



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: March 26, 2026
Time: after 8:30 a.m.
Place: Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

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

Public Hearing: December 29, 2025

Appeal Status: Not appealable

Expiration Date: March 26, 2026

Multiple Approval: No

Case No.: CPC-2023-6051-DB-HCA

CEQA No.: ENV-2023-6052-CE

Incidental N/A

Cases:

Related Cases: N/A

Council No.: 9 – Price Jr

Plan Area: South Los Angeles

Plan Overlay: South Los Angeles Community Implementation Overlay (CPIO), South Los Angeles Alcohol Sales, Exposition/University Park Redevelopment Project Area

Certified NC: Voices

GPLU: Community Commercial

Zone: C2-2D-CPIO

Applicant: Anat Escher
Martin Dream, LLC

Representative: Eric Kwon
KSK Design, Inc.

PROJECT LOCATION: **900, 902, 904, 904 1/2, 906, 906 1/2 West Martin Luther King Jr Boulevard, 4011 South Menlo Avenue, 90037**

(legally described as Lot FR151 and Lot FR152 and Lot FR153 (Arb 2), Block None, Exposition Park Square Tract)

PROPOSED PROJECT:

The proposed project consists of the construction of a new 6-story, approximately 81-foot, mixed-use apartment building, totaling 32 units (including 3 Extremely Low Income Units and 2 Very Low Income Units). The Project will be approximately 39,136 square feet in Floor Area, including 10,676 square-feet of commercial, with a Floor Area Ratio (FAR) of 3.16:1. The Project includes restaurants on the first, second, and sixth floors, including 3,452 square-feet of outdoor seating. The Project will provide thirteen (13) vehicular parking spaces in a subterranean parking garage and four (4) vehicular parking spaces at-grade in ground level parking. No (0) protected trees will be removed from the subject site. One (1) non-protected street tree exists along the public right-of-way which will be retained. The existing commercial building and apartment building will be demolished.

REQUESTED ACTION:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A.25, a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 32 units, reserving 3 units for Extremely Low Income and 2 units for Very Low Income Household occupancy for a period of 55 years, with the following requested Incentives and Waiver of Development Standards:
 - a. An On-Menu Incentive to allow an up to 20% reduction in the required open space, allowing a minimum of 2,560 square feet of open space in lieu of 3,200 square-feet, as otherwise required by LAMC Section 12.21 G.2;
 - b. An Off-Menu Incentive to allow an increase in Floor Area Ratio (FAR) to allow a 3.16:1 FAR in lieu of the maximum 1.5:1 FAR, as otherwise allowed by Section III-3 B.2 of the South Los Angeles Community Implementation Overlay (CPIO);
 - c. An Off-Menu Incentive to allow a building height of 81 feet and 6 stories in lieu of 60 feet and 4 stories, as otherwise allowed by Section III-3 A.2 of the South Los Angeles Community Implementation Overlay (CPIO);
 - d. A Waiver of Development Standards to allow a 5-foot easterly side yard in lieu of the required 9-feet, as otherwise required in the C2-2D-CPIO Zone;
 - e. A Waiver of Development Standards to allow a 5-foot westerly side yard in lieu of the required 9-feet, as otherwise required in the C2-2D-CPIO Zone, and;
 - f. A Waiver of Development Standards to allow a 15-foot and 1-inch rear yard in lieu of the required 18-feet, as otherwise required in the C2-2D-CPIO Zone.

RECOMMENDED ACTIONS:

1. **DETERMINE** that based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32 - Infill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **APPROVE**, pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A.25, a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 32 units, reserving 3 units for Extremely Low Income and 2 units for Very Low Income Household occupancy for a period of 55 years, with the following requested Incentives and Waiver of Development Standards:
 - a. An On-Menu Incentive to allow an up to 20% reduction in the required open space, allowing a minimum of 2,560 square feet of open space in lieu of 3,200 square-feet, as otherwise required by LAMC Section 12.21 G.2;
 - b. An Off-Menu Incentive to allow an increase in Floor Area Ratio (FAR) to allow a 3.16:1 FAR in lieu of the maximum 1.5:1 FAR, as otherwise allowed by Section III-3 B.2 of the South Los Angeles Community Implementation Overlay (CPIO);
 - c. An Off-Menu Incentive to allow a building height of 81 feet and 6 stories in lieu of 60 feet and 4 stories, as otherwise allowed by Section III-3 A.2 of the South Los Angeles Community Implementation Overlay (CPIO);
 - d. A Waiver of Development Standards to allow a 5-foot easterly side yard in lieu of the required 9-feet, as otherwise required in the C2-2D-CPIO Zone;

- e. A Waiver of Development Standards to allow a 5-foot westerly side yard in lieu of the required 9-feet, as otherwise required in the C2-2D-CPIO Zone, and;
- f. A Waiver of Development Standards to allow a 15-foot and 1-inch rear yard in lieu of the required 18-feet, as otherwise required in the C2-2D-CPIO Zone.


VINCENT P. BERTONI, AICP
Director of Planning



Theodore L. Irving, AICP, Principal City Planner



Daisy Benicia, City Planner



Maneri Roman, Planning Assistant

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 273, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

TABLE OF CONTENTS

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

PROJECT ANALYSIS

PROJECT SUMMARY

The project involves the demolition of a one-story commercial building with a parking lot and a two-story apartment building, and the construction, use, and maintenance of a new six-story, 81-foot mixed-use apartment building with 32 dwelling units (including 3 Extremely Low Income and 2 Very Low Income units). The project will have approximately 39,136 square feet in floor area with a Floor Area Ratio (FAR) of 3.16:1. This includes 10,676 square feet of commercial space, with restaurant spaces with outdoor seating areas on the first, second, and sixth floors. The Project will provide thirteen (13) vehicular parking spaces in a subterranean parking garage and four (4) vehicular parking spaces at-grade in ground level parking.

The primary pedestrian entrance is located along Martin Luther King Jr Boulevard that will provide direct access to the lobby area, residential recreation room, and restaurant space. There will be a 598 square-foot outdoor seating area at the front of the building, for restaurant patrons. The project provides elevator and stairwell access from the lobby space as well as an additional stairwell along Menlo Avenue. Residential amenities are provided in the form of a recreation room on the first floor, a fitness room on the second floor, open space areas on the sixth floor, and private balconies. The project will provide 30 long-term residential bicycle parking spaces and six (6) long-term commercial spaces, as well as four (4) short-term residential bicycle parking spaces and six (6) short-term commercial spaces. The project includes 32 one-bedroom units, ranging from 632 to 813 square feet.

No (0) protected trees will be removed from the subject site. One (1) non-protected street tree exists along the public right-of-way, which will be retained.

BACKGROUND

Subject Property

The project site is located along Martin Luther King Jr Boulevard in the South Los Angeles Community Plan. The property is a relatively flat and rectangular site comprised of three (3) lots totaling approximately 12,439 square feet of lot area, with approximately 101.50 feet of frontage along Martin Luther King Jr. Boulevard and 128 feet along Menlo Avenue. The site is currently improved with a one-story commercial building with a parking lot and a two-story apartment building that will be demolished. The project site is located within 3.17 miles from the Puente Hills Blind Thrust Fault Zone, however it is not located within the Alquist-Priolo Fault Zone, Flood Zone, Methane Zone, Landslide Area, or Very High Fire Severity Zone and BOE Special Grading Area. The property is within a Liquefaction Zone.

Zoning and Land Use Designation

The project site is in the South Los Angeles Community Plan, and is designated for Community Commercial land uses, with corresponding zones of C2, C4, RAS3, R3, RAS4, and R4. The site is zoned C2-2D-CPIO and is therefore a corresponding zone. The C2-2D-CPIO zone allows a base height of 60 feet and 4 stories, base FAR of 1.5:1, and a density of 400 square feet of lot area per dwelling unit. The site is within the South Los Angeles Community Implementation Overlay (CPIO), South Los Angeles Alcohol Sales Specific Plan, and the Exposition/University Park Redevelopment Project Area.

Surrounding Uses

The subject site is in an urbanized area surrounded primarily by commercial and multi-family residential uses. The abutting properties to the south are zoned C2-2D-CPIO and developed with one-to-two story multi-family residential buildings. The abutting site to the west is also zoned C2-

2D-CPIO and developed with a two-story commercial building with a parking lot. Across Martin Luther King Jr Boulevard to the north is the Expo Center sports field, zoned PF-1-SN. Across Menlo Avenue to the east is a one-story medical clinic, zoned C2-1-CPIO.

Streets and Circulation

Martin Luther King Jr Boulevard, abutting the property to the north, is designated by the Mobility Plan as an Avenue I, with a designated right-of-way width of 100 feet and roadway width of 70 feet, and is currently dedicated to a varying right-of-way width of approximately 90 to 100 feet in this area, with curb, gutter, and sidewalk.

Menlo Avenue, abutting the property to the east, is designed by the Mobility Plan as a Local Street – Standards, with a designated right-of-way width of 60 feet and roadway width of 36 feet, and is currently dedicated to a right-of-way width of approximately 60 feet, with curb, gutter, and sidewalk.

Public Transit

The subject site is within a half-mile of a Major Transit Stop at Vermont and Martin Luther King Jr Boulevard with the Los Angeles County Metropolitan Transportation Authority (Metro) Rapid Line 754 and Route 40. The project is in a Transit Priority Area.

Relevant Cases and Building Permits

Subject Site:

Permit No. 23010-10000-01096: On March 22, 2023, a Building Permit for a new Apartment was submitted to Plan Check with the Department of Building and Safety, for a new 6 story, 32 unit, mixed-use affordable housing apartment include 5-story apartments with restaurants on the 2nd and 6th floor, and a Ground Floor Restaurant/Parking, over 1-level basement parking per 12.22 A.25 Density Bonus.

Surrounding Sites:

No relevant cases were identified to be within 500 feet of the subject site.

HOUSING REPLACEMENT DETERMINATION

Pursuant to Government Code Section 65915(c)(3), applicants of Density Bonus projects filed as of January 1, 2015, must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low-Income Households.

The Los Angeles Housing Department (LAHD) has determined, per the Housing Crisis Act of 2019 (SB 8) Determination, dated June 16, 2025, that the property has been used for residential purposes, therefore per income verification two (2) units need to be replaced with a comparable unit (same bedroom type) with the one (1) unit restricted to Very Low Income Households and one (1) unit restricted to Extremely Low Income Households. Additionally, pursuant to the

Comprehensive Housing Affordability Strategy (CHAS) database, the replacement requirements consist of one (1) unit restricted to Very Low Income Households and one (1) unit restricted to Low Income Households. The proposed project is providing 3 Extremely Low Income units and 2 Very Low Income Units.

Automobile Parking

Assembly Bill (AB) 2097, which became effective on January 1, 2023, prohibits public agencies from imposing minimum vehicle parking requirements on most residential, commercial, and other development projects within one-half mile of a Major Transit Stop, as defined in Public Resources Code Section 21155. As a qualified project, the applicant does not have any minimum parking requirements but may choose to provide automobile parking spaces. In this case, the applicant is electing to provide 17 parking spaces within a subterranean parking garage and at-grade ground level parking level.

REQUESTED ACTIONS

Density Bonus / Affordable Housing Incentives Program

In accordance with California State Law (including Senate Bill 1818, and Assembly Bills 2280, 2222, 2556, and 1287), the applicant is proposing to utilize LAMC Section 12.22 A.25 (Affordable Housing Incentives – Density Bonus) to set aside 3 dwelling units for Extremely Low Income Household occupancy and 2 dwelling units for Very Low Income Household occupancy for a period of 55 years. Because the applicant is providing 15 percent of base 32 dwelling units to be affordable for Very Low Income household occupancy, the project is eligible for three (3) Density Bonus Incentives.

The subject property is zoned C2-2D-CPIO, which limits density to one dwelling unit per 400 square feet of lot area. The subject property has a gross lot area of 12,439 square feet, and, as such, the permitted base density on the subject property is 31 units. In exchange for setting aside 3 dwelling units for Extremely Low Income Household occupancy and 2 dwelling units for Very Low Income Household occupancy, or at least 15 percent of the base density, the applicant is entitled to a maximum of 44 dwelling units, thus allowing for the 32 proposed dwelling units.

The applicant proposes to construct a total of 32 dwelling units of which three (3) dwelling units will be set aside for Extremely Low Income Household Occupancy and two (2) dwelling units set aside for Very Low Income Household Occupancy for a period of 55 years. Density Bonus projects are eligible for three (3) incentives if they reserve at least 15 percent of base dwelling units for Very Low Income Households. Based on the set-aside of 15 percent of base units for Very Low Income households, the applicant is entitled to three (3) under both the Government Code and LAMC.

As a result of setting aside 15 percent of the base 32 dwelling units as a Restricted Affordable Unit for Very Low Income Households, the applicant requests one (1) On-Menu Incentive and two (2) Off-Menu Density Bonus Incentives, as follows:

On-Menu Incentive

- a. An On-Menu Incentive to allow an up to 20% reduction in the required open space, allowing a minimum of 2,560 square feet of open space in lieu of 3,200 square feet, as otherwise required by LAMC Section 12.21 G.2.

Off-Menu Incentives

- b. An Off-Menu Incentive to allow an increase in Floor Area Ratio (FAR) to allow a 3.16:1 FAR in lieu of the maximum 1.5:1 FAR, as otherwise allowed by Section III-3 B.2 of the South Los Angeles Community Implementation Overlay (CPIO), and;
- c. An Off-Menu Incentive to allow a building height of 81 feet and 6 stories in lieu of 60 feet and 4 stories, as otherwise allowed by Section III-3 A.2 of the South Los Angeles Community Implementation Overlay (CPIO).

Waivers of Development Standards

As mentioned above, a project that provides 15 percent of its base units for Very Low Income Households qualifies for three (3) Incentives, but may request other “waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]” (Government Code Section 65915(e)(1)), in conjunction with a Density Bonus Project. Given that the project is utilizing all three (3) Density Bonus Incentives, the applicant requests three (3) Waivers of Development Standards, as follows:

- d. A Waiver of Development Standards to allow a 5-foot easterly side yard in lieu of the required 9-feet, as otherwise required in the C2-2D-CPIO Zone;
- e. A Waiver of Development Standards to allow a 5-foot westerly side yard in lieu of the required 9-feet, as otherwise required in the C2-2D-CPIO Zone, and;
- f. A Waiver of Development Standards to allow a 15-foot and 1-inch rear yard in lieu of the required 18-feet, as otherwise required in the C2-2D-CPIO Zone.

CEQA

The Department of City Planning determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The Notice of Exemption and Justification for Environmental Case No. ENV-2023-6052-CE is provided in the case file and attached as Exhibit E.

ISSUES

Public Hearing & Testimony

A public hearing was held by a Hearing Officer on behalf of the City Planning Commission on December 29, 2025. The public hearing was attended by the representative team, including the property owner, and two (2) members of the public.

Applicant Presentation: The applicant’s representative described the site location, project description, requested entitlements, and community outreach.

There were comments from one (1) community member during the hearing citing concerns in relation to the commercial component of the project. The speaker raised concerns about the limited number of affordable units and the lack of parking spaces for the three (3) commercial restaurants.

There were no questions or comments from the neighborhood council or Council Office raised during the hearing.

Public Comments

Voices Neighborhood Council: On May 29, 2025, the Chair of the Voices Neighborhood Council emailed the Applicant team asking they revisit the neighborhood council meetings to secure their support. The email stated that on May 13, 2025, the Voices Neighborhood Council declined to endorse the project due to the number of affordable units, concerns over lack of parking and traffic concerns.

Staff did not receive any additional public comment.

Urban Design Studio

The proposed project was reviewed by the Department of City Planning's Urban Design Studio (UDS) on January 22, 2025. The resulting comments and suggestions focus primarily on the pedestrian experience, 360-degree design, and climate adaptive design. The following includes a discussion of UDS comments and suggestions and the applicant's response.

Pedestrian First:

- The inset entry to the front commercial space nicely addresses the corner and will allow for the doors to swing out (as required) without encroaching on the public right-of-way
- Pedestrian lobby entry could use more emphasis, to differentiate from commercial storefronts
- Bicycle room one floor down is compliant but consider whether it needs to have a(nother) door

360° Design:

- Provide a bit more detail on materials to constitute a complete submittal, such as of specifics on aluminum cladding type and finish, and window/door frame color(s); please refer to City instructions for the preparation of building elevations: [Elevation Instructions](#)
- Correct the mislabeled elevations, currently with south indicated as north and east as west

Climate-Adapted:

- Double-check the accuracy of water use factors indicated in the Planting Schedule, for WUCOLS Region III; for example citrus and Trachelospermum are classed as Moderate
- LID planter in second floor side yard isn't shown on Planting Plan; provide, with schedule
- Clarify how the LID planter along east edge will be accessed for maintenance activities
- With the wide sidewalk on Flores, consider adding a street tree; should work even with UFD's spacing from intersection, street light and alley and use largest well possible, see: [S-450-4-1](#)
- Unclear how stair #2 will be accessed from open space; A occupancies (> 750 sq. ft.) are definitely allowed on roofs by the current Code but two means of egress must be provided
- Please indicate the solar PV *installation* on roof plan, i.e. not reserve area, in compliance with 2022 California Energy Code if no LADBS architectural or structural permit application was submitted pre -2023; an occupied roof area gives some exception but PV panels could be located on a frame above the mechanical equipment, where they will shade and protect units

In response to UDS comments, the Applicant added details to help emphasize the main pedestrian entrance, updated elevation plans and landscape plans, and confirmed that solar PV panels will be installed on the roof.

CONCLUSION

Based on the information submitted to the record, staff recommends that the City Planning Commission approve the construction of a 32-unit mixed-use building with a Density Bonus Compliance Review, and determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Infill Development), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, including the proposed building design elements and materials, stamped "Exhibit A," with a date of December 18, 2025, and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Project Planning Bureau, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 32 multi-family residential dwelling units, including On-Site Restricted Affordable Units.
3. **On-site Restricted Affordable Units.** Three (3) units shall be reserved for Extremely Low Income Households and two (2) units for Very Low Income Households, as defined by the California Government Code Section 65915 and by the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
4. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25.
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make three (3) units available to Extremely Low Income Households and two (2) units for Very Low Income Households or equal to 15 percent of the project's total base residential density allowed, for sale or rental, as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required reserved on-site Restricted Units may be adjusted, consistent with LAMC Section 12.22 A.25, to the satisfaction of LAHD, and in consideration of the project's Replacement Unit Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The Applicant shall submit a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD.
6. **SB 8 Replacement Units (California Government Code Section 66300 et seq.)** The project shall be required to comply with the Replacement Unit Determination (RUD) letter, dated June 16, 2025, 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.
7. **Parking Per AB 2097.** The project shall be permitted to provide a minimum of zero parking spaces pursuant to California Government Code Section 65863.2 (AB 2097). The project is proposing a total of 17 residential parking spaces.
8. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21 A.16.
9. **Floor Area Ratio (FAR) (Incentive).** The project total Floor Area shall be limited to 39,136 square feet or 3.16:1 FAR per Exhibit "A".

10. **Height (Incentive).** The project shall be limited to a maximum height of 81 feet and 6 stories per Exhibit "A".
11. **Open Space (Incentive).** A minimum of 2,566 square feet of open space shall be permitted per Exhibit "A".
12. **Side Yard (Waiver).** The project shall have a minimum 5-foot westerly side yard setback per Exhibit "A".
13. **Side Yard (Waiver).** The project shall have a minimum 5-foot easterly side yard setback per Exhibit "A".
14. **Rear Yard (Waiver).** The project shall have a minimum 15-foot and 1-inch rear yard setback per Exhibit "A".
15. **Landscape Plan.** The landscape plan shall indicate landscape points for the project equivalent to 10% more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
16. **Required Trees per LAMC Section 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 eight (8) 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.
17. **Street Trees.** Street trees may be used to satisfy on-site tree requirements pursuant to LAMC Section 12.21 G.3 (Chapter 1, Open Space Requirement for Six or More Residential Units).
18. **South Los Angeles Community Plan Implementation Overlay.** Prior to the issuance of a building permit, the applicant shall demonstrate compliance with the South Los Angeles Community Plan Implementation Overlay (CPIO) pursuant to Ordinance No. 185927.
 - a. **Ground Floor Height.** The Ground Floor shall have a minimum height of 14 feet, measured from the finished floor to the underside of the structural floor or roof above, and the Ground Floor shall have a minimum height of 11 feet, measured from the finished floor to the finished ceiling, per Section III-3 A.1(a) and (b).
 - b. **Lot Coverage.** Projects shall provide a minimum lot coverage of 30 percent. Lot coverage shall be the cumulative total of the Building Footprint of all buildings on the lot including existing buildings to remain on the Project site and new buildings per Section III-3 C.3.
 - c. **Articulation.** All exterior building walls shall provide a break in the plane, or a change in material, at least every 20 feet in horizontal length and every 15 feet in vertical length, created by an articulation or architectural detail per Section III-3 D.2.

- d. **Active Floor Area.** For all Projects, the Ground Floor of the Primary Frontage shall incorporate Active Floor Area or Pedestrian Amenities along at least 75 percent of the Primary Frontage to a depth of at least 25 feet excluding areas required to be used for vehicular access per Section III-3 D.4.
 - e. **Building Materials.** Projects shall utilize two or more high-quality building materials and treatments on building exteriors such as brushed aluminum, brick, finished wood, or “Santa Barbara” smooth finish stucco per Section III-3 D.6.
19. **Redevelopment.** Prior to the issuance of a building permit, the applicant shall demonstrate compliance with the Exposition/University Park Redevelopment Project Plan pursuant to Ordinance No. 186325.
20. **Stormwater/irrigation.** The project shall implement on-site stormwater infiltration as feasible based on the site soils conditions, the geotechnical recommendations, and the City of Los Angeles Department of Building and Safety Guidelines for Storm Water Infiltration. If on-site infiltration is deemed infeasible, the project shall analyze the potential for stormwater capture and reuse for irrigation purposes based on the City Low Impact Development (LID) guidelines.
21. **Lighting Design.** Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways, storefront entrances, and vehicular access ways shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.
22. **Heat Island Effect.** To reduce the heat island effect, a minimum of 50% of the area of pathways, patios, driveways or other paved areas shall use materials with a minimum initial Solar Reflectance value of 0.35 in accordance with ASTM (American Society of Testing Materials) standards.
23. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.
- Or: Where power poles are available, electricity from power poles and/or solar-powered generators rather than temporary diesel or gasoline generators shall be used during construction. (WL)
24. **Solar-ready Buildings.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
25. **Signage.** There shall be no off-site commercial signage on construction fencing during construction

Administrative Conditions

26. **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.

27. **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.
28. **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.
29. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
30. **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.
31. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
32. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
33. **Indemnification and Reimbursement of Litigation Costs.**
 - Applicant shall do all of the following:
 - (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS

DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS

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

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

The applicant proposes to construct a total of 32 dwelling units of which three (3) dwelling units will be set aside for Extremely Low Income Household Occupancy and two (2) dwelling units set aside for Very Low Income Household Occupancy for a period of 55 years. Density Bonus projects are eligible for three (3) incentives if they reserve at least 15 percent of base dwelling units for Very Low Income Households. Based on the set-aside of 15 percent of base units for Very Low Income households, the applicant is entitled to three (3) under both the Government Code and LAMC. Therefore, the one (1) On-Menu and two (2) Off-Menu Incentive requests qualify as the proposed development's Incentives.

Open Space: Based upon the project's proposed 32 one-bedroom dwelling units, a total of 3,200 square feet of open space would be required per LAMC Section 12.21 G.2. In order to develop the housing development including the three (3) units set aside for Extremely Low Income households and two (2) units set aside for Very Low Income households, the Applicant requests an off-menu incentive to permit a 20 percent reduction in the required amount of open space to instead be required 2,560 square feet of open space. The project proposes a total of 2,566 square feet of open space to comply with this incentive and development standard. As proposed, the reduced open space requirement will allow for the construction of affordable residential units. This incentive will allow the developer to utilize more floor area within the building envelope for the provision of affordable units, and the overall space dedicated to residential units is increased.

FAR: The South Los Angeles CPIO Section III-3 B.2(a) requires a maximum FAR of 1.5:1. The applicant has requested an incentive to allow an increased FAR up to 3.16:1. The project is for the construction of 39,136 square feet of floor area across six stories and an average of 6,545 square feet of floor area for each floor. The requested Off-Menu Incentive for an increase in maximum floor area ratio is expressed in the LAMC as an allowable exception to zoning requirements that result in building design or construction efficiencies that facilitate the creation of affordable housing. Specifically, an eligible Density Bonus housing development project may seek an incentive for an increase in the allowable floor area ratio which enables the creation of additional usable

residential floor area and residential units, including additional affordable units. Thus, the Incentive supports the applicant's decision to reserve 3 units for Extremely Low Income Households and 2 units for Very Low Income Households and facilitates the creation of affordable housing units.

FAR by-right	Buildable Lot Area (sf)	Base Floor Area (sf)
1.5:1	12,439	$12,439 \times 1.5 = \mathbf{18,658}$

FAR Requested	Requested Floor Area (sf)	Additional Floor Area (sf)
3.16:1	$12,439 \times 3.16 = 39,136$	$39,136 - 18,658 = \mathbf{20,478}$

Height: The South Los Angeles CPIO Section III-3 A.2 requires a maximum of 60 feet and four (4) stories. The applicant has requested an incentive to allow an increase in building height to 81 feet and 6 stories. As proposed, the increased building height will allow the developer to expand the building envelope to allow for the construction of the affordable residential units and floor area, whose rents will provide for the operational costs of the affordable units.

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

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

- c. The incentives are contrary to state or federal laws.**

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

Following is a delineation of the findings related to the request for three (3) Waivers of Development Standards, pursuant to Government Code Section 65915.

2. **Government Code Section 65915 and LAMC Section 12.22 A.25 state that the Commission shall approve a density bonus and requested Waiver of Development Standard(s) unless the Commission finds that:**

- a. **The concession or incentive would be contrary to state or federal law.**

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

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

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

Side Yard Reductions: Pursuant to LAMC Section 12.14 C.2, the project is required to provide 9-foot side yard setbacks. The applicant has requested two (2) waivers to allow 5-foot side yards. The additional 4 feet of building depth allows the project to accommodate the requested density of 32 dwelling units with three (3) units set aside for Extremely Low Income Households and 2 units set aside for Very Income Households and the requested floor area. Adherence to the 9-foot side yard setbacks would physically preclude the construction of the floor area granted in the incentives and prevent the construction of the units and floor area that currently encroach into the yard. Thus, the waivers support the applicant’s decision to provide three (3) units set aside for Extremely Low Income Households and 2 units set aside for Very Income Households.

Rear Yard: Pursuant to LAMC Section 12.14 C.3, the project is required to provide an 18-foot rear yard setback. The applicant has requested a waiver for a reduction of the required rear yard setback to allow a minimum setback of 15 feet and 1 inch. The additional 3 feet of building depth allows the project to accommodate the requested density of 32 dwelling units with three (3) units set aside for Extremely Low Income Households and 2 units set aside for Very Income Households and the requested floor area. Adherence to the 18-foot rear yard setbacks would physically preclude the construction of the floor area granted in the incentives and prevent the construction of the units and floor area that currently encroach into the yard. Thus, the waiver supports the applicant’s decision to provide three (3) units set aside for Extremely Low Income Households and 2 units set aside for Very Income Households.

- b. **The waiver will have specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse Impact without rendering the development unaffordable to Very Low-, Low- and Moderate-Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.**

There is no evidence that the proposed density bonus incentives will have a specific adverse impact upon public health and safety, or any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete."

The project does not involve a historic structure, is not located on a substandard street in a hillside area, a Very High Fire Hazard Severity Zone, or Alquist-Priolo Zone. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. There is no substantial evidence in the record that the proposed waivers will have a specific adverse impact on the physical environment, on public health and safety, and on property listed in the California Register of Historic Resources. Therefore, there is no substantial evidence that the proposed waivers will have a specific adverse impact on public health and safety or on any real property listed in the California Register of Historical Resources.

CEQA Determination – Class 32 Categorical Exemption Applies

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

- (a) **The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.**

The subject site is located within the South Los Angeles Community Plan and is designated for Community Commercial land uses. The site is zoned C2-2D-CPIO and is consistent with the land use designation. The South LA CPIO limits Floor Area Ratio (FAR) to 1.5:1 and building height to 60 feet and 4 stories. The project proposes a new 6-story, approximately 81-foot, mixed-use apartment building, with a Floor Area Ratio (FAR) of 3.16:1, through Off-Menu Incentives and Waivers. The project is consistent with the General Plan, the applicable South Los Angeles Community Plan designation and policies, and all applicable zoning designations and regulations as permitted by Density Bonus law.

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

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.28 (12,439 square feet of lot area) surrounded primarily by commercial and multi-family residential uses. The subject site is within a half-mile of a Major Transit Stop at Vermont and Martin Luther King Jr Boulevard with the Los Angeles County Metropolitan Transportation Authority (Metro) Rapid Line 754 and Route 40. The project is in a Transit Priority Area.

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

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. There are no native protected trees or protected shrubs on the site per the Tree Disclosure statement dated November 3, 2023. One (1) street tree exists along the public right-of-way which will be retained.

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

Regulatory Compliance Measures – 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.

Noise – The Project must comply with the adopted City of Los Angeles Noise Ordinances No. 144,331 and 161,574 and LAMC Section 41.40, LAMC Section 112.05, as well as any subsequent Ordinances, which prohibit the emission or creation of noise beyond certain levels. These Ordinances cover both operational noise levels (i.e., post-construction), and any construction noise impacts. As a result of this mandatory compliance, the proposed Project will not result in any significant noise impacts.

Traffic - The Transportation Assessment from the Department of Transportation (LADOT) dated October 8, 2024 and the VMT calculator indicated that the project will result in 147 daily trips which is under the threshold of 250 or more vehicle trips to require VMT analysis. Therefore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study and will not have any significant impacts to traffic. Additionally, the subject property is within a half-mile of a Major Transit Stop at Vermont and Martin Luther King Jr Boulevard with the Los Angeles County Metropolitan Transportation Authority (Metro) Rapid Line 754 and Route 40. As such, the project will not have any significant impacts to traffic.

Air Quality – Regarding Air Quality, Interim thresholds were developed by the Los Angeles Department of City Planning staff based on California Emissions Estimator Model (CalEEMod) runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds.

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

The subject site will be adequately served by all public utilities and services given that the construction of a six-story, approximately 81-foot tall mixed-use development with 32 residential dwelling units, is in a highly urbanized area with existing utilities and public services.

Therefore, the project meets all of the Criteria for the Class 32 Categorical Exemption.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32:

(a) Cumulative Impacts. *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

A review of similar projects within a 500 foot radius was conducted. No other similar projects were found. Therefore, there is no evidence of a cumulative impact.

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

The proposed project is for the construction of a new 6-story, approximately 81-foot, mixed-use apartment building, totaling 32 units (including 3 Extremely Low Income Units and 2 Very Low Income Units), totaling 39,136 square feet of floor area in the C2-2D-CPIO Zone. The project proposes a multi-family building in an area zoned and designated for such development. All adjacent and nearby lots are developed with multi-family and commercial uses, and the subject site is of a similar size and slope to nearby properties. The project is not unusual for the vicinity of the subject site and is similar in scope to other existing multi-family dwellings and proposed future projects in the area. Furthermore, there is no substantial evidence in the administrative record that this project will cause a significant impact. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

- (c) **Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The portion of State Route 27 which travels through the Los Angeles city limits is approximately 29 miles northwest of the subject site. Therefore, the subject site will not create any impacts within a highway designated as a state scenic highway.

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

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

- (e) **Historical Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The project site is not listed 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.

ADDITIONAL MANDATORY FINDINGS

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside of a flood zone.

PUBLIC HEARING AND COMMUNICATIONS

PUBLIC HEARING

The public hearing was held on December 29, 2025 at approximately 10:00 a.m. Due to concerns over COVID-19, the Public Hearing was conducted in a virtual format. The hearing was conducted by the Hearing Officer, Maneri Roman, on behalf of the City Planning Commission in taking testimony for Case No. CPC-2023-6051-DB-HCA and ENV-2023-6052-CE. All interested parties were invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. The purpose of the hearing was to obtain testimony from affected and/or interested parties regarding this application. Interested parties are also invited to submit written comments regarding the request prior to the hearing. The hearing notice was mailed on December 1, 2025 published in the newspaper on November 21, 2025, and was posted on-site on December 17, 2025, in accordance with LAMC noticing requirements.

The public hearing was attended by the applicant's representative Eric Kwon and the owner Anat Escher and two (2) members of the community. There was one (1) speaker who provided comments at the hearing.

Applicant Presentation. The applicant's representative described the site location, project description, and how the project would benefit the community's housing supply.

Public Comments:

Tamiko (lives 500 feet from the project)

- Submitted letters and comments for this site before.
- No concern about the proposed units only on the retail/restaurant issues
- The owner "Anat" owns a bar that creates lot of issue in the neighborhood
- Applicant is requesting many incentives/waivers just for 5 low units out of 32 units, should provide more affordable units
- No concern with the request if the applicant was providing more low units
- Issues in the past due to outdoor sitting/cooking outside
- Design was previously facing the east side towards Menlo, should be facing the north side. Previously had issues with windows rattling and volume.
- Concern with only providing 17 parking residential spaces. What about the employees and patrons? There is limited street parking in the area. How will this be mitigated?
- Previous issues with outdoor cooking.

Staff Questions:

- Is the Applicant still in talks with the Voices Neighborhood Council? The last update we received was that the council voted not to support the project.
- Has there been any additional community outreach to Council District or neighbors?
- NOTE: There are 3 restaurant spaces proposed. The applicant had previously stated they may apply for a Conditional Use for alcohol sales. Site is also within Specific Plan: South Los Angeles Alcohol Sales if there are any off-site sales proposed. This was not added to the current application and must be requested separately in the future.

Applicant's Response to Public Comments and Staff Questions:

Miss Anat (Owner)

- The neighbor that submitted comments lives 2 or 3 buildings from the project along MLK which is a very busy street
- The bar mentioned at the hearing has nothing to do with this new construction
- Bar was opened 5 years ago and during COVID closed down
- Unaware of the outside cooking happening at the bar
- This is a new building not related to the bar and cooking outside
- The owner of the building will not have an interest for the proposed bar/ restaurants. The owner is leasing to other tenants. We will lease it to good bars and restaurant
- The design of this project complaint the whole area and the new Star Wars Museum
- Will provide all windows and glass
- Bar issue not anymore. That bar closed down
- No parking spaces needed per Assembly Bill
- Valet parking space for this building
- Customer/employees can use the valet and or uber, another option will have a valet company for the retail and will help with parking, cars etc.

Representative Eric

- The project was taken to the Neighborhood Council two or three times and there were concerns regarding parking and traffic. The Applicant provided a traffic study approved by LADOT which shows no further analysis is required. Took action to address the traffic concern.
- No other community outreach.

WRITTEN CORRESPONDENCE

Voices Neighborhood Council: On May 29, 2025, the Chair of the Voices Neighborhood Council emailed the Applicant team asking they revisit the neighborhood council meetings to secure their support. The email stated that on May 13, 2025, the Voices Neighborhood Council declined to endorse the project due to the number of affordable units, concerns over lack of parking and traffic concerns.

Planning Staff has received no other written correspondence on the case.

6-STORY MIXED-USE BUILDING

32 UNITS MULTI-RESIDENTIAL & 3 RESTAURANTS

900 W. MARTIN LUTHER KING JR. BLVD. LOS ANGELES, CA 90037

CONCEPTUAL RENDERING
REFERENCE ONLY



PROJECT SUMMARY

C2-2D-CPIO ZONE (SUBAREA 'F': TOD MEDIUM)
AB2097: YES
CPIO MIXED INCOME HOUSING PROJECT / TOC TIER 3 3 ELI & 2 VLI

YARD SETBACK

	REQUIRED R4 PER DENSITY BONUS INCENTIVES		PROPOSED	
	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL
HIGHWAY DEDICATION	5'		5'	
BUILDING LINE	20'		20'	
FRONT (NORTH)	0'	15'	15'	15'
SIDE (EAST)	0'	9'	0'	5'
SIDE (WEST)	0'	9'	5'	5'
REAR (SOUTH)	5'	18'	15'-1"	15'-1"

PARKING CALCULATION

1. COMMERCIAL PARKING: PER AB2097						
REQUIRED	NOT REQ.		0	SPACES		
PROVIDED			0	SPACES		
2. RESIDENTIAL PARKING: PER AB2097						
REQUIRED	FOR UNITS	NOT REQ.	0	SPACES		
	FOR GUESTS	NOT REQ.	0	SPACES		
TOTAL REQUIRED	STANDARD	NOT REQ.	0	SPACES		
PROVIDED	STANDARD	ACCESSIBLE (1 FOR VAN)	B. FL.	1ST. FL.	SUB.TOTAL	
		0	1	1		
		EVCS (1 FOR VAN)	1	1	2	
		EV READY	5	0	5	17
STANDARD	7	2	11			
COMPACT	0	0	0	0	SPACES	
TOTAL RESIDENTIAL PARKING PROVIDED	13	4	17	SPACES		
TOTAL NO. OF PARKING	17 FOR RESIDENTIAL		17	SPACES		

BICYCLE PARKING CALCULATION

1. LONG-TERM		FOR RESIDENTIAL		FOR RESTAURANT	
REQUIRED	30	SPACES	(10949 / 2000 = 5.5)	6	SPACES
PROVIDED	30	SPACES		6	SPACES
2. SHORT-TERM		FOR RESIDENTIAL		FOR RESTAURANT	
REQUIRED	3	SPACES	(10949 / 2000 = 5.5)	6	SPACES
PROVIDED	4	SPACES		6	SPACES

ALLOWABLE AREA PER ZONING CODE

-SEE A1.1 AREA CALCULATION				
CPIO TOC BASE		1.5 : 1		
DENSITY BONUS INCENTIVE		3.75 : 1		
ALLOWABLE AREA	BUILDABLE AREA	FAR	TOTAL	SQ.FT
PROPOSED FLOOR AREA (INCLUDED OUTDOOR SEATING AREA)	12,439.4	3.75	46,647.75	SQ.FT
		3.16	39,268	SQ.FT

ALLOWABLE AREA PER BUILDING CODE

	ALLOWABLE	PROPOSED	
TYPE I B, R-2 & A-2 OCC. GROUP, W/ NFPA13	UNLIMIT	36,236	SQ.FT
TYPE I A, R-2, A-2 & S-2 OCC. GROUP, W/ NFPA13	UNLIMIT	17,391	SQ.FT

OCCUPANT LOADS CALCULATION

-SEE A1.2 AREA CALCULATION				
OCC. GROUP	R-2	A-2	S-2	TOTAL
OCC. LOADS	313	542	67	922

PROPOSED FLOOR AREA SUMMARY

-SEE A1.1 & A1.2 AREA CALCULATION		
ZONING CODE FLOOR AREA	POPOSED	SQ.FT
SCHOOL DISTRICT FLOOR AREA	29,441 (R-2 ONLY)	10,837 (A-2 ONLY)
BUILDING CODE FLOOR AREA	53,627 (R-2, A-2, S-2)	
R-2 OCCUPANCY GROUP	31,398	SQ.FT
A-2 OCCUPANCY GROUP	9,328	SQ.FT
S-2 OCCUPANCY GROUP	12,801	SQ.FT

TREE PLANTING REQUIREMENT

REQUIRED	ONE 24" BOX TREE PER 4 D.U.	32 UNIT / 4 D.U. = 8	8	TREES
TOTAL PROVIDED			8	TREES

FIRE-BARRIERS/ FIRE-PARTITIONS AND OPENING PROTECTION REQUIRED

-SEE A1.2 FOR INFORMATION

ON-SITE RESTRICTED AFFORDABLE UNITS

APPLIED CPIO MIXED INCOME HOUSING PROJECT (ORD. 185927, CH.III-3.B.1.(a))
 25% LOWER INCOME UNITS (8 UNITS), OR
 15% VERY LOW INCOME UNITS (5 UNITS), OR
 11% EXTREMELY LOW INCOME UNITS (4 UNITS) PROPOSED AFFORDABLE UNIT TO BE ASSIGNED

501 1/1	502 1/1	503 1/1	504 1/1	505 1/1	506 1/1	507 1/1	508 1/1	509 1/1
401 1/1	402 1/1	403 1/1	404 1/1	405 1/1	406 1/1	407 1/1	408 1/1	409 1/1
301 1/1	302 1/1	303 1/1	304 1/1	305 1/1	306 1/1	307 1/1	308 1/1	309 1/1
201 1/1	202 1/1					207 1/1	208 1/1	209 1/1

DENSITY BONUS DEVELOPMENT

ON-MENU INCENTIVES REQUESTED:	A)	TO ALLOW AN UP TO 20% REDUCTION IN THE REQUIRED OPEN SPACE, ALLOWING A MINIMUM OF 2,560 SQUARE FEET OF OPEN SPACE IN LIEU OF 3,200 SQUARE-FEET
OFF-MENU INCENTIVES REQUESTED:	B)	TO ALLOW AN INCREASE IN FLOOR AREA RATIO (FAR) TO ALLOW A 3.16:1 FAR IN LIEU OF THE MAXIMUM 1.5:1 FAR
	C)	TO ALLOW A BUILDING HEIGHT OF 81 FEET AND 6 STORIES IN LIEU OF 60 FEET AND 4 STORIES
WAIVERS OF DEVELOPMENT STANDARDS REQUESTED:	D)	TO ALLOW A 5-FOOT EASTERLY SIDE YARD IN LIEU OF THE REQUIRED 9-FEET
	E)	TO ALLOW A 5-FOOT WESTERLY SIDE YARD IN LIEU OF THE REQUIRED 9-FEET
	F)	TO ALLOW A 15-FOOT AND 1-INCH REAR YARD IN LIEU OF THE REQUIRED 18-FEET

PROJECT DATA

PROJECT ADDRESS	900, 904, 904 1/2, 906, 906 1/2 W. MARTIN LUTHER KING JR. BLVD. & 4011 S. MELNO AVE., LOS ANGELES, CA 90037 (PER ZIMAS)		
PROJECT DESCRIPTION	6- STORY MIXED-USU BUILDING, 32 MULTI-RESIDENTIAL UNITS & 3 RESTAURANTS W/ 1-LEVEL OF SUBTERRANEAN PARKING GARAGE		
LEGAL DESCRIPTION	APN	APN: 5020030008, 5020030009	
	TRACT	EXPOSITION PARK SQUARE	
	MAP	M B 20-7475	
	BLOCK	NONE	
	LOT	FR 151, FR152, FR 153	
LOT AREA	* LOT TIE REQUIRED		
	LOT FR 151	6,461.7	SQ.FT.
	LOT FR 152	5,626.9	SQ.FT.
	LOT FR 152	350.8	SQ.FT.
	TOTAL	12,439.4	SQ.FT.
ZONE	C2-2D-CPIO, SUBAREA 'F' (TOD MEDIUM)		
AB 2097	YES (LESS THAN 0.1 MILE TO BUS STATION)		
OCCUPANCY GROUP	R-2 (RESIDENTIAL)		
	A-2 (RESTAURANT)		
NUMBER OF STORY	SIX (6)		
	1 BED ROOM	32	UNITS
NUMBER OF UNITS	TOTAL		32 UNITS
	ALLOWABLE BUILDING HEIGHT W/ AREA INCREASE	PER BUILDING CODE, CBC 504.3	MAXIMUM UNLIMIT (TYPE IA)
PROPOSED			75'-6" (FROM GRADE PLANE)
PER ZONING CODE (DENSITY BONUS INCENTIVE)		MAXIMUM	82'-0"
		PROPOSED	81'-6" (FROM LOWEST F.G.P.)
FIRE DEP. BUILDING HEIGHT FROM LOWER STREET POINT (NOT A HIGHRISE BUILDING)	MAXIMUM	75'-0"	
	PROPOSED	63'-6"	
TYPE OF CONSTRUCTION	BASEMENT-1ST (2-LEVELS) I-A		
	2ND - ROOF (5-STORY) I-B		
FIRE DISTRICT NO.1	NO		
FIRE DISTRICT / STATION	46		
FIRE ALARM	THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72		
FULLY SPRINKLERED NFPA-13	BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH NFPA13. SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.		

ALLOWABLE DENSITY CALCULATION

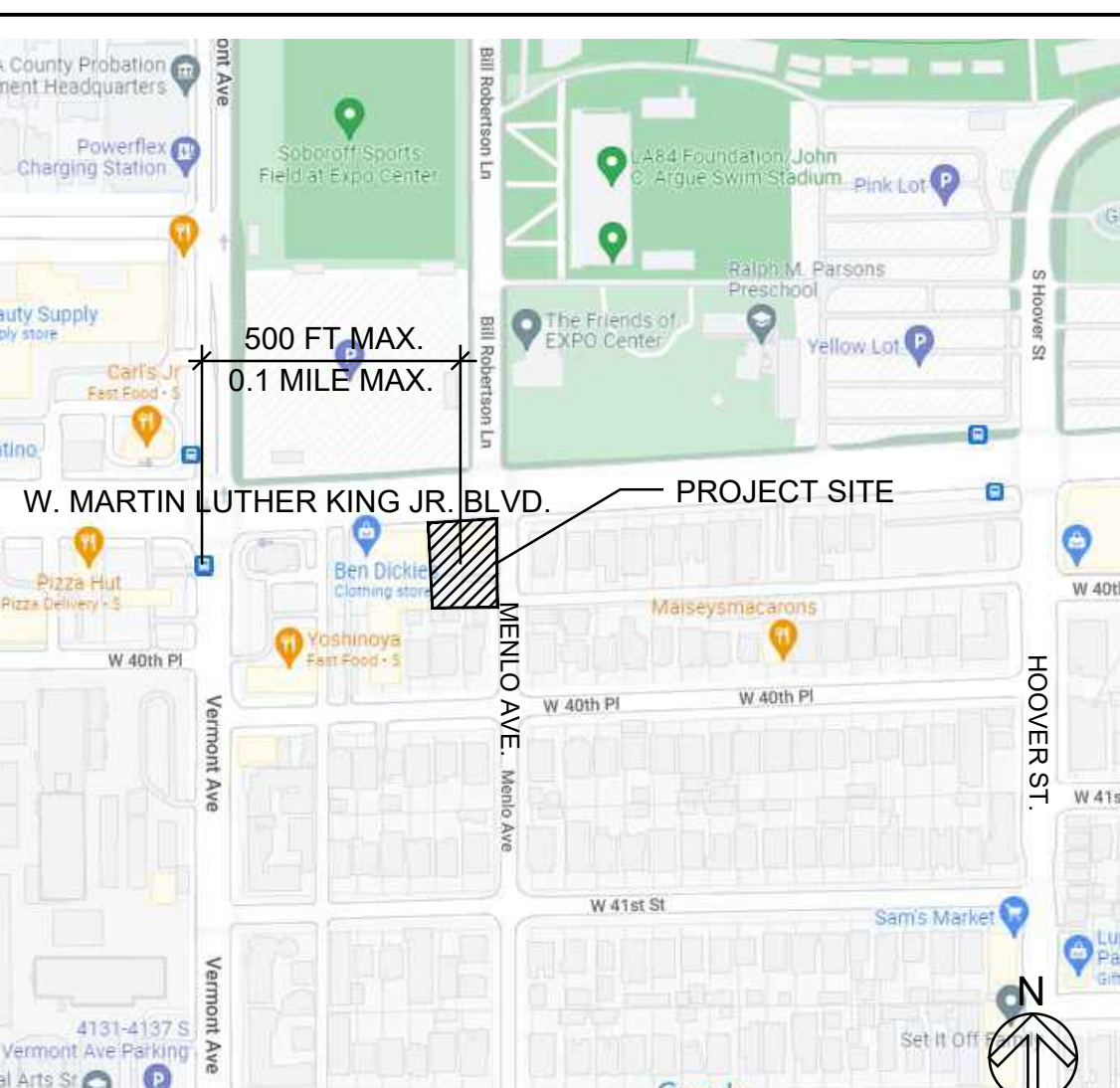
ZONE	MINIMUM AREA PER D.U	
C2-2D-CPIO, SUBAREA 'F' (TOD MEDIUM)	800	SQ.FT
APPLIED CPIO MIXED INCOME HOUSING PROJECT (ORD. 185927, CH.III-3.B.1.(a))	400	SQ.FT
LOT AREA	12,439.4	SQ.FT.
BASE DENSITY	12,439.4 / 400 = 31.1	32 UNITS
PROPOSED UNIT NUMBER		32 UNITS

OPEN SPACE CALCULATION

REQUIRED OPEN SPACE	2,400	SQ.FT
PROPOSED OPEN SPACE	2,566 <td>SQ.FT.</td>	SQ.FT.

ALL ZONING CORRECTIONS WILL BE HANDLED BY ERIC ROMERO

VICINITY MAP



PROJECT TEAM

OWNER	ARCHITECT	STRUCTURAL
MARTIN DREAM, LLC. Anat Escher 1331 Chahuenga Blvd., #3401 Los Angeles, CA 90028	KSK DESIGN 3435 WILSHIRE BLVD. SUITE 2905 LOS ANGELES, CA 90010 TEL: 213 - 388 - 3693	STRUCTURE ENGINEER TO BE ASSIGNED LOS ANGELES, CA TEL: 213.000.0000

APPLICABLE CODES

2022 EDITION
 LA BUILDING CODE TITLE 24,
 LA MECHANICAL CODE,
 LA PLUMBING CODE,
 LA ELECTRICAL CODE,
 LA FIRE CODE,
 LA ENERGY CODE,
 LA GREEN CODE.

SEPARATE PERMIT

SEPARATE APPLICATION FOR THE FOLLOWING ITEMS:
 - GRADING WORK
 - BLOCK FENCE WALLS
 - FIRE SPRINKLER SYSTEMS
 - ELECTRICAL, MECHANICAL, AND PLUMBING WORK
 - SHORING
 - DEMOLITION
 - FIRE ALARM SYSTEM & MONITORING (COMPLIES WITH CFC 2022 907.5.2.1.3.2 AND 907.2.11.7)
 - EMERGENCY RESPONDER RADIO COVERAGE
 - STANDBY POWER FOR ELEVATORS

NOTES

FULLY SPRINKLERED - BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH NFPA13. SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
 PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFD 510. (CBC 916.1)
 AREAS OF REFUGE SHALL BE PROVIDED WITH A TWO-WAY COMMUNICATION SYSTEM COMPLYING WITH SECTIONS 1009.8.1 AND 1009.8.2.
 THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND 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 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.
 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
 *THIS PROPERTY IS 100% PRIVATELY FUNDED.
 *THIS IS NOT A PUBLIC HOUSING.
 *THERE IS NO TAX CREDIT RECEIVED.



3435 WILSHIRE BLVD., SUITE 2905
LOS ANGELES, CA 90010
TEL: 213-388-3693 FAX: 213-388-4052



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PROJECT

PROPOSED 6-STORY NEW 32 DWELLING UNITS
AND COMMERCIAL MIXED-USE BUILDING
W/ 1-LEVEL SUBTERRANEAN PARKING GARAGE
900 W. MARTIN LUTHER KING JR. BLVD.
LOS ANGELES, CA 90037

REVISIONS

1	10.04.2024
2	
3	
4	

PROJECT NO:

DRAWN:

BLDG. SUBMITTAL DATE: 02-14-2024

DATE:

BID DATE:

SCALE: AS SHOWN ON PLAN

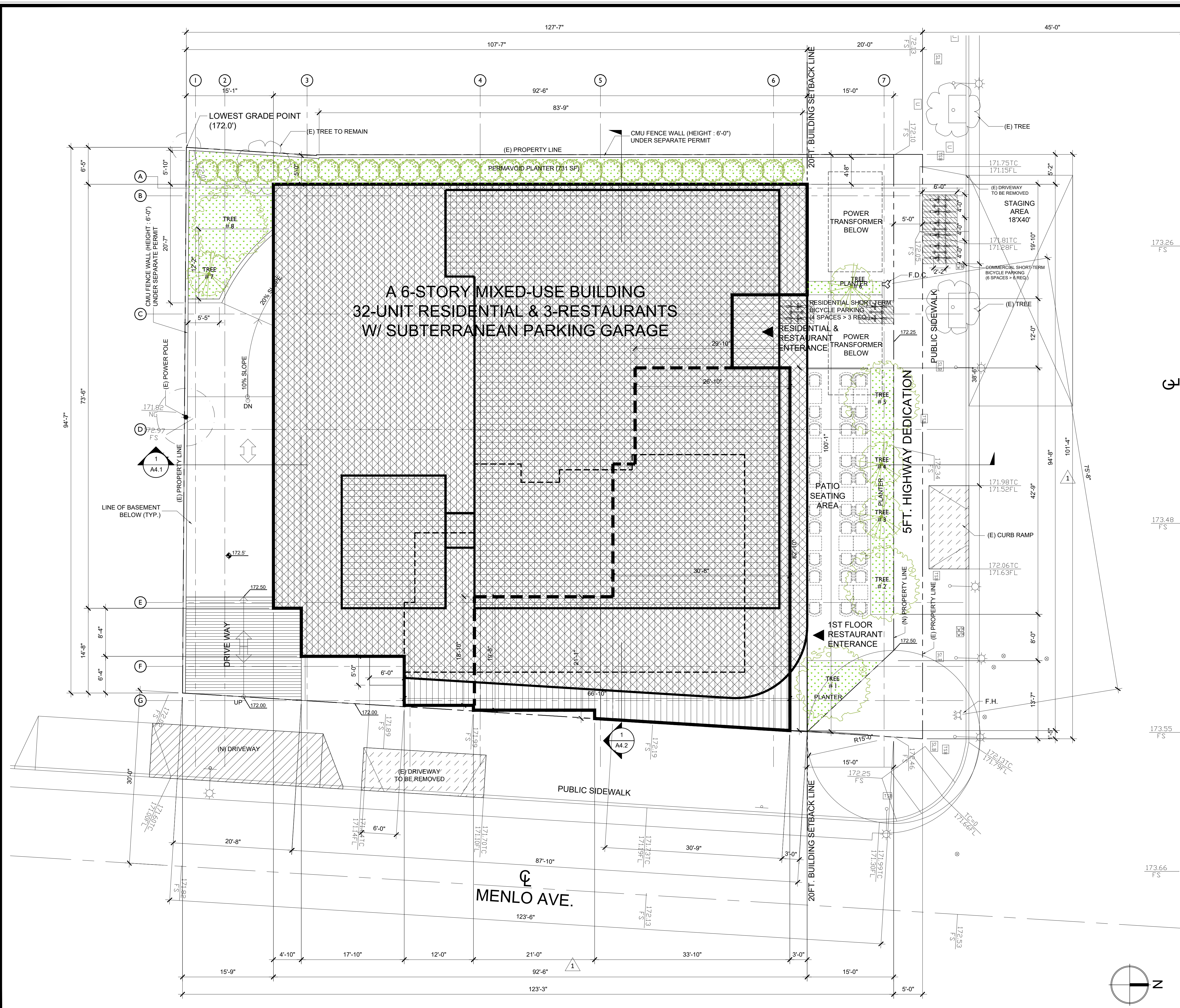
SHEET TITLE

COVER SHEET

SHEET NO.

A0.0

900 & 904 W. MLK JR. BLVD. LOS ANGELES, CA 90037



- LEGEND**
- : 1ST FLOOR
 - : 2ND-5TH FLOOR
 - : 6TH FLOOR RESTAURANT AREA
 - : 1ST FLOOR RESTAURANT AREA
 - : 2ND FLOOR RESTAURANT AREA

- NOTES:**
1. ALL DIMENSIONS ARE FINISH TO FINISH, U.N.O.
 2. MIN. VERTICAL CLEARANCE OF 8'-2" WHERE REQUIRED FOR ACCESSIBILITY TO PARKING SPACES ONLY (7'-0" CLR. ELSEWHERE) SHALL BE CLEAR OF ALL OBSTRUCTIONS, INCLUDING BEAMS, SPRINKLER HEADS, PIPING, ETC.
 3. MAXIMUM DRIVEWAY SLOPE SHALL NOT EXCEED 20%. MAXIMUM DRIVEWAY CROSS SLOPE IS 10%. MAXIMUM SLOPE WITHIN PARKING AREA IS 5%.
 4. DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.2.1A5, CHART NO. 5.
 5. BUILDING HAS AN EXIT ENCLOSURE CONNECTING MORE THAN 3-STORIES. PROVIDE AN APPROVED STAIRWAY SIGN INDICATING THE FLOOR LEVEL, TERMINUS OF THE TOP AND BOTTOM OF THE STAIR AND THE IDENTIFICATION NUMBER OF THE STAIR. IT SHALL BE LOCATED APPROXIMATELY 5 FT. ABOVE THE FLOOR LANDING AND BE READILY VISIBLE WHEN THE STAIR DOORS ARE IN AN OPEN OR CLOSED POSITION (102.2).
 6. FOR RESIDENTIAL OCCUPANCIES WHICH HAVE A COMMON PARKING AREA, AT LEAST 5% OF THE TOTAL PARKING SPACES, BUT NOT LESS THAN ONE, SHALL BE CAPABLE OF SUPPORTING FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). SHOW ON PLANS THAT THE FOLLOWING ARE PROVIDED:
 - a. WHERE MULTIPLE CHARGING SPACES ARE REQUIRED, SHOW LOCATION(S) AND TYPE OF EVSE, RACEWAY METHOD(S), ONLY UNDERGROUND RACEWAYS AND RELATED UNDERGROUND EQUIPMENT ARE REQUIRED TO BE INSTALLED AT THE TIME OF CONSTRUCTION. ELECTRICAL CALCULATIONS SHALL VERIFY THAT THE SYSTEM HAS SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE.
 - b. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
 - c. A LABEL STATING 'EV CAPABLE' SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND THE EV CHARGING SPACE.
 7. PROVIDE COMPUTATIONS SHOWING THAT AT LEAST 25% OF THE PATHWAYS, PATIOS, DRIVEWAYS AND OTHER PAVED AREAS COMPLY WITH ONE OR A COMBINATION OF THE FOLLOWING:
 - a. SHADE PROVIDED BY TREES OR PLANTINGS
 - i. INCLUDE PLANTS' FACT SHEET JUSTIFYING CROWN SPREAD AT 5 YEARS MATURITY.
 - ii. HARDSCAPE MATERIAL WITH AN INITIAL SOLAR REFLECTANCE OF AT LEAST 0.30.
 - b. INCLUDE MANUFACTURER'S SPACES FOR PAVERS OR SPECIFY UNCOLORED CONCRETE WITH SMOOTH CEMENT FINISH.
 - c. OPEN GRID OR PERMEABLE PAVEMENT SYSTEMS
 - i. INCLUDE PAVEMENT DETAIL IDENTIFYING SUB-BASE MATERIAL.
 - ii. SHADE PROVIDED BY A CANOPY SHADE SYSTEM CONSISTING OF SOLAR PANEL ARRAYS.

- WATER PROOFING NOTES:**
- OVER CONCRETE DECK WATERPROOFING
- A. BELOW TILE:
 - INSTALL 3 COATS OR 80 MILS OF FLUID APPLIED ELASTOMERIC MEMBRANE SUCH AS PACIFIC POLYMERS' ELASTO-DECK 5500 (L.A.R.#24208).
 - BROADCAST SAND ONTO FINAL COAT OR INSTALL PROTECTION COURSE SUCH AS MIRADRI 200V OR ROOFING CAP SHEET.
 - B. NO TILE:
 - INSTALL PACIFIC POLYMERS' ELASTO-DECK "5000x2" (L.A.R.#24208) AS PER MANUFACTURER'S SPECIFICATION.

- ACCESSIBILITY ENTRANCE SIGN NOTES:**
- A SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE. THE SIGN SHALL BE NO LESS THAN 17x22 INCHES IN SIZE W/ LETTERING NO LESS THAN 1 INCH IN HEIGHT, WHICH STATE 'UNAUTHORIZED VEHICLES PARKED IN DESIGNATED HANDICAPPED SPACES NOT DISPLAYING Distinguishing PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY DISABLED PERSONS MAY BE TOWED AWAY AT OWNERS EXPENSE.

- TITLE 24 ENERGY NOTES:**
1. TITLE 24 ENERGY CALCULATIONS SHALL BE SUBMITTED TO MECHANICAL PLAN CHECK DIVISION FOR A SEPARATE APPROVAL.

- PAVED AREA:**
- 100% UNCOLORED CONCRETE W/ SMOOTH CEMENT FINISH, INITIAL SOLAR REFLECTANCE >0.30 AS DETERMINED PER ASTM E918 OR C1549.

- PAKING NOTES:**
1. ASSIGNED RESIDENTIAL PARKING ON ALL LEVELS.

- OTHER NOTES:**
1. PROVIDE AN APPROVED SPARK ARRESTOR FOR THE CHIMNEY OF A FIREPLACE, STOVE, OR BARBECUE. (LAMC 57.20.25)
 2. PROVIDE A WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE A MIN. OF 4 IN. ABOVE THE EARTH OR 2 IN. ABOVE PAVED AREAS. WEEP SCREEDS SHALL BE OF A TYPE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. (SHOW THESE DIMENSIONS ON A FOUNDATION DETAIL DRAWING.) (SEC. 2512.1.2)
 3. THE BICYCLE RACKS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO BUREAU OF ENGINEERING (BOE) STANDARD PLAN S-671-2.
 4. DURING CONSTRUCTION, OBTAIN AN "A" PERMIT WITH THE BUREAU OF ENGINEERING (BOE) FOR THE INSTALLATION AND INSPECTION OF THE BICYCLE RACKS INSTALLED IN THE PUBLIC RIGHT-OF-WAY.

LOS ANGELES FIRE DEPARTMENT
FIRE DEVELOPMENT SERVICES
C24-126972

W. MARTIN LUTHER KING JR. BLVD.

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



3434 W. SURE BLVD., SUITE 205
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LICENCED ARCHITECT
MICHAEL W. STUSS
C-22356
10910793
STATE OF CALIFORNIA

PROJECT

PROPOSED 6-STORY NEW 32 DWELLING UNITS AND COMMERCIAL MIXED-USE BUILDING W/ 1-LEVEL SUBTERRANEAN PARKING GARAGE

900 W. MARTIN LUTHER KING JR. BLVD.
LOS ANGELES, CA 90037

REVISIONS

1	10.04.2024
2	
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PROJECT NO.:
DRAWN:
BLO. SUBMITTAL DATE: 1 02.14.2024
BIG DATE:
SCALE: AS SHOWN ON PLAN
SHEET TITLE:
SITE PLAN
SHEET NO.:

A1.0

900 W. 904 W. MLK, JR. BLVD. LOS ANGELES, CA 90037

OPEN SPACE AREA CALCULATION

OPEN SPACE REQUIRED (SQ.FT.)	
1 BEDRM. 32 UNITS	32 UNITS (2 HABITABLE ROOM) X 100 SQ.FT.
3200	
TOTAL	3,200
DENSITY BONUS INCENTIVE (25% REDUCTION)	-800
TOTAL REQUIRED	2,400
OPEN SPACE PROVIDED (SQ.FT.)	
ROOF	NONE
6TH FL.	OPEN SPACE #1 (733 S.F.) + OPEN SPACE #2 (733 S.F.)
1466	
5TH FL.	PRIVATE BALCONY: 2 X 50
100	
4TH FL.	PRIVATE BALCONY: 3 X 50
150	
3RD FL.	PRIVATE BALCONY: 3 X 50
150	
2ND FL.	PRIVATE BALCONY: 2 X 50
100	
1ST FL.	FITNESS : 606 S.F. -> 600
600	
BASEMENT	NONE
0	
TOTAL	2,566

2566 PROV. > 2,400 REQ. <<ALLOWED>>

SCHOOL FEE AREA CALCULATION

FLOOR	RESIDENTIAL					TOTAL AREA
	LIVING AREA	COVERED BALCONY	COMMON AREA	SUBTOTAL AREA	EXTERIOR WALL AREA	
ROOF	-	-	-	-	-	-
6TH FL.	-	-	-	84	4	88
5TH FL.	6210	118	916	7244	161	7405
4TH FL.	6157	166	916	7239	193	7432
3RD FL.	6157	166	916	7239	198	7437
2ND FL.	3371	118	1266	4755	198	4953
1ST FL.	0	0	1713	1713	256	1969
BASEMENT	-	-	157	157	-	157
TOTAL	21895	568	5884	28431	1010	29441

TOTAL RESIDENTIAL DEVELOPMENT AREA: 28919 S.F.

BUILDABLE AREA CALCULATION
 IN COMMERCIAL ZONES (C2-2D-CPIO, SUBAREA 'F')-RESIDENTIAL USE: SAME AS R4
 FRONT SETBACK: 0', REAR SETBACK: 0', SIDE SETBACK: 0' AT GROUND FLOOR

TOTAL LOT AREA = 12,439.4 SQ.FT.
BUILDABLE AREA = 12,439.4 SQ.FT.

