



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: July 9, 2026
Time: After 8:30 a.m.
Place: John Ferraro Council Chambers
200 North Spring Street Room 340
Los Angeles, CA 90012

And via Teleconference. Information will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions/boards-hearings> and/or by contacting cpc@lacity.org

Public Hearing: Hearing Officer Hearing conducted via Zoom
April 24, 2026.

Appeal Status: The Density Bonus Off-Menu Incentive is not appealable to City Council. The Density Bonus On-Menu Incentives may be appealed by an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property aggrieved by the Director's decision. The Certificate of Appropriateness is appealable to City Council by any party.

Expiration Date: July 9, 2026

Multiple Approval: Yes

Case No.: CPC-2023-3247-DB-COA-HCA

CEQA No.: ENV-2023-3248-CE

Related Cases: N/A

Council No.: 1 - Hernandez

Plan Area: Northeast Los Angeles

Overlay: Avenue 57 TOD
Neighborhood Plan Specific Plan

Certified NC: Historic Highland Park

GPLU: Low Medium II Residential

Zone: RD2-1-HPOZ

Applicant: Orlando Cetina

Representative: Gustavo Cesareo, Citta
Nuova Designs

PROJECT LOCATION: 217 North Avenue 55, Los Angeles, CA 90042

PROPOSED PROJECT: The proposed project is the construction, use, and maintenance of a new three (3)-story, seven (7) unit apartment building with one (1) unit set aside for a low-income household, and one (1) unit set aside for a very low-income household towards the rear of an existing historic duplex. The project site is a 9,825.5 square foot lot that is zoned RD2-1-HPOZ and contains an existing duplex built in 1907, which is a Contributing Feature to the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ). No changes to the existing historic duplex are proposed; all new construction will be located at the rear of the lot. The unit mix ranges from one (1) studio, two (2) units consisting of one (1) bedroom, two (2) units consisting of two (2) bedrooms, and two (2) units consisting of three (3) bedrooms and the floor area of each dwelling unit will range from 437 to 1,187 square feet. The project proposes seven (7) long term bicycle parking stalls, and two (2) short term bicycle parking stalls.

REQUESTED ACTION:

1. An Exemption from CEQA pursuant to the CEQA Guidelines, Section 15332, Class 32 for in-fill development, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g)(3) of Chapter 1, a Density Bonus / Affordable Housing Incentives Program Review to permit the following Off-Menu and On-Menu Incentives for a Housing Development Project adding seven (7) dwelling units, reserving one (1) unit set aside for a low-income household, and one (1) unit for a very low income household:
 - a. An Off-Menu Incentive to allow a front access passageway reduction to eight (8) feet in lieu of the 10-foot requirement per LAMC Chapter 1 Section 12.21 C.2(b).
 - b. An On-Menu Incentive for a reduction in the rear yard setback to 12 feet in lieu of the 15-foot requirement per LAMC Chapter 1 Section 12.22 C.10.
 - c. An On-Menu Incentive to permit a 20 percent decrease in the required east side yard setback to allow a five (5) foot side yard setback in lieu of the six (6) feet required by the RD2-1 Zone pursuant to LAMC Chapter 1 Section 12.09.1.
3. Pursuant to LAMC Chapter 1A Section 13B.8.5 and the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ) Ordinance Number 169,776:
 - a. A Certificate of Appropriateness for the construction of a new 8,803-square-foot three-story structure to the rear of a one-and-a-half-story historic duplex structure on a Contributing lot in the Highland Park-Garvanza HPOZ.

RECOMMENDED ACTIONS:

1. **DETERMINE** An Exemption from CEQA pursuant to the CEQA Guidelines, Section 15332, Class 32 for in-fill development, and that 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 Los Angeles Municipal Code (LAMC) Chapter 1 Section 12.22 A.25(g)(3), one (1) Off-Menu, and (two) 2 On-Menu Incentives which include:
 - a. An Off-Menu Incentive to allow a front access passageway reduction to eight (8) feet in lieu of the 10-foot requirement per LAMC Chapter 1 Section 12.21 C.2(b).
 - b. An On-Menu Incentive for a reduction in the rear yard setback to 12 feet in lieu of the 15-foot requirement per LAMC Chapter 1 Section 12.22 C.10.
 - c. An On-Menu Incentive to permit a 20 percent decrease in the required east side yard setback to allow a five (5) foot side yard setback in lieu of the six (6) feet required by the RD2-1 Zone pursuant to LAMC Chapter 1 Section 12.09.1.
3. **Approve**, pursuant to Section 13B.8.5 of Chapter 1A of the Los Angeles Municipal Code (LAMC), and the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ) Ordinance Number 169,776,

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ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300) or emailed to cpc@lacity.org. 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 agendaized 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.

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Density Bonus / Affordable Housing Incentives Compliance Findings
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Exhibits:

- A. Architectural and Landscape Plans
- B. Maps –
 - Vicinity Map
 - Radius Map
 - ZIMAS Map and Parcel Profile Report
 - Site Aerial Map
 - AB2097 Map
- C. Applicant Submitted Photographs
- D. Public Correspondence
- E. Environmental: ENV-2023-3248-CE

PROJECT ANALYSIS

PROJECT SUMMARY

The proposed project is the construction, use, and maintenance of a new three (3)-story, seven (7) unit apartment building with one (1) unit set aside for a low-income household, and one (1) unit set aside for a very low-income household towards the rear of an existing historic duplex. The project site is a 9,825.5 square foot lot that is zoned RD2-1-HPOZ and contains an existing historic duplex built in 1907, which is a Contributing Element within the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ). No changes to the existing historic duplex are proposed; all new construction will be located at the rear of the lot. The unit mix ranges from one (1) studio, two (2) units consisting of one (1) bedroom, two (2) units consisting of two (2) bedrooms, and two (2) units consisting of three (3) bedrooms and the floor area of each dwelling unit will range from 437 to 1,187 square feet. The project proposes seven (7) long term bicycle parking stalls, and two (2) short term bicycle parking stalls. The project proposes to grade approximately 570 cubic yards of cut and approximately 100 cubic yards of fill.

The Applicant is requesting a parking reduction pursuant to California Government Code Section 65863.2 (AB 2097), as the site is located within a Transit Priority Area. Pursuant to the LAMC, and therefore the Applicants parking reduction is not a part of the density bonus application. The project would otherwise be required to provide 14 parking spaces. However, in accordance with AB 2097, the project shall be permitted to provide a minimum of zero parking spaces. The project will also provide nine (9) bicycle spaces will be provided consisting of two (2) short term and seven (7) long term bicycle spaces for residential uses. The table below details the unit sizes:

	Total by Type	Minimum Size	Maximum Size
Studio	1		437.38
One Bedrooms	2	628	862.22
Two Bedrooms	2	949	974
Three Bedrooms	2	1,134.4	1,187



Figure 1. Rendering of the proposed project.

BACKGROUND

Site Description

The project site consists of one (1) rectangular lot with a frontage of approximately 50 feet along Avenue 55 and a total lot area of approximately 9,825.5 square-feet. The site abuts an alley. Pursuant to LAMC Chapter 1 Section 12.22 C.16, half the width of the alley may be considered as part of the lot area when determining the maximum permitted density. As such, inclusive of one-half the alley, the lot measures approximately 10,200.5 square feet.

