2004; PCR Services Corporation, 2008.

Figure 2

Adelante Survey
Surveyed Properties

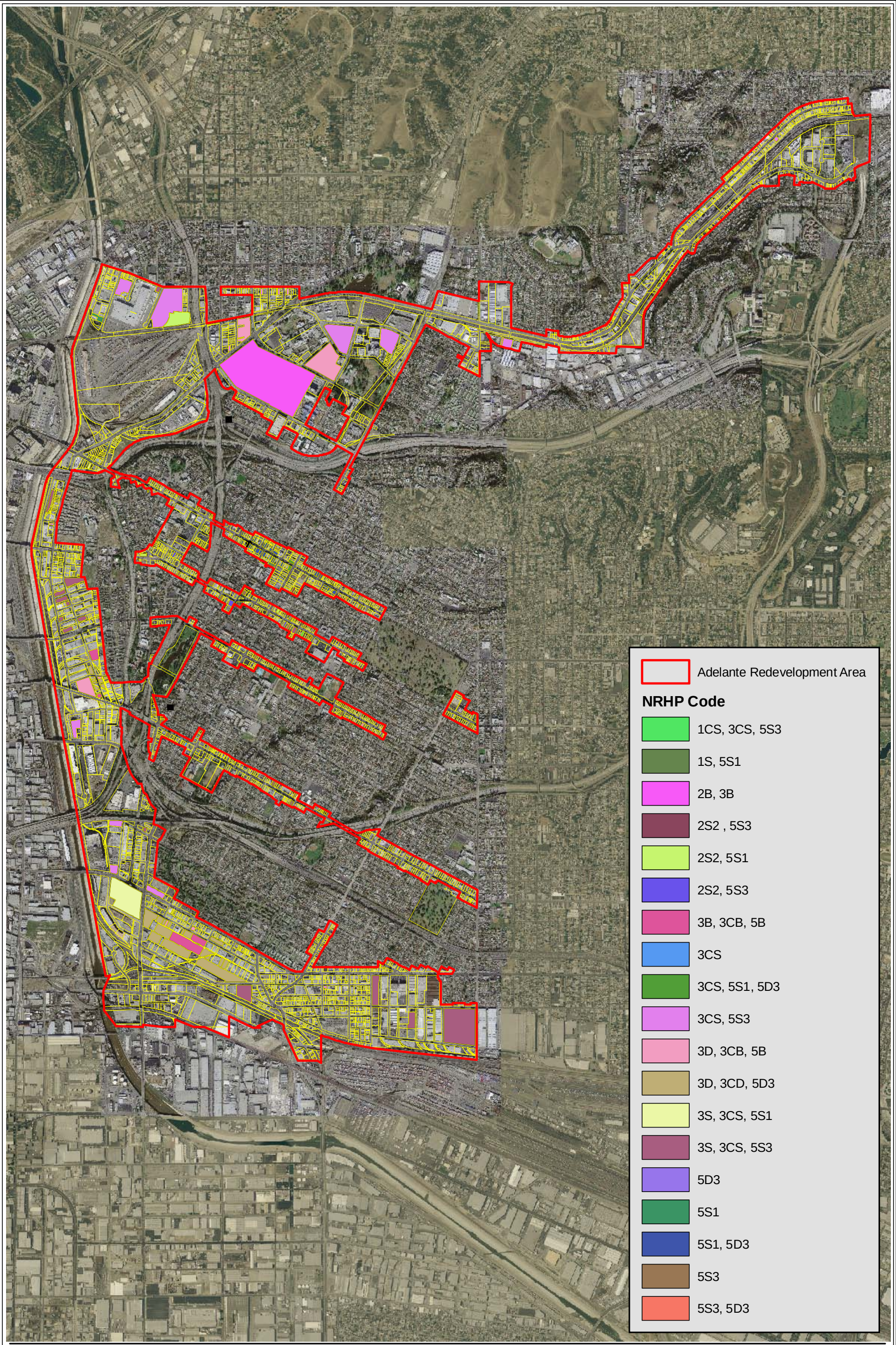
4. SURVEY RESULTS AND CONCLUSION

RESULTS OF HISTORIC RESOURCES EVALUATIONS

Description of Resources Surveyed

The historic resources survey involved the visual examination of a total of 1,670 pre-1962 parcels during the windshield reconnaissance and intensive surveys. There were a total of 47 designated historic resources present in the study area, described above. Of these resources, 46 appear unaltered from the time of the previous survey and therefore remain eligible historical resources. However, one resource, 1835 1st Street, appears to not rise to the threshold of significance for designation as an historical resource. It is recommended that the status code for this resource be changed to 6L.

A total of 153 parcels in the study area were identified as eligible historic properties either individually or as contributors in a historic district. A total of 131 properties were identified as individually eligible and 22 properties were identified solely as contributors to an historic district. Resources identified included two industrial districts (Hostetter and 500-600 South Anderson), one medical and institutional district (County/USC Medical Center,), and one commercial district (Cesar E. Chavez). The survey inventory provided in Appendix B summarizes the results of the historic resources evaluation for historic resources by SurveyLA theme and Appendix C summarizes the results of the historic resources evaluation for historic resources by address. The location and status code for these resources are shown on Figure 3, *Historic Resources Evaluation Results (CHR Status Codes 1-5).*



PCR

N

2,250 0 2,250 Feet

Source: NAIP, 2005; USGS DOQQ, 2004; PCR Services Corporation, 2008.

Figure 3
Adelante Survey
Surveyed Properties
by NRHP (National Register of Historic Places) Code

DISTRICTS

A total of four potentially eligible historic districts were identified within the survey area. A property may be eligible as a contributor to a district if it falls within identifiable boundaries containing a significant concentration of related historic resources. A district must contain a majority of contributing versus non-contributing properties. District contributors may include individually eligible properties as well as contributing properties that as a group represent a significant and distinguishable entity but alone may lack individual distinction. District contributors may be eligible both as individual resources and as contributors to a proposed district. Therefore design review of alterations, additions, or the rehabilitation of individually eligible properties within a district should be weighed against both the impact to the individual building and to the larger district. However, design review of alterations, additions, or rehabilitation of not individually eligible district contributors should evaluate whether changes to the property impact the district as a whole. Because the proposed districts continue to operate in their historic uses, alterations to district contributors required for the continuing occupation and use of the subject buildings should be considered a less than significant impact as long as changes are made in conformance with the Secretary of the Interior's Rehabilitation Standards.

Industrial Districts

Hostetter Industrial District

Situated along the 2700-3100 blocks of East 11th and East 12th Streets, and 1500 South Evergreen Avenue in the southwest portion of Boyle Heights near the Los Angeles River is a grouping of 19 primarily one-story industrial buildings representing various architectural styles that were erected between 1931 and 1946.

Architecturally distinctive contributors are representative examples of the Spanish Colonial Revival, Art Deco, Streamline Moderne, and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the middle decades of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources.

District Contributors:

- 2744 East 11th Street
- 2800 East 11th Street
- 2810 East 11th Street
- 2816 East 11th Street
- 2856 East 11th Street
- 2900 East 11th Street

- 2905 East 11th Street
- 2946 East 11th Street
- 3001 East 11th Street
- 2707 East 12th Street
- 2736 East 12th Street
- 2801 East 12th Street
- 2828 East 12th Street
- 2945 East 12th Street
- 3001 East 12th Street
- 3039 East 12th Street
- 3071 East 12th Street
- 3101 East 12th Street
- 1500 South Evergreen Street

District Non-Contributors:

- 2834 East 11th Street
- 2840 East 11th Street
- 2852 East 11th Street
- 2911 East 11th Street
- 2923 East 11th Street
- 2933 East 11th Street
- 2939 East 11th Street
- 2715 East 12th Street
- 2820 East 12th Street
- 2930 East 12th Street
- 3045 East 12th Street
- 3055 East 12th Street

500-600 South Anderson Street Industrial Business District

Situated at 1600 East 6th Street, 601 South Clarence Street, and along the 500-600 blocks of South Anderson Street in the west portion of Boyle Heights near the Los Angeles River is a grouping of 11 one-, two- and three-story industrial buildings representing various architectural styles that were erected between 1916 and 1947. Architecturally distinctive contributors are representative examples of the utilitarian industrial and Moderne styles. Each of the district's contributors is representative of the industrial architecture and urban history of the first half of the 20th century in Los Angeles. Together these properties constitute a significant concentration of associated historical resources.

District Contributors:

- 1600 East 6th Street
- 516 South Anderson Street
- 571 South Anderson Street
- 600 South Anderson Street
- 607 South Anderson Street
- 608 South Anderson Street
- 611 South Anderson Street
- 613 South Anderson Street
- 622 South Anderson Street
- 631 South Anderson Street
- 601 South Clarence Street

District Non-Contributors:

- 520 South Anderson Street
- 601 South Anderson Street
- 618 South Anderson Street
- 621 South Anderson Street

Medical and Institutional District (LA County/USC Medical Center)

This district is situated in the northern portion of the Boyle Heights district of the City of Los Angeles are three large parcels containing buildings historically associated with the Los Angeles County Hospital since its arrival on Mission Road in 1878. These parcels are the L.A. County Hospital property with the general address of 1200 North State Street, the buildings formerly associated with the College of Osteopathic Physicians and Surgeons at 1739 Griffin Avenue, and the Boyle Heights campus of the USC School of Medicine at 1441 Eastlake Avenue. Together these parcels contain a significant concentration of buildings erected between 1906 and 1961 that were designed in a variety of architectural styles by prominent architects that incorporated up-to-date concepts in hospital and medical school design and were built to meet the expanding needs of the rapidly growing City of Los Angeles.

The LA County-USC Medical Center District consists of 10 primarily multi-story institutional buildings scattered among three large parcels constructed between the years 1909 and 1961, representing such architectural styles as utilitarian, Mission Revival, Spanish Colonial Revival, Italian Renaissance Revival/Baroque, Art Deco, Late Moderne, and Modern. These buildings were constructed to accommodate the strong demand for medical care and medical teaching facilities arising from the continued population growth of the Los Angeles region in the first six decades of the 20th century.

District Contributors:

- Los Angeles County-USC Medical Center
  Tax assessor address:
  1200 North State Street
  1100 North Mission Road
  1104 North Mission Road
  1240 North Mission Road
  1200 North State Street

- Former College of Osteopathic Physicians and Surgeons
  Tax assessor address:
  1739 Griffin Avenue
  1711 Griffin Avenue
  1721 Griffin Avenue
  1739 Griffin Avenue

- University of Southern California School of Medicine
  Tax assessor address:
  1441 Eastlake Avenue
  2025 Zonal Avenue
  1333 San Pablo Street

While all of the district's significant contributing properties are identified in this document, there are a number of non-contributing properties scattered throughout each of the three large parcels that were difficult to access during the current survey process that are not individually identified here (such as parking structures, utility buildings, and recent construction). Because these non-contributing buildings lack sufficient physical integrity or architectural merit, or have dates of construction that fall outside the district's 1909-1961 period of significance, they are not considered contributors to the historic district. Were this potential district to be nominated for official designation, it is recommended that a more thorough tally of non-contributors be conducted.

Commercial District (Cesar Chavez Business District)

The Cesar Chavez Business District is situated in the Boyle Heights district of the City of Los Angeles. The district, which runs between Cummings Street and Mott Street along Cesar Chavez Avenue, includes 90 parcels. Each of the 90 parcels was designated a City of Los Angeles Historic Cultural Monument as contributors to the Brooklyn Avenue Neighborhood Corridor in 1994. The commercial district was originally known as Brooklyn Avenue, named after Brooklyn, New York. The original subdividers imagined that Boyle Heights might grow into a small city adjacent to Downtown Los Angeles much like Brooklyn and Manhattan in New York. Despite its close proximity to Downtown Los Angeles, Boyle Heights never grew to the

size of Brooklyn. However, it was one of Los Angeles's early suburbs and an important neighborhood in the history of real estate development in the City of Los Angeles. Although Boyle Heights was subdivided between the 1870s and 1900, it remained largely rural until World War I. Beginning after World War I and continuing into the 1920s, most of the lots along the Cesar Chavez Avenue district were improved. Substantial infill development continued between the 1930s and Word War II. The Cesar Chavez commercial corridor contains a significant concentration of existing buildings from its early development.

The Cesar Chavez Business District consists of 32 commercial buildings located along Cesar Chavez Avenue that were constructed between 1906 and 1939. The contributing commercial buildings are mostly brick with minimal decorative brickwork or glazed brick ornamentation. There are four early twentieth-century commercial buildings, four Renaissance Revival buildings, thirteen single-story 1920s brick commercial buildings, nine 2-story 1920s residential and commercial buildings, and two 1930s commercial buildings in the Cesar Chavez Avenue Business District.[68] The existing contributing buildings were constructed to accommodate the commercial needs of the Boyle Heights neighborhood as it developed during the first half of the 20th century.