ALLOWABLE AREA CALCULATION
 FAR: 1.5:1 PER LAMC
 FAR: 3.75:1 PER DENSITY BONUS :50% INCENTIVE OR 3.75:1
 CHOOSE 3.75 : 1

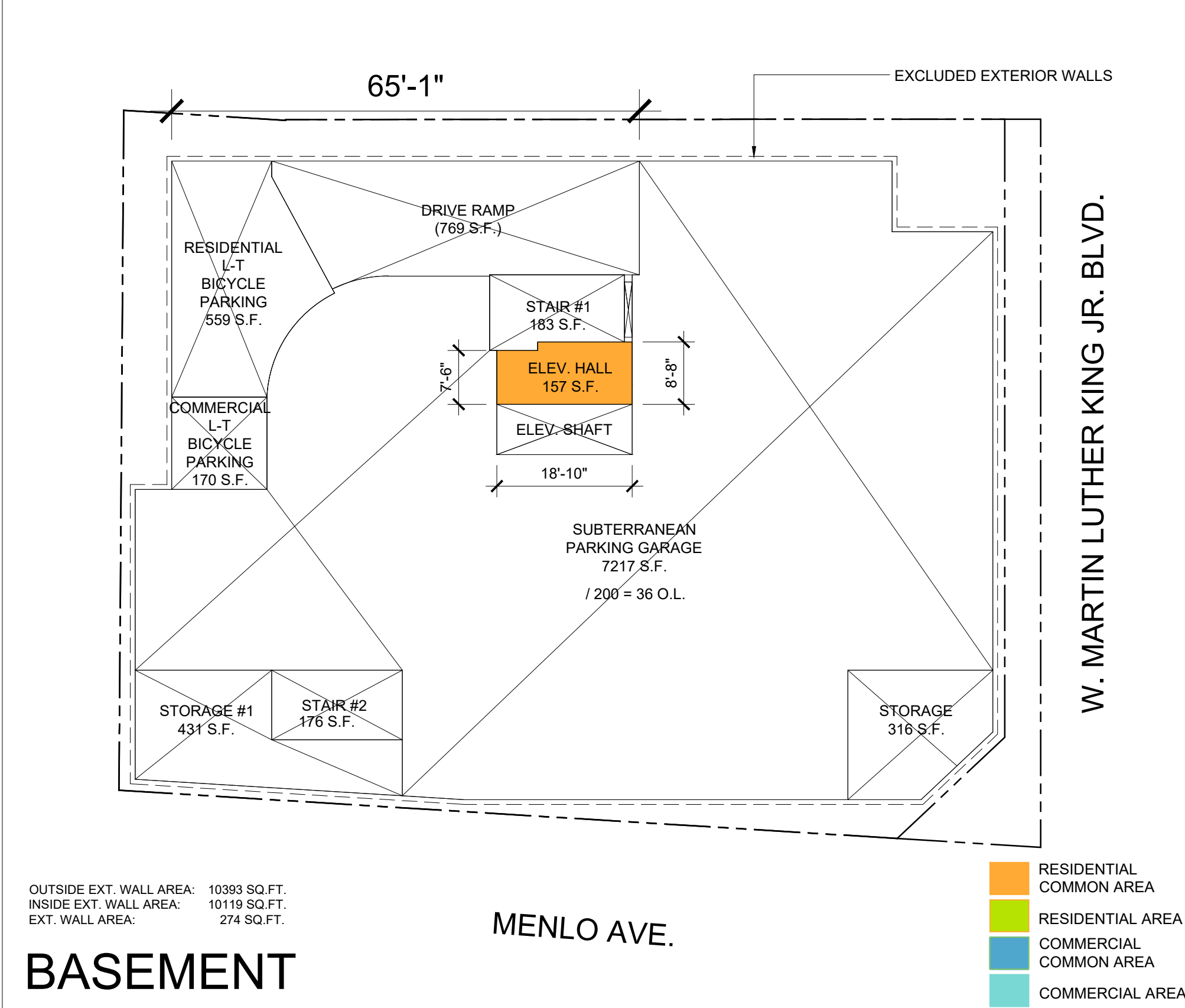
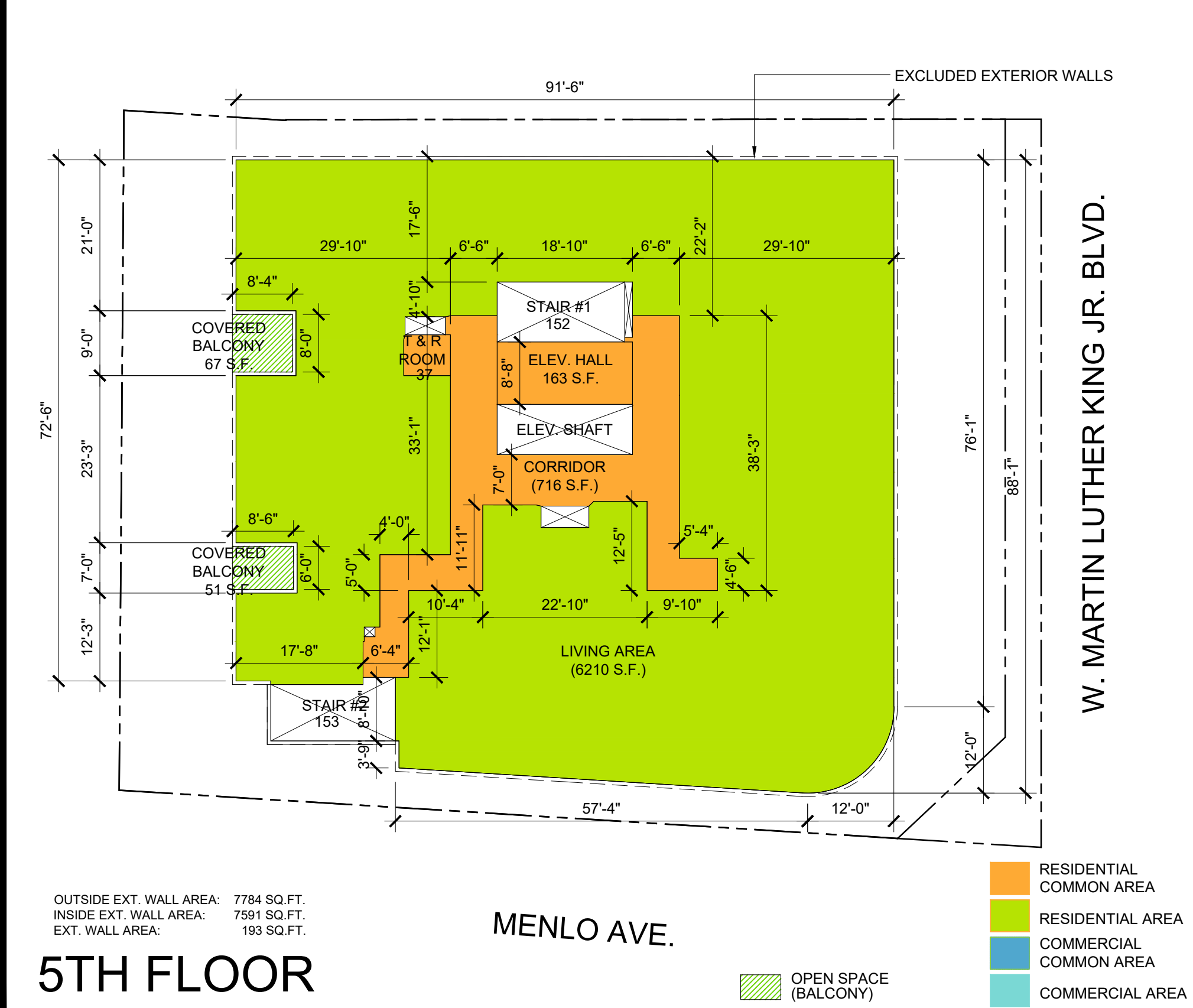
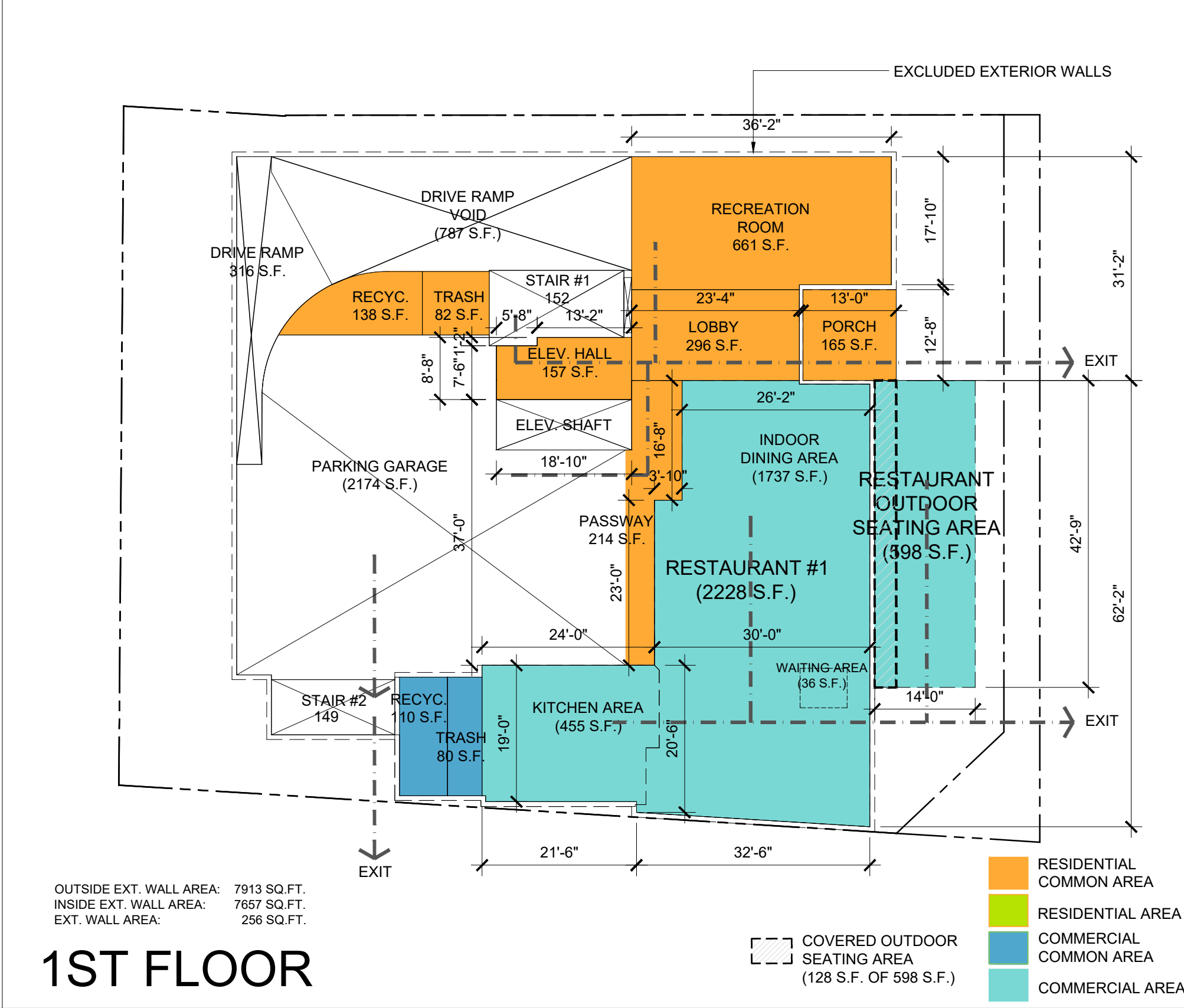
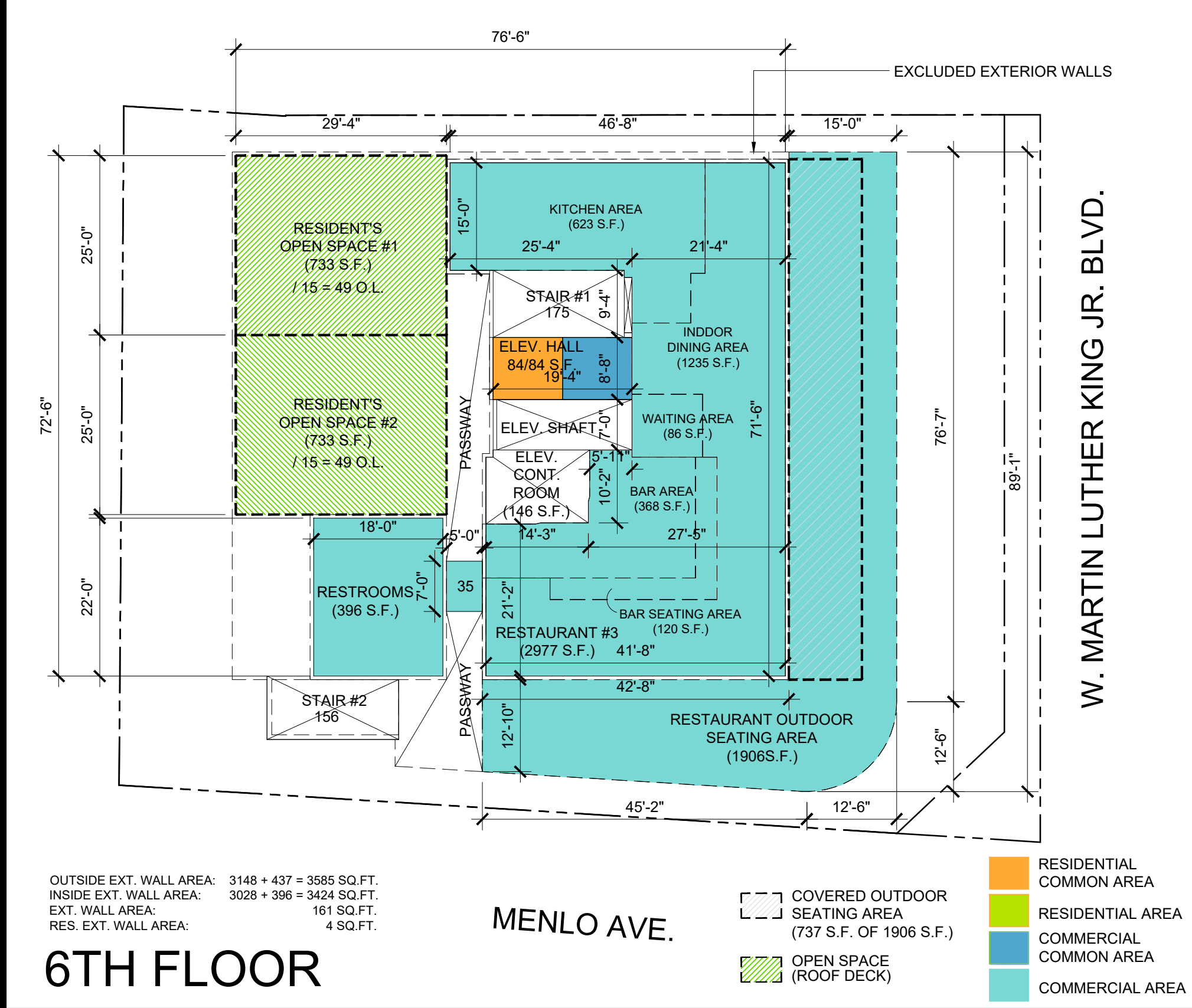
ALLOWABLE FLOOR AREA : 46,647.75 SQ.FT.
 (12,439.4 * 3.75)


PROPOSED FLOOR AREA : 39,268 SQ.FT. (INCLUDING OUTDOOR SEATING AREA)
 PROPOSED FAR : 3.16 : 1

39,268 SQ.FT. < 46,647.75 SQ.FT. <ALLOWED>


AREA CALCULATION PER ZONING CODE

FLOOR	RESIDENTIAL				COMMERCIAL				GRAND TOTAL AREA
	LIVING AREA	COVERED BALCONY	COMMON AREA	RESID TOTAL AREA	INDOOR AREA	COVERED OUTDOOR SEATING AREA	OUTDOOR SEATING AREA	COMM COMMON AREA	
ROOF	-	-	-	-	-	-	-	-	-
6TH FL.	-	-	84	84	2977	0	1906	84	4967
5TH FL.	6210	118	916	7244	0	0	0	0	7244
4TH FL.	6157	166	916	7239	0	0	0	0	7239
3RD FL.	6157	166	916	7239	0	0	0	0	7239
2ND FL.	3371	118	1266	4755	1906	584	364	0	2854
1ST FL.	0	0	1713	1713	2228	128	470	190	3016
BASEMENT	-	-	157	157	-	-	-	-	157
TOTAL	21895	568	5968	28431	7111	712	2740	274	10837
TOTAL									39268





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 TEL: 213-386-8607 FAX: 213-386-8608



LICENCED ARCHITECT
 MICHAEL W. SPENCER
 C-22356
 10/31/2023
 STATE OF CALIFORNIA

PROPOSED 6-STORY NEW 32 DWELLING UNITS
 AND COMMERCIAL MIXED-USE BUILDING
 W/ 1-LEVEL SUBTERRANEAN PARKING GARAGE

900 W. MARTIN LUTHER KING JR. BLVD.
 LOS ANGELES, CA 90037

REVISIONS

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2	
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PROJECT NO:
 DRAWN:
 BLDG. SUBMITTAL DATE: 02-14-2024
 DATE:
 BID DATE:
 SCALE: AS SHOWN ON PLAN
 SHEET TITLE

AREA CALCULATIONS
 SHEET NO: **A1.1**

FIRE BARRIER & RESISTANCE REQUIREMENTS

FIRE-BARRIERS / FIRE-PARTITIONS AND OPENING PROTECTION REQUIREMENTS

FOR TYPE IA AND IB FULLY SPRINKLERED (NFPA-13) CONSTRUCTION

LOCATION	REF CODE SECTION	FIRE BARRIER RATING	HORIZONTAL SEPARATION	OPENING PROTECTION
BETWEEN R-2/A-2 & S-2 OCCUPANCY TABLE 508.4		1 HR FIRE BARRIER	1 HR	1 HR
BETWEEN DWELLING UNITS	SECT. 708.3	1 HR FIRE PARTITION	1 HR	N/A
ELEVATOR SHAFT	TABLE 713.14	2 HR FIRE BARRIER	0	1-1/2 HR
ELEVATOR LOBBY	TABLE 713.14.1	2 HR FIRE BARRIER	0	1-1/2 HR
R-2 OCCUPANCY & STAIR 1&2	SECT. 1026	2 HR FIRE BARRIER	1 HR	N/A
R-2 OCCUPANCY & STAIR 1&2	SECT. 1022	2 HR FIRE BARRIER	1 HR	N/A
EXIT STAIRWAY >= 4 STORIES	SECT. 1009.3.1.2	2 HR FIRE BARRIER	N/A	2 HR

- PER SECTION 713.14.1, EXCEPTION 1, ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED AT THE STREET FLOOR PROVIDED THAT THE ENTIRE STREET FLOOR IS EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1
- PER SECTION 713.14.1, EXCEPTION 5, SMOKE PARTITIONS SHALL BE PERMITTED IN LIEU OF FIRE PARTITIONS TO SEPARATE THE ELEVATOR LOBBY AT EACH FLOOR WHERE THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 903.3.1.1 OR 903.3.1.2

FIRE RESISTANCE REQUIREMENTS FOR EXTERIOR WALLS (TABLE 602) FOR R-2 OCCUPANCY FOR TYPE IA AND IIA FULLY SPRINKLER (NFPA-13) CONSTRUCTION

LOCATION OF EXTERIOR WALL	TYPE OF CONSTRUCTION	FIRE SEPARATION DISTANCE	FIRE RESISTANCE REQ'S
NORTH WALL	IA IB	M.L.K. JR. BLVD. 45'-0" TO C.L.	0 0
SOUTH WALL	IA IB	X > 15' X > 15'	1 HOUR 0 (OPEN PARKING)
WEST WALL	IA IB	5' <= X < 10' 5' <= X < 10'	1 HOUR 1 HOUR
EAST WALL	IA IB	MENLO AVE. 30'-0" TO C.L.	0 0

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)

BUILDING ELEMENT	TYPE IA	TYPE IB
PRIMARY STRUCTURAL FRAME	3 HRS	2 HR
BEARING WALLS EXTERIOR INTERIOR	3 HRS 3 HRS	2 HR 2 HR
FLOOR CONSTRUCTION TYPICAL AT PODIUM LEVEL (PER 510.2)	2 HRS 3 HRS	2 HR
ROOF CONSTRUCTION & SECONDARY MEMBERS	1-1/2 HR	1 HR

ALLOWABLE BUILDING AREA

- FOR TYPE IB FULLY SPRINKLERED (NFPA-13) CONSTRUCTION
ALLOWABLE FLOOR AREA (A-2 GROUP): UNLIMITED
PROPOSED BUILDING HEIGHT (A-2 GROUP): 77'-6"
- ALLOWABLE FLOOR AREA (R-2 GROUP): UNLIMITED
PROPOSED BUILDING HEIGHT (R-2 GROUP): 31,618 S.F.

ALLOWABLE BUILDING HEIGHT

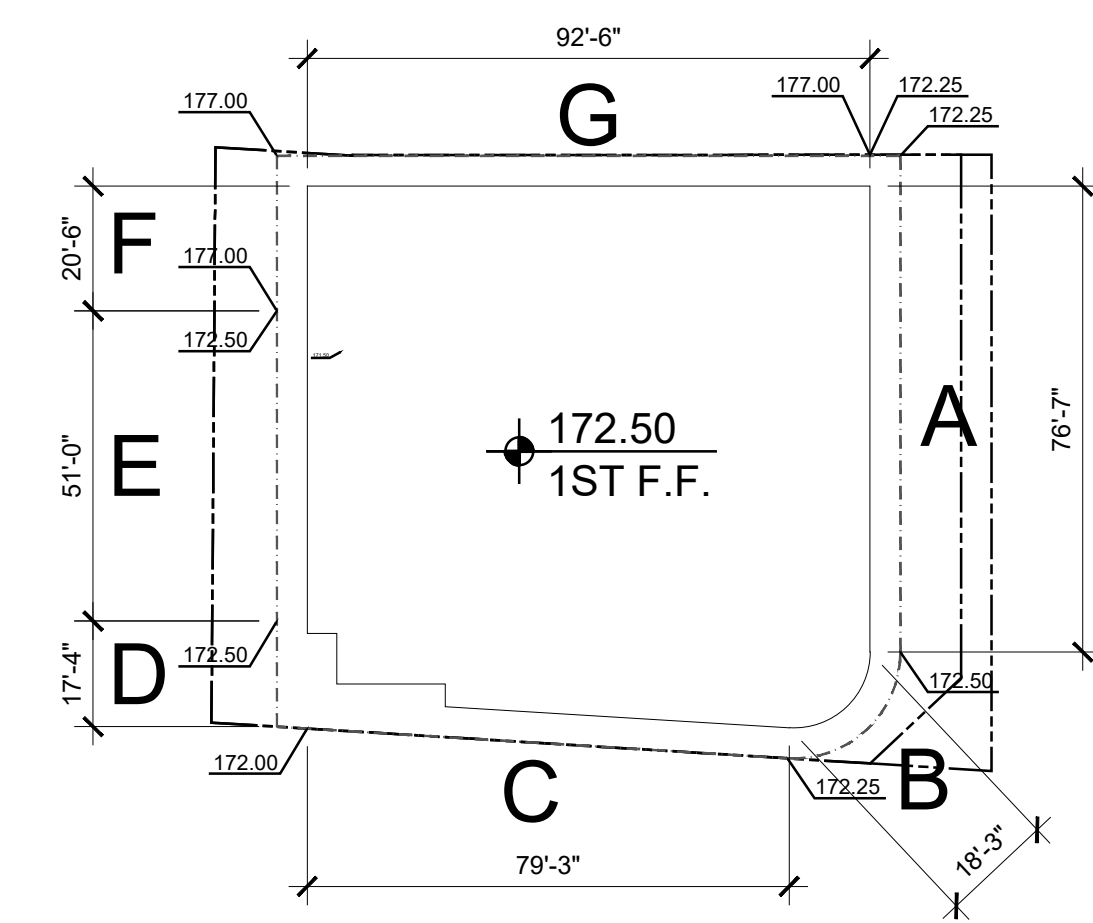
- FOR TYPE IB FULLY SPRINKLERED (NFPA-13) CONSTRUCTION
ALLOWABLE BUILDING HEIGHT (A-2 GROUP): UNLIMITED
PROPOSED BUILDING HEIGHT (A-2 GROUP): 77'-6"
- ALLOWABLE BUILDING HEIGHT (R-2 GROUP): UNLIMITED
PROPOSED BUILDING HEIGHT (R-2 GROUP): 77'-6"
- FOR TYPE IA FULLY SPRINKLERED (NFPA-13) CONSTRUCTION
ALLOWABLE BUILDING HEIGHT (S-2 GROUP): UNLIMITED
PROPOSED BUILDING HEIGHT (S-2 GROUP): 15'-6"

GRADE PLANE CALCULATION

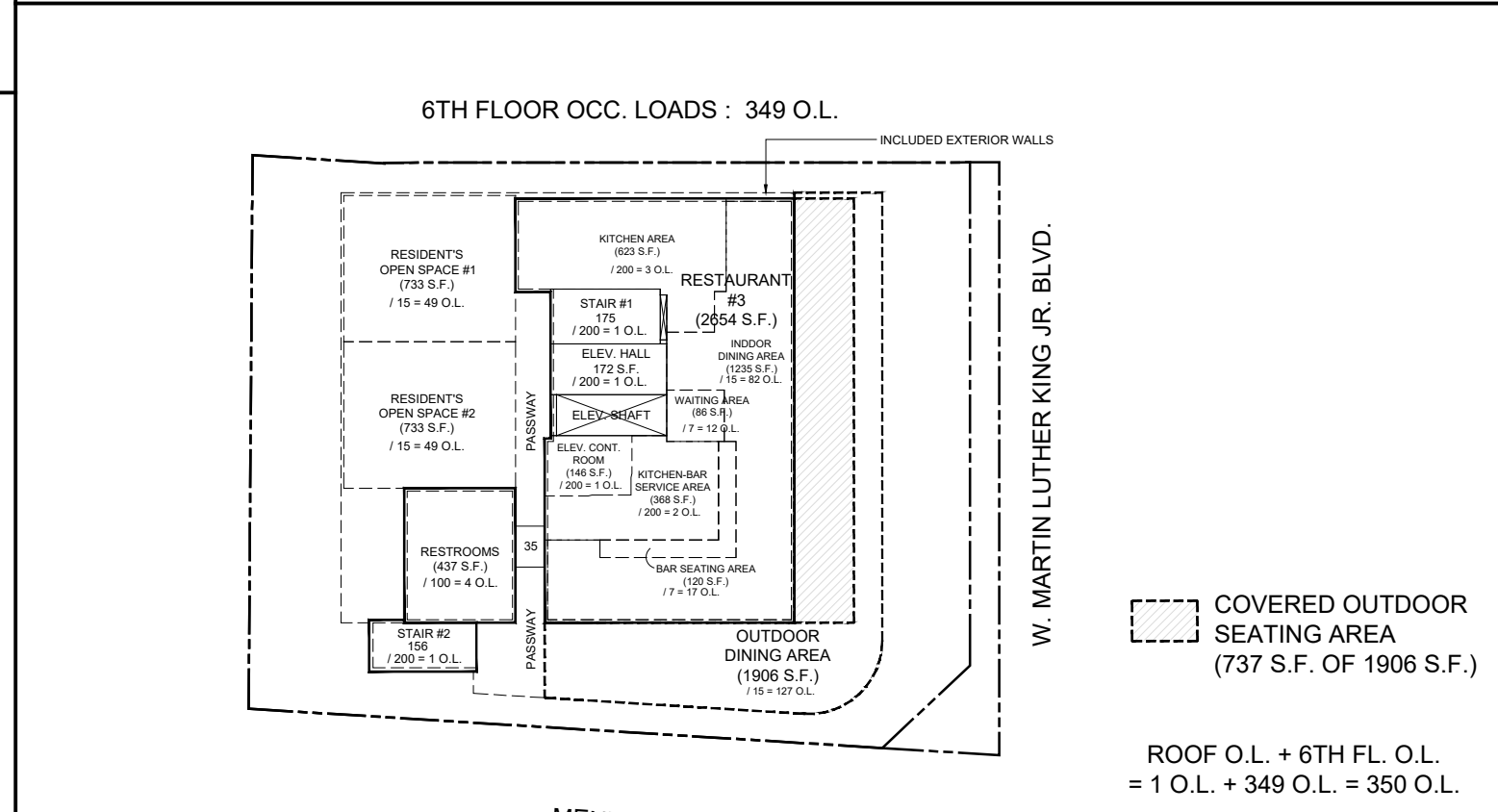
	ELEV. PT.	ELEV. PT.	AVERAGE FEET	LENGTH FEET	AVERAGE TOTAL FEET
A	172.25	172.50	172.375	76.58	13,200.477
B	172.50	172.25	172.375	18.25	3,145.844
C	172.25	172.00	172.125	79.25	13,640.906
D	172.00	172.50	172.250	17.33	2,985.093
E	172.50	172.50	172.500	51.00	8,797.500
F	177.00	177.00	177.000	20.50	3,628.500
G	177.00	177.00	177.000	92.50	16,372.500
TOTAL				355.41	61,770.820

1ST FLOOR ELEVATION: 172.50'

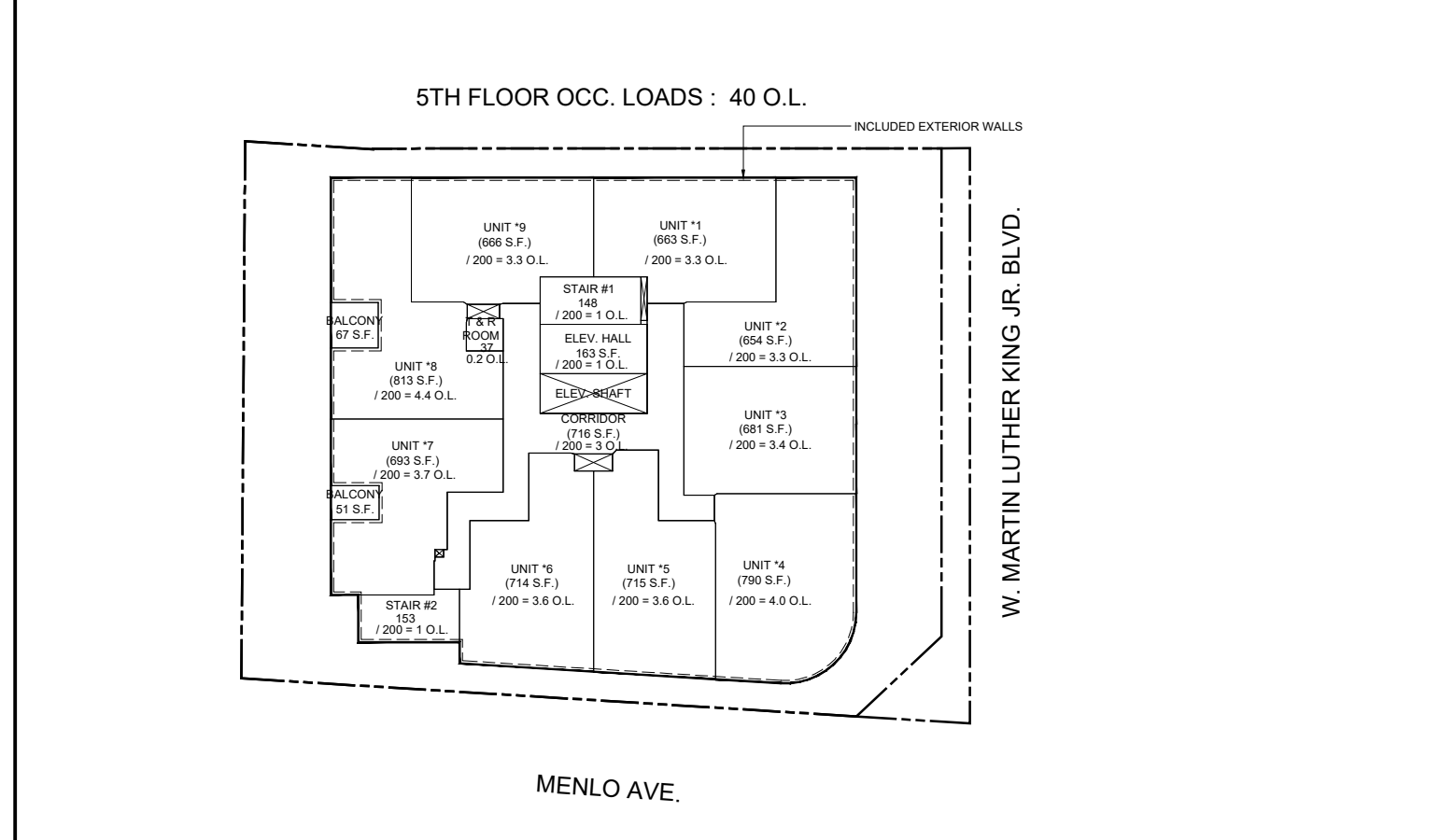
1ST FLOOR ELEVATION BELOW GRADE PLANE: 172.50' - 173.80' = -1.3'



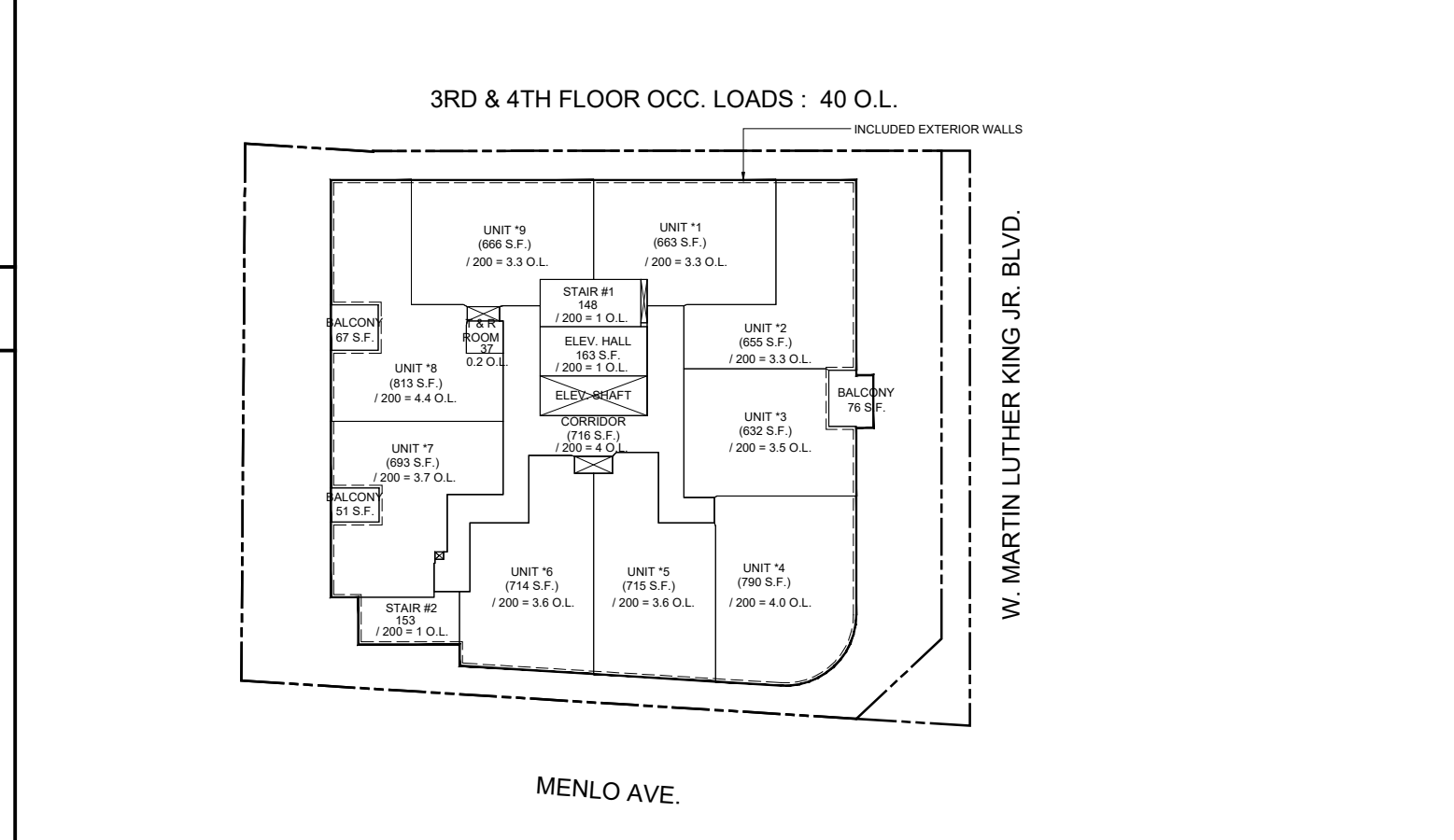
AREA CALCULATION BASED ON BUILDING CODE



6TH

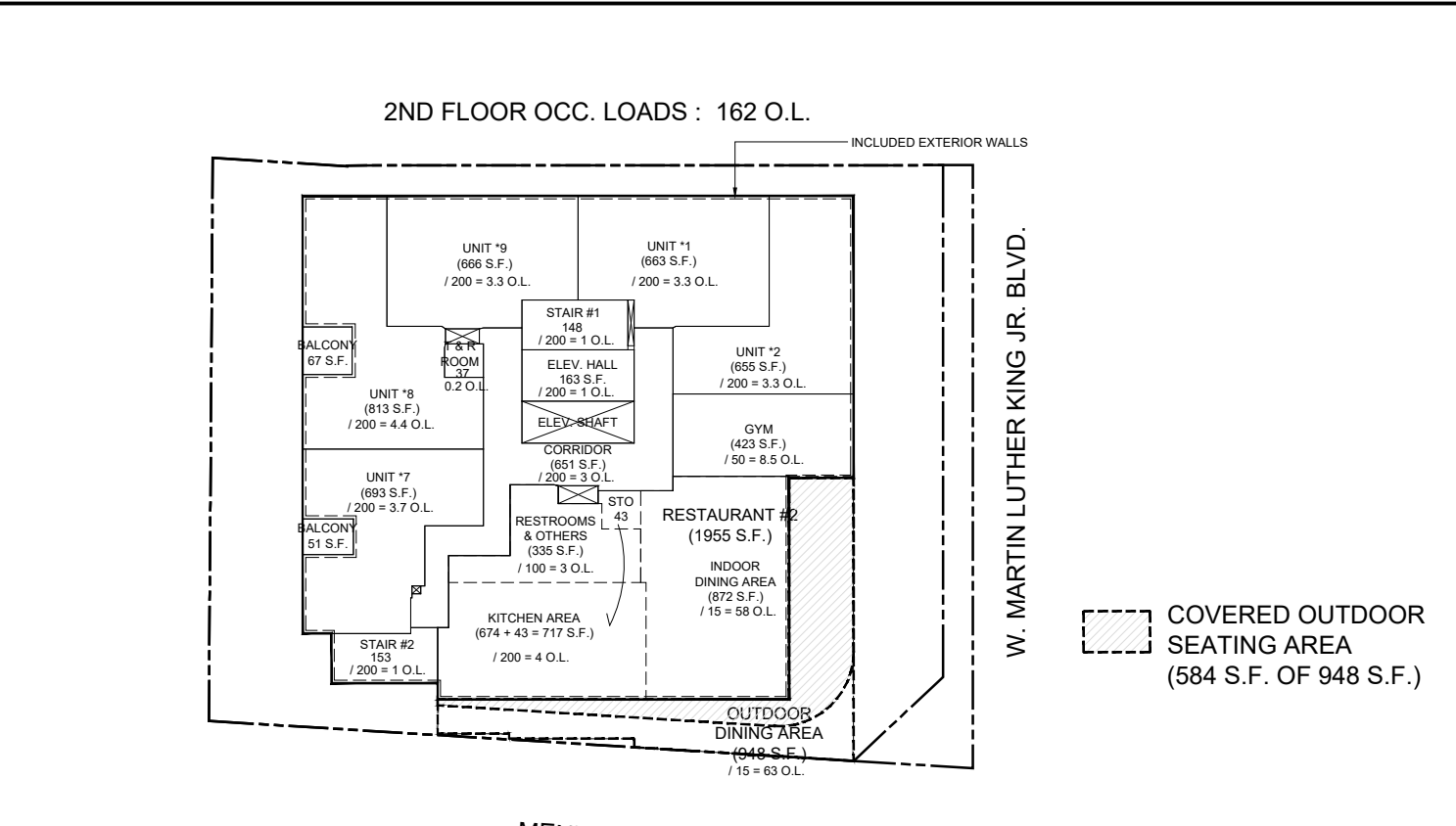


5TH

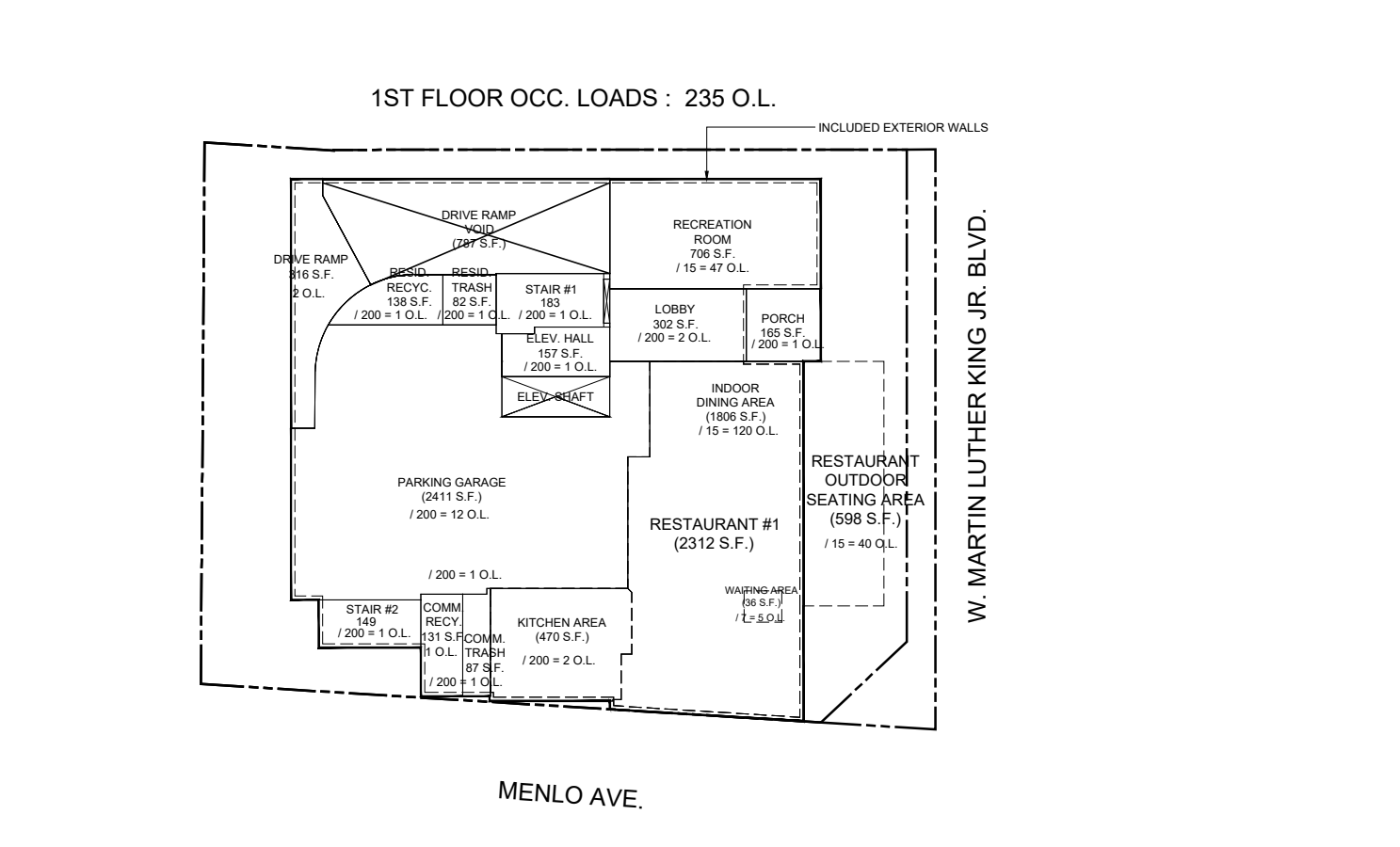


3RD - 4TH

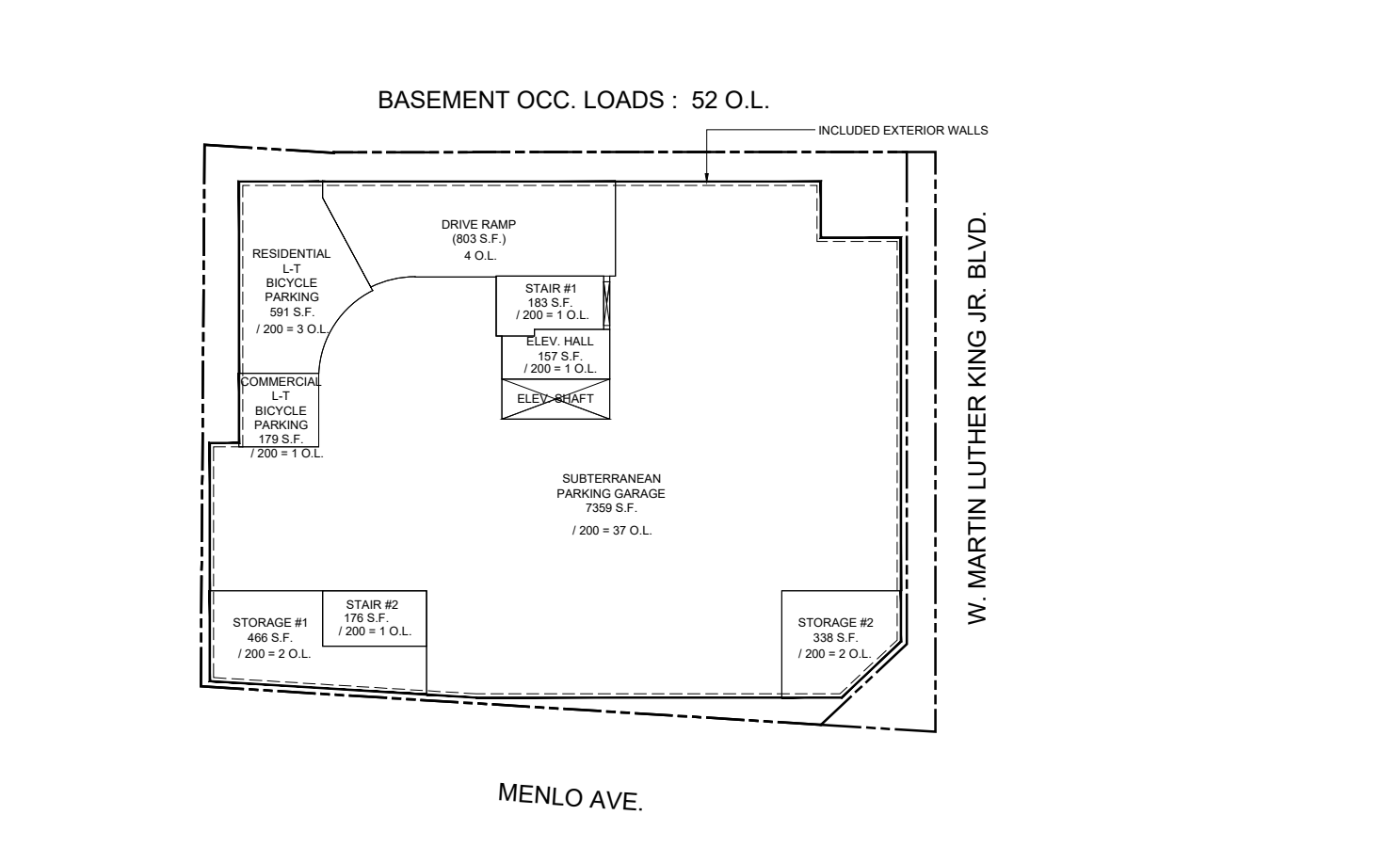
CONSTR. TYPE	FLOOR	RESIDENTIAL LIVING AREA	UNIT BALCONY AREA	COMMON AREA	COMMERCIAL FLOOR AREA	PARKING & OTHERS AREA	TOTAL FLOOR AREA	OUTDOOR SEATING AREA	OCC. LOAD
IB	ROOF			160			160		1
	6TH FLOOR	0	0	649	4477		4477	1906	349
	5TH FLOOR	6389	118	1217	0		7724		40
	4TH FLOOR	6341	194	1217	0		7752		40
	3RD FLOOR	6341	194	1217	0		7752		40
	2ND FLOOR	3490	118	1575	2539		7722	948	162
	SUB TOTAL	22561	624	6035	7016		36236		632
IA	1ST FLOOR	0	0	1662	2312	3165	7139	598	238
	BASEMENT	0	0	516	0	9736	10252		52
	SUB TOTAL	0	0	2178	2312	12901	17391		290
	GRAND TOTAL	22561	624	8213	8053	12801	53627	3452	922
				2178	2312	12901	17391		
				31398	8053	12801	53627		
OCC. GROUP	USE	TYPE IB 2ND FL. - ROOF	TYPE IA B - 1ST FL.	TOTAL	OUTDOOR SEATING AREA	OCC. LOAD			
R-2	RESIDENTIAL	29220	2178	31398		313			
A-2	RESTAURANT	7016	2312	9328	3452	542			
S-2	PARKING & OTHERS	0	12901	12801		67			
	GRAND TOTAL	36236	17391	53627		922			



2ND FLOOR



1ST FLOOR



BASEMENT

		NO. OF BED	NO. OF BATH	NO. OF DEN	FLOOR AREA	UNIT BALCONY AREA	COMMON AREA	PARKING AREA	TOTAL FLOOR AREA	OCC. LOAD
A. RESID.	COMMON	ELEV. HALL					157		157	1
		STAIR 1						183	183	1
		STAIR 2						176	176	1
	SUB TOTAL						516		516	3
B.	RESTAURANT (INDOOR)				0				0	0
C.	PARKING GARAGE						7359		7359	37
	DRIVE RAMP						803		803	4
	L-T BIKE PARKING (RES)						591		591	3
	L-T BIKE PARKING (COM)						179		179	1
	STORAGE #1						466		466	2
	STORAGE #2						338		338	2
	SUB TOTAL						9736		9736	52
	FLOOR TOTAL				0		516		9736	10252

		NO. OF BED	NO. OF BATH	NO. OF DEN	FLOOR AREA	UNIT BALCONY AREA	COMMON AREA	PARKING AREA	TOTAL FLOOR AREA	OCC. LOAD
ROOF	A. RESIDENTIAL	STAIR 1					160		160	1
		SUB TOTAL						160	160	1
		FLOOR TOTAL							160	160

		NO. OF BED	NO. OF BATH	NO. OF DEN	FLOOR AREA	UNIT BALCONY AREA	COMMON AREA	PARKING AREA	TOTAL FLOOR AREA	OCC. LOAD		
6TH FLOOR	A. RESIDENTIAL	COMMON	ELEV. HALL					172		172	1	
			CORRIDOR					0		0	0	
			STAIR 1						175		175	1
			STAIR 2						156		156	1
			ELEV. CONT. RM.						146		146	1
		SUB TOTAL						649		649	4	
		B.	RESTAURANT (INDOOR)				2654+737				3391	116
			RESTROOMS				437				437	4
			OUTDOOR SEATING AREA				3828				3828	127
			SUB TOTAL								4477	147
FLOOR TOTAL									4477	147		
	OPEN SPACE #1 (RESIDENTIAL)				(733)				733	49		
	OPEN SPACE #2 (RESIDENTIAL)				(733)				733	49		

		NO. OF BED	NO. OF BATH	NO. OF DEN	FLOOR AREA	UNIT BALCONY AREA	COMMON AREA	PARKING AREA	TOTAL FLOOR AREA	OCC. LOAD	
5TH FLOOR	A. RESIDENTIAL	LIVING	UNIT 501	1	1	663	0			663	3.3
			UNIT 502	1	1	654	0			654	3.3
			UNIT 503	1	1	681	0			681	3.4
			UNIT 504	1	1	790	0			790	4.0
			UNIT 505	1	1	715	0			715	3.6
		UNIT 506	1	1	714	0			714	3.6	
		UNIT 507	1	1	693	51			744	3.7	
		UNIT 508	1	1	813	67			880	4.4	
		UNIT 509	1	1	666	0			666	3.3	
		SUB TOTAL					6389	118			6507
B.	ELEV. HALL						163		163	1	
	CORRIDOR						716		716	3	
	STAIR 1						148		148	1	
	STAIR 2						153		153	1	
	TRA. & REC. ROOM						37		37	1	
SUB TOTAL							1217		1217	5	
	RESTAURANT				0				0	0	
	FLOOR TOTAL				6389	118	1217		7724	40	

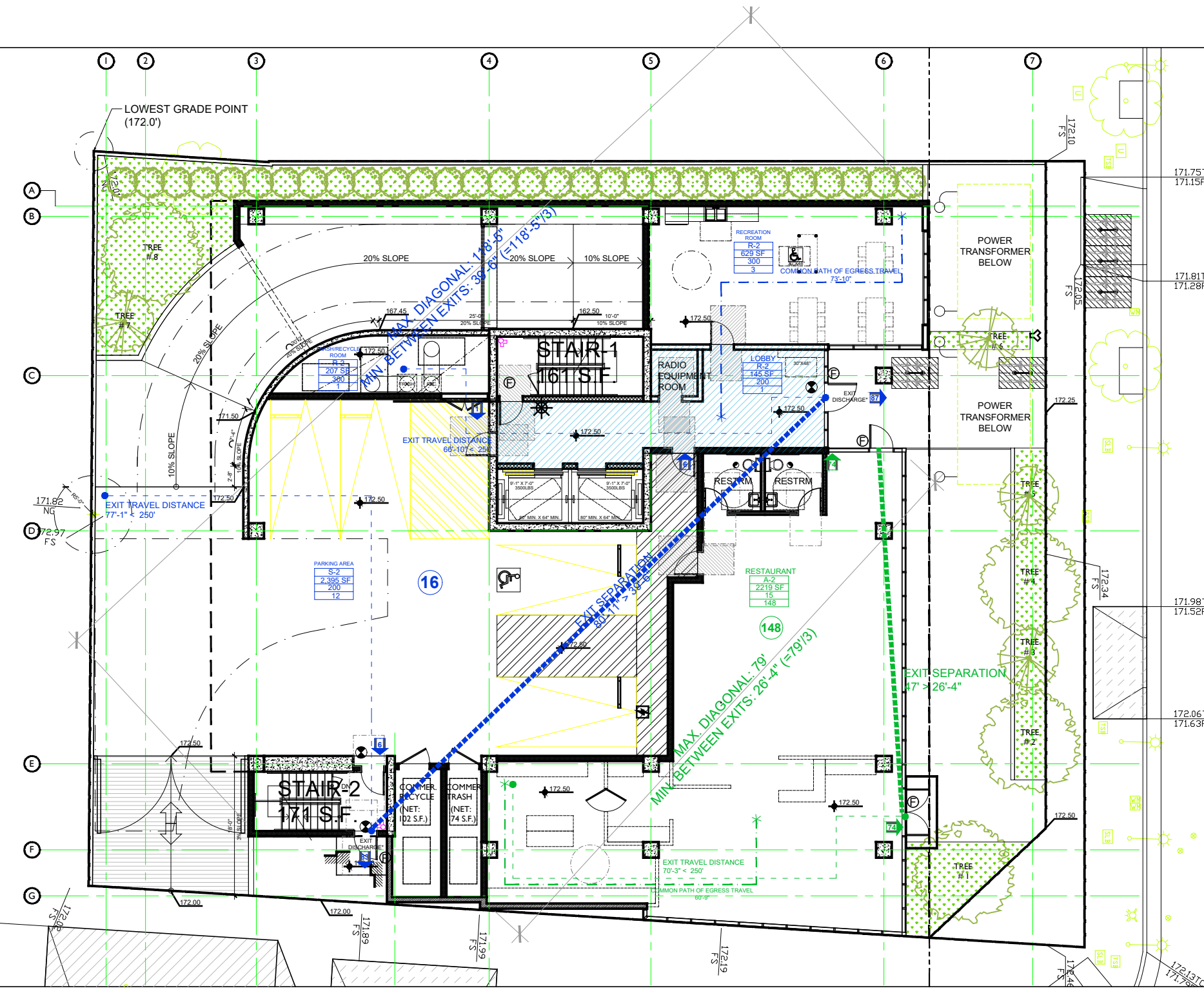
		NO. OF BED	NO. OF BATH	NO. OF DEN	FLOOR AREA	UNIT BALCONY AREA	COMMON AREA	PARKING AREA	TOTAL FLOOR AREA	OCC. LOAD	
4TH FLOOR	A. RESIDENTIAL	LIVING	UNIT 301/401	1	1	663	0			663	3.3
			UNIT 302/402	1	1	655	0			654	3.3
			UNIT 303/403	1	1	632	76			708	3.5
			UNIT 304/404	1	1	790	0			790	4.0
			UNIT 305/405	1	1	715	0			715	3.6
		UNIT 306/406	1	1	714	0			714	3.6	
		UNIT 307/407	1	1	693	51			744	3.7	
		UNIT 308/408	1	1	813	67			880	4.4	
		UNIT 309/409	1	1	666	0			666	3.3	
		SUB TOTAL					6341	194			6535
B.	ELEV. HALL						163		163	1	
	CORRIDOR						716		716	3	
	STAIR 1						148		148	1	
	STAIR 2						153		153	1	
	TRA. & REC. ROOM						37		37	1	
SUB TOTAL							1217		1217	5	
	RESTAURANT				0				0	0	
	FLOOR TOTAL				6341	194	1217		7752	40	

		NO. OF BED	NO. OF BATH	NO. OF DEN	FLOOR AREA	UNIT BALCONY AREA	COMMON AREA	PARKING AREA	TOTAL FLOOR AREA	OCC. LOAD		
2ND FLOOR	A. RESIDENTIAL	LIVING	UNIT 201	1	1	663	0			663	3.3	
			UNIT 202	1	1	655	0			654	3.3	
			UNIT 207	1	1	693	51			744	3.7	
			UNIT 208	1	1	813	67			880	4.4	
			UNIT 209	1	1	666	0			666	3.3	
		SUB TOTAL					3490	118			3608	18.3
		B.	ELEV. HALL						163		163	1
			CORRIDOR						651		651	3

OCCUPANCY	O. L.	NO. OF EXITS	O.L.:	REQUIRED:	PROV.
S-2	12		50 ~ 500	2	2
R-2	5		O.L. X 0.2 (NFPA 13)	34	96
A-2	148		O.L. X 0.3 (NFPA 13)	50	88
TOTAL	165		O.L. X 0.3 (NFPA 13) / 2	25	44
		EGRESS WIDTH	NOMINAL 36" DOOR	32	34

CORRIDOR (LOBBY)

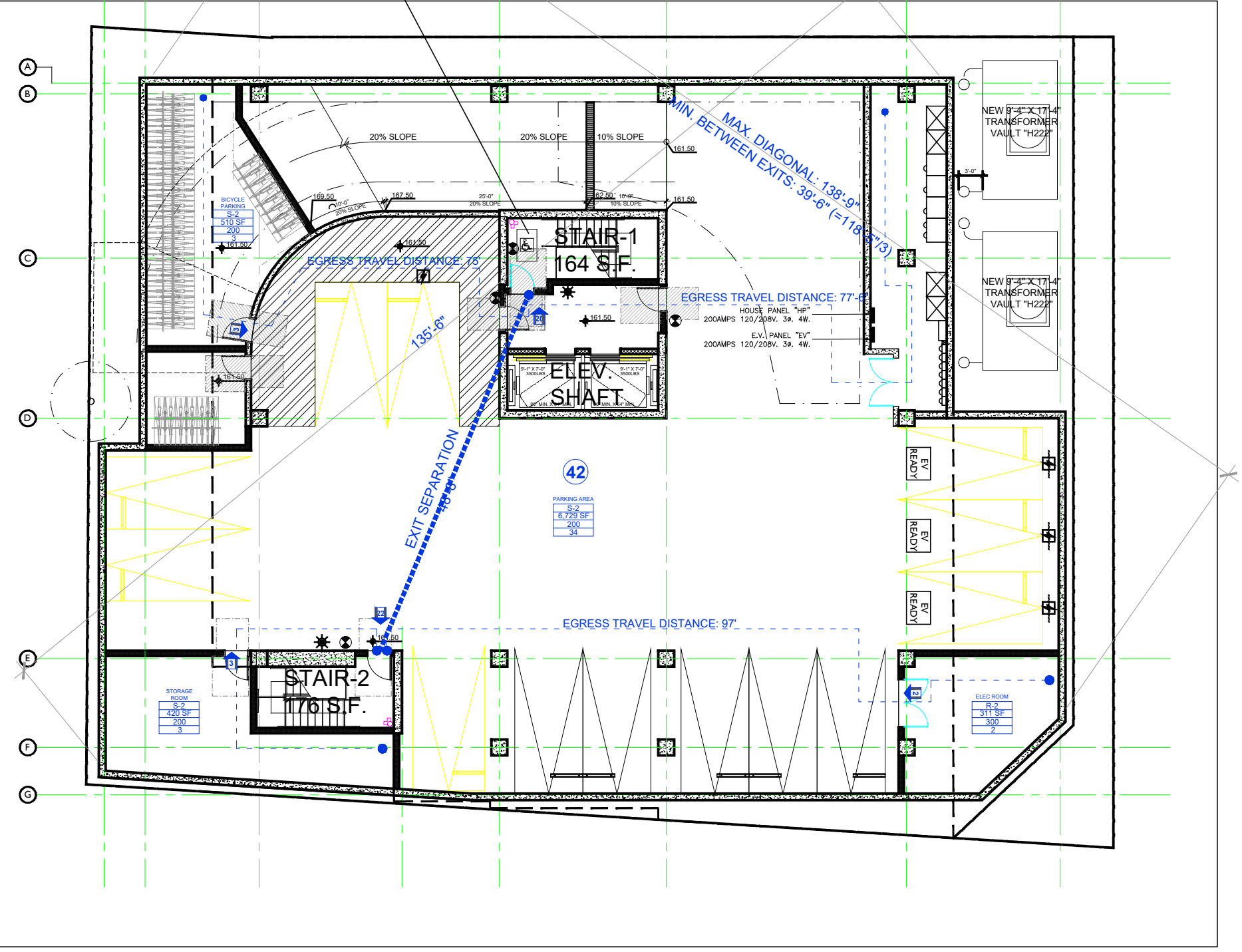
*EXIT DISCHARGE: 72 OCCUPANTS FOR BOTH EXITS (LARGEST LOAD FROM LEVEL 5)



1ST FLOOR

OCCUPANCY	O. L.	NO. OF EXITS	O.L.:	REQUIRED:	PROV.
S-2	43		50 ~ 500	2	2
R-2	3		O.L. X 0.2 (NFPA 13)	10	96
TOTAL	46		O.L. X 0.3 (NFPA 13)	14	88
		STAIR WIDTH	O.L. X 0.3 (NFPA 13) / 2	7	44
		EXIT DOOR WIDTH	NOMINAL 36" DOOR	32	34

AREA OF REFUGE
30"x48"
1. TWO WAY COMMUNICATION SHALL BE PROVIDED
2. SIGNAGE ON DOOR OF AREA OF REFUGE



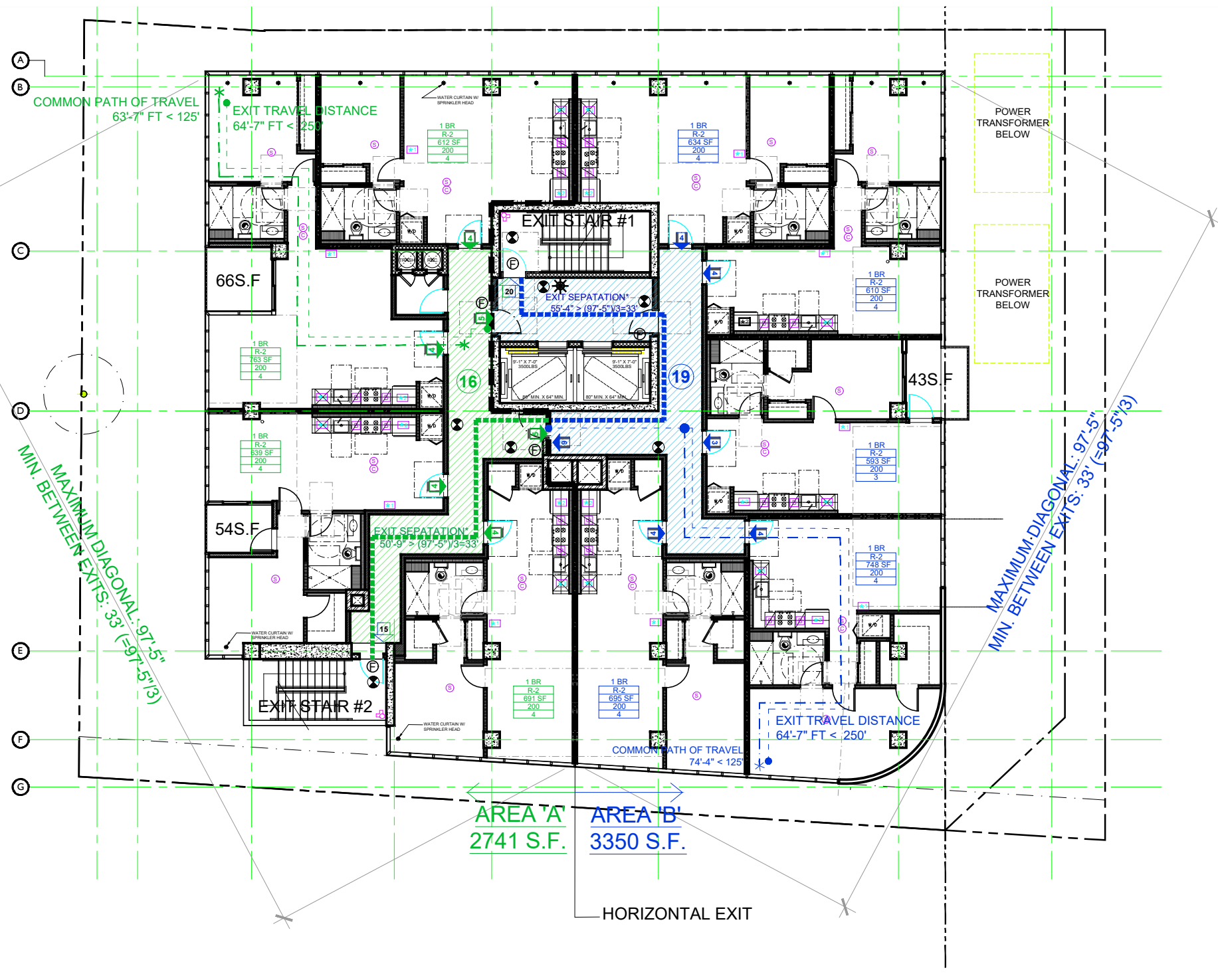
BASEMENT

OCCUPANCY	O. L.	NO. OF EXITS	O.L.:	REQUIRED:	PROV.
R-2	36		50 ~ 500	2	2
TOTAL	36		O.L. X 0.2 (NFPA 13)	8	96
		TOTAL STAIR WIDTH	O.L. X 0.3 (NFPA 13)	11	88
		STAIR WIDTH	O.L. X 0.3 (NFPA 13) / 2	6	44
		EXIT DOOR WIDTH	NOMINAL 36" DOOR	32	34

AREA 'A' REFUGE AREA
REQUIRED REFUGE AREA 'A' = (16 + 19 OCCUPANTS) X 3 = 105 S.F.
PROV. REFUGE AREA 'A' = 344 S.F. > 105 S.F.

AREA 'B' REFUGE AREA
REQUIRED REFUGE AREA 'B' = (16 + 19 OCCUPANTS) X 3 = 105 S.F.
PROV. REFUGE AREA 'B' = 484 S.F. > 105 S.F.

*EXIT SEPARATION IS MEASURED AS DISTANCE TRAVELED AS THE CORRIDORS ARE 2-HR RATED



3RD ~ 5TH FLOOR

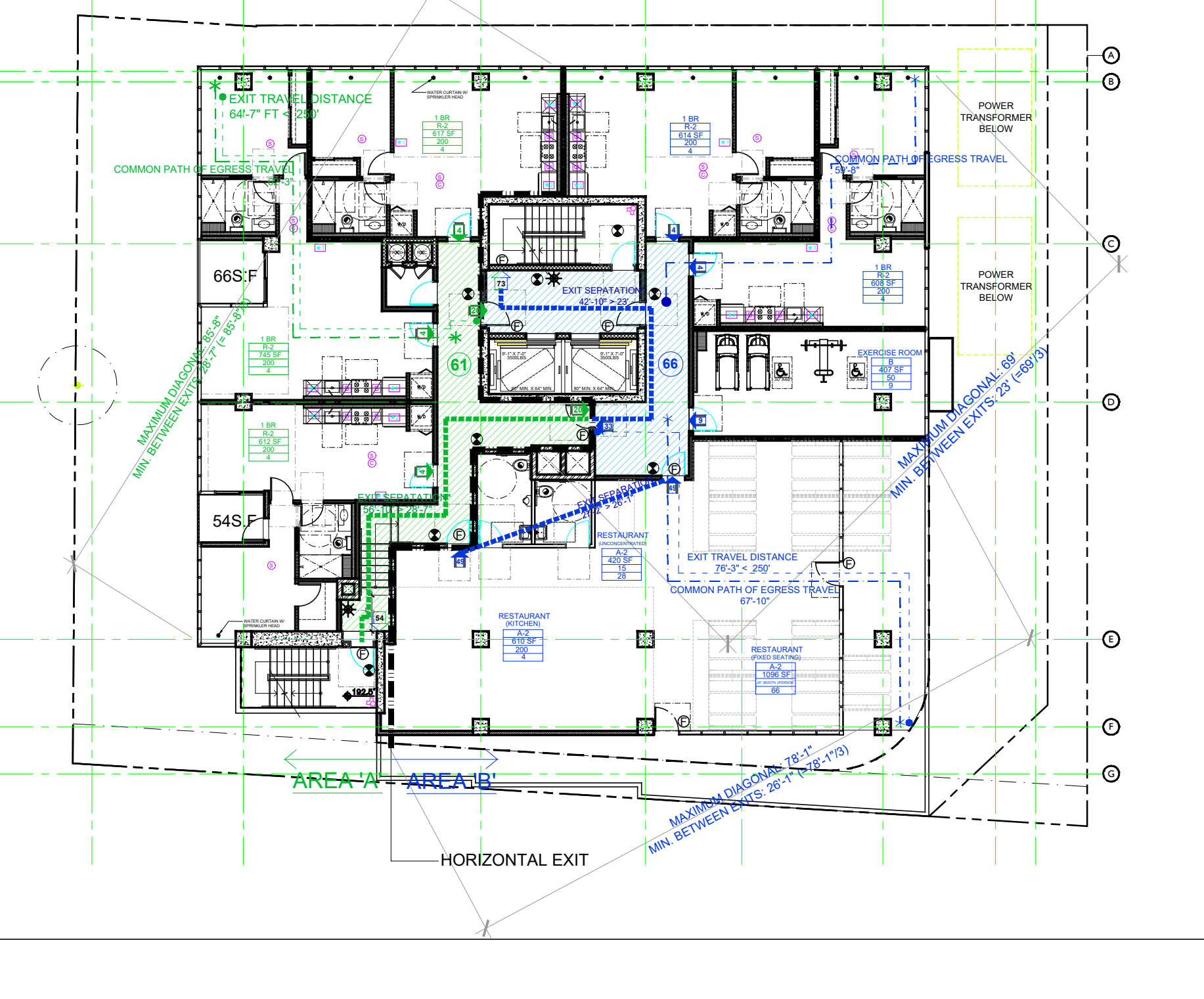
OCCUPANCY	O. L.	NO. OF EXITS	O.L.:	REQUIRED:	PROV.
R-2	21		50 ~ 500	2	2
B	28		O.L. X 0.2 (NFPA 13)	36	96
A-2	122		O.L. X 0.3 (NFPA 13)	54	88
TOTAL	177		O.L. X 0.3 (NFPA 13) / 2	17	44
		EXIT DOOR WIDTH	NOMINAL 36" DOOR	32	34

AREA 'A' REFUGE AREA
REQUIRED REFUGE AREA 'A' = (61 + 66 OCCUPANTS) X 3 = 381 S.F.
PROV. REFUGE AREA 'A' = 395 S.F. > 381 S.F.

AREA 'B' REFUGE AREA
REQUIRED REFUGE AREA 'B' = (61 + 66 OCCUPANTS) X 3 = 381 S.F.
PROV. REFUGE AREA 'B' = 395 S.F. > 381 S.F.

RESTAURANT OCCUPANT LOAD CALCULATION
= KITCHEN + FIXED SEATING AREA + REMAINING SPACE
= 600 SF + 1000 SF + 420 SF
= 4 O.L. @ 90 O.L. = 360 O.L.
= 98 TOTAL O.L.