The project site is identified as a historic resource as a Contributing Feature within the Highland Park-Garvanza Historic Preservation Overlay Zone. It is currently improved with a one (1) story residential duplex constructed in 1907.



Figure 2: Zoning of the proposed site.

Zoning and Land Use Designation

The project site is located within the Northeast Los Angeles Community Plan area. The current Community Plan designates the subject property for Low Medium II Residential land uses and the site is zoned RD2-1-HPOZ. The site is within the Avenue 57 Transit Oriented District Neighborhood Plan Specific Plan, outside the boundaries of a designated sub area, as such the project does not trigger a Specific Plan Project Compliance review. The site is also within the Highland Park-Garvanza Historic Preservation Overlay Zone and is a Contributing Feature built in the year of 1907 that seeks a Certificate of Appropriateness entitlement request.

Surrounding Uses

The project site is in an urbanized area surrounded by various uses. Parcels surrounding the project site to the west, north, east, and south are zoned RD2-1-HPOZ and improved with single, and multi-family residential buildings with one (1), two (2) and three (3) stories in height. Additionally, Monte Vista Street to the north has commercial land uses on lots that are zoned [Q]C4-2D-HPOZ, and Marmion Way to the south is zoned PF-1-HPOZ and has the Metro Light Rail tracks with nearby light rail stops.



Figure 3: Surrounding Land Uses.

Streets and Circulation

Avenue 55 – Per Navigate LA, Avenue 55 is designated as a Local Street and has a required right-of-way width of 60 feet with a required roadway width of 36 feet. The street is improved with sidewalks, curbs, and gutters.

Alley – adjoining the site to the east is an alley with an existing roadway width of less than 20 feet. A 2.5 -foot dedication along the alley is required to provide half right of way width of 10 feet, according to the Planning Case Referral Form signed by the Bureau of Engineering (BOE). No entitlement request for deviations from the dedications and improvements have been requested at this time, including for the alley.

Public Transit

The site is located approximately 0.6 miles southwest of the Highland Park Metro Rail station which is also referred to as the A Line that travels from Downtown Long Beach through Pomona.

Additionally, the project site is also one (1) mile northeast from the Southwest Museum Metro Rail station which is also known as the A Line. There are plenty of transfer stations that travel throughout Los Angeles County, and various cities giving people the opportunity to commute without having to drive on the street and highways.

On-site Cases and Permits

Ordinance 174,663 – On August 18, 2002, this ordinance became effective and established the Specific Plan for the Avenue 57 Transit Oriented District Neighborhood Plan Specific Plan.

Ordinance 173,339 – On August 22, 2000, this ordinance became effective amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

Ordinance 172,316 – On November 22, 1998, this ordinance established interim guidelines for the issuance of building and demolition permits for certain residential, commercial and industrial projects in the Northeast Los Angeles Community Plan Area.

Ordinance 169,776 – On April 26, 1994, this ordinance established the Highland Park Historic Preservation Overlay Zone for all lots and portions thereof shown on the map attached thereto and made a part of Article 2.

Ordinance 129,279 – On February 26, 1965, this ordinance amended the definition of Hillside Areas of subsection (h) of Section 91.0403 of the Los Angeles Municipal Code.

Ordinance 126,316 – On December 3, 1963, this ordinance established a building line on the northeasterly side of North Avenue 55 between Marmion Way and a line 309 feet northwesterly thereof in the city of Los Angeles.

Permit Application No. 26016-10000-04299: On March 13, 2026 the Department of Building and Safety issued a Voluntary foundation repair to (E) duplex per engineered design, including new pad footings and replacing floor framing per plans.

Permit Application No. 21010-10001-04311: On August 17, 2022, the Department of Building and Safety reviewed the zoning requirements only per SB330 for a New 3- story, 7 units providing 1 Very low income unit, and 1 Low Income Unit.

Related cases off-site

Staff utilized a 500-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS) to seek previous City Planning Commission cases associated with the Density Bonus entitlements. There were no relevant cases within 500 feet of the subject site.

As the proposed project is located within the boundaries of a Historic Preservation Overlay Zone (HPOZ), it is exempt from review by Department's Urban Design Studio Professional Volunteer Program. Instead, it will be subject to the applicable HPOZ review and standards.

REQUESTED ENTITLEMENTS

Density Bonus/Affordable Housing Incentives Program

Pursuant to the State Density Bonus Law, the City must grant up to one (1) Incentive for a project that includes five (5)-percent of the total (or base density) units for Very Low Income Households.

As discussed in further detail below, there is no substantial evidence in the record that would enable the city to deny the requested on- and off-menu incentives. On February 11, 2025, the Citywide Housing Incentive Program (CHIP) became effective through Ordinance No. 188,477 and established LAMC Section 12.22 A. 37. as the City's State Density Bonus implementing Ordinance. The proposed project was filed on May 11, 2023, and deemed complete on December 17, 2025. The Project is vested to the rules and regulations in effect on May 11, 2023, the date of filing. The CHIP and the Resident Protections Ordinances do not apply to the proposed Project.

As such, in accordance with California Government Code Section 65915 and LAMC Section 12.22. A.25 of Chapter 1 (Affordable Housing Incentives), in exchange for setting aside a minimum percentage of the project's units for affordable housing, the project is eligible for a density bonus, reduction in parking, and incentives allowing for relief from development standards. The applicant has requested to utilize the provisions of City and State Density Bonus laws as follows:

Density

The subject property is zoned RD2-1-HPOZ, which permits a residential density at a ratio of one (1) dwelling unit per 2,000 square feet of lot area. The subject property has a total lot area of approximately 10,200.5 square feet, including one-half the adjacent alley, the site allows a base density of six (6) units, as rounded up. This calculation was confirmed by LADBS Plan Check staff during the review of the Preliminary Zoning Assessment Form dated March 14, 2025.

Automobile Parking

Pursuant to California Government Code Section 65863.2 Assembly Bill (AB) 2097, no minimum parking requirement shall be enforced for the proposed residential use on the project site as it is located within one-half mile of a Major Transit Stop. According to the Affordable Housing Referral Form dated April 24, 2024, the Metro A Line at the Highland Park Station is located within one-half mile of the project site. Therefore, the proposed project is not required to provide any vehicular parking spaces.

Separately, the project is to provide bicycle parking pursuant to LAMC 12.21. A.4 and is required to provide seven (7) long term and two (2) short term bicycle parking stalls for residential use. The project proposes to meet these requirements.

Incentives

The proposed project will set aside two (2) units, for very low-income, and low income households. Accordingly, the applicant has requested one (1) Off-menu, and two (2) On-Menu Incentives, as follows:

- A. An Off-Menu Incentive to allow a front access passageway reduction to eight (8) feet in lieu of the 10-foot requirement per LAMC 12.21 C.2(b) of Chapter 1.
- B. An On-Menu Incentive for a reduction in the rear yard setback to 12 feet in lieu of the 15-foot requirement per LAMC 12.22 C.10.
- C. An On-Menu Incentive to permit a 20 percent decrease in the required east side yard setback to allow a five (5) foot side yard setback in lieu of the six (6) feet required by the RD2-1 Zone pursuant to LAMC Section 12.09.1. of Chapter 1.