District Contributors:

- 2315 East Cesar Chavez Avenue
- 2215 East Cesar Chavez Avenue
- 310 North Chicago Street
- 2137 East Cesar Chavez Avenue
- 2209 East Cesar Chavez Avenue
- 2101 East Cesar Chavez Avenue
- 2107 East Cesar Chavez Avenue
- 2031 East Cesar Chavez Avenue
- 2501 East Cesar Chavez Avenue
- 2421 East Cesar Chavez Avenue
- 2455 E Cesar Chavez Avenue
- 2459 E Cesar Chavez Avenue
- 2600 E Cesar Chavez Avenue
- 2612 E Cesar Chavez Avenue
- 2626 E Cesar Chavez Avenue
- 2706 E Cesar Chavez Avenue
- 2724 E Cesar Chavez Avenue
- 2024 E Cesar Chavez Avenue

[68] *All properties along Cesar Chavez between St. Louis Street and Mott Street are part of the Brooklyn Avenue Neighborhood Corridor LAHCM 590.*

- 2018 E Cesar Chavez Avenue
- 2006 E Cesar Chavez Avenue
- 2138 E Cesar Chavez Avenue
- 2120 E Cesar Chavez Avenue
- 2116 E Cesar Chavez Avenue
- 2104 E Cesar Chavez Avenue
- 2100 E Cesar Chavez Avenue
- 2228 E Cesar Chavez Avenue
- 2226 E Cesar Chavez Avenue
- 2222 E Cesar Chavez Avenue
- 2202 E Cesar Chavez Avenue
- 2218 E Cesar Chavez Avenue
- 2330 E Cesar Chavez Avenue
- 2306 E Cesar Chavez Avenue

Adelante Redevelopment Area

District

500-600 S. Anderson St. Industrial District

Cesar Chavez Business District

Hostetter Industrial District, 2700 - 3100 Blks. 11th and 12th Streets

LA County-USC Medical Center District

PCR

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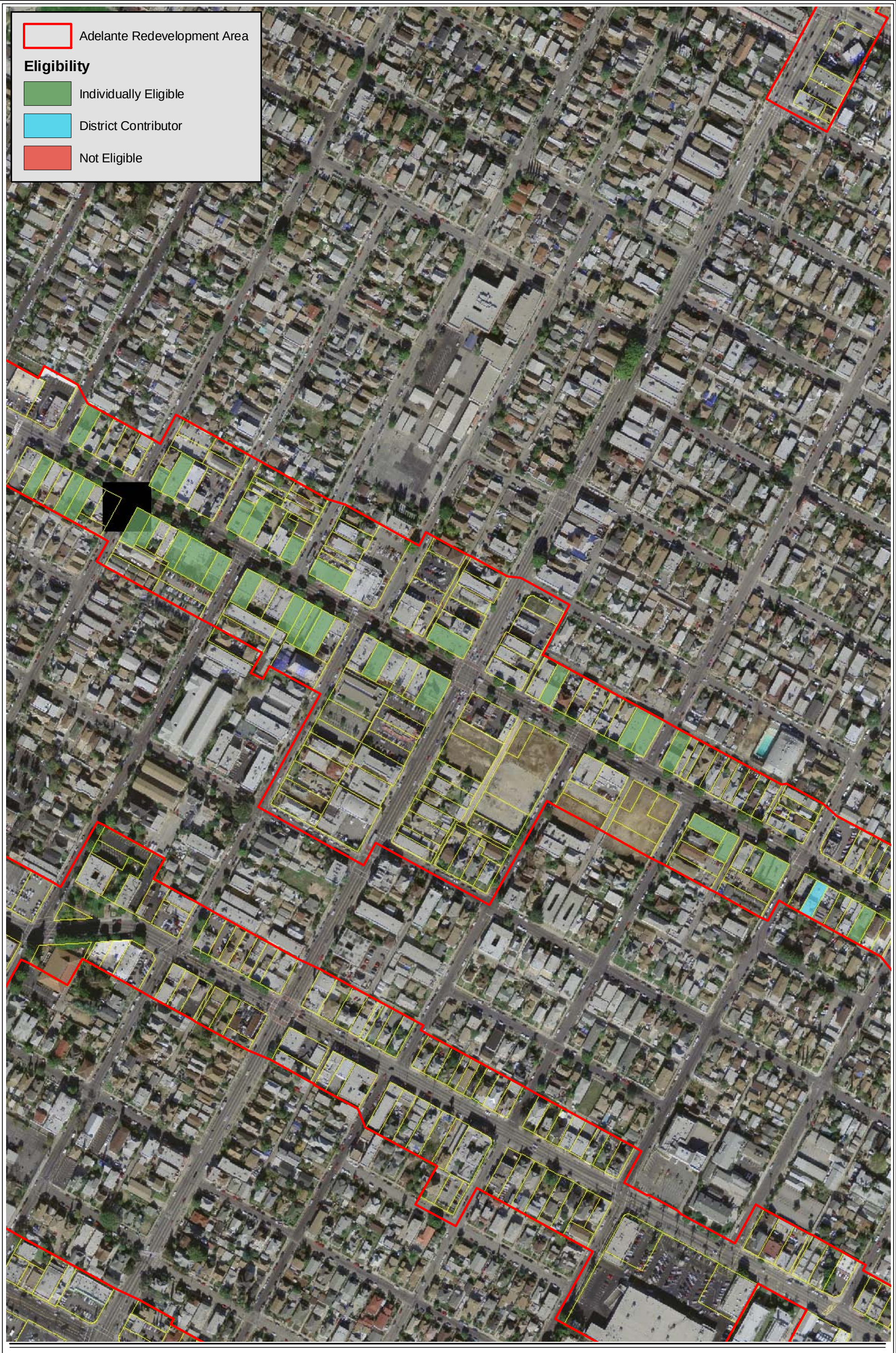
2,250 0 2,250 Feet

Source: NAIP, 2005; USGS DOQQ, 2004; PCR Services Corporation, 2008.

Adelante Survey Surveyed Properties by District



PCR

N

300 0 300 Feet

Source: NAIP, 2005; USGS DOQQ, 2004;
PCR Services Corporation, 2008.

Adelante Survey
Surveyed Properties by Eligibility
Cesar Chavez Business District

PCR Santa Monica

233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401
TEL 310.451.4488
FAX 310.451.5279

PCR Pasadena

55 South Lake Avenue, Suite 215
Pasadena, CA 91101
TEL 626.204.6170
FAX 626.204.6171

PCR Irvine

One Venture, Suite 150
Irvine, CA 92618
TEL 949.753.7001
FAX 949.753.7002

Exhibits

H – Superior Court of California –

County of Los Angles – Writ of Mandate

JMBM | Jeffer Mangels Butler & Mitchell LLP
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JEFFER MANGELS BUTLER & MITCHELL LLP
MATTHEW D. HINKS (Bar No. 200750)
mhinks@jmbm.com
SHERI L. BONSTELLE (Bar No. 235192)
sbonstelle@jmbm.com
JULIA CONSOLI-TIENSVOLD (Bar No. 324142)
jctiensvold@jmbm.com
1900 Avenue of the Stars, 7th Floor
Los Angeles, California 90067-4308
Telephone: (310) 203-8080
Facsimile: (310) 203-0567

Attorneys for Petitioner and Plaintiff CESAR CHAVEZ 888, LLC

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF LOS ANGELES, CENTRAL DISTRICT

CESAR CHAVEZ 888, LLC, a California limited liability company,

Petitioner and Plaintiff,

v.

CITY OF LOS ANGELES, a charter city of the State of California; EAST LOS ANGELES AREA PLANNING COMMISSION, a commission of the City of Los Angeles, and DOES 1-25,

Respondents and Defendants.

Case No. 24STCP01880

[Assigned for All Purposes to Hon. Curtis Kin, Dept. 86]

[~~PROPOSED~~] WRIT OF MANDATE

Action Filed: June 10, 2024
Trial Date: January 30, 2025

TO RESPONDENTS CITY OF LOS ANGELES AND EAST LOS ANGELES AREA PLANNING COMMISSION:

WHEREAS, a judgment on petition for writ of mandate having been entered in this proceeding ordering that a peremptory writ of mandate be issued from this Court regarding Case Nos. DIR-2021-8626-RDP-HCA-1A and ENV-2021-8628-CE related to the construction of a housing development project consisting of 50 housing units in a mixed-use building located at 2115-2125 East Cesar Chavez Avenue and 301-309 North Chicago Street in Boyle Heights (the "Project"),

YOU ARE HEREBY COMMANDED, within 60 days of the issuance of this writ, to:

1. Set aside, vacate, and annul the determination of the East Los Angeles Area Planning Commission at its meeting on March 13, 2024, granting the appeal from the August 31, 2023 decision of the Director of Planning and disapproving the Project; and

2. Approve the Project.

YOU ARE FURTHER COMMANDED that this matter is remanded for further proceedings in compliance with this writ of mandate.

YOU ARE FURTHER COMMANDED to file a return to this writ not later than 60 calendar days following the issuance of this writ setting forth the manner in which you have complied with this writ.

LET THE FOREGOING WRIT ISSUE.

DATED: 04/11/2025

David W. Slayton, Executive Officer / Clerk of Court

K. Encinas

CLERK OF THE SUPERIOR COURT

Respectfully submitted this 11th day of February by:

JEFFER MANGELS BUTLER & MITCHELL LLP

By: _____

MATTHEW D. HINKS

Attorneys for Petitioner CESAR CHAVEZ 888, LLC, a California limited liability company

JMBM | Jeffer Mangels Butler & Mitchell LLP

CORRESPONDENCE

Planning APC East LA <apceastla@lacity.org>

East LA Planning meeting on Nov 8

Angela Funk <funkangelaa@gmail.com> Mon, Nov 6, 2023 at 12:26 PM
To: "apceastla@lacity.org" <apceastla@lacity.org>

Comment in support of building the proposed project on 2115-2121 E Cesar Chavez Ave.

In support of adding much needed density to this area of Boyle Heights, Cesar Chavez could use more investment in creating more beautiful developments that enhance the architectural design of this street.

Thank you,
Boyle Heights resident.

Planning APC East LA <apceastla@lacity.org>

DIR-2021-8626-RDP-HCA

Catriona Hayes <hazylazycatz@gmail.com> Mon, Nov 6, 2023 at 1:50 PM
To: "apceastla@lacity.org" <apceastla@lacity.org>, "bryant.wu@lacity.org" <bryant.wu@lacity.org>
Cc: "will@tiaoproperties.com" <will@tiaoproperties.com>, "aaron@bmrla.com" <aaron@bmrla.com>, "sarah.flaherty@lacity.org" <sarah.flaherty@lacity.org>, "steven.bautista@lacity.org" <steven.bautista@lacity.org>, "susana.lopez@lacity.org" <susana.lopez@lacity.org>, "manuel.ayala@lacity.org" <manuel.ayala@lacity.org>, "elena.chavez@lacity.org" <elena.chavez@lacity.org>

RE: 2115 CESAR E CHAVEZ

Hi,

My name is Catriona Hayes and I work in Boyle Heights CD14. I am OPPOSED to this project and ask that you appeal this project for the following reasons:

- The project plans to destroy 3 rent-stabilized units, and build only 5 units allocated as “extremely low income” housing – this is a negligible and insignificant increase in “affordable housing”, and it is not enough for our community where 26.7% of the residents are under the poverty line.
- 45 market-rate units will not solve the housing crisis in a district with the most evictions – it will only lead to more evictions of the most vulnerable tenants.
- The project does not protect, or provide a plan for displaced residents, legacy businesses, and cultural institutions that would align with the Boyle Heights Neighborhood Plan.
- Multiple multigenerational latinx families – with ages ranging from elementary school to the elderly – who have occupied their rent-controlled apartments for many years will be displaced. These working class families will not be able to afford current market-rate apartments in Boyle Heights, only their naturally affordable apartments. Therefore, they will be displaced to communities much farther away in order to find affordable housing.
- All indications are that the market-rate cost of renting a commercial vendor space on the ground floor of the project will be unaffordable for the displaced legacy businesses, or most commercial tenants looking to open a store or market similar to others on Cesar E Chavez Ave.
- The project will cause a domino effect of more real estate speculation on Cesar E. Chavez Ave, leading to higher rents, more property sales and development plans, which will lead to more evictions, displacement and harassment of working class tenants who cannot afford market-rate rents.
- The project plans to build on a massive scale that will disrupt the historical integrity and character of the Brooklyn Avenue Neighborhood Corridor characterized by two-story commercial fronts – which goes against the Neighborhood Plan – and the domino effect of further redevelopment and gentrification will ultimately adversely alter the Los Angeles Historic-Cultural Monument, aka Brooklyn Avenue Neighborhood Corridor.
- The project should not be exempt from a CEQA (California Environmental Quality Act) Reivew – a CEQA Review and an Environmental Impact Report are required, based on Boyle Heights being one of the historically contaminated neighborhoods by Exide, and Boyle Heights’ recent history of sewage

spills. The surrounding residents and commercial tenants, including the new tenants of this project, will be affected by toxic plumes from excavated soil that has not been mediated.
https://boyleheightsbeat.com/california-leaders-gather-in-boyle-heights-to-call-for-expedited-exid e-cleanup/
https://folar.org/alert-sewage-spill-in-la-river-affecting-boyle-heights-to-long-beach/

- The massive construction that will last months, if not years on Cesar Chavez and Chicago, will lead to high congestion and traffic, noise and environmental pollution, and decreased parking for existing and incoming residents and patrons. It will also impede the regular foot traffic of Cesar E Chavez, often walked by families, the elderly and schoolchildren.

- The project lacks compliance with the Boyle Heights Neighborhood Plan. https://planning.lacity.org/plans-policies/community-plan-update/boyle-heights-communit y-plan-update a. LU 19.1 Uphold the historic and cultural integrity of Cesar E. Chavez Avenue, also known as the historic “Brooklyn Avenue Neighborhood Corridor,” by promoting restoration and reuse of existing early 20th Century brick buildings b. LU 19.2 Ensure that new development along Cesar E. Chavez Avenue, also known as the historic “Brooklyn Avenue Neighborhood Corridor,” reinforces the visual rhythm and underlying historic development pattern of the overall street through narrow shopfront bays, recessed entrances, and storefront awnings. c. LU 18.7 Protect legacy businesses and cultural institutions from displacement. d. LU 7.2 Ensure that established neighborhood corridors, such as Cesar E. Chavez Avenue, Wabash Avenue, and Indiana Street, continue to provide small commercial spaces for neighborhood serving uses.