*EXIT SEPARATION IS MEASURED AS DISTANCE TRAVELED AS THE CORRIDORS ARE 2-HR RATED



2ND FLOOR

- * - - - - *
- - - - - •
-
- 190
- ⊗
- * (with star)
- Ⓟ
- Ⓢ
- ROOM OCCUPANCY TAG
- 1 BR
- 5-2
- 612 SF
- 200
- 4

LONGEST COMMON PATH OF EGRESS TRAVEL

LONGEST EXIT TRAVEL DISTANCE

EXIT SEPARATION

COMBINED OCCUPANT LOAD

EXIT SIGN

FIRE EXTINGUISHER

PANIC HARDWARE

FIRE EXIT HARDWARE

OCCUPANCY CLASSIFICATION

ROOM AREA

OCCUPANT LOAD FACTOR

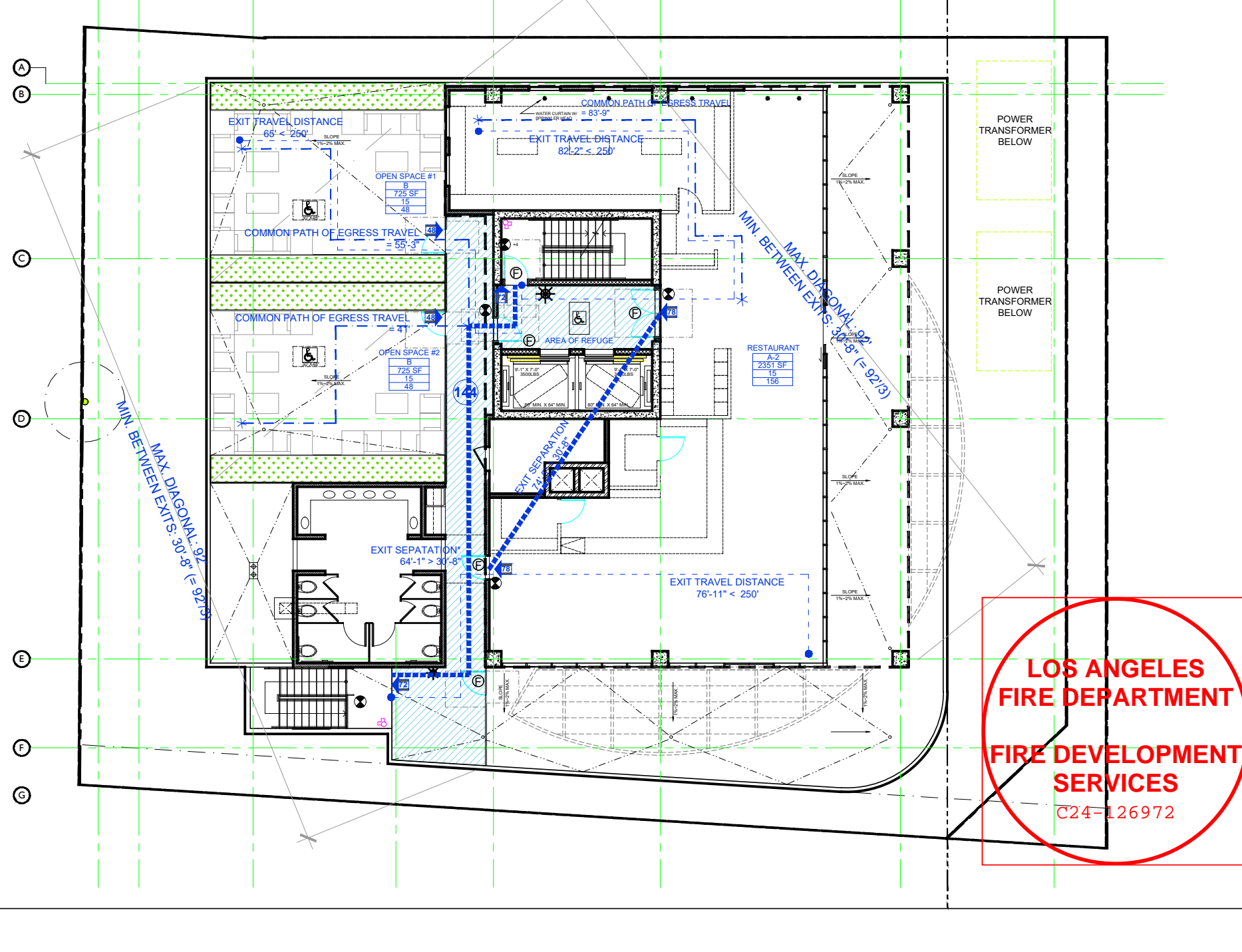
OCCUPANT LOAD

LEGEND

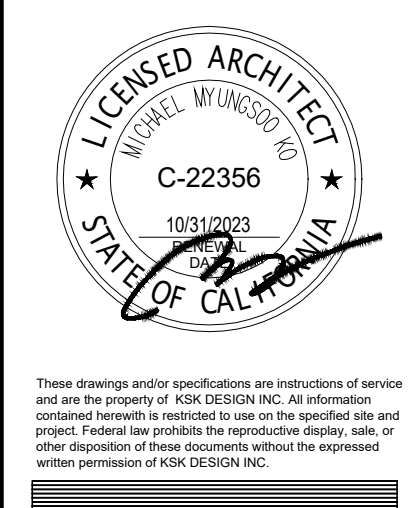
OCCUPANCY	O. L.	NO. OF EXITS	O.L.:	REQUIRED:	PROV.
B	96		50 ~ 500	2	2
A-2	156		O.L. X 0.2 (NFPA 13)	51	96
TOTAL	252		O.L. X 0.3 (NFPA 13)	76	88
		STAIR WIDTH	O.L. X 0.3 (NFPA 13) / 2	38	44
		EXIT DOOR WIDTH	NOMINAL 36" DOOR	32	34

CORRIDOR

*EXIT SEPARATION IS MEASURED AS DISTANCE TRAVELED AS THE CORRIDORS ARE 2-HR RATED

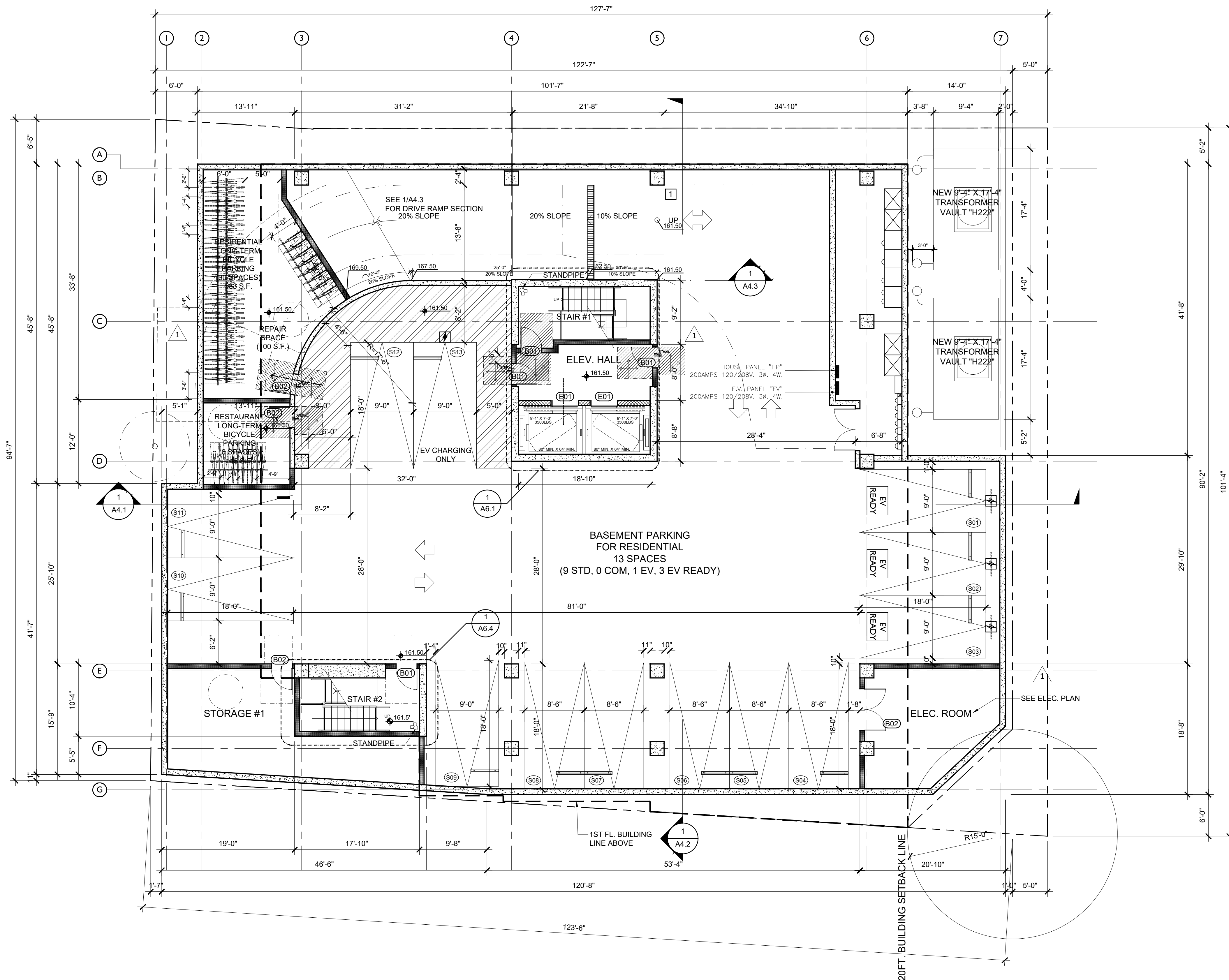


6TH FLOOR



NOTES:

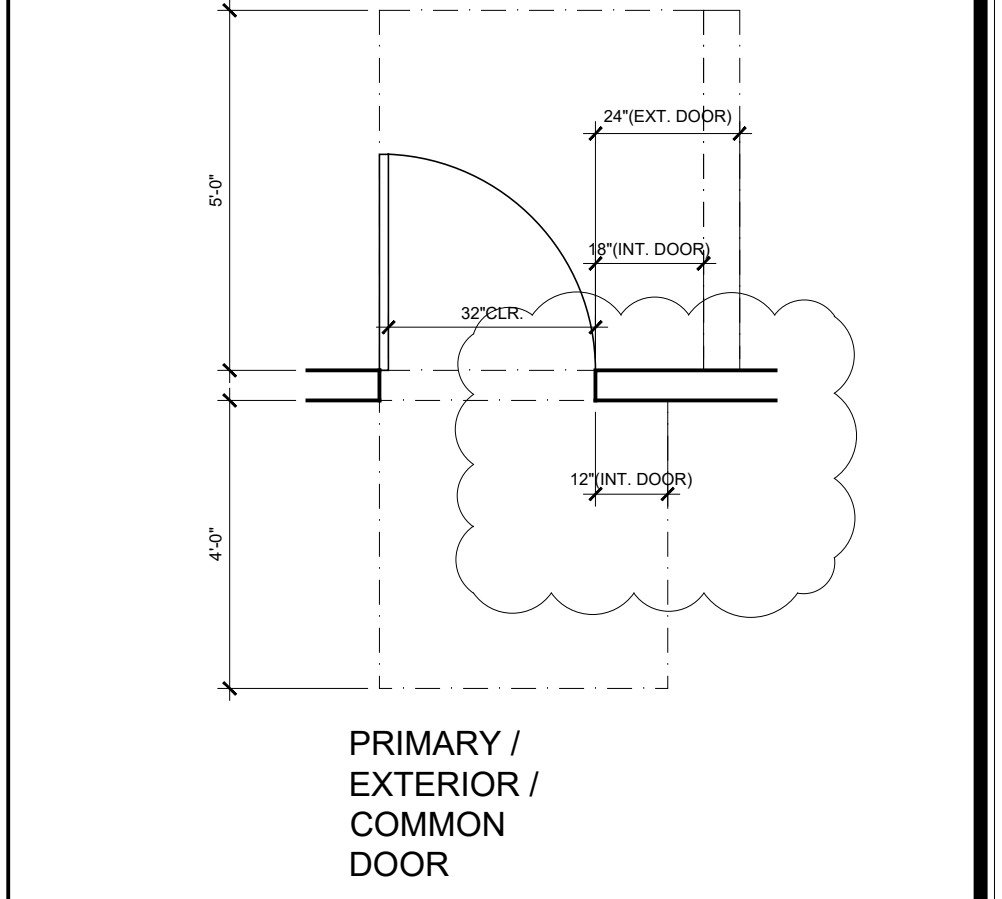
- ALL DIMENSIONS ARE FINISH TO FINISH, U.N.O.
- MIN. VERTICAL CLEARANCE OF 8'-2" WHERE REQUIRED FOR ACCESSIBLE PARKING SPACES ONLY(7'-0" CLR. ELSEWHERE) SHALL BE CLEAR OF ALL OBSTRUCTIONS, INCLUDING BEAMS, SPRINKLER HEADS, PIPING, ETC.
- MAXIMUM DRIVEWAY SLOPE SHALL NOT EXCEED 20%. MAXIMUM DRIVEWAY CROSS SLOPE IS 10%. MAXIMUM SLOPE WITHIN PARKING AREA IS 5%.
- DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5.
- TANDEM PARKING STALLS SHALL BELONG TO THE SAME UNIT.
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
- EGRESS COURTS LESS THAN 10 FT. IN WIDTH SHALL HAVE EGRESS COURT WALLS NOT LESS THAN 1-HR FIRE-RESISTANCE RATED CONSTRUCTION; OPENINGS WITHIN SUCH WALLS SHALL BE PROTECTED BY OPENING PROTECTIVES NOT LESS THAN 3/4 HOUR. (1027.4.2)
- THE MAXIMUM FLAME-SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS SHALL NOT EXCEED FOLLOWING:
 - CLASS I, FLAME SPREAD 0-25, SMOKE DENSITY 150, FOR MATERIALS INSTALLED IN VERTICAL EXITS
 - CLASS II, FLAME SPREAD 26-75, SMOKE DENSITY 300, FOR MATERIALS INSTALLED IN HORIZONTAL EXITS
 - CLASS III, FLAME SPREAD 76-200, SMOKE DENSITY 450, FOR MATERIALS INSTALLED IN ANY OTHER LOCATION
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.
- A MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.
- ADEQUATE LIGHTING TO ENSURE SAFE ACCESS TO BICYCLE PARKING FACILITIES IN ACCORDANCE WITH SECTION 12.21A.5(K) PROVIDED.



LEGEND: WALL TYPES (TYPE I-A CONSTRUCTION)

CONC. / CONC. C.M.U.	
CONC. WALL OR CONC. COLUMN	1 / A7.1
CONC. WALL OR CONC. COLUMN	1 / A7.1
C.M.U. WALL ,STC 48	1 / A7.1
METAL STUD WALLS	
1-HR. EXTERIOR CLADDING (ALUM. PANELS)	1 / A7.1A
2-HR. SHAFT WALL	1 / A7.1A
2-HR. ELEV. SHAFT WALL	2 / A7.1A
2-HR. STAIR SHAFT WALL	2 / A7.1A
1-HR. PARTY WALL	5 / A7.1A
1-HR. CORRIDOR WALL	6 / A7.1A
1-HR. INTERIOR WALL (IN DWELLING UNIT)	7.8 / A7.1A
0-HR. PLUMBING WALL	7.8 / A7.1A

* TYPICAL MANEUVERING CLEARANCES AT SWING DOOR



LEGEND: PARKING

(S)	# OF STANDARD PARKING
(C)	# OF COMPACT PARKING
(A)	# OF ACCESSIBLE PARKING
(E)	# OF ELECTRIC VEHICLE PARKING
(EV)	ELECTRIC VEHICLE CHARGING STATION - ChargePoint, CPF50, Level 2, Dual Pedestal Mount
(EV)	ELECTRIC VEHICLE CAPABLE CONDUIT - 1/2" CONDUIT WITH #10 CONDUCTORS
(F)	FIRE DEPARTMENT CONNECTION (F.D.C.)
(S)	CLASS I STANDPIPE
(S)	DIRECTIONAL EXIT SIGN W/ EMERGENCY LIGHT W/ MIN. 6" HT. x 3/4" STROKE BLOCK LETTERS ON CONTRASTING BACKGROUND MAX. SPACING BETWEEN SIGNS IS 100'
(S)	ALARM SYSTEM SHALL BE PROVIDED W/ A RED LIGHT FLASHING BOTH AT THE GROUND FLOOR AND AT THE BASEMENT
(S)	2% MAX SLOPE IN ALL DIRECTIONS
(S)	PATH OF TRAVEL

REVISIONS

1	10.04.2024
2	
3	
4	
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6	
7	
8	
9	
10	

PROJECT NO.:
DRAWN:
BLDG. SUBMITTAL DATE: 10/14/2024
BIG DATE:
SCALE: AS SHOWN ON PLAN
SHEET TITLE: **BASEMENT FLOOR PLAN**
SHEET NO.:

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



KSK
3434 W. SURREY BLVD., SUITE 2005
LOS ANGELES, CA 90018
TEL: 213 386-5807 TEL2: 213 386-3993 FAX: 213 386-4052

LICENSED ARCHITECT
MICHAEL W. WILSON
C-22356
10910793
STATE OF CALIFORNIA

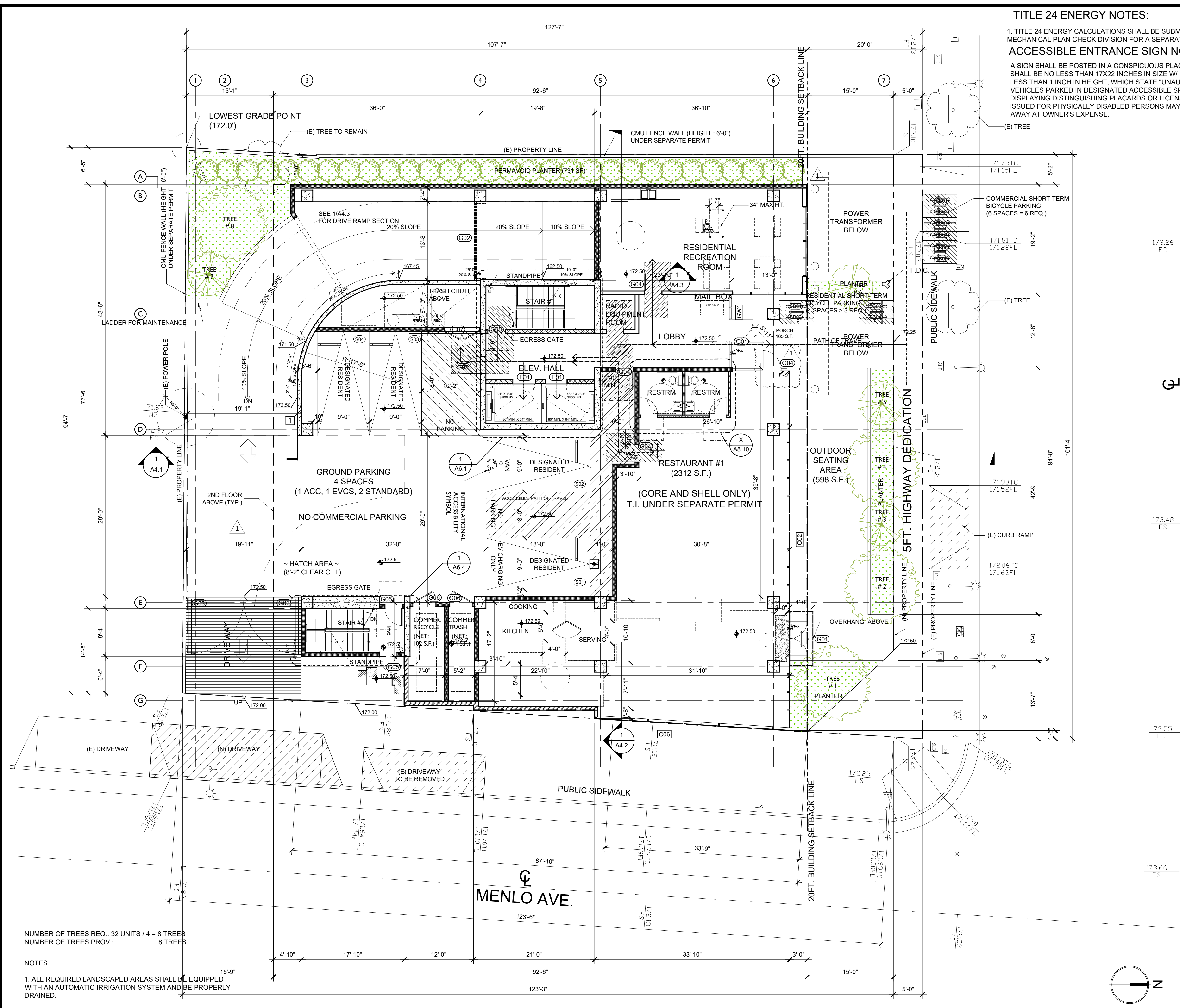
PROJECT:
PROPOSED 6-STORY NEW 32 DWELLING UNITS AND COMMERCIAL MIXED-USE BUILDING W/ 1-LEVEL SUBTERRANEAN PARKING GARAGE
900 W. MARTIN LUTHER KING JR. BLVD.
LOS ANGELES, CA 90037

REVISIONS:
1 10.04.2024
2
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PROJECT NO.:
DRAWN:
BLDG. SUBMITTAL DATE: 10/14/2024
BIG DATE:
SCALE: AS SHOWN ON PLAN
SHEET TITLE: **BASEMENT FLOOR PLAN**
SHEET NO.:

A2.11

900 W. 904 W. MLK, JR. BLVD. LOS ANGELES, CA 90037

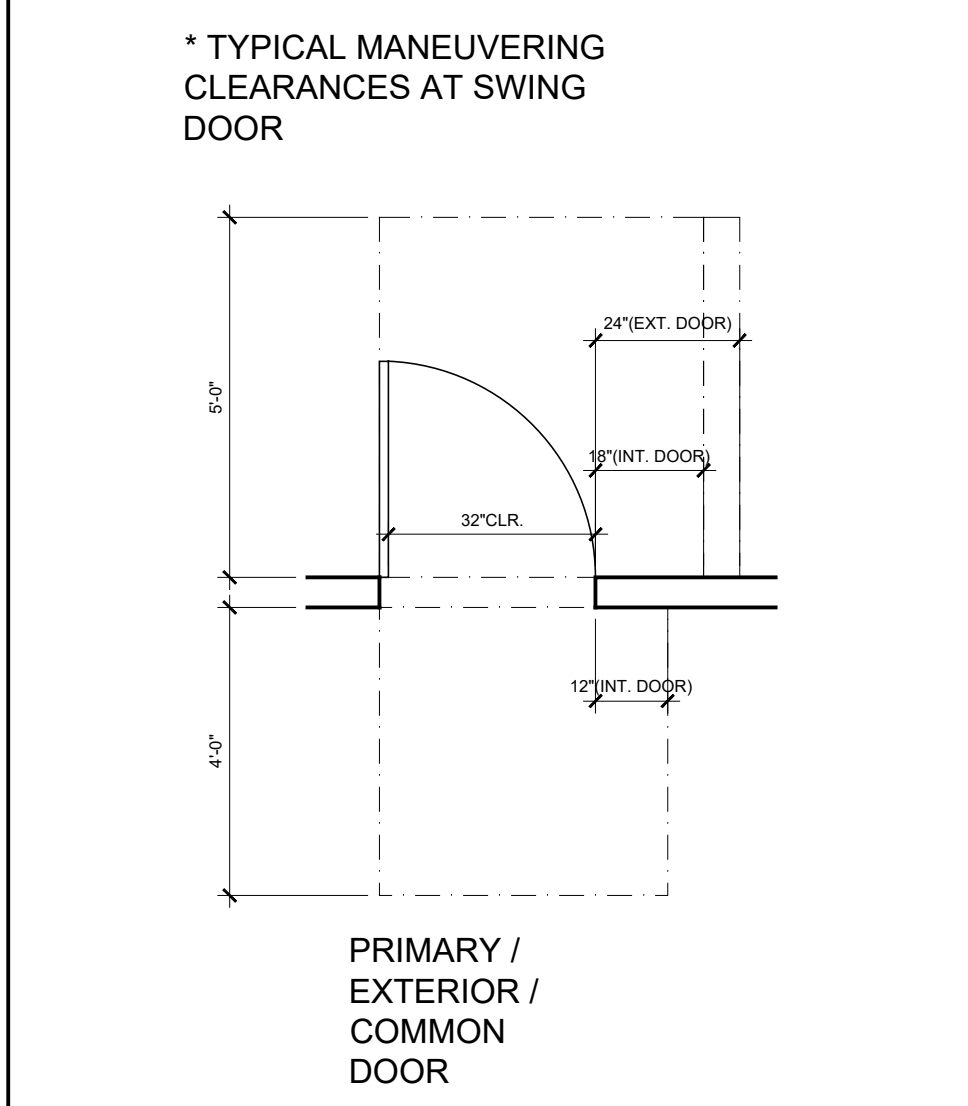


TITLE 24 ENERGY NOTES:
 1. TITLE 24 ENERGY CALCULATIONS SHALL BE SUBMITTED TO MECHANICAL PLAN CHECK DIVISION FOR A SEPARATE APPROVAL.

ACCESSIBLE ENTRANCE SIGN NOTE:
 A SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE, THE SIGN SHALL BE NO LESS THAN 17X22 INCHES IN SIZE W/ LETTERING NO LESS THAN 1 INCH IN HEIGHT, WHICH STATE "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY DISABLED PERSONS MAY BE TOWED AWAY AT OWNER'S EXPENSE."

LEGEND: WALL TYPES (TYPE I-A CONSTRUCTION)

CONC. / CONC. C.M.U.	1
CONC. WALL OR CONC. COLUMN	A7.1
CONC. WALL OR CONC. COLUMN	1
C.M.U. WALL ,STC 48"	A7.1
METAL STUD WALLS	-
1-HR. EXTERIOR CLADDING (ALUM. PANELS)	A7.1A
2-HR. SHAFT WALL	1
2-HR. ELEV. SHAFT WALL	A7.1A
2-HR. STAIR SHAFT WALL	2
1-HR. PARTY WALL	5
1-HR. CORRIDOR WALL	A7.1A
1-HR. INTERIOR WALL (IN DWELLING UNIT)	6
0-HR. PLUMBING WALL	A7.1A



LEGEND: PARKING

(S)	# OF STANDARD PARKING
(C)	# OF COMPACT PARKING
(A)	# OF ACCESSIBLE PARKING
(E)	# OF ELECTRIC VEHICLE PARKING
(EV)	ELECTRIC VEHICLE CHARGING STATION - ChargePoint, CPF50, Level 2, Dual Pedestal Mount
(EV)	ELECTRIC VEHICLE CAPABLE CONDUIT - 1/2" CONDUIT WITH #10 CONDUCTORS
(F.D.C.)	FIRE DEPARTMENT CONNECTION (F.D.C.)
(S)	CLASS I STANDPIPE
(EXIT)	DIRECTIONAL EXIT SIGN W/ EMERGENCY LIGHT W/ MIN. 8" HT. x 3/4" STROKE BLOCK LETTERS ON CONTRASTING BACKGROUND MAX. SPACING BETWEEN SIGNS IS 100'
(ALARM)	ALARM SYSTEM SHALL BE PROVIDED W/ A RED LIGHT FLASHING BOTH AT THE GROUND FLOOR AND AT THE BASEMENT
(S)	2% MAX SLOPE IN ALL DIRECTIONS
(PATH)	ACCESSIBLE PATH OF TRAVEL

WATER PROOFING NOTES:

OVER CONCRETE DECK WATERPROOFING
 A. BELOW TILE
 * INSTALL 3 COATS OR 90 MILS OF FLUID APPLIED ELASTOMERIC MEMBRANE SUCH AS PACIFIC POLYMERS' ELASTO-DECK 5500 (L.A.R.#24028)
 * BROADCAST SAND ONTO FINAL COAT OR INSTALL PROTECTION COURSE SUCH AS MIRADRI 200V OR ROOFING CAP SHEET.

B. NO TILE:
 * INSTALL PACIFIC POLYMERS' ELASTO-DECK 5500 (L.A.R.#24028) AS PER MANUFACTURER'S SPECIFICATION

PARKING NOTES:
 1. MIN. VERTICAL CLEARANCE OF 8'-2" WHERE ACCESSIBLE PARKING SPACES ONLY (7'-0" CLR. ELSEWHERE) SHALL BE CLEAR OF ALL OBSTRUCTIONS, INCLUDING BEAMS, SPRINKLER HEADS, PIPING, ETC.
 2. MAXIMUM DRIVEWAY SLOPE SHALL NOT EXCEED 20%. MAXIMUM DRIVEWAY CROSS SLOPE IS 10%. MAXIMUM SLOPE WITHIN PARKING AREA IS 5%.
 3. DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5.

NUMBER OF TREES REQ.: 32 UNITS / 4 = 8 TREES
 NUMBER OF TREES PROV.: 8 TREES

NOTES
 1. ALL REQUIRED LANDSCAPED AREAS SHALL BE EQUIPPED WITH AN AUTOMATIC IRRIGATION SYSTEM AND BE PROPERLY DRAINED.

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

KSK
 3455 W. SURE BLVD., SUITE 2605
 LOS ANGELES, CA 90018
 TEL: 213 386-5807 TEL2: 213 386-3693 FAX: 213 386-4052

LICENSED ARCHITECT
 MICHEL WUNSHOU
 C-22356
 10910293
 STATE OF CALIFORNIA

PROJECT
 PROPOSED 6-STORY NEW 32 DWELLING UNITS AND COMMERCIAL MIXED-USE BUILDING W/ 1-LEVEL SUBTERRANEAN PARKING GARAGE
 900 W. MARTIN LUTHER KING JR. BLVD.
 LOS ANGELES, CA 90037

REVISIONS

1	05.12.2025
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PROJECT NO.: 102142024
DRAWN:
BLDG. SUBMITTAL DATE:
BID DATE:
SCALE: AS SHOWN ON PLAN
SHEET TITLE: 1ST FLOOR PLAN
SHEET NO.: A2.12

900 & 904 W. MLK JR. BLVD. LOS ANGELES, CA 90037

NOTES:

1. ALL DIMENSIONS ARE FINISH TO FINISH, U.N.O.
2. MIN. VERTICAL CLEARANCE OF 8'-2" WHERE REQUIRED FOR ACCESSIBLE PARKING SPACES ONLY (7'-0" CLR. ELSEWHERE) SHALL BE CLEAR OF ALL OBSTRUCTIONS, INCLUDING BEAMS, SPRINKLER HEADS, PIPING, ETC.
3. MAXIMUM DRIVEWAY SLOPE SHALL NOT EXCEED 20%. MAXIMUM DRIVEWAY CROSS SLOPE IS 10%. MAXIMUM SLOPE WITHIN PARKING AREA IS 5%.
4. DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5.
5. TANDEM PARKING STALLS SHALL BELONG TO THE SAME UNIT.
6. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
7. EGRESS COURTS LESS THAN 10 FT. IN WIDTH SHALL HAVE EGRESS COURT WALLS NOT LESS THAN 1-HR FIRE-RESISTANCE RATED CONSTRUCTION; OPENINGS WITHIN SUCH WALLS SHALL BE PROTECTED BY OPENING PROTECTIVES NOT LESS THAN 3/4 HOUR. (1027.4.2)
8. THE MAXIMUM FLAME-SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS SHALL NOT EXCEED FOLLOWING:
 - A. CLASS I, FLAME SPREAD 0-25, SMOKE DENSITY 150, FOR MATERIALS INSTALLED IN VERTICAL EXITS.
 - B. CLASS II, FLAME SPREAD 26-75, SMOKE DENSITY 300, FOR MATERIALS INSTALLED IN HORIZONTAL EXITS.
 - C. CLASS III, FLAME SPREAD 76-200, SMOKE DENSITY 450, FOR MATERIALS INSTALLED IN ANY OTHER LOCATION.
9. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.

10. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.
11. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. (LAFS 915.1.1)
12. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. (LAFS 915.4.2/4)

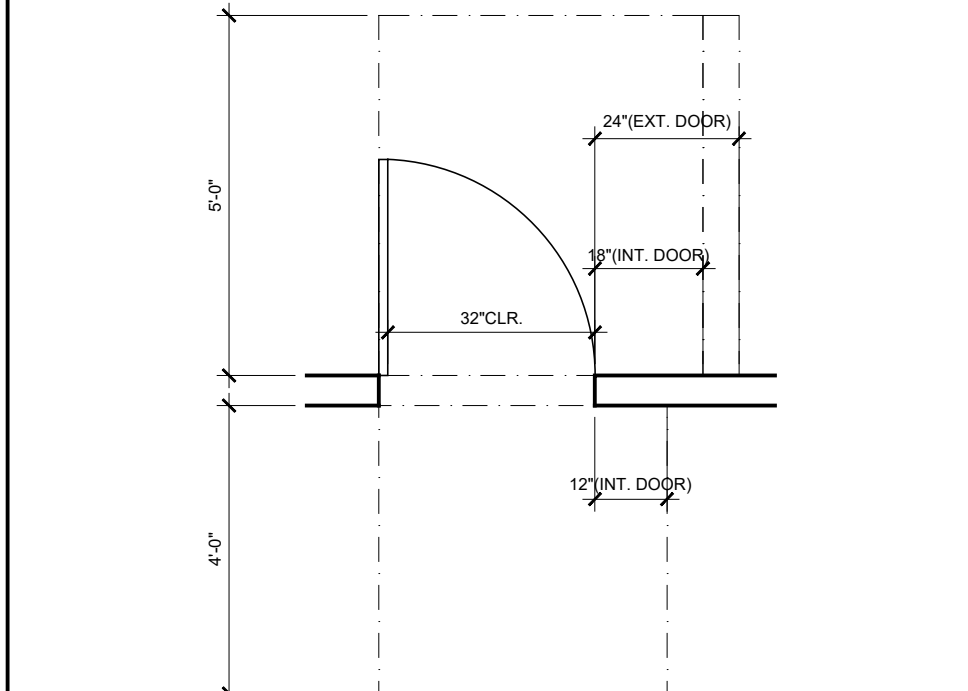
TITLE 24 ENERGY NOTES:

1. TITLE 24 ENERGY CALCULATIONS SHALL BE SUBMITTED TO MECHANICAL PLAN CHECK DIVISION FOR A SEPARATE APPROVAL.
- RECYCLING CHUTE SHALL BE CLEARLY MARKED "RECYCLING ONLY" AT EVERY POINT OF ENTRY PER LAMC 12.21.A.19.

LEGEND: WALL TYPES (TYPE I-A CONSTRUCTION)

CONC. / CONC. C.M.U.	1	A7.1
CONC. WALL OR CONC. COLUMN	1	A7.1
CONC. WALL OR CONC. COLUMN	1	A7.1
C.M.U. WALL ,STC 48	1	A7.1
METAL STUD WALLS	-	-
1-HR. EXTERIOR CLADDING (ALUM. PANELS)	1	A7.1A
2-HR. SHAFT WALL	1	A7.1A
2-HR. ELEV. SHAFT WALL	2	A7.1A
2-HR. STAIR SHAFT WALL	2	A7.1A
1-HR. PARTY WALL	5	A7.1A
1-HR. CORRIDOR WALL	6	A7.1A
1-HR. INTERIOR WALL (IN DWELLING UNIT)	7,8	A7.1A
0-HR. PLUMBING WALL	7,8	A7.1A

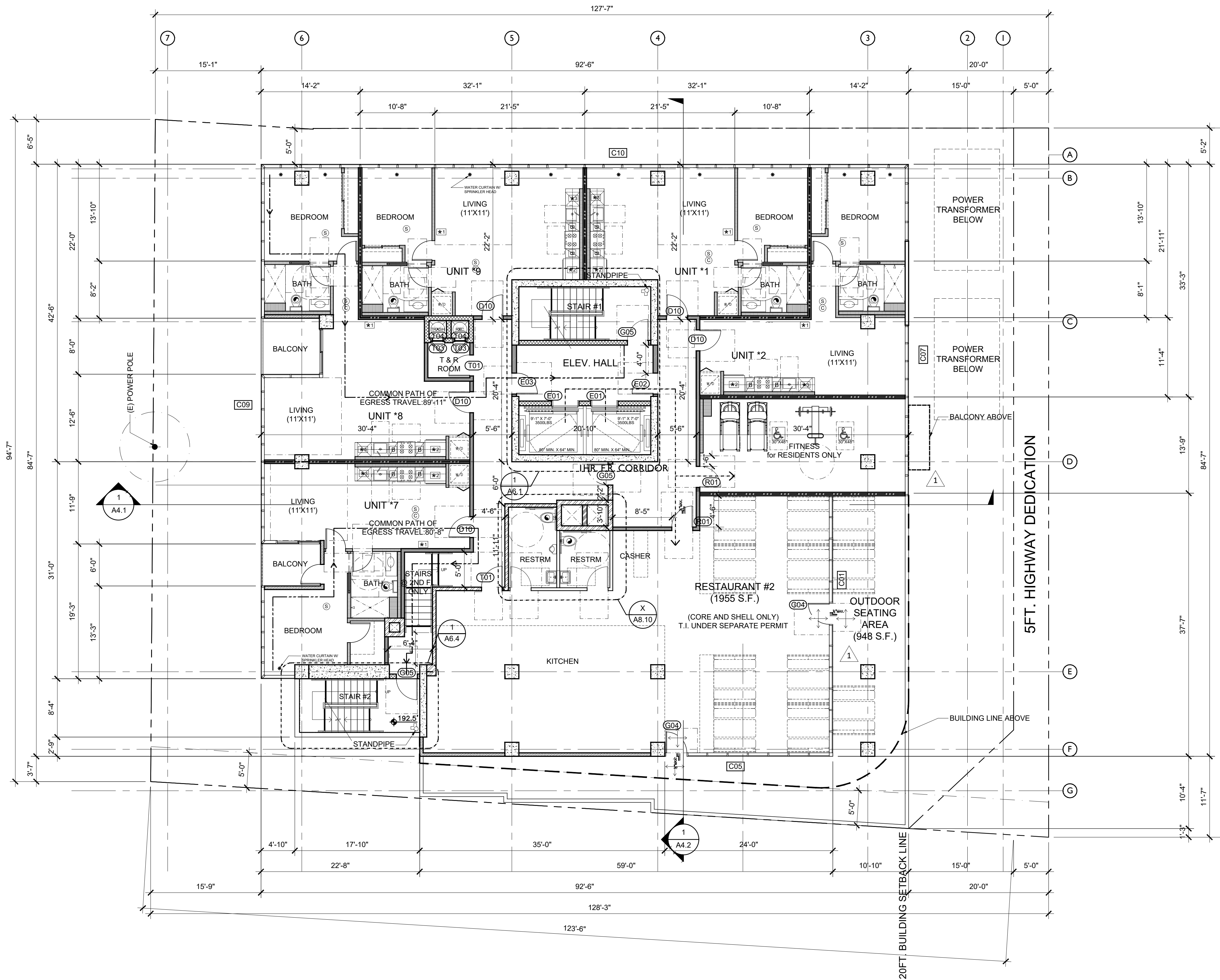
* TYPICAL MANEUVERING CLEARANCES AT SWING DOOR



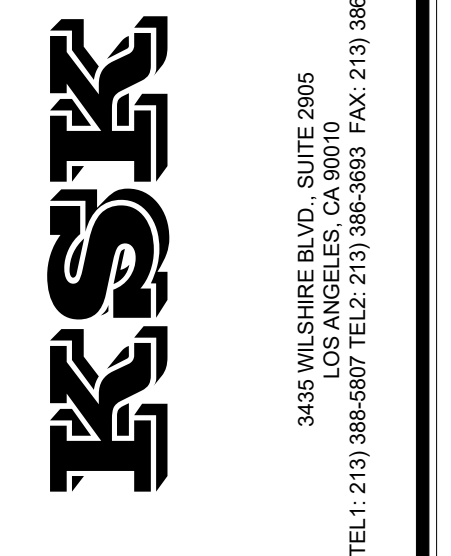
PRIMARY / EXTERIOR / COMMON DOOR

2% MAX SLOPE IN ALL DIRECTIONS

PATH OF TRAVEL



2ND FLOOR PLAN SCALE 1/8"=1'-0" 1



PROJECT
PROPOSED 6-STORY NEW 32 DWELLING UNITS AND COMMERCIAL MIXED-USE BUILDING W/ 1-LEVEL SUBTERRANEAN PARKING GARAGE
 900 W. MARTIN LUTHER KING JR. BLVD. LOS ANGELES, CA 90037

REVISIONS

1	10.04.2024
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PROJECT NO.:
 DRAWN:
 BLDG. SUBMITTAL DATE: 02/14/2024
 DATE:
 BID DATE:
 SCALE: AS SHOWN ON PLAN
 SHEET TITLE:
2ND FLOOR PLAN
 SHEET NO.:
A2.13

NOTES:

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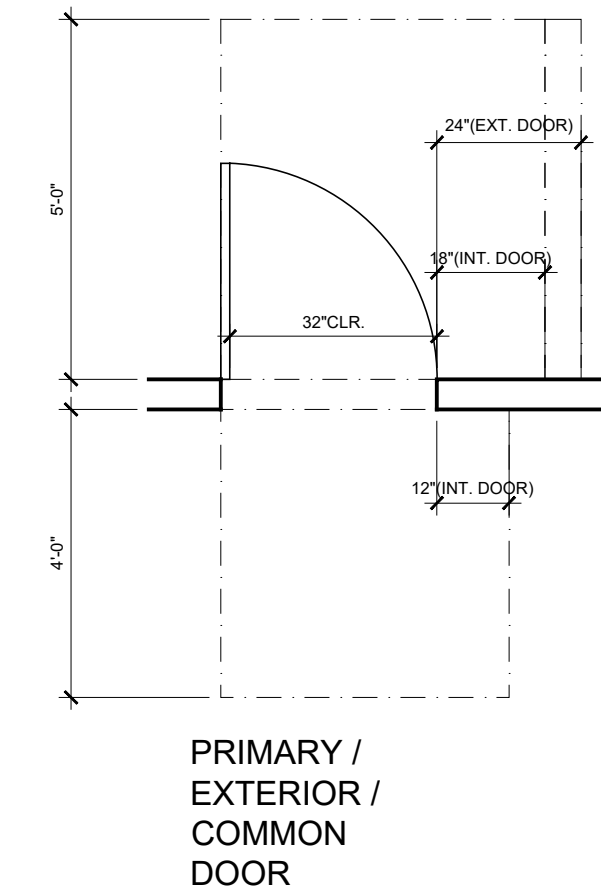
TITLE 24 ENERGY NOTES:

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LEGEND: WALL TYPES (TYPE I-A CONSTRUCTION)

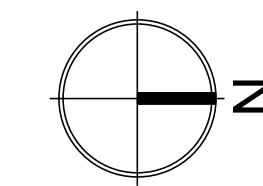
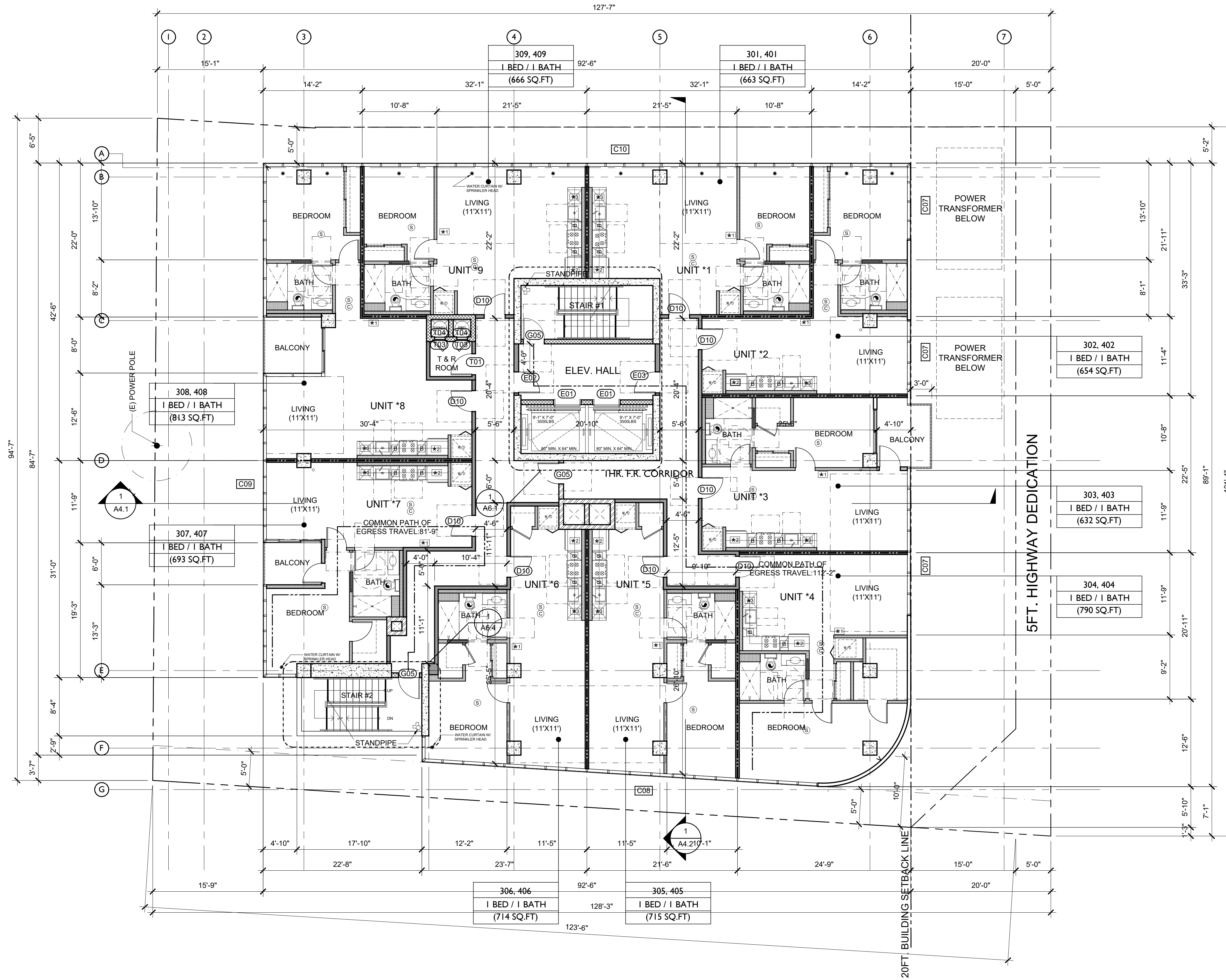
CONC. / CONC. C.M.U.	1	A7.1
CONC. WALL OR CONC. COLUMN	1	A7.1
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METAL STUD WALLS	-	-
1-HR. EXTERIOR CLADDING (ALUM. PANELS)	1	A7.1A
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* TYPICAL MANEUVERING CLEARANCES AT SWING DOOR



2% MAX SLOPE IN ALL DIRECTIONS

PATH OF TRAVEL

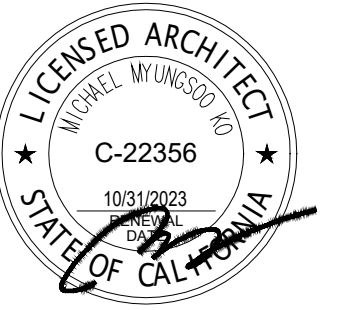


3RD & 4TH FLOOR PLAN

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



3435 W. SURREY BLVD., SUITE 205
LOS ANGELES, CA 90018
TEL: 213 386-5807 TEL2: 213 386-3693 FAX: 213 386-4052



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PROJECT

PROPOSED 6-STORY NEW 32 DWELLING UNITS AND COMMERCIAL MIXED-USE BUILDING W/ 1-LEVEL SUBTERRANEAN PARKING GARAGE
900 W. MARTIN LUTHER KING JR. BLVD.
LOS ANGELES, CA 90037

REVISIONS

1	10.04.2024
2	
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PROJECT NO.:

DRAWN:

BLDG. SUBMITTAL DATE: 02/14/2024

DATE:

BID DATE:

SCALE: AS SHOWN ON PLAN

SHEET TITLE

3RD & 4TH FLOOR PLAN

SHEET NO.

A2.14

900 & 904 W. MLK JR. BLVD., LOS ANGELES, CA 90037



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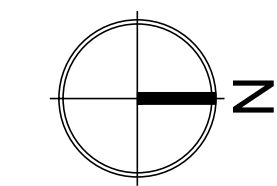
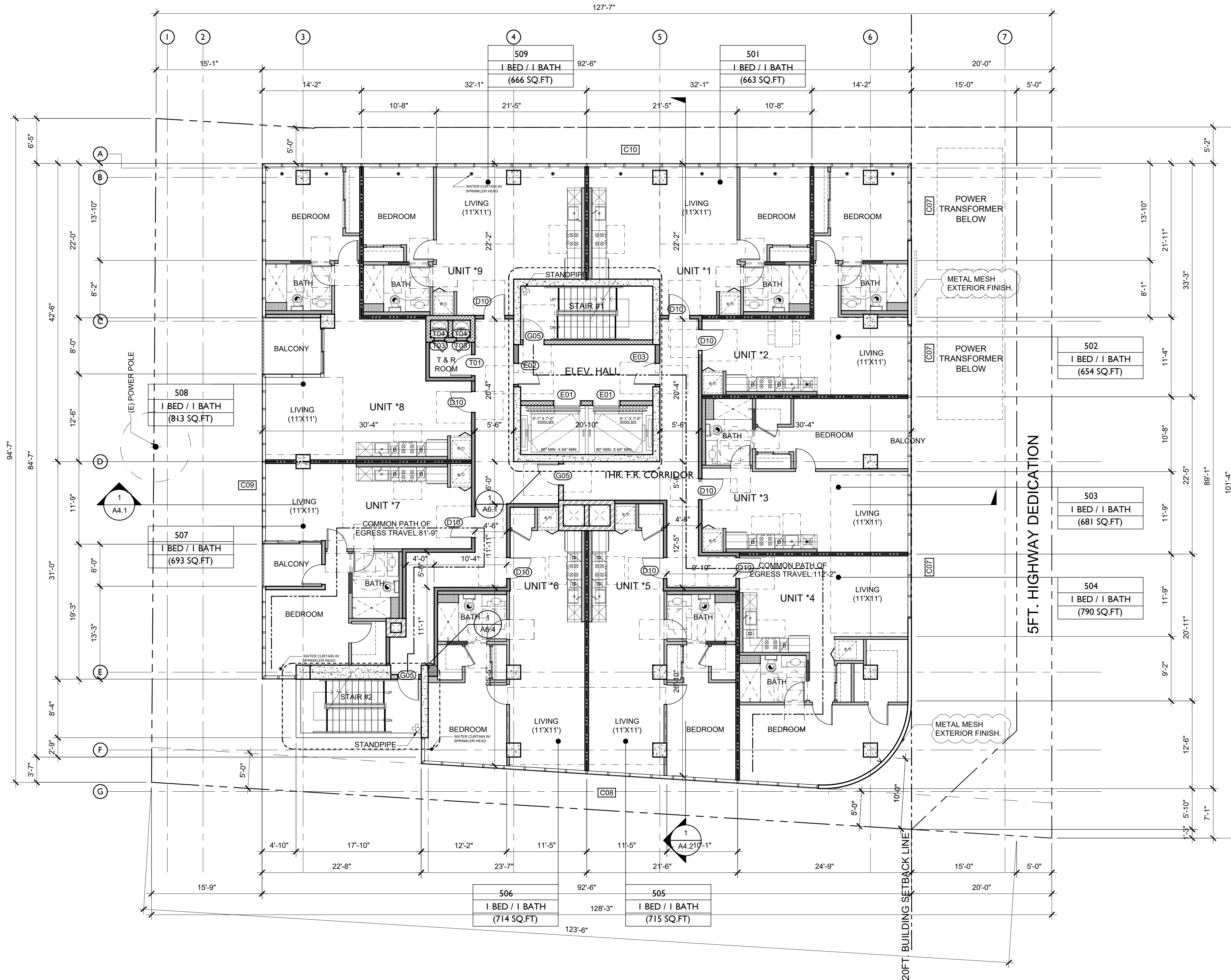
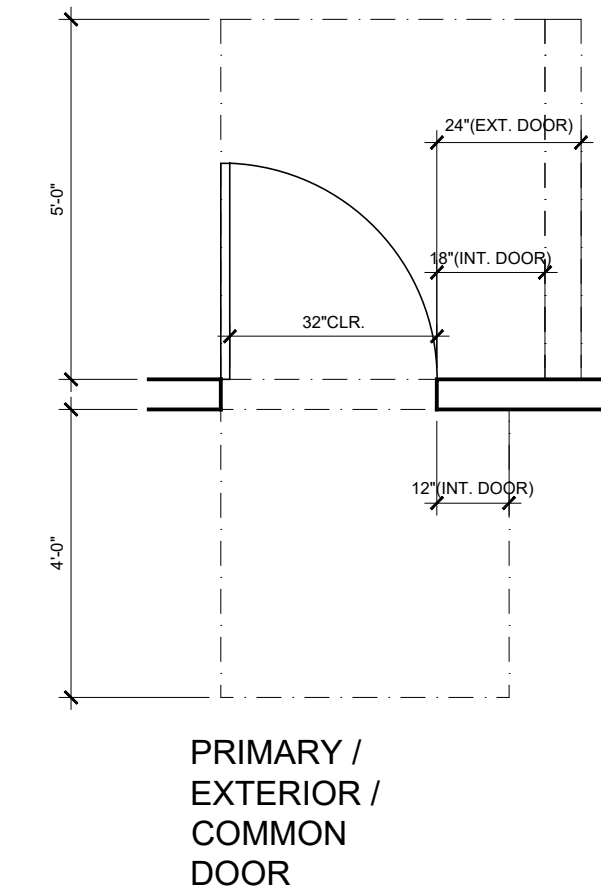
TITLE 24 ENERGY NOTES:

1. TITLE 24 ENERGY CALCULATIONS SHALL BE SUBMITTED TO MECHANICAL PLAN CHECK DIVISION FOR A SEPARATE APPROVAL.

LEGEND: WALL TYPES (TYPE I-A CONSTRUCTION)

CONC. / CONC. C.M.U.		1	A7.1
CONC. WALL OR CONC. COLUMN		1	A7.1
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1-HR. EXTERIOR CLADDING (ALUM. PANELS)		1	A7.1A
2-HR. SHAFT WALL		1	A7.1A
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1-HR. INTERIOR WALL (IN DWELLING UNIT)		7.8	A7.1A
0-HR. PLUMBING WALL			A7.1A

* TYPICAL MANEUVERING CLEARANCES AT SWING DOOR

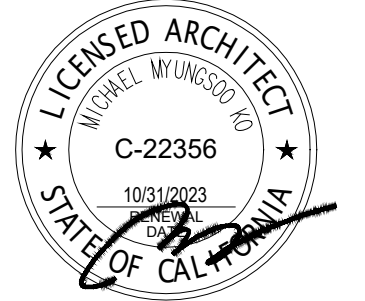


5TH FLOOR PLAN

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



3435 W. SURREY BLVD., SUITE 205
LOS ANGELES, CA 90018
TEL: 213-386-5807 TEL: 213-386-3693 FAX: 213-386-4052



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PROJECT
PROPOSED 6-STORY NEW 32 DWELLING UNITS AND COMMERCIAL MIXED-USE BUILDING W/ 1-LEVEL SUBTERRANEAN PARKING GARAGE
 900 W. MARTIN LUTHER KING JR. BLVD.
 LOS ANGELES, CA 90037

REVISIONS

1	10.04.2024
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PROJECT NO.:
 DRAWN:
 BLDG. SUBMITTAL DATE: 02/14/2024

BID DATE:
 SCALE: AS SHOWN ON PLAN
 SHEET TITLE:

5TH FLOOR PLAN

SHEET NO.

A2.15



NOTES:

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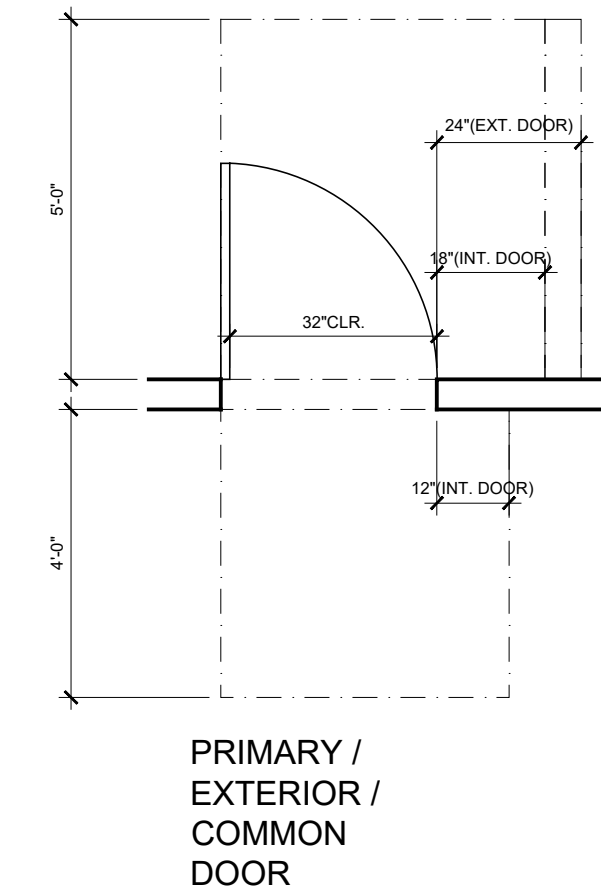
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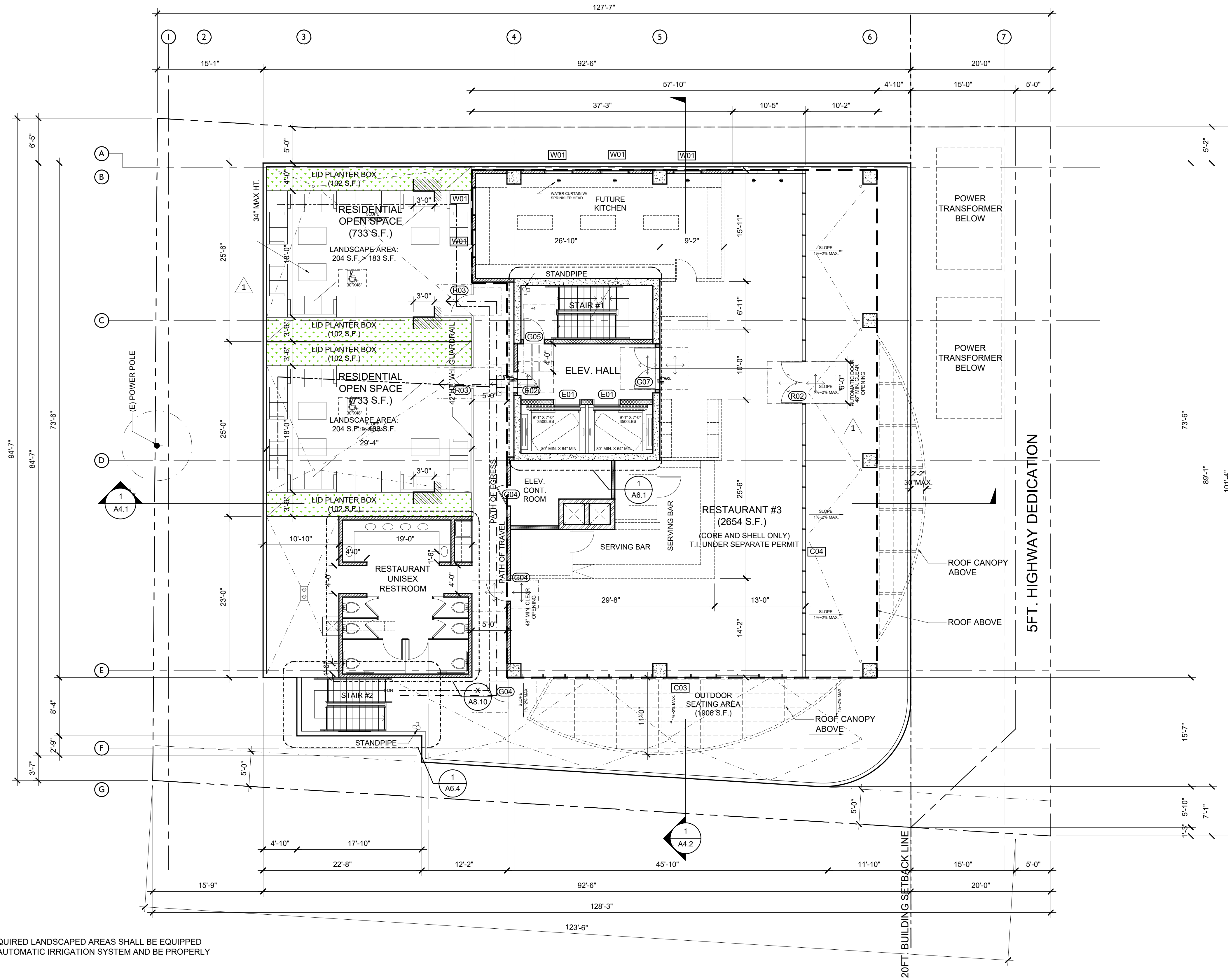
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* TYPICAL MANEUVERING CLEARANCES AT SWING DOOR



2% MAX SLOPE IN ALL DIRECTIONS

PATH OF TRAVEL



NOTES:

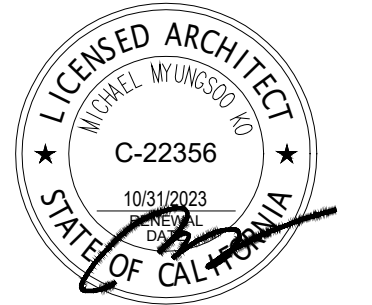
1. ALL REQUIRED LANDSCAPED AREAS SHALL BE EQUIPPED WITH AN AUTOMATIC IRRIGATION SYSTEM AND BE PROPERLY DRAINED.

6TH FLOOR PLAN

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



3434 W. LAUREL BLVD., SUITE 205
LOS ANGELES, CA 90018
TEL: 213 386-5807 TEL2: 213 386-3693 FAX: 213 386-4052



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PROJECT

PROPOSED 6-STORY NEW 32 DWELLING UNITS AND COMMERCIAL MIXED-USE BUILDING W/ 1-LEVEL SUBTERRANEAN PARKING GARAGE
900 W. MARTIN LUTHER KING JR. BLVD.
LOS ANGELES, CA 90037

REVISIONS

1 10.04.2024

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PROJECT NO.:

DRAWN:

BLDG. SUBMITTAL DATE:

DATE:

BID DATE:

SCALE: AS SHOWN ON PLAN

SHEET TITLE

6TH FLOOR PLAN

SHEET NO.

A2.16

900 W. LAUREL BLVD., SUITE 205, LOS ANGELES, CA 90037



ROOF DRAIN NOTES:

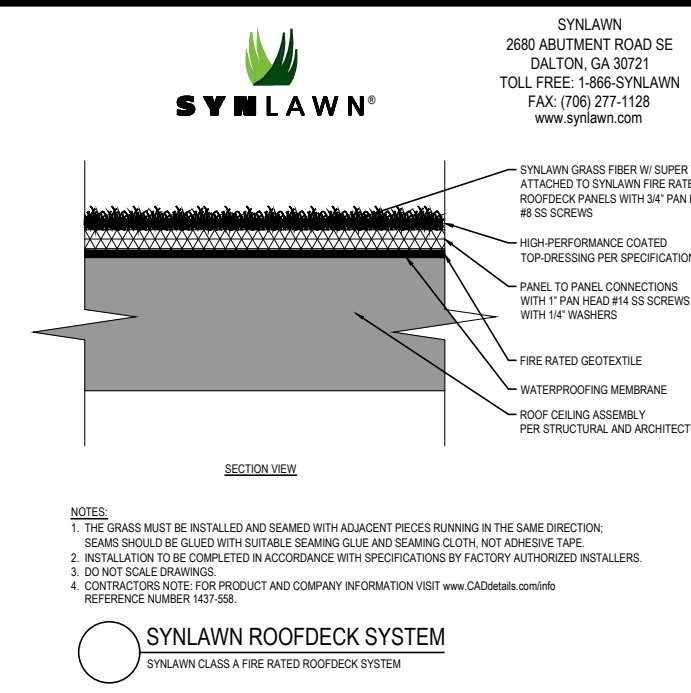
1. ALL ROOF DRAINS MUST CONDUCT TO THE FACE OF THE STR. CURS. UNDER THE SIDEWALK THROUGH A MIN. 4" C-1 PIPE VIA GRAVITY.

WATER PROOFING NOTES:

OVER CONCRETE DECK WATERPROOFING
 A. BELOW TILE
 * INSTALL 3 COATS OR 90 MILS OF FLUID APPLIED ELASTOMERIC MEMBRANE SUCH AS PACIFIC POLYMERS' ELASTO-DECK 5500 (LARR #24028)
 * BROADCAST SAND ONTO FINAL COAT OR INSTALL PROTECTION COURSE SUCH AS MIRADRI 200V OR ROOFING CAP SHEET.
 B. NO TILE:
 * INSTALL PACIFIC POLYMERS' ELASTO-DECK "5000X2" (LARR #24208) AS PER MANUFACTURER'S SPECIFICATION.

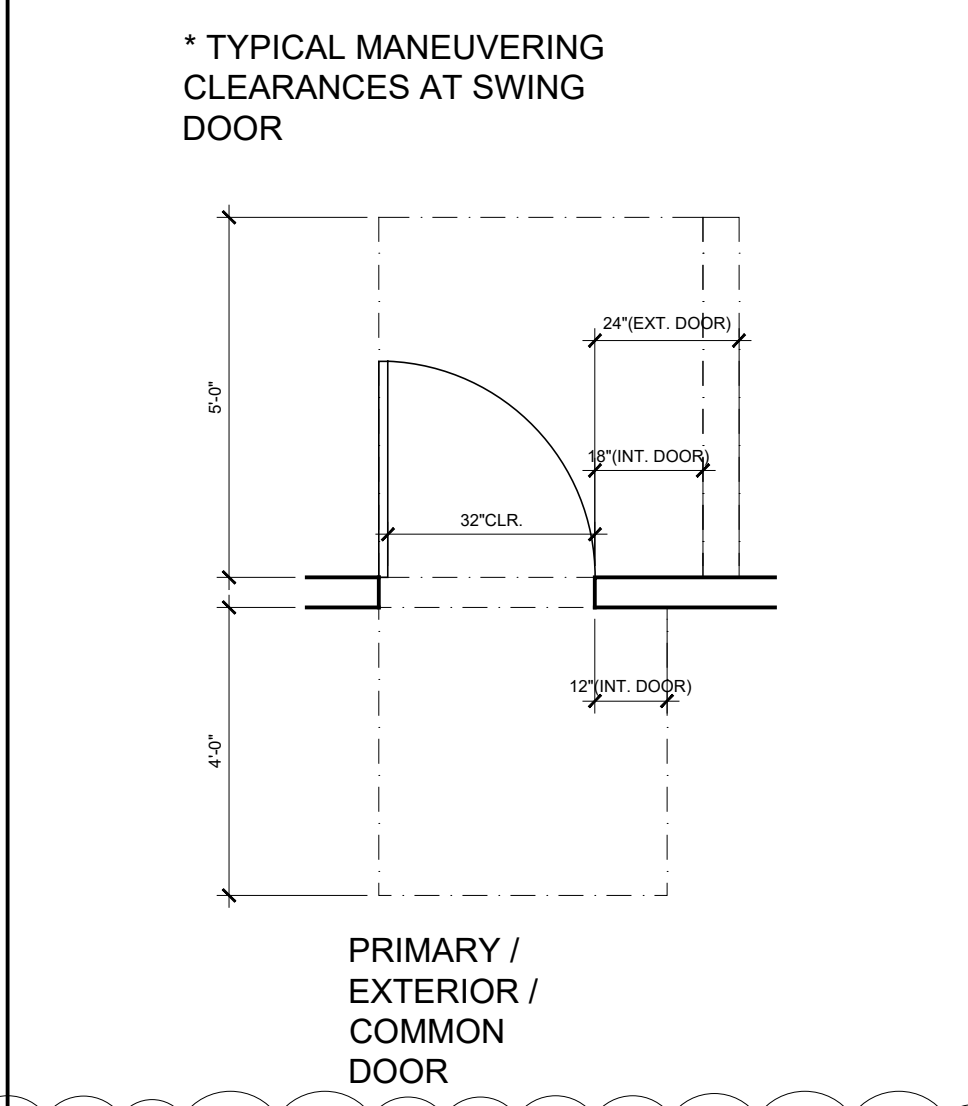
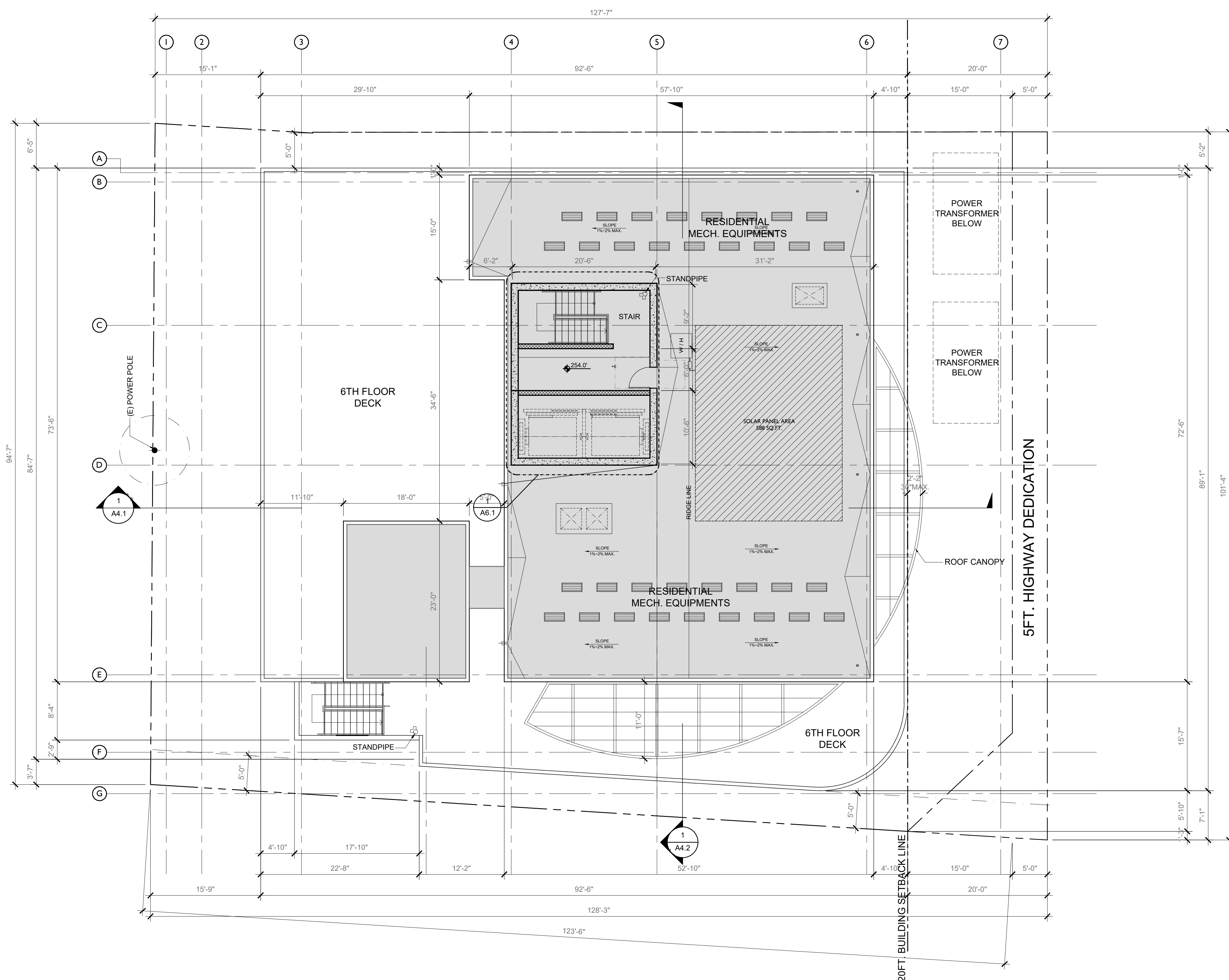
STORMWATER DRAIN NOTE:

ALL ROOF RUNOFF TO DRAIN TO PERMAVOID PLANTER BOXES. (SEE CIVIL PLAN)



LEGEND: WALL TYPES (TYPE I-A CONSTRUCTION)

CONC. / CONC. C.M.U.		1
CONC. WALL OR CONC. COLUMN	(Symbol)	A7.1
CONC. WALL OR CONC. COLUMN	(Symbol)	1
CONC. WALL OR CONC. COLUMN	(Symbol)	A7.1
C.M.U. WALL ,STC 48	(Symbol)	1
C.M.U. WALL ,STC 48	(Symbol)	A7.1
METAL STUD WALLS		-
1-HR. EXTERIOR CLADDING (ALUM. PANELS)	(Symbol)	A7.1A
2-HR. SHAFT WALL	(Symbol)	1
2-HR. ELEV. SHAFT WALL	(Symbol)	A7.1A
2-HR. STAIR SHAFT WALL	(Symbol)	2
2-HR. STAIR SHAFT WALL	(Symbol)	A7.1A
1-HR. PARTY WALL	(Symbol)	5
1-HR. CORRIDOR WALL	(Symbol)	A7.1A
1-HR. INTERIOR WALL (IN DWELLING UNIT)	(Symbol)	6
1-HR. INTERIOR WALL (IN DWELLING UNIT)	(Symbol)	7.8
0-HR. PLUMBING WALL	(Symbol)	A7.1A



ROOF SPECIFICATIONS

BUILT-UP ROOFING CLASS 'A' FOR USE OVER PLYWOOD OR OTHER NAILABLE DECKS.