CONSIDERATIONS

Housing Replacement

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

The current use of the site is a residential duplex; no, demolition of the structure will not result in the removal of residential dwelling units or vacant "Protected Units." An SB 8 No Net Loss Declaration has been submitted to the file indicating this.

PUBLIC HEARING AND COMMUNICATIONS

A public hearing on this matter was held by the Hearing Officer on April 24, 2026, via Zoom teleconference. The public hearing was attended by the applicant's representative team and a member of the public spoke at the hearing. The member of the public, an existing tenant, spoke in opposition to the project. Comments from both public hearings are documented in Public Hearing and Communications, Page P-1.

The applicant has requested a Density Bonus through California Government Code Section 65915, and if the applicant complies with the eligibility standards of that code section, the City is required to approve the request. The City may only deny such a request if there is substantial evidence that the concessions or incentives requested will not result in identifiable and actual cost reductions, or, if the concessions or incentives would have a specific, adverse impact upon public health and safety, or the public environment, or on a historic resource.

CONCLUSION

Based on the information submitted in the record and the findings for the requested entitlements, City Planning Staff recommends that the City Planning Commission approve the requested entitlements for the project as recommended and conditioned.

CONDITIONS OF APPROVAL

Pursuant to Sections 12.22. A.25 and 12.20.3 K of Chapter 1 of the Los Angeles Municipal Code (LAMC) in effect on July 9, 2026, the following conditions are hereby imposed upon the use of the subject property:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the architectural plans, landscape plan, renderings, and materials submitted by the applicant, on stamped "Exhibit A", and attached to the subject case file. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. Changes beyond minor deviations required by other City Departments or the LAMC may not be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of City Planning. Each change shall be identified and justified in writing.
2. **Residential Density.** In addition to the existing onsite units, the project shall be limited to a maximum density of seven (7) residential dwelling units, including On-Site Restricted Affordable Units.
3. **On-site Restricted Affordable Units.** A minimum of two (2) dwelling units shall be set aside for affordable units, one (1) Low Income unit, and one (1) Very Low-Income unit as defined by Government Code Section 65915 and by the Los Angeles Housing Department (LAHD).
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 Sections 12.22 A.25 of Chapter 1 and State Density Bonus Law (Government Code Section 65915).
5. **Housing Requirements.** Prior to the issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make one (1) unit set aside for a Low Income Household, and one (1) unit set aside for a Very Low Income Household or equal to 20 percent of the project's total proposed new 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, the number of required reserved on-site Restricted Units may not be adjusted. A new entitlement will be required to adjust the number of required reserved onsite Restricted Units. 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. **Off Menu Incentive:**
 - a. **Front Access Passageway.** The project shall provide a front access passageway of eight (8) feet in lieu of the 10 feet that would otherwise be required per LAMC 12.21 C.2(b) of Chapter 1.
7. **On Menu Incentives:**
 - a. **Rear Yard Setback.** The project shall provide a minimum 12-foot rear yard setback in lieu of the 15 feet that would otherwise be required per LAMC 12.22 C.10 of Chapter 1.

- b. **Side yard Setback.** The project shall provide a 20 percent decrease in the required east side yard setback to allow a five (5) foot side yard setback in lieu of the six (6) feet required by the RD2-1 Zone pursuant to Section 12.09.1 of Chapter 1.

8. **Parking.**

- a. The project shall be permitted to provide a minimum of zero parking space pursuant to California Government Code Section 65863.2 (AB 2097).
- b. **Bicycle Parking.** The project shall provide a minimum of two (2) short-term bicycle parking spaces and seven (7) long-term bicycle parking spaces, in compliance with LAMC Section 12.21 A.16 of Chapter 1.

9. **Open Space.** The project shall be required to provide 1,288 square-feet of open space as shown in Exhibit "A".

10. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent residential properties or the public right-of-way, nor the above night skies.

11. **Trash.** Trash receptacles shall be stored within a fully enclosed portion of the building at all times. Trash/recycling containers shall be locked when not in use and shall not be placed in or block access to required parking.

12. **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.

13. **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.

14. **Maintenance.** The subject property (including all trash storage areas, associated parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.

15. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping and/or materials consistent with the building façade on all exposed sides to the satisfaction of LADWP.

16. **Graffiti.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

17. **Landscaping:**

- a. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the Department of City Planning.

- b. **Street Trees.** Street trees shall be provided to the satisfaction of the Urban Forestry Division. Street trees may be used to satisfy on-site tree requirements pursuant to LAMC Article Section 12.21.G.3 (Chapter 1, Open Space Requirement for Six or More Residential Units).
- c. **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." Any required trees pursuant to LAMC Section 12.21 G.2 of Chapter 1 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.
- d. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced as approved by the Board of Public Works and Urban Forestry Division.
- e. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

HPOZ Certificate of Appropriateness Conditions

- 18. The use and development of the subject property shall be in substantial **conformance** with this approval and the plans submitted by the applicant, signed and dated by staff and attached to the case file as **Exhibit A**. Any changes to the project or these plans shall be approved by the Director of Planning and may require additional review by the HPOZ Board. Each change shall be identified and justified in writing. Modified plans shall be signed and dated by staff and attached to the case file as **Modified Exhibit A**.
- 19. Prior to the issuance of a building permit, the applicant shall submit the two final sets of architectural/construction drawings that have been reviewed by LADBS plan check engineers, as well as two additional sets of architectural drawings for final review and approval by Department of City Planning staff (four sets of plans total). Final drawings shall substantially resemble the Approved Exhibit (or any subsequent Modified Exhibits) and shall be stamped and dated by staff and attached to the case file as **Final Plans**.
- 20. Prior to the issuance of a building permit, the following statement shall be imprinted on the site plan, floor plan, elevations and any architectural detail sheets of any construction drawings submitted to the Department of Building and Safety:

NOTE TO PLAN CHECKER AND BUILDING INSPECTOR - These plans, including conditions of approval, shall be complied with and the height, size, shape, location, texture, color, or material shall not differ from what the City Planning Commission has approved under CPC-2023-3247-DB-COA-HCA. Any change to the project shall require review by the Director of Planning and may require additional review by the Historic Preservation Overlay Zone (HPOZ) Board. A request for variation shall be submitted in writing and include a specific notation of the variation(s) requested. Should any change

be required by a public agency then such requirement shall be documented in writing.

Administrative Conditions

21. **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.
22. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
23. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.
24. **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.
25. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
26. **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.
27. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
28. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees, or amendment to any legislation.
29. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

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

31. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

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

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

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

right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS

DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES PROGRAM FINDINGS

1. Pursuant to LAMC Section 12.22 A.25(g)(2)(i)(c) state that the Commission shall approve a density bonus and requested incentive(s) unless the Commission finds that:

- a. *The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.*

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

The proposed project is the construction, use, and maintenance of a new three (3)-story, seven (7) unit apartment building with one (1) unit set aside for a low-income household, and one (1) unit set aside for a very low-income household towards the rear of an existing historic duplex. The project site is a 9,825.5 square foot lot that is zoned RD2-1-HPOZ and is a Contributing Feature to the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ), currently developed with a historic duplex built in 1907. No changes to the existing historic duplex are proposed; all new construction will be located at the rear of the lot. The unit mix ranges from one (1) studio, two (2) units consisting of one (1) bedroom, two (2) units consisting of two (2) bedrooms, and two (2) units consisting of three (3) bedrooms and the floor area of each dwelling unit will range from 437 to 1,187 square feet. The project proposes seven (7) long term bicycle parking stalls, and two (2) short term bicycle parking stalls.