- The project faces growing opposition from the community and the Boyle Heights Neighborhood Council whose letter of opposition from June 30, 2023 was not included in the Letter of Determination. An online petition opposing the project is at 200 signatures and counting.

- Will Tiao of Tiao Corporation, does not do business in good faith, lied many times to the residential and commercial tenants at the project site, and lied about doing outreach to residents in the surrounding area regarding this project; therefore fraudulent landlords should not be rewarded with incentives.

- The project plans on removing two healthy 40-foot Indian Laurel Fig trees that make up a part of the tree canopy that goes up and down Cesar E Chavez Avenue which provides cooler temperatures for its residents–and will take away from its unique character.

- The project fails to protect the cultural integrity of Cesar E Chavez Avenue for the musicos norteños that make a living here. The intersection of Chicago and Cesar avenue is an artery of a meeting place for regional musicians to find work in the same way Mariachi Plaza provides for mariachis.

Planning APC East LA <apceastla@lacity.org>

Tiao Project

Francisco Cardenas <FrankCardenasAnCom18@outlook.com> Mon, Nov 6, 2023 at 3:13 PM
To: "apceastla@lacity.org" <apceastla@lacity.org>

Hello, my name is Francisco a resident of the Eastside of Los Angeles

I'm writing in opposition of the Tiao Project that would demolish historic Brooklyn Avenue corridor to build 50 luxury apartments and only 5 affordable housing units. This would accelerate the gentrification of the area and price out so many of the residents that have called Boyle Heights home and erase the culture that makes Boyle Heights so vibrant.

Francisco Cardenas

Get Outlook for Android

Planning APC East LA <apceastla@lacity.org>

PUBLIC WRITTEN COMMENT: Opposition to DIR-2021-8626-RDP-HCA @ 2115 CESAR E CHAVEZ

Nathan Bignell <nathan.a.bignell@gmail.com> Mon, Nov 6, 2023 at 11:40 AM
To: apceastla@lacity.org, bryant.wu@lacity.org
Cc: sarah.flaherty@lacity.org, steven.bautista@lacity.org, susana.lopez@lacity.org, manuel.ayala@lacity.org, elena.chavez@lacity.org, aaron@bmrla.com, will@tiaoproperties.com

Good morning,

My name is Nathan Bignell, and I live in CD14. I am submitting a public written comment to state my opposition to the proposed project Case #DIR-2021-8626-RDP-HCA @ 2115 Cesar E Chavez. There are many reasons, some among them:

- The project does not protect, or provide a plan for displaced residents, legacy businesses, and cultural institutions that would align with the Boyle Heights Neighborhood Plan.

- Multiple multigenerational latinx families – with ages ranging from elementary school to the elderly – who have occupied their rent-controlled apartments for many years will be displaced. These working class families will not be able to afford current market-rate apartments in Boyle Heights, only their naturally affordable apartments. Therefore, they will be displaced to communities much farther away in order to find affordable housing.

- The project will cause a domino effect of more real estate speculation on Cesar E. Chavez Ave, leading to higher rents, more property sales and development plans, which will lead to more evictions, displacement and harassment of working class tenants who cannot afford market-rate rents.

- The project plans to build on a massive scale that will disrupt the historical integrity and character of the Brooklyn Avenue Neighborhood Corridor characterized by two-story commercial fronts – which goes against the Neighborhood Plan – and the domino effect of further redevelopment and gentrification will ultimately adversely alter the Los Angeles Historic-Cultural Monument, aka Brooklyn Avenue Neighborhood Corridor.

- The project should not be exempt from a CEQA (California Environmental Quality Act) Review – a CEQA Review and an Environmental Impact Report are required, based on Boyle Heights being one of the historically contaminated neighborhoods by Exide, and Boyle Heights' recent history of sewage spills. The surrounding residents and commercial tenants, including the new tenants of this project, will be affected by toxic plumes from excavated soil that has not been mediated.
https://boyleheightsbeat.com/california-leaders-gather-in-boyle-heights-to-call-for-expedited-exid e-cleanup/
https://folar.org/alert-sewage-spill-in-la-river-affecting-boyle-heights-to-long-beach/

- The project lacks compliance with the Boyle Heights Neighborhood Plan. https://planning.lacity.org/plans-policies/community-plan-update/boyle-heights-communit y-plan-update a. LU 19.1 Uphold the historic and cultural integrity of Cesar E. Chavez Avenue, also known as the historic "Brooklyn Avenue Neighborhood Corridor," by promoting restoration and reuse of existing early 20th Century brick buildings b. LU 19.2 Ensure that new development along Cesar E. Chavez Avenue, also known as the historic "Brooklyn Avenue Neighborhood Corridor," reinforces the visual rhythm and underlying historic development pattern of the overall street through narrow shopfront bays, recessed entrances, and storefront awnings. c. LU 18.7 Protect legacy businesses and cultural institutions from displacement. d. LU 7.2 Ensure that established neighborhood corridors, such as Cesar E. Chavez Avenue, Wabash Avenue, and Indiana Street, continue to provide small commercial spaces for neighborhood serving uses.

- Will Tiao of Tiao Corporation, does not do business in good faith, lied many times to the residential and commercial tenants at the project site, and lied about doing outreach to residents in the surrounding area regarding this project; therefore fraudulent landlords should not be rewarded with incentives.

Please vote to appeal this project's approval, to keep Boyle Heights communities, businesses and historical integrity intact.

Feel free to reach out to me anytime to speak further on this. I will see you November 8th @ Ramona Hall.

Thank you,
Nathan Bignell

December 1, 2023

Michael Yap, President
Eunice Song, Vice-President
Gloria Gutierrez, Commissioner
East Los Angele Area Planning Commission
200 North Spring Street
Los Angeles, CA. 90012

Re: DIR-2021-8626-RDP-HCA-1A
2115-2121 East Cesar Chavez Avenue; 301-309 N. Chicago Street

Mr. Yap and Honorable Commissioners:

I support the appeal filed by Ms. Viva Padilla of *Re/Art Centro Literario* challenging the Director of Planning's determination that the proposed project complies with the Adelante Eastside Redevelopment Plan. The proposed development involves demolition of an existing building with occupied residential units subject to the City's Rent Stabilization Ordinance (RSO) and ground-level commercial tenants to clear the subject site to allow new construction of a six-story mixed-use building with 50 units, including 5 units reserved for Extremely Low-Income households and 45 market rate units.

Procedurally it may be argued that the zoning entitlements being sought fit within the City's regulatory scheme, including the Transit Oriented Communities (TOC) Incentive Program established in 2016 with voters' passage of Measure JJJ creating land-use incentives to build affordable housing. Although the City's Community Redevelopment Agency was dissolved in 2012, the Adelante Eastside Redevelopment Plan has not expired and the City implements the Redevelopment Plan's land-use authority.

I would assert that our City decision-makers should not operate in a vacuum or view this particular development proposal purely through a technical lens: **there** is a larger context to consider in Boyle Heights, especially as the proposed Boyle Heights Community Plan update moves forward through the City's legislative process and an Interim Control Ordinance (ICO) I am sponsoring to prohibit the demolition of occupied RSO units advances through the City Council. I urge the Commission to consider the issues noted below.

Displacement of Tenants and Legacy Businesses

The first is displacement. The current residents of this property are local tenants who have lived there for 14 years or more, including legacy businesses. In order to make way for new construction, the owner would need to evict existing tenants. Given the City's current housing affordability crisis, available units are hard to come by. Rents are at an historic high while wages remain at historic lows. Existing residents would most likely need to leave the neighborhood in order to find housing they can afford. Rental housing vacancy in Boyle Heights has consistently tracked below citywide levels and current vacancy rates are extremely low at just 1.8%.

The commercial tenants have advised that they expect to lose their businesses because there are not comparable spaces with comparable rents nearby. The bookstore at the ground floor serves a larger purpose: it provides a community literary and arts space featuring poets, writers and artists. The store had previously been evicted from a different location and had to close**.**

Residential tenants have shared the habitability concerns with my Council Office and these are detailed in the appeal points. Tenants have filed habitability complaints with the Los Angeles Housing Department (LAHD). While most cases were acknowledged and resolved by the owner, some violations have not been adequately addressed, thus elevating these complaints to public hearings conducted by LAHD. While most habitability cases have been resolved and closed by LAHD, LAHD has not conducted a full inspection of the property (a full inspection will not be scheduled until Spring, 2024) through LAHD's Systematic Code Enforcement Program (SCEP).

Boyle Heights rents are 30% lower than Citywide averages but are growing at a faster rate, increasing 97% since 2000 compared to 61% Citywide (Source: CoStar.com). It is widely known that Los Angeles has the highest share of renter households that are cost burdened of any major city in the country.

Utilizing a typology of displacement, defined as a decrease in the number of low-income households in an area, established by *The Urban Displacement Project***,** a research initiative of the University of California, Berkeley, and the University of Toronto, data show that neighborhoods in Boyle Heights are at varying stages of gentrification including those which are at-risk due to ongoing real estate pressures from the redevelopment of downtown Los Angeles and areas to the north such as, Highland Park and Echo Park.

A Shifting Housing Market in Boyle Heights

The second factor which should be considered is the area's greater housing market. Boyle Heights has witnessed a surge in demolition permit requests. 30% of all demolitions in Council District 14 occur in Boyle Heights, and 30% of those demolition permits involve existing RSO units. Just two buildings down the street from this project at 2141 Cesar E Chavez Avenue, a new city planning entitlement application has been submitted in connection with the proposed demolition of an existing commercial building with two RSO residential units in order to build a new 10-story development. Over a half mile away at 2528 First Street, four occupied RSO units are slated for demolition to clear the site for new construction.

Over 4,300 properties in Boyle Heights and an estimated 15,000 units, over 65% of all units, are subject to the City's Rent Stabilization Ordinance (RSO). In recent years, demolition permits to remove RSO units from the rental market have been filed. Property owners have invoked the State Ellis Act to evict tenants. Despite recent changes to state law requiring housing replacement, it is unclear how many housing units are being replaced or permanently lost. One-third of all demolitions in Council District 14 take place in Boyle Heights. Of those demolitions, 35% involve demolitions of RSO units. The threat of displacement **of** residents is compelling.

Boyle Heights is a neighborhood with a rich cultural identity and history of activism that define the neighborhood today. With a median household income that is approximately 50% less than that of the Citywide median income, and with about 75% of units occupied by renters, Boyle Heights is home to some of the most vulnerable low-income households that are more likely to experience displacement pressures.

Boyle Heights Community Plan Update In Process

The proposed Boyle Heights Community Plan Update, initiated in 2006, recently passed the City Planning Commission and has now been transmitted to the City Council's Planning and Land Use Management (PLUM) Committee. My office has advocated for policies to address many challenges regarding displacement of local residents and disruption of legacy businesses while promoting historic-cultural preservation and economic vitality. The proposed Plan includes a new Community Benefits Program providing incentives that prioritize mixed-income and 100% affordable housing. It introduces a new income category for "Acutely Low Restricted Affordable Units" for households making 0-15 percent of the Area Median Income (AMI). The proposed Plan would allow developers to utilize the affordable housing incentive program if 10% of units are set-aside for Acutely Low-Income residents. With nearly 23% of persons in Boyle Heights estimated to have incomes below the poverty level, compared to 16% citywide, the proposed Plan would introduce policies to preserve and produce housing more accessible to households in Boyle Heights. I have advocated for inclusion of a "local preference" policy for placement of local residents in new affordable units.

Proposed Interim Control Ordinance to Prohibit Demolitions

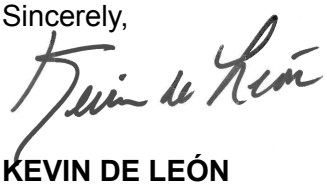
In response to the market pressures to remove existing RSO units from the market, I introduced a Council Motion to initiate an Interim Control Ordinance with an urgency clause to

prohibit issuance of demolition permits involving occupied RSO units as a stop-gap measure pending adoption of the Boyle Heights Community Plan Update. A copy of **the** Motion is attached.

I stand firmly with the community-at-large in opposing a proposal which would remove RSO units from the rental market and disrupt commercial businesses in Boyle Heights. I support the appeal and recommend that the Area Planning Commission withhold granting entitlement approvals pending enactment of the Boyle Heights Community Plan and considering the Interim Control Ordinance currently advancing through the City Council's legislative process. Granting of any city planning clearances should be withheld until the ICO is enacted with time provided for the owner and tenants to open an effective channel of communication in order to address tenant concerns.

I believe the proposal regrettably would worsen the effects of gentrification, displacing local businesses and affordable housing units, further diminishing affordable housing in the community. This proposed plan runs completely counter to proposed changes to the Boyle Heights Community Plan which I have called for to preserve our community's identity and demand real affordable housing solutions for Boyle Heights residents, not displacement.