GAF THREE (3) PLY SBS HOT-MOPPED SYSTEM, NAILABLE DECK

15-YEAR DIAMOND PLEDGE AND SYSTEM PLEDGE GUARANTEES
 SPEC# N-2-1-MGPFREC

1) BOTTOM SHEET ATTACHMENT: NAIL
 2) BASE SHEET: GAFGLAS #75 BASE SHEET, 1-PLY
 3) INTERPLY: GAFGLAS FLEXPPLY 6, 1-PLY
 4) CAP: ENERGYCAP MOP PLUS GRANULE FR, 1-PLY

APPLY 25 LBS ASPHALT MOPPING BETWEEN EACH LAYER. ASPHALT FOR USE AS HOT CEMENT AND MOPPING COAT FOR BUILT-UP ROOF COVERING SHALL COMPLY WITH LOS ANGELES BUILDING CODE STANDARD. (UL LABEL)

ICC-ES ESR #1475

MATERIAL SPECIFICATIONS FOR THE CAP SHEET

GAF, RUBEROID, ENERGYCAP MOP PLUS GRANULE FR
 US ENERGY-STAR CERTIFIED: YES
 LEED® CREDIT FOR REFLECTANCE: YES
 COLOR: BRIGHT WHITE
 MISSIVITY: INITIAL 0.84 / AGED 0.88
 REFLECTIVITY: INITIAL 0.74 / AGED 0.59
 SRI (Solar Reflective Index): INITIAL 90 / AGED 69

MATERIAL	MANUFACTURER	CERT. REPORT NO.
BUILT-UP ROOFING	GAF	ICC-ES-REPORT NO. 1274
PEDESTAL ROOF DECK	TILE TECH	LARR # 25746
DECK COATING	DEX-O-TEX	ICC-ES-REPORT NO. 1757

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

KSK
 3434 W. SHURE BLVD., SUITE 205
 LOS ANGELES, CA 90010
 TEL: 213 386-5807 TEL2: 213 386-3993 FAX: 213 386-4052

LICENSED ARCHITECT
 MICHEL MURRESO
 C-22356
 10910723
 STATE OF CALIFORNIA

PROPOSED 6-STORY NEW 32 DWELLING UNITS AND COMMERCIAL MIXED-USE BUILDING W/ 1-LEVEL SUBTERRANEAN PARKING GARAGE
 900 W. MARTIN LUTHER KING JR. BLVD.
 LOS ANGELES, CA 90037

REVISIONS

1	10.04.2024
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PROJECT NO: DRAWN: BLDG. SUBMITTAL DATE: 02.14.2024 BID DATE: SCALE: AS SHOWN ON PLAN SHEET TITLE: **ROOF PLAN** SHEET NO: **A2.17**

LOS ANGELES FIRE DEPARTMENT
 FIRE DEVELOPMENT SERVICES
 C24-126972

900 W. W. MLK, JR. BLVD. LOS ANGELES, CA 90037

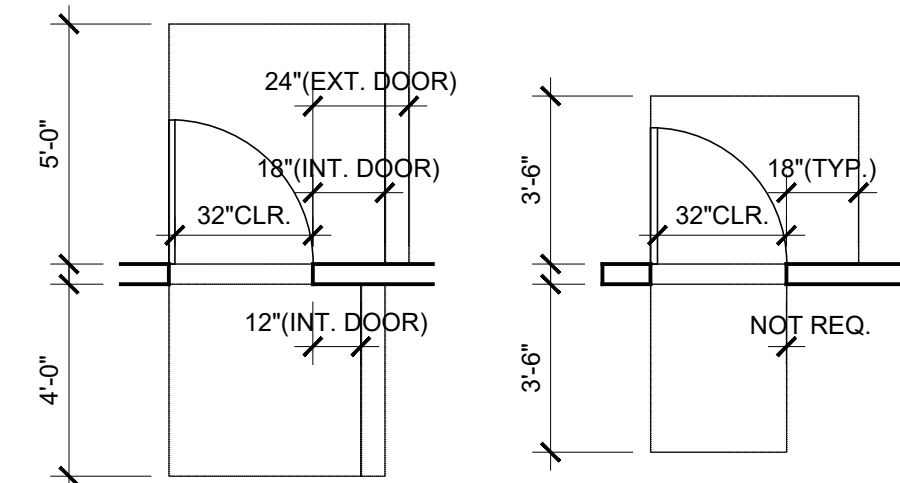
KITCHEN AND BATHROOM NOTES:

- KITCHEN NOTES:**
 21. ALL KITCHENS SHALL HAVE LIGHTING AND HOOD VENTILATION. SEE ELEC. & MECH. PLANS.
 22. WASHER AND DRYER SHALL COMPLY WITH 11.35A.
 23. BATHROOM AND KITCHEN SINK BASE CABINET SHALL BE REMOVABLE.
 24. KITCHEN SINK AND 30" CLEAR WORK SPACE BASE CABINET SHALL BE REMOVABLE.
 25. LOWER SHELVING SHALL BE AT 48" MAX.
 26. KITCHEN OUTLET AND SWITCH WHEN OVER COUNTER REQUIRED WITHIN OBSTRUCTED REACH RANGE. CABINET WITH FRONT APPROACH WITH KNEE AND TOE CLEARANCE CANNOT BE MORE THAN 25" AND 24" FOR SIDE REACH.
BATHROOM NOTES:
 27. SINK WITH BASE CABINET IS REMOVABLE (FRONT AND SIDE)
 28. 34" MAX HT FOR SINK.
 29. TOILET ADAPTABLE GRAB BAR IS WALL HUNG.
 30. PROVIDE PLUMBING PROTECTION UNDER LAVATORY.
 31. BATHROOM OUTLET AND SWITCH WHEN OVER COUNTER REQUIRED WITHIN OBSTRUCTED REACH RANGE. CABINET WITH FRONT APPROACH WITH KNEE AND TOE CLEARANCE CANNOT BE MORE THAN 25" AND 24" FOR SIDE REACH.

NOTES:

- PROVIDE 70 INCH H. NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER - RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
- WATER CLOSETS SHALL BE OF LOW CONSUMPTION.
- PROVIDE AN APPROVED GRAFFITI-RESISTANT FINISH FOR THE FIRST 9 FEET OF EXTERIOR WALLS: BY DUNN EDWARDS, LARR #RR25162-T.
- DRAFT STOP SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION.
- DRAFT STOP SHALL BE PROVIDED WITHIN ATTICS, OVERHANGS AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION.
- ALL DIMENSIONS ARE FINISH TO FINISH, U.N.O.
- HYDRO PASSENGER ELEVATOR ±2500 LBS - GURNEY SIZE BY 'OTIS ELEVATOR'.
- FOR WATER PROOFING SYSTEM REFER TO WATER PROOFING NOTES ON A1.0.
- ALL KITCHENS SHALL HAVE LIGHTING AND HOOD VENTILATION. SEE ELEC. & MECH. PLANS.
- DRYER VENT SHALL NOT EXCEED 14'-0" LENGTH A MIN. OF 2 ELBOWS (90d).
- VERIFY THAT WALL FRAMING WILL ALLOW FOR A 4" VENT ALSO VERIFY THIS CONDITION AS VENT PASSES THROUGH DOUBLE TOP PLATE.
- TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 303.7.
- THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM.
- SOLID JOINT SHALL BE USED IN THE BATHTUB TRAP.

- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SEC. 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDED AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 IN. ABOVE THE FLOOR LEVEL. (1205.1, 1205.3)
- THE MAXIMUM FLAME-SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS SHALL NOT EXCEED FOLLOWING:
 A. CLASS I, FLAME SPREAD 0-25, SMOKE DENSITY 150, FOR MATERIALS INSTALLED IN VERTICAL EXITS.
 B. CLASS II, FLAME SPREAD 26-75, SMOKE DENSITY 300, FOR MATERIALS INSTALLED IN HORIZONTAL EXITS.
 C. CLASS III, FLAME SPREAD 76-200, SMOKE DENSITY 450, FOR MATERIALS INSTALLED IN ANY OTHER LOCATION.
- PROVIDE AN APPROVED STAIRWAY SIGN INDICATING FLOOR LEVEL, TERMINUS OF THE TOP AND BOTTOM OF THE STAIR AND THE IDENTIFICATION NUMBER OF THE STAIR; IT SHALL BE LOCATED APPX. 5 FT. ABOVE THE FLOOR LANDING AND BE READILY VISIBLE WHEN THE STAIR DOORS ARE IN AN OPEN OR CLOSED POSITION. (1022.9)
- PROVIDE STAIRWAY ILLUMINATION, MIN. 1 FOOT-CANDLE AT TREAD RUNS. (1205.4)



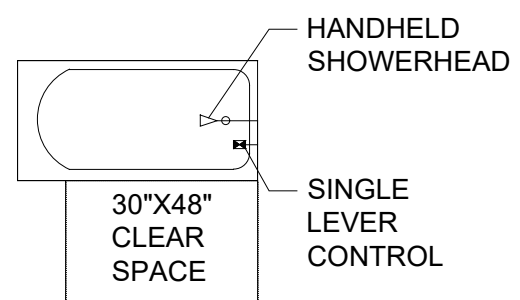
* MANEUVERING CLEARANCES AT SWING DOOR

LEGEND: FLOOR PLAN

	GRAB BAR REINFORCEMENT FOR ADAPTABLE BATHTUBS & WATER CLOSETS, SEE A8.3 FOR DETAIL		DIRECTIONAL EXIT SIGN W/ EMERGENCY LIGHT W/ MIN. 6" HT. x 3/4" STROKE BLOCK LETTERS ON CONTRASTING BACKGROUND MAX. SPACING BETWEEN SIGNS IS 10'
	FOLDABLE GRAB BAR REINFORCEMENT FOR ADAPTABLE WATER CLOSETS, SEE A8.3 FOR DETAIL		CLASS I STANDPIPE
	30" WORK COUNTER W/ REMOVABLE BASE CABINETS AND FINISHED FLOOR UNDERNEATH		15" BREAD BOARD
	HARD WIRED SMOKE DETECTORS W/ BATTERY BACK-UP* SEE ELEC. PLANS		SMART THERMOSTAT - NEST, SEE SHEET A0.5
	CARBON MONOXIDE ALARM		ENERGY STAR REFRIGERATOR - SAMSUNG RS25H5121SR, SEE SHEET A0.5
	5 MINUTES MIN. AIR EXCHANGE FAN, 50 CFM/MIN. Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.		ENERGY STAR DISHWASHER - SAMSUNG DW80N3030US, SEE SHEET A0.5

* NO BASE CABINET UNDER ALL BATHROOM SINK

*NOTE: THE AUDIBLE ALARM SIGNAL ACTIVATED BY SINGLE- OR MULTIPLE-STATION SMOKE ALARMS IN THE DWELLING UNIT OR SLEEPING UNIT SHALL BE A 520-HZ SIGNAL COMPLYING WITH NFPA 72. WHERE A SLEEPING ROOM SMOKE ALARM IS UNABLE TO PRODUCE A 520-HZ SIGNAL, THE 520-HZ ALARM SIGNAL SHALL BE PROVIDED BY A LISTED NOTIFICATION APPLIANCE OR A SMOKE DETECTOR WITH AN INTEGRAL 520-HZ SOUNDER.



SHOWERHEAD AND CONTROL LOCATION (SEE A8.9 FOR DETAIL)

LEGEND: WALL TYPES (TYPE III-A CONSTRUCTION)

WOOD STUD WALLS		
	2-HR. EXTERIOR WALL	(2) A7.1
	2-HR. SHAFT WALL	(3A) A7.1
	1-HR. PARTY WALL	(3B) A7.1
	1-HR. CORRIDOR WALL	(3B) A7.1
	INTERIOR WALL (IN DWELLING UNIT)	(3C) A7.1
	0-HR. PLUMBING WALL	(7) A7.3

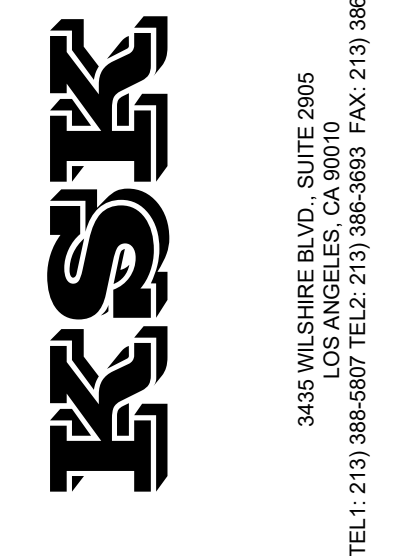
FIRE WALL & HORIZONTAL EXIT

	3-HR. FIRE WALL, HORIZONTAL EXIT SEPARATION WALL & PARTY WALL	(7) A7.1B
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FIRE PARTITIONS AND SMOKE BARRIERS SHALL BE CONTINUOUS TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING AND PASSING THROUGH ANY CONCEALED SPACES OR ATTIC AREAS (708.4, 709.4)

FIRE RATED ASSEMBLIES: LARR # 25163, USG

WOODEN DECK COATING: ICC-ES ESR #1757, DEX-O-TEX



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PROJECT

PROPOSED 6-STORY NEW 32 DWELLING UNITS AND COMMERCIAL MIXED-USE BUILDING W/ 1-LEVEL SUBTERRANEAN PARKING GARAGE
 900 W. MARTIN LUTHER KING JR. BLVD. LOS ANGELES, CA 90037

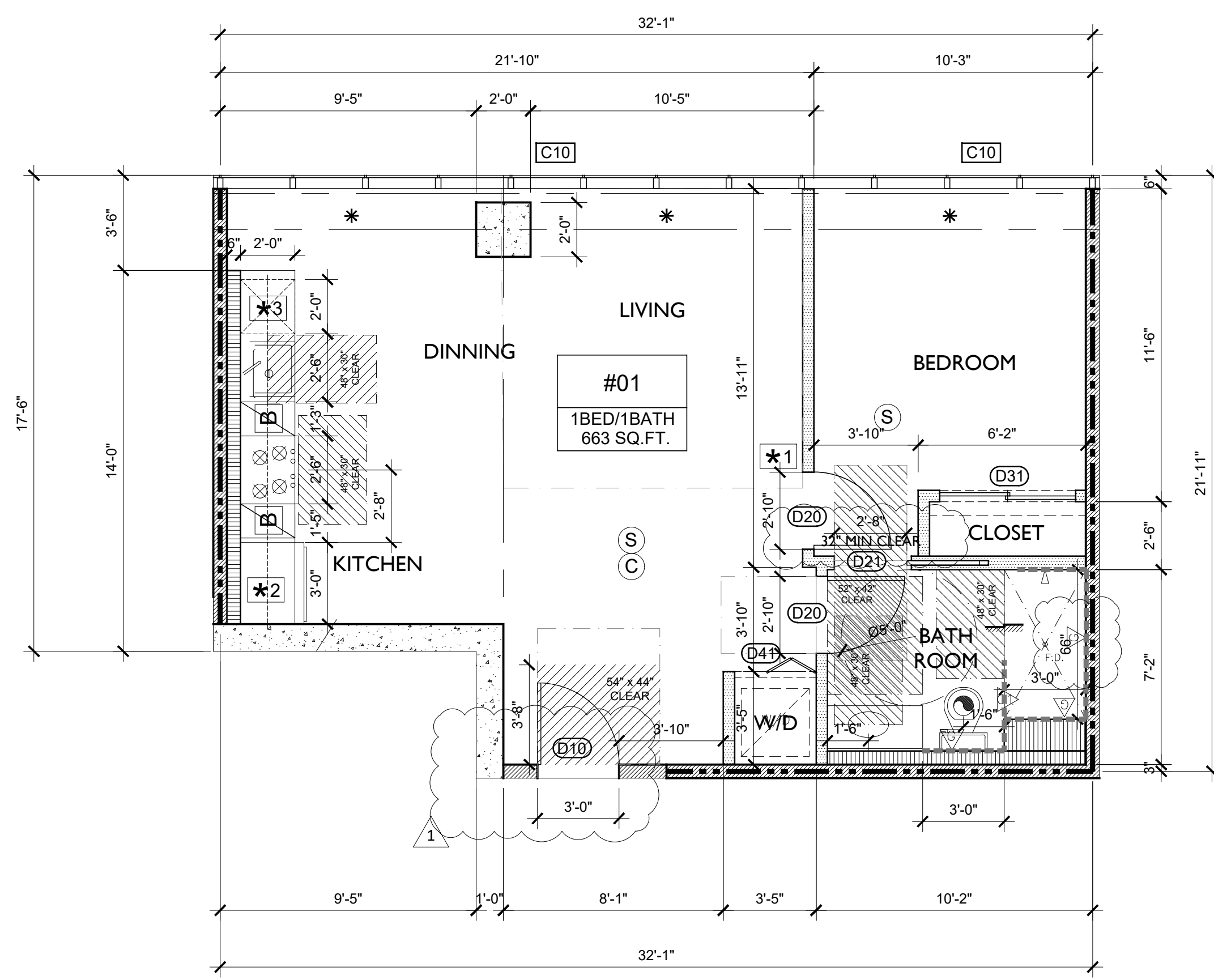
REVISIONS

1	10.04.2024
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PROJECT NO.:
 DRAWN:
 BLDG. SUBMITTAL DATE:
 BID DATE:

SCALE: AS SHOWN ON PLAN
 SHEET TITLE:
 ENLARGED PLAN

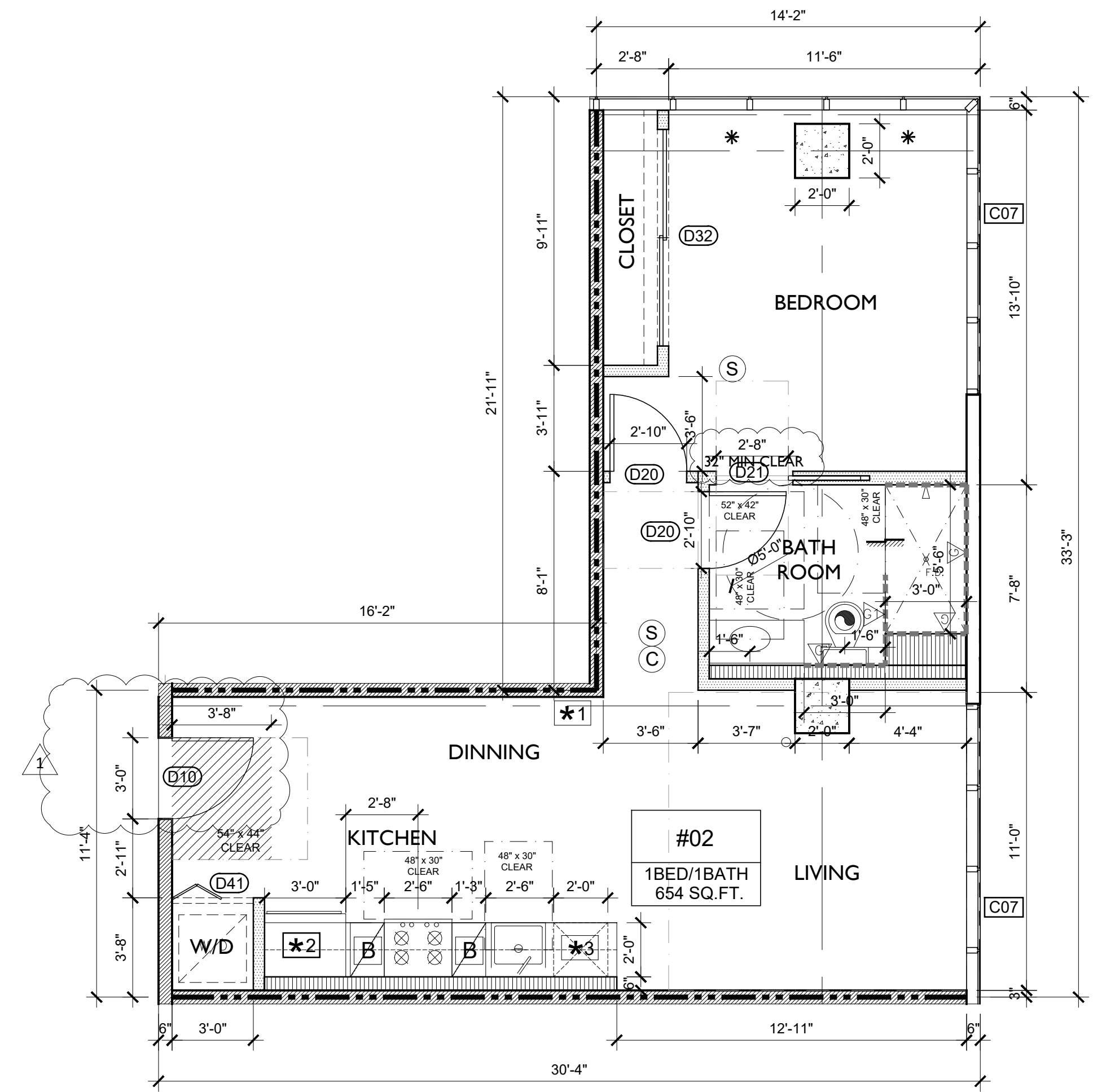
SHEET NO.:
A2.21



*NONE OF THE BATHROOMS HAVE BASE CABINETS UNDER THEIR SINKS
 SEE A8.8 FOR KITCHEN DETAILS
 SEE A8.9 FOR ACCESSIBLE BATHROOM DETAILS

ENLARGED 2ND - 5TH TYPICAL FLOOR PLAN (UNIT #01)

SCALE:
 1/4" = 1'-0"



*NONE OF THE BATHROOMS HAVE BASE CABINETS UNDER THEIR SINKS
 SEE A8.8 FOR KITCHEN DETAILS
 SEE A8.9 FOR ACCESSIBLE BATHROOM DETAILS

ENLARGED 2ND - 5TH TYPICAL FLOOR PLAN (UNIT #02)

SCALE:
 1/4" = 1'-0"



KITCHEN AND BATHROOM NOTES:

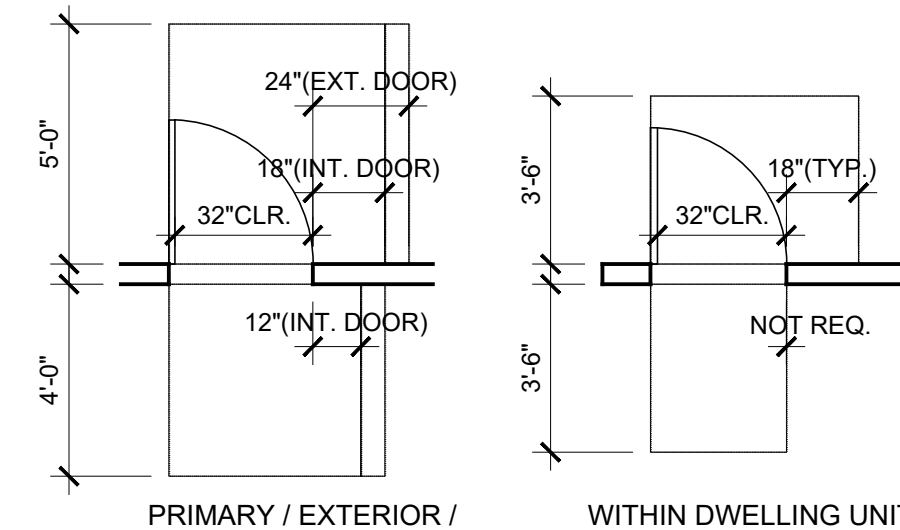
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- ALL DIMENSIONS ARE FINISH TO FINISH, UNLESS NOTED.
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- PROVIDE STAIRWAY ILLUMINATION, MIN. 1 FOOT-CANDLE AT TREAD RUNS. (1205.4)



* MANEUVERING CLEARANCES AT SWING DOOR

LEGEND: FLOOR PLAN

	GRAB BAR REINFORCEMENT FOR ADAPTIBLE BATHTUBS & WATER CLOSETS, SEE A8.3 FOR DETAIL		DIRECTIONAL EXIT SIGN W/ EMERGENCY LIGHT W/ MIN. 6" HT. x 3/4" STROKE BLOCK LETTERS ON CONTRASTING BACKGROUND MAX. SPACING BETWEEN SIGNS IS 10'
	FOLDABLE GRAB BAR REINFORCEMENT FOR ADAPTIBLE WATER CLOSETS, SEE A8.3 FOR DETAIL		CLASS I STANDPIPE
	30" WORK COUNTER W/ REMOVABLE BASE CABINETS AND FINISHED FLOOR UNDERNEATH		
	HARD WIRED SMOKE DETECTORS W/ BATTERY BACK-UP* SEE ELEC. PLANS		SMART THERMOSTAT - NEST, SEE SHEET A0.5
	CARBON MONOXIDE ALARM		ENERGY STAR REFRIGERATOR - SAMSUNG RS25H5121SR, SEE SHEET A0.5
	5 MINUTES MIN. AIR EXCHANGE FAN, 50 CFM/MIN. Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.		ENERGY STAR DISHWASHER - SAMSUNG DW80N3030US, SEE SHEET A0.5

* NO BASE CABINET UNDER ALL BATHROOM SINK

LEGEND: WALL TYPES (TYPE III-A CONSTRUCTION)

WOOD STUD WALLS		
	2-HR. EXTERIOR WALL	(2) A7.1
	2-HR. SHAFT WALL	(3A) A7.1
	1-HR. PARTY WALL	(3B) A7.1
	1-HR. CORRIDOR WALL	(3B) A7.1
	INTERIOR WALL (IN DWELLING UNIT)	(3C) A7.1
	0-HR. PLUMBING WALL	(7) A7.3

FIRE WALL & HORIZONTAL EXIT

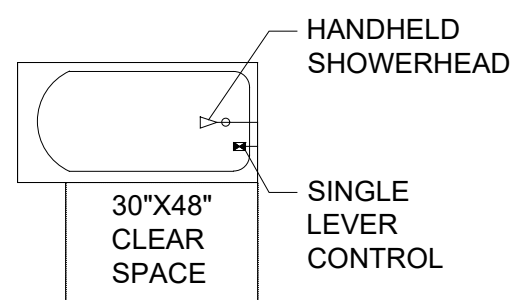
	3-HR. FIRE WALL, HORIZONTAL EXIT SEPARATION WALL & PARTY WALL	(7) A7.1B
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FIRE PARTITIONS AND SMOKE BARRIERS SHALL BE CONTINUOUS TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING AND PASSING THROUGH ANY CONCEALED SPACES OR ATTIC AREAS (708.4, 709.4)

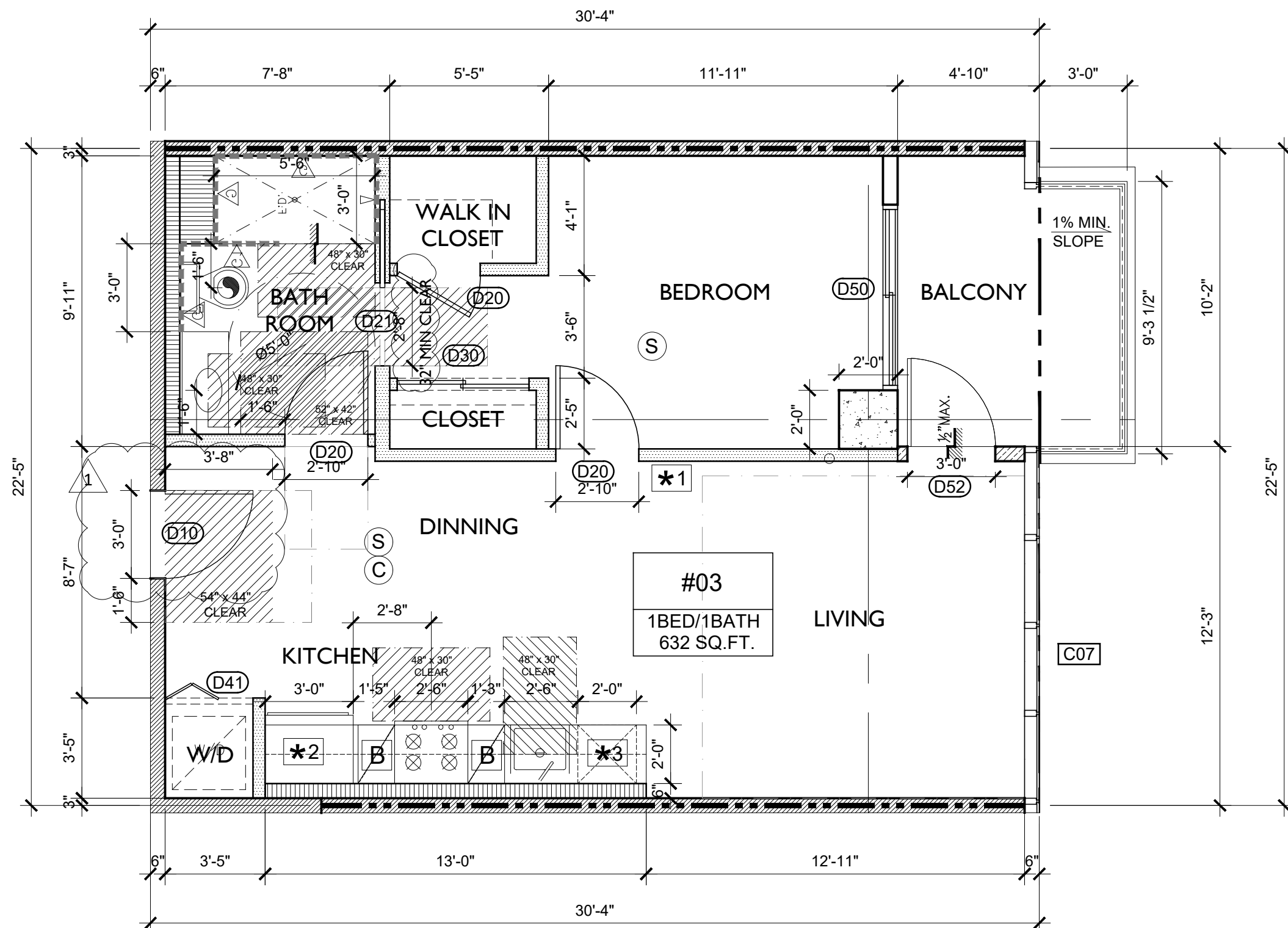
FIRE RATED ASSEMBLIES: LARR # 25163, USG

WOODEN DECK COATING: ICC-ES ESR #1757, DEX-O-TEX

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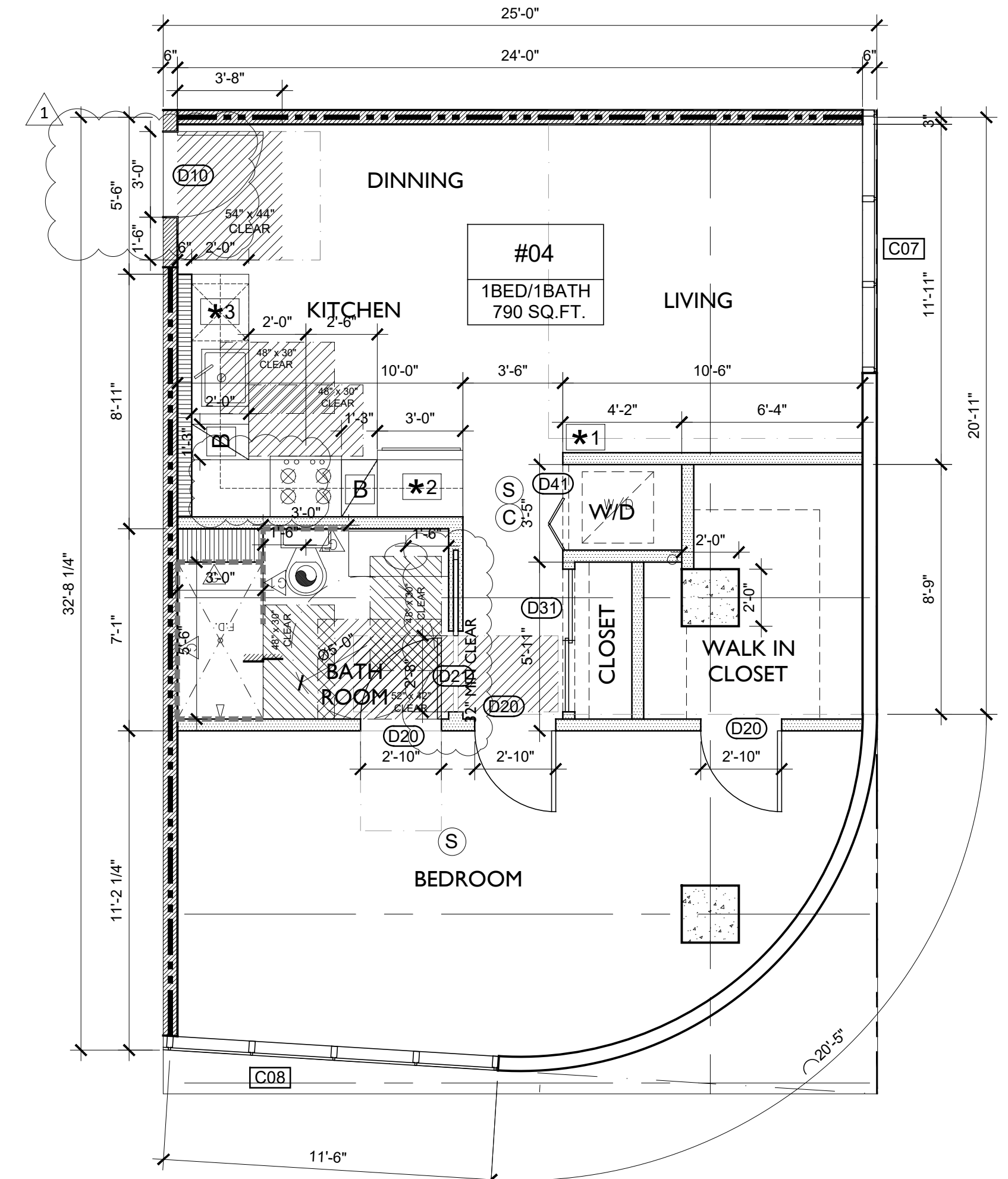
SHOWERHEAD AND CONTROL LOCATION (SEE A8.9 FOR DETAIL)



*NONE OF THE BATHROOMS HAVE BASE CABINETS UNDER THEIR SINKS
 SEE A8.8 FOR KITCHEN DETAILS
 SEE A8.9 FOR ACCESSIBLE BATHROOM DETAILS

ENLARGED 2ND - 5TH TYPICAL FLOOR PLAN (UNIT #03)

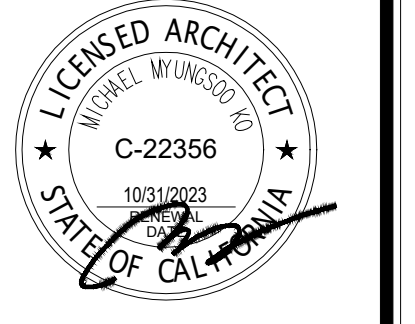
SCALE:
1/4" = 1'-0"



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 SEE A8.8 FOR KITCHEN DETAILS
 SEE A8.9 FOR ACCESSIBLE BATHROOM DETAILS

ENLARGED 2ND - 5TH TYPICAL FLOOR PLAN (UNIT #04)

SCALE:
1/4" = 1'-0"



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PROJECT:
PROPOSED 6-STORY NEW 32 DWELLING UNITS AND COMMERCIAL MIXED-USE BUILDING W/ 1-LEVEL SUBTERRANEAN PARKING GARAGE
 900 W. MARTIN LUTHER KING JR. BLVD.
 LOS ANGELES, CA 90037

REVISIONS

1	10.04.2024
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PROJECT NO.:
 DRAWN:
 BLDG. SUBMITTAL DATE:
 1 02.14.2024
 2
 3
 4
 BID DATE:
 SCALE: AS SHOWN ON PLAN
 SHEET TITLE:

ENLARGED PLAN
 SHEET NO:
A2.22
 900 W. MARTIN LUTHER KING JR. BLVD., LOS ANGELES, CA 90037



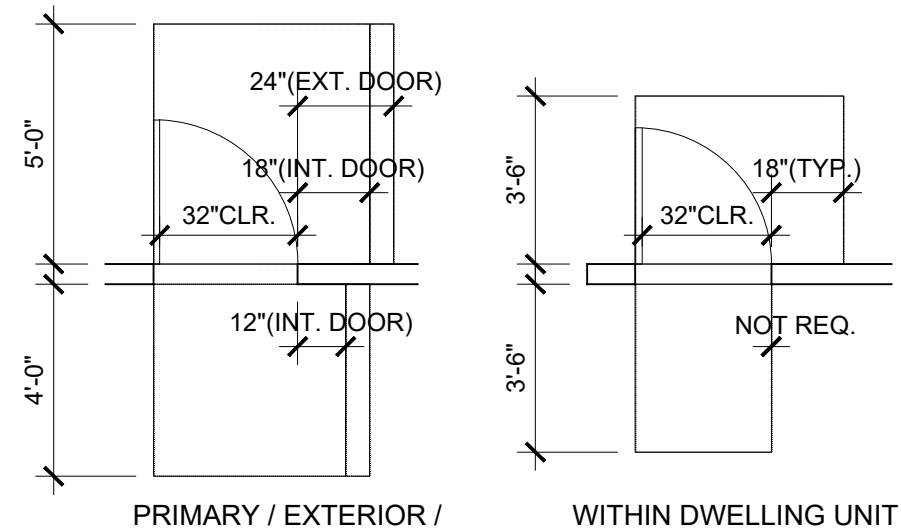
KITCHEN AND BATHROOM NOTES:

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- WATER CLOSETS SHALL BE OF LOW CONSUMPTION.
- PROVIDE AN APPROVED GRAFFITI-RESISTANT FINISH FOR THE FIRST 9 FEET OF EXTERIOR WALLS: BY DUNN EDWARDS, LARR #RR25162-T.
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- DRAFT STOP SHALL BE PROVIDED WITHIN ATTICS, OVERHANGS AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION.
- ALL DIMENSIONS ARE FINISH TO FINISH, U.N.O.
- HYDRO PASSENGER ELEVATOR +2500 LBS - GURNEY SIZE BY 'OTIS ELEVATOR'.
- FOR WATER PROOFING SYSTEM REFER TO WATER PROOFING NOTES ON A1.0.
- ALL KITCHENS SHALL HAVE LIGHTING AND HOOD VENTILATION. SEE ELEC. & MECH. PLANS.
- DRYER VENT SHALL NOT EXCEED 14'-0" LENGTH A MIN. OF 2 ELBOWS (90d).
- VERIFY THAT WALL FRAMING WILL ALLOW FOR A 4" VENT ALSO VERIFY THIS CONDITION AS VENT PASSES THROUGH DOUBLE TOP PLATE.
- TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 303.7.
- THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM.
- SOLID JOINT SHALL BE USED IN THE BATHTUB TRAP.

- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SEC. 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDED AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 IN. ABOVE THE FLOOR LEVEL. (1205.1, 1205.3)
- THE MAXIMUM FLAME-SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS SHALL NOT EXCEED FOLLOWINGS:
 A. CLASS I, FLAME SPREAD 0-25, SMOKE DENSITY 150, FOR MATERIALS INSTALLED IN VERTICAL EXITS.
 B. CLASS II, FLAME SPREAD 26-75, SMOKE DENSITY 300, FOR MATERIALS INSTALLED IN HORIZONTAL EXITS.
 C. CLASS III, FLAME SPREAD 76-200, SMOKE DENSITY 450, FOR MATERIALS INSTALLED IN ANY OTHER LOCATION.
- PROVIDE AN APPROVED STAIRWAY SIGN INDICATING FLOOR LEVEL, TERMINUS OF THE TOP AND BOTTOM OF THE STAIR AND THE IDENTIFICATION NUMBER OF THE STAIR; IT SHALL BE LOCATED APPX. 5 FT. ABOVE THE FLOOR LANDING AND BE READILY VISIBLE WHEN THE STAIR DOORS ARE IN AN OPEN OR CLOSED POSITION. (1022.9)
- PROVIDE STAIRWAY ILLUMINATION, MIN. 1 FOOT-CANDLE AT TREAD RUNS. (1205.4)



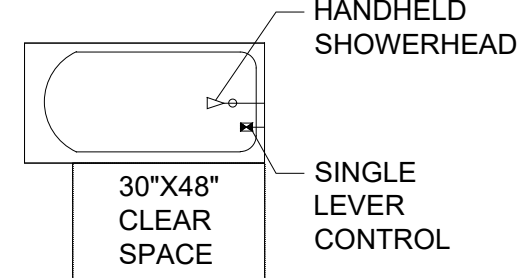
* MANEUVERING CLEARANCES AT SWING DOOR

LEGEND: FLOOR PLAN

	GRAB BAR REINFORCEMENT FOR ADAPTABLE BATHTUBS & WATER CLOSETS, SEE A8.3 FOR DETAIL		DIRECTIONAL EXIT SIGN W/ EMERGENCY LIGHT W/ MIN. 8" HT. x 3/4" STROKE BLOCK LETTERS ON CONTRASTING BACKGROUND MAX. SPACING BETWEEN SIGNS IS 10'
	FOLDABLE GRAB BAR REINFORCEMENT FOR ADAPTABLE WATER CLOSETS, SEE A8.3 FOR DETAIL		CLASS I STANDPIPE
	30" WORK COUNTER W/ REMOVABLE BASE CABINETS AND FINISHED FLOOR UNDERNEATH		
	HARD WIRED SMOKE DETECTORS W/ BATTERY BACK-UP* SEE ELEC. PLANS		SMART THERMOSTAT - NEST, SEE SHEET A0.5
	CARBON MONOXIDE ALARM		ENERGY STAR REFRIGERATOR - SAMSUNG RS25H5121SR, SEE SHEET A0.5
	5 MINUTES MIN. AIR EXCHANGE FAN, 50 CFM/MIN. Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.		ENERGY STAR DISHWASHER - SAMSUNG DW80N3030US, SEE SHEET A0.5

* NO BASE CABINET UNDER ALL BATHROOM SINK

*NOTE: THE AUDIBLE ALARM SIGNAL ACTIVATED BY SINGLE- OR MULTIPLE-STATION SMOKE ALARMS IN THE DWELLING UNIT OR SLEEPING UNIT SHALL BE A 520-HZ SIGNAL COMPLYING WITH NFPA 72. WHERE A SLEEPING ROOM SMOKE ALARM IS UNABLE TO PRODUCE A 520-HZ SIGNAL, THE 520-HZ ALARM SIGNAL SHALL BE PROVIDED BY A LISTED NOTIFICATION APPLIANCE OR A SMOKE DETECTOR WITH AN INTEGRAL 520-HZ SOUNDER.



SHOWERHEAD AND CONTROL LOCATION (SEE A8.9 FOR DETAIL)

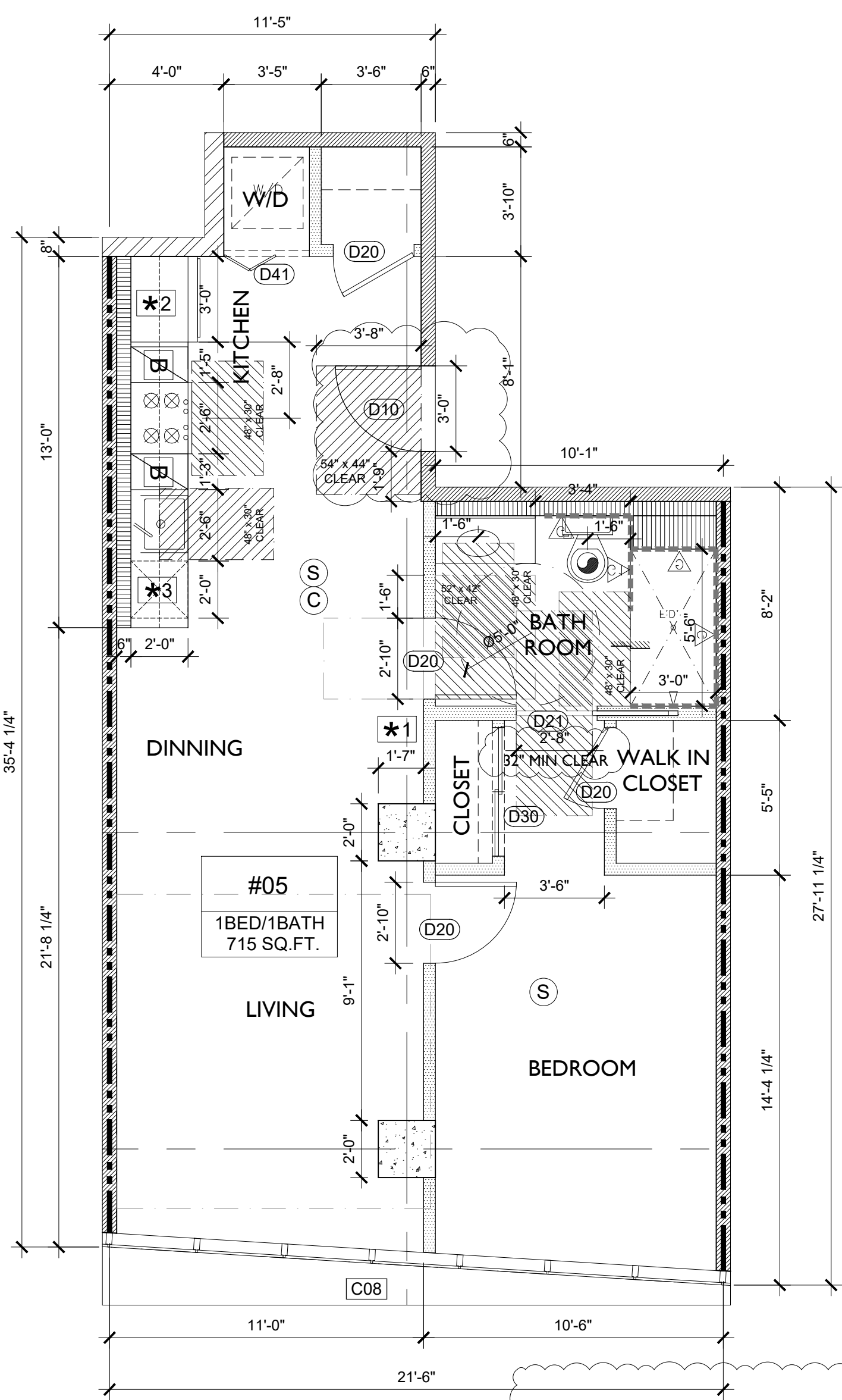
LEGEND: WALL TYPES (TYPE III-A CONSTRUCTION)

WOOD STUD WALLS		
	2-HR. EXTERIOR WALL	2 / A7.1
	2-HR. SHAFT WALL	3A / A7.1
	1-HR. PARTY WALL	3B / A7.1
	1-HR. CORRIDOR WALL	3B / A7.1
	INTERIOR WALL (IN DWELLING UNIT)	3C / A7.1
	0-HR. PLUMBING WALL	7 / A7.3

FIRE WALL & HORIZONTAL EXIT

	3-HR. FIRE WALL, HORIZONTAL EXIT SEPARATION WALL & PARTY WALL	7 / A7.1B
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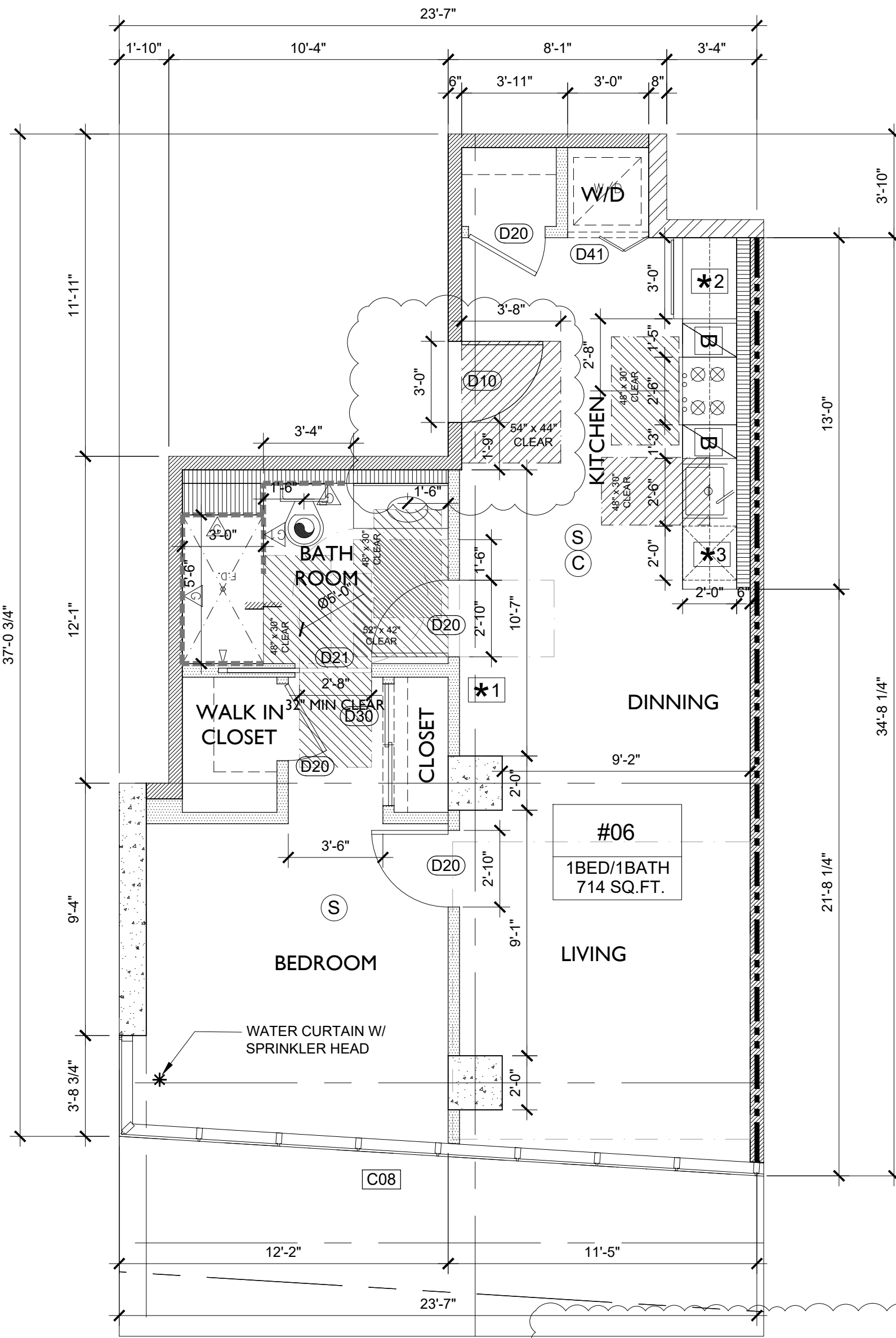
FIRE PARTITIONS AND SMOKE BARRIERS SHALL BE CONTINUOUS TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING AND PASSING THROUGH ANY CONCEALED SPACES OR ATTIC AREAS (708.4, 709.4)
 FIRE RATED ASSEMBLIES: LARR # 25163, USG
 WOODEN DECK COATING: ICC-ES ESR #1757, DEX-O-TEX



*NONE OF THE BATHROOMS HAVE BASE CABINETS UNDER THEIR SINKS
 SEE A8.8 FOR KITCHEN DETAILS
 SEE A8.9 FOR ACCESSIBLE BATHROOM DETAILS

ENLARGED 2ND - 5TH TYPICAL FLOOR PLAN (UNIT #05)

SCALE:
1/4" = 1'-0"



*NONE OF THE BATHROOMS HAVE BASE CABINETS UNDER THEIR SINKS
 SEE A8.8 FOR KITCHEN DETAILS
 SEE A8.9 FOR ACCESSIBLE BATHROOM DETAILS

ENLARGED 2ND - 5TH TYPICAL FLOOR PLAN (UNIT #06)

SCALE:
1/4" = 1'-0"

KSK
 3435 W. SHURE BLVD. SUITE 205
 LOS ANGELES, CA 90018
 TEL: 213 386-5807 TEL2: 213 386-3993 FAX: 213 386-4052



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PROJECT
PROPOSED 6-STORY NEW 32 DWELLING UNITS AND COMMERCIAL MIXED-USE BUILDING W/ 1-LEVEL SUBTERRANEAN PARKING GARAGE
 900 W. MARTIN LUTHER KING JR. BLVD.
 LOS ANGELES, CA 90037

REVISIONS

1	10.04.2024
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PROJECT NO:
 DRAWN:
 BLDG. SUBMITTAL DATE: 1 02 14 2024
 DATE:
 BID DATE:

SCALE: AS SHOWN ON PLAN
 SHEET TITLE
ENLARGED PLAN
 SHEET NO:

A2.23

KITCHEN AND BATHROOM NOTES:

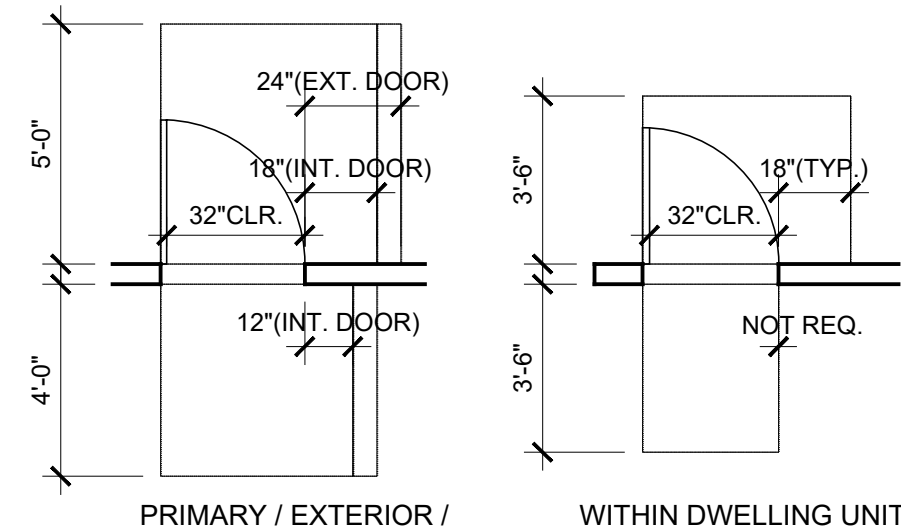
- KITCHEN NOTES:**
 21. ALL KITCHENS SHALL HAVE LIGHTING AND HOOD VENTILATION. SEE ELEC. & MECH. PLANS.
 22. WASHER AND DRYER SHALL COMPLY WITH 11.35A.
 23. BATHROOM AND KITCHEN SINK BASE CABINET SHALL BE REMOVABLE.
 24. KITCHEN SINK AND 30" CLEAR WORK SPACE BASE CABINET SHALL BE REMOVABLE.
 25. LOWER SHELVING SHALL BE AT 48" MAX.
 26. KITCHEN OUTLET AND SWITCH WHEN OVER COUNTER REQUIRED WITHIN OBSTRUCTED REACH RANGE. CABINET WITH FRONT APPROACH WITH KNEE AND TOE CLEARANCE CANNOT BE MORE THAN 25" AND 24" FOR SIDE REACH.

- BATHROOM NOTES:**
 27. SINK WITH BASE CABINET IS REMOVABLE (FRONT AND SIDE)
 28. 34" MAX HT FOR SINK.
 29. TOILET ADAPTABLE GRAB BAR IS WALL HUNG.
 30. PROVIDE PLUMBING PROTECTION UNDER LAVATORY.
 31. BATHROOM OUTLET AND SWITCH WHEN OVER COUNTER REQUIRED WITHIN OBSTRUCTED REACH RANGE. CABINET WITH FRONT APPROACH WITH KNEE AND TOE CLEARANCE CANNOT BE MORE THAN 25" AND 24" FOR SIDE REACH.

NOTES:

- PROVIDE 70 INCH H. NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER - RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
- WATER CLOSETS SHALL BE OF LOW CONSUMPTION.
- PROVIDE AN APPROVED GRAFFITI-RESISTANT FINISH FOR THE FIRST 9 FEET OF EXTERIOR WALLS: BY DUNN EDWARDS, LARR #RR25162-T.
- DRAFT STOP SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION.
- DRAFT STOP SHALL BE PROVIDED WITHIN ATTICS, OVERHANGS AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION.
- ALL DIMENSIONS ARE FINISH TO FINISH, U.N.O.
- HYDRO PASSENGER ELEVATOR +2500 LBS - GURNEY SIZE BY 'OTIS ELEVATOR'.
- FOR WATER PROOFING SYSTEM REFER TO WATER PROOFING NOTES ON A1.0.
- ALL KITCHENS SHALL HAVE LIGHTING AND HOOD VENTILATION. SEE ELEC. & MECH. PLANS.
- DRYER VENT SHALL NOT EXCEED 14'-0" LENGTH A MIN. OF 2 ELBOWS (90d).
- VERIFY THAT WALL FRAMING WILL ALLOW FOR A 4" VENT ALSO VERIFY THIS CONDITION AS VENT PASSES THROUGH DOUBLE TOP PLATE.
- TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 303.7.
- THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM.
- SOLID JOINT SHALL BE USED IN THE BATHTUB TRAP.

- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SEC. 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDED AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 IN. ABOVE THE FLOOR LEVEL. (1205.1, 1205.3)
- THE MAXIMUM FLAME-SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS SHALL NOT EXCEED FOLLOWING:
 A. CLASS I, FLAME SPREAD 0-25, SMOKE DENSITY 150, FOR MATERIALS INSTALLED IN VERTICAL EXITS.
 B. CLASS II, FLAME SPREAD 26-75, SMOKE DENSITY 300, FOR MATERIALS INSTALLED IN HORIZONTAL EXITS.
 C. CLASS III, FLAME SPREAD 76-200, SMOKE DENSITY 450, FOR MATERIALS INSTALLED IN ANY OTHER LOCATION.
- PROVIDE AN APPROVED STAIRWAY SIGN INDICATING FLOOR LEVEL, TERMINUS OF THE TOP AND BOTTOM OF THE STAIR AND THE IDENTIFICATION NUMBER OF THE STAIR; IT SHALL BE LOCATED APPX. 5 FT. ABOVE THE FLOOR LANDING AND BE READILY VISIBLE WHEN THE STAIR DOORS ARE IN AN OPEN OR CLOSED POSITION. (1022.9)
- PROVIDE STAIRWAY ILLUMINATION, MIN. 1 FOOT-CANDLE AT TREAD RUNS. (1205.4)

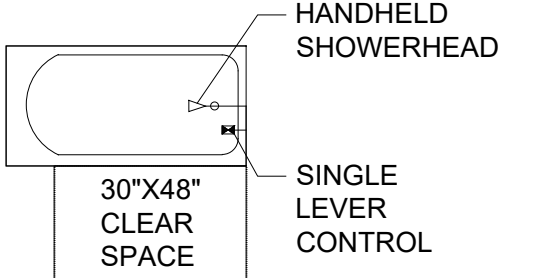


* MANEUVERING CLEARANCES AT SWING DOOR

LEGEND: FLOOR PLAN

	GRAB BAR REINFORCEMENT FOR ADAPTABLE BATHTUBS & WATER CLOSETS, SEE A8.3 FOR DETAIL		DIRECTIONAL EXIT SIGN W/ EMERGENCY LIGHT W/ MIN. 6" HT. x 3/4" STROKE BLOCK LETTERS ON CONTRASTING BACKGROUND MAX. SPACING BETWEEN SIGNS IS 10'
	FOLDABLE GRAB BAR REINFORCEMENT FOR ADAPTABLE WATER CLOSETS, SEE A8.3 FOR DETAIL		CLASS I STANDPIPE
	30" WORK COUNTER W/ REMOVABLE BASE CABINETS AND FINISHED FLOOR UNDERNEATH		15" BREAD BOARD
	HARD WIRED SMOKE DETECTORS W/ BATTERY BACK-UP* SEE ELEC. PLANS		SMART THERMOSTAT - NEST, SEE SHEET A0.5
	CARBON MONOXIDE ALARM		ENERGY STAR REFRIGERATOR - SAMSUNG RS25H5121SR, SEE SHEET A0.5
	5 MINUTES MIN. AIR EXCHANGE FAN, 50 CFM/MIN. Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.		ENERGY STAR DISHWASHER - SAMSUNG DW80N3030US, SEE SHEET A0.5

* NO BASE CABINET UNDER ALL BATHROOM SINK



SHOWERHEAD AND CONTROL LOCATION (SEE A8.9 FOR DETAIL)

*NOTE: THE AUDIBLE ALARM SIGNAL ACTIVATED BY SINGLE- OR MULTIPLE-STATION SMOKE ALARMS IN THE DWELLING UNIT OR SLEEPING UNIT SHALL BE A 520-HZ SIGNAL COMPLYING WITH NFPA 72. WHERE A SLEEPING ROOM SMOKE ALARM IS UNABLE TO PRODUCE A 520-HZ SIGNAL, THE 520-HZ ALARM SIGNAL SHALL BE PROVIDED BY A LISTED NOTIFICATION APPLIANCE OR A SMOKE DETECTOR WITH AN INTEGRAL 520-HZ SOUNDER.