Front Access Passageway Reduction

The Applicant is requesting an off-menu incentive to allow a front access passageway reduction to eight (8) feet in lieu of the 10-foot requirement per LAMC 12.21 C.2(b) of Chapter 1. The existing historic duplex was built in 1907 and does not conform to the 10-foot passageway requirement. For this project to meet this requirement, a portion of the existing historic contributing building would have to be partially demolished which would degrade the historic structure. Additionally, this action would also be infeasible as there are current residents, and the unit is also subject to the Rent Stabilization Ordinance.

Rear Yard Setback

The Applicant is requesting an on-menu incentive for a reduction in the rear yard setback to 12 feet in lieu of the 15-foot requirement per LAMC Chapter 1 Section 12.22 C.10. The proposed seven (7) unit multi-family residential project is proposed to the rear of the existing historic duplex which is situated near the rear yard setback and the building envelope is only three (3) feet short of the minimum required rear yard

setback. Due to the historic structure, the configuration of the lot limits the proposed project, but the project meets the intent of the regulation through providing a reduced rear yard.

Side Yard Setback

The Applicant is requesting an on-menu incentive for a reduction in the side yard setback to permit a five (5) foot side yard setback in lieu of the six (6) feet required by the RD2-1 Zone pursuant to Section 12.09.1 of Chapter 1. of the Code. The reduction of the 1 (one) foot east side yard setback will allow the building envelope to fit in the lot which will provide more housing with the inclusion of the affordable housing units as the intent of the density bonus entitlements.

- b. The incentives will not have a 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 are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.**

There is no substantial evidence in the record that the proposed incentive(s) will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). As required by Section 12.22 A.25 (e)(2), the project meets the eligibility criterion that is required for density bonus projects. Although the project site is a Contributing Feature to a designated Historic Preservation Overlay Zone, the new structure will be located to the rear of the existing historic duplex and will not impact its character defining features. The project site is not a City of Los Angeles Historic-Cultural Monument, nor is it listed on the California Register of Historical Resources. The project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Based on the above, there is no basis to deny the requested incentives. Therefore, there is no substantial evidence that the project's proposed incentives will have a specific adverse impact on the physical environment, on public health and safety, or on property listed in the California Register of Historical Resources. Therefore, there is no substantial evidence that the proposed incentives will have a specific adverse impact on public health and safety.

- c. The incentives are not contrary to state or federal law.**

There is no evidence in the record that the proposed incentives are not contrary to state or federal law.

CERTIFICATE OF APPROPRIATENESS FINDINGS

A. 13B.8.5.C and D – Recommendations from the Highland Park-Garvanza HPOZ Board and the Cultural Heritage Commission, and Notice and Public Hearing:

After ten (10) days of public notice, the Highland Park-Garvanza HPOZ Board met on September 26, 2024 and conducted a public hearing on the proposed project, pursuant to LAMC Section

13B.8.5.C. The HPOZ Board, with a three-member quorum, unanimously recommended denial of the project due to concerns over the proposed demolition of a historic rear accessory structure, which was included in the original scope of work. The Board also cited concerns about the project's lack of design and material compatibility with the Contributing structure. One public comment was received in opposition to the project, citing the significance of the accessory structure.

On December 12, 2025, the Cultural Heritage Commission (CHC) designee recommended approval of the project as revised in accordance with the HPOZ Board's design recommendations and concerns over the proposed demolition of the rear accessory structure, pursuant to Section 13B.8.5.D.5.

The case was placed on hold from October 16, 2024 to December 8, 2025, to address errors and discrepancies in the City Planning application unrelated to the Certificate of Appropriateness entitlement. During this time, the project plans were revised substantially to retain the existing accessory structure and revise the proposed design and building materials to enhance compatibility with the existing Contributor and surrounding historic setting.

The HPOZ Board and the CHC designee have provided recommendations on the subject application and conditions incorporated into this approval. The subject application is therefore consistent with the procedures of Section 13B.8.5.D.5 of the LAMC.

B. 13.B.5 E.2 – Standards for Issuance of Certificate of Appropriateness for Construction, Addition, Alteration, or Reconstruction as it relates with the adopted Preservation Plan.

The proposed project, as conditioned in this Determination, substantially complies with LAMC Section 13.B.5 E.2 because it complies with the Highland Park-Garvanza Preservation Plan approved by the City Planning Commission for the Preservation Zone.

Chapter 9: Residential Infill

9.2.1 The scale, roof form, and architectural style of the structure should be consistent with these residential infill guidelines and with surrounding historic residential structures.

Although the proposed 8,803-square-foot three-story structure is larger in scale than the one-and-a-half-story primary structure, its location at the rear of the lot helps to minimize its visual impact from the street. The highest point of the new roof will be 32 feet, six inches, which is six feet taller than the highest point of the existing primary structure. However, the massing of the new structure will be modulated so that the front part of the structure closest to the Contributor has rooflines at one- and two-story heights. The roof pitch will match the moderately steep pitch of the primary structure, which is designed in a Transitional Craftsman style with Colonial Revival influences. The new structure also bears simplified elements of this architectural style, including HardiePlank horizontal siding, gable ends with simple rectangular vents, and square support posts at porches and balconies.

9.2.2 Entryways should be located on the street-facing façade of the structure, and should be designed to read as a single entryway. This may be achieved through the location of doorways around a central recessed entry, or through the use of a single exterior doorway leading to an interior entry hall.

9.2.3 Entryways should be defined by a single traditional-styled porch.

The entryway of the new building is located on the side (south) elevation rather than the front (west) elevation; therefore, it is not street-facing. However, because this is a secondary structure

at the rear of the property, the street orientation was not deemed to be as important as creating an architecturally defined yet inviting and functional covered entry into the building. The primary ground-floor entry porch is defined by a roof overhang supported by squared posts, and enclosed by a low pony wall. Access to two entry doors is provided by an existing walkway at the south property line. Exterior staircases lead to the second and third-story units, which are accessed via exterior corridors.

9.2.5 Front yard areas should be comprised of landscaping. Paving front yard areas is inappropriate.

The existing front yard consists of landscaping and a walkway. The project proposes the addition of a small hardscaped patio with outdoor seating comprising approximately 285 square feet. Although new hardscape in the front yard is discouraged, the existing landscaping provides a buffer between the street and the patio. Additionally, the hardscape will not exceed more than 50% of the front yard setback.

9.2.6 Setbacks should be consistent with surrounding historic single-family structures.

The new structure is set back 21 feet from the rear wall of the primary structure. The proposed project does not impact the existing street wall or prevailing historic setbacks, because all new construction is at the rear of the property.

9.3 Setting, Location and Site Design

9.3.1 New residential structures should be placed on their lots to harmonize with the existing historic setbacks of the block on which they are located. The depth of the front and side yards should be preserved, consistent with other structures on the same block face.