Sincerely,



KEVIN DE LEÓN
Councilmember, 14th District

Planning APC East LA <apceastla@lacity.org>

East LA Area Planning Commission Meeting on 12-13-2023 Re: Tiao Properties Redevelopment on E. Cesar E. Chavez Ave. LA 90033 Case No.: DIR-2021-8626-RDP-HCA

Susana Betancourt <susanabetancourt@yahoo.com> Tue, Nov 28, 2023 at 11:00 AM
To: apceastla@lacity.org
Cc: Will Tiao <will@tiaoproperties.com>

EAST LOS ANGELES AREA PLANNING COMMISSION
Ramona Hall Community Center
4580 N. Figueroa St.
Los Angeles, CA 90065

HEARING DATE: December 13, 2023
RE: Case No.: DIR-2021-8626-RDP-HCA

Project: E. Cesar E. Chavez Ave. / N. Chicago St. Redevelopment

Developer: Will Tiao, of Tiao Properties, and Aaron Belliston of Bitonni Architects

Esteemed East Los Angeles Area Planning Commission,

We are writing to you, in support of the proposed 50-unit, 5 story apartment development, including the 5 Affordable Income Units, and an additional first level of commercial space, located at E. Cesar E. Chavez Avenue, LA 90033. Moreover, in providing the residents, a desirable subterranean parking lot, as truly a necessity, in this highly congested commercial area.

I, myself, have been a resident of Boyle Heights, for 60 years, and a member of the Hollenbeck Park Advisory Board, while also serving as a Boyle Heights Neighborhood/Business Watch Program Coordinator, encompassing a 20-block radius organization, of community volunteers, and local E. Cesar E. Chavez Ave. businesses, working in collaboration with the Hollenbeck LAPD. We wholeheartedly, urge the city, to approve the Tiao housing project.

In having lived in Boyle Heights, most of my entire life, in working as a LAUSD Secondary Science Teacher, and as a prior Elementary Teacher, at Sheridan St. School, located three blocks from the housing project. Furthermore, as an active community volunteer, working in collaboration of our neighbors, to build, and sustain a safer, cleaner, and a more inclusive community. We truly appreciate projects, like the one proposed, that will beautify the neighborhood, and enhance the quality of life, for our citizens, and avid youth, while providing the much needed housing.

In general, Los Angeles is facing a severe housing shortage, including market-rate housing, for middle income families, including blue collar workers, business professionals, and medical staff, working in the vicinity, as at the White Memorial Hospital, approximately 0.7 mi. away. Thereas, in creating new housing, in this flourishing neighborhood, and replacing the existing deteriorating structure, which is no longer meeting the LA City Building and Safety codes.

Therefore, the new multifamily apartment building, will help make the area safer, with its building security, as the Boyle Heights area has been historically underserved, and targeted with high crime. In addition, in providing housing opportunities, for multiple income levels. Furthermore, this project is in a great location, with bus stops, restaurants, and the historic business corridor.

In conjunction, with providing lucrative housing units, for our families, the development will further beautify the neighborhood, and provide economic improvement. Overall, this development is quite promising, for Boyle Heights, and the LA region, as a whole. We urge the LA City to approve this housing project.

Sincerely,
Susana Betancourt
BH Neighborhood/Business Watch Program Coordinator, Hollenbeck Park Advisory Board Member, BHNC PLUC Committee Member

Sra. María del Carmen Salas, La Parrilla Business Neighborhood Watch Leader, Cesar E. Chavez Ave., LA 90033

Lydia Ruano, S. Breed St., LA 90023, Neighborhood Watch Block Captain

Sam & Rose Cardiel, Yolanda & Ignacio Garza, and Juan & Maile Pulido, E. Inez St., LA 90023, Neighborhood Watch Block Captains

Ed Garcia, and Delia Zavala,
E. Terrace Hts. Ave., LA 90023, Neighborhood Watch Block Captains

Marielena Gomez, and Celia León, S. Soto St., LA 90023, Neighborhood Watch Block Captains

Anna & Rose Luna, S. Boyle Ave., LA 90033, Neighborhood Watch Block Captains

Martha Ruiz, Otilia Flores-Díaz, and Norma Sanchez, S. Chicago St., LA 90033, Neighborhood Watch Block Captains

Norma Godinez, N. Chicago St., LA 90033, Neighborhood Watch Block Captain

Deanna Gonzales, N. St. Louis St., LA 90033, Neighborhood Watch Block Captain

Irma Campos, S. St. Louis St., LA 90033, Neighborhood Watch Block Captain

Planning APC East LA <apceastla@lacity.org>

East LA Area Planning Commission Meeting on 12-13-2023 Re: Tiao Properties Redevelopment Project on E. Cesar E. Chavez Ave. LA 90033 Case No.: DIR-2021-8626-RDP-HCA

Susana Betancourt <susanabetancourt@yahoo.com> Tue, Nov 28, 2023 at 11:01 AM
To: apceastla@lacity.org
Cc: Will Tiao <will@tiaoproperties.com>

EAST LA AREA PLANNING COMMISSION
Ramona Hall Community Center
4580 N. Figueroa St.
Los Angeles, CA 90065

HEARING DATE: December 13, 2023
RE: Case No.: DIR-2021-8626-RDP-HCA

Project: E. Cesar E. Chavez Ave. / N. Chicago St. Redevelopment, per Will Tiao of Tiao Properties, and Aaron Belliston of Bitonni Architects.

Dear City Planning Commission,

I am writing, in support of the proposed 50-unit, 5 story apartment development, including the 5 Affordable Income Units, and one level of commercial space, in addition to the subterranean parking, located at E. Cesar E. Chavez Avenue, Los Angeles, CA 90033.

Our La Parrilla Restaurant celebrated its 45th anniversary of business, this August, of 2023, and in servicing the Boyle Heights Community, since 1978. We urge the city, to approve the proposed housing project, and commercial space, on E. Cesar E. Chavez Avenue, situated across the street, of our thriving restaurant business.

In having immigrated to Boyle Hts., since the 1960's, and in being part of the industrious working class, in this community, we join in collaboration, with the local neighboring businesses, in supporting projects, like the Tiao Development, that allow our local businesses to flourish, in providing additional commercial space, while providing the much needed housing, in replacing the existing deteriorating structure, into a new multifamily apartment building.

In addition to providing the housing units, for our Boyle Heights residents, the development will further beautify the historic neighborhood, and provide economic improvement for our community. We strongly urge the LA City, to approve this productive redevelopment project.

Sincerely,
Sra. María del Carmen Salas,
La Parrilla Restaurant Owner,
2126 E. Cesar E. Chavez Ave., LA 90033

LINCOLNHEIGHTSNC.ORG
LHNC.CARRD.CO

LHNC HOTLINE:
(213) 340-4773

Lincoln Heights Neighborhood Council

of the
City of Los Angeles

THE BEDROOM OF THE PUEBLO
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254 YEARS

CERTIFIED COUNCIL
2002

Executive Board

President
Vacant
Vice President
Ben Wadsworth
Treasurer
Vincent "Chente" Montalvo
Secretary
Fernanda Sanchez

July 20, 2023

This letter was approved by the LHNC on June 30, 2023, by a vote of: 14 YES 0 NO 0 ABSTAIN 0 INELIGIBLE

Community Impact Statement

RE: NEW 5 STORY 50 UNIT APARTMENT BUILDING OVER 1 STORY OF COMMERCIAL AND SUBTERRANEAN PARKING IN TOC TIER 3 AND DEMOLITION OF EXISTING COMMERCIAL BUILDING

Applicant: Will Tiao; of Cesar Chavez 888, LLC
Representative: Aaron Belliston, BMR Enterprises
Case Number: DIR-2021-8626-RDP-HCA
CEQA Number: ENV-2021-8628-EAF
Redevelopment Planning Area: Adelante Eastside
Project Location: 2115, 2117, 2119, 2121, 2123 and 2125 E. Cesar E. Chavez Avenue and 301, 301 1⁄2, 305 and 309 N. Chicago Street

We, the **Lincoln Heights Neighborhood Council** hereby put forth a Letter of Support to the community of Boyle Heights and the Neighborhood Council in their stance against the aforementioned project on their Letter of Opposition dated June 30th, 2023. The Lincoln Heights Neighborhood Council is in full solidarity with the community and the people of Boyle Heights in their vocal outcry and opposition to this market rate, gentrifying development. The Boyle Heights Neighborhood Council voted on a Letter of Opposition to the Tiao Projects, dated June 30th, 2023.

Much like Lincoln Heights, the Boyle Heights Neighborhood Council represents a historic community, that is also being gentrified and at risk of losing its cultural heritage,

historic integrity, and its native locals. We stand in solidarity with the Boyle Heights community, and such stance in opposition to this development:

Whereas: Tiao Properties will be demolishing a historical corridor in Caesar Chavez

Whereas: The aforementioned development is market rate units, in a community that is primarily low income, and further disenfranchising locals.

Whereas: The project goes against the Boyle Heights Community Plan.

Whereas: The community locals, legacy businesses, local advocates has been strongly opposed and vocal regarding this development

Whereas: This development will further gentrify the historical community of Boyle Heights, by changing the demographics of our locals; evicting and displacing current tenants, businesses, and locals; transforms a historical community to one of market rate luxury complexes.

The Lincoln Heights Neighborhood Councils demands that our local, city, county, and state officials intervene in this process and give the community due process in these planning and land use processes. We demand that our local, city, county, and state officials put forward a plan to protect the oldest, historical neighborhoods in Los Angeles, and protect our most marginalized community members.

On the issue of Case Number: DIR-2021-8626-RDP-HCA

Lincoln Heights Neighborhood Council is **: Against**

IN WITNESS of the above action, the undersigned has executed and delivered this certificate in the name and on behalf of the Lincoln Heights Neighborhood Council and as of the date set forth below.

Signature of President

Print Name: _____

Print Name: Fernanda Sanchez

Date: August 17, 2023

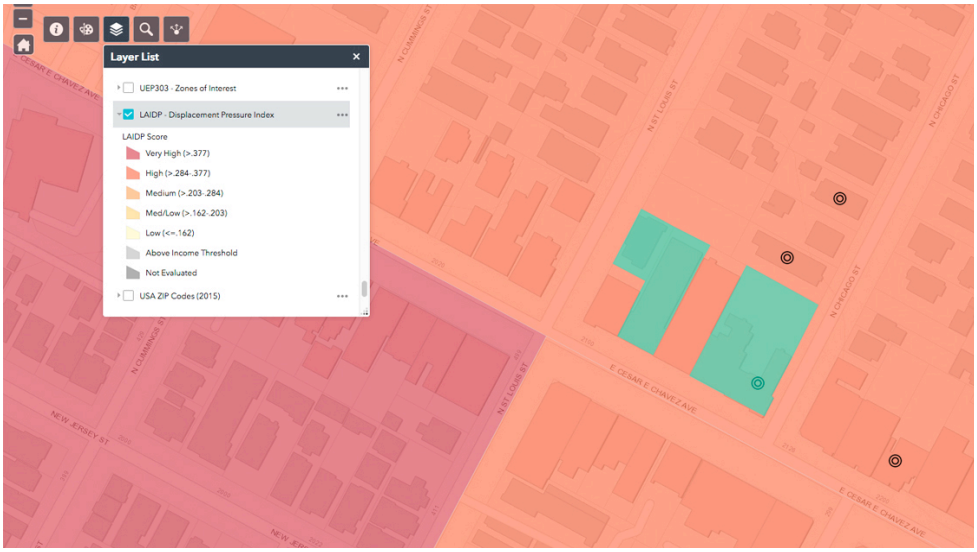
Signature of Board Officer

Print Name: _____

Print Name: _____

Date: _____

city of los angeles index of displacement pressure



(Figure 03) From the Los Angeles Displacement Pressure Index. Tiao sits in a high threat, but close enough to a very high threat to be considered more seriously. The Index measures seven metrics: Rail station distance; Distance to rail stations under construction; Rapidly changing neighborhoods index; Change in housing prices; Displacement pressure factors that include renter population, rent burden and affordable housing covenant expirations.

Some of the biggest impacts are the least seen. The health costs of gentrification and displacement leave scars for generations. The CDC warns of the psychological and health traumas that come with the effects of gentrification[10]. The traumas associated with displacement are well documented by Dr. Fulilove as “root shock”. Families displaced from their home and communities lose networks that offer everything from childcare to finance and emotional support. Families are left unable to overcome the traumas of poverty when displaced and the traumas are passed on to then next generation. Within the Tiao buffer that is a quarter of the population or 2900 people that are the most vulnerable living below the poverty line in this densely populated neighborhood.

historic corridor

We believe there should be a moratorium on development and demolition until the historic resources of the community can be catalogued and valuated by the community. We run the risk of losing the Boyle Heights and Eastside’s cultural resources if not done correctly. We are in the middle of the Boyle Heights Community Plan process and many new ideas are being developed, including a new income designation “Acutely Low Income” that ranges from $10,350 to $19,450. The current Boyle Heights Community Plan also offers us guidance.

community view(05)

There are two views, the Boyle Heights macro view and the 1980 foot buffer (Figure 02) which looks at a project as an impact epicenter. We use this buffer in our methodology to reveal hyper local facts that point to more direct impacts. In this buffer these neighborhood facts are evident:

- 36% of the households are single parent families
- 25% single female parents who are high risk due to gender inequalities
- 2510 total households
- 11664 total buffer population
- 75% household net worth below $49,000
- 57% household net worth below $15,000
- 73% latinx/chicano
- 4% indigenous
- 2% black
- 25% living in poverty (9% national average)
- 82% renter occupied or 2,058 households at risk of indirect displacement

boyle heights view(06/06A)

14,229 people per square mile among the highest densities in the city
94% Latinx/Chicano
$33,235 median income **(51,389)

This building does NOT belong on Cesar Chavez and should be moved to a more affluent neighborhood. The median income of **$33,235 shows that half the community cannot afford these units. With only four affordable units at VLi the Tiao project has no net gain in affordable units in the community versus the indirect displacement it will cause.

indirect displacement

Tiao is already displacing families and businesses in the community by illegally using the Ellis Act, but indirect displacement(07) occurs when land values rise with affluent investment, this leads to increased rents as illustrated in the “Gentrification Cluster” case of Cinco Puntos. Eventually it creates a forced economic migration or displacement for those most vulnerable. This project is already directly displacing four legacy businesses and three families. There are no right of return considerations, there are no relocation funds for the families of the RSO units. All displacement will be amplified by the cumulative impacts as the effects ripple through the community.

resources

(01) Cost per SQF of construction from Builders United, Western United States Q2, 2023, Tiao 52,754 floor area.
https://buildersunited.com/wp-content/uploads/2023/07/CCR-Los-Angeles-Q2-2023.pdf

(02) Survey of unit size and community comparison.
https://docs.google.com/spreadsheets/d/17AtaycM4QAFn6j0intlULcJEow1fbvCT/edit?usp=drive_link&ouid=117139104616055479162&rtpof=true&sd=true

(03) Zillow rent search for Boyle Heights examined 1100 SQF units and above. The average was $2.81 per SQF.
https://www.zillow.com/boyle-heights-los-angeles-ca/rentals/?