LEGEND: WALL TYPES (TYPE III-A CONSTRUCTION)

WOOD STUD WALLS		
	2-HR. EXTERIOR WALL	(2) A7.1
	2-HR. SHAFT WALL	(3A) A7.1
	1-HR. PARTY WALL	(3B) A7.1
	1-HR. CORRIDOR WALL	(3B) A7.1
	INTERIOR WALL (IN DWELLING UNIT)	(3C) A7.1
	0-HR. PLUMBING WALL	(7) A7.3

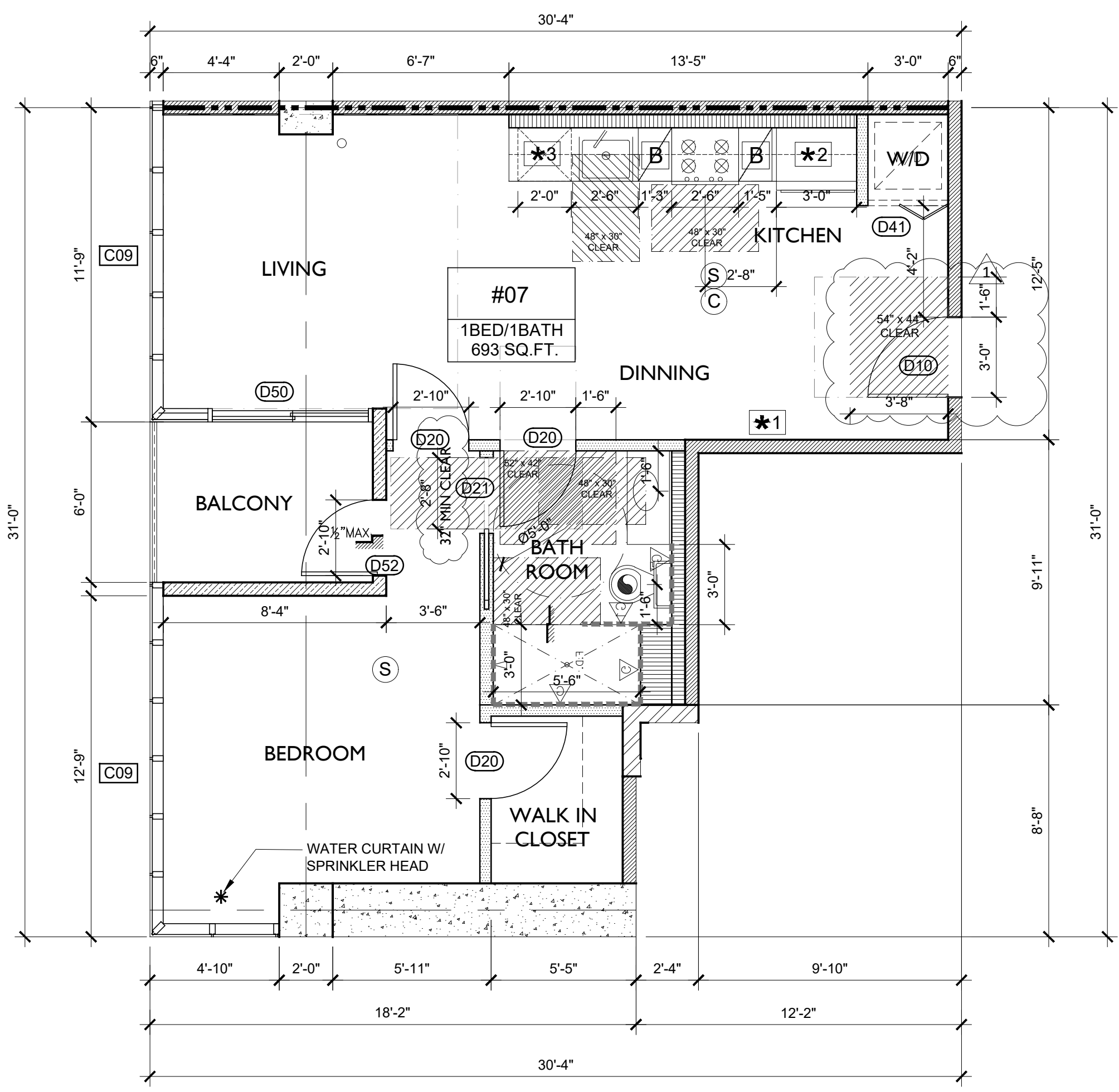
FIRE WALL & HORIZONTAL EXIT

	3-HR. FIRE WALL, HORIZONTAL EXIT SEPARATION WALL & PARTY WALL	(7) A7.1B
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FIRE PARTITIONS AND SMOKE BARRIERS SHALL BE CONTINUOUS TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING AND PASSING THROUGH ANY CONCEALED SPACES OR ATTIC AREAS (708.4, 709.4)

FIRE RATED ASSEMBLIES: LARR # 25163, USG

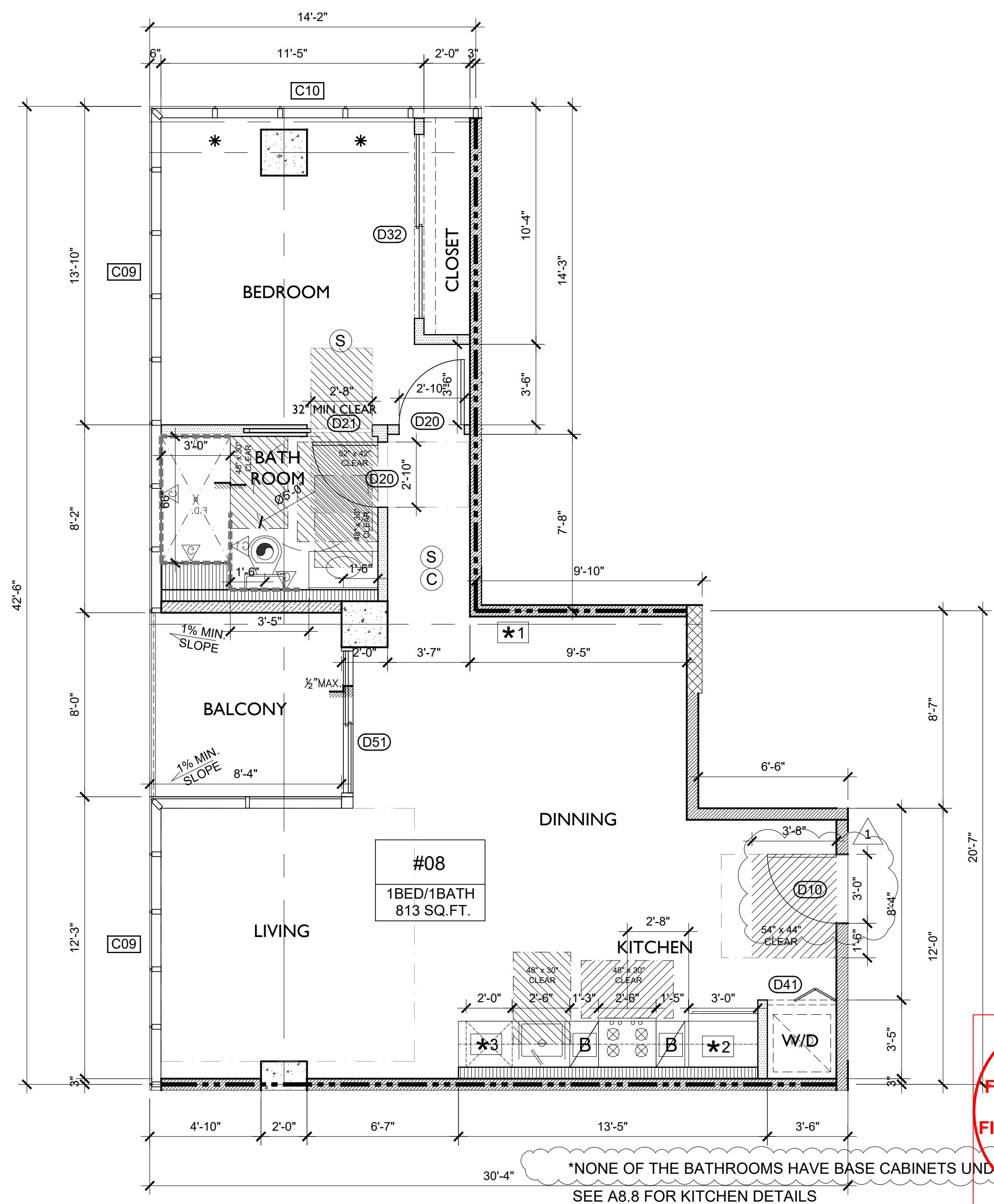
WOODEN DECK COATING: ICC-ES ESR #1757, DEX-O-TEX



*NONE OF THE BATHROOMS HAVE BASE CABINETS UNDER THEIR SINKS
 SEE A8.8 FOR KITCHEN DETAILS
 SEE A8.9 FOR ACCESSIBLE BATHROOM DETAILS

ENLARGED 2ND - 5TH TYPICAL FLOOR PLAN (UNIT #07)

SCALE:
1/4" = 1'-0"



*NONE OF THE BATHROOMS HAVE BASE CABINETS UNDER THEIR SINKS
 SEE A8.8 FOR KITCHEN DETAILS
 SEE A8.9 FOR ACCESSIBLE BATHROOM DETAILS

ENLARGED 2ND - 5TH TYPICAL FLOOR PLAN (UNIT #08)

SCALE:
1/4" = 1'-0"

KSK
 3455 W. SURREY BLVD. SUITE 205
 LOS ANGELES, CA 90018
 TEL: 213 386-5807 TEL2: 213 386-3993 FAX: 213 386-4052



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PROJECT

PROPOSED 6-STORY NEW 32 DWELLING UNITS AND COMMERCIAL MIXED-USE BUILDING W/ 1-LEVEL SUBTERRANEAN PARKING GARAGE
 900 W. MARTIN LUTHER KING JR. BLVD.
 LOS ANGELES, CA 90037

REVISIONS

1	10.04.2024
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PROJECT NO.:
 DRAWN:
 BLDG. SUBMITTAL DATE: 02/14/2024
 BID DATE:

SCALE: AS SHOWN ON PLAN
 SHEET TITLE:
 ENLARGED PLAN

SHEET NO.:
A2.24

300 E 904 W. MLK JR. BLVD. LOS ANGELES, CA 90037

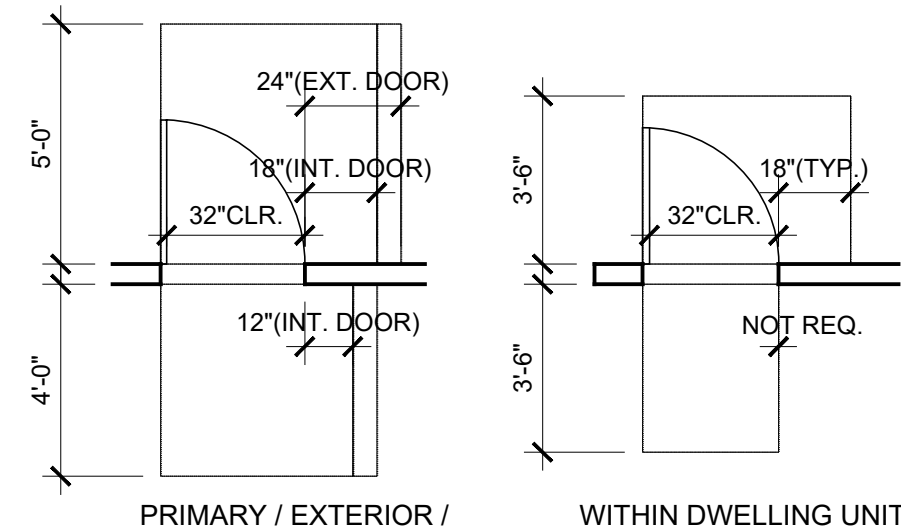
KITCHEN AND BATHROOM NOTES:

- KITCHEN NOTES:**
 21. ALL KITCHENS SHALL HAVE LIGHTING AND HOOD VENTILATION. SEE ELEC. & MECH. PLANS.
 22. WASHER AND DRYER SHALL COMPLY WITH 11.35A.
 23. BATHROOM AND KITCHEN SINK BASE CABINET SHALL BE REMOVABLE.
 24. KITCHEN SINK AND 30" CLEAR WORK SPACE BASE CABINET SHALL BE REMOVABLE.
 25. LOWER SHELVING SHALL BE AT 48" MAX.
 26. KITCHEN OUTLET AND SWITCH WHEN OVER COUNTER REQUIRED WITHIN OBSTRUCTED REACH RANGE. CABINET WITH FRONT APPROACH WITH KNEE AND TOE CLEARANCE CANNOT BE MORE THAN 25" AND 24" FOR SIDE REACH.
BATHROOM NOTES:
 27. SINK WITH BASE CABINET IS REMOVABLE (FRONT AND SIDE)
 28. 34" MAX HT FOR SINK.
 29. TOILET ADAPTABLE GRAB BAR IS WALL HUNG.
 30. PROVIDE PLUMBING PROTECTION UNDER LAVATORY.
 31. BATHROOM OUTLET AND SWITCH WHEN OVER COUNTER REQUIRED WITHIN OBSTRUCTED REACH RANGE. CABINET WITH FRONT APPROACH WITH KNEE AND TOE CLEARANCE CANNOT BE MORE THAN 25" AND 24" FOR SIDE REACH.

NOTES:

- PROVIDE 70 INCH H. NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER - RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
- WATER CLOSETS SHALL BE OF LOW CONSUMPTION.
- PROVIDE AN APPROVED GRAFFITI-RESISTANT FINISH FOR THE FIRST 9 FEET OF EXTERIOR WALLS: BY DUNN EDWARDS, LARR #RR25162-T.
- DRAFT STOP SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION.
- DRAFT STOP SHALL BE PROVIDED WITHIN ATTICS, OVERHANGS AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION.
- ALL DIMENSIONS ARE FINISH TO FINISH, UNLESS NOTED.
- HYDRO PASSENGER ELEVATOR +2500 LBS - GURNEY SIZE BY 'OTIS ELEVATOR'.
- FOR WATER PROOFING SYSTEM REFER TO WATER PROOFING NOTES ON A1.0.
- ALL KITCHENS SHALL HAVE LIGHTING AND HOOD VENTILATION. SEE ELEC. & MECH. PLANS.
- DRYER VENT SHALL NOT EXCEED 14'-0" LENGTH A MIN. OF 2 ELBOWS (90d).
- VERIFY THAT WALL FRAMING WILL ALLOW FOR A 4" VENT ALSO VERIFY THIS CONDITION AS VENT PASSES THROUGH DOUBLE TOP PLATE.
- TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 303.7.
- THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM.
- SOLID JOINT SHALL BE USED IN THE BATHTUB TRAP.

- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SEC. 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 IN. ABOVE THE FLOOR LEVEL. (1205.1, 1205.3)
- THE MAXIMUM FLAME-SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS SHALL NOT EXCEED FOLLOWING:
 A. CLASS I, FLAME SPREAD 0-25, SMOKE DENSITY 150, FOR MATERIALS INSTALLED IN VERTICAL EXITS.
 B. CLASS II, FLAME SPREAD 26-75, SMOKE DENSITY 300, FOR MATERIALS INSTALLED IN HORIZONTAL EXITS.
 C. CLASS III, FLAME SPREAD 76-200, SMOKE DENSITY 450, FOR MATERIALS INSTALLED IN ANY OTHER LOCATION.
- PROVIDE AN APPROVED STAIRWAY SIGN INDICATING FLOOR LEVEL, TERMINUS OF THE TOP AND BOTTOM OF THE STAIR AND THE IDENTIFICATION NUMBER OF THE STAIR; IT SHALL BE LOCATED APPX. 5 FT. ABOVE THE FLOOR LANDING AND BE READILY VISIBLE WHEN THE STAIR DOORS ARE IN AN OPEN OR CLOSED POSITION. (1022.9)
- PROVIDE STAIRWAY ILLUMINATION, MIN. 1 FOOT-CANDLE AT TREAD RUNS. (1205.4)



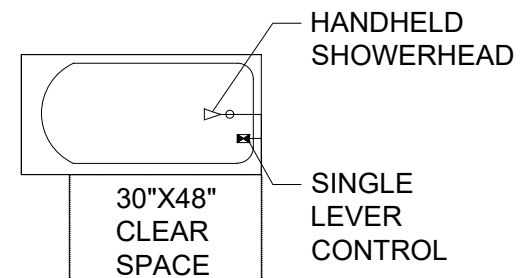
* MANEUVERING CLEARANCES AT SWING DOOR

LEGEND: FLOOR PLAN

	GRAB BAR REINFORCEMENT FOR ADAPTABLE BATHTUBS & WATER CLOSETS, SEE A8.3 FOR DETAIL		DIRECTIONAL EXIT SIGN W/ EMERGENCY LIGHT W/ MIN. 6" HT. x 3/4" STROKE BLOCK LETTERS ON CONTRASTING BACKGROUND MAX. SPACING BETWEEN SIGNS IS 10'
	FOLDABLE GRAB BAR REINFORCEMENT FOR ADAPTABLE WATER CLOSETS, SEE A8.3 FOR DETAIL		CLASS I STANDPIPE
	30" WORK COUNTER W/ REMOVABLE BASE CABINETS AND FINISHED FLOOR UNDERNEATH		
	HARD WIRED SMOKE DETECTORS W/ BATTERY BACK-UP* SEE ELEC. PLANS		SMART THERMOSTAT - NEST, SEE SHEET A0.5
	CARBON MONOXIDE ALARM		ENERGY STAR REFRIGERATOR - SAMSUNG RS25H5121SR, SEE SHEET A0.5
	5 MINUTES MIN. AIR EXCHANGE FAN, 50 CFM/MIN. Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.		ENERGY STAR DISHWASHER - SAMSUNG DW80N3030US, SEE SHEET A0.5

* NO BASE CABINET UNDER ALL BATHROOM SINK

*NOTE: THE AUDIBLE ALARM SIGNAL ACTIVATED BY SINGLE- OR MULTIPLE-STATION SMOKE ALARMS IN THE DWELLING UNIT OR SLEEPING UNIT SHALL BE A 520-HZ SIGNAL COMPLYING WITH NFPA 72. WHERE A SLEEPING ROOM SMOKE ALARM IS UNABLE TO PRODUCE A 520-HZ SIGNAL, THE 520-HZ ALARM SIGNAL SHALL BE PROVIDED BY A LISTED NOTIFICATION APPLIANCE OR A SMOKE DETECTOR WITH AN INTEGRAL 520-HZ SOUNDER.



SHOWERHEAD AND CONTROL LOCATION (SEE A8.9 FOR DETAIL)

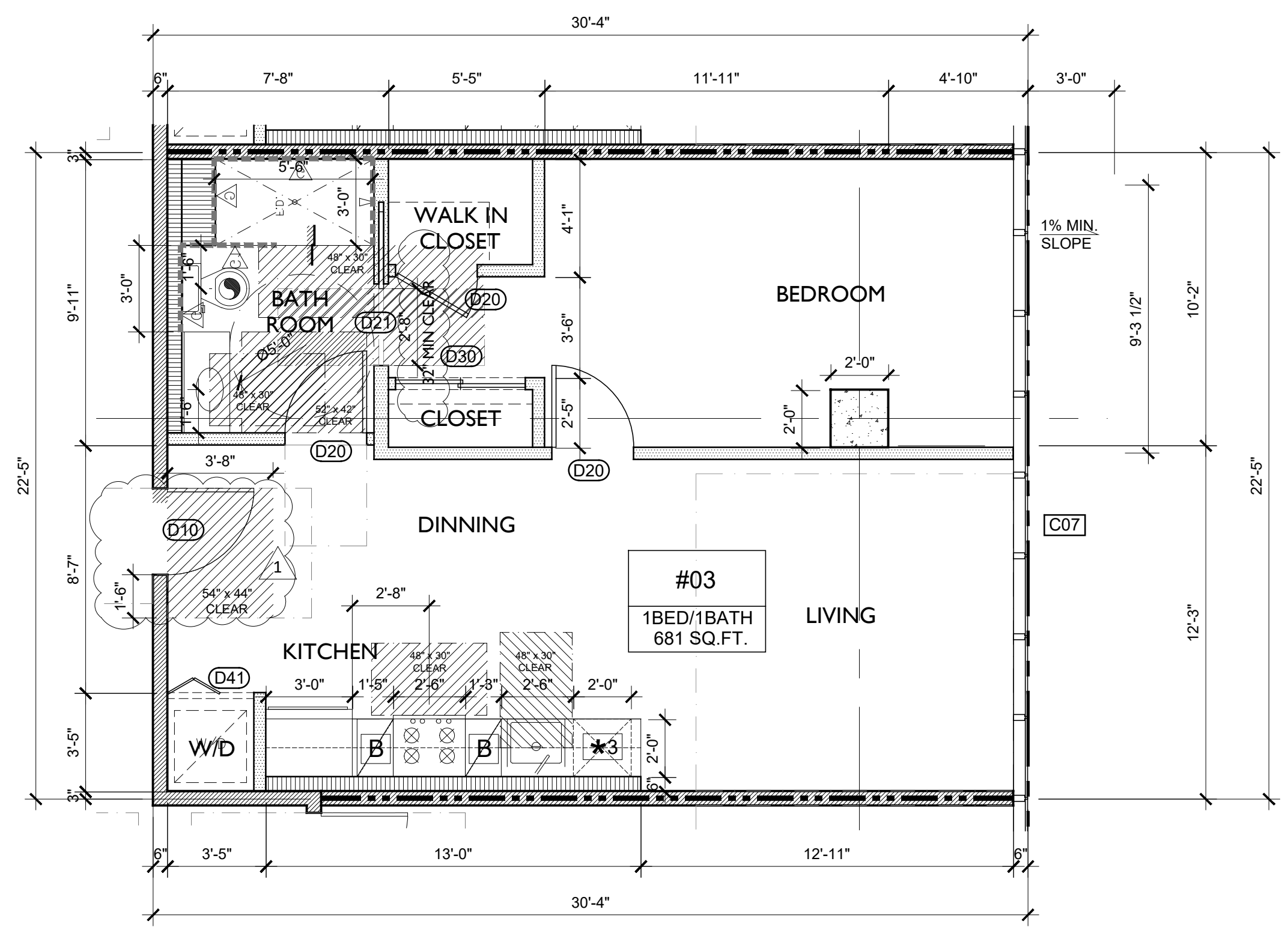
LEGEND: WALL TYPES (TYPE III-A CONSTRUCTION)

WOOD STUD WALLS		
	2-HR. EXTERIOR WALL	(2) A7.1
	2-HR. SHAFT WALL	(3A) A7.1
	1-HR. PARTY WALL	(3B) A7.1
	1-HR. CORRIDOR WALL	(3B) A7.1
	INTERIOR WALL (IN DWELLING UNIT)	(3C) A7.1
	0-HR. PLUMBING WALL	(7) A7.3

FIRE WALL & HORIZONTAL EXIT

	3-HR. FIRE WALL, HORIZONTAL EXIT SEPARATION WALL & PARTY WALL	(7) A7.1B
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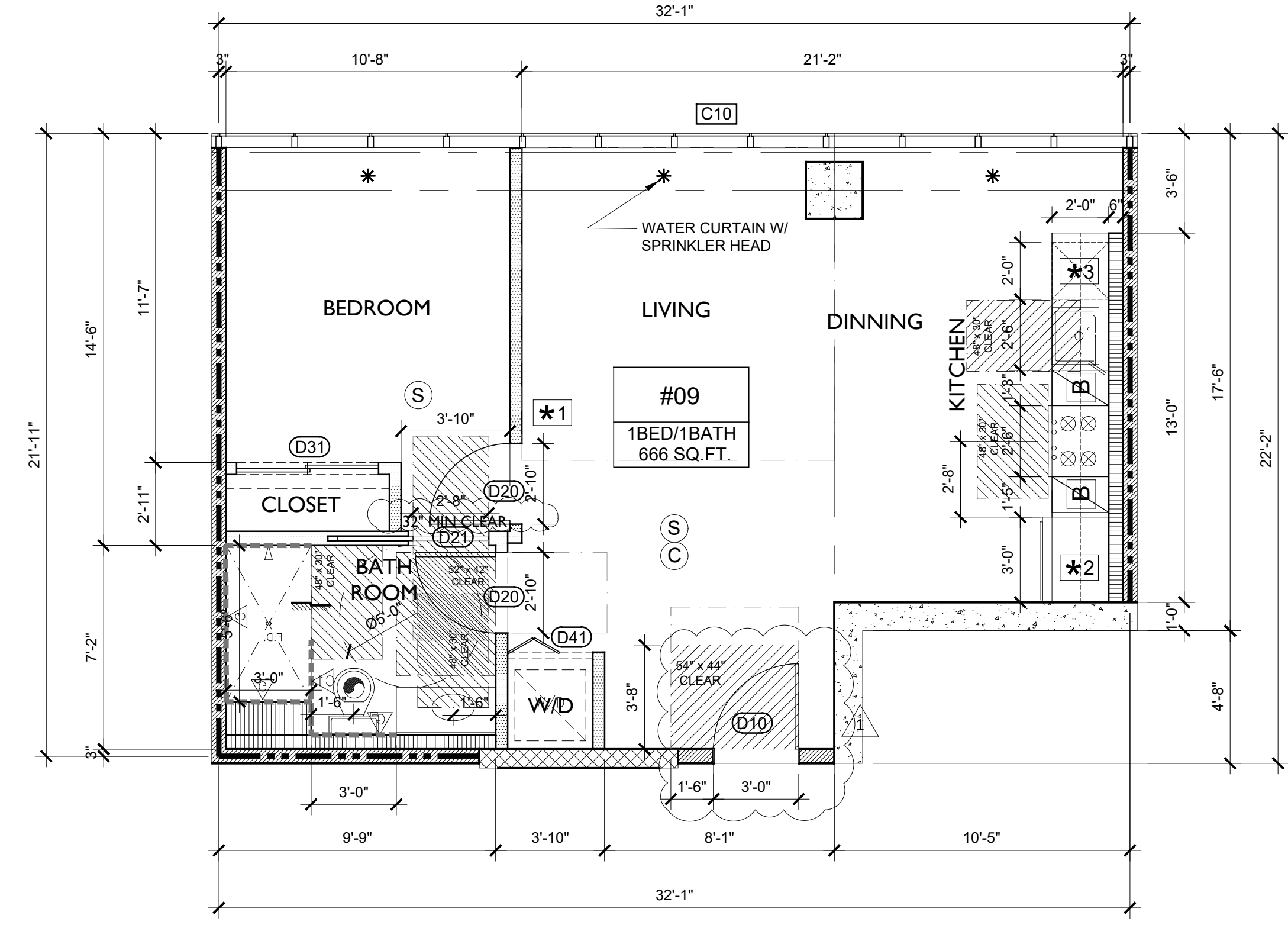
FIRE PARTITIONS AND SMOKE BARRIERS SHALL BE CONTINUOUS TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING AND PASSING THROUGH ANY CONCEALED SPACES OR ATTIC AREAS (708.4, 709.4)
 FIRE RATED ASSEMBLIES: LARR # 25163, USG
 WOODEN DECK COATING: ICC-ES ESR #1757, DEX-O-TEX



*NONE OF THE BATHROOMS HAVE BASE CABINETS UNDER THEIR SINKS
 SEE A8.8 FOR KITCHEN DETAILS
 SEE A8.9 FOR ACCESSIBLE BATHROOM DETAILS

ENLARGED 5TH FLOOR PLAN (UNIT #3-1)

SCALE:
1/4" = 1'-0"



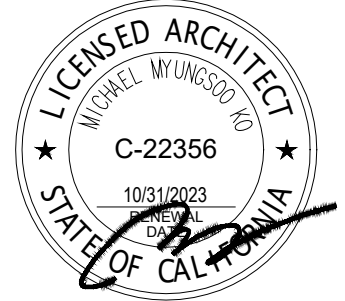
*NONE OF THE BATHROOMS HAVE BASE CABINETS UNDER THEIR SINKS
 SEE A8.8 FOR KITCHEN DETAILS
 SEE A8.9 FOR ACCESSIBLE BATHROOM DETAILS

ENLARGED 2ND - 5TH TYPICAL FLOOR PLAN (UNIT #9)

SCALE:
1/4" = 1'-0"



3455 W. SURREY BLVD., SUITE 205
 LOS ANGELES, CA 90010
 TEL: 213 386-5807 TEL2: 213 386-3993 FAX: 213 386-4052



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PROJECT

PROPOSED 6-STORY NEW 32 DWELLING UNITS AND COMMERCIAL MIXED-USE BUILDING W/ 1-LEVEL SUBTERRANEAN PARKING GARAGE
 900 W. MARTIN LUTHER KING JR. BLVD.
 LOS ANGELES, CA 90037

REVISIONS

1	10.04.2024
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PROJECT NO.:
 DRAWN:
 BLDG. SUBMITTAL DATE:
 1 02.14.2024
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SCALE: AS SHOWN ON PLAN
 SHEET TITLE
 ENLARGED PLAN
 SHEET NO.

A2.25

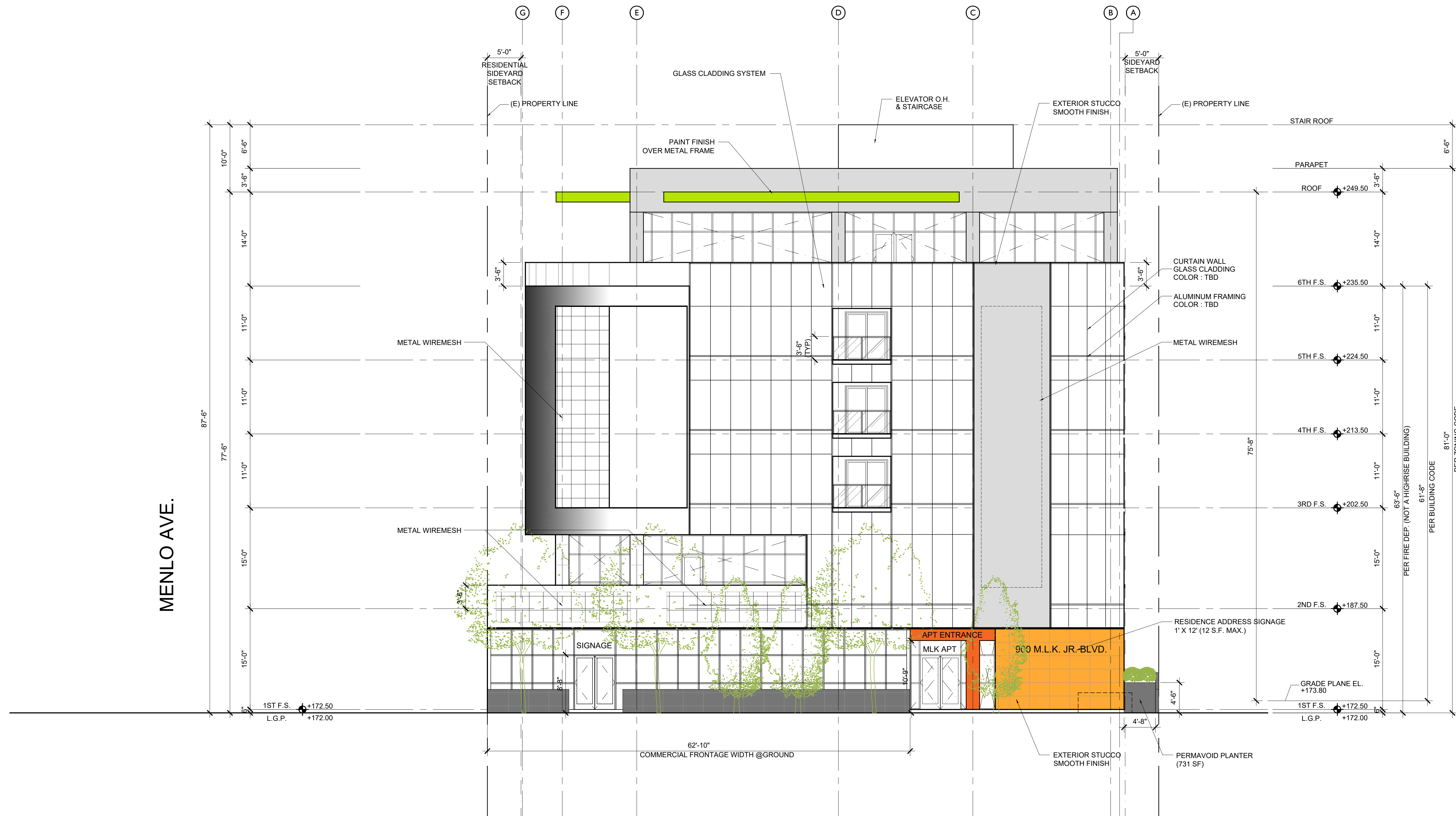
300 E 904 W. MLK JR. BLVD. LOS ANGELES, CA 90037



ALLOWABLE OPENING CALCULATION:
 THIS ELEVATION FACES THE STREET (MARTIN LUTHER KING JR. BLVD.),
 WITH 15' SIDEWALK AND 30' FROM THE STREET CENTER LINE.
 NO LIMIT ON THE ALLOWABLE OPENINGS (CBC 705.8.1)

NOTE:
 ALL DOWNSPOUTS TO DRAIN TO PERMAVOID PLANTER BOX. SEE CIVIL LID PLANS

MENLO AVE.

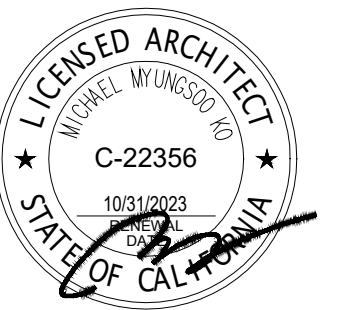


BUILDING ELEVATION (NORTH)

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

KSK

3434 W. SHURE BLVD., SUITE 505
 LOS ANGELES, CA 90010
 TEL: 213 386-5807 TEL2: 213 386-3993 FAX: 213 386-4052



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PROJECT

PROPOSED 6-STORY NEW 32 DWELLING UNITS
 AND COMMERCIAL MIXED-USE BUILDING
 W/ 1-LEVEL SUBTERRANEAN PARKING GARAGE
 900 W. MARTIN LUTHER KING JR. BLVD.
 LOS ANGELES, CA 90037

REVISIONS

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PROJECT NO.:

DRAWN:

BLDG. SUBMITTAL DATE: 02/14/2024

DATE:

BID DATE:

SCALE: AS SHOWN ON PLAN

SHEET TITLE:

BUILDING ELEVATION (NORTH)

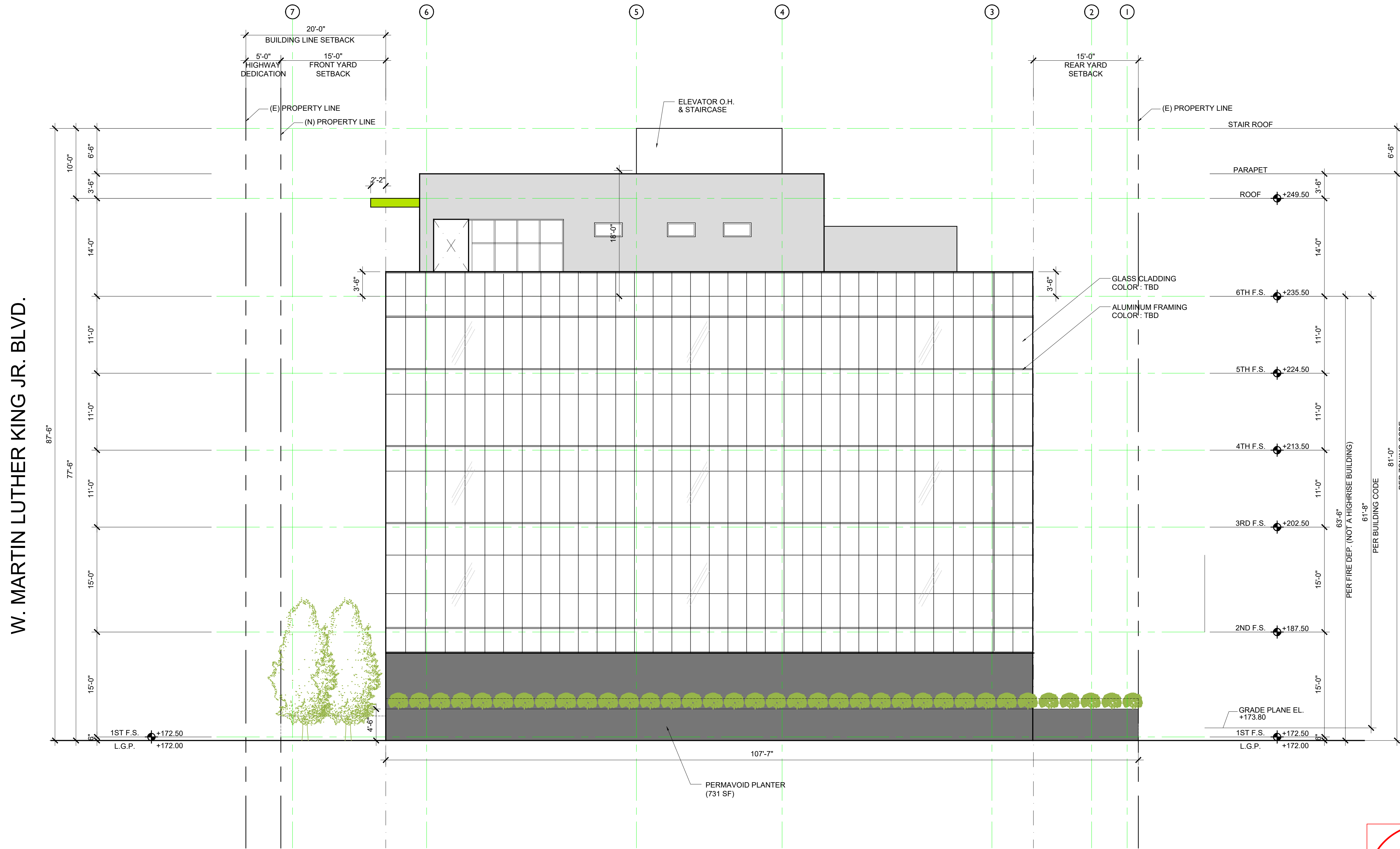
SHEET NO.:

A3.1

900 W. MLK JR. BLVD. LOS ANGELES, CA 90037

ALLOWABLE OPENING CALCULATION:
 LEVEL 1-5: NO OPENING
 LEVEL 6: EXTERIOR WALL 5'-2" AWAY FROM THE PROPERTY LINE
 PROTECTED => ALLOWABLE AREA: 25%
 TOTAL AREA: 933.17 SF
 TOTAL OPENING: 163.38 SF = 17.5% OF TOTAL AREA < 25%

NOTE:
 ALL DOWNSPOUTS TO DRAIN TO PERMAVOID PLANTER BOX. SEE CIVIL LID PLANS



W. MARTIN LUTHER KING JR. BLVD.

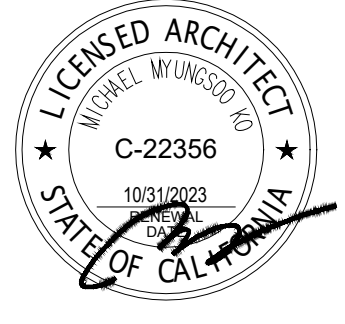


BUILDING ELEVATION (WEST)

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



3434 W. SHURE BLVD., SUITE 200
 LOS ANGELES, CA 90010
 TEL: 213 386-5807 TEL: 213 386-3983 FAX: 213 386-4052



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PROPOSED 6-STORY NEW 32 DWELLING UNITS
 AND COMMERCIAL MIXED-USE BUILDING
 W/ 1-LEVEL SUBTERRANEAN PARKING GARAGE

REVISIONS

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PROJECT NO.:
 DRAWN:
 BLDG. SUBMITTAL DATE: 02/14/2024

BID DATE:
 SCALE: AS SHOWN ON PLAN

BUILDING ELEVATION (WEST)

SHEET NO.:
A3.2

900 W. MARTIN LUTHER KING JR. BLVD.
 LOS ANGELES, CA 90037

ALLOWABLE OPENING CALCULATION:

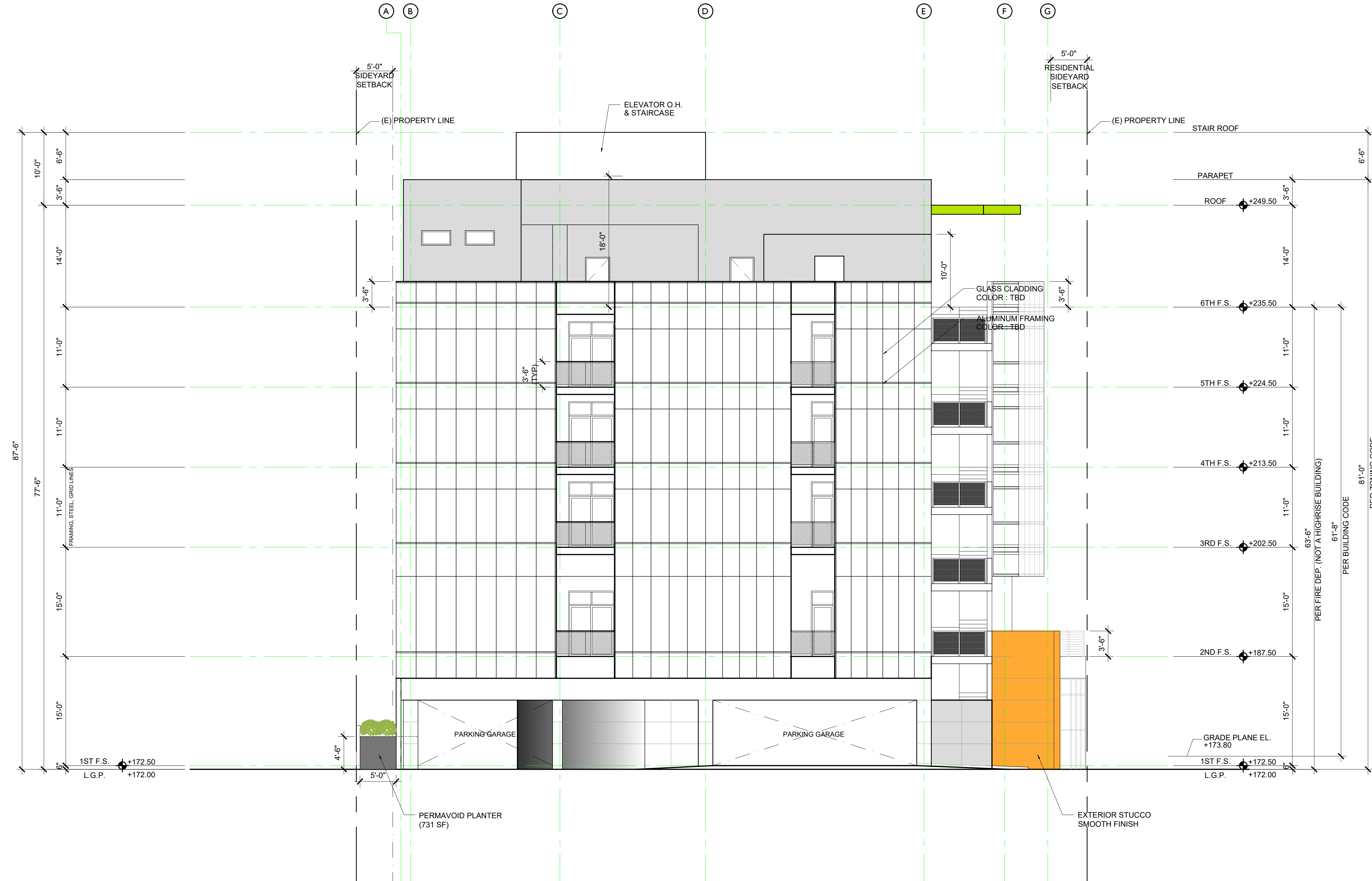
LEVEL 1: EXTERIOR WALL 15'-1" AWAY FROM THE PROPERTY LINE
 UNPROTECTED => ALLOWABLE AREA: 75%
 TOTAL AREA: 1144 SF;
 PROPOSED UNPROTECTED OPENING: 116 + 252 = 368 SF
 32% TOTAL OPENING

LEVEL 2-5: EXTERIOR WALL 15'-1" AWAY FROM THE PROPERTY LINE
 PROTECTED => ALLOWABLE AREA: 75%
 TOTAL AREA: 975.05 SF
 PROPOSED PROTECTED OPENING: 21.6 x 2 = 43.2 SF
 4% TOTAL OPENING

LEVEL 6: EXTERIOR WALL CLOSEST TO THE STREET MORE THAN 25' AWAY FROM THE PROPERTY LINE
 NO LIMIT ON ALLOWABLE AREA

NOTE:

ALL DOWNSPOUTS TO DRAIN TO PERMAVOID PLANTER BOX. SEE CIVIL LID PLANS



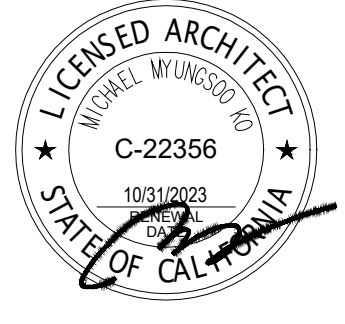
BUILDING ELEVATION (SOUTH)

SCALE
 1/8"=1'-0"

1



3434 W. SHURE BLVD., SUITE 505
 LOS ANGELES, CA 90010
 TEL: 213 386-5807 TEL: 213 386-3693 FAX: 213 386-4052



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PROJECT

PROPOSED 6-STORY NEW 32 DWELLING UNITS
 AND COMMERCIAL MIXED-USE BUILDING
 W/ 1-LEVEL SUBTERRANEAN PARKING GARAGE
 900 W. MARTIN LUTHER KING JR. BLVD.
 LOS ANGELES, CA 90037

REVISIONS

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PROJECT NO.
 DRAWN:
 BLDG. SUBMITTAL DATE: 02/14/2024
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 BID DATE:

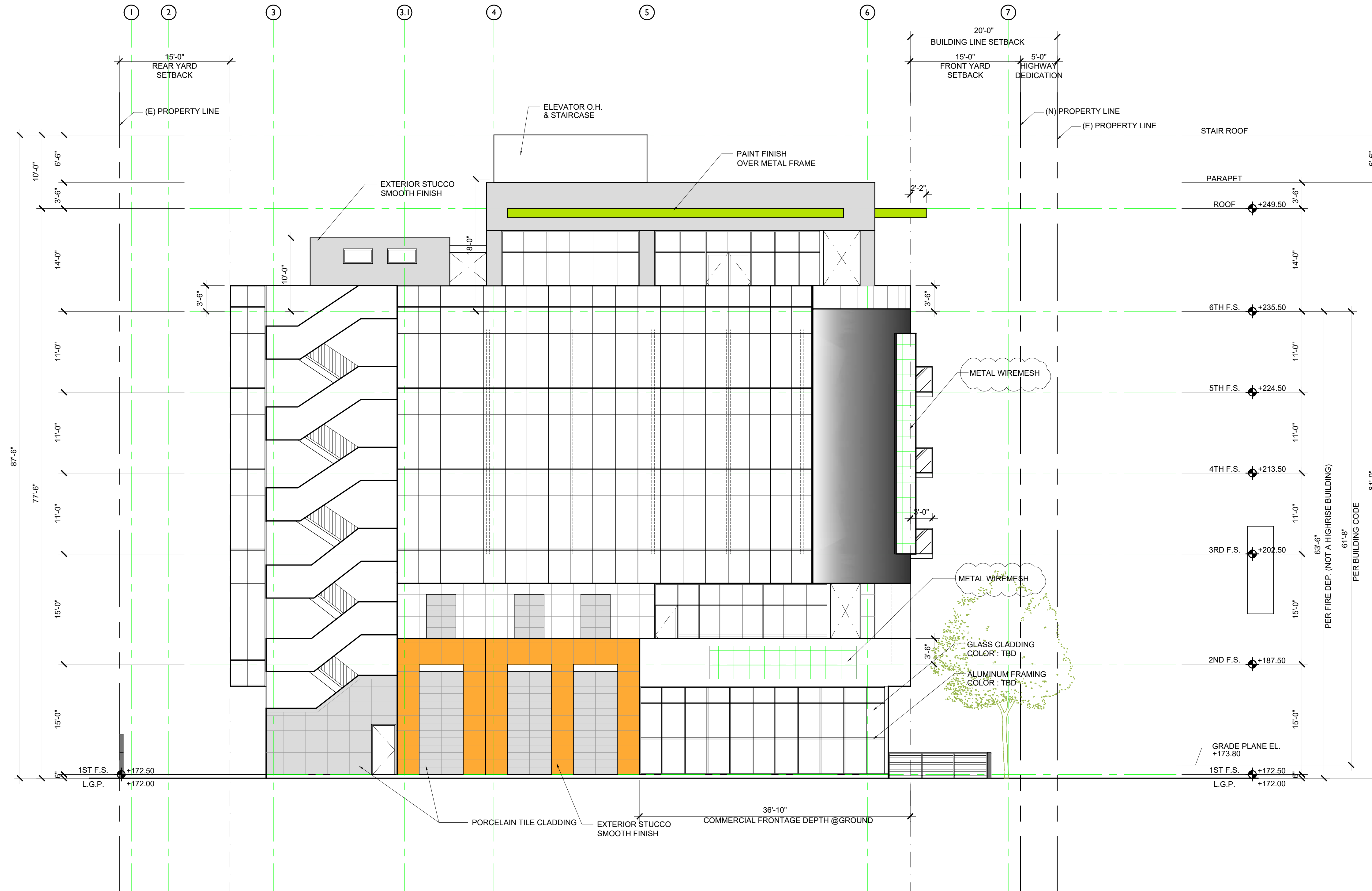
SCALE: AS SHOWN ON PLAN
 SHEET TITLE
 BUILDING ELEVATION (SOUTH)
 SHEET NO.

A3.3

900 W. 904 W. MLK, JR. BLVD. LOS ANGELES, CA 90037

ALLOWABLE OPENING CALCULATION:
 THIS ELEVATION FACES THE STREET (MELLO AVE),
 WITH 15' SIDEWALK AND 30' FROM THE STREET CENTER LINE.
 NO LIMIT ON THE ALLOWABLE OPENINGS (CBC 705.8.1)

NOTE:
 ALL DOWNSPOUTS TO DRAIN TO PERMAVOID PLANTER BOX. SEE CIVIL LID PLANS



W. MARTIN LUTHER KING JR. BLVD.



BUILDING ELEVATION (EAST) SCALE 1/8"=1'-0" 1



3435 W. SHURE BLVD., SUITE 505
 LOS ANGELES, CA 90010
 TEL: 213 386-5807 TEL2: 213 386-3993 FAX: 213 386-4052



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PROPOSED 6-STORY NEW 32 DWELLING UNITS
 AND COMMERCIAL MIXED-USE BUILDING
 W/ 1-LEVEL SUBTERRANEAN PARKING GARAGE

REVISIONS

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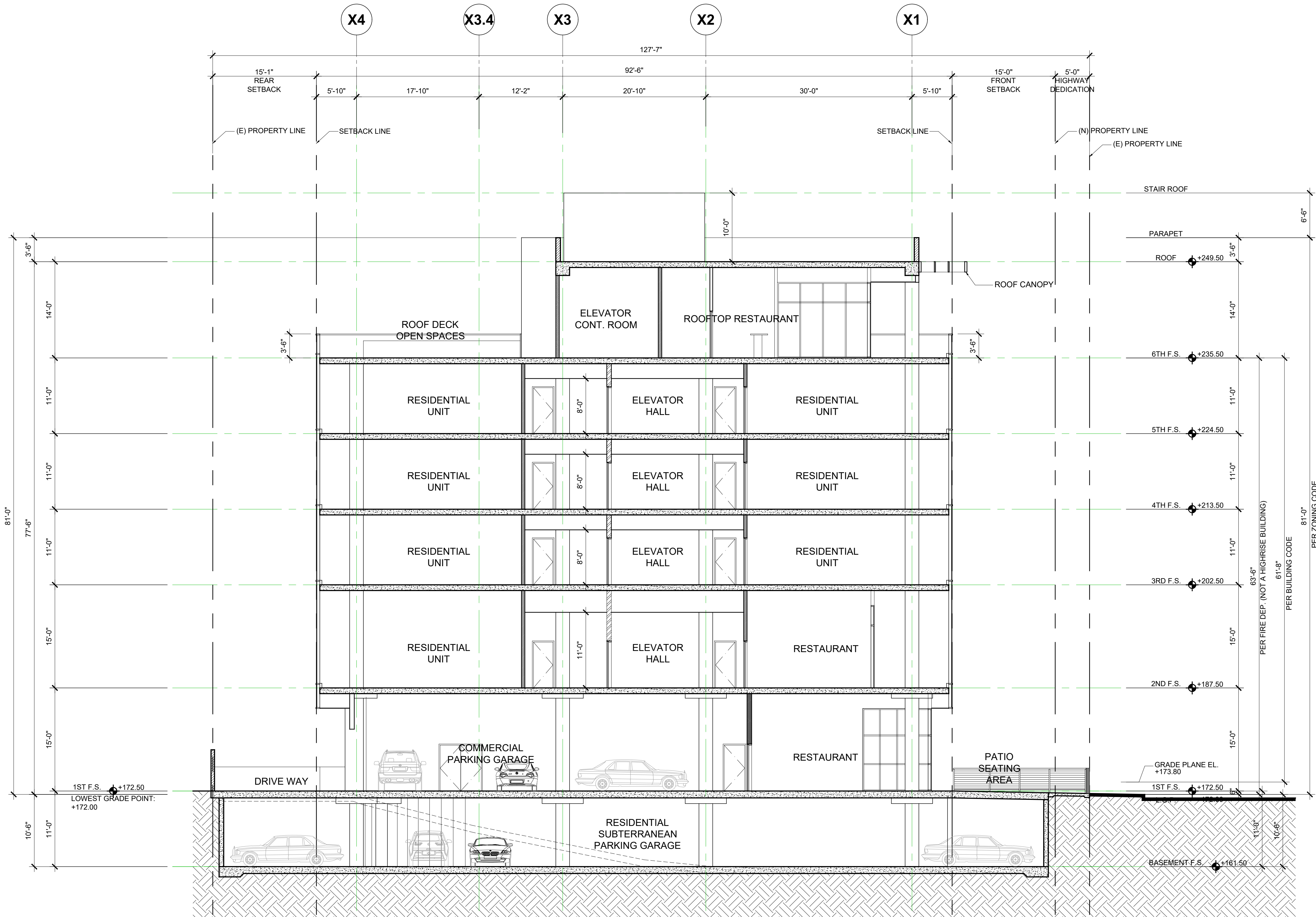
PROJECT NO.:
 DRAWN:
 BLDG. SUBMITTAL DATE: 02/14/2024

BID DATE:
 SCALE: AS SHOWN ON PLAN

SHEET TITLE:
 BUILDING ELEVATION (EAST)

SHEET NO.:
A3.4

300 W. 9th St. MLK, JR. BLVD. LOS ANGELES, CA 90037



**LEGEND: WALL TYPES
(TYPE I-A CONSTRUCTION)**

CONC. / CONC. C.M.U.		
[Symbol]	CONC. WALL OR CONC. COLUMN	(1) A7.1
[Symbol]	CONC. WALL OR CONC. COLUMN	(1) A7.1
[Symbol]	C.M.U. WALL, STC 48	(1) A7.1
METAL STUD WALLS		
[Symbol]	1-HR. EXTERIOR CLADDING (ALUM. PANELS)	(1) A7.1A
[Symbol]	2-HR. SHAFT WALL	(1) A7.1A
[Symbol]	2-HR. ELEV. SHAFT WALL	(2) A7.1A
[Symbol]	2-HR. STAIR SHAFT WALL	(5) A7.1A
[Symbol]	1-HR. PARTY WALL	(6) A7.1A
[Symbol]	1-HR. INTERIOR WALL (IN DWELLING UNIT)	(7,8) A7.1A
[Symbol]	0-HR. PLUMBING WALL	(7,8) A7.1A

W. MARTIN LUTHER KING JR. BLVD.



BUILDING SECTION (LONGITUDINAL) SCALE 1/8"=1'-0" 1



3434 W. SHURE BLVD., SUITE 205
LOS ANGELES, CA 90010
TEL: 213 386-5807 TEL2: 213 386-3993 FAX: 213 386-4052



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PROJECT
**PROPOSED 6-STORY NEW 32 DWELLING UNITS
 AND COMMERCIAL MIXED-USE BUILDING
 W/ 1-LEVEL SUBTERRANEAN PARKING GARAGE**
 900 W. MARTIN LUTHER KING JR. BLVD.
 LOS ANGELES, CA 90037

REVISIONS

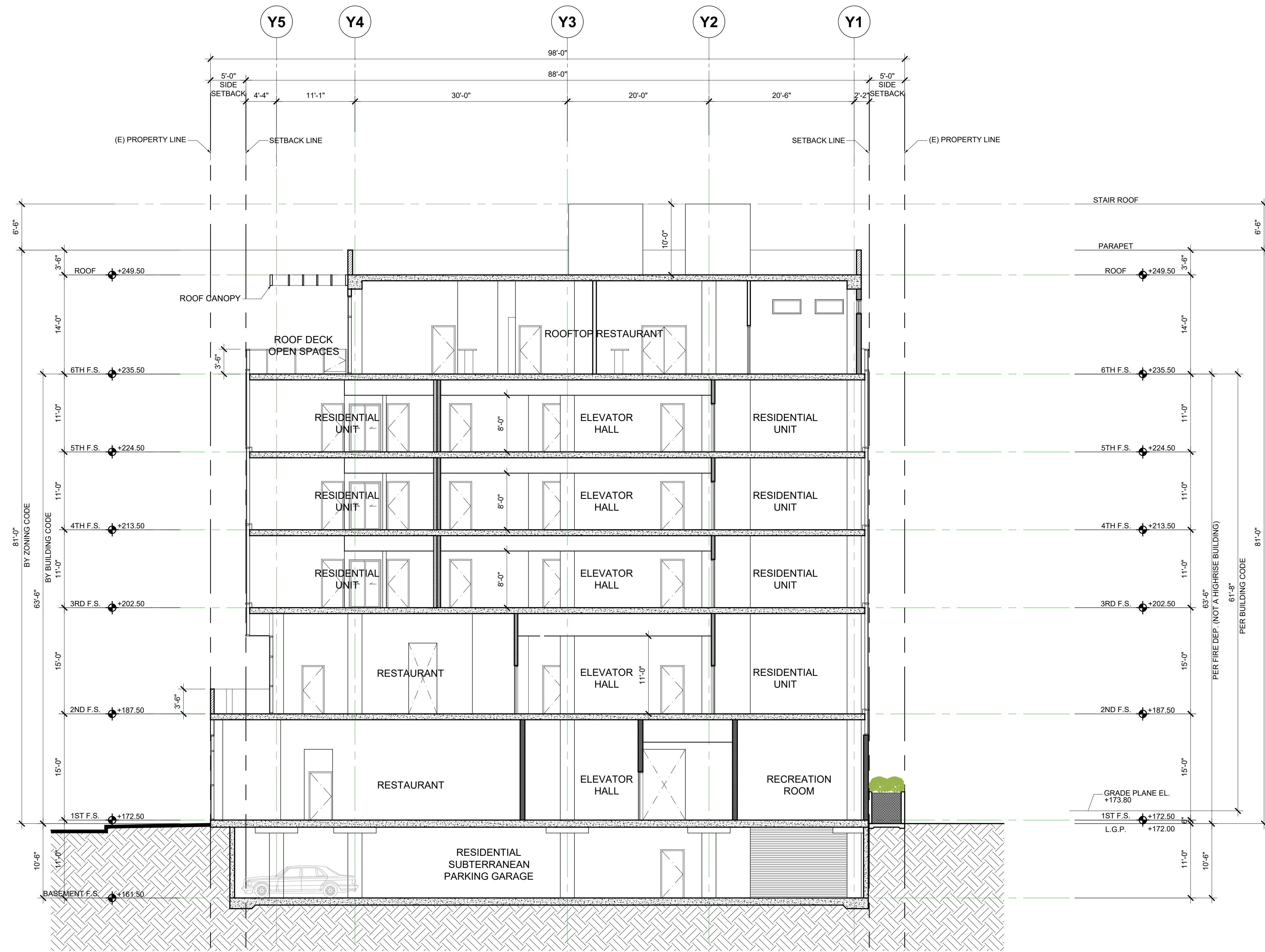
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PROJECT NO:
 DRAWN:
 BLDG. SUBMITTAL DATE: 02/14/2024
 BID DATE:
 SCALE: AS SHOWN ON PLAN
 SHEET TITLE:
BUILDING SECTION (LONGITUDINAL)
 SHEET NO.:

A4.1

900 W. MARTIN LUTHER KING JR. BLVD. LOS ANGELES, CA 90037

MENLO AVE.



LEGEND: WALL TYPES
(TYPE I-A CONSTRUCTION)

CONC. / CONC. C.M.U.	
	CONC. WALL OR CONC. COLUMN (1) (A7.1)
	CONC. WALL OR CONC. COLUMN (1) (A7.1)
	C.M.U. WALL .STC 48 (1) (A7.1)
METAL STUD WALLS	
	1-HR. EXTERIOR CLADDING (ALUM. PANELS) (1) (A7.1A)
	2-HR. SHAFT WALL (1) (A7.1A)
	2-HR. ELEV. SHAFT WALL (2) (A7.1A)
	2-HR. STAIR SHAFT WALL (5) (A7.1A)
	1-HR. PARTY WALL (6) (A7.1A)
	1-HR. CORRIDOR WALL (7,8) (A7.1A)
	0-HR. PLUMBING WALL (7,8) (A7.1A)



3434 W. SHURE BLVD., SUITE 205
LOS ANGELES, CA 90010
TEL: 213 396-5807 TEL2: 213 396-3993 FAX: 213 396-4052



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PROJECT

PROPOSED 6-STORY NEW 32 DWELLING UNITS
AND COMMERCIAL MIXED-USE BUILDING
W/ 1-LEVEL SUBTERRANEAN PARKING GARAGE
900 W. MARTIN LUTHER KING JR. BLVD.
LOS ANGELES, CA 90037

REVISIONS

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PROJECT NO.:
DRAWN:
BLDG. SUBMITTAL DATE: 02/14/2024

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SCALE: AS SHOWN ON PLAN

BUILDING SECTION (CROSS)

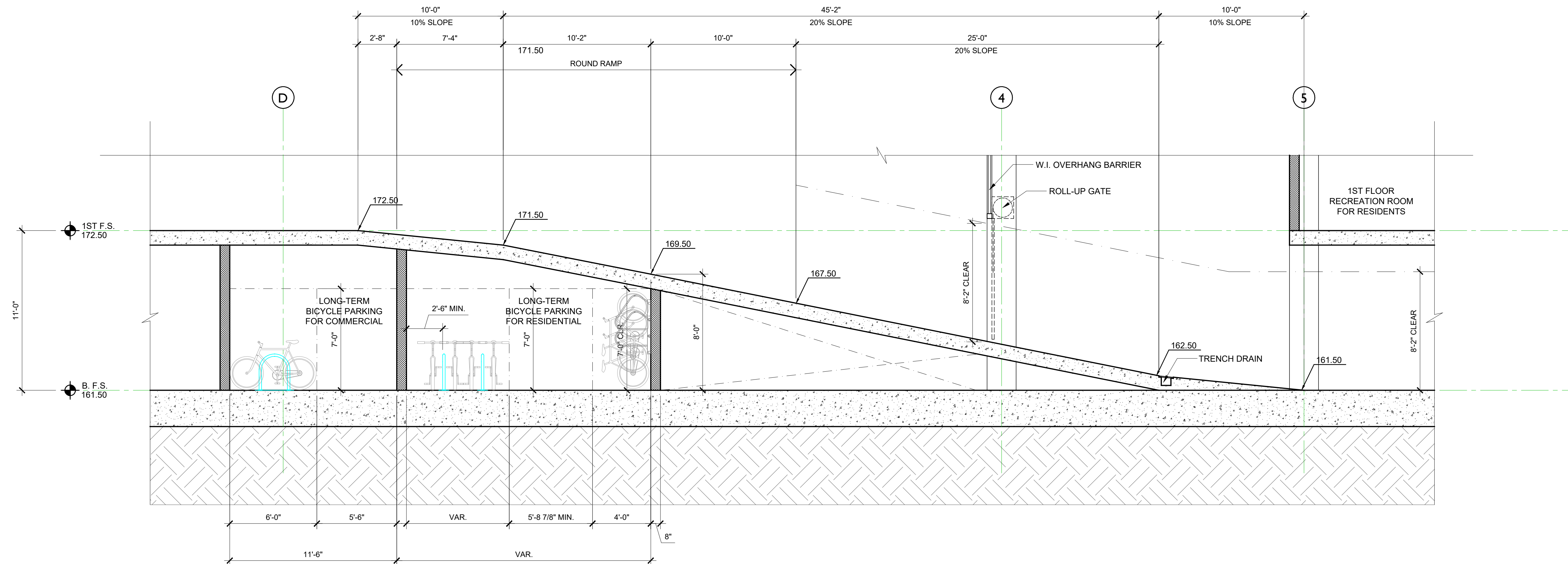
SHEET NO.

A4.2



BUILDING SECTION (CROSS) SCALE 1/8"=1'-0" 1

900 W. MARTIN LUTHER KING JR. BLVD. LOS ANGELES, CA 90037



DRIVE RAMP SECTION

SCALE
1/4" = 1'-0"

1

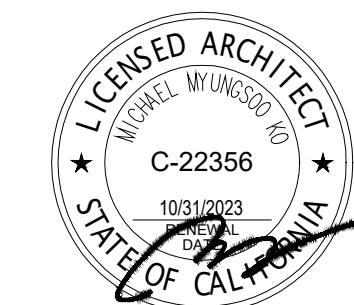
**LOS ANGELES
FIRE DEPARTMENT**
**FIRE DEVELOPMENT
SERVICES**
C24-126972

SCALE
1/4" = 1'-0"

2

KSK

3434 W. SHURE BLVD., SUITE 505
LOS ANGELES, CA 90010
TEL: 213 386-5807 TEL2: 213 386-3993 FAX: 213 386-4052



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PROJECT

**PROPOSED 6-STORY NEW 32 DWELLING UNITS
AND COMMERCIAL MIXED-USE BUILDING
W/ 1-LEVEL SUBTERRANEAN PARKING GARAGE**

900 W. MARTIN LUTHER KING JR. BLVD.
LOS ANGELES, CA 90037

REVISIONS

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PROJECT NO.:

DRAWN:

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BID DATE:

SCALE: AS SHOWN ON PLAN

SHEET TITLE

DRIVE RAMP SECTION

SHEET NO.

A4.3

900 W. MARTIN LUTHER KING JR. BLVD. LOS ANGELES, CA 90037

Landscape Points

Total square footage	12,000.00 sf		
Total number of points required for site	15		
Detail of points		Points Claimed	Reference
Street Trees 30' o.c.	2	L-1	
Trees shading South side of building	6	L-1	
Trees shading East side of building	6	L-1	
Street Tree 24" box	2	L-1	
TOTAL POINTS	16		
Water Management Points			
Total square footage of site	12,000.00 sf		
Total number of points required for site	200		
Detail Of Points		Points Claimed	
Points 2 per plant 73 plants	146	L-1,L-2	
Landscape meter	50	L-5	
Automatic irrigation controller	10	L-5	
TOTAL POINTS	206		

TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
⊙	* Aloe barberae	Tree Aloe	4'-5' trunk	3		low 0.3
⊙	* Chilopsis linearis	Desert Willow	24"box	3		low 0.3
⊙	* Laurus nobilis	Sweet Bay	24"box	1	low branching	low 0.3
⊙	* Podocarpus e. 'Monmal'	Blue Ice Yellowwood	24"box	3		low 0.3
⊙	Street tree	Per City req.	24"box	2		low 0.3

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
▨	Dianella t. 'Variegata'	Flax Lily	5-gal	30"oc		low 0.3
⊙	* Dietes iridioides 'Variegata'	Variegated Fortnight Lily	5-gal	14		low 0.3
⊙	* Myrtus communis 'Compacta'	Myrtle	5-gal	10		low 0.3
⊙	Senecio cylindricus	Narrow-Leaf Chalksticks	5-gal	30"oc		low 0.3
⊙	Senecio serpens	Blue Chalks Sticks	1-gal	10"oc		low 0.3
⊙	* Westringia 'Wynyabbie Highlight'	Variegated Australian Rosemary	5-gal	11		low 0.3
⊙	* Xylosma congestum compacta		5-gal	20		low 0.3

* Points claimed for low water use plants

NOTE:

All groundcover areas where plants are 3' oc or greater to have geotextile fabric installed 3" below finished grade w/ 3" shredded bark above to eliminate weed growth.

Waterproofing and drains in planters by others.

All trees to be planted with commercial root barriers.

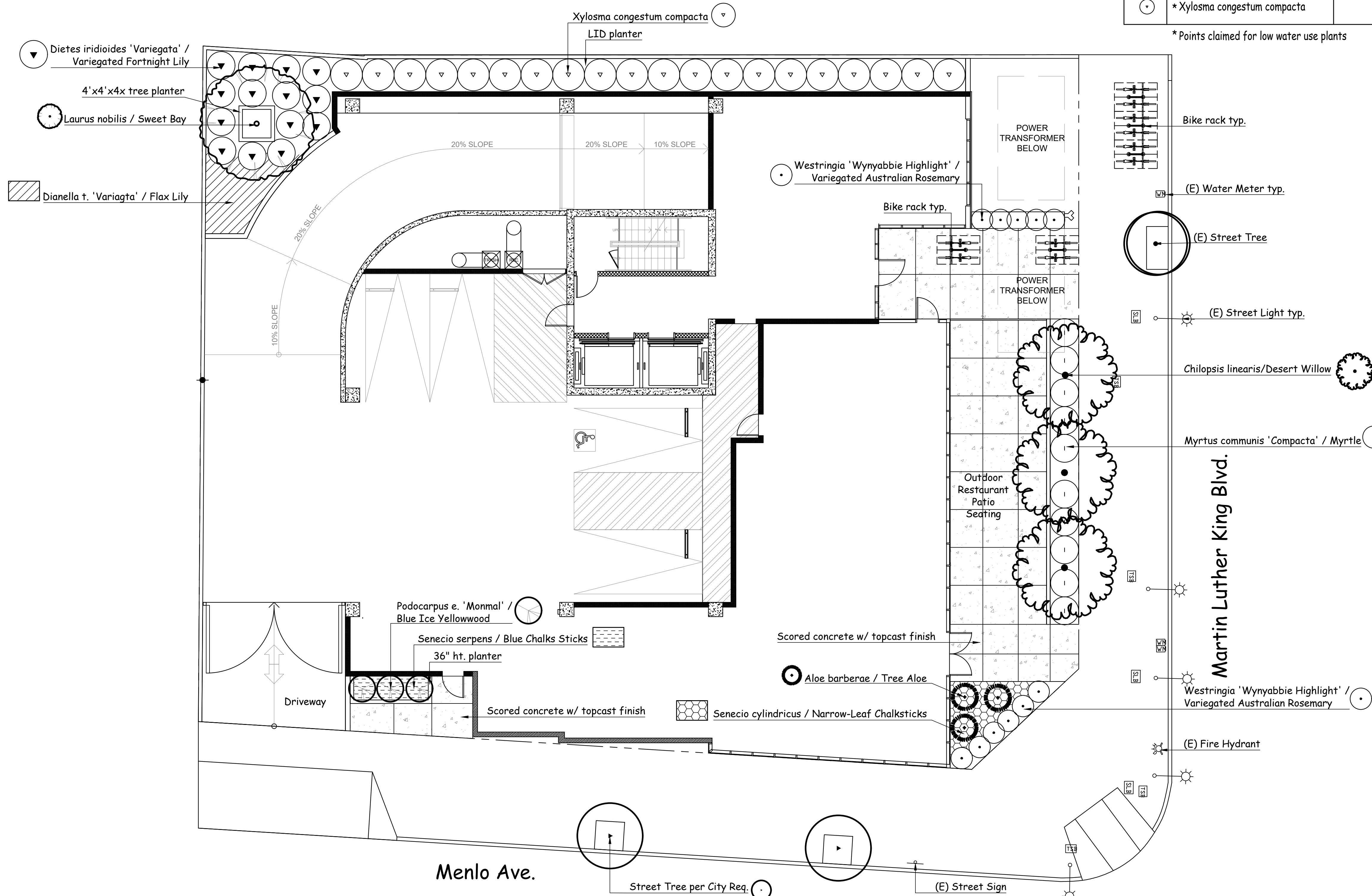
3" deep shredded Cedar bark to spread between plants.

LANDSCAPE AREA: 1,457 SF
IRRIGATION WATER SUPPLY TYPE: POTABLE WATER SUPPLY

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES
A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED

FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT A RATE OF A MINIMUM OF 4 CUBIC YARDS PER 1,000 SF OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO SOIL.

Open Space Area Required	2,400 s.f.
Outdoor Open Space Provided	1,466 s.f.
Required Common Outdoor Open Space to be landscaped	1,466 s.f. / 25%= 366.5 s.f. 25%
Provided Open Space to be landscaped	
6th Floor	388 s.f. 26%
Number of 24" box trees required	
32 units / 4	8 trees
Provided 24" box trees	
1st floor	7 trees
Street trees	2 trees
Total 9 trees	



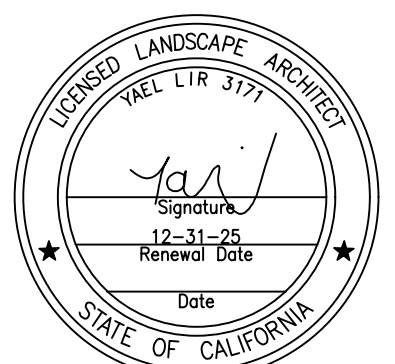
REVISIONS	DATE
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ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

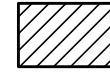

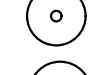
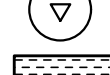

32 UNITS
900 & 904 W MLK BLVD
LOS ANGELES, CA 90337

1ST FLOOR
PLANTING PLAN



DATE: JULY 3, 2023
SCALE: 1/8" = 1'-0"
JOB NUMBER: 237223
DRAWN BY: RG

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
	Dianella t. 'Variagta'	Flax Lily	5-gal	24"oc		low 0.3
	* Euphorbia tirucalli 'Sticks on Fire'	Red Pencil Tree	5-gal	11		low 0.3
	* Olea europea 'Little Ollie'	Dwarf Olive	5-gal	22		low 0.3
	* Senecio cylindricus	Narrow-Leaf Chalksticks	5-gal	18" o.c.		low 0.3
	Senecio mandraliscae		5-gal	24"oc		low 0.3

* Points claimed for low water use plants

NOTE:

All groundcover areas where plants are 3'oc or greater to have geotextile fabric installed 3" below finished grade w/ 3" shredded bark above to eliminate weed growth.