The new structure is proposed at the rear of the Contributing lot. It will be located 21 feet behind the rear façade of the existing structure, and approximately 115 feet from the sidewalk. The side yard will be five feet at the north property line and 12 feet at the south property line, which is equal to or greater than the side yard setbacks for the existing Contributing structure.

9.3.2. A progression of public to private spaces from the street to the residence should be maintained. One method of achieving this goal is to maintain the use of a porch to create a transitional space from public to private.

Although it will be minimally visible from the public right-of-way, the new structure will have a porch at the south (side) elevation at the entrance to the two ground-floor units, creating a transitional space from public to private.

9.3.6. Front and side yard areas should be largely dedicated to planting areas. Large expanses of concrete and parking areas are inappropriate.

Existing landscaping will be mostly retained in the existing front and side yard areas, with a new 285-square-foot paver patio in the front yard. An existing walkway at the south (side) property line will be maintained and extended to provide access to the new structure. A 1,277-square-foot landscaped courtyard will be added between the new and existing structures.

9.3.7. The lot coverage proposed for an in-fill project should be substantially consistent with the lot coverage of nearby Contributor properties.

At 50.13%, the proposed lot coverage will be consistent with the average lot coverage of Contributing properties on the block, which is 50.16%. The current lot coverage is 18%, substantially lower than that of surrounding properties.

9.4 Massing and Orientation

9.4.1 New residential structures should harmonize in scale and massing with the existing historic structures in surrounding blocks. For instance, a 2.5 story structure should not be built in a block largely occupied by single-story bungalows.

9.4.2. When found to be appropriate, new structures that will be larger than their neighbors should be designed in modules, with the greater part of the mass located away from the main facade to minimize the perceived bulk of the structure.

The proposed structure is three stories, while the Contributing structure at the front of the lot is one-and-a-half stories. Other Contributors on the block range from one to two stories; however, the overall character of this block of the HPOZ is mixed, including Non-Contributing multi-family apartment buildings both immediately adjacent to and across the street from the subject property. There is also a Contributing multi-family fourplex across the street from the subject property. In addition to being located at the rear of a Contributing structure, the street-facing façade will be set back by an additional nine feet at the third floor, which helps to further ensure visual continuity with the historic setting. The proposed project therefore harmonizes in scale, massing, and overall character with the surrounding blocks.

9.4.3. New residential structures should present their front door and major architectural facades to the primary street and not to the side or rear yard.

Although the primary entryway and major architectural facades of the new structure face the side yard rather than the street, its location to the rear of the lot behind the primary structure allows some flexibility to adjust to the building typology, which is a multi-family apartment building with multiple external entrances. The proposed structure presents multiple cross gables at its south (side), however, referencing the architecture of the Contributing structure.

9.5 Roof Forms

9.5.1. New residential structures should echo the roof forms of the surrounding historic structures. For instance, if the majority of structures along a particular street utilize front-facing gable-ends, the in-fill structure should likewise utilize a gable-end. Where a diversity of roof forms exist on a street, a predominant form should be used. It would be inappropriate to introduce a new roof form that is not present on the street.

9.5.2. Roofing materials should appear similar to those used traditionally in surrounding historic residential structures. If modern materials are to be used, such materials should be simple and innocuous.

9.5.3. Dormers, and other roof features on new construction should echo the size and placement of such features on historic structures within the HPOZ.

9.5.4. In HPOZs where roof edge details, such as corbels, rafter tails, or decorative vergeboards are common, new construction should incorporate roof edge details which echo these traditional details in a simplified form.

The Contributing structure's roof is hipped, with a moderately steep pitch. The proposed structure will have a hipped roof to match the pitch of the existing roofline, with a series of cross gables at the south elevation. The top of the roof is flat and will hold HVAC equipment. The roof will be clad in Owens Corning architectural shingles in the same color and dimension as the shingles of the Contributing structure.

9.6 Openings

9.6.1. New construction should have a similar façade solid-to-void ratio to those found in surrounding historic structures.

9.6.2. New construction should use similar window groupings and alignments to those on surrounding historic structures.

9.6.3 Windows should be similar in shape and scale to those found in surrounding historic structures.

9.6.4 Windows should appear similar in materials and construction to those found in surrounding historic structures.

Fenestration on the proposed structure will consist primarily of single and paired single-hung windows. They will be constructed of fiberglass composite frames and sashes. The shape, scale, orientation, grouping, and material are consistent with the original wood windows on the Contributing structure as well as on surrounding historic structures. The fiberglass windows will be similar in construction to those on the primary structure and surrounding historic structures.

9.6.6. Main entryways should be configured and emphasized similarly to those on surrounding structures. Attention should be paid to design similarities such as symmetry, depth, and the use of architectural features such as pediments, crowns, porches, etc.

9.6.7. Entrance enclosures, such as porches, porte-cocheres and overhangs should be used when similar features are widely used within the neighborhood.

The entryway is a covered porch with baluster columns and two doors on the first floor, adjacent to an exterior stairway, which leads to a covered exterior corridor with wood railing leading to the second- and third-floor doors. A covered porch and baluster columns are present on the primary structure as well as surrounding Colonial Revival and Craftsman structures throughout the neighborhood. Although the main entryway is configured differently than the primary structure, it will not be visible from the public right-of-way.

9.7 Materials and Details

9.7.1. New construction should incorporate materials similar to those used traditionally in historic structures in the area. If most houses within a neighborhood are wood clapboard, an in-fill house that is entirely stucco is generally inappropriate.

9.7.2. Materials used in new construction should be in units similar in scale to those used historically. For instance, bricks or masonry units should be of the same size as those used historically.

9.7.5 If the integration of modern building materials, not present during the Period of Significance, is found to be appropriate, such materials should be subtly used and appear visually innocuous in comparison to surrounding historic structures.

The proposed materials for the new structure are similar to those used historically throughout the neighborhood, particularly on Transitional Craftsman, Craftsman, and Colonial Revival examples. The structure will be clad in HardieBoard siding, resembling the wood siding on the Contributing structure. The fiberglass single-hung windows are an appropriate alternate material for a non-street-visible secondary structure on a Contributing lot, given that the overall fenestration pattern is consistent with surrounding Contributing structures. The composite roof shingles will also match the Contributing structure.

9.7.3. Architectural details such as newel posts, porch columns, rafter tails, etc., should echo, but not exactly imitate, architectural details on surrounding historic structures. Special attention should be paid to scale and arrangement, and, to a lesser extent, detail.

9.7.4. Use of simplified versions of traditional architectural details is encouraged.

The architectural details echo the existing primary structure, but do not replicate them exactly. The rectangular roof vent details resemble those on the primary structure, yet are simplified to differentiate between the existing and new structures. The porch balusters will be a simplified version of those on the primary structure.

ADDITIONAL MANDATORY FINDINGS

Environmental Finding. The Department of City Planning determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject Project as Categorically Exempt under Section 15332 (Class 32, In-Fill Development Project), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. See Justification for Categorical Exemption Case No. ENV-2023-3248-CE in the case file for the narrative demonstrating that exceptions do not apply.

Flood Insurance. 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

The public hearing was held on April 24, 2026, at approximately 10:00 am telephonically via Zoom. The hearing was conducted by the Hearing Officer, Pablo Estrada, on behalf of the City Planning Commission in taking testimony for Case No. CPC-2023-3247-DB-COA-HCA. 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 were also invited to submit written comments regarding the request prior to hearing. The environmental determination was among the matters considered at the hearing.