(04) HUD affordable housing income limits
*https://www.huduser.gov/portal/datasets/il/il2023/2023summary.odn?STATES=6.0&INPUTNAME=METRO31080MM4480*0603799999%2BLos+Angeles+County&statelist=&stname=California&wherefrom=%24wherefrom%24&statefp=06&year=2023&ne_flag=&selection_type=county&incpath=%24incpath%24&data=2023&SubmitButton=View+County+Calculations*

(05) (Community View) US Census (ACS) / ESRI data in the 1980 foot buffer pop up.
https://arcg.is/1OrynO

(06) Boyle Heights view.
https://web.archive.org/web/20191229001708/http://maps.latimes.com/neighborhoods/neighborhood/boyle-heights/

(06A) (51,389) Alternative Median Income after displacement
https://planning.lacity.gov/odocument/338ef37c-4d26-43f9-836e-78dcfbcc79eb/standard_report2022_BOYLE_HTS_mail.pdf

(07) Indirect Displacement Definitions
https://sites.utexas.edu/gentrificationproject/understanding-gentrification-and-displacement/

(08) NOAH Backgrounder
https://naahl.org/wp-content/uploads/2020/08/Shelterforce-Funding-to-Purchase-Naturally-Occurring-Affordable-Housing.pdf

(09) Los Angeles Index on Displacement Pressure
https://www.arcgis.com/home/webmap/viewer.html?layers=70ed646893f642ddbca858c381471fa2

(10) CDC Health effects of gentrification
https://www.cdc.gov/healthyplaces/healthtopics/gentrification.htm

(11) Boyle Heights Community Plan
https://planning.lacity.gov/odocument/2521b2cd-efa6-41a9-ac8a-4b50c67c047c/Boyle_Heights_Community_Plan.pdf

(12) The Adelante Redevelopment Plan
https://planning.lacity.gov/odocument/00f3a669-c925-40bb-80be-898672b19d25/Adelante-Eastside-Redevelopment-Plan.pdf

: : : : : :

community plan

Despite community plan updates, the Boyle Heights Community Plan[11] still affords basic rights to the community that include the following. 1) Section I-4 states the need to "provide more affordable housing". As discussed above this project does not overcome it displacement threat.

The Boyle Heights Community Plan also states on I-9 that development must, "Preserve the existing low scale character of the community." and "Preserve the continuity of the streetscape and enhance community identity." As well as "mitigate the adverse impacts of new high density residential development such as bulk, open space and parking."

The III-2 of the Boyle Heights Community Plan, that High-Medium density housing be provided only within a 1/4 mile radius from proposed Metrorail Station stops. This Project exceeds the distance and the density should not have been approved.

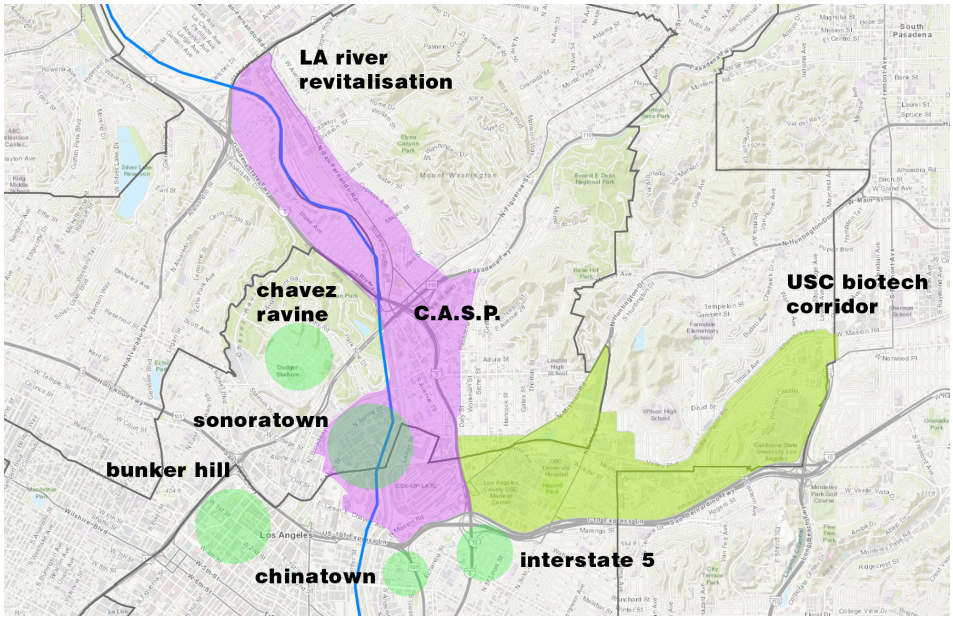
The categorical exemption was improperly issued due to the community's already limited parking availability. The Boyle Heights Community Plan has already recognized this problem. The project offers 40 multiple bedrooms for affluent families, but less than 1 parking space per unit.

In addition many of these issues are reiterated in the Eastside Adelante Redevelopment Project[12]. The Project Objectives state under Housing 13) promote housing in a "wide range of types, prices and rent levels"; Housing 14) Develop "sound residential neighborhoods" which translate to stable markets. Commercial 15) promote the "conservation of existing commercial uses through rehabilitation and revitalization…"

legacy of displacement

Boyle Heights, Northeast LA and East LA have had a long history with racist displacement. Some we know well, as we have shared experiences. Others are hidden in history. Sonora Town located between USC and Chinatown. It was a vibrant adobe village with street side political discourse and distinct culture that was burnt to the ground and reclaimed as industrial land. The original Chinatown, known as "Calle de los Negros" was displaced from its original location at Union Station. Which is also the site of Yaanga the large Tonga village erased by colonization. Urban renewal from the 50s thru 70s brought some of the greatest destruction we have ever seen. Bunker Hill, after the affluent families left was a vibrant community or Arizona Indigenous folks, immigrant Filipino and Mexican families. There was also a sizable LGBTQ community. They were scraped from the hillside for the financial district we see now.

Boyle Heights families know the Interstate 5 Interchange cut a swath through the community that we are still dealing with today. The first USC land grab (expansion) erased a village of 350 families that the campus occupies today. The mislabeled Chavez Ravine known as Bishop, La Loma and Palo Verde similarly displaced thousands. The LA River Revitalization will bring in $6 Billion in investment that is already showing the appropriation of the community by new affluent developments. The Cornfield Arroyo Specific Plan (CASP) is another urban renewal project that rivals those of the 70s. It rezones 900 acres of industrial land next to two of the poorest communities in LA, Chinatown and Lincoln Heights. Councilman Reyes characterizes CASP as a whole new city. Lastly just up the road from Tiao is the current USC Health Science Campus expansion that is driving much of the luxury housing subdivisions in Northeast LA and to an extent Boyle Heights, which sees more student or transient housing development.



(Figure 04) The lime green was the proposed USC biotech corridor that extended from CSULA to USC. Purple is LA river and the Cornfield Arroyo Specific Plan CASP is 900 acres between the river and the Biotech.

Deny the CEQA Exemption based on the harm and cumulative impact this project will have on this marginalized community.

Sincerely,

John Urquiza, Northeast LA Alliance

cumulative impact

The cumulative impact of more than a dozen projects must also be considered. This project on its own will drive displacement based on its size, location and final rental rates. The 1980 foot rent burden impact buffer is the typical distance for the walkability of a neighborhood. Visualize the cumulative effect of these projects being tracked and other just outside the buffer (Figure 02).

• 317 North Chicago Street 02 units newly renovated and zero affordable are directly behind the proposed Cesar Chavez Tiao project.

• 323 North Chicago Street (housing demolished and tenants evicted years before) vacant/infill to build 04 market rate units and zero affordable housing.

• 327 North Chicago Street demolish 6 units of Naturally Occurring Affordable Housing (NOAH)[(08)] and replace with two duplexes or 04 units of luxury housing. Zero affordable housing.

• 356 North Chicago Street demolished a single family home and replace with two story duplex or 02 home luxury subdivision. Zero affordable housing and also behind the Tiao site project.

• Application was filed for the most dubious 2141 Cesar Chavez. Xola plans for ten story building with 100% affordability, unfortunately it is only 19 units and 7 floors museum space, project will demolish approximately 8 legacy business and represents an economic and cultural shift if not greater than the Tiao then equal to.

• 121 North Mathews Street 2 NOAH units demolished for 40 unit affordable housing at 8 units Mi and 32 units Li. As we argue further down Medium income and Low Income are too high for our community and these are the equivalent of market rate.

on the periphery

• 1016 State Street demolished 4 NOAH and replaced with 85 market rate units outside the buffer, 08 affordable units.

• 1126 Cornwell Street with 4 story, 31 market rate units, no affordable, demolished approximately 8 RSO units on two parcels.

• 1400 North Soto Street, 12 market rate units, no affordable, demolished 4 RSO units/NOAH and a corner store business.

• 2505 East Pomeroy at Soto Street demolish commercial and build 81 room Hilton Hotel and restaurant.

• 2842 Wabash Street and Evergreen displacing two businesses and parking is zero capacity revealed a parking study. The 55 units are Mi and Li and not affordable by the community. This is an ED1 project and cannot make public comment on or influence.

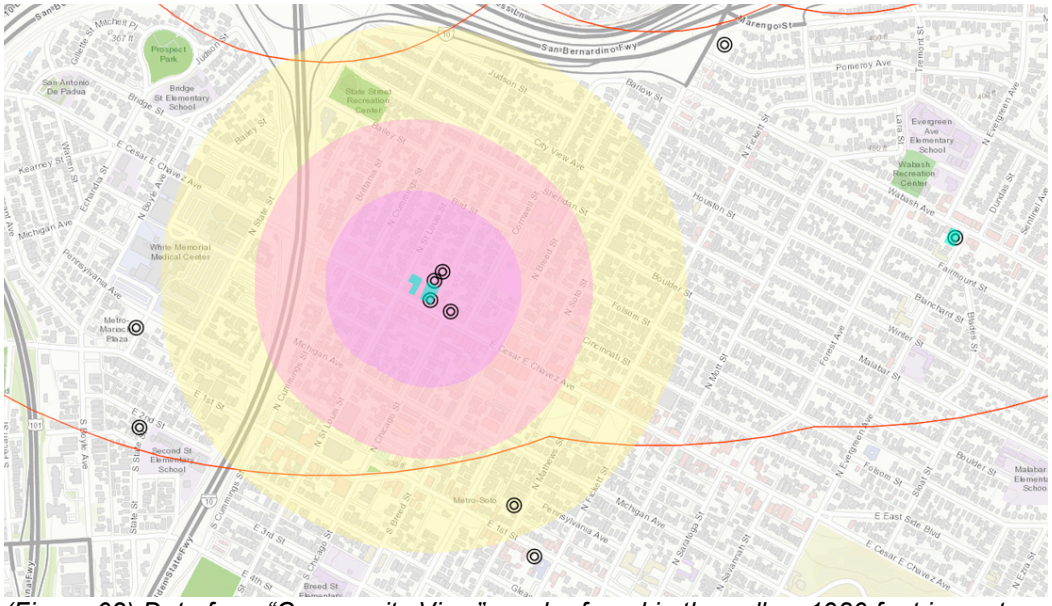
• 2528 East First Street demolishing 1 retail store and 2 NOAH units and replacing with 4 story, 51 unit building. Affordability NOT listed.

• 205 South State Street 4 families displaced from bungalow style building and replaced with a three story, 4 home small lot subdivision.

• 125 North Baily Street infill, 60 unit 100% affordable housing including undetermined mixed income housing.

Even though some sites are 100% affordable, the AMI is too high for the community(04) or there is not enough to make an impact. There will be no net gain of affordable or rent controlled units.

** Note. INDIRECT DISPLACEMENT IS ALREADY OCCURRING. The previously mentioned median income has risen from $33,235(06) to $51,389(06A). There are no discernable growth industries in the area creating jobs. We contend that the income shift is from residents forced to migrate and being replaced by new more affluent residents seeking value.