Waterproofing and drains in planters by others.

3" deep shredded Cedar bark to spread between plants.

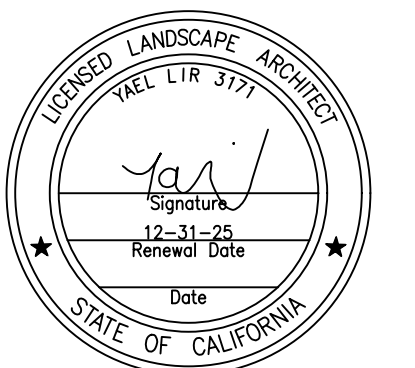
REVISIONS	DATE
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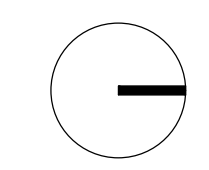
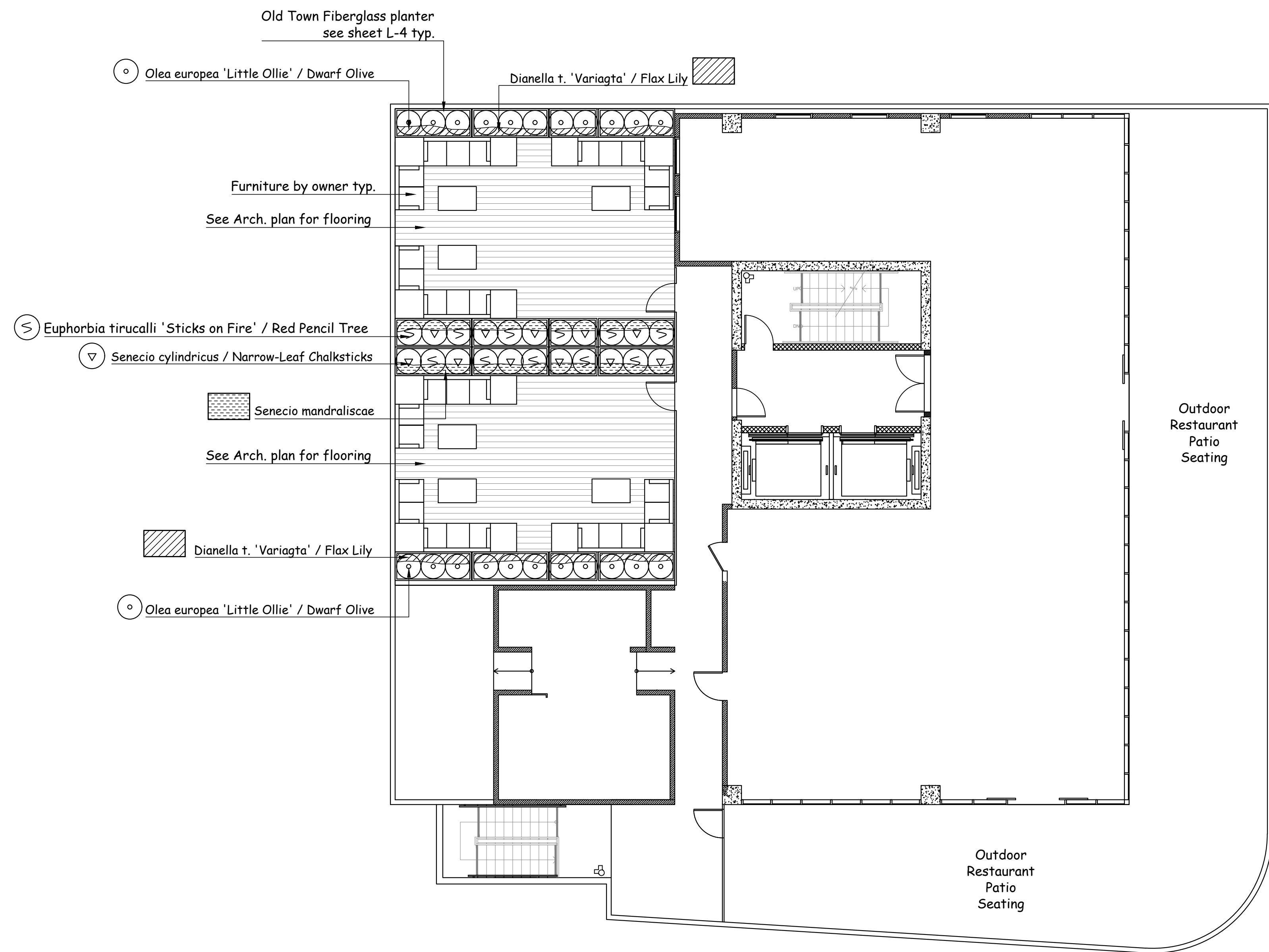
ASLA
 Yael Lir Landscape Architects
 1010 Sycamore Ave. Suite 313
 South Pasadena, CA 91030
 Tel 323.258.5222
 Fax 323.258.5333
 yael@yaellir.com

32 UNITS
 900 & 904 W MLK BLVD
 LOS ANGELES, CA 90337

6TH FLOOR
 PLANTING PLAN



DATE: JULY 3, 2023
 SCALE: 1/8"=1'-0"
 JOB NUMBER: 237223
 DRAWN BY: RG





Aloe barberae / Tree Aloe



Chilopsis linearis / Desert Willow



Laurus nobilis / Sweet Bay



Podocarpus e. 'Monnal' / Blue Ice Yellowwood



Dianella t. 'Variagta' / Flax Lily



Dianella r. 'Little Rev' / Flax Lilly



Dietes iridioides 'Variegata' / Variegated Fortnight Lily



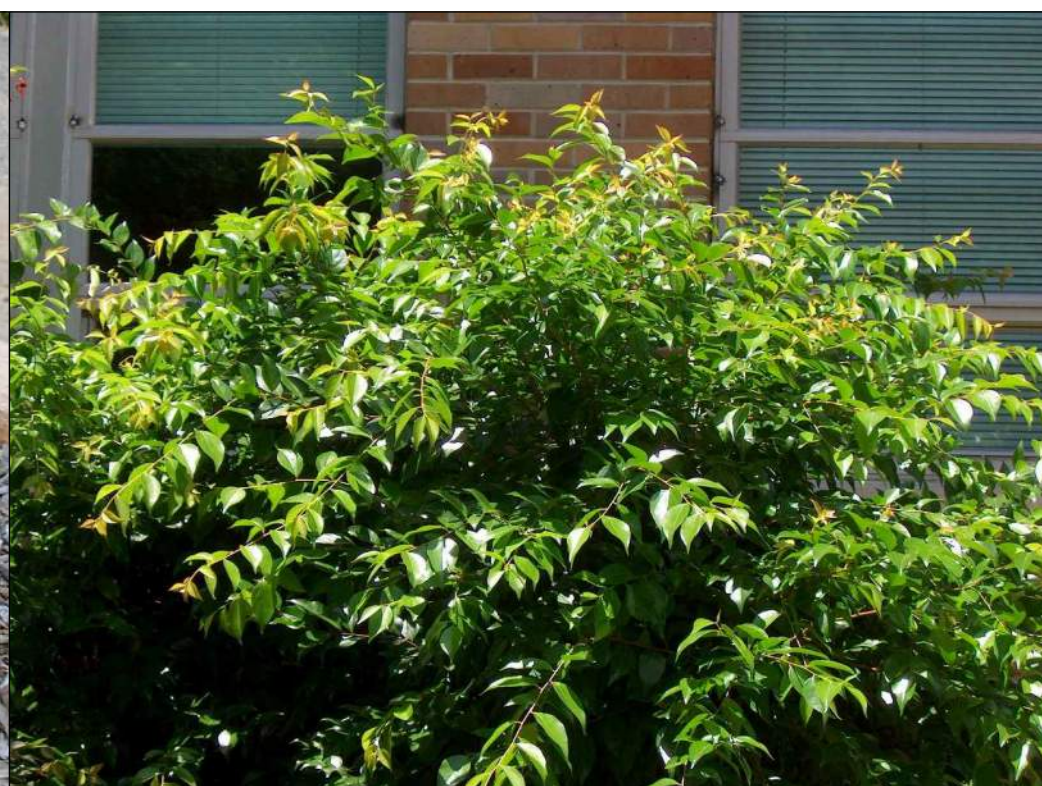
Myrtus communis 'Compacta' / Myrtle



Senecio cylindricus / Narrow-Leaf Chalksticks



Westringia 'Wynabbie Highlight' / Variegated Australian Rosemary



Xylosma congestum compacta



Euphorbia tirucalli 'Sticks on Fire' / Red Pencil Tree



Olea europea 'Little Ollie' / Dwarf Olive



Senecio mandraliscae

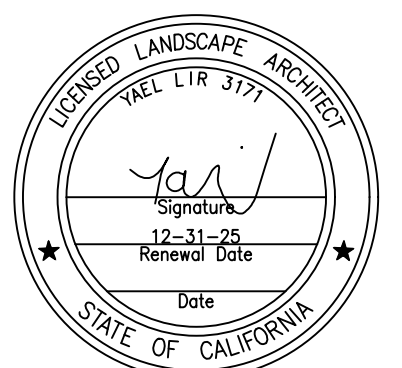
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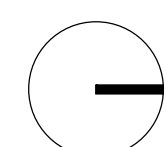
ASLA
 Yael Lir Landscape Architects
 1010 Sycamore Ave. Suite 313
 South Pasadena, CA 91030
 Tel 323.258.5222
 Fax 323.258.5333
 yael@yaellir.com

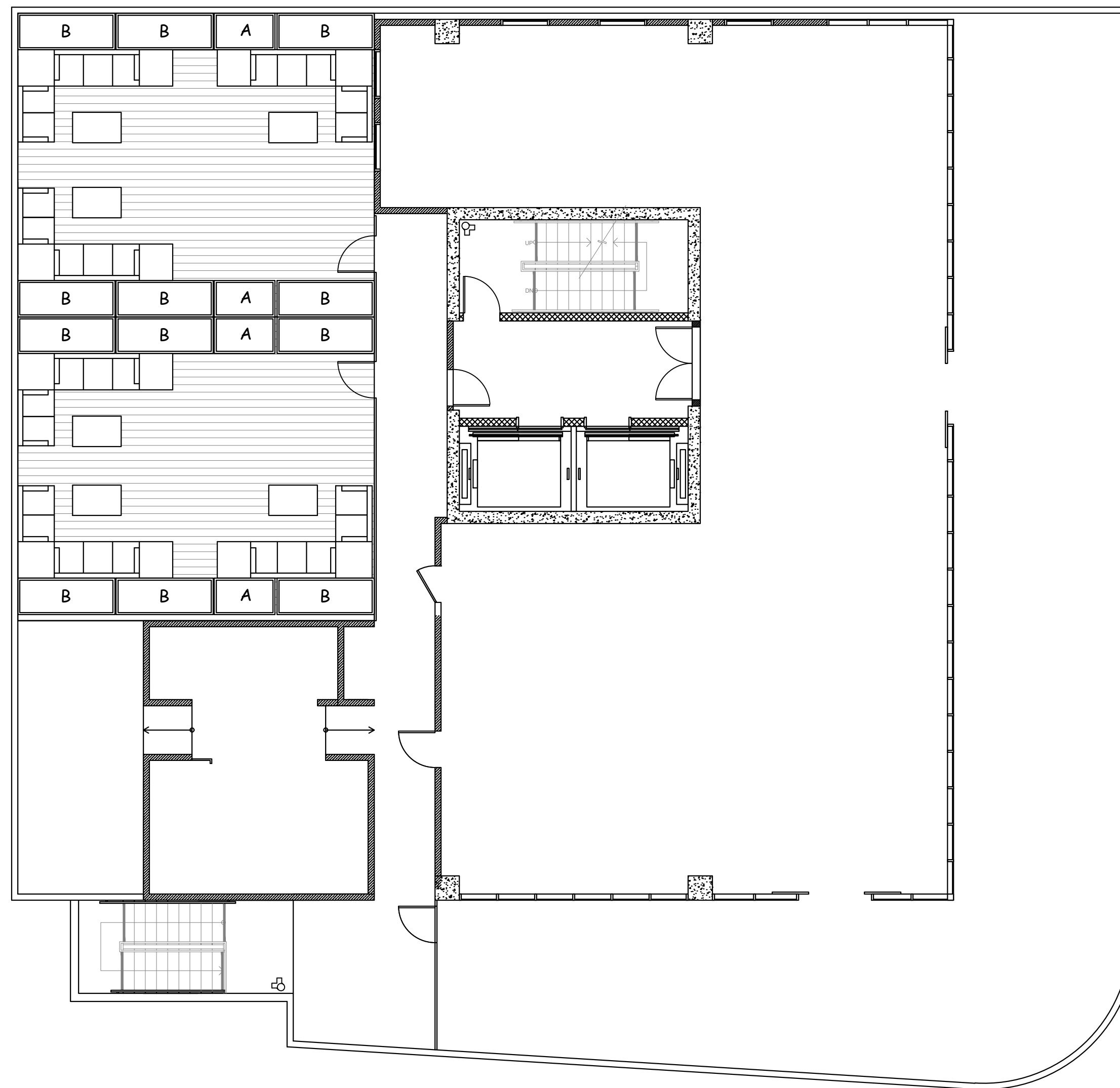
32 UNITS
 900 & 904 W MLK BLVD
 LOS ANGELES, CA 90337

PLANT PHOTOS



DATE: JULY 3, 2023
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 237223
 DRAWN BY: RG





OLD TOWN FIBERGLASS PLANTERS				
PLANTER	MAKE	MODEL	COLOR	REMARK
A	Rectangle	RL603618	Gunmetal	custom
B	Rectangle	RL963618	Gunmetal	custom

oldtownfiberglass.com
 Ara Berberian
 tel: 818.974.8940



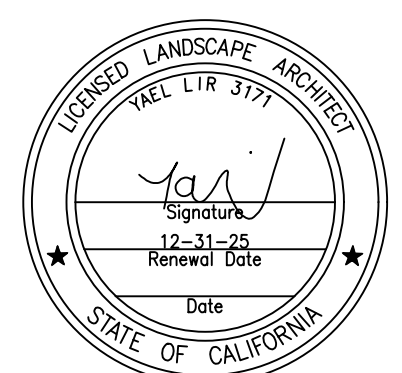
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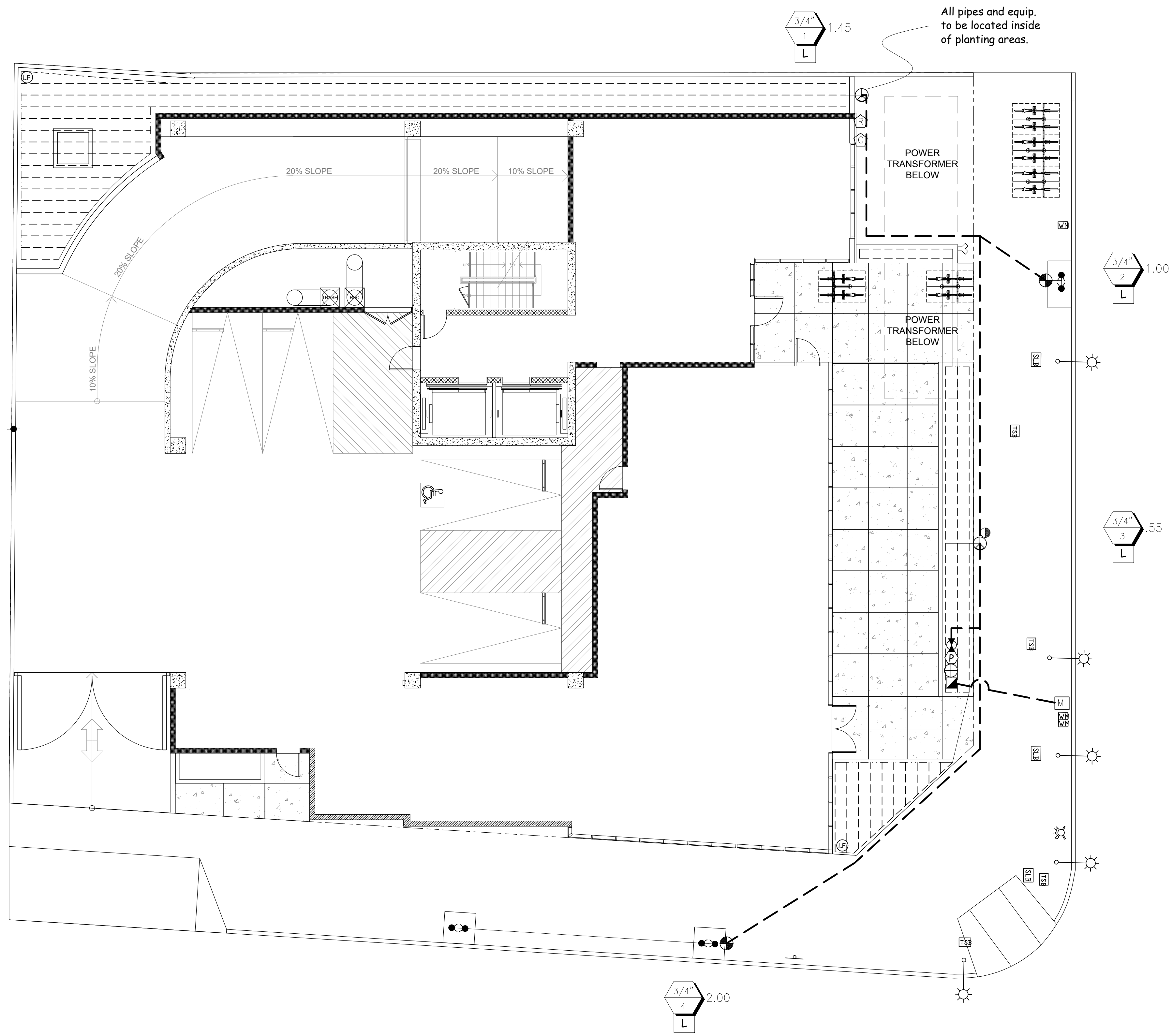
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6TH FLOOR
 PLANTER LAYOUT



DATE: JULY 3, 2023
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 237223
 DRAWN BY: RG



ALL IRRIGATION IS SUB-SURFACE DRIP SYSTEM

IRRIGATION LEGEND				
DESCRIPTION	SYM.	P.S.I.	RAD.	G.P.M.
'RAINBIRD' RWS-B-1402		10	-	.50
'SUPERIOR' BRASS CONTROL VALVES, #950				
'NIBCO' GATE VALVE T-113				
'CHRISTY' CONCRETE VALVE BOX				
'RAINBIRD' QUICK COUPLER 44 LRC 1"				
'SUPERIOR' 3100 series MASTER VALVE				
'HUNTER' FLOW SENSOR FCT-150 FLOW				
'WILKINS' REGULATOR MODEL 500				
'WILKINS' BACKFLOW PREVENTER 375				
'HUNTER' ACC2				
'HUNTER' SOLAR SYNC WIRELESS				
SLEEVING SCH. 40 P.V.C.				
PRESSURE LINE SCH. 40 P.V.C.				
NON-PRESSURE LINE SCH. 40 P.V.C.				
IRRIGATION METER		1.5"		
POINT OF CONNECTION		1.5"		
W/WYE STRAINER IN CAGE (BFP TO BE PAINTED DARK GREEN) LOCATION BY OWNER LOCATION BY OWNER TWICE LINE SIZE (MIN.) 1.5" SEE PLAN FOR SIZE 1.5" P.O.C. VERIFY LOCATION ON SITE				
NETAFIM LEGEND				
'NETAFIM' LVCZ10075-LF		CONTROL VALVE, TECHFILTER & PRESSURE REGULATOR.		
'NETAFIM' LINE FLUSH VALVE		BURIED 3" BELOW GRADE		
'NETAFIM' TECHLINE CV TLOCV4-18025				
NON-PRESSURE 1" SCH. 40 PVC HEADER				

LANDSCAPE AREA: 1,457 SF
IRRIGATION WATER SUPPLY TYPE: POTABLE WATER SUPPLY

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS"

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

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

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE"

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

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

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

Yael 8/15/2025

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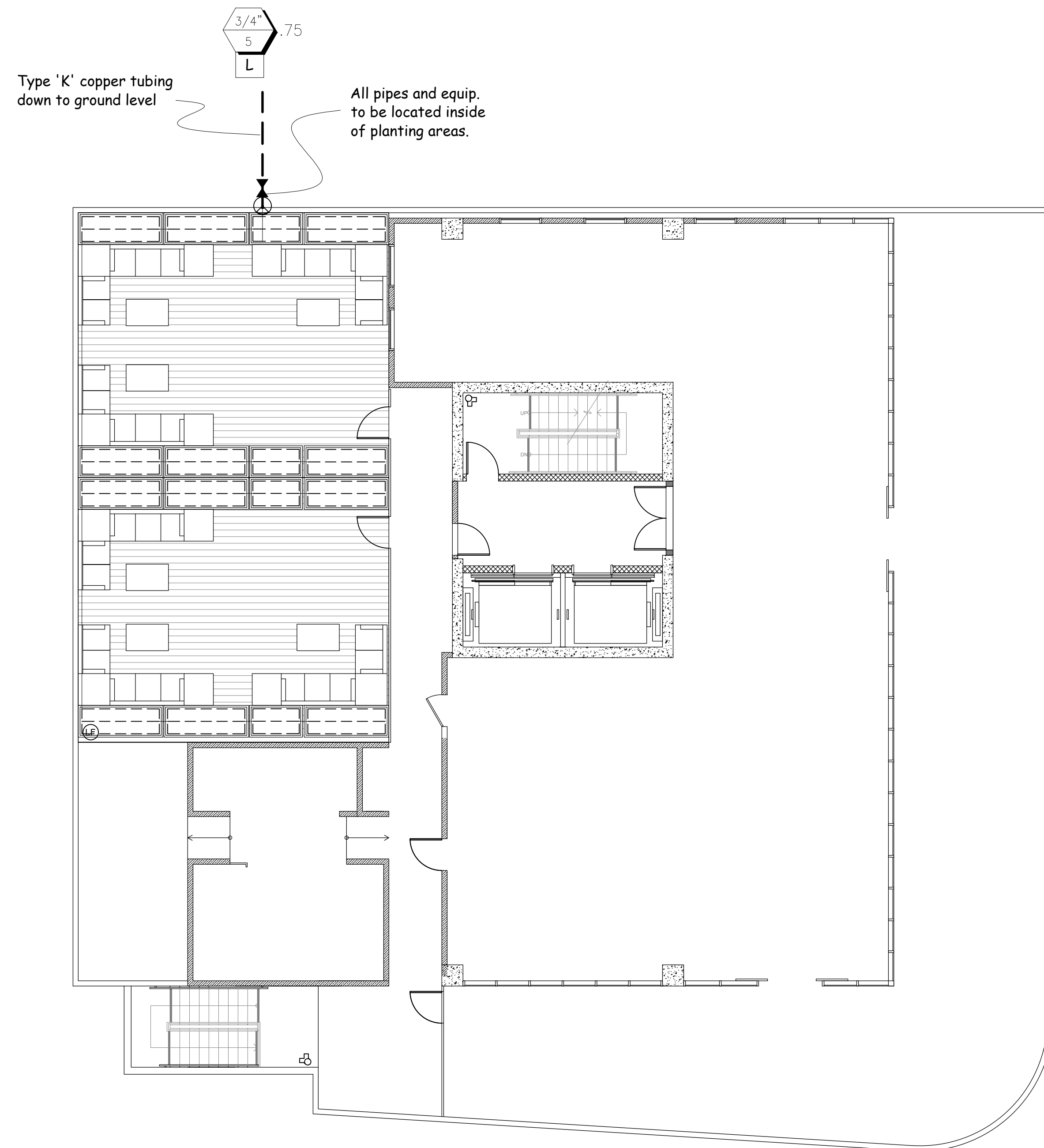
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IRRIGATION PLAN

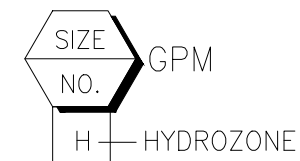


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ALL IRRIGATION IS SUB-SURFACE DRIP SYSTEM

IRRIGATION LEGEND		SYM.	P.S.I.	RAD.	G.P.M.
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SLEEVING SCH. 40 P.V.C.					
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'NETAFIM' TECHLINE CV TLCV4-18025					
NON-PRESSURE 1" SCH. 40 PVC HEADER					
CONTROL VALVE, TECHFILTER & PRESSURE REGULATOR. BURIED 3" BELOW GRADE					



LANDSCAPE AREA: 1,457 SF
IRRIGATION WATER SUPPLY TYPE: POTABLE WATER SUPPLY

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Yael 8/15/2025

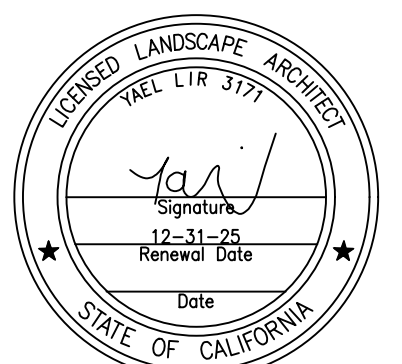
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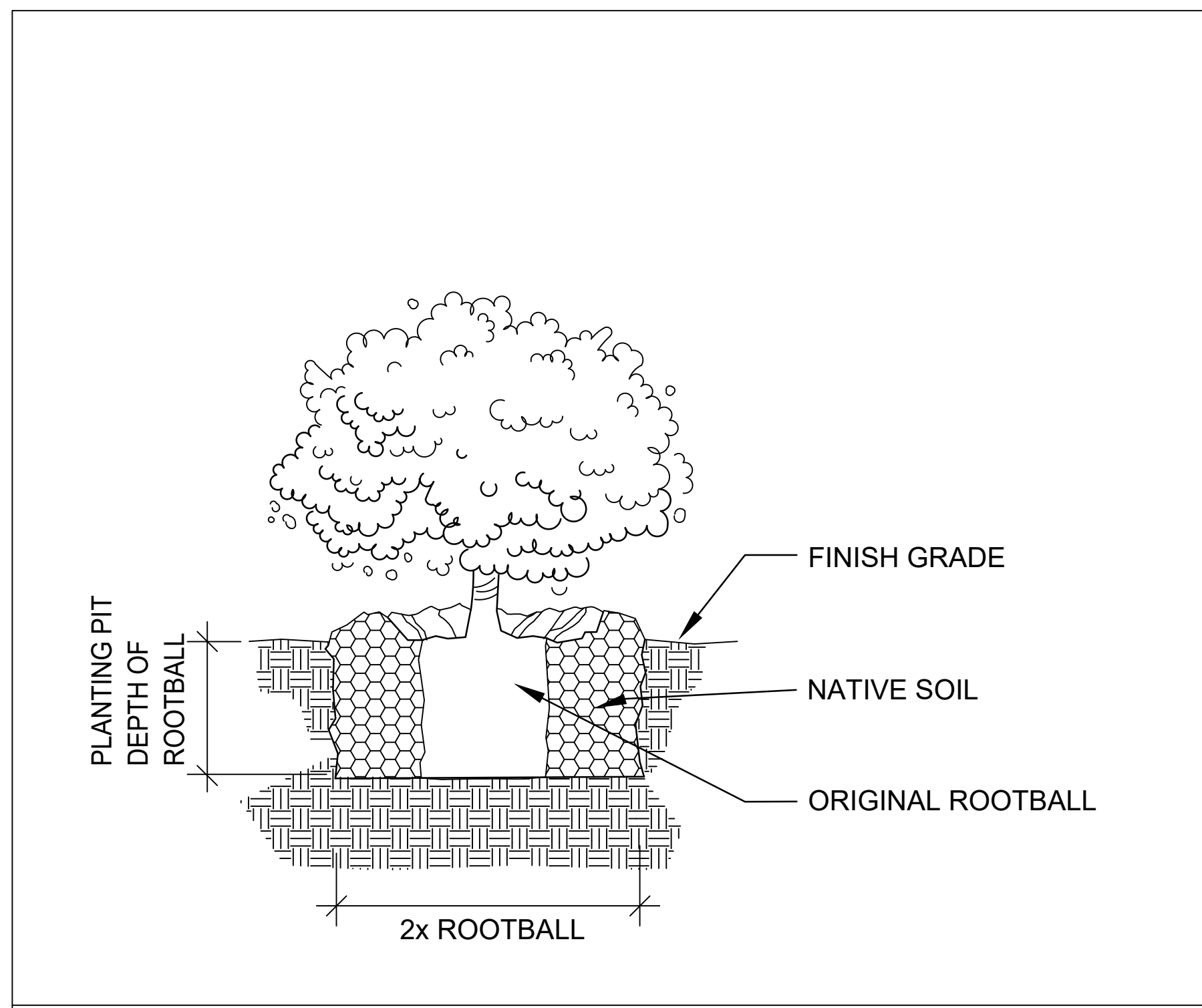
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6TH FLOOR
IRRIGATION PLAN

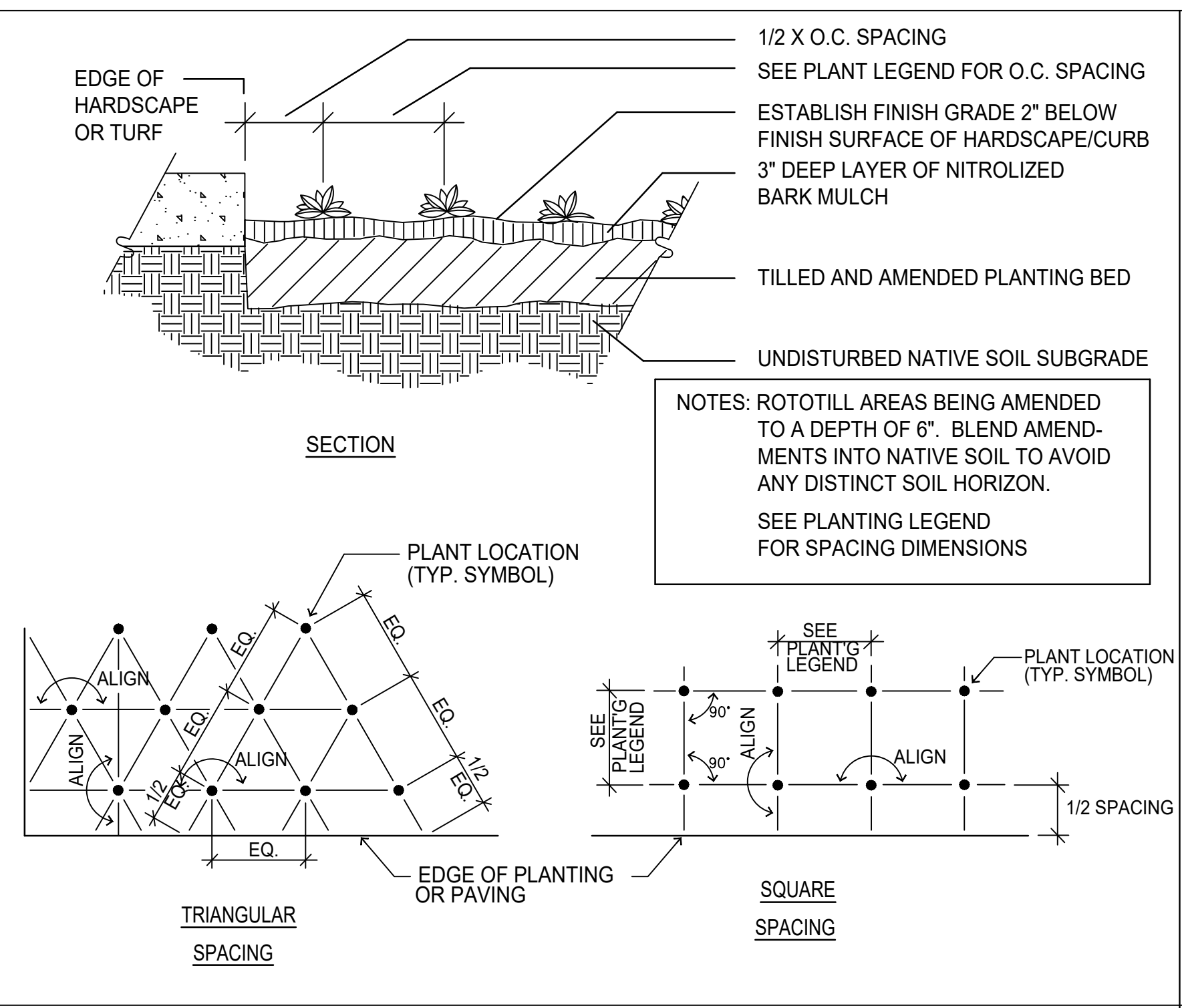


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SCALE: 1/8" = 1'-0"
JOB NUMBER: 237223
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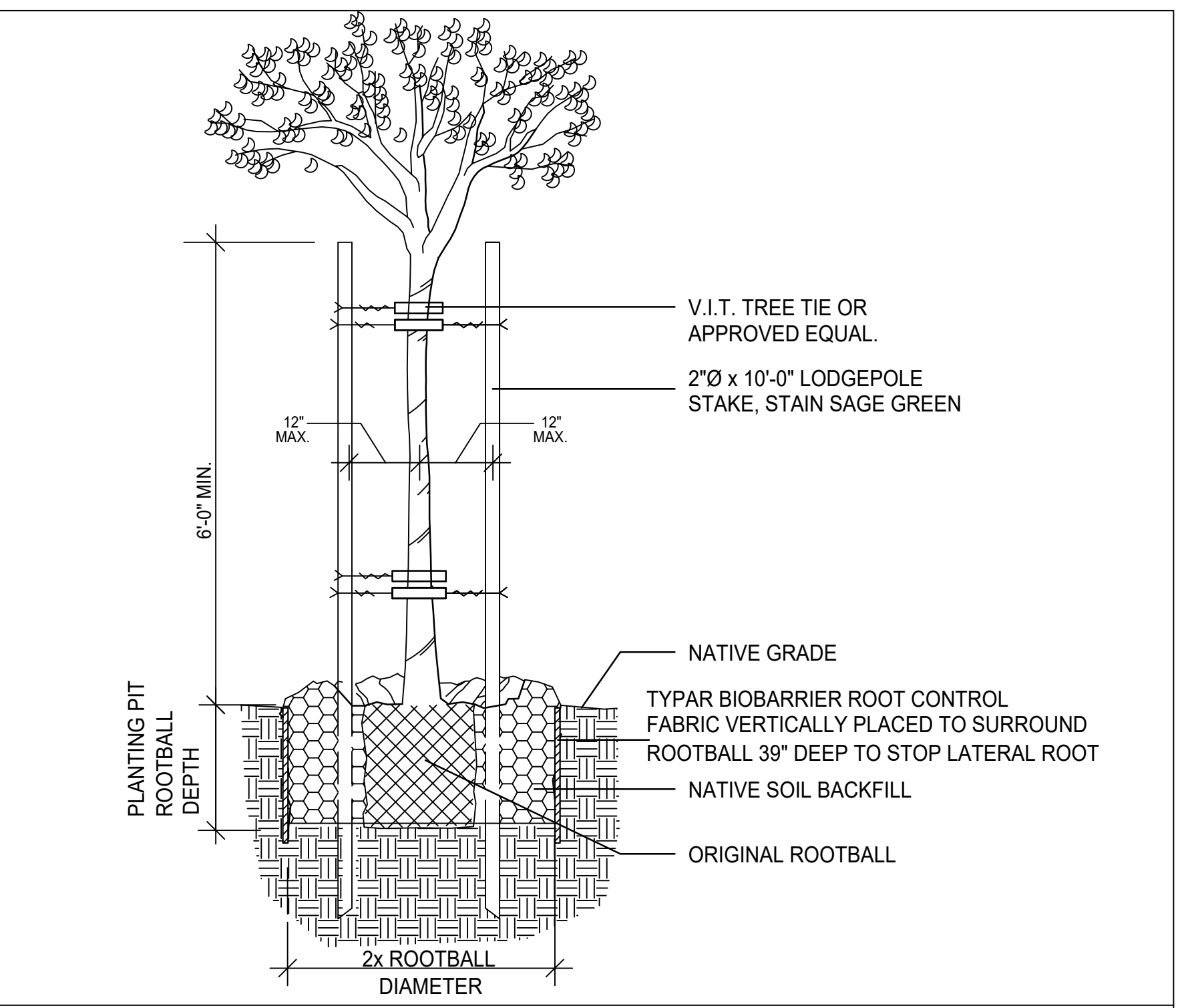
SHRUB PLANTING

SCALE: N.T.S.
FILE: D_PLA001



GROUNDCOVER PLANTING

SCALE: N.T.S.
FILE: D_PLA002



TREE PLANTING & STAKING

SCALE: N.T.S.
FILE: PLA_003

PLANTING NOTES

1. DRAWING IS DIAGRAMMATIC: CONTRACTOR TO VERIFY ALL LOCATIONS AND CONDITIONS ON SITE. COUNT ALL PLANT MATERIAL BEFORE BIDDING.
2. CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS ON SITE AND LOCATE ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS.
3. CONTRACTOR TO REPAIR AT HIS OWN EXPENSE ALL PROPERTY DAMAGE WHICH OCCURS DURING PROJECT INSTALLATION.
4. NOTE ADDITIONAL REMARKS ON SPECIFIC PLANTS IN PLANT LIST.
5. ALL EXISTING PLANT MATERIAL TO BE REMOVED EXCEPT WHERE NOTED ON PLAN.
6. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR 90 DAYS FROM THE DATE OF ACCEPTANCE BY OWNER. PALM TO BE GUARANTEED FOR THE PERIOD OF 1 YEAR.
7. FINISH GRADE TO BE 2" BELOW ALL WALKS, CURBS, AND PAVING.
8. ALL PLANTED AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ. FT. OF SURFACE AREA. ROTO-TILL AMENDMENTS TO A DEPTH OF 6"
 - *150 LBS. GRO-POWER
 - *3 CU YDS NITROGENIZED, MINERALIZED FIR BARK
 - *ADD 8 LBS OF GRO-POWER CONTROLLED RELEASE 12-8-8 PER CU YD OF MIX.
9. PLANT HOLE TO BE TWICE AS WIDE AND DEEP AS THE PLANT ROOT BALL. BACKFILL AND COMPACT TO 80 % SOIL OF SITE AND 20 % FIR BARK, AS DEFINED IN #8. PROVIDE GRO-POWER PLANT TABLETS AT THE FOLLOWING RATES:

5 GAL	6-9
24" box	14-16

10. ALL PROPOSED SHRUBS AND GROUND COVER AREAS ARE TO BE TREATED WITH A PRE-EMERGENT WEED KILLER (EPTAM / RONSTAR). APPLY PER MANUFACTURER'S SPECIFICATIONS: A) IMMEDIATELY AFTER PLANTING, B) AT THE BEGINNING OF THE MAINTENANCE PERIOD, AND C) AT THE END OF THE MAINTENANCE PERIOD.
11. CONTRACTOR TO INSTALL AND MAINTAIN LANDSCAPE PLANTING IN ACCORDANCE WITH THE GOVERNING AGENCY'S GUIDELINES AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THESE NOTES OR ON THE PLANS.
12. SOIL SAMPLES TAKEN FROM VARIOUS LOCATIONS IN THE PLANTING AREAS WILL BE SENT TO A SOIL LAB FOR PROFESSIONAL ANALYSIS AND RECOMMENDATIONS FOR SOIL IMPROVEMENT. CONTRACTOR TO FOLLOW SOIL TESTING RECOMMENDATIONS.
13. ROUGH GRADING OTHER THAN THAT NOTED ON THE LANDSCAPE FINISH GRADING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. FINISH GRADING WILL CONSIST OF RAKING ALL AREAS TO A SMOOTH GRADE, LOOSENING THE SOIL TO A DEPTH OF 6" AND REMOVING ALL ROCKS CLODS OF 2" DIAMETER OR LARGER. FINISH GRADE IS TO BE 2" BELOW TOP OF ADJACENT CURBS AND SIDEWALKS.
14. ALL ROCKS OR UNBROKEN SOIL CLODS OVE 1" IN DIAMETER BROUGHT TO THE SURFACE ARE TO BE REMOVED FROM THE SITE.
15. GROUNDCOVERS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE PLANT IS EVEN WITH THE FINISH GRADE, ROOTS FULLY COVERED WITH SOIL AND FIRMED.

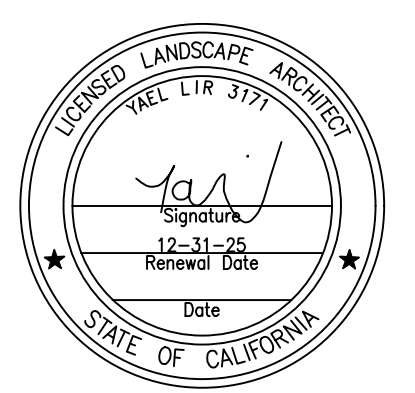
PLACE RECOMMENDED TABLETS BETWEEN THE BOTTOM AND THE TOP OF THE ROOT BALL BUT NO HIGHER THAN 1/3 OF THE WAY UP TO THE TOP OF THE ROOT BALL. SPACE TABLETS EQUALLY AROUND THE PERIMETER OF THE ROOT BALL APPROXIMATELY 2" FROM THE ROOT TIPS. PALM TREES ARE NOT TO RECEIVE TABLETS.

REVISIONS	DATE
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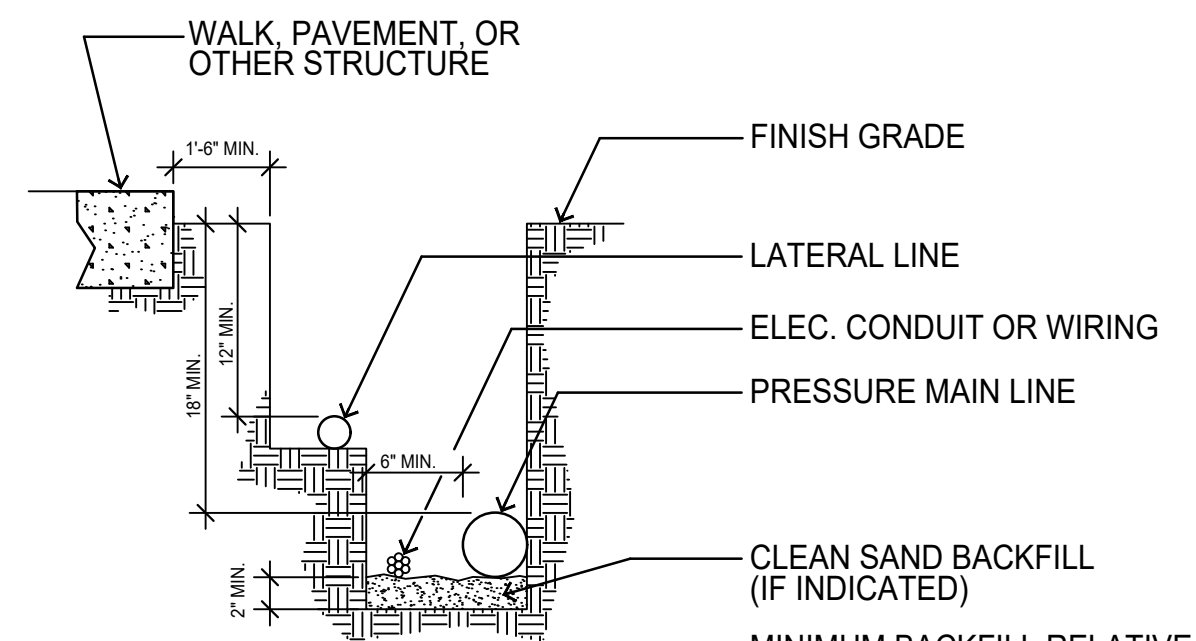
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PLANTING DETAILS



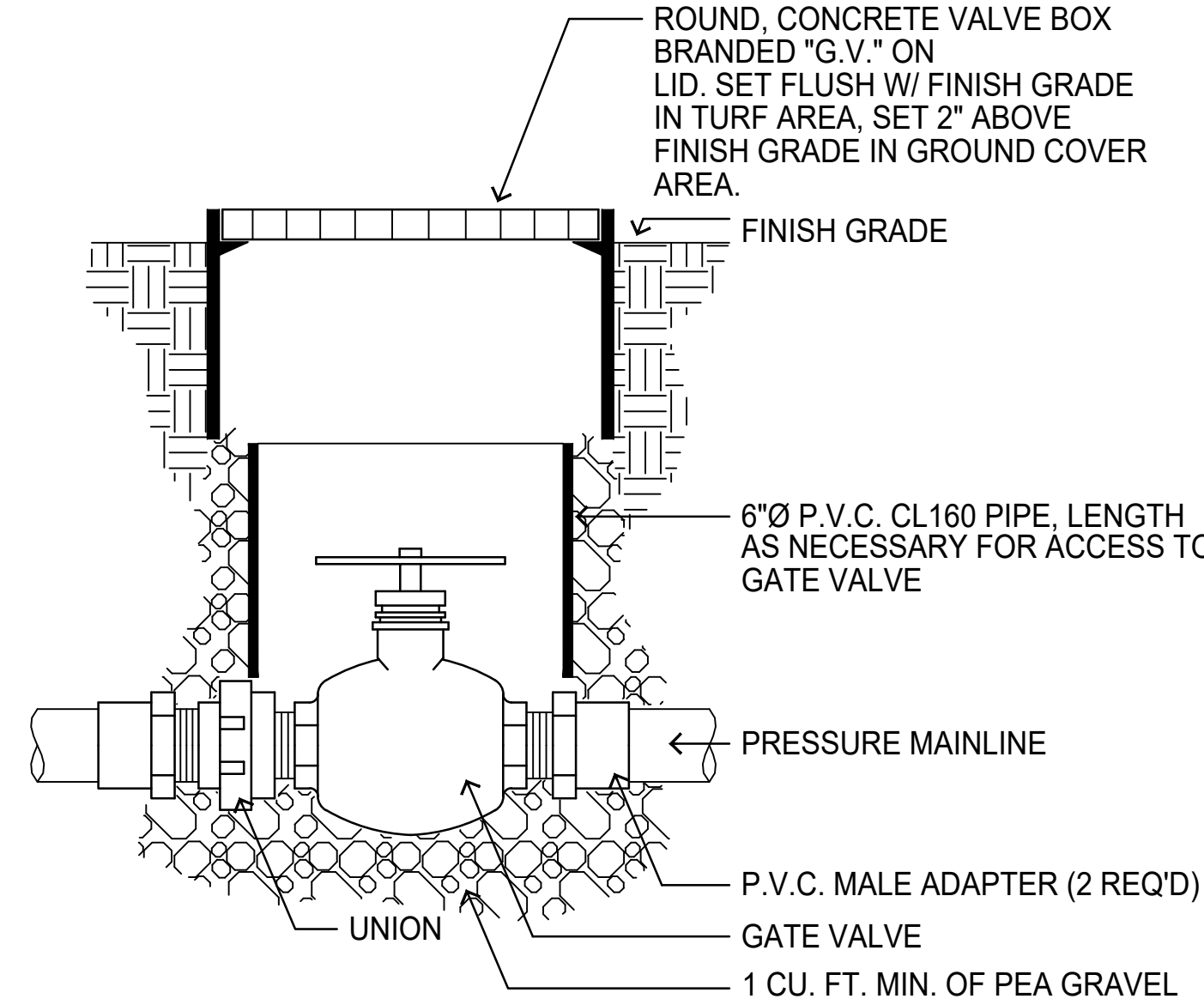
DATE: JULY 3, 2023
SCALE: 1/8" = 1'-0"
JOB NUMBER: 237223
DRAWN BY: RG



- NOTES:
1. ALL PLASTIC PIPING TO BE SNAKED IN TRENCHES
 2. BUNDLE & TAPE CONTROL WIRES AT 10' INTERVALS
 3. TIE A LOOSE 20' LOOP IN WIRING AT CHANGE OF DIRECTION GREATER THAN 30'. UNTIE ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN MADE.
 4. UNDER PAVED AREAS, ALL PRESSURE LINES & WIRES SHALL BE SLEEVED W/ SCH. 80 P.V.C. PIPE & SHALL BE 24" IN DEPTH (MIN.)
 5. INSTALL ALL CONTROL WIRES ON UNDERSIDE OF MAINLINE PIPE
 6. PIPE DEPTH FOR 2-1/2" AND LARGER SHALL BE 24" MINIMUM.
 7. PIPE DEPTH FOR 2" AND SMALLER SHALL BE 18" MINIMUM.
 8. PIPE DEPTH FOR ALL NON-PRESSURE LATERAL LINES SHALL BE 12" MINIMUM.

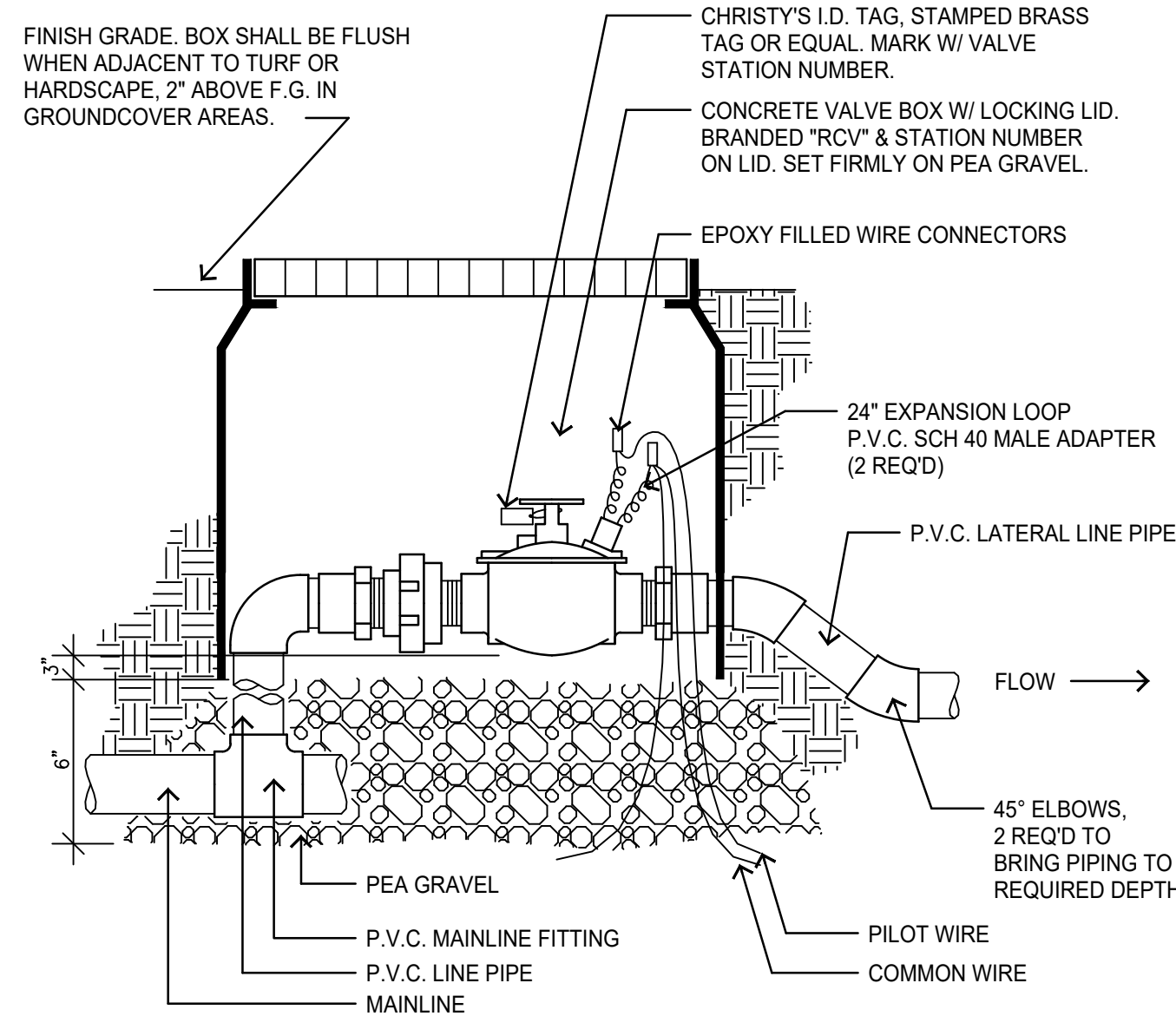
TRENCHING DETAIL

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FILE: D_IRR002



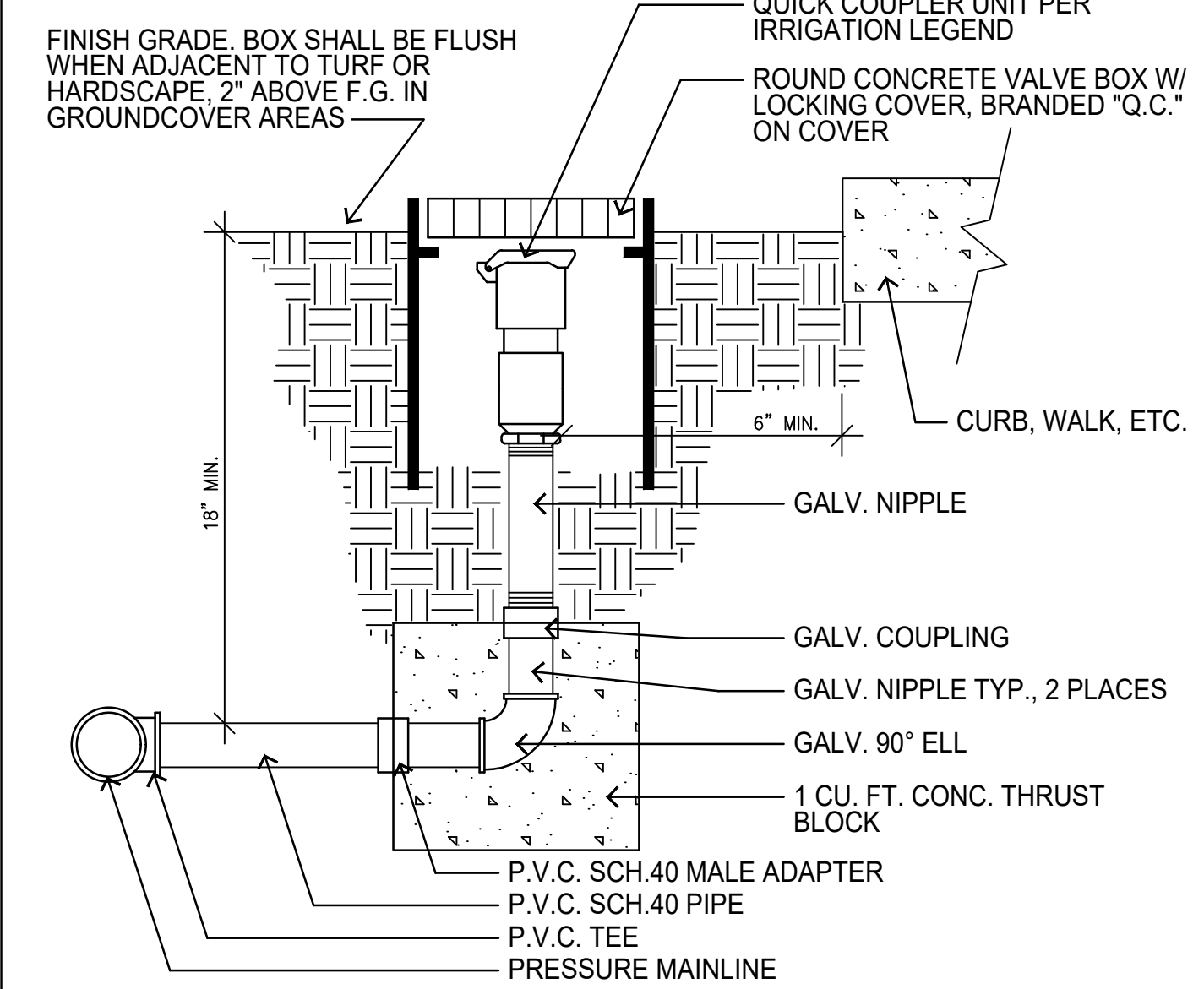
GATE VALVE

SCALE: N.T.S.
FILE: D_IRR003



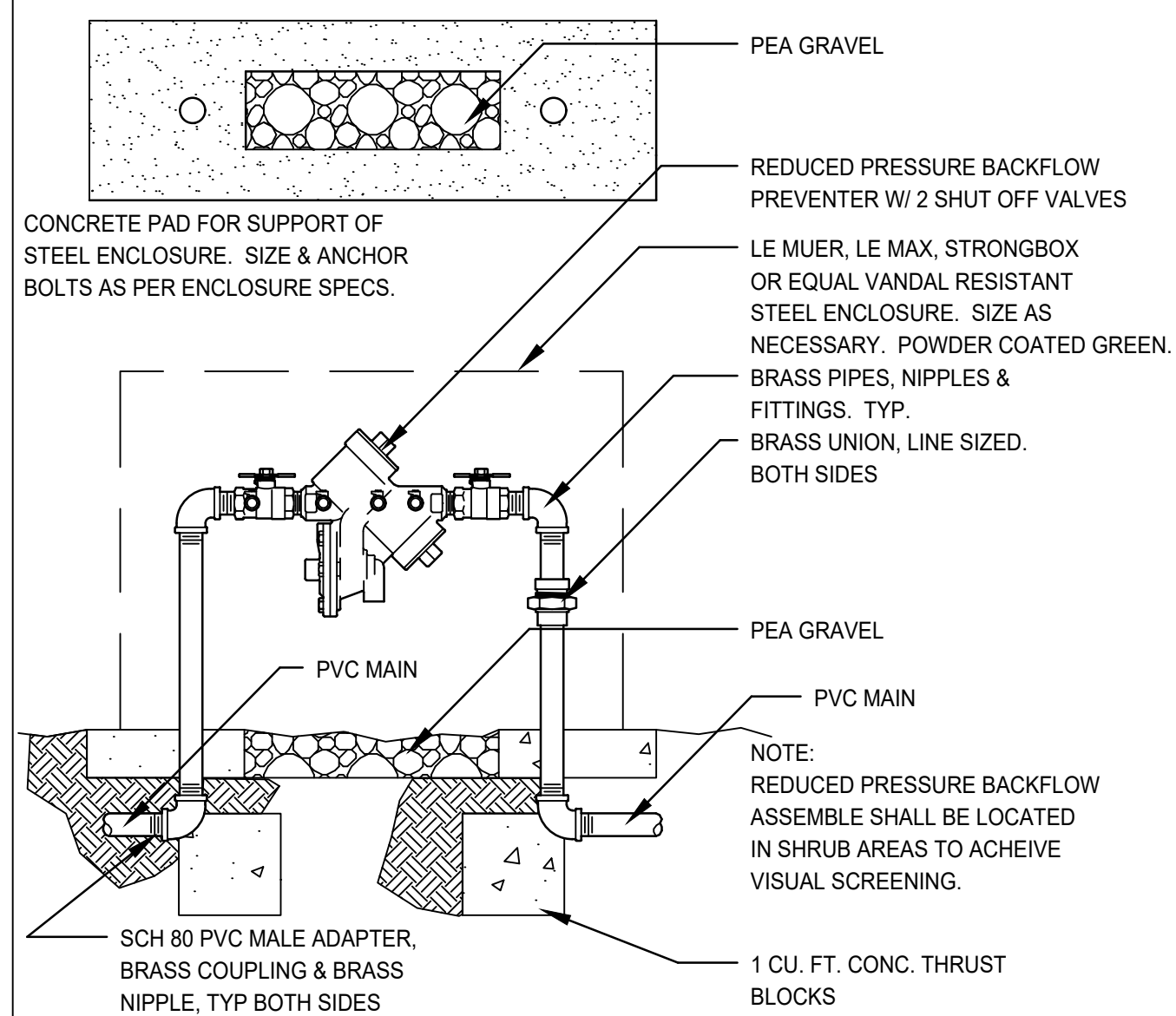
CONTROL VALVE

SCALE: N.T.S.
FILE: D_IRR004



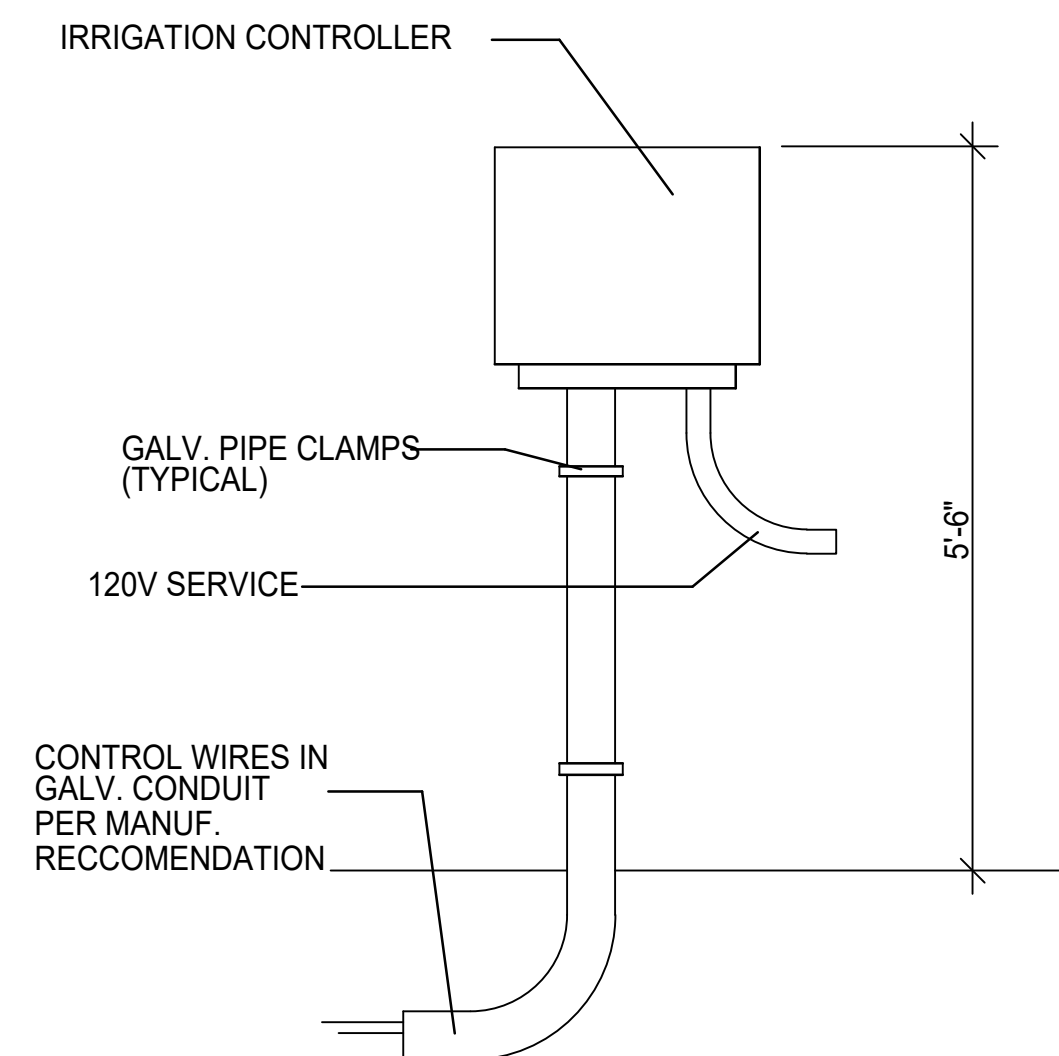
QUICK COUPLER

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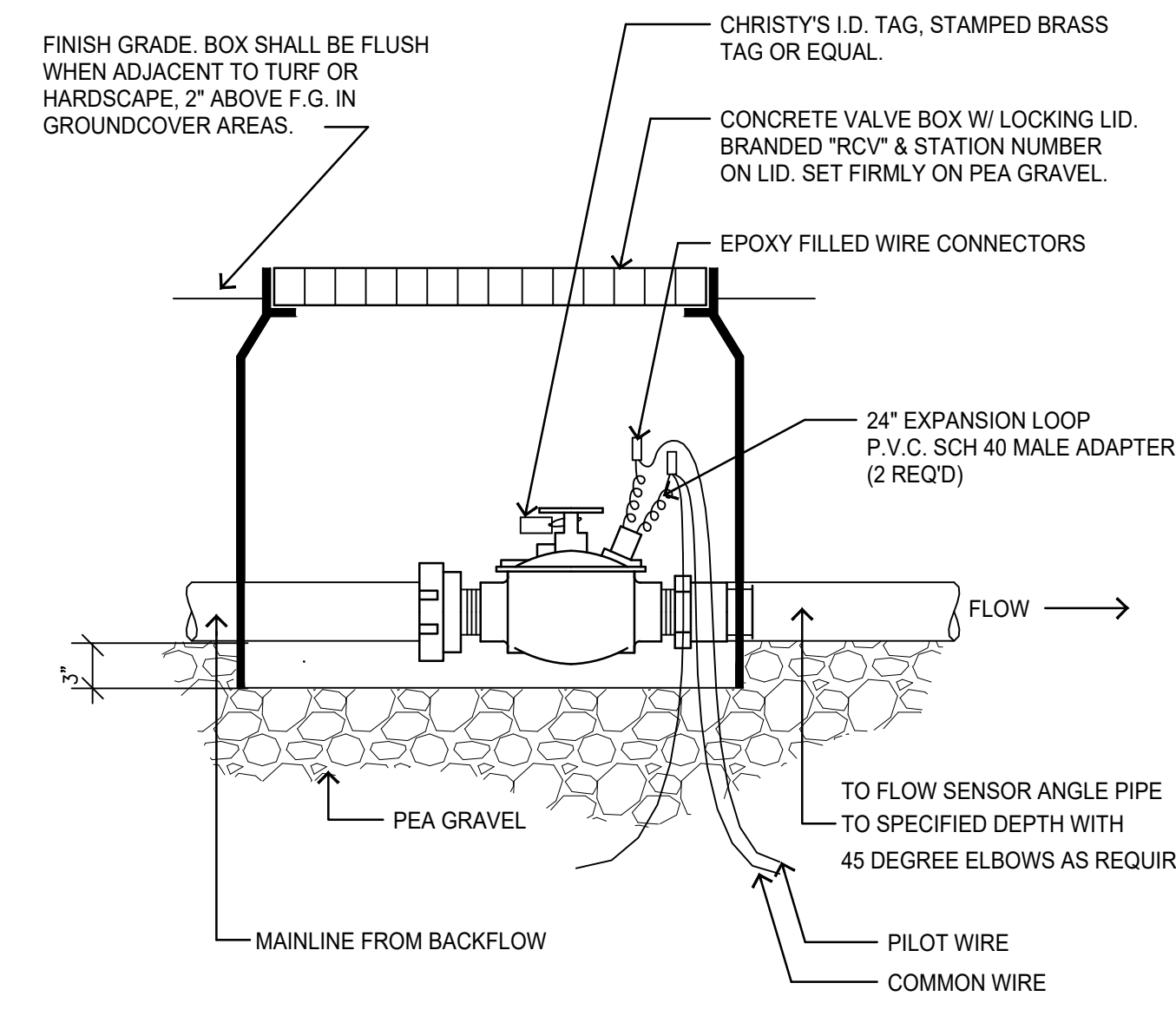
BACKFLOW PREVENTER