The public hearing was attended by the applicant's representative team and one (1) community member who is also a tenant in one of the existing units in the duplex, of which one (1) member of the public spoke at the hearing.

Applicant Presentation:

The applicant's representative described the site location, project description, requested entitlements, and project history.

Public Comment:

One (1) public comment was provided, of which opposed the project.

Communications Received:

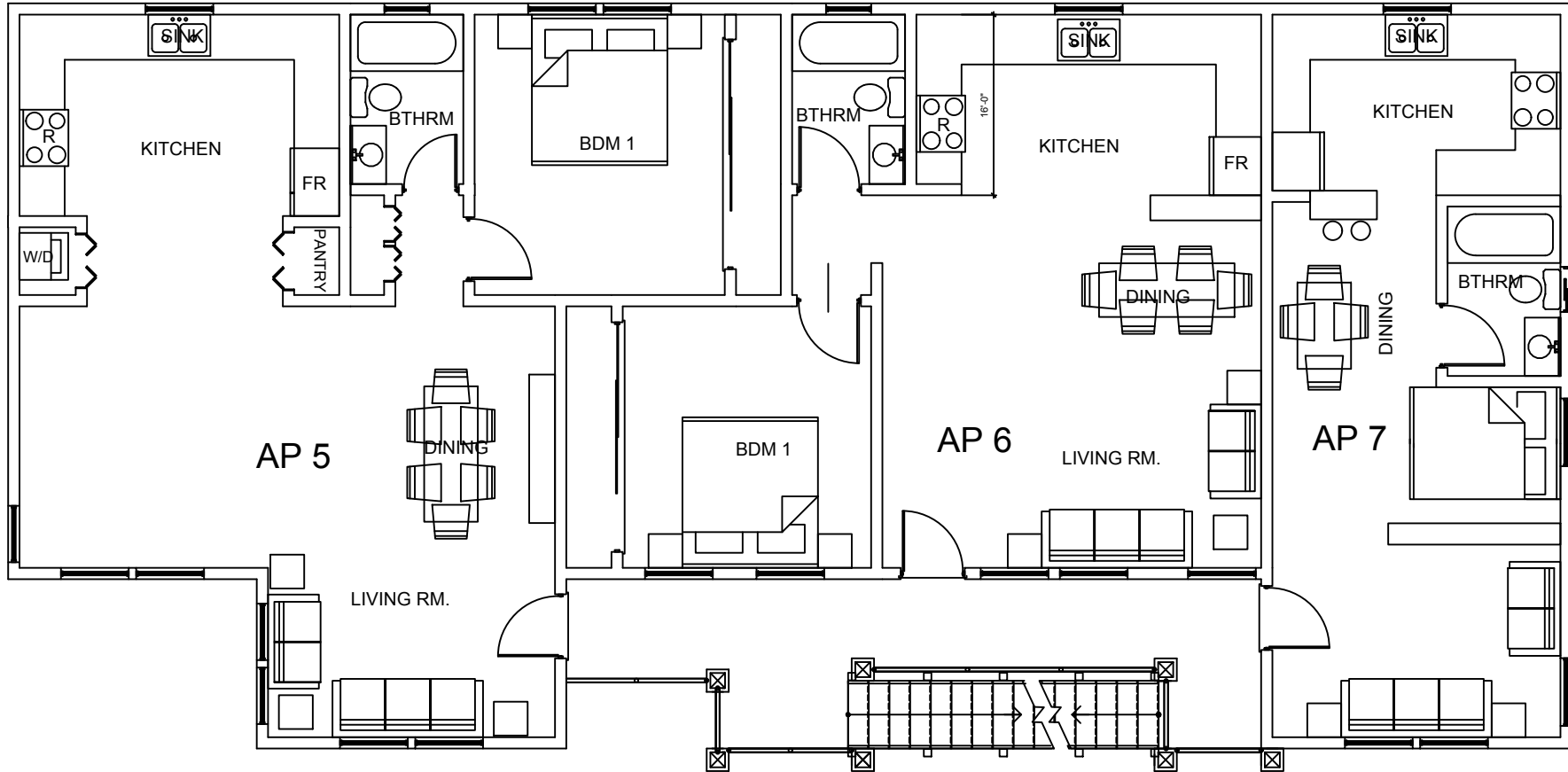
One (1) member of the public, who is also a tenant in one of the existing units in the duplex, spoke in opposition. The tenant described what they characterized as uninhabitable living conditions and stated that little to no action had been taken from the applicant to rectify some of the retrofit issues. In response, the Applicant's son stated that permit applications have been submitted to address and alleviate the existing issues.

CETINA APARTMENTS

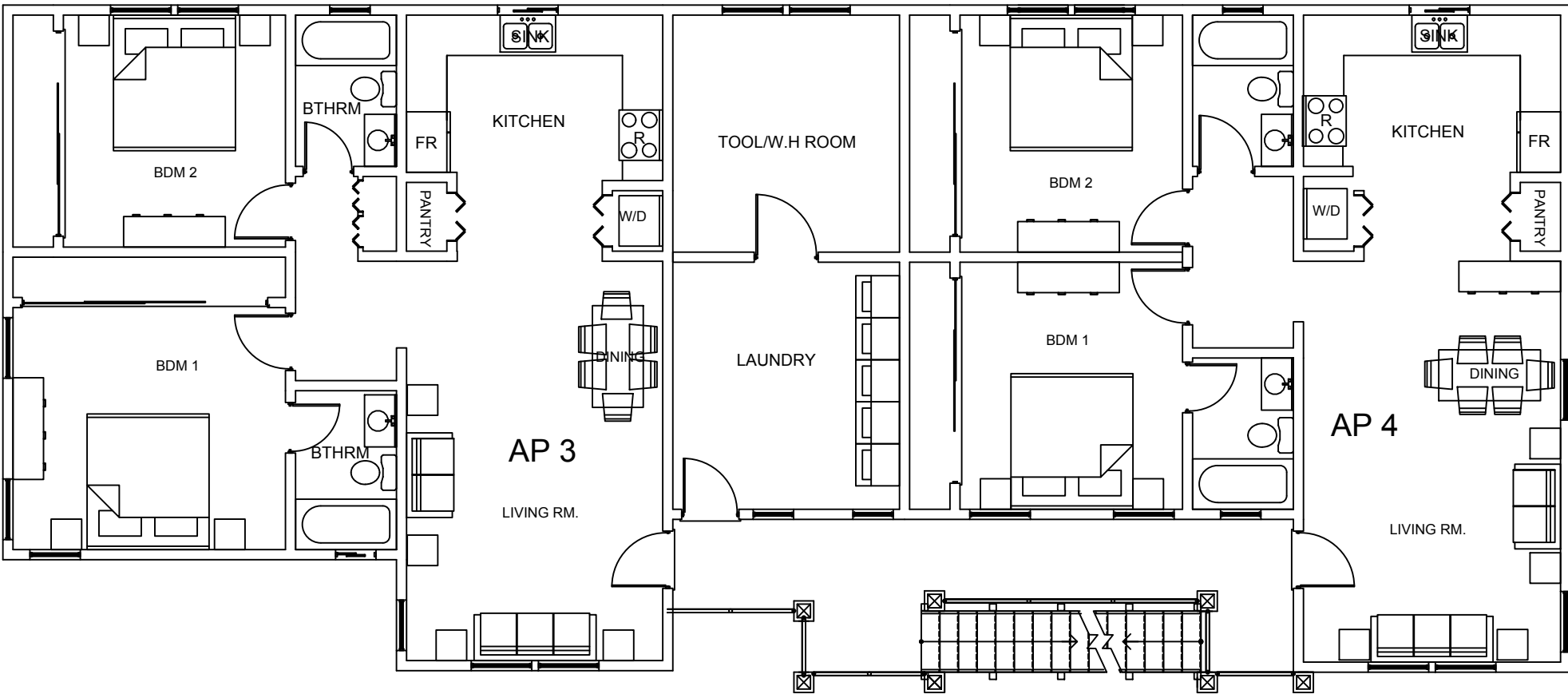
217 N. AVE. 55 TH.