(Figure 02) Data from "Community View" can be found in the yellow 1980 foot impact buffer(05). Turquoise polygons are the project site and other lands owned by the developer adjacent to the project. Targets are the projects listed above as "cumulative" or periphery. The two magenta impact buffers are 660 foot and 1230 respectively.

significant effect

Indirect displacement outcomes are difficult to quantify, but we can estimate impacts on vulnerable populations. We are already seeing the effect in the shift in income. The gentrification cluster, cumulative effect and the wealth and resource disparity will lead to forced economic migration. We also offer the City of Los Angeles Displacement Index(09) (Figure 03) The Tiao project sits in a high threat area, but is close enough to a very high displacement threat area that it is notable to consider.

displacement study

gentrification clusters

/// appellant support: viva padilla

East Los Angeles Planning Commission
City of Los Angeles Planning Department
201 North Figueroa Street
Los Angeles, CA 90012

Neverly Ann Hill, Commission Assistant
apceastla@lacity.org

cc: bryant.wu@lacity.org, vince.bertoni@lacity.org, northeastLA.alliance@gmail.com, ccruz9131@gmail.com, rearte.centro.la@gmail.com, bijan.ghaemi@gmail.com

re: DIR-2021-8626-RDP-HCA-1A, ENV-2021-8628-CE (2115-2121 East Cesar Chavez Avenue, 301 North Chicago Street)

To Whom it May Concern:

We submit the following for the record to show the negative impact this project will have on the community. These findings will show this project is not exempt from the CEQA and the appeal by residents must be recognized.

gentrification cluster

In our community engaged research the “Gentrification Cluster” is a methodology we use as a predictive model. We are observing NEW businesses that reflect at least three or more of the following to indicate future investment: a) Hi end retail including art galleries. b) Culturally inappropriate retail with a high price point, aka coffee shops, gift stores that do not reflect the existing community. c) New housing above the median costs or luxury lofts and luxury subdivisions. The “Gentrification Cluster” indicates the first sign of changes to a community. The harm is relative to its impact. In a Lincoln Heights study we found that after being identified as a cluster, tenants in five buildings adjacent to “Cinco Puntos” had their rents increased nearly 35%, which eventually led to the formation of the Cinco Puntos Tenants Union and a $5 million lawsuit against the landlord. In the Cesar Chavez Cluster businesses we have La Monarca, while a culturally appropriate, price points are almost 200% higher versus other

similar businesses; Guisados also culturally appropriate is another business with 8 locations in affluent neighborhoods and a high price point; Weird Wave Coffee is just outside the cluster who's Yelp page has some negative comments about their high pricing; City of Angels Tattoo is a controversial metric, but often represents a cultural shift and not necessarily an economic shift; the final metric are two market rate housing developments on Chicago Street which will be added to the cumulative impact discussed below. While these businesses' impact the community in a small way, the aggregate represents a trend for the in migration of affluence. Now the most visible is the Tiao development just a few parcels away from the original epicenter.

(Figure 01) The right cluster or buffer is centered on Guisados which is the same block as the Tiao Project. The light turquoise indicates both of Tiao's holdings in the neighborhood. Other orange points represent potential clusters missing 1 or 2 qualifying businesses.

The total investment for the Tiao is estimated at $33,000,000[(01)]. In a unit-by-unit comparison, 62% of the units average 1370 SQF per unit. Those units are 54% larger than the average unit size on Chicago Street[(02)]! The average Tiao unit of 1370 SQF will rent for $3849 per month[(03)]. Using HUD methodology of 30% of one's income should go towards housing, we extract that to live at Tiao you need to earn at least $156,000 per year to afford the majority of those units. The Tiao is also proposing five affordable units at Extremely Low Income (ELi), which for a family of 4 the income threshold is $37,850[(04)]. Four units will NOT offset the potential threat to the stability of the neighborhood housing stock.

Appellant Viva padilla

East Los Angeles Planning Commission
City of Los Angeles Planning Department
201 North Figueroa Street
Los Angeles, CA 90012
Neverly Ann Hill, Commission Assistant
apceastla@lacity.org
cc: bryant.wu@lacity.org, vince.bertoni@lacity.org,
northeastLA.alliance@gmail.com, ccruz9131@gmail.com,
rearte.centro.la@gmail.com, bijan.ghaemi@gmail.com
re: DIR-2021-8626-RDP-HCA-1A, ENV-2021-8628-CE (2115-2121 East Cesar Chavez Avenue, 301 North Chicago Street)

To Whom it May Concern:

We submit the following for the record to show the negative impact this project will have on the community. These findings will show this project is not exempt from the CEQA and the appeal by residents must be recognized.

Cultural-Historic Importance

The building located at 2115 where El Apetito is currently located is a cultural-historic resource. The restaurant is prominently displayed in the Latino/Chicano classic film *Blood In, Blood Out*, at the 1:43:00 mark the main characters are talking about the significance of the neighborhood and the people who live & work there.

https://youtu.be/2JRkw6U688U?si=QeE44GKCz5TzziOG&t=6200

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Exide Contamination Radius Controversy

There are many local organizations that are pushing for the expansion of the testing radius for lead contamination relating to Exide that feel like the current radius is too narrow and that the State of California hasn't done enough to look at the full extent of the 75 years of Exide pollution. Organizations include KECK USC, East Yard Communities for Environmental Justice, and SELA

EAST YARD COMMUNITIES FOR ENVIRON JUSTICE:
https://eycej.org/index.php/campaigns/exide-technologies-inc/

https://www.latimes.com/california/story/2023-02-10/exide-lead-cleanup-leaves-fear-and-frustration-in-its-wake

SELA YOUTH JUSTICE:
https://www.selacollab.org/spotlighteastyard/

MORE EXPANSION NEEDED:
https://www.latimes.com/local/lanow/la-me-ln-exide-schools-parks-20161117-story.html

ABOUT EXIDE CONTAMINATION:
https://laist.com/news/climate-environment/southeast-la-baker-lawsuit-vernon-smell-environment-exide-community-odors

Sheri L. Bonstelle
sbonstelle@jmbm.com

1900 Avenue of the Stars, 7th Floor
Los Angeles, California 90067-4308
(310) 203-8080 (310) 203-0567 Fax
www.jmbm.com

January 31, 2024

President Yap and Members of the
East Los Angeles Area Planning Commission
Los Angeles City Hall
200 N. Spring Street
Los Angeles, CA 90012
Attn: Neverly Ann Hill, Commission Executive Assistant
apceastla@lacity.org

Re: 2115-2121 East Cesar Chavez Avenue
DIR-2021-8626-RDP-HCA-1A

Dear President Yap and Members of the East Los Angeles Area Planning Commission:

We represent Cesar Chavez 888, LLC, the Owner and Applicant of the multifamily project at 2115-2121 East Cesar Chavez Avenue and 301-309 N. Chicago Street, Los Angeles, CA (the "Property"). On August 31, 2023, the City Planning Director issued a Letter of Determination ("LOD") approving the Redevelopment Plan Project Compliance Review for the Adelante Eastside Redevelopment Plan area and a Class 32 CEQA Infill Exemption for the Project for the mixed-use multifamily housing development project with affordable units (the "Project"). The last day to file an appeal was September 15, 2023.

The LOD was appealed to the East Los Angeles Area Planning Commission ("East LA APC") on September 15, 2023. The Area Planning Commission shall act within 75 days after the expiration of the appeal period, which date was November 29, 2023. (LAMC § 11.5.14.D.5.g.2). (See Exhibit 3) The appeal was scheduled for hearing at the East LA APC on November 8, 2023, but the hearing did not occur for lack of quorum. The Applicant's representative agreed to extend the hearing to a date no later than December 20, 2023. (See Exhibit 1) The Planning Director's Staff Report for the appeal recommended denial of the appeal on all issues, and adoption of the Planning Director's Conditions and Approval and Findings in the LOD.

On December 13, 2023, the East LA APC held a hearing, failed to make a determination on the matter, and recommended continuing the matter to January 10, 2024. The hearing may only be continued by mutual agreement with the project applicant. (LAMC § 11.5.14.D.5. g.6.vi) At the December 13th hearing, the Applicant's representative, Aaron Belliston, did not agree to further extend the time to act on the matter, and the East LA APC lost jurisdiction on December 20, 2023. Therefore, the East LA APC may take no action on the matter, and the LOD providing the Planning Director's Conditions of Approval and Findings is final and valid.

Despite losing jurisdiction, the East LA APC held another hearing on the matter on January 10, 2024, and again failed to take an action on the matter, and recommended continuing the matter to March 13, 2024. At the January 10th hearing, the Applicant's representative, Aaron Belliston, reiterated that the Applicant had not agreed to extend the time to act at the December 13, 2023 hearing, and again did not agree to further extend the time to act on the matter. Despite the fact that the Applicant did not mutually agree to extend the matter, the East LA APC continued the hearing to March 13, 2024.

To date, the East LA APC has held three hearings on the matter, and has not been able to render any decision at no fault of the Applicant. The Planning Director's Staff Report provides substantial evidence in the record to support approval of the entitlements for the housing development Project, and denial of the appeal. The East LA APC has failed to act at three separate hearings because (1) it did not have quorum, (2) the Appellant did not request an interpreter despite being provided notice of the process to request an interpreter and the Appellant rejected the interpreter provided by the City at the December 13, 2023 hearing, and (3) the East LA APC did not effectively manage the time of the January 10, 2024 hearing and exceeded the time allowed to use the facility at the Ramona Hall Community Center. None of these are valid reasons for continuing the hearing without the mutual consent of the Applicant. The Applicant did agree to extend the hearing when the East LA APC lost quorum because APC members could not attend the hearing, but specifically did not agree to extend the time to act when the East LA APC could simply not make a decision. In addition, the East LA APC's Rules and Operating Procedures, Section 9.5, also specifically identifies that the APC may not continue the item to a future meeting if it has lost the power to act "either by a provision in the Los Angeles Municipal Code or by the passage of time." Here, the East LA APC lost the power to act pursuant to the LAMC, and so may not continue the item to a future meeting.

The loss of jurisdiction for acting in excess of jurisdiction in administrative hearings is supported by caselaw. Under Code of Civil Procedure § 1094.5(b), an agency abuses its discretion when it acts without or in excess of its jurisdiction. California courts, as well as the courts of other states, have held an agency may only act within certain proscribed time limits and loses its authority to act once those time limits are exceeded. See *Mumaw v. City of Glendale*, 270 Cal. App. 2d 454, 458 (1969)(holding that the failure of the City to request and obtain an extension from the project applicant to consider an appeal within the required time period deprived the agency of any authority to hear and decide that appeal); *Harris v. Alcoholic Beverage Control Appeals Board*, 223 Cal. App. 2d 563, 567 (1963) (holding that a time limit specified in the Government Code for the agency to order reconsideration of a decision was jurisdictional, despite another provision extending the period for an appellant to act); *Napa Savings Bank v. County of Napa*, 17 Cal. App. 545, 548 (1911) (holding that action taken by Board of Supervisors to pass an assessment outside of the time limits proscribed by code was void and exceeded the body's jurisdiction).

The courts have held that a failure to act in a timely fashion rendered the Director's decision the final one. *1305 Ingraham, LLC v. City of Los Angeles*, 32 Cal. App. 5th 1253, 1256 (2019)

(holding "Los Angeles Municipal Code section 16.05.H.04 and other similar provisions throughout the Los Angeles Municipal Code [] clarif[ies] what happens when an entity fails to act. Rather than condoning or authorizing inaction, such provisions provide a backstop to provide interested parties with an actionable decision in the event of a procedural lapse by the decision-making body.") The deadline to act in the code is mandatory, not directory, where there are consequences to inaction. *Tran v. Cty. of Los Angeles*, 74 Cal. App. 5th 154 (2022).

The Applicant hereby provides notice to the East LA APC that it has exceeded its time to act on the appeal of the Project pursuant to LAMC § 11.5.14.D.5.g.2 and § 11.5.14.D.5.g.6.vi, and therefore the Planning Director's Decision set forth in the LOD is deemed final.

Very truly yours,

Sheri Bonstelle

SHERI L. BONSTELLE for
Jeffer Mangels Butler & Mitchell LLP

SLB
Exhibit 1 Applicant form extending time to act to December 20, 2023.
Exhibit 2 Department of City Planning Appeal Recommendation Report, dated December 13, 2023, Page 1, stating Expiration Date of December 20, 2023.
Exhibit 3 LAMC § 11.5.14

cc: Bryant Wu, City Planning Associate (Bryant.Wu@lacity.org)
Jane Choi, Principal City Planner (Jane.Choi@lacity.org)
Chi Dang, City Planner (Chi.Dang@lacity.org)
Gerald Gubatan, CD 14 Planning Deputy (Gerald.Gubatan@lacity.org)
Councilmember Kevin de Leon (councilmember.kevindeleon@lacity.org)
Liliana Rodriguez (Liliana.Rodriguez@lacity.org)
Adrienne Khorasanee (adrienne.khorasanee@lacity.org)

EXHIBIT 1

Los Angeles City Planning Department

EXTENSION OF TIME LIMIT FOR AREA OR CITY PLANNING COMMISSION DECISIONS ON LAND USE APPLICATIONS AND APPEALS

This form is to be used to request an extension of the time limit to act for Area or City Planning Commission decisions on legislative and quasi-judicial land use applications and appeals. This request must be made before the matter is agendized. If notice of the hearing has been mailed, the applicant is responsible for the cost of mailing the cancellation and new hearing notice.

To Be Completed by the Applicant or Applicant's Representative:
(Please Type or Print)

Case No. DIR-2021-8626-RDP-HCA-1A

Street Address of Property Involved: 2115-2125 E. Cesar E Chavez Ave. (301-309 N. Chicago St)

Applicant(s): Will Tiao - Cesar Chavez 888, LLC

Representative: Aaron Belliston - BMR Enterprises

Request for Extension of Time Limit: The current time limit for the Commission to decide the subject case application / appeal will expire on: 11/29/2023. It is hereby requested to extend the time limit for the East LA Area Planning Commission to act for a period of _____ weeks, or until 12/20/23
(Commission)

Reason(s) for Request:

East LA Area Planning Commission lack quorum at its meetings prior to the expiration of the current time limit.