SCALE: N.T.S.
FILE: D_IRR006



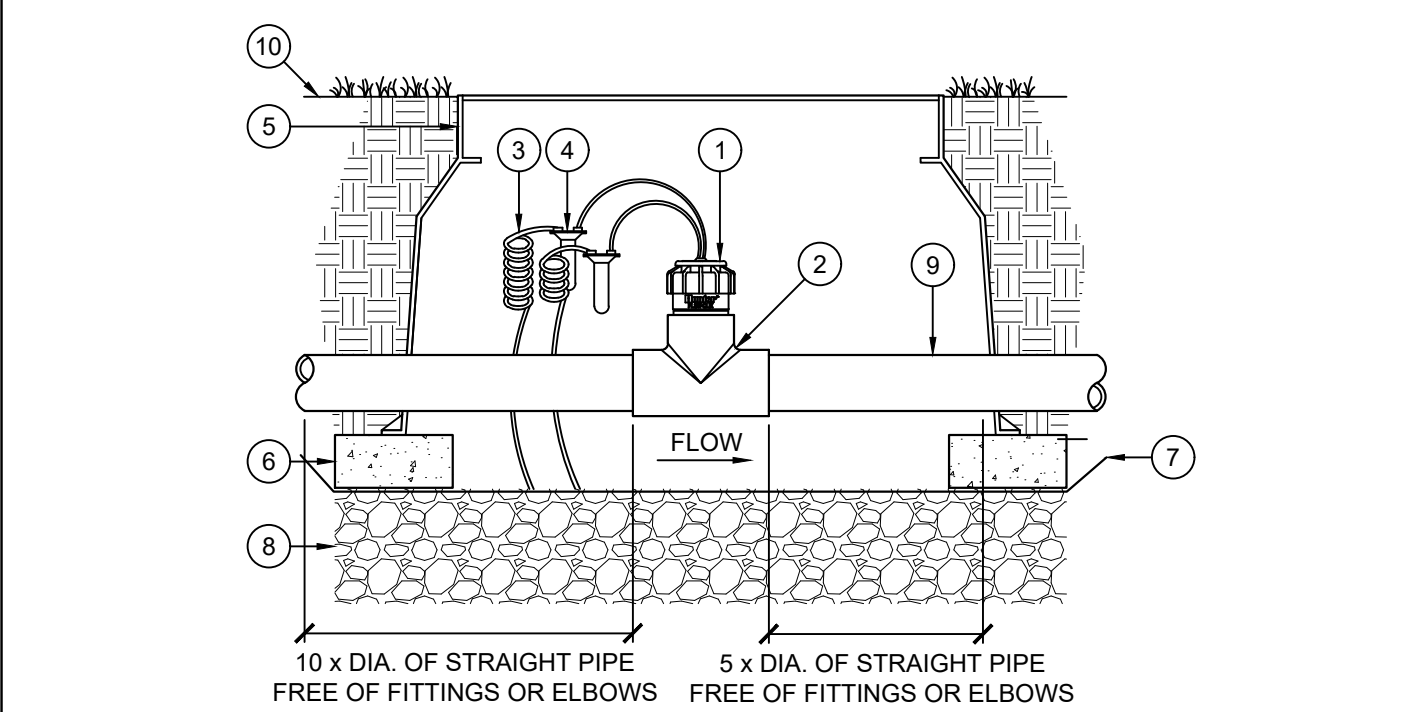
WALL MOUNT CONTROLLER

SCALE: N.T.S.
FILE: D_IRR008



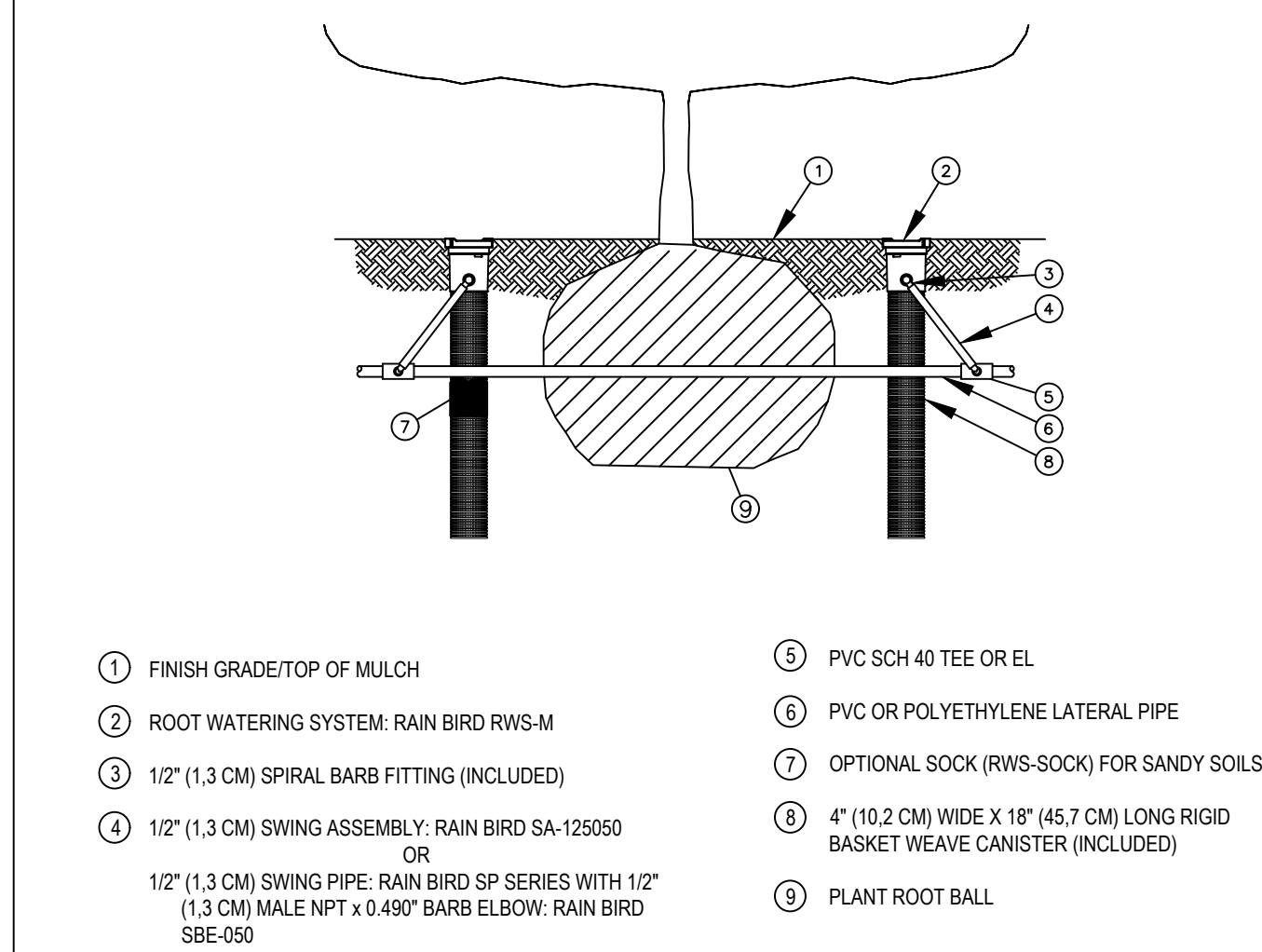
MASTER VALVE

SCALE: N.T.S.
FILE: D_IRR004



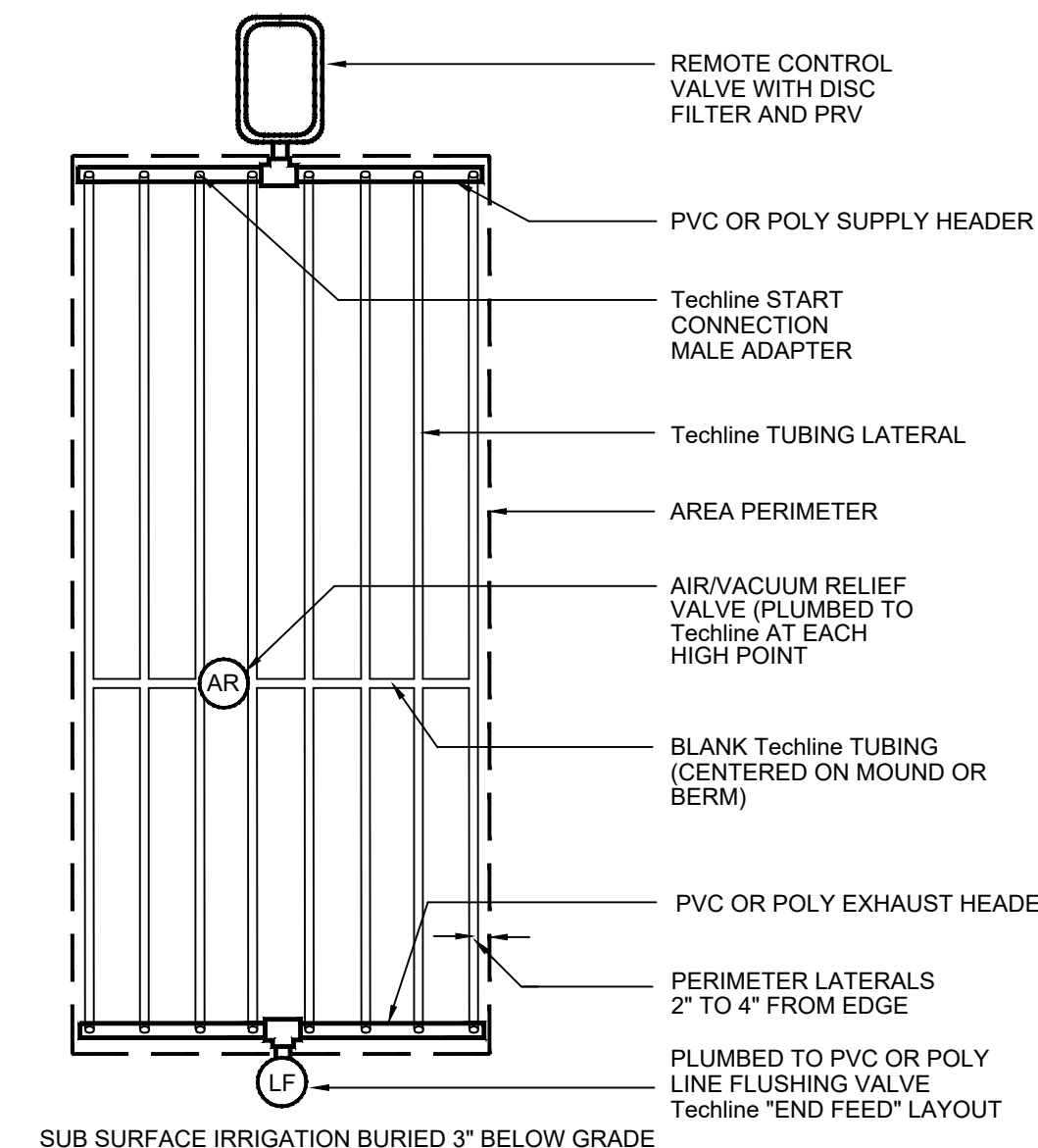
FLOW SENSOR

SCALE: N.T.S.
FILE: FILENAME



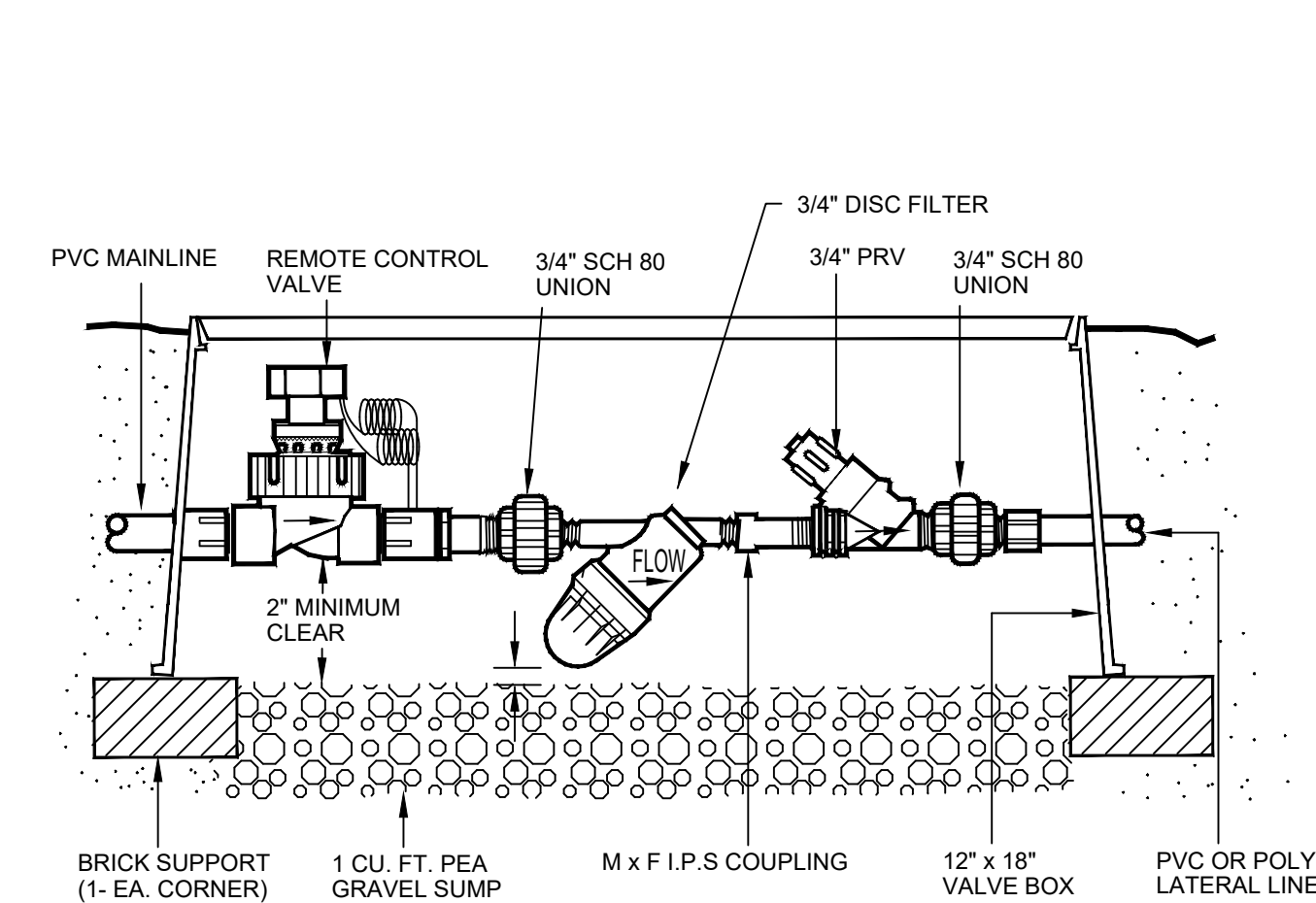
TREE ROOT WATER SYSTEM

SCALE: N.T.S.
FILE: FILENAME



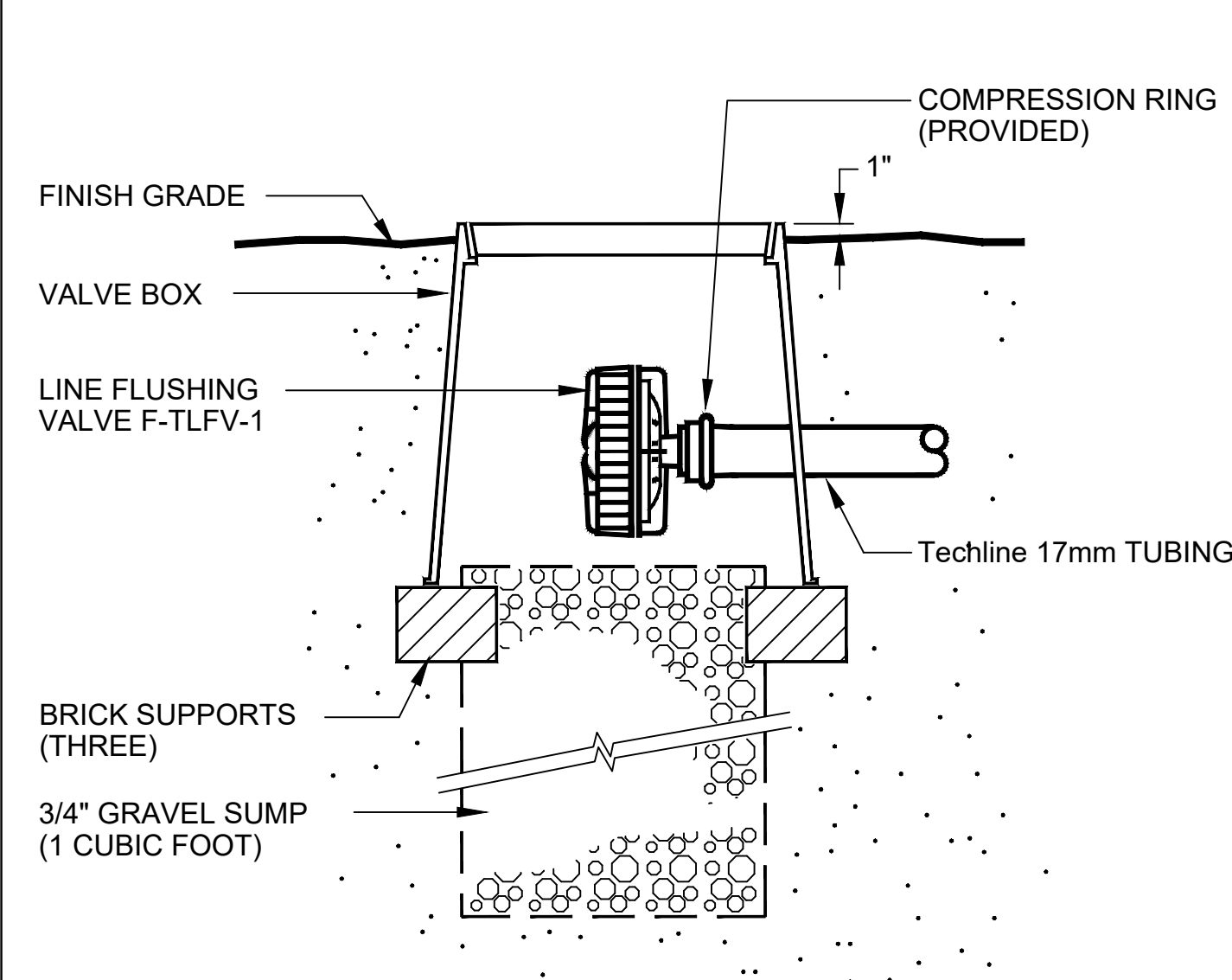
TECHLINE END FEED LAYOUT

SCALE: SCALE
FILE: FILENAME



REMOTE CONTROL VALVE W/ 3/4" PRV

SCALE: N.T.S.
FILE: FILENAME



LINE FLUSHING VALVE

SCALE: N.T.S.
FILE: FILENAME

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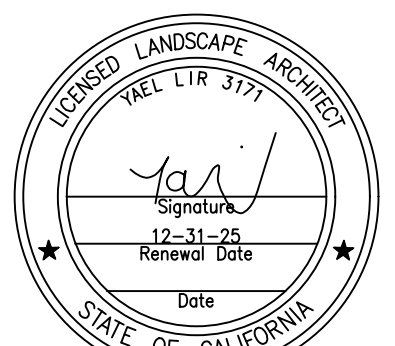


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- DETAIL LEGEND:
1. FLOW SENSOR PER PLAN (HFS)
 2. RECEPTACLE TEE (FCT), SIZE PER PLAN
 3. MIN. 18/2 WIRE PER PLAN TO CONTROLLER SENSOR TERMINALS. MAXIMUM WIRE DISTANCE RUN OF 1,000'
 4. DBRY-6 WIRE SPLICE
 5. RECTANGULAR VALVE BOX PER PLAN
 6. BRICK SUPPORTS AT EACH CORNER (4)
 7. FILTER FABRIC
 8. GRAVEL BASE, DEPTH PER PLAN
 9. MAIN LINE AND SOIL COVER PER PLAN
 10. FINISHED GRADE

IRRIGATION DETAILS



DATE: JULY 3, 2023
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JOB NUMBER: 237223
DRAWN BY: RG

WATER EFFICIENT LANDSCAPE WORKSHEET

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	LANDSCAPE AREA	ETAF X AREA	ESTIMATED TOTAL WATER USE
1 / WATER USE PLANT	0.3	DRIP	0.81	0.37	751	277.87	8631
2 / WATER USE PLANT	0.3	DRIP	0.81	0.37	10	3.7	115
3 / WATER USE PLANT	0.3	DRIP	0.81	0.37	288	106.56	3310
4 / WATER USE PLANT	0.3	DRIP	0.81	0.37	20	7.4	230
5 / WATER USE PLANT	0.3	DRIP	0.81	0.37	388	143.56	4459
				SUM	1457	539.09	
				TOTAL WATER USE (ETWU)			16745
				MAXIMUM APPLIED WATER ALLOWANCE (MAWA)			24892

ETAF CALCULATION	
ETAF X AREA	539.09
TOTAL AREA	1457
AVERAGE ETAF	0.37

IRRIGATION DESCRIPTION

For the efficient use of water, the irrigation system was designed with an automatic irrigation controller (Hunter ACC2) which has the ability to maintain preset flows on up to 6 flow zones and up to 14 valves simultaneously. The controller will continually monitor the system for breaks, leaks and electrical faults, in case those will occur irrigation will be interrupted and the controller will pinpoint the source of problem. Doing that, it will bring maximum efficiency to large watering schedules. The system includes weather sensor (Hunter Solar Sync Wireless), Netafim CV drip tubing and Rainbird RWS bubblers.

THE FOLLOWING TESTS NEED TO BE PERFORMED:

COVERAGE TEST

When sprinkler system installation has been completed, perform a coverage test to determine if all planting areas receive 100% water coverage.

Adjustments will be done as needed, such as adding drip tube or adding bubblers as may be required.

PRESSURE TEST

After welded joints have been cured for at least 24 hours and before drip tube and bubblers are installed, flush out all irrigation pipes and cap them. Test system under normal street water pressure. The welded joints shall remain exposed for examination during pressure test. Center load pipe with small amount of sand to prevent the pipes from arching or slipping under pressure. Use normal street water pressure for the testing. Maintain pressure on PVC pipe for not less than four hours. Replace or repair system, including joints which failed during pressure test. Repeat pressure testing until entire system passes the test period without leaks.

DRIP LINE IRRIGATION

- Drip line tubing is shown on the plans in the suggested layout. contractor shall adjust layout as determined necessary in the field to match the actual site conditions, dimensions, etc.
- All drip line systems shall be installed per the manufacturer's recommendations and directions. this shall include, but not be limited to soil type consideration, plant type consideration, slopes, typical tubing layout, supply headers, flush headers, air-release valves, flush valves, soil staples, and operation indicators, etc.
- Each drip line system shall have a drip zone valve assembly that includes a pressure regulator and in-line filter per the irrigation legend.
- Extend pvc lateral line piping per irrigation legend from the drip zone valve into the planting areas. all supply headers and flush headers shall be pvc piping or drip line tubing as specified on the drawings.
- Connect the drip line tubing into the pvc / poly tubing headers per the manufacturer's directions, using fittings as supplied by the manufacturer of the drip line tubing.
- Drip line tubing runs shall be spaced at approximately 18" o.c. or as noted on the plans.
- Tubing shall run generally parallel to the long axis of the planting areas. The exception to this would be sloped areas where the tubing shall run parallel to the slope contours.
- Flush valves shall be installed a the terminal ends and/or low points of zones in all directions. air release valves, where required for buried systems, shall be installed at the high points of each zone. Refer to the manufacturer's directions for the quantity of flush valves and air-release valves recommended for each zone.
- Drip line tubing shall be scratched into finish grade, buried 2"-3", stapled down, and covered with mulch per the planting plan.
- Each drip line zone shall include an operation indicator. The operation indicator shall be install at the farthest point away from the zone drip valve assembly.
- All fittings used for drip line tubing connections and drip line tubing to pvc connections shall be as produced and supplied by the manufacturer of the drip line tubing.

IRRIGATION NOTES

- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.
- SET ALL VALVES AND QUICK COUPLERS NEXT TO WALKS OR PAVED SURFACES.
- ALL SPRINKLER HEADS ARE TO HAVE TRIPLE SWING JOINTS (EXCEPT WHERE NOTED ON PLANS).
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF THE SAID REJECTION.
- FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER.
- 120VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS.
- BEFORE COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL OBTAIN AN UNDERGROUND SERVICE ALERT I.D. NUMBER BY CALLING 1-800-422-4133. TWO (2) WORKING DAYS SHALL BE ALLOWED AFTER THE I.D. NUMBER IS OBTAINED AND BEFORE THE EXCAVATION WORK IS STARTED SO THAT UTILITY OWNERS CAN BE NOTIFIED.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVER SPRAY ONTO WALKS, STREETS, ETC.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE GRADE DIFFERENCES, LOCATION OF WALLS, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER ROADWAYS AND PAVING, ETC.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 80 P.S.I. AND A MAXIMUM FLOW DEMAND OF 25 G.P.M. THE CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE ARCHITECT.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES IN THE AREA. DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT GIVEN, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- THE INTENT OF THE CONTRACTOR IS TO PROVIDE 100% COVERAGE TO ALL PLANTING AREAS. AS PART OF THE SCOPE OF WORK, PROVIDE ANY ADDITIONAL HEADS, SPECIAL NOZZLES, OR PATTERNS TO ACHIEVE PROPER COVERAGE WITH A MINIMUM OF OVER SPRAY AT NO ADDITIONAL COST TO THE OWNER.
- INSTALLATION FOR THE CONTROL WIRES SHALL FOLLOW MAINLINE ROUTING.
- PROVIDE SLEEVES AS SHOWN ON DRAWING OR AS NEEDED. USE SIZE DIAMETER MIN. SCH. 80 P.V.C. MIN. DEPTH TO TOP OF LINE.
- LOCATE VALVE CHART IN CONTROLLER - REDUCE AND ENCASE IN PLASTIC (AS BUILT).
- GUARANTEE: THE INSTALLED SPRINKLER SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK. SHOULD ANY TROUBLE DEVELOP WITHIN THE TIME SPECIFIED DUE TO INFERIOR OR FAULTY MATERIAL OR WORKMANSHIP, THE TROUBLE SHALL BE CORRECTED BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER.
- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION REGARDING THIS SECTION OF WORK.
- PLEASE INSTALL ALL VALVES IN ONE GROUP LINING UP IN AN ORGANIZED FASHION. PLEASE FIT MORE THAN ONE VALVE IN ONE BOX SO THE NUMBER OF BOXES IS REDUCED.

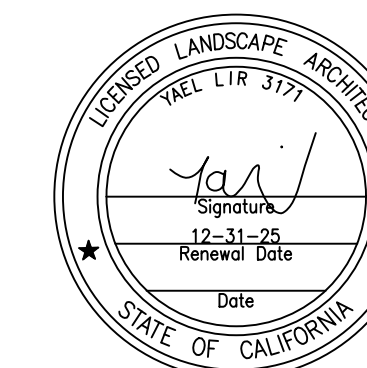
REVISIONS	DATE
1.	9.15.25
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	



ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

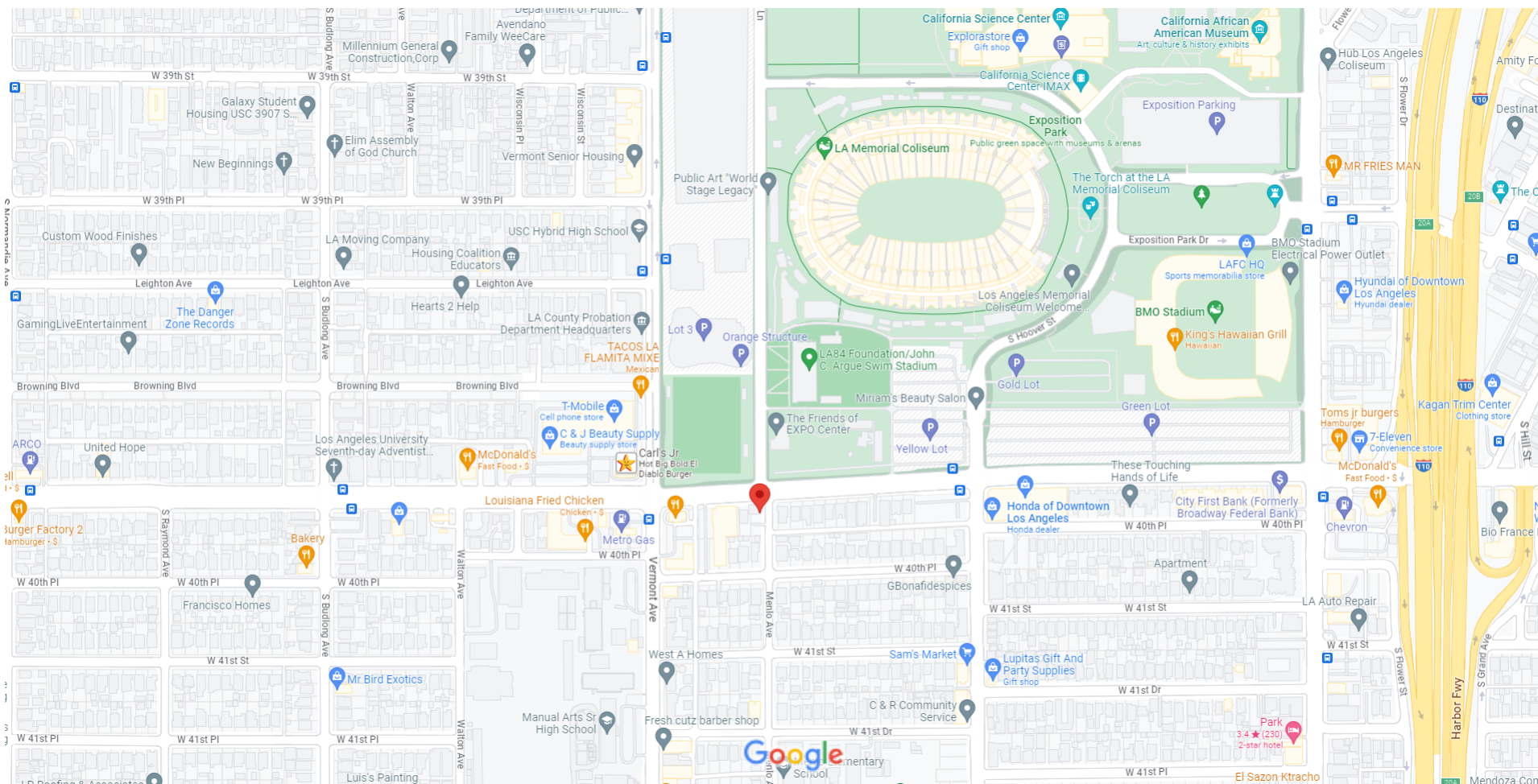
32 UNITS
900 & 904 W MLK BLVD
LOS ANGELES, CA 90337

WATER EFFICIENT LANDSCAPE WORKSHEET



DATE: JULY 3, 2023
SCALE: 1/8" = 1'-0"
JOB NUMBER: 237223
DRAWN BY: RG

Google Maps 900 W Martin Luther King Jr Blvd



Map data ©2023 Google 200 ft



City of Los Angeles Department of City Planning

3/11/2026 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

900 W MARTIN LUTHER KING, JR
BLVD
902 W MARTIN LUTHER KING, JR
BLVD
4011 S MENLO AVE

ZIP CODES

90037

RECENT ACTIVITY

PAR-2023-4860-RDP
PAR-2023-1800-TOC
PAR-2023-1195-AHRF
PAR-2019-7648-TOC
ADM-2023-5183-CPIOC

CASE NUMBERS

ADM-2023-3965-CLR
ADM-2019-6255-CPIOC
CPC-9968-BL
CPC-2023-6051-DB-HCA
CPC-2023-5986-CA
CPC-2022-5432-ZC-CPIOA
CPC-2018-6005-CA
CPC-2013-3169
CPC-2010-2278-GPA
CPC-2008-1552-CPU
CPC-2007-3827-ICO
CPC-2002-1128-CA
CPC-1996-399-CPR
CPC-1990-346-CA
CPC-1986-603-GPC
CPC-1986-447-GPC
CPC-1983-506
ORD-65419
ORD-188792
ORD-188312
ORD-185927
ORD-185926-SA3190
ORD-180103
ORD-175038
ORD-173809-SA1920
ORD-171682
ORD-171681
ORD-167121-SA2074
ORD-162128
ORD-139132

Address/Legal Information

PIN Number	114B197 215
Lot/Parcel Area (Calculated)	6,461.7 (sq ft)
Thomas Brothers Grid	PAGE 674 - GRID A2
Assessor Parcel No. (APN)	5020030008
Tract	EXPOSITION PARK SQUARE
Map Reference	M B 20-74/75
Block	None
Lot	FR 151
Arb (Lot Cut Reference)	None
Map Sheet	114B197

Jurisdictional Information

Community Plan Area	South Los Angeles
Area Planning Commission	South Los Angeles APC
Neighborhood Council	VOICES NC
Council District	CD 9 - Curren D. Price Jr.
Census Tract #	2317.10000000
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	ADM-2023-3965-CLR ADM-2019-6255-CPIOC
-----------------------	--

Planning and Zoning Information

Special Notes	None
Zoning	C2-2D-CPIO
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2484 Community Plan Implementation Overlay: South Los Angeles ZI-2512 Housing Element Sites ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial ApprovalL and Minimum Density ZI-2488 Redevelopment Project Area: Exposition/University Park ZI-2374 State Enterprise Zone: Los Angeles ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
General Plan Land Use	Community Commercial
General Plan Note(s)	Yes
Minimum Density Requirement	Yes (Rezoning Site)
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None

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ORD-115573	CPIO: Community Plan Imp. Overlay	South Los Angeles
ZA-1992-818-RV	Subarea	TOD Medium
ENV-2023-6052-CE	CPIO Historic Preservation Review	No
ENV-2020-6762-EIR	CUGU: Clean Up-Green Up	None
ENV-2019-5725-CE	HCR: Hillside Construction Regulation	No
ENV-2019-4121-ND	NSO: Neighborhood Stabilization Overlay	No
ENV-2018-6006-CE	POD: Pedestrian Oriented Districts	None
ENV-2013-3392-CE	RBP: Restaurant Beverage Program Eligible Area	None
ENV-2013-3170-CE	ASP: Alcohol Sales Program	No
ENV-2010-2279-CE	RFA: Residential Floor Area District	None
ENV-2008-1781-EIR	RIO: River Implementation Overlay	No
ENV-2007-3828-CE	SN: Sign District	No
ENV-2002-1131-ND	AB 2334: Very Low Vehicle Travel Area	Yes
ENV-2002-1130-ND	AB 2097: Within a half mile of a Major Transit Stop	Yes
	Streetscape	No
	Adaptive Reuse Subareas	No
	Adaptive Reuse Program	Citywide Adaptive Reuse Program
	Affordable Housing Linkage Fee	
	Residential Market Area	Low
	Non-Residential Market Area	Low if plans submitted after 2/17/2021, otherwise exempt
	Inclusionary Housing	No
	Local Affordable Housing Incentive	No
	Targeted Planting	No
	Special Lot Line	No
	Transit Oriented Communities (TOC)	Tier 3
	Mixed Income Incentive Programs	
	Transit Oriented Incentive Area (TOIA)	2
	Opportunity Corridors Incentive Area	Not Eligible
	Corridor Transition Incentive Area	Not Eligible
	TCAC Opportunity Area	Low
	High Quality Transit Corridor (within 1/2 mile)	Yes
	ED 1 Eligibility	Review Eligibility
	RPA: Redevelopment Project Area	Exposition/University Park
	Central City Parking	No
	Downtown Parking	No
	Building Line	-99
	500 Ft School Zone	Active: Manual Arts Senior High Active: Manual Arts Senior High (College Preparatory Magnet)
	500 Ft Park Zone	Active: Exposition Park Active: LA84 Foundation/John C. Argue Swim Stadium Active: Ralph M. Parsons Preschool (EXPO Center) Active: Roy A. Anderson Recreation Center Active: Ahmanson Senior Citizen Center
	Zanja System 1 Mile Buffer	No
Assessor Information		
	Assessor Parcel No. (APN)	5020030008
	Ownership (Assessor)	
	Owner1	MARTIN DREAM LLC
	Address	7174 MELROSE AVE LOS ANGELES CA 90046
	Ownership (Bureau of Engineering, Land Records)	
	Owner	MARTIN DREAM LLC

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Address	7174 MELROSE AVE LOS ANGELES CA 90046
APN Area (Co. Public Works)*	0.147 (ac)
Use Code	2100 - Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story
Assessed Land Val.	\$689,785
Assessed Improvement Val.	\$355,136
Last Owner Change	07/22/2016
Last Sale Amount	\$950,000
Tax Rate Area	56
Deed Ref No. (City Clerk)	857892
	7-354
	6-536
	3164093
	1948090
Building 1	
Year Built	1937
Building Class	D5A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,050.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5020030008]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	500 Yr
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	No
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

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Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	3.172968
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000

Alquist-Priolo Fault Zone

No

Landslide

No

Liquefaction

Yes

Preliminary Fault Rupture Study Area

None

Tsunami Hazard Area

No

Economic Development Areas

Business Improvement District

None

Hubzone

None

Jobs and Economic Development Incentive Zone (JEDI)

None

Opportunity Zone

No

Promise Zone

South Los Angeles Transit Empowerment Zone

State Enterprise Zone

LOS ANGELES STATE ENTERPRISE ZONE

Housing

Rent Stabilization Ordinance (RSO)

No [APN: 5020030008]

Ellis Act Property

No

Just Cause For Eviction Ordinance (JCO)

No

Housing Crisis Act and Resident Protections Ordinance Replacement Review

Yes

Housing Element Sites

HE Replacement Required

Yes

SB 166 Units

Appendix 4.1 0.23

Rezoning Sites 4

Housing Use within Prior 5 Years

No

Public Safety

Police Information

Bureau

South

Division / Station

Southwest

Reporting District

396

Fire Information

Bureau

South

Battalion

13

District / Fire Station

46

Red Flag Restricted Parking

No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	ADM-2023-3965-CLR
Required Action(s):	CLR-CLEARANCE REVIEW
Project Description(s):	Opn space landscape/Water mgmt
Case Number:	ADM-2019-6255-CPIOC
Required Action(s):	CPIOC-COMMUNITY PLAN IMPLEMENTATION OVERLAY CLEARANCE
Project Description(s):	THE SOUTH LOS ANGELES CPIO CLEARANCE.
Case Number:	CPC-9968-BL
Required Action(s):	BL-BUILDING LINE
Project Description(s):	Data Not Available
Case Number:	CPC-2023-6051-DB-HCA
Required Action(s):	DB-DENSITY BONUS HCA-HOUSING CRISIS ACT
Project Description(s):	PURSUANT TO LAMC 12.22 A.25 A DENSITY BONUS APPLICATION FOR A NEW 6 STORY, 32 UNIT MIXED USE PROJECT REQUESTING ON-MENU, OFF MENU INCENTIVES, AND WAIVERS FOR a 20% reduction in the required open space, allowing a minimum of 2,560 square feet of open space, an increase in Floor Area Ratio (FAR) to allow a 3.16:1 FAR in lieu of the maximum 1.5:1 FAR, a building height of 81 feet and 6 stories in lieu of 60 feet and 4 stories, a 5-foot easterly side yard in lieu of the required 9-foot, a 5-foot westerly side yard in lieu of the required 9-foot, and; a 15-foot and 1-inch rear yard in lieu of the required 18-feet.
Case Number:	CPC-2023-5986-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	Adaptive Reuse Ordinance
Case Number:	CPC-2022-5432-ZC-CPIOA
Required Action(s):	ZC-ZONE CHANGE CPIOA-COMMUNITY PLAN IMPLEMENTATION OVERLAY ADJUSTMENT
Project Description(s):	AMENDMENT TO THE SOUTH LOS ANGELES COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO)
Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (GRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Description(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2010-2278-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Description(s):	GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.
Case Number:	CPC-2008-1552-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Description(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM
Case Number:	CPC-2007-3827-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Description(s):	ESTABLISHMENT OF AN ICO TO TEMPORARILY PROHIBIT THE ISSUANCE OF ALL PERMITS RELATED TO THE ESTABLISHMENT OF NEW FAST-FOOD RESTAURANTS LOCATED IN WHOLE OR IN PART WITHIN THE PROPOSED ICO BOUNDARY.
Case Number:	CPC-2002-1128-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	
Case Number:	CPC-1996-399-CPR
Required Action(s):	CPR-COMMUNITY PLAN REVISION
Project Description(s):	Data Not Available

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Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)
Case Number:	CPC-1986-603-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	GENERAL PLAN/ZONING CONSISTENCY PROGRAM
Case Number:	CPC-1986-447-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	PLAN AND ZONE CONSISTENCY - SOUTH CENTRAL LOS ANGELES (HERB GLASCOW)
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Description(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ZA-1992-818-RV
Required Action(s):	RV-REVOCATION
Project Description(s):	THE MENLO CLUB - POSSIBLE REVOCATION PROCEEDINGS
Case Number:	ENV-2023-6052-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	PURSUANT TO LAMC 12.22 A.25 A DENSITY BONUS APPLICATION FOR A NEW 6 STORY, 32 UNIT MIXED USE PROJECT REQUESTING ON-MENU, OFF MENU INCENTIVES, AND WAIVERS FOR a 20% reduction in the required open space, allowing a minimum of 2,560 square feet of open space, an increase in Floor Area Ratio (FAR) to allow a 3.16:1 FAR in lieu of the maximum 1.5:1 FAR, a building height of 81 feet and 6 stories in lieu of 60 feet and 4 stories, a 5-foot easterly side yard in lieu of the required 9-feet, a 5-foot westerly side yard in lieu of the required 9-feet, and; a 15-foot and 1-inch rear yard in lieu of the required 18-feet.
Case Number:	ENV-2020-6762-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Description(s):	GENERAL PLAN AMENDMENTS.
Case Number:	ENV-2019-5725-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	THE MENLO CLUB - POSSIBLE REVOCATION PROCEEDINGS
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	ENV-2010-2279-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.

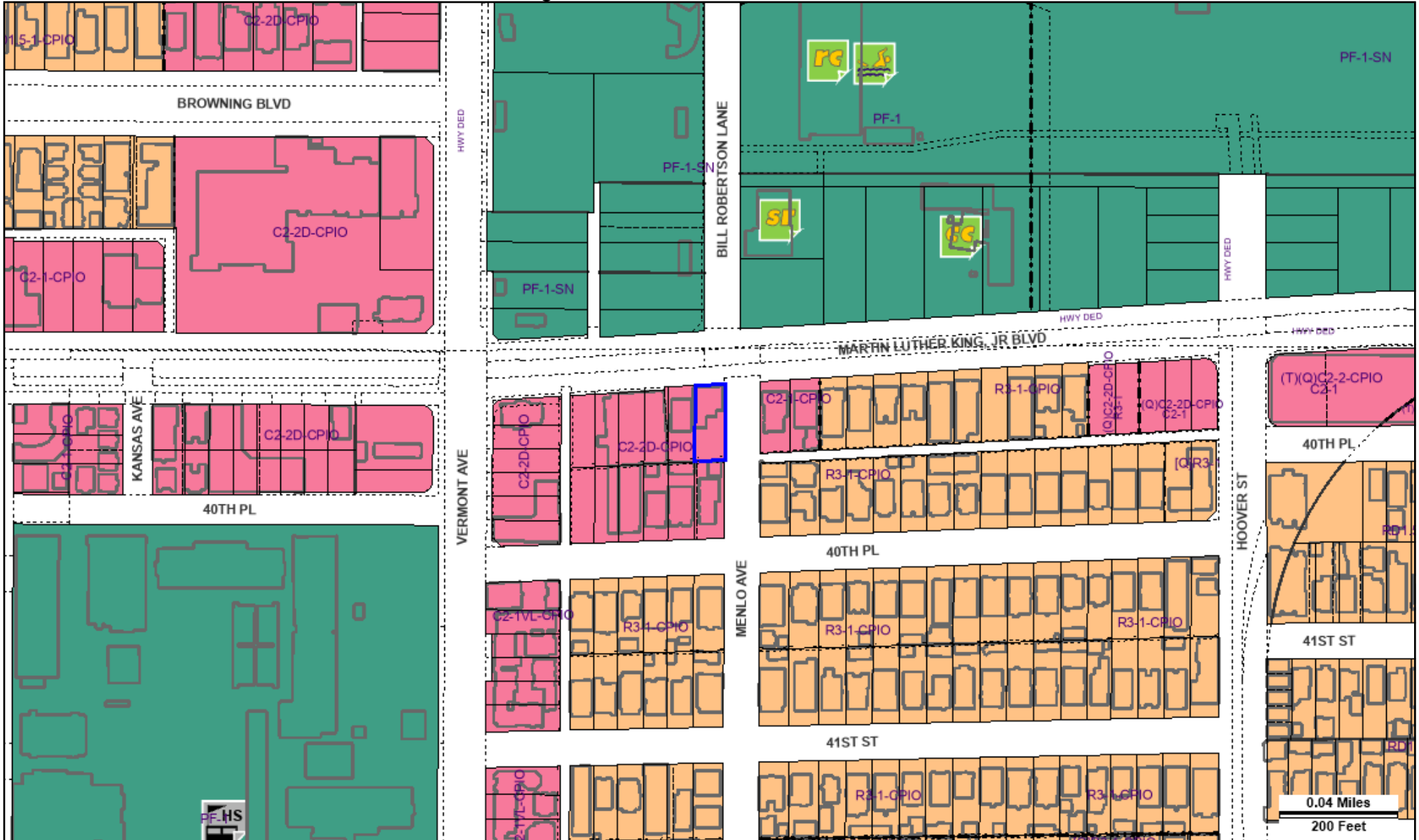
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Case Number:	ENV-2008-1781-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Description(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM
Case Number:	ENV-2007-3828-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	ESTABLISHMENT OF AN ICO TO TEMPORARILY PROHIBIT THE ISSUANCE OF ALL PERMITS RELATED TO THE ESTABLISHMENT OF NEW FAST-FOOD RESTAURANTS LOCATED IN WHOLE OR IN PART WITHIN THE PROPOSED ICO BOUNDARY.
Case Number:	ENV-2002-1131-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	
Case Number:	ENV-2002-1130-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	

DATA NOT AVAILABLE

- ORD-65419
- ORD-188792
- ORD-188312
- ORD-185927
- ORD-185926-SA3190
- ORD-180103
- ORD-175038
- ORD-173809-SA1920
- ORD-171682
- ORD-171681
- ORD-167121-SA2074
- ORD-162128
- ORD-139132
- ORD-115573

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Address: 900 W MARTIN LUTHER KING, JR BLVD

Tract: EXPOSITION PARK SQUARE

Zoning: C2-2D-CPIO

APN: 5020030008

Block: None

General Plan: Community Commercial

PIN #: 114B197 215









Lot: FR 151

Arb: None



LEGEND

GENERALIZED ZONING

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


GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





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

COMMERCIAL






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

FRAMEWORK

COMMERCIAL

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






INDUSTRIAL

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




PARKING

-  Parking Buffer



PORT OF LOS ANGELES

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



LOS ANGELES INTERNATIONAL AIRPORT

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

OPEN SPACE / PUBLIC FACILITIES























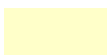


-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

INDUSTRIAL

-  Limited Industrial
-  Light Industrial

CHAPTER 1A LEGEND

General Plan Designation
















	Transit Core		Medium Residential		Agriculture
	Traditional Core		Low Neighborhood Residential		Hybrid Industrial
	Regional Center		Low Medium Residential		Markets
	High Residential		Low Residential		Light Industrial
	Community Center		Low Residential		Production
	Village		Compact Residential		Industrial
	Neighborhood Center		Very Low Residential		Open Space
	Medium Neighborhood Residential		Minimum Residential		Public Facilities
					Public Facilities - Freeways

















Zone Use Districts

	Open Space		Residential-Mixed		Industrial-Mixed
	Agricultural		Commercial		Public
	Residential Single Family		Commercial-Mixed		Freeway
	Residential Multiple Family		Industrial		






CIRCULATION

STREET





































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

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


























MISC. LINES

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





POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

COASTAL ZONE



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

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1	 Tier 3
 Tier 2	 Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

MIXED INCOME INCENTIVE PROGRAM (MIIP)

TRANSIT ORIENTED INCENTIVE AREAS (TOIA)

 T-1	 T-2	 T-3	 Outside of TOIA
---	--	---	---






























OPPORTUNITY CORRIDORS (OC)

 OC-1	 OC-2	 OC-3
--	---	--

CORRIDOR TRANSITION INCENTIVE AREAS (CT)

 CT-1	 CT-2	 CT-3
--	---	--

OTHER SYMBOLS

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



King

900

OPTIMUS FITNESS

(323) 363-3064 (323) 363-3064

DO. CAMP. BANG FITNESS. NOTIFY.

DENTAL CLINIC





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AFFORDABLE HOUSING REFERRAL FORM

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

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

THIS SECTION TO BE COMPLETED BY AHSS STAFF ONLY

Planning Staff Name & Title: Aida Karapetian/ Planning Assistant

Planning Staff Signature: _____

Referral Date: 05/25/2023

Expiration Date: 11/21/2023

TRANSPORTATION QUALIFIERS (if applicable)

Major Transit Stop **Paratransit / Fixed Bus Route**

Other: _____

Location of Transit: MLK Jr./Vermont Station

Qualifier #1: Rapid Line 754

Service Interval #1: NB=10.2 min

Service Interval #2: SB=9.8 min

Qualifier #2: Metro Route 40 (NextGen Tier 1 Rapid)

Service Interval #1: NB= 9.8 min

Service Interval #2: SB=9.3 min

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

Referral To:

- Planning DSC - Filing** **100% Affordable per AB 2345¹** **SB 35**
- AB 2162** **Measure JJJ**
- Other:** _____

Notes:

THIS SECTION TO BE COMPLETED BY THE APPLICANT

APPLICANT INFORMATION

Applicant Name: Daeun Lee

Phone Number: 213-388-5807

Email: daeun.ksk@gmail.com

I. PROPOSED PROJECT

1. PROJECT LOCATION/ZONING

Project Address(es): 900-906 1/2 W. Martin Luther King Jr. Blvd., Los Angeles, CA 90037

Assessor Parcel Number(s): 5020-030-008, 5020-030-009

Community Plan: South Los Angeles

Existing Zone: C2-2D-CPIO

Land Use Designation: Community Commercial

Number of Parcels: 3

Site Size (sf): 6,461.7sf + 5,626.9sf + 350.8sf = 12,439.4 sf

- ED1 Eligible²** **Specific Plan** **DRB/CDO** **HPOZ** **Enterprise Zone**
- Redevelopment Project Area** **Q Condition/D Limitation (Ordinance No.):** _____
- Other Pertinent Zoning Information (specify):** CPIO- South Los Angeles (TOD-Medium)

¹ AB 1763 incentives were amended by AB 2345.

² Refer to [Executive Directive 1](#) for qualifying criteria. If the project is determined to be ineligible for ED 1, a new Referral Form will need to be obtained.

2. DETAILED DESCRIPTION OF PROPOSED PROJECT

PROPOSED 6-STORY NEW 32 DWELLING UNITS AND COMMERCIAL MIXED-USE BUILDING WITH 1-LEVEL SUBTERRANEAN PARKING GARAGE (CPIO-TOC TIER-3).

3. DETAILED DESCRIPTION OF EXISTING SITE AND DEVELOPMENT

BOTH 900 AND 904 W. MARTIN LUTHER KING JR BLVD. BUILDINGS ARE VACANT.

900 W. MARTIN LUTHER KING JR BLVD. HAD BEEN USED FOR THE RESTAURANT, AND

904 W. MARTIN LUTHER KING JR BLVD. HAS BEEN USED FOR RESIDENTIAL 4-PLEX.

Existing Uses Dwelling Unit (DU) Square Footage (SF)	Existing No. of DUs or Non-Residential SF	Existing No. of DUs or Non-Residential SF to be Demolished	Proposed ³ No. of DUs or Non-Residential SF
Guest Rooms			
Studios			
One Bedrooms			32
Two Bedrooms			
Three Bedrooms			
4 Bedrooms	4	4	
Non-Residential SF	2,050 SF	2,050 SF	5,559 SF
Other			

³ Per AB 2556, replacement units shall be equivalent to the number of units and number of bedrooms of the existing development.

4. APPLICATION TYPE

Density Bonus (per LAMC Section 12.22 A.25 or Government Code Section 65915) with only **Base Incentives** filed in conjunction with another discretionary approval.

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

1) _____

2) _____

3) _____

4) _____

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

1) Far Increase: 50% or 3.75:1 _____

2) Yard/Setback: AS RAS3 _____

3) Yard/Setback: AS RAS3 _____

4) _____

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

1) Height: 2-story / 22 ft. increase _____

2) Open space: 25% decrease _____

3) _____

4) _____

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

Affordable Housing per LAMC Section 11.5.11 (Measure JJJ)

Public Benefit Project per LAMC Section 14.00 A.2

General Plan Amendment per LAMC Section 11.5.6

Request: _____

Zone/Height District Change per LAMC Section 12.32

Request: _____

Conditional Use per LAMC Section 12.24 U.26

Site Plan Review per LAMC Section 16.05

Specific Plan Project Permit Compliance per LAMC Section 11.5.7 C

Community Design Overlay per LAMC Section 13.08

Coastal Development Permit per LAMC Section 12.20.2 or 12.20.2.1

Tract or Parcel Map per LAMC Section 17.00 or 17.50

Other (specify): _____

5. ENVIRONMENTAL REVIEW

Project is Exempt⁴

Not Yet Filed

Filed (Case No.): _____

6. HOUSING DEVELOPMENT PROJECT TYPE

CHECK ALL THAT APPLY:

For Rent For Sale Mixed-Use Project Residential Hotel

Extremely Low Income Very Low Income Low Income Moderate Income

Market Rate Supportive Housing Senior

Special Needs (describe): _____

Other Category (describe): _____

7. DENSITY CALCULATION

A. Base Density: Maximum density allowable per zoning

Lot size (including any 1/2 of alleys)⁵ 12,439.40 SF (a)

Density allowed by Zone 400 SF of lot area per DU (b)

No. of DUs allowed by right (per LAMC) 31 DUs (c) [c = a/b, round down to whole number]

Base Density 32 DUs (d) [d = a/b, round up to whole number]

B. Maximum Allowable Density Bonus⁶ 44 DUs (e) [e = dx1.35, round up to whole number]

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

⁵ If there is a related subdivision case, the lot area shall be calculated based on the site area after a dedication of land has been provided.

⁶ Per AB 2345, 100% affordable housing developments may request an 80% density increase or unlimited density if the project site is within 0.5 miles of a Major Transit Stop.

C. Proposed Project: Please indicate total number of DUs requested and break down by levels of affordability set by each category (California Department of Housing and Community Development [HCD] or United States Department of Housing and Urban Development [HUD]). For information on HCD and HUD levels of affordability please contact LAHD at lahd-landuse@lacity.org.

	Total	HCD (State)	HUD (TCAC)
Market Rate	28 26 A.K.	N/A	N/A
Managers Unit(s) - Market Rate	1	N/A	N/A
Extremely Low Income (ELI)	3	3	
Very Low Income (VLI)	2	2	
Low Income (LI)			
Moderate Income			
Permanent Supportive Housing — ELI			
Permanent Supportive Housing — VLI			
Permanent Supportive Housing — LI			
Seniors — Market Rate		N/A	N/A
Other _____			
Other _____			
Other _____			
Other _____			
TOTAL No. of DUs Proposed	32	(f)	
TOTAL No. of Affordable Housing DUs	5	(g)	
No. of Density Bonus DUs	1	(h) [If f>c, then h=f-c; if f<c, then h= 0]	
Percent of Density Bonus Requested	0	(i) {i = 100 x [(f/d) – 1]} (round down)	
Percent of Affordable Set Aside	15%	(j) [g/d, round down to a whole number]	

8. SITE PLAN REVIEW CALCULATION

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

31 units allowed by right (permitted by LAMC) – 4 existing units = 27 units

YES, SPR is required.

Proposed by-right units minus existing units is equal to or greater than 50⁷

NO, SPR is not required.

Base Density units minus existing units is less than 50

Exempt.

Specify reason: _____

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

9. PARKING OPTIONS

CHECK ALL THAT APPLY:

Automobile Parking Reductions via Bicycle Parking for Residential Uses⁸. Choose only one of the options, if applicable:

10%

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

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

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

Required Parking per LAMC: _____

Required Parking after the 30% reduction: _____

⁷ Site Plan Review may also be required if other characteristics of the project exceeds the thresholds listed in LAMC Section 16.05.

⁸ Any project utilizing Parking Option 3 may not further reduce automobile parking via bicycle parking.

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

Note: Any fractional numbers are rounded up.

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

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

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

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

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

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

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

- A housing development located within 0.5 miles of a Major Transit Stop.
- A housing development for individuals who are 62 years of age or older with either paratransit service or unobstructed access, within 0.5 miles to a fixed bus route that operates at least eight times per day.

Special Needs Housing Development, as defined in Section 51312 of the Health and Safety Code (H&SC), with either paratransit service or unobstructed access, within 0.5 miles to a fixed bus route that operates at least eight times per day.

Supportive Housing Development, as defined in Section 50675.14 of the H&SC.

Mixed-Income Developments consisting of 11% VLI or 20% LI units.

	Spaces/Unit	Parking Required	Parking Provided
Located within 0.5 miles of Major Transit Stop with unobstructed access to project	0.5	16	16

Major Transit Stop is defined as a site containing an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan.

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

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

10. INCENTIVES

A. Qualification for Incentives

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

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

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

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

	Permitted w/o Incentives	Proposed per Incentives	On-Menu	Off-Menu
<input checked="" type="checkbox"/> Yard/Setback (each yard counts as one incentive)				
<input type="checkbox"/> Front (1)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Front (2)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Side (1)	9'-0"	5'-0"	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Side (2)	9'-0"	5'-0"	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Rear	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Lot Coverage	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Lot Width	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Floor Area Ratio ⁹	1.5:1	3.75:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Height/Stories ¹⁰	60 ft. / 4 Stories	82 ft. / 6 Stories	<input type="checkbox"/>	<input type="checkbox"/> (Waiver A.K.)
<input type="checkbox"/> Overall Height	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Transitional Height(s)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Open Space	3,200 SF	2,400 SF	<input type="checkbox"/>	<input type="checkbox"/> (Waiver A.K.)
<input type="checkbox"/> Density Calculation	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Averaging (all count as one incentive — check all that are needed)				
<input type="checkbox"/> FAR				
<input type="checkbox"/> Density				
<input type="checkbox"/> Parking				
<input type="checkbox"/> Open Space				
<input type="checkbox"/> Vehicular Access				
<input type="checkbox"/> Other Off-Menu Incentives (specify): _____				

Waiver of Development Standards (specify): _____
 1) Open space -25% decrease, 2) Height increase by 22ft.

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

TOTAL No. of Incentives Requested: On-Menu 0 Off-Menu 3

TOTAL No. of Waivers Requested: 2

⁹ See LAMC Section 12.22 A.25(f)(4) for additional requirements.

¹⁰ See LAMC Section 12.22 A.25(f)(5) for additional requirements.

11. COVENANT

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

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

12. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)

A. Eligibility for Floor Area Bonus

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

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

B. Incentives

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

CHECK ALL THAT APPLY:

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

C. Additional Incentives to Produce Housing in the GDHIA

- No yard requirements except as required by the Urban Design Standards and Guidelines
- Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)

- Maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions, as long as the total floor area utilized by guest rooms does not exceed the total floor area utilized by dwelling units
- No prescribed percentage of the required open space that must be provided as either common open space or private open space

IV. MEASURE JJJ¹¹ (LAMC Sec. 11.5.11, Ordinance No. 184, 745)

13. AFFORDABLE REQUIREMENTS

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

Fill out either A or B below:

A. Rental Projects

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

Required Number of Affordable Units

ELI _____ VLI _____ LI _____

B. For Sale Projects

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

Required Number of Affordable Units

VLI _____ LI _____ Moderate Income _____

¹¹ All fractional amounts in Sections 13 and 14 shall be rounded up to the next whole number.

14. ALTERNATIVE COMPLIANCE OPTIONS

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

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

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

Updated Required Number of Affordable Units

ELI _____ VLI _____ LI _____ Moderate Income _____

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

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

Updated Required Number of Affordable Units

ELI _____ VLI _____ LI _____ Moderate Income _____

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

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

15. DEVELOPER INCENTIVES

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

- 1) _____

- 2) _____

- 3) _____

Disclaimer: This review is based on the information and plans provided by the applicant at the time of submittal of this form. Applicants are advised to verify any zoning issues such as height, parking, setback, and any other applicable zoning requirements with LADBS.

REFERRAL FORM



PRELIMINARY ZONING ASSESSMENT

This form is to serve as an inter-agency referral for City Planning applications associated with a project creating two or more residential units. As a part of a City Planning application, a completed Preliminary Zoning Assessment (PZA) form, accompanied by architectural plans, shall be submitted to Plan Check staff at the Department of Building and Safety (LADBS). LADBS Plan Check staff will sign the PZA form and the architectural plans once the informational Zoning Plan Check verifications are completed. Following the completion of the PZA process, a City Planning application may be filed along with all other applicable filing requirements.

Review of the referral form by City staff is intended to determine compliance with City zoning and land use requirements necessary to achieve the proposed project and to identify any zoning issues or necessary approvals that would need to be resolved through a City Planning application. The informational Zoning Plan Check done through the PZA process does not constitute a zoning approval and does not require compliance with development standards to be completed.

To check if a project type qualifies for and requires the PZA form, see the [Housing Development Project Applicability Matrix](#) available on the City Planning Forms [webpage](#).

CONTACT INFORMATION

Department of Building and Safety, Affordable Housing Section

201 N. Figueroa St., Ste 830

Los Angeles, CA 90012

Phone: (213) 482-0455

Web: <https://ladbs.org/services/special-assistance/affordable-housing>

Email: LADBS.AHS@lacity.org

Department of City Planning, Development Services Center

For locations and hours:

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

THIS SECTION TO BE COMPLETED BY LADBS PLAN CHECK STAFF ONLY

LADBS Plan Check Staff Name and Title ERIC ROMERO, ARCHITECTURAL ASSOCIATE	LADBS Plan Check Staff Signature¹ Eric Romero <small>Digitally signed by Eric Romero DN: C=US, E=eric.s.romero@lacity.org, O=Zoning Division, OU=LADBS, CN=Eric Romero Date: 2024.04.02 15:14:05-0700</small>
Plan Check Application No.² 23010-10001-01096	Date 04/02/24
Notes	<input type="checkbox"/> ED 1 Eligible

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

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

THIS SECTION TO BE COMPLETED BY THE APPLICANT³

PROJECT INFORMATION

I. PROJECT LOCATION, ZONING & LAND USE JURISDICTION

Project Address: 900, 904 W MARTIN LUTHER KING JR BLVD., LOS ANGELES, CA 90037

Project Name (if applicable): 900 W MLK

Assessor Parcel Number(s): 5020030008, 5020030009

Legal Description (Lot, Block, Tract): LOT: FR 151,152,153 BLOCK: NONE, TRACT: EXPOSITION

Community Plan: SOUTH LOS ANGELES **Number of Parcels:** 2 **Site Area:** 12,088 sq. ft.

Current Zone(s) & Height District(s): C2-2D-CPIO **Land Use Designation:** _____

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

Specific Plan: SOUTH LOS ANGELES ALBCOHOL SALES

Historic Preservation Overlay Zone (HPOZ): _____

Design Review Board (DRB): _____

Redevelopment Project Area: EXPOSITION/UNIVERSITY PARK

Overlay Zone (CPIO/CDO/POD/NSO/RIO/CUGU/etc.): SOUTH LOS ANGELES

Q Condition/ D Limitation/ T Classification (Ordinance No. and Subarea): _____

Description of Condition: _____

Legal (Lot Cut Date) _____

Related City Planning Cases _____

³ All fields in this form must be completed. If an item is not applicable, write N/A.
⁴ Refer to [Executive Directive 1 Implementation Guidelines](#) for qualifying criteria. If the project is determined to be ineligible for ED 1, a new Referral Form will need to be obtained.

Z.I.(s) _____

Affidavits _____

Easements 15' REAR YARD SETBACK FROM THE EXISTING POWER POLE.

TOC Tier⁵ (if applicable to project) _____

II. PROJECT DESCRIPTION

Project Description/Proposed Use _____

32-UNIT MIXED USE BUILDING - DENSITY BONUS DEVELOPMENT: 6 LEVELS OF RESIDENTIAL AND COMMERCIAL ABOVE GROUND, PARKING FOR 1 GROUND LEVEL AND 1 SUBTERRANEAN LEVEL.

No. of Stories: 6 **No. of Dwelling Units:** 32 **Floor Area (Zoning):** 39,268 SF

Present Use/No. of Units: _____

900 W MLK. USE CODE 2100: COMMERCIAL - RESTAURANT, COCKTAIL LOUNGE, TAVERN - ONE STORY.

904 W. MLK. USE CODE 0400: RESIDENTIAL - FOUR UNITS (ANY COMBINATION) - 4 SOTRIES OR LESS.

III. CITY PLANNING ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request to City Planning and (if applicable) the Section in the LAMC or the Specific Plan/Overlay from which relief is sought; follow with a description of the requested action.

Authorizing Code Section: SECTION 17.76.020, 17.76.025, 17.76.050

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

Action Requested, Narrative: DENSITY BONUS INCENTIVES AND WAIVERS

Authorizing Code Section: _____

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

Action Requested, Narrative: _____

Additional Requests Attached YES NO

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

IV. APPLICANT INFORMATION⁶

Name: ANAT ESCHER / MARTIN DREAM LLC.

Phone: 213-388-5807

Email: ekwon.ksk@gmail.com

V. REPRESENTATIVE INFORMATION

Name: DAEUN LEE

Phone: 213-388-5807

Email: daeun.ksk@gmail.com

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

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

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable LAMC Section No. ⁸	Comments and Additional Information
1	Use	MIXED-USE APARTMENT HOUSE AND RESTAURANT	MIXED-USE APARTMENT HOUSE AND RESTAURANT	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	12.14. A.1	<input type="checkbox"/> Conditional Use (LAMC Section 12.24) for _____ N/A
2	Height	81'-6"	60' (PER CPIO)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	SOUTH LOS ANGELES CPIO TABLE III-2	<input type="checkbox"/> Transitional Height applies (LAMC Section 12.21.1 A.10) <input type="checkbox"/> Commercial Corner Development/Mini-Shopping Center height applies (LAMC Section 12.22 A.23(a)(1)) PROJECT IS SEEKING WAIVER - 22' HEIGHT INCREASE.

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

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

ER _____ (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ⁹	Comments and Additional Information
3	No. of Stories	6 STORIES	4 STORIES (PER CPIO)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Section 12.21.1 (if code prevails) SOUTH LOS ANGELES CPIO TABLE III-2	PROJECT IS SEEKING WAIVER - 2 STORY INCREASE.
4	FAR (Floor Area Ratio)	3.16:1 39,268 SF	1.5:1 (PER CPIO) 12,439.4 X 1.5 = 18,659.1 SF	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	SOUTH LOS ANGELES CPIO TABLE III-2	PROJECT IS SEEKING OFF MENU INCENTIVE - FAR INCREASE TO ALLOW UP TO 3.75:1 FAR (3.16:1 PROVIDED).

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

ER _____ (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹⁰	Comments and Additional Information
5	RFAR (Residential Floor Area Ratio)	N/A	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	N/A	N/A
6	Density	32 UNITS	1/400 SF = 12,439.4 SF / 400 = 31.1 UNITS; 32 UNITS (PER CPIO)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	SOUTH LOS ANGELES CPIO SECTION III-3 B.1.	Density Ratio: <input type="checkbox"/> Site Plan Review (16.05) / Major Project CUP (12.24 U.14) N/A

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

ER____ (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹¹	Comments and Additional Information
7	Setback (Front)	20'	0' COMMERCIAL & RESIDENTIAL 20' BUILDING LINE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	12.14. C.1. ORD-115573	Lot Line Location (Street Name): W MARTIN LUTHER KING, JR BLVD Lot Line Location (Street Name): S MENLO AVE N/A
8	Setback (Side)	0' COMMERCIAL (PER C2 REQMTS & ZAI 2004-7115) 5' RESIDENTIAL 2ND FLOOR AND ABOVE	0' COMMERCIAL GROUND FLOOR (BASE PER C2 REQMTS & ZAI 2004-7115) 9' RESIDENTIAL (BASE PER R4 REQMTS)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	12.14 C.2. 12.11. C.2	Offset/plane break met: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A PROJECT IS SEEKING OFF MENU INCENTIVE - EAST SIDE YARD SETBACK PER RAS3 ZONE: 5'. PROJECT IS SEEKING OFF MENU INCENTIVE - WEST SIDE YARD SETBACK PER RAS3 ZONE: 5'.

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

ER _____ (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹²	Comments and Additional Information
9	Setback (Rear)	15'-1"	18' (BASE PER R4 REQMTS.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.14. C.2.	PROJECT IS SEEKING OFF MENU INCENTIVE - REAR YARD SETBACK PER RAS3 ZONE: 5'.
10	Building Line	20'	20'	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	Ordinance No.: ORD-115573	N/A

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

ER (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹³	Comments and Additional Information
11	Parking (automobile)	Residential: 18 SPACES Non-Residential: Residential: 2 SPACES	Residential: 0.5 SPACES / UNIT = 16 SPACES Non-Residential: AB2097	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Section 12.21 A.4 (if code prevails) AB2345 AB2097	Design standards met(12.21 A5): <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Improvement standards met (12.21 A.6 (except landscaping, to be determined by City Planning)): <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO N/A
12	Bicycle Parking (residential)	Long-term: 30 SPACES Short-term: 4 SPACES	Long-term: 30 SPACES Short-term: 3 SPACES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Section 12.21 A.16 (if code prevails) N/A	Facility standards met: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Design standards met: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO N/A

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

ER (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹⁴	Comments and Additional Information
13	Bicycle Parking (non-residential)	Long-term: 6 SPACES Short-term: 6 SPACES	Long-term: 6 SPACES Short-term: 6 SPACES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Section 12.21 A.16 (if code prevails) N/A	Facility standards met: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Design standards met: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO N/A
14	Open Space	Total (sq. ft.): 2,566 SF Common (sq. ft.): 2,066 SF Private (sq. ft.): 500 SF	Total: 3,200 SF Common: 1,600 SF Private: 50 SF / DWELLING UNIT	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Section 12.21 G (if code prevails) N/A	Units/Habitable Room <3: 32 UNITS @ 100 SF =3: 0 UNITS @ 125 SF >3: 0 UNITS @ 175 SF Dimensions met: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO PROJECT IS SEEKING WAIVER - 25% REDUCTION OF REQUIRED OPEN SPACE.