LOS ANGELES CA.

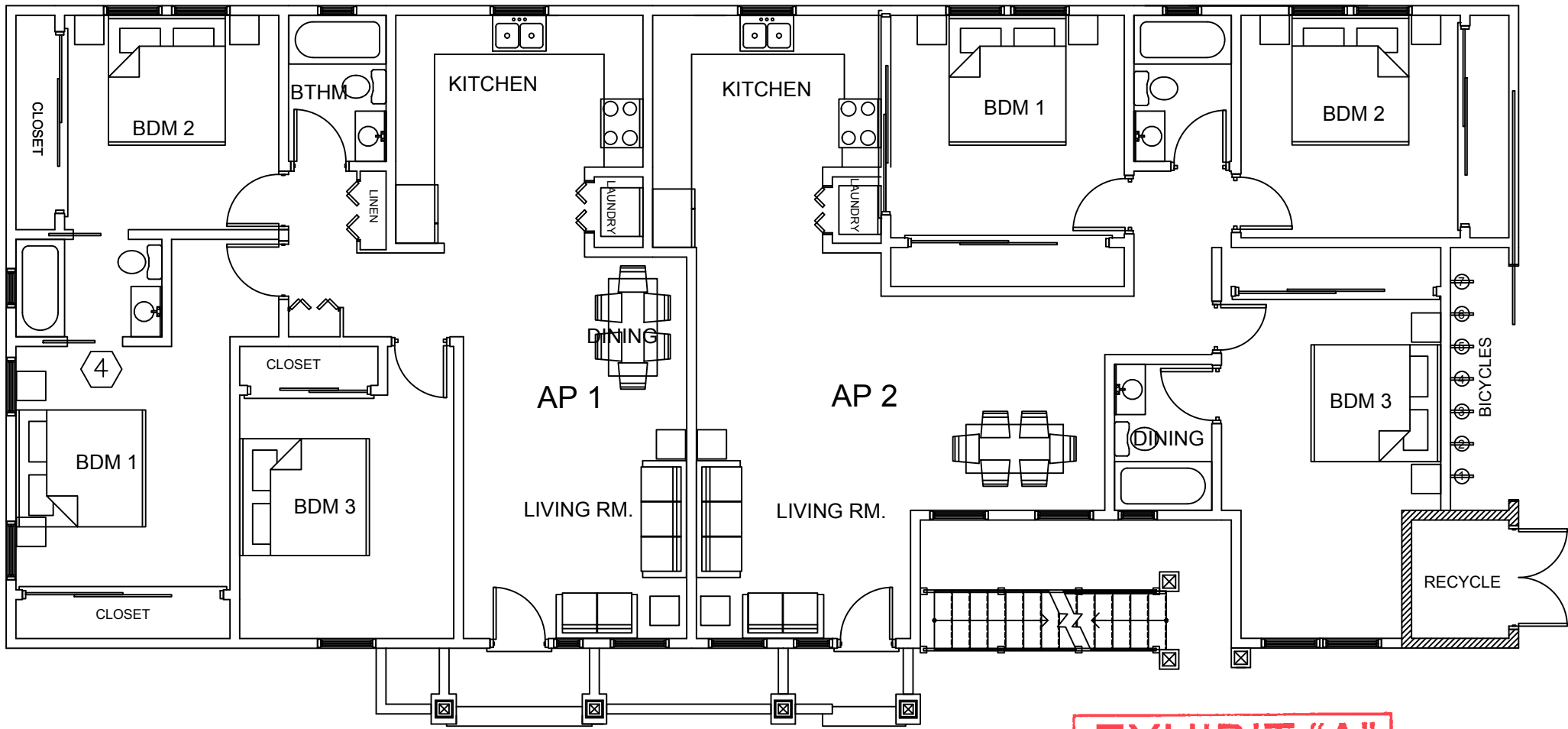
EXHIBIT A



THIRD FLOOR PLAN (NOT AT SCALE)



SECOND FLOOR PLAN (NOT AT SCALE)



FIRST FLOOR PLAN (NOT AT SCALE)

EXHIBIT "A"

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- 005F - VECINITY PHOTOS.
- 006F - LOT PHOTOS.
- 009H - (E) BLDNG. PICTURES.
- 001H - (E) PLOT PLAN
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- 001C - F.A.R & OPEN SPACE CALC'S.
- 002C - BUILDING AREA ANALYSIS.
- 002A - (N) BLDNG. 1st. FLOOR PLAN.
- 003A - (N) BLDNG. 2nd. FLOOR PLAN.
- 004A - (N) BLDNG. 3rd. FLOOR PLAN.
- 005A - (N) ROOF PLAN.
- 006A - (N) ELEVATIONS.
- 007A - (N) ELEVATIONS.
- 008A - (N) ELEVATIONS.
- 012A - (N) FRONT WOOD FENCE ELEV.
- 013A - ARCHS AND COLUMNS DETAILS.
- 014A - BICYCLE DETAILS.
- M1 - FINISH MATERIALS.
- M2 - FINISH MATERIALS.
- M3 - FINISH MATERIALS.
- M4 - FINISH MATERIALS.
- 001L - LANDSCAPE PLAN.

SCOPE OF WORK

NEW THREE STORY APARTMENT BUILDING.

A NEW THREE STORY APARTMENT STRUCTURE WILL BE BUILT IN THE REAR YARD OF THE LOT. SUCH BUILDING WILL BE CONSISTENT IN DESIGN STYLE WITH THE EXISTING HISTORIC BUILDING AT FRONT OF THE LOT. CONSTRUCTION EXTERNAL FINISH MATERIAL WILL BE SIMILAR IN APPEARANCE MATCHING THE FRONT HOUSE.

CHARACTERISTICS OF THE NEW APARTMENT BUILDING

BUILDING OF 3 STORIES.
SEVEN ENCLOSED BICYCLE PARKING.
TWO GUEST BICYCLE PARKIG.
STAIR ACCESS.
2 UNITS TREE BEDROOMS, TWO BATHS.
2 UNITS TWO BEDROOMS, TWO BATHS.
2 UNITS ONE BEDROOM, ONE BATHROOM.
1 UNIT BACHELOR, ONE BATHROOM.
PLAYGROUND.