Signed: _____ Print Name: Aaron Belliston Date: 11/16/2023

Mailing Address: 5250 Lankershim Blvd. Suite 500, North Hollywood, CA 91601

Telephone No. 323-839-4623 E-Mail: aaron@bmrla.com

To Be Completed by Planning Department Staff:

☐ Pursuant to Municipal Code Section _____ [*applicable Code Section which permits extensions of time limits by mutual written consent of the applicant and decision-maker*], and in accordance with the policy of the Area/City Planning Commission delegating authority to the Director of Planning to approve extensions of time limits on its behalf, the requested time extension is deemed routine in nature and will not prejudice the future decision by the Area/City Planning Commission on the merits of the subject application or appeal, and therefore the requested time extension is granted until: _____.

☐ Applicant to pay all BTC Public Hearing Notice costs associated with a new Hearing or cancellation.

VINCENT P. BERTONI, AICP
Director of Planning

By: _____, _____, _____, _____
Signature *Name* *Title* *Date*

c: Commission Office
Case File

CP-1947 (rev. 08-08-17)

EXHIBIT 2

DEPARTMENT OF CITY PLANNING

APPEAL RECOMMENDATION REPORT

East Area Planning Commission

Date:	December 13, 2023
Time:	After 4:30 p.m.
Place:	Ramona Hall Community Center, 4580 North Figueroa Street, Los Angeles, CA 90065
Public Hearing:	Required
Appeal Status:	Not Further Appealable
Expiration Date:	December 20, 2023
Multiple Approval:	No

Case No.:	DIR-2021-8626-RDP-HCA-1A
CEQA No.:	ENV-2021-8628-CE
Incidental Cases:	N/A
Related Cases:	N/A
Council No.:	14 – Kevin De León
Plan Area:	Boyle Heights
Specific Plan:	N/A
Certified NC:	Boyle Heights
GPLU:	Regional Commercial Center
Zone:	C2-1-CUGU
Applicant:	Will Tiao Cesar Chavez 888, LLC 2658 Griffith Park Blvd. #418 Los Angeles, CA 90039
Representative:	Aaron Belliston BMR Enterprises 5250 Lankershim Blvd. Ste 500 North Hollywood, CA 91601

PROJECT LOCATION: 2115-2125 East Cesar Chavez Avenue (301-309 North Chicago Street)

PROPOSED PROJECT: The project proposes the demolition of two existing one-story mixed-used commercial buildings and construction, use, and maintenance of a new, six-story, 75-foot 2-inch, 51,235 square-foot mixed-use building, with 50 residential units including 5 units reserved for Extremely Low-Income households, approximately 4,030 square feet of ground floor commercial space, and a Floor Area Ratio of 3.68:1, in a Commercial Area of the Adelante Eastside Redevelopment Plan Area.

APPEAL: Appeal of the August 31, 2023, Director of Planning determination to approve the construction, use, and maintenance of a new, six-story, 75-foot 2-inch, 51,235 square-foot mixed-use building, with 50 residential units including 5 units reserved for Extremely Low Income households, approximately 4,030 square feet of ground floor commercial space, and a Floor Area Ratio of 3.68:1, in a Commercial Area of the Adelante Eastside Redevelopment Plan Area. The project is utilizing TOC base incentives. The appeal was scheduled for November 8, 2023, but the hearing did not occur due to loss of quorum. The item was therefore continued from November 8, 2023 to December 13, 2023.

SEC. 11.5.14. REDEVELOPMENT PLAN PROCEDURES.

(Added by Ord. No. 188,088, Eff. 1/24/24.)

A. **Objectives.** The objectives of this section are to establish uniform citywide procedures, standards, and criteria for reviewing and processing Redevelopment Plan Projects, including Administrative Review, Project Compliance, Project Modification, Project Adjustments, and Redevelopment Plan Amendments in accordance with applicable provisions of the Charter, this Code, City ordinances, state law, and any applicable specific plan, supplemental use district, or other land use regulation adopted by the City.

B. **Relationship of the Redevelopment Regulations to City Ordinances.**

1. The Redevelopment Regulations are in addition to the provisions of Chapter 1 of this Code and any other relevant City ordinances.

2. Whenever the Redevelopment Regulations conflict with provisions contained in Chapter 1 of this Code or any other relevant City ordinances, the Redevelopment Regulations shall supersede those provisions, unless the applicable Redevelopment Regulations specifically provide otherwise or are amended.

C. **Definitions.** For purposes of this chapter, certain terms and words are defined below. Words and phrases contained in this section and not defined below shall have the meanings set forth in the applicable Redevelopment Plan or Section 12.03 of this Code (with priority given to definitions in the applicable Redevelopment Plan where there is a conflict between the Redevelopment Plan and this Code):

"**Community Redevelopment Agency**" or "**CRA**" or "**CRA/LA**" shall mean the former Community Redevelopment Agency of the City of Los Angeles, which was dissolved on February 1, 2012.

"**Community Redevelopment Law**" shall mean the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 et seq.), as amended.

"**CRA/LA, a Designated Local Authority**" or "**CRA/LA-DLA**" shall mean the public body formed pursuant to Health and Safety Code Section 34173(c)(3) to serve as the successor agency to the former CRA.

"**Historic Resource**" shall mean designated or surveyed resources including properties listed in or formally determined eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, locally designated Historic-Cultural Monuments (HCMs) and Historic Preservation Overlay Zones (HPOZs); and properties identified as significant per eligibility criteria in SurveyLA and the Community Redevelopment Agency surveys or any subsequent City sanctioned or accepted surveys.

"**Lower Income Household**" shall have the meaning ascribed thereto in the Development Guidelines and Controls for Residential Hotels in the City Center and Central Industrial Redevelopment Project Areas, adopted by the former CRA on June 15, 2006.

"**Redevelopment Plan**" shall mean any of the following redevelopment plans: (i) the Adelante Eastside Redevelopment Project Redevelopment Plan, as adopted by Ordinance No. 172,514, and as amended; (ii) the Broadway/Manchester Redevelopment Plan, as adopted by Ordinance No. 170,175, and as amended; (iii) the Central Industrial Redevelopment Plan, as adopted by Ordinance No. 174,978, and as amended; (iv) the City Center Redevelopment Plan, as adopted by Ordinance No. 174,593, and as amended; (v) the Council District 9 Corridors Redevelopment Plan, as adopted by Ordinance No. 170,807, and as amended; (vi) the Crenshaw Redevelopment Plan, as adopted by Ordinance No. 158,933, and as amended; (vii) the Crenshaw/Slauson Redevelopment Plan, as adopted by Ordinance No. 170,734, and as amended; (viii) the Exposition/University Park Redevelopment Plan, as adopted by Ordinance No.

131,730, and as amended; (ix) the Hollywood Redevelopment Plan, as adopted by Ordinance No. 175,236, and as amended; (x) the Laurel Canyon Commercial Corridor Redevelopment Plan, as adopted by Ordinance No. 180,695, and as amended; (xi) the Mid-City Redevelopment Plan, as adopted by Ordinance No. 171,064, and as amended; (xii) the Pacific Corridor Redevelopment Plan, as adopted by Ordinance No. 174,549, and as amended; (xiii) the Vermont/Manchester Redevelopment Plan, as adopted by Ordinance No. 171,065, and as amended; (xiv) the Watts Corridors Redevelopment Plan, as adopted by Ordinance No. 170,769 and as amended; (xv) the Western/Slauson Redevelopment Plan, as adopted by Ordinance No. 171,063, and as amended; (xvi) the Westlake Redevelopment Plan, as adopted by Ordinance No. 172,597, and as amended; and (xvii) the Wilshire Center/Koreatown Redevelopment Plan, as adopted by Ordinance No. 170,806, and as amended.

"**Redevelopment Plan Amendment**" shall mean an amendment to a Redevelopment Plan adopted by the City Council by ordinance after the effective date of this ordinance.

"**Redevelopment Plan Project**" shall mean any proposed development activity within a Redevelopment Project Area with an Unexpired Redevelopment Plan that includes the issuance of a building, grading, demolition, sign or change of use permit. A Redevelopment Plan Project shall not include activity that consists solely of interior remodeling, interior rehabilitation or interior repair work. Notwithstanding the forgoing, the following types of projects shall be considered a Redevelopment Plan Project: (i) development activity involving an Historic Resource, including any interior remodeling, interior rehabilitation, or interior repair work that affects the exterior; and/or (ii) development activity involving a Residential Hotel/Single Room Occupancy Hotel (SRO), vacant Dwelling Unit, or a Dwelling Unit housing Lower Income Households in the City Center Project Area and the Central Industrial Project Area, including any interior remodeling, interior rehabilitation or interior repair work that may result in the loss of a dwelling unit.

"**Redevelopment Plan Project Adjustment**" shall mean the same as a "minor variation" or "variation" as these terms are used in each Redevelopment Plan and is a decision by the Director that a Redevelopment Plan Project substantially complies with the relevant Redevelopment Regulations except for a minor deviation therefrom, either as submitted or with conditions imposed to achieve substantial compliance with the applicable Redevelopment Regulations.

"**Redevelopment Plan Project Administrative Review**" shall mean the issuance of a ministerial approval by the Director for a Redevelopment Plan Project that complies with the applicable Redevelopment Regulations, and does not require the imposition of conditions or the making of findings.

"**Redevelopment Plan Project Compliance**" shall mean a decision by the Director that a Redevelopment Plan Project complies with the applicable Redevelopment Regulations, either as submitted or with conditions imposed to achieve compliance with the Redevelopment Regulations.

"**Redevelopment Project Area**" or "**Redevelopment Plan Area**" or "**Community Redevelopment Plan Area**" shall here and after be referred to as "Redevelopment Project Area" and shall mean the area included within the specific geographic boundaries identified as a project area in a Redevelopment Plan.

"**Redevelopment Regulations**" shall mean all the land use provisions of the Redevelopment Plans and design for development guidelines adopted pursuant to such Redevelopment Plans that govern land use or development that were transferred to the City pursuant to California Health and Safety Code Section 34173(i).

"**Residential Hotel/SRO**" shall have the meaning ascribed thereto in the Development Guidelines and Controls for Residential Hotels in the City Center and Central Industrial Redevelopment Project Areas, adopted by the former CRA on June 15, 2006, and/or the Residential Hotel Ordinance (Ordinance No. 179,868) of the City of Los Angeles. All projects involving a Residential Hotel/SRO shall be considered a Redevelopment Plan Project and subject to all provisions required unless otherwise stated.

"**Unexpired**" shall mean that the applicable Redevelopment Regulations are still in effect on the date of approval of a Redevelopment Plan Project or Redevelopment Plan Amendment.

D. **Administration of Redevelopment Plan Projects.** Applications for approval of Redevelopment Plan Projects, including applications for Redevelopment Plan Project Administrative Review, Project Compliance, and Modification of Entitlement for a Redevelopment Plan Project shall be filed and processed as follows:

1. **Applications.**

(a) **General Requirements.**

(1) Applications filed under this Article must include all the information required by the Department of City Planning. All applications shall be made on forms prepared by the Department of City Planning.

(2) Applications shall include all fees required by Article 9 of Chapter 1 of the LAMC.

(b) **Application Completeness.**

(1) An application is not complete until all required items are submitted and all required application fees are paid.

(2) The City will not process incomplete applications. Applications will be reviewed for completeness in accordance with the Permit Streamlining Act (California Government Code Title 7, Division 1, Chapter 4.5, as may be amended from time to time).

(c) **Multiple Entitlement Requests.**

(1) In order to facilitate the development process, applications for multiple entitlements for the same project shall be submitted and processed concurrently as provided in Sec. 13A.2.10 of Chapter 1A of the LAMC.

(d) **Withdrawal of Application.**

(1) At any time before the initial decision maker or appellate body on appeal makes a final decision on an application, the applicant may withdraw the application.

(2) The withdrawal of the application must be in writing and does not require the decision maker to concur. The withdrawal of the application shall be permanent and any associated authorizations shall be void.

2. Nothing herein shall be construed to prohibit the Director or the Director's designee from promulgating administrative guidelines to interpret and implement the Redevelopment Regulations.

3. **Notice and Hearing.** Notice shall be given and public hearings shall be held as required by the LAMC.

4. **Review Procedures for Redevelopment Plan Project Administrative Review.**

(a) **Eligibility.** Any project involving a Residential Hotel/SRO, vacant Dwelling Unit, or a Dwelling Unit housing Lower Income Households in the City Center Project Area and the Central Industrial Project Area, or any project involving construction that consists of interior remodeling, interior rehabilitation or interior repair work that results in the loss of Dwelling Units shall not be

eligible for an administrative review. Projects that do not qualify for a Redevelopment Plan Project Administrative Review may apply for a Redevelopment Plan Project Compliance or a Redevelopment Plan Project Adjustment.

(b) **Initiation.** A Project Administrative Review is initiated by filing an application with the Department of City Planning or by following the LAMC's procedures to obtain a building permit.

(c) **Notice of Public Hearing.** There is no public hearing.

(d) **Clearance.** Clearance shall be issued pursuant to the applicable ordinance or building permit requirement.