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

ER _____ (LADBS Staff Initials)

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

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

ER (LADBS Staff Initials)

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

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

ER (LADBS Staff Initials)

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

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

ER (LADBS Staff Initials)

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

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

ER (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹⁹	Comments and Additional Information
23	Trash & Recycling	110 SF RESIDENTIAL 102 SF COMMERCIAL	60 SF RESIDENTIAL 100 SF COMMERCIAL (PER TOTAL COMMERCIAL SPACE GREATER THAN 7,500 SF)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.21. A.19.(c).	N/A
24	Landscape	Conformance determined by Los Angeles City Planning			N/A	N/A

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

ER (LADBS Staff Initials)

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

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

ER (LADBS Staff Initials)

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

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

ER _____ (LADBS Staff Initials)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

900-906 W Martin Luther King, Jr Bl
DOT Case No. CEN23-56315

Date: October 8, 2024

To: Brenda Kahinju, Administrative Clerk
Department of City Planning



Digitally signed by Eileen Hunt
Date: 2024.10.08 16:22:53 -07'00'

From: Eileen Hunt, Transportation Engineer
Department of Transportation

Subject: **TRANSPORTATION ASSESSMENT FOR THE PROPOSED MIXED-USE PROJECT LOCATED AT 900-906 WEST MARTIN LUTHER KING, JR BOULEVARD (ENV-2023-6052-EAF/CPC-2023-6051-DB-HCA)**

The Los Angeles Department of Transportation (LADOT) has reviewed the transportation assessment prepared by Coco Traffic Planners, Inc., dated September 17, 2024, for the proposed mixed-use project located at 900-906 West Martin Luther King, Jr Boulevard within the South Los Angeles Area Planning Commission (APC) and a Transit Oriented Community (TOC) Tier 3. In compliance with Senate Bill (SB) 743 and the California Environmental Quality Act (CEQA), a vehicle miles traveled (VMT) analysis is required to identify the project's ability to promote the reduction of green-house gas emissions, the access to diverse land uses, and the development of multi-modal networks. The significance of a project's impact in this regard is measured against the VMT thresholds established in LADOT's Transportation Assessment Guidelines (TAG), as described below.

DISCUSSION AND FINDINGS

A. Project Description

The project proposes to replace four dwelling units and a 2,050 square-foot gym with a six-story mixed-use building on the southwest corner of Martin Luther King, Jr Boulevard and Menlo Avenue. The development will provide 32 (28 multi-family and four affordable) residential dwelling units, a total of 10,373 square feet of restaurant space located on the ground and second floors and the rooftop, and 20 (18 residential and two commercial) vehicle parking spaces within the ground and basement parking levels. The project would also provide 46 (10 short-term and 36 long-term) bicycle parking spaces. Vehicular access would be provided via a full-access driveway along Menlo Avenue driveway as illustrated in **Attachment A**. Pedestrian access would be provided along Martin Luther King, Jr Boulevard. The project is expected to be completed by 2026.

B. Freeway Safety Analysis

Per LADOT's TAG issued in August, 2022 to address Caltrans safety concerns on freeways, the study addresses the project's effects on vehicle queuing on freeway off-ramps. Such an evaluation measures the project's potential to lengthen a forecasted off-ramp queue and create speed differentials between vehicles exiting the freeway off-ramps and vehicles operating on the freeway mainline. The evaluation identified the number of project trips expected to be added to nearby freeway off-ramps serving the project site. It was determined that project traffic at any freeway off-ramp will not exceed 25 peak hour trips. Therefore, a freeway ramp analysis is not required.

C. CEQA Screening Threshold

Prior to accounting for trip reductions resulting from the application of Transportation Demand Management (TDM) strategies, a trip generation analysis was conducted to determine if the project would exceed the net 250 daily vehicle trips screening threshold. Using the City of Los Angeles VMT Calculator tool, which draws upon trip rate estimates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition as well as applying trip generation adjustments when applicable, based on sociodemographic data and the built environment factors of the project's surroundings, it was determined that the project would generate a net 127 daily vehicle trips which **does not** exceed the net 250 daily vehicle trips. This assessment was based on the previous land uses, which include 28 multi-family dwelling units and four affordable family units. Also, since the existing gym use and the proposed project's retail use are both less than 50,000 square feet, they were not included in the screening module of the VMT Calculator.

Additionally, the analysis included further discussion of the transportation impact thresholds:

- T-1 Conflicting with plans, programs, ordinances, or policies
- T-2.1 Causing substantial vehicle miles traveled
- T-3 Substantially increasing hazards due to a geometric design feature or incompatible use.

The assessment determined that the project would **not** have a significant transportation impact under Thresholds T-1 and T-3. A project's impacts per Threshold T-2.1 is determined by using the VMT calculator and is discussed further below. A copy of the VMT Calculator summary report is provided as **Attachment B** to this report.

D. Transportation Impacts

On July 30, 2019, pursuant to SB 743 and the recent changes to Section 15064.03 of the State's CEQA Guidelines, the City of Los Angeles adopted VMT as criteria in determining transportation impacts under CEQA. The LADOT TAG provide instructions on preparing transportation assessments for land use proposals and defines the significant impact thresholds.

The LADOT VMT Calculator tool measures project impact in terms of Household VMT per Capita, and Work VMT per Employee. LADOT identified distinct thresholds for significant VMT impacts for each of the seven APC areas in the City. For the South Los Angeles APC area, in which the project is located, the following thresholds have been established:

- Household VMT per Capita: 6.0
- Work VMT per Employee: 11.6

The proposed project is projected to have no Work VMT and no Household VMT. Therefore, it is concluded that implementation of the project would result in no significant VMT impact. A copy of the VMT Calculator summary report is provided as **Attachment B**.

E. Access and Circulation

Vehicular access to the project will be provided along Menlo Avenue, and pedestrian access would be separate and provided along Martin Luther King, Jr Boulevard. During preparation of the new CEQA guidelines, the State's Office of Planning and Research stressed that lead agencies can continue to apply traditional operational analysis requirements to inform land use

decisions provided that such analyses were outside of the CEQA process. The authority for requiring non-CEQA transportation analysis and requiring improvements to address potential circulation deficiencies, lies in the City of Los Angeles' Site Plan Review authority as established in Section 16.05 of the LAMC. Therefore, LADOT continues to require and review a project's site access, circulation, and operational plan to determine if any access enhancements, transit amenities, intersection improvements, traffic signal upgrades, neighborhood traffic calming, or other improvements are needed. Per the updated TAG issued by LADOT on August 17, 2022, projects with more than 500 daily vehicle trips are required to perform a circulation analysis. Per the City of Los Angeles VMT Calculator (see **Attachment B**), the project would generate a net 127 daily vehicle trips. Therefore, a circulation analysis is not required.

PROJECT REQUIREMENTS

Non-CEQA-Related Requirements and Considerations

To comply with transportation and mobility goals and provisions of adopted City plans and ordinances, the applicant should be required to implement the following:

1. Parking Requirements

The project would provide parking for 20 vehicles and 46 bicycles. The applicant should check with the Departments of Building and Safety and City Planning on the number of parking spaces required for this project within a TOC Tier 3.

2. Highway Dedication and Street Widening Requirements

Per the Mobility Element of the General Plan, **Martin Luther King, Jr Boulevard**, an Avenue I, would require a 35-foot half-width roadway within a 50-foot half-width right-of-way and **Menlo Avenue**, a Local Street, would require an 18-foot half-width roadway within a 30-foot half-width right-of-way. The applicant should check with the Bureau of Engineering's Land Development Group to determine if there are any other applicable highway dedication, street widening and/or sidewalk requirements for this project.

3. Project Access and Circulation

The conceptual site plan for the project (see **Attachment A**) is acceptable to LADOT. Access to the project will be provided along Menlo Avenue. Pedestrian access would be provided along Martin Luther King Jr Boulevard. Review of this study does not constitute approval of the dimensions for any new proposed driveway. Review and approval of the driveway should be coordinated with LADOT's Citywide Planning Coordination Section <ladot.onestop.@lacity.org>. In order to minimize and prevent last minute building design changes, the applicant should contact LADOT for driveway width and internal circulation requirements prior to the commencement of building or parking layout design. The applicant should check with City Planning regarding the project's driveway placement and design.

4. Worksite Traffic Control Requirements

LADOT recommends that a construction work site traffic control plan be submitted to LADOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. Refer to <http://ladot.lacity.org/businesses/temporary-traffic-control-plans> to determine which section to coordinate review of the work site traffic control plan. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective

devices, warning signs and access to abutting properties. LADOT also recommends that all construction related truck traffic be restricted to off-peak hours to the extent feasible.

5. Development Review Fees

Section 19.15 of the LAMC identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

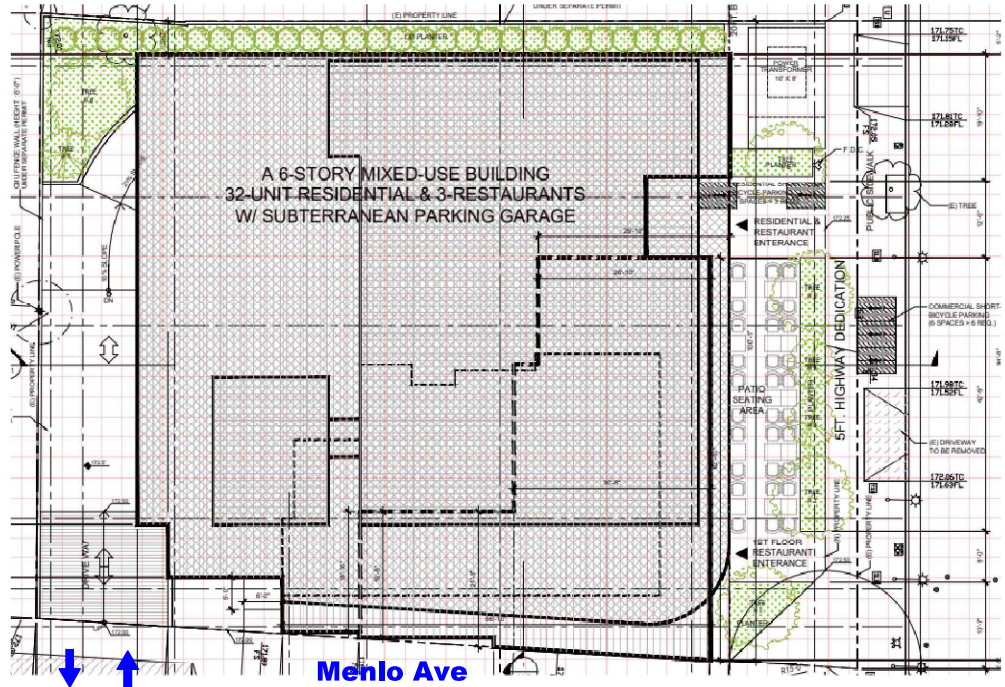
If you have any questions, please contact Jose Cardenas of my staff at (213) 972-4995 or LADOT Central Development Review <ladot.devreview.cen@lacity.org>.

Attachments

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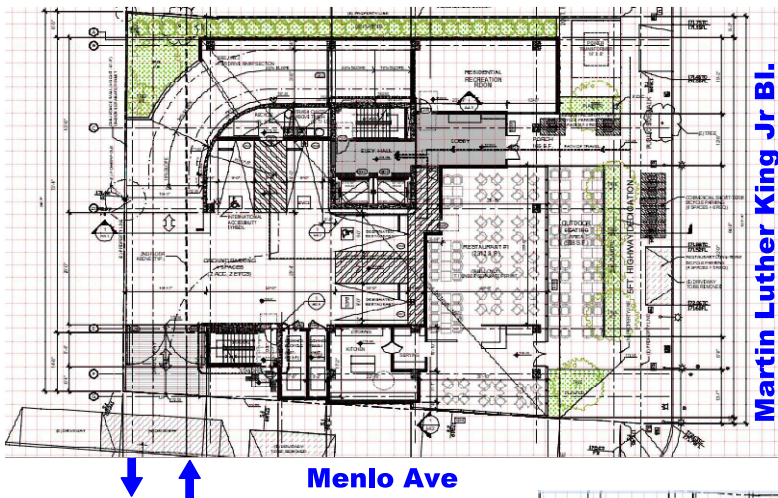
c: Sherilyn Correa, Council District 9
Hokchi Chiu, Central District, BOE
Kaylinn Pell, Central District, DOT
Taimour Tanavoli, Case Management Office, DOT
Antonio Coco, Coco Traffic Planners, Inc.

Site Plan



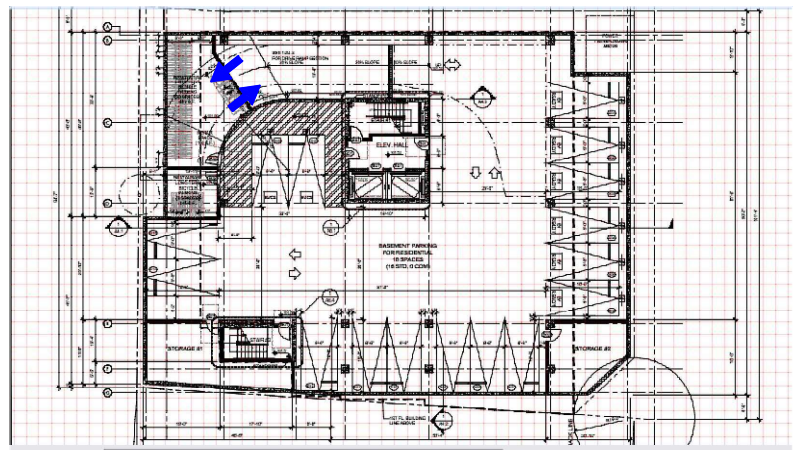
Martin Luther King Jr Bl.

Ground Floor Plan



Martin Luther King Jr Bl.

Basement Floor Plan



NO SCALE



COCO TRAFFIC PLANNERS, INC.
 TRAFFIC AND TRANSPORTATION ENGINEERING AND CONSULTING
 10835 SANTA MONICA BLVD., STE 202, LOS ANGELES CA 90025

**PROPOSED
 SITE PLAN**

VMT Analysis With Restaurants Screened Out

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

Project Information

Project: 900 W Martin Luther King, Jr Blvd Mixed-Use Devel
 Scenario: 2024
 Address: 900 W Martin Luther King, Jr Blvd, 90037



Existing Land Use

Land Use Type: Retail | Health Club ✖
 Value: 2.05 ksf
 Unit: DU
 Land Use Type: Housing | Multi-Family
 Value: 4
 Unit: DU

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

Proposed Project Land Use

Land Use Type: Retail | Quality Restaurant +
 Value: 10.373 ksf
 Unit: DU
 Land Use Type: Housing | Multi-Family
 Value: 28
 Unit: DU
 Land Use Type: Housing | Affordable Housing - Family
 Value: 4
 Unit: DU

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

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

Yes No

Project Screening Summary

Existing Land Use	Proposed Project
20 Daily Vehicle Trips	147 Daily Vehicle Trips
133 Daily VMT	973 Daily VMT
Tier 1 Screening Criteria	
Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. <input type="checkbox"/>	
Tier 2 Screening Criteria	
The net increase in daily trips < 250 trips	127 Net Daily Trips
The net increase in daily VMT ≤ 0	840 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	0.000 ksf
The proposed project is not required to perform VMT analysis.	



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Project Information

Project: 900 W Martin Luther King, Jr Blvd Mixed-Use Devel
Scenario: 2024
Address: 900 W MARTIN LUTHER KING, JR BLVD, 90037



Proposed Project Land Use Type Value Unit
 Housing | Multi-Family
 Housing | Affordable Housing - Fam

TDM Strategies

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

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

A **Parking**

B **Transit**

C **Education & Encouragement**

D **Commute Trip Reductions**

E **Shared Mobility**

F **Bicycle Infrastructure**
 Implement/Improve On-street Bicycle Facility
 Proposed Prj Mitigation
 Select Proposed Prj or Mitigation to include this strategy

Include Bike Parking Per LAMC
 Proposed Prj Mitigation
 Select Proposed Prj or Mitigation to include this strategy

Include Secure Bike Parking and Showers
 Proposed Prj Mitigation
 Select Proposed Prj or Mitigation to include this strategy

G **Neighborhood Enhancement**

Analysis Results

Proposed Project	With Mitigation
147 Daily Vehicle Trips	147 Daily Vehicle Trips
973 Daily VMT	973 Daily VMT
N/A Household VMT per Capita	N/A Household VMT per Capita
N/A Work VMT per Employee	N/A Work VMT per Employee

Significant VMT Impact?	
Household: N/A Threshold = 6.0 15% Below APC	Household: N/A Threshold = 6.0 15% Below APC
Work: N/A Threshold = 11.6 15% Below APC	Work: N/A Threshold = 11.6 15% Below APC



CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: September 19, 2024
 Project Name: 900 W Martin Luther King, Jr Blvd Mixed
 Project Scenario: 2024
 Project Address: 900 W MARTIN LUTHER KING, JR BLVD, S



Version 1.4

Project Information		
Land Use Type	Value	Units
<i>Single Family</i>	0	DU
Housing Multi Family	28	DU
<i>Townhouse</i>	0	DU
<i>Hotel</i>	0	Rooms
<i>Motel</i>	0	Rooms
Affordable Housing Family	4	DU
<i>Senior</i>	0	DU
<i>Special Needs</i>	0	DU
<i>Permanent Supportive</i>	0	DU
<i>General Retail</i>	0.000	ksf
<i>Furniture Store</i>	0.000	ksf
<i>Pharmacy/Drugstore</i>	0.000	ksf
<i>Supermarket</i>	0.000	ksf
<i>Bank</i>	0.000	ksf
<i>Health Club</i>	0.000	ksf
Retail <i>High-Turnover Sit-Down Restaurant</i>	0.000	ksf
<i>Fast-Food Restaurant</i>	0.000	ksf
<i>Quality Restaurant</i>	0.000	ksf
<i>Auto Repair</i>	0.000	ksf
<i>Home Improvement</i>	0.000	ksf
<i>Free-Standing Discount</i>	0.000	ksf
<i>Movie Theater</i>	0	Seats
Office <i>General Office</i>	0.000	ksf
<i>Medical Office</i>	0.000	ksf
Industrial <i>Light Industrial</i>	0.000	ksf
<i>Manufacturing</i>	0.000	ksf
<i>Warehousing/Self-Storage</i>	0.000	ksf
School <i>University</i>	0	Students
<i>High School</i>	0	Students
<i>Middle School</i>	0	Students
<i>Elementary</i>	0	Students
<i>Private School (K-12)</i>	0	Students
Other <i>Other</i>	0	Trips

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: September 19, 2024

Project Name: 900 W Martin Luther King, Jr Blvd Mixed

Project Scenario: 2024

Project Address: 900 W MARTIN LUTHER KING, JR BLVD, S Version 1.4



Analysis Results			
Total Employees: N/A		Total Population: N/A	
<i>Proposed Project</i>		<i>With Mitigation</i>	
147	Daily Vehicle Trips	N/A	Daily Vehicle Trips
N/A	Daily VMT	N/A	Daily VMT
N/A	Household VMT per Capita	N/A	Household VMT per Capita
N/A	Work VMT per Employee	N/A	Work VMT per Employee
Significant VMT Impact?			
APC: South Los Angeles			
Impact Threshold: 15% Below APC Average Household = 6.0 Work = 11.6			
<i>Proposed Project</i>		<i>With Mitigation</i>	
VMT Threshold	Impact	VMT Threshold	Impact
Household > 6.0	N/A	Household > 6.0	N/A
Work > 11.6	N/A	Work > 11.6	N/A

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: September 19, 2024

Project Name: 900 W Martin Luther King, Jr Blvd Mixec

Project Scenario: 2024

Project Address: 900 W MARTIN LUTHER KING, JR BLVD,



Version 1.4

TDM Strategy Inputs

Strategy Type	Description	Proposed Project	Mitigations
Reduce parking supply	City code parking provision (spaces)	0	0
	Actual parking provision (spaces)	0	0
	Monthly cost for parking (\$)	\$0	\$0
	Employees eligible	0%	0%
Parking cash-out	Daily parking charge (\$)	\$0.00	\$0.00
	Employees subject to priced parking (%)	0%	0%
Price workplace parking	Cost of annual permit (\$)	\$0	\$0
Residential area parking permits			

(cont. on following page)

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: September 19, 2024

Project Name: 900 W Martin Luther King, Jr Blvd Mixec

Project Scenario: 2024

Project Address: 900 W MARTIN LUTHER KING, JR BLVD,



Version 1.4

TDM Strategy Inputs, Cont.

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

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: September 19, 2024

Project Name: 900 W Martin Luther King, Jr Blvd Mixec

Project Scenario: 2024

Project Address: 900 W MARTIN LUTHER KING, JR BLVD, Version 1.4



TDM Strategy Inputs, Cont.			
Strategy Type	Description	Proposed Project	Mitigations
Commuter Trip Reductions	Required commute trip reduction program	0%	0%
	Alternative Work Schedules and Telecommute	0%	0%
	Employer sponsored vanpool or shuttle	0%	0%
Shared Mobility	Ride-share program	0%	0%
	Car share	0	0
	Bike share	0	0
(cont. on following page)			

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: September 19, 2024

Project Name: 900 W Martin Luther King, Jr Blvd Mixec

Project Scenario: 2024

Project Address: 900 W MARTIN LUTHER KING, JR BLVD,



Version 1.4

TDM Strategy Inputs, Cont.

Strategy Type	Description	Proposed Project	Mitigations
Bicycle Infrastructure	Implement/Improve on-street bicycle facility	0	0
	Include Bike parking per LAMC	0	0
	Include secure bike parking and showers	0	0
Neighborhood Enhancement	Traffic calming improvements	0%	0%
		0%	0%
	Pedestrian network improvements	0	0

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: September 19, 2024

Project Name: 900 W Martin Luther King, Jr Blvd Mixed-Use Devel

Project Scenario: 2024

Project Address: 900 W MARTIN LUTHER KING, JR BLVD, 90037



Version 1.4

TDM Adjustments by Trip Purpose & Strategy													
	Place type: Compact Infill												
	Home Based Work		Home Based Other		Home Based Other		Home Based Other		Non-Home Based Other		Non-Home Based Other		Source
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Parking	Reduce parking supply	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Parking sections 1 - 5
	Unbundle parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Parking cash-out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Price workplace parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Transit	Residential area parking permits	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	TDM Strategy Appendix, Transit sections 1 - 3
	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Implement neighborhood shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Education & Encouragement	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Alternative Work Schedules and Telecommute Program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Commute Trip Reductions	Employer sponsored vanpool or shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Ride-share program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Car-share	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Bike share	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Shared Mobility	School carpool program	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Shared Mobility sections 1 - 3



TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Compact Infill

Source	Home Based Work Production		Home Based Other Attraction		Home Based Other Production		Non-Home Based Other Production		Non-Home Based Other Attraction	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
	Bicycle Infrastructure	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Neighborhood Enhancement	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Final Combined & Maximum TDM Effect

Source	Home Based Work Production		Home Based Other Attraction		Home Based Other Production		Non-Home Based Other Production		Non-Home Based Other Attraction	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
	COMBINED TOTAL	0%	0%	0%	0%	0%	0%	0%	0%	0%
MAX. TDM EFFECT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

$$= \text{Minimum}(X\%, 1 - [(1-A) * (1-B) \dots])$$

where X%=

PLACE	urban	75%
TYPE	compact infill	40%
MAX:	suburban center	20%
	suburban	15%

Note: $(1 - [(1-A) * (1-B) \dots])$ reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B, ...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.

CITY OF LOS ANGELES VMT CALCULATOR

Report 4: MXD Methodology

Date: September 19, 2024
 Project Name: 900 W Martin Luther King, Jr Blvd Mixec
 Project Scenario: 2024
 Project Address: 900 W MARTIN LUTHER KING, JR BLVD, LA



Version 1.4

MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	28	-25.0%	21	N/A	N/A	N/A
Home Based Other Production	79	-31.6%	54	N/A	N/A	N/A
Non-Home Based Other Production	37	-5.4%	35	N/A	N/A	N/A
Home-Based Work Attraction	0	0.0%	0	N/A	N/A	N/A
Home-Based Other Attraction	38	-26.3%	28	N/A	N/A	N/A
Non-Home Based Other Attraction	9	0.0%	9	N/A	N/A	N/A

MXD Methodology with TDM Measures

	Proposed Project			Project with Mitigation Measures		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	N/A	N/A	N/A	N/A	N/A	N/A
Home Based Other Production	N/A	N/A	N/A	N/A	N/A	N/A
Non-Home Based Other Production	N/A	N/A	N/A	N/A	N/A	N/A
Home-Based Work Attraction	N/A	N/A	N/A	N/A	N/A	N/A
Home-Based Other Attraction	N/A	N/A	N/A	N/A	N/A	N/A
Non-Home Based Other Attraction	N/A	N/A	N/A	N/A	N/A	N/A

MXD VMT Methodology Per Capita & Per Employee

Total Population: N/A
 Total Employees: N/A
 APC: South Los Angeles

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



REFERRAL FORMS:

TRANSPORTATION STUDY ASSESSMENT

DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

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

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

GENERAL INFORMATION

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

SPECIAL REQUIREMENTS

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

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

TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW

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

Metro 213-972-8482 100 S. Main St, 9 th Floor Los Angeles, CA 90012	West LA 213-485-1062 7166 W. Manchester Blvd Los Angeles, CA 90045	Valley 818-374-4699 6262 Van Nuys Blvd, 3 rd Floor Van Nuys, CA 91401
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1. PROJECT INFORMATION

Case Number: CPC-2023-6051-DB-HCA

Address: 900-906 1/2 W. Martin Luther King Jr Blvd., Los Angeles, CA 90037

Project Description: Proposed 6-story, 32 dwelling units and commercial mixed-use building.

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

Applicant Name: Daeun Lee

Applicant E-mail: daeun.ksk@gmail.com Applicant Phone: 213-386-3693

Planning Staff Initials: _____ Date: _____

2. PROJECT REFERRAL TABLE

	Land Use (list all)	Size / Unit	Daily Trips ¹
Proposed ¹	Multi-Residential	32 Unit	
	Restaurant/Bar	9,425 S.F. (3 restaurants)	
	<i>Total trips¹:</i>		900
<p>a. Does the proposed project involve a discretionary action? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>b. Would the proposed project generate 250 or more daily vehicle trips²? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>c. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station³? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If YES to a. and b. or c., or to all of the above, the Project <u>must</u> be referred to LADOT for further assessment.</p>			
Verified by: Planning Staff Name: <u>Georgia Smith</u>		Phone: <u>213-847-3634</u>	
Signature: <u>Georgia Smith</u>		Date: <u>1-11-23</u>	

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	Housing Multi-Family	32 DU		
	Retail-Quality Restaurant	10,364 sf		
	<i>Total new trips:</i>			900
Existing	Housing Multi-Family	4 DU		
	<i>Total existing trips:</i>			20
	<i>Net Increase / Decrease (+ or -)</i>			880

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

VMT Analysis (CEQA Review)

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

Access, Safety, and Circulation Assessment (Corrective Conditions)

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

LADOT Comments:

Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, and other issues. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.

4. Specific Plan with Trip Fee or TDM Requirements: **Yes** **No**

Fee Calculation Estimate: _____

VMT Analysis Required (Question b. satisfied): **Yes** **No**

Access, Safety, and Circulation Evaluation Required (Question c. satisfied): **Yes** **No**

Access Assessment Required (Question c., f., and either g.i., g.ii. or g.iii satisfied): **Yes** **No**

Prepared by DOT Staff Name: Jose Cardenas Phone: (213)972-4995

Signature: *Jose Cardenas* Date: 2/21/2024

CITY OF LOS ANGELES VMT CALCULATOR Version 1.4



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

Project Information

Project:

Scenario: [WWW](#)

Address: [Q](#)



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

Yes No

Existing Land Use

Land Use Type	Value	Unit
Housing Multi-Family	4	DU
Housing Multi-Family	4	DU

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

Proposed Project Land Use

Land Use Type	Value	Unit
Retail Quality Restaurant	10.364	ksf
Housing Multi-Family	32	DU
Retail Quality Restaurant	10.364	ksf

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

Project Screening Summary

Existing Land Use	Proposed
20 Daily Vehicle Trips	900 Daily Vehicle Trips
133 Daily VMT	6,410 Daily VMT
Tier 1 Screening Criteria	
Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. <input type="checkbox"/>	
Tier 2 Screening Criteria	
The net increase in daily trips < 250 trips	880 Net Daily Trips
The net increase in daily VMT ≤ 0	6,277 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	10,364 ksf
The proposed project is required to perform VMT analysis.	



City of Los Angeles

Tiena Johnson Hall, General Manager
Tricia Keane, Executive Officer

LOS ANGELES HOUSING DEPARTMENT
1910 Sunset Blvd, Ste 300
Los Angeles, CA 90026
Tel: 213.808.8808



Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager
Craig Arceneaux, Acting Assistant General Manager

housing.lacity.gov

Karen Bass, Mayor

DATE: June 16, 2025

TO: MARTIN DREAM, LLC, a California Limited Liability Company, Owner
KSK DESIGN, INC., Applicant

FROM: Doris Kwok, Senior Management Analyst I
Los Angeles Housing Department

SUBJECT: **Housing Crisis Act of 2019
(HE, DB) Replacement Unit Determination**
**RE: 900 West Martin Luther King Jr. Boulevard, Los Angeles, CA 90037
902 West Martin Luther King Jr. Boulevard, Los Angeles, CA 90037
4011 South Menlo Avenue, Los Angeles, CA 90037
904 West Martin Luther King Jr. Boulevard, Los Angeles, CA 90037
904 1/2 West Martin Luther King Jr. Boulevard, Los Angeles, CA 90037
906 West Martin Luther King Jr. Boulevard, Los Angeles, CA 90037
906 1/2 West Martin Luther King Jr. Boulevard, Los Angeles, CA 90037**

Based on the application for a RUD submitted by KSK DESIGN, INC. (Applicant), on behalf of MARTIN DREAM, LLC, a California Limited Liability Company (Owner), for the above referenced property located at 900-902 West Martin Luther King Jr. Boulevard (APN: 5020-030-008 and lot FR 151) and 904-906 1/2 West Martin Luther King Jr. Boulevard (APN: 5020-030-009 and lot FR 152) (Property), the Los Angeles Housing Department (LAHD) has made the following determination in regards to the above-referenced application. Four (4) units existed on the property within the last five (5) years. Four (4) units subject to the Rent Stabilization Ordinance (RSO) are subject to replacement pursuant to the requirements of California Government Code Sections 66300.5 and 66300.6, as Protected Units with four (4) of the four (4) units, subject to replacement as affordable Protected Units.

PROJECT SITE REQUIREMENTS:

The Housing Crisis Act of 2019 (HCA), as amended by SB 8 and AB 1218 (California Government Code Section 66300 et seq.), prohibits the approval of any proposed development project ("Project") on a site ("Property") that will require demolition of existing residential dwelling units or occupied or vacant Protected Units, or that is located on a site where Protected Units were demolished in the previous five (5) years, unless the Project replaces those units as further specified below.

Replacement of Existing Dwelling Units

The Project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the Property within the past five (5) years. The affordable replacement units will be restricted in the future project at California Department of Housing and Community Investment (HCD) rents per Land Use Schedule 6.

Replacement of Existing or Demolished Protected Units

The Project must also replace all existing or demolished Protected Units except for Protected Units demolished prior to January 1, 2020. Protected Units are residential dwelling units on the Property that are, or were: **(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 within the five (5) years prior to the owner’s application for a RUD (referred to as the “five year lookback period”), **(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) year look back period **(3)** occupied by lower or very low income households (an affordable Protected Unit) within the five (5) year look back period, or **(4)** that were withdrawn from rent or lease per the Ellis Act, within the ten (10) years prior to the owner’s application for a RUD.

Whether a unit qualifies as an affordable Protected Unit is determined by the income level of the current or last known renter household in occupancy. If a low or below low income tenant currently occupies the Property, affordable replacement will be required at Extremely Low Income, Very Low Income or Low Income (based on tenant income information), *regardless of the entitlement (such as Density Bonus) requested for the proposed project*. If the unit is vacant, the income of the last known tenant will be used to determine the affordability replacement of the unit. Interwest, LAHD’s contractor, will send Tenant Income Certification (TIC) forms along with additional information to each occupant of the existing Property. Tenants have thirty (30) days to complete and return the TIC forms to Interwest. The owner is responsible for working with the occupants to ensure that the requested information is produced in a timely manner.

- ***In the absence of occupant income documentation:*** Affordability will default to the percentage of extremely low, very low or low income renters in the jurisdiction as shown in the latest HUD Comprehensive Housing Affordability Strategy (CHAS) database. As of September 12, 2024, the defaults are: 29% extremely low income, 17% very low income and 19% low income for Transit Oriented Communities (TOC) projects and 46% very low income and 19% low income for Density Bonus projects. In the absence of specific entitlements, the affordability will default to 46% very low income and 19% low income. The remaining 35% of the units are presumed above-low income¹. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

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

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

Tenant Noticing, Relocation, Right to Return, Right to Remain:

- All existing occupants must be allowed to occupy their units until six (6) months before the start of construction activities.
- The project proponent shall provide existing occupants with written notice of the planned demolition, the date they must vacate, and their rights under this section.
 - Notice shall be provided at least six (6) months in advance of the date that existing occupants must vacate.
- Any existing occupants that are required to leave their units shall be allowed to return at their prior rental rate if the demolition does not proceed and the property is returned to the rental market.

All existing **Lower Income Household** (as defined in California Health and Safety Code Section 50079.5) occupants of Protected Units are **also** entitled to:

- Relocation benefits also subject to Government Code Section 7260 et seq., and

¹ Available at <https://www.huduser.gov/portal/datasets/cp.html>

- The right of first refusal (“Right to Return”) to a comparable unit (same bedroom type) at the completed Project. If at the time of lease up or sale (if applicable) of a comparable unit, a returning occupant remains income eligible for an “affordable rent” (as defined in California Health and Safety Code Section 50053) or if for sale, an “affordable housing cost” (as defined in California Health and Safety Code Section 50052.5), owner must also provide the comparable unit at the “affordable rent” or “affordable housing cost,” as applicable. The Right to Return does not apply to: **(1)** a Project that consists of a Single Family Dwelling Unit on a site where a Single Family Dwelling unit is demolished, or **(2)** a Project that consists of 100% lower income units (excluding any Manager’s Unit(s)), unless the occupant of a Protected Unit qualifies for residence in the new development and for whom providing a comparable unit would not be precluded due to unit size limitations or other requirements of one or more funding source of the Project.

Single Family Dwelling Units Replacement

Where an affordable Protected Unit consists of a Single Family Dwelling (SFD) and the tenant has a Right to Return in the future project, a comparable affordable replacement unit is defined as follows:

- If the existing SFD contains three (3) or fewer bedrooms, the affordable replacement unit(s) must contain the same number of bedrooms.
- If the existing SFD contains four (4) or more bedrooms, the affordable replacement unit(s) must include at least one (1) three (3) bedroom unit. The remaining bedrooms must also be replaced as affordable. Please refer to the example below.
- The affordable replacement unit(s) is not required to have the same or similar square footage or same number of total rooms as the existing SFD.

For example, if a tenant with the Right to Return occupied an existing protected five (5) bedroom SFD, the applicant may provide that tenant with one (1), three (3) bedroom affordable replacement unit. In addition, the applicant must provide one (1), two (2) bedroom unit or two (2), one (1) bedroom units, therefore replacing all five (5) bedrooms that existed as affordable.

If there are no tenants with the Right to Return, the affordable replacement units may be split up into smaller units as long as the total number of bedrooms are replaced as affordable units.

THE PROPOSED HOUSING DEVELOPMENT PROJECT:

Per the statement received by LAHD on March 14, 2024, the Owner plans to demolish the four (4) units and commercial building and construct a new thirty-two (32) unit apartment building on the Property using Density Bonus (DB).

PROPERTY STATUS (AKA THE “PROJECT SITE”):

Applicant submitted an Application for a RUD for the Property on March 14, 2024. To comply with the required **five (5) year** look back period, LAHD collected and reviewed data from March 2019 to March 2024.

Review of Documents:

Per the Grant Deed, Owner acquired the Property under APN 5020-030-008 on July 22, 2016, and acquired the Property under APN 5020-030-009 on June 10, 2022.

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS)

database, indicates a use code of “2100 – Commercial – Restaurant, Cocktail Lounge – Restaurant, Cocktail Lounge, Tavern – One Story” for the Property (APN: 5020-030-008).

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database, indicates a use code of “0400 – Residential – Four Units (Any Combination) – 4 Stories or Less” for the Property (APN: 5020-030-009).

Google images dated December 2024 and an internet search conducted January 2025 support that the Property contains a commercial building on APN: 5020-030-008 and an apartment complex on APN: 5020-030-009.

The LADBS database indicates that the Owner has applied for a new Building Permit (#24010-20000-02476), not issued, but has not applied for a Demolition Permit.

REPLACEMENT UNIT DETERMINATION:

The Existing Residential Dwelling Units at the Property within the last five (5) years:

ADDRESS	BEDROOM TYPE	VACANT OR OCCUPIED AT APPLICATION	PROTECTED?	BASIS OF PROTECTED STATUS
904 W. Martin Luther King Jr. Blvd.	1 BEDROOM	OCCUPIED	YES	RSO, AFFORDABLE PROTECTED
904 1/2 W. Martin Luther King Jr. Blvd.	1 BEDROOM	OCCUPIED	YES	RSO, AFFORDABLE PROTECTED
906 W. Martin Luther King Jr. Blvd	1 BEDROOM	OCCUPIED	YES	RSO, AFFORDABLE PROTECTED
906 1/2 W. Martin Luther King Jr. Blvd.	1 BEDROOM	OCCUPIED	YES	RSO, AFFORDABLE PROTECTED
Totals: 4 Units	4 Bedrooms			

Vacancy/Occupancy of Units:

Per the Owner’s statement, four (4) units were occupied. On December 5, 2024, Interwest sent tenant packets to the four (4) occupied units on the Property. Interwest provided LAHD with a complete TIC form for 904 1/2 West Martin Luther King Jr. Boulevard and 906 West Martin Luther King Jr. Boulevard. As of the date of this memo, LAHD has not received a TIC form for the remaining two (2) units. Therefore, LAHD cannot verify the income levels of the households occupying two (2) of the four (4) units.

Tenant Income Certification (TIC) forms were received for the following units with their corresponding income levels listed:

- 904 1/2 West Martin Luther King Jr. Boulevard was identified as a Very Low Income household.
- 906 West Martin Luther King Jr. Boulevard was identified as an Extremely Low Income household.

The proportion of bedroom-types for all units in the proposed project AND the affordable Protected Unit replacement requirements will be reviewed and considered at the covenant stage. If a unit is required to be replaced as affordable according to current tenant-income information, the unit shall be replaced with the same bedroom-type unit. If the default per HUD CHAS is applied, the most restrictive requirements between the Affordable Housing Incentives Guidelines (if applicable) and replacement requirements will apply. Affordable units must be dispersed throughout the proposed project and there should be no detectable pattern. For example, the

affordable units should be proportionally distributed on each of the floors, and should not be located within the same vertical stack or grouped together.

Pursuant to the Housing Crisis Act, when the former or existing tenants' incomes are unknown the required percentage of affordability is determined by the percentage of extremely low, very low, and low income rents in the jurisdiction as shown in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. At present, the HUD CHAS database shows 29% extremely low income, 17% very low income and 19% low income for TOC projects and 46% very low income and 19% low income for DB projects. In the absence of specific entitlements, the affordability will default to 46% very low income and 19% low income. The remaining 35% of the units are presumed above-low income.

Number of Existing Residential Dwelling Units and Protected Units within five (5) years of Owner's application:		4
Number of Protected Units Ellised within the last (10) years:		0
Number of Affordable Replacement Units required per CHAS:		2
	Project using <u>DB</u>	
2 Units x 65%	2 Units	
Very Low	1 Unit	
Low	1 Unit	
Market Rate RSO Units	0 Unit	
Number of Extremely Low Income units based on tenant income, subject to affordable replacement:		1
Number of Very Low Income units based on tenant income, subject to affordable replacement:		1
Number of Unit(s) presumed to be above-lower income not subject to affordable replacement:		0

Affordability Requirements:

Completed Tenant Income Certification (TIC) forms were provided for two (2) of the units at the Property. The household occupying 904 1/2 West Martin Luther King Jr. Boulevard was verified to be a Very Low Income Household and the household occupying 906 West Martin Luther King Jr. Boulevard was verified to be an Extremely Low Income Household. Per income verification two (2) units need to be replaced with a comparable unit (same bedroom type) with the one (1) unit restricted to Very Low Income Households and one (1) unit restricted to Extremely Low Income Households. Units that are verified to be occupied by an Extremely Low Income household must be replaced as Extremely Low Income units in the new project, including DB projects.

Additionally, pursuant to CHAS, two (2) units need to be replaced with equivalent type units. For DB projects, the replacement requirements will consist of one (1) unit restricted to Very Low Income Households and one (1) unit restricted to Low Income Households.

This Project is subject to the TOD Subarea H of the South Los Angeles Community Plan Implementation Overlay (Ordinance No. 185927), but no units are CPIO Protected Units. The more restrictive affordable requirement between the RPO replacement and the SLA CPIO will apply.

Additional Information:

A unit that is determined to not be an affordable replacement unit will only remain valid provided the unit remains vacant, occupied by an above-lower income household, or owner occupied. Government Code Section 66300.6(b)(3), (4) do not tie benefits afforded to "existing occupants" with any set look back period. Therefore,

“existing occupants” in place after the issuance of this RUD may also be entitled to benefits under the HCA. In other words, tenants who move in after this RUD is issued may also be eligible for benefits under Government Code Section 66300.6.

Please note that all the new units may be subject to RSO requirements unless the RSO is not applicable, or an RSO Exemption is filed and approved by the RSO Section.

This RUD applies only if the proposed project is a rental project and NOT condominiums or units for sale. In the event the project changes to condominiums, the owner needs to request a RUD amendment to reflect 100% replacement of the units.

The findings of this determination are final and effective upon distribution of this determination. LAHD will only amend the determination in the event of a staff error or if misinformation was provided by the applicant. If the project changes or the project has been closed, a new RUD will be required.

****WARNING****

LOT TIES AND PRE-1978 SINGLE FAMILY DWELLINGS

Please be aware that Owner’s replacement obligations may change if the development involves single family dwellings built prior to 1978 and lot ties. If a **lot tie** is required for the new proposed housing development project, 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.

Submitting forged or false documents is a crime that may be punishable as a felony under state law (Cal. Penal Code 115). Documents submitted in connection with your application are subject to investigation. The use of any false or forged document may be grounds for revision to the replacement unit determination. If, following an investigation, the City determines that false or forged documents were used to exempt housing units from the replacement obligations required by law, the housing units may be deemed as affordable replacement units. Other applicable penalties may also be applied.

If you have any questions about this RUD, please contact Alyssa P. Flores at alyssa.p.flores@lacity.org.

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

DK:af



TREE DISCLOSURE STATEMENT

Los Angeles Municipal Code (LAMC) Section 46.00 requires disclosure and protection of certain trees located on private and public property, and that they be shown on submitted and approved site plans. Any discretionary application on a property that includes changes to the building footprint or any other change to the areas of the property not currently built upon or paved, including demolition, grading, or fence permit applications, or any discretionary change that could potentially remove or affect trees or shrubs, shall provide a Tree Disclosure Statement completed and signed by the Property Owner.

If the Tree Disclosure Statement indicates that there are any protected trees or protected shrubs on the project site and/or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project, a Tree Report ([CP-4068](#)) will be required, and the field visit must be conducted by a qualified Tree Expert, prepared and conducted within the last 12 months.

Property Address: 900 and 904 Martin Luther King Jr. Blvd.

Date of Field Visit: 10/30/23

Does the property contain any of the following protected trees or shrubs?

- Yes** (Mark any that apply below)
 - Oak, including Valley Oak (*Quercus lobota*) and California Live Oak (*Quercus agrifolia*) or any other tree of the oak genus indigenous to California, but excluding the Scrub Oak
 - Southern California Black Walnut (*Juglans californica*)
 - Western Sycamore (*Platanus racemosa*)
 - California Bay (*Umbellularia californica*)
 - Mexican Elderberry (*Sambucus mexicana*)
 - Toyon (*Heteromeles arbutifolia*)
- No**

Does the property contain any street trees in the adjacent public right-of-way?

- Yes** **No**

Does the project occur within the Mt. Washington/Glassell Park Specific Plan Area and contain any trees 12 inches or more diameter at 4.5 feet above average natural grade at base of tree and/or is more than 35 feet in height?

- Yes** **No**

City Planning Case Referral



Project Information

LA Sanitation Case Referral #: 1195

Date: 8/10/2023

<p>Site Information</p> <p>Project Address: <u>900 W Martin Luther King Jr Blvd</u></p> <p>APN: <u>5020030008</u></p> <p>Type of Project: <input checked="" type="checkbox"/> New / <input type="checkbox"/> Redevelopment</p> <p>• <input checked="" type="checkbox"/> Res <input type="checkbox"/> Comm <input type="checkbox"/> Indus. <input type="checkbox"/> Mixed Use</p> <p>• Other: _____</p> <p>Hillside Grading: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N ESA: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N</p> <p>Liquefaction: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</p> <p>Percolation test done: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N</p>	<p>Applicant Information</p> <p>Name: <u>Ken Koh</u></p> <p>Email: <u>kenkoh.ksk@gmail.com</u></p> <p>Phone: <u>(213) 386-3693</u></p> <p>Address: <u>3435 Wilshire Blvd., Ste. 2905</u> <u>Los Angeles, 90010</u></p>
<p>Project Information</p> <p>Total site area (Ac): <u>0.286</u> Design Storm (85th Percentile): <u>1.1</u></p> <p>Approx Impervious area (Ac): <u>0.257</u> Approx Pervious Area (Ac): <u>0.028</u></p>	
<p>Note: The information on this City Planning Case Referral Form is only a “preliminary review” by LA Sanitation. It informs the applicant of the stormwater requirements that will need to be implemented on the project in order to satisfy Low Impact Development (LID) requirements.</p>	
<p>Possible BMP (Subject to Soils testing and Site conditions)</p> <p>Infiltration: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Capture & Use: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</p> <p>Bio-Filtration: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</p>	<p>Sanitation Plan Checker</p> <p>Reviewer: <u>S. Garcia</u></p> <p>Date Reviewed: <u>8/10/2023</u></p>
<p>Comment(s):</p> <p>Site is in a liquefaction area therefore infiltration is infeasible. Provide City of LA LID Handbook Appendix</p> <hr/> <p>F calculation for Capture and Use. If infeasible provide biofiltration BMP per the requirements of the LID Handbook.</p> <hr/>	



STAFF ONLY:

ED 1 Eligible

ADMINISTRATIVE REVIEW

REDEVELOPMENT PROJECT AREA – EXPOSITION UNIVERSITY PARK (HOOVER)

Administrative Review and Referral

RELATED CODE SECTION: Los Angeles Municipal Code Section (LAMC) 11.5.14 establishes the process and procedures for implementing the Redevelopment Plan.

PURPOSE: This Administrative Review and Referral form determines the appropriate review process for proposed Projects within a Redevelopment Project Area. Proposed development activity within Redevelopment Project Areas must conform to the Land Uses Permitted in the Project Area Section of respective Redevelopment Plan.

GENERAL INFORMATION

- A Redevelopment Plan Project (Project) includes 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. Refer to 11.5.14 for the full definition.
- Land Uses Permitted in the Project Area, see Section 1300 of the 4th or 5th Amendment (depending on the location of your project) to the Exposition University Park (Hoover) Redevelopment Plan. Visit Planning4LA.org to review the Exposition University Park (Hoover) Redevelopment Plan.
- Review process options available:
 - Administrative Review – Redevelopment Plan
 - Project Compliance
 - Project Adjustment

1. APPLICANT INFORMATION

Applicant Name Daeun Lee

Address 3435 Wilshire Blvd., Ste. 2905

City Los Angeles State CA Zip Code 90010

Telephone 213-388-5807 Email daeun.ksk@gmail.com

2. PROJECT BACKGROUND

Project Address 900-906 1/2 W Martin Luther King Jr. Blvd., Los Angeles, CA 90037

Assessor Parcel Number 5020030008, 5020030009 Existing Zoning C2-2D-CPIO

Project Type:

- | | | |
|--|--|--|
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Addition | <input type="checkbox"/> Exterior Alteration |
| <input type="checkbox"/> Interior Alteration | <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Use of Land | <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Grading |

Project Description (include any additional requested entitlements) _____

Proposed 6-story, 32 dwelling units and commercial mixed-use building with 1-level subterranean parking garage.

Density Bonus with Off-Menu Incentives requested : 1) FAR Increase: 50% or 3.75:1, 2) Yard/Setback: AS RAS3,

3) Yard/Setback: AS RAS3

Density Bonus with Waivers of Development Standards requested : 1) Height: 2-story / 22 ft. increase, 2) Open space: 25% decrease

Eligible or Identified Historic Resource (refer to <http://zimas.lacity.org/> and <https://historicplacesla.org> check one below)

Yes No

Lot Area 12,439.4 (3 Lots) Project FAR 32,689.00

Current Use 900-902 MLK : Restaurant/Bar; 904-906 1/2 MLK : Residential Proposed Use Multi-residential apartment / restaurant

Existing Residential sq.ft. 1706.67 Proposed Residential sq. ft. 33,174.14

Existing Non-Residential sq.ft. 2414.66 Proposed Non-Residential sq. ft. 14,102.95

Number of new residential units 32

Number of residential units to remain N/A

Number of residential units to be demolished 4

Building Permit No. (if applicable) Not submitted yet

Environmental Review Project is Ministerial – Environmental Review Not Required

Not Yet Filed Filed (Indicate case number) _____

DENSITY AND FLOOR AREA RATIO (FAR) CALCULATION

Use the following definitions to calculate Density and Floor Area in the Hollywood Redevelopment Project Area.

“Gross Acre” is defined as the site area plus one half of any abutting street(s) and alley(s).

“Floor Area Ratio” or FAR. is defined as the ratio of total floor area of all buildings in a parcel to the parcel area. The floor area of a building excludes space devoted to stairwells, elevator shafts, light courts vehicular parking and mechanical equipment.

Formula for “Base” Density Calculation

Total Gross acre X Permitted Units per Gross Acre permitted by the Redevelopment Plan = Base Permitted Units

Formula for Density Bonus Calculation

(Base Permitted Units X % as allowed by Density Bonus) + Base Permitted Units = Total Permitted Units

3. CHECKLIST - Exposition University Park (Hoover) Redevelopment Plan

Complete the following checklist using the terms listed below. To see the full list of defined terms reference LAMC Section 11.5.14. To complete the checklist please refer to the corresponding Section of the Redevelopment Plan. The Redevelopment Plans are available on the City Planning website at Planning4LA.org.

- **N/A - Not Applicable:** This Redevelopment Plan Section does not apply to the proposed Project. No further action is required.
- **YES - Conforms:** The proposed Project conforms to the Redevelopment Plan section. The proposed Project may require Project Compliance. Not all Redevelopment Plans require additional action.
- **NO - Does Not Conform:** The proposed Project DOES NOT conform to the Redevelopment Plan section. The proposed Project will require a Project Adjustment. Alternatively, modify the proposed Project and resubmit this form demonstrating compliance with the Redevelopment Plan.

Redevelopment Plan Section	Plan Sheet or Supplemental Document (Demonstrating Compliance)	Redevelopment Plan Conformance (Check One)			Staff Comments
		N/A	YES	NO	
1300. Map • Input the Redevelopment Plan Land Use Designation (if applicable)	Community Commercial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	COMMUNITY COMMERCIAL
1302. Residential • Input City Zone designation		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
1303. Low Medium I • Input Redevelopment Plan Dwelling Unit calculation (see attached)		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
1304. Low Medium II • Input Redevelopment Plan Dwelling Unit calculation (see attached)		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
1305. Medium • Input Redevelopment Plan Dwelling Unit calculation (see attached)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A
1306. Residential Density Bonus • Provide evidence that the bonus units meets criteria 1-4	See A0.0.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	$(12,439.406 + 4,556.7 + 3900)/43560)) \times 31 = 14.87 = 15$ UNITS; MUST FILE DENSITY BONUS
1307. Residential Uses Within Commercial Areas • Input City Zone designation	C2-2D-CPIO. See A0.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C2-2D-CPIO: PROPOSED 6 STORY, 32 DWELLING UNIT
1308. Parking Uses in Residential Areas	See A2.0-A2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SHOW CONFORMANCE
1309. Commercial • Provide evidence that the use meets criteria a-d		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C2-2D-CPIO: PROPOSED 6 STORY, 32 DWELLING UNIT
1310. Commercial Uses Within Residential Areas • Findings Required - Project Compliance		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
1311. Restricted Commercial Uses • Findings Required - Project Compliance		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
1312. Public and Quasi-Public Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
1313. Quasi-Public/Alternative Use	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
1314. Public Street Layout, Right-of-Way and Easements	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
1315. Design for Development	<i>Applicant must review the Design for Development Redevelopment Plan section.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
1316. Scope of Design for Vermont/Adams Shopping Center (5th Amendment Only)	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A

Redevelopment Plan Section (*4th Amendment, **5th Amendment)		Plan Sheet or Supplemental Document (Demonstrating Compliance)	Redevelopment Plan Conformance (Check One)			Staff Comments
			N/A	YES	NO	
* 1316 ** 1317	Interim Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
* 1317 ** 1318	Non- Conforming Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
* 1318 ** 1319	General Controls and Limitations	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
* 1319 ** 1320	Construction	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
* 1320 ** 1321	Rehabilitation and Retention of Properties	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
* 1321 ** 1322	Buildings of Historic Significance	<i>Please Refer to Survey LA.</i>	-	-	-	NOT HISTORIC: SEE NOTE BELOW
* 1324 ** 1325	Limitation on Type, Size and Height of Buildings	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
* 1325 ** 1325	Open Space	<i>Applicant must review this Redevelopment Plan section.</i>	-	--	-	N/A
* 1326 ** 1327	Signs	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
* 1327 ** 1328	Utilities	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
* 1328 ** 1329	Parking and Loading Facilities	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
* 1329 ** 1330	Setbacks	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
* 1330 ** 1331	Incompatible Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
* 1332 ** 1333	Resubdivision of Parcels	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
* 1333 ** 1334	Variations	<i>Applicant must review this Redevelopment Plan section. Findings in this Section must be prepared for any sections of this Form checked "NO" unless the Project is modified.</i>				N/A
* 1334 ** 1335	Building Permits	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	23010-10000-01096 To File Density Bonus

HISTORIC REVIEW: Pursuant to Section 1322 of the Exposition/University Park Redevelopment Plan, special consideration shall be given to the protection, rehabilitation, restoration, or relocation of any structure determined to be historically significant. The Office of Historic Resources has determined that the site is not identified as an eligible/designated historic resource and is not located in a potential/designated historic district. No additional historic review is required.

4. PROJECT REVIEW REQUIREMENTS

SUBMITTAL PACKAGE (check all that apply)

A. Administrative Review for the Redevelopment Plan

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for the Administrative Review and Referral Form, listed in the Administrative Review Instruction (CP-3540)

NOTE: For an Administrative Review clearance, the project must conform to the Permitted Land Uses section of the relevant Redevelopment Plan, and if applicable the Administrative Review and Referral Design for Development.

B. Administrative Review for the Design for Development (DFD)

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for Design for Development, listed in the Administrative Review Instruction (CP-3540)

C. Project Compliance and/or Project Adjustment

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for *Project Compliance and/or Project Adjustment*, listed in the Administrative Review Instruction (CP-3540)

All forms and related materials shall be submitted to the Development Services Center Redevelopment Plan Unit.

- CITY STAFF USE ONLY -


NOTE: Signature below only indicates that the Redevelopment Plan Unit staff reviewed proposed project. All official clearances are noted on the clearance summary sheet for issuance of a permit from LADBS on PCIS, including Administrative Sign-Off/Approval.

ADDITIONAL STAFF NOTES

SITE IS NOT IDENTIFIED AS AN ELIGIBLE HISTORIC RESOURCE AND IS NOT LOCATED IN A POTENTIAL HISTORIC DISTRICT. PURSUANT TO SECTIONS 1306, 1307 AND 1309 THE PROPOSED 6 STORY, 32 DWELLING UNIT BUILDING IS PERMITTED WITHIN THE COMMERCIAL AREA; THEREFORE, COMPLIES WITH THE EXPOSITION UNIVERSITY PARK REDEVELOPMENT PLAN. MUST FILE DENSITY BONUS. SEE SEC 1306. REPORT TO DESCRIBE GENERAL CONFORMANCE TO THE REDEVELOPMENT PLAN. REFERRAL ONLY, NO FEE.

CASE NUMBER: _____ PAR-2023-4860-RDP _____

Section 5 - ADMINISTRATIVE REVIEW – Project Conforms to Plan. No Referral Required – Section 6 N/A. No fee is collected.

Staff Signature		Date	07/14/2023	Phone Number	
Print Name	YASMINE BASHIRI	Email	PLANNING.REDEVELOPMENT@LACITY.ORG		

Section 6 - PROJECT PLANNING REFERRAL - Choose one: If Project Compliance or Project Adjustment is required. Please collect required fee(s) prior to filing.

Project Compliance Required **Project Adjustment Required**

INITIAL REVIEW BY

Staff Signature	Date	Phone Number
Print Name	Email	

REFERRAL FORM



GEOGRAPHIC PROJECT PLANNING REFERRAL

Any case filing application submitted to Los Angeles City Planning for a project which is subject to one or more of the following Overlays shall include a completed and signed Geographic Project Planning Referral Form (Referral Form). An [Assignment List](#) can be found on the City Planning website at <http://planning.lacity.org> under the "About" tab.

APPLICABLE OVERLAYS

- **Specific Plan**
- **Community Design Overlay (CDO)**
- **Neighborhood Oriented District (NOD)**
- **Community Plan Implementation Ordinance (CPIO)**
- **Design Review Board (DRB)**
- **Pedestrian Oriented District (POD)**
- **Sign District (SN)**

Review of the application by Project Planning Staff is intended to identify the level of review required for the project and to provide the Applicant with early notification of any issues with regards to requested actions or the adequacy of application exhibits/materials pursuant to the applicable Geographic Overlay, which could subsequently delay processing.

City Planning reserves the right to require an updated Referral Form for the project if more than **180 days** has lapsed from the date of the signature provided by the Project Planner, or as necessary to reflect project modifications, policy changes and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

THIS SECTION TO BE COMPLETED BY APPLICANT

Project Site Address: 900 W. Martin Luther King Jr Blvd., Los Angeles, CA 90037

Community Plan Area: South Los Angeles

Specific Plan, DRB, CDO, POD, NOD, CPIO, or SN, including Subarea, if applicable: _____

South LA CPIO

PROJECT TYPE (check all that apply)

- New Construction** **Addition** **Renovation** **Grading**
 Change of Use **Signage** **Other** _____

Description of Proposed Project: 6-Story 32 units multi residential apartment with one underground parking and restaurants (one in the 2nd floor, one on the rooftop).

THIS SECTION TO BE COMPLETED BY PLANNING STAFF ONLY

AUTHORIZATION TO FILE (check all that apply)

Specific Plan/SN

Project Permit

Minor (3 signs or less or change of use)

Standard (More than 3 signs, wireless equipment, or additions of less than 200 sq. ft.)

Single-Family

Major (All other projects)

Single-Family

Modification **Interpretation** **Adjustment** **Administrative Clearance**

Exception **Amendment** **Sign-Off Only** **Not a Project**

SB 9 - ADM Case Required

Design Review Board (DRB)

Preliminary Review

Final Review

CDO/POD/NOD

Design Overlay Plan Approval

Minor (3 signs or less or change of use)

Standard (More than 3 signs, wireless equipment, or additions of less than 200 sq. ft.)

Major (All other projects)

Sign-Off Only

Not a Project

SB 9 - ADM Case Required

Community Plan Implementation Overlay (CPIO)

Administrative Clearance (Multiple Approvals)

CPIO Adjustment (CPIOA)

CPIO Exception (CPIOE)

Potentially Historic Resource

SB 9 - ADM Case Required

INSTRUCTIONS

1. **APPOINTMENTS.** A pre-filing appointment with the planner assigned to the applicable Overlay is required to complete this Referral Form. Please be advised that to file the application, a case filing appointment must be made separately with the Development Services Centers via the City Planning website. Please check the [Development Services](#) page for current protocols.
2. **REVIEW MATERIALS.** Please provide the following materials:
 - a. Project Planning Referral Form with items in the Project Summary Section completed.
 - b. A complete copy of all application materials, as specified in the Department of City Planning Filing Instructions ([CP-7810](#)) (e.g., DCP Application Form, Project Plans, Site Photographs).
 - c. Specialized Requirements/Findings pertinent to your project.
3. **OTHER APPLICABLE APPROVALS.** This Referral Form is not intended to provide an exhaustive list of required entitlements. The City of Los Angeles offers several services to assist in identifying required entitlements and if there are any other issues or necessary approvals associated with the project/site which should be resolved prior to filing, including [DSC Case Management](#) and/or [Preliminary Plan Check](#) with the Los Angeles Department of Building and Safety (LADBS).

CITY PLANNING OFFICE LOCATIONS

DOWNTOWN OFFICES	VALLEY OFFICES	WEST LA OFFICES
DSC Metro Counter Figueroa Plaza 201 N Figueroa Street, 4th Floor Los Angeles, CA 90012	DSC Valley Counter Marvin Braude Building 6262 Van Nuys Blvd, Suite 251 Van Nuys, CA 91401	DSC West Los Angeles Counter 1828 Sawtelle Blvd, 2nd Floor Los Angeles, CA 90025
Major Projects Figueroa Plaza 221 N Figueroa St, Rm 1350 Los Angeles, CA 90012	Valley Project Planning Offices Marvin Braude Building 6262 Van Nuys Blvd, Suite 430 Van Nuys, CA 91401	
Central Project Planning Offices Los Angeles City Hall 200 N Spring Street, Room 621 Los Angeles, CA 90012		
West/South/Harbor Project Planning Offices Los Angeles City Hall 200 N Spring Street, Room 720 Los Angeles, CA 90012		

COUNTY CLERK'S USE

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

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

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CPC-2023-6051-DB-HCA

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2023-6052-CE
--	---------------------------------

PROJECT TITLE 900 West Martin Luther King Jr	COUNCIL DISTRICT CD 9 – Price Jr
---	-------------------------------------

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
900, 902, 904, 904 1/2, 906, 906 1/2 West Martin Luther King Jr Boulevard, 4011 South Menlo Avenue
Los Angeles, CA 90037

PROJECT DESCRIPTION: Additional page(s) attached.
The proposed project consists of the construction of a new 6-story, approximately 81-foot, mixed-use apartment building, totaling 32 units (including 3 Extremely Low Income Units and 2 Very Low Income Units). The Project will be approximately 39,136 square feet in Floor Area, including 10,676 square-feet of commercial, with a Floor Area Ratio (FAR) of 3.16:1. The Project includes restaurants on the first, second, and sixth floors, including 3,452 square-feet of outdoor seating. The Project will provide thirteen (13) vehicular parking spaces in a subterranean parking garage and four (4) vehicular parking spaces at-grade in ground level parking. No (0) protected trees will be removed from the subject site. One (1) non-protected street tree exists along the public right-of-way which will be retained. The existing commercial building and apartment building will be demolished.

NAME OF APPLICANT / OWNER:
Anat Escher / Martin Dream, LLC

CONTACT PERSON (If different from Applicant/Owner above) Eric Kwon / KSK Design, Inc.	(AREA CODE) TELEPHONE NUMBER (213) 388-5807	EXT.
--	--	------

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)
STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

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

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

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

The Project qualifies for a Class 32 Categorical Exemption as it is developed on an infill site and meets the conditions as follows:

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

None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: The project is not located within a hillside area or within the Santa Monica Mountains Zone, as analyzed in the Justification for Project Exemption (dated March 2026), the subject site does not contain an officially mapped environmental resource of hazardous or critical concern. (b) Cumulative Impact: Per ZIMAS, there are no projects within the same place of the project site, therefore; no foreseeable cumulative impacts are expected, as analyzed in the Justification for Project Exemption (dated March 2026). (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. All adjacent and nearby lots are developed with multi-family and commercial uses, and the subject site is of a similar size and slope to nearby properties. The project site is located in a typical urbanized area of the South Los Angeles Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC, with the approval of the Density Bonus incentives and waivers. The project is not unusual for the vicinity of the subject site and is similar in scope to other existing multi-family dwellings and proposed future projects in the area. Furthermore, there is no substantial evidence in the administrative record that this project will cause a significant impact. (d) Scenic Highways: The project is not in the vicinity of a state scenic highway and will not damage scenic resources in a state scenic highway. (e) Hazardous Waste Sites: The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. (f) Historical Resources: Per ZIMAS, SurveyLA, and/or Historic Places LA, the project site is not identified or eligible as a historical resource. The project will not cause a substantial adverse change in the significance of a historical resource.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Maneri Roman *Maneri Roman*

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Density Bonus

DISTRIBUTION: County Clerk, Agency Record **Rev. 9-17-2025**



JUSTIFICATION FOR PROJECT EXEMPTION ENV-2023-6052-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 CEQA Guidelines designate the subject project as Categorically Exempt under State CEQA Guidelines, Article 19, Section 15332 (Class 32), Case No. ENV-2023-6052-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.
- (e) The site can be adequately served by all required utilities and public services.

Project

The proposed project consists of the construction of a new 6-story, approximately 81-foot, mixed-use apartment building, totaling 32 units (including 3 Extremely Low Income Units and 2 Very Low Income Units). The Project will be approximately 39,136 square feet in Floor Area, including 10,676 square-feet of commercial, with a Floor Area Ratio (FAR) of 3.16:1. The Project includes restaurants on the first, second, and sixth floors, including 3,452 square-feet of outdoor seating. The Project will provide thirteen (13) vehicular parking spaces in a subterranean parking garage and four (4) vehicular parking spaces at-grade in ground level parking. No (0) protected trees will be removed from the subject site. One (1) non-protected street tree exists along the public right-of-way which will be retained. The existing commercial building and apartment building will be demolished.

Exceptions Narrative for Class 32 Categorical Exemption

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources. Planning staff evaluated all the potential exceptions to the use of Categorical Exemptions for the proposed project and determined that none of these exceptions apply as explained below:

- (a) **Cumulative Impacts.** *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

A review of similar projects within a 500 foot radius was conducted. No other similar projects were found. Therefore, there is no evidence of a cumulative impact.

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

The proposed project is for the construction of a new 6-story, approximately 81-foot, mixed-use apartment building, totaling 32 units (including 3 Extremely Low Income Units and 2 Very Low Income Units), totaling 39,136 square feet of floor area in the C2-2D-CPIO Zone. The project proposes a multi-family building in an area zoned and designated for such development. All adjacent and nearby lots are developed with multi-family and commercial uses, and the subject site is of a similar size and slope to nearby properties. The project is not unusual for the vicinity of the subject site and is similar in scope to other existing multi-family dwellings and proposed future projects in the area. Furthermore, there is no substantial evidence in the administrative record that this project will cause a significant impact. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

- (c) **Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The portion of State Route 27 which travels through the Los Angeles city limits is approximately 29 miles northwest of the subject site. Therefore, the subject site will not create any impacts within a highway designated as a state scenic highway.

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

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

- (e) **Historical Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The project site is not listed 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.



Maneri Roman <maneri.roman@lacity.org>

Re: Housing project review

Jason M. Saunders <chair@voicesnc.org>

Thu, May 29, 2025 at 3:01 PM

To: KSK Design <info.kskdesignla@gmail.com>

Cc: Voices Vice Chair <vicechair@voicesnc.org>, Daniel Johnson <daniel.d.johnson@lacity.org>, eric kwon <ekwon.ksk@gmail.com>, Maneri Roman <maneri.roman@lacity.org>

Hello,

Responding to your email below:

On May 13th the Voices Neighborhood Council declined to endorse the project. The vote was 3 yes, 4 no, and 4 abstentions. It was essentially a 4, 3 vote against. Please note this is not a vote of opposition but merely a decline to endorse the project at this time.

The arguments cited by members opposing were: They wished to see more affordable units. They had concerns about lack of parking, and concerns that ride sharing and food delivery companies would block vehicle traffic lanes.

The arguments cited by members in favor were: housing is desperately needed in our city, mixed use programming is a desirable use of space for vibrant walkable communities, and parking was not as an important issue given the nearby Expo Line light rail (E), the soon to be implemented Vermont Transit Corridor project and the numerous city and Metro bus lines adjacent to the project.

The current term for the Voices Neighborhood Council ends in June and a new council will be seated in July. Many of the members will be the same with some seat changes. It's possible to come back to us again if you so wish. I advise that if you choose to revisit our neighborhood council you address some of the concerns of the "no" voting members. Perhaps you can make accommodations for ride sharing/food delivery services, increase the affordable units and/or provide explanations of how providing parking will affect rental rates. The members need to understand how this project will benefit the community if you would like their endorsement.

On a personal level, I think it's a good project. I would like to see more density around transit and I would like to see more mixed use projects that might include things of benefit to our community like a market or restaurant; at the same time, I would like to see people who live in our community now, be able to stay in our community. This means affordability for a working people whose wages have not kept pace with the cost of housing. I understand this is a fine balancing act given the high cost of construction in our city.

Thank you for coming to our council and presenting to us. It is meaningful that you engaged with us.

Respectfully,

Jason Saunders
Chair
Voices Neighborhood Council
South Los Angeles

5/29/25, 3:03 PM

City of Los Angeles Mail - Re: Housing project review

323.640.1203 (cell)

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