SPECIFICS FIRST FLOOR :

APARTMENT #1: 1,134.4 sq.ft. WITH THREE BEDROOMS, TWO BATHROOMS, LIVING/DINNING AREA AND KITCHEN.

APARTMENT #2: 1,187.0 sq.ft. WITH THREE BEDROOMS, TWO BATHROOMS, LIVING/DINING AREA AND KITCHEN.

a- BICYCLE PARKING (ENCLOSED) 47.30 sq.ft.
c- RECYCLE ENCLOSURE 36.25 sq.ft.

SECOND FLOOR:

APARTMENT #3: 974.0 sq.ft. WITH TWO BEDROOMS, TWO BATHROOMS, LIVING/DINING AREA AND KITCHEN.

APARTMENT #4: 949.12 sq.ft. WITH TWO BEDROOMS, TWO BATHROOMS, LIVING/DINING AREA AND KITCHEN.

LAUNDRY AND MACHINE ROOM 238.16 sq.ft.

THIRD FLOOR:

APARTMENT #5: 862.22 sq.ft. WITH ONE BEDROOMS, ONE BATHROOM, LIVING/DINING AREA AND KITCHEN.

APARTMENT #6: 628.0 sq.ft. WITH ONE BEDROOM, ONE BATHROOM, LIVING/DINING AREA AND KITCHEN.

APARTMENT #7: 437.38 sq.ft. BACHELOR, ONE BATHROOM, LIVING/DINING AREA AND KITCHENETTE.

NOTES

EXISTING DUPLEX BUILDING

UNIT "A" : AFFORABLE 640.84 sq.ft. BACHELOR, ONE BATHROOM, LIVING AND DINING AREA AND A KITCHENETTE.
UNIT "B" : 829.27 sq.ft. WITH ONE BEDROOM, ONE BATHROOM, LIVING/DINING AREA AND KITCHEN.

PROJECT INFORMATION

OWNER: ORLANDO CETINA
ADDRESS 2300 PICO AVE.
CITY: LOS ANGELES CA., 90006
PHONE: (562) 508-2441
DESIGNER: GUSTAVO CESAREO
PHONE: (714) 984-7092

LEGAL DESCRIPTION

JOB ADDRESS : 217 N. AVE. 55 LA. CA.
APN NUMBER : 5468023006
COMMUNITY PLAN : NORTHEAST LOS ANGELES
LOT AREA: 9825.5 + 1/2 ALLEY : 10,200.5 sq.ft.
ZONE : RD2-1-HPOZ TR3
LAND USE : LOW MEDIUM II RESIDENTIAL
AVENUE 57 TRANSIT ORIENTED DISTRICT
MAP REFERENCE MB 2-37
TRACT WM.M. HAMLINS RESUB
PIN NUMBER 151-5A227-145

BUILDING DESCRIPTION

9 UNITS APARTMENT BUILDING
TOTAL AREA 8,802.6 sq.ft.
CONSTRUCTION TYPE IV
OCCUPANCY R-3
AFFORDABLE HOUSING 50%
EXISTING ONE UNIT VERY LOW INCOME.
NEW TWO LOW INCOME UNITS.

DENSITY CALCULATIONS

BUILDABLE LOT AREA 6,360.5 sq.ft.
MAFA = LOT BUILDABLE AREA X 3
MAFA = 6,360.6 X 3 = 19,081.5 sq.ft.
PROPOSED AREA 8,802,6 sq.ft.
MAFA > PROP. AREA = 19,081.5 sq.ft. > 8,802,6 sq.ft.

FAR CALCULATION
PROPOSED (per toc) 4.5:1
TOTAL PROPOSED 1.16

MAXIMUN UNIT DENSITY ALLOWEBLE PER ZONING

BY RIGHT (per LAMC) ROUND DOWN 5
BASE DENSITY ROUND UP 6
MAXIMUN ALLOWED DENSITY
BONUS BY HOUSING 9
PROPOSED 9

PARKING CALCULATIONS

FINAL RESIDENTIAL PARKING (per LAMC) —14
PARKING BY OPTION 4 HOUSING
(AB 2097 20220) 0
PERMANENT BICYCLE RACKS 9

SIDE SETBACKS

TIER 3 SIDE AND REAR 30% REDUCTION
REAR SETBAK YARD (per LAMC) 15.0 ft.
PROPOSED (per TOC) 12.0 ft.
SIDE LEFT SETBACK (per LAMC) 6.0 ft.
PROPOSED ON MENU REQUESTED 5.0 ft.

COMMON OPEN SPACE

COMMONS OPEN SPACE (per LAMC) —1025.00 sq.ft.
HOUSING REDUCTON 20 % 806.25 sq.ft.
PROPOSED 1,288.00 sq.ft.

REQUESTED ENTITLEMENT

OFF MENU DENSITY BONUS

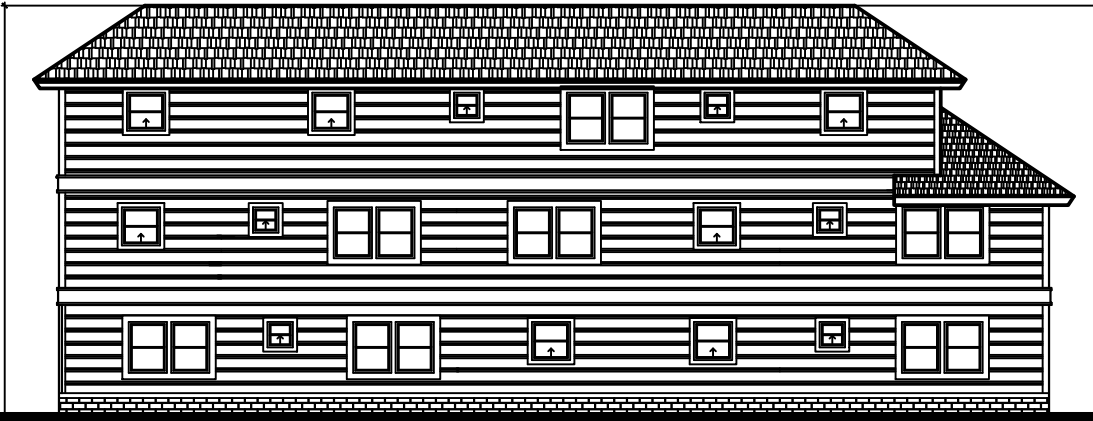
FRONT PASSWAY TO BUILDING (per LAMC) 10 ft.
OFF THE MENU BONUS REQUESTED
20 % REDUCTION 8 ft.



NEW BLDG. WEST ELEVATION



NEW BLDG.EAST ELEVATION



NEW BLDG. NORTH SIDE ELEVATION



NEW BLDG. SOUTH SIDE ELEVATION



EXISTING BLDG. SOUTH SIDE ELEVATION



EXISTING BLDG. NORTH SIDE ELEVATION



EXISTING BLDG. WEST ELEVATION



EXISTING BLDG.EAST ELEVATION VIEW

CITTA NUOVA DESIGNS

8832 Arrington Ave
Downey Ca. 90240
(714)984-7092



CETINA APTMS.
217 S. AVE 55
LOS ANGELES CA.
PRESENTATION

PROJECT NUMBER 42953
ISSUED 05-27-2025
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

001P

CETINA APARTMENTS FINDINGS