(e) **Criteria for Compliance Review.** The Department shall review the application for compliance with the relevant standards of this Code and the appropriate Redevelopment Plan, including the zone standards, established development standards, and any supplemental use regulations.

(f) **Scope of Action.** Once a project's Administrative Review is complete, any subsequent development activity (including but not limited to the erection, enlargement or maintenance of buildings, development or construction work, and issuance of a grading, building or change of use permit) shall comply with the plans approved by the Department of City Planning in the Administrative Review for the project

(g) **Appeals.** There is no appeal.

(h) **Modification of Action.** Any change to the scope of the application requires review by the Department of City Planning as provided in this subdivision.

5. **Review Procedures for Redevelopment Plan Project Compliance.**

(a) **Initiation.** A property owner files an application for Project Compliance Review with the Department of City Planning.

(b) **Notice of Public Hearing.** The Director shall provide notice as required by the LAMC.

(c) **Decision.**

(1) **Decision Maker.** The Director is the initial decision maker and may approve, conditionally approve, or deny the Project Compliance.

(2) **Decision.**

(i) The Director shall render the initial decision within 75 days of the date the application is deemed complete or, when an EIR or other CEQA document is required, the date the EIR or other CEQA document is certified or adopted.

(ii) If the Director fails to make a timely decision, the applicant may file a request for transfer of jurisdiction to the Area Planning Commission in accordance with the procedures set forth in Sec. 13B.4.2.D.3.b. of Chapter 1A of the LAMC.

(3) **Transmittal.** The Director shall transmit a copy of the decision by email, electronic transmission, or mail to the applicant, the Department of Building and Safety, the Councilmember(s) having jurisdiction over the Redevelopment Project Area in which the property is located, the Department of Transportation (when appropriate), owners of all

properties abutting, across the street or alley from, or having a common corner with the subject property; and interested parties who have filed written requests for notice with the City Planning Department.

(d) **Standards for Review and Required Findings.** The Director shall grant a Project Compliance upon written findings that the project:

(1) Substantially complies with the relevant Redevelopment Regulations, findings, standards and provisions of the Redevelopment Plan; and

(2) Is subject to all conditions required by the relevant Redevelopment Regulations; and

(3) Complies with CEQA; and

(4) Any other findings that are required in the relevant Redevelopment Plan.

(e) **Scope of Decision / Utilization of Approvals.** See Section 12.25 of Chapter 1 of the LAMC.

(f) **Limitations.** The granting of a Project Compliance shall not imply compliance with any other applicable provisions of the Los Angeles Municipal Code. Any corrections and/or modifications to project plans made subsequent to a Project Compliance that are deemed necessary by the Department of Building and Safety for Building Code compliance, and which involve a change in floor area, parking, building height, yards or setbacks, building separation or lot coverage, shall require a referral of the revised plans back to the Department of City Planning (and the Department of Transportation in cases where there are corrections and/or modifications that may affect the calculation of vehicle trips generated, project floor area or parking) for additional review and sign-off prior to the issuance of any permit in connection with those plans.

(g) **Appeals.**

(1) **Decision Maker.** The Area Planning Commission is the appellate decision maker.

(2) **Filing.** An applicant or any other person aggrieved by the Director's decision may file an appeal.

(3) **Appellate Decision.**

(i) Before acting on any appeal, the Area Planning Commission shall set the matter for hearing. The following notice is required for the public hearing on an appeal.

Type of Notice	**When**	**Where / To Whom / Additional Requirements**
Mail	21 days	• The applicant; • Owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property; • The Councilmember(s) having jurisdiction over the Redevelopment Plan area in which the property is located; • The Department of Neighborhood Empowerment; and • Interested parties who have requested notice in writing.

(ii) The Area Planning Commission shall act within 75 days after the expiration of the appeal period.

(iii) The decision to approve or deny an appeal must contain the same findings required by the original decision maker, supported by substantial evidence.

(4) **Filing of Appeals.**

(i) Appeals shall be in writing and filed on forms maintained by the Department.

(ii) An appeal shall specifically state the points at issue and the reasons why the decision should not be upheld.

(iii) An appeal not properly or timely filed shall not be accepted.

(5) **Time Limits for Appeal.** Appeals must be filed within 15 days after the date on the letter of determination to the applicant.

(6) **Appeal Procedures.**

(i) An appeal stays proceedings in the matter until the appellate body makes a decision.

(ii) After an appeal is filed, the initial decision maker transmits the appeal and the file to the appellate body, together with any report, if one was prepared by staff, responding to the points raised made in the appeal.

(iii) When the appellate body receives the appeal, the initial decision maker loses jurisdiction.

(iv) Upon the date set for the hearing, the appellate body shall either hear the appeal, or continue the matter by mutual agreement with the project applicant to another date if there is cause to do so. No notice of continuance need be given if the continuance is announced at a public meeting at the time for which the hearing was originally set.

(v) The appellate body shall conduct a public hearing. After the public hearing, the appellate body shall render a decision.

(vi) The appellate body may extend the time period for deciding an appeal to allow the consideration of changes to the project requested by the applicant. If the appellate body finds that the changes are substantial, including any additional CEQA analysis, the hearing may be continued by mutual agreement with the project applicant. The appellate body shall provide notice of the continued hearing before such hearing is held. The time period required for additional notice is at least the time required for posted notice on the original application.

(vii) The appellate body shall hear the matter de novo. It may take additional evidence, and shall base its decision on the record before it. In making its decision, the appellate body shall make the same findings as required by the initial decision maker, supported by substantial evidence.

(7) **Modification of Entitlement.** A Project Compliance may be modified pursuant to Subdivision 6. below.

6. **Modification of Entitlement for a Redevelopment Plan Project.**

(a) **Applicability.**

(1) **Original Action.** This subdivision applies to the modification of a previously approved entitlement (referred to in this subdivision as the "original action") that substantially conforms to the original approval.

(2) **Modification.**

(i) For purposes of this subdivision, a "modification" means any changes in the proposed physical development, planned operation, or conditions of approval.

(ii) In no event can any modification or series of modifications allow a use, single deviation, or series of deviations (including but not limited to "minor variations" and "variations" as those terms are used in the Redevelopment Plans) to exceed the maximum deviation allowed by the relevant Redevelopment Plan or LAMC.

(3) **Maximum Deviation.**

(i) Use, single deviation, or series of deviations from the LAMC or Redevelopment Plan which was not approved as part of the original action; or

(ii) Any modification that would result in an increase or reduction of the physical development, planned operation, or conditions of approval on the original action by more than 20%.

(4) **New Application.** Any deviation that does not substantially conform to the original action or exceeds the maximum deviation prescribed in Subparagraph (3) (Maximum Deviation) above requires a new project application.

(b) **Initiation.**

(1) A Modification of Entitlement is initiated by filing an application with the Department of City Planning.

(2) The application must include development plans showing the requested modifications.

(3) A Modification of Entitlement shall be filed and approved before the original action expires.

(c) **Notice of Public Hearing.** Notice of the public hearing on an initial decision and appeal is provided in the same manner as the original action or appeal.

(d) **Decision.**

(1) **Decision Maker.**

(i) The decision maker on a Modification of Entitlement is the initial decision maker on the original action. In the event that the initial decision maker was the CRA, the Director of Planning shall be the decision maker.

(ii) If the original action was subject to multiple approvals, the initial decision maker is the initial decision maker assigned pursuant to Sec. 13A.2.10 of Chapter 1A of the LAMC (Multiple Approvals).

(iii) If the original action was subject to an appeal, the decision maker on the Modification of Entitlement is the appellate body on the original action.

(2) **Public Hearing.** The initial decision maker may conduct a public hearing after providing the notice required Section 11.5.14 D.6.(c) (Notice of Public Hearing) above. A hearing need not be held if the initial decision maker makes a written finding that the requested Modification of Entitlement:

(i) will not have a significant effect on adjoining properties or on the immediate neighborhood; or

(ii) is not likely to evoke public controversy.

(3) **Decision.** The initial decision maker shall approve, conditionally approve, or deny the request within 75 days after the application is deemed complete.

(4) **Conditions.** The initial decision maker may impose conditions on the modification as allowed by the regulations governing the original action.

(5) **Transmittal.** The initial decision maker shall transmit a copy of the decision by mail to the applicant, all owners and occupants of properties abutting, across the street or alley from, or having a common corner with the subject property, and persons who have filed a written request for notice with the Department of City Planning.

(e) **Standard of Review and Required Findings.**

(1) A Modification of Entitlement shall not be granted unless the decision maker finds that the modification complies with all of the findings that apply to the original action.

(2) If the application for Modification of Entitlement is for only a portion of a development project, the decision maker's review and decision shall be limited to only that portion of the project. However, the decision maker may consider the entire project to the extent that the approved project and the portion for which the Modification of Entitlement is requested are indistinct.

(f) **Scope of Decision / Utilization of Approvals.** See Section 12.25 of Chapter 1 of the LAMC.

(g) **Appeals.** The initial decision on a Modification of Entitlement is appealable in the same manner as the original action.

7. **Review Procedures for Redevelopment Plan Project Adjustment.**

(a) **Initiation.** A property owner files an application for Project Adjustment with the Department of City Planning.

(b) **Notice of Public Hearing.** The Director shall provide any notice required by the LAMC.

(c) **Decision.**

(1) **Decision Maker.** The Director is the initial decision maker, and may approve, conditionally approve, or deny the Project Adjustment.

(2) **Time Limit.**

(i) The Director shall render the initial decision within 75 days of the date the application is deemed complete.

(ii) If the Director fails to make a timely decision, the applicant may file a request for transfer of jurisdiction to the Area Planning Commission pursuant to Sec. 13B.4.2.D.3.b. of Chapter 1A of the LAMC.

(3) **Transmittal.** The Director shall transmit a copy of the decision by email, electronic transmission, or mail to the applicant, the Department of Building and Safety, the Councilmember(s) having jurisdiction over the Redevelopment Plan Area in which the property is located, the Department of Transportation (when appropriate), owners of all properties abutting, across the street or alley from, or having a common corner with the subject property; and interested parties who have filed written requests to receive notice with the City Planning Department.

(d) **Standards for Review and Required Findings.** The Director shall approve, or approve with conditions, a Project Adjustment if the Director finds in writing that:

(1) Substantially complies with the applicable Redevelopment Regulations; and

(2) Complies with CEQA; and

(3) All findings for variations and minor variations, as required by the applicable Redevelopment Plan, are met.

(e) **Scope of Decision / Utilization of Approvals.** See Section 12.25 of Chapter 1 of the LAMC.

(f) **Appeals.**

(1) **Decision Maker.** The Area Planning Commission is the appellate decision maker.

(2) **Filing.** An applicant or any other person aggrieved by the Director's decision may file an appeal.

(3) **Appellate Decision.**

(i) Before acting on an appeal, the Area Planning Commission shall set the matter for hearing. The following notice is required for the public hearing on an appeal.

Type of Notice	**When**	**Where / To Whom / Additional Requirements**

Mail	21 days	• The applicant; • Owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property; • The Councilmember(s) having jurisdiction over the Redevelopment Project area in which the property is located; • The Department of Neighborhood Empowerment; and • Interested parties who have requested notice in writing.

(ii) The Area Planning Commission shall act within 75 days after the expiration of the appeal period.

(iii) The decision to approve or deny an appeal must contain the same findings required by the original decision maker, supported by substantial evidence.

(4) **Filing of Appeals.**

(i) Appeals shall be in writing and filed on forms maintained by the Department.

(ii) An appeal shall specifically state the points at issue and the reasons why the decision should not be upheld.

(iii) An appeal not properly or timely filed shall not be accepted.

(5) **Time Limits for Appeal.** Appeals must be filed within 15 days after the date on the letter of determination to the applicant.

(6) **Appeal Procedures.**

(i) An appeal stays proceedings in the matter until the appellate body makes a decision.

(ii) After an appeal is filed, the initial decision maker transmits the appeal and the file to the appellate body, together with any report, if one was prepared by staff, responding to the points raised made in the appeal.

(iii) When the appellate body receives the appeal, the initial decision maker loses jurisdiction.

(iv) Upon the date set for the hearing, the appellate body shall either hear the appeal, or continue the matter by mutual agreement with the project applicant to another date if there is cause to do so. No notice of continuance need be given if the continuance is announced at a public meeting at the time for which the hearing was originally set.

(v) The appellate body shall conduct a public hearing. After the public hearing, the appellate body shall render a decision.

(vi) The appellate body may extend the time period for deciding an appeal to allow the consideration of changes to the project requested by the applicant. If the appellate body finds that the changes are substantial, including any additional CEQA analysis, the hearing may be continued by mutual agreement with the project applicant. The appellate body shall provide notice of the continued hearing

before such hearing is held. The time period required for additional notice is at least the time required for posted notice on the original application.

(vii) The appellate body shall hear the matter de novo. It may take additional evidence, and shall base its decision on the record before it. In making its decision, the appellate body shall make the same findings as required by the initial decision maker, supported by substantial evidence.

(g) The decision of the appellate body is final.

(h) **Modification of Entitlement.** No modification is available.

8. **Initiation of Redevelopment Plan Amendment(s).** The City Council, the City Planning Commission or the Director of Planning may initiate consideration of an amendment to any Redevelopment Plan, subject to the requirements and limitations of the Charter and state law. The fee for a Redevelopment Plan Amendment shall be as set forth in Section 19.01 G. of this Code.

9. **Multiple Approvals.** When an application is filed pursuant to this Section for a Redevelopment Plan Project requiring multiple approvals, the process set forth in Sec. 13A.2.10 of Chapter 1A of the LAMC shall apply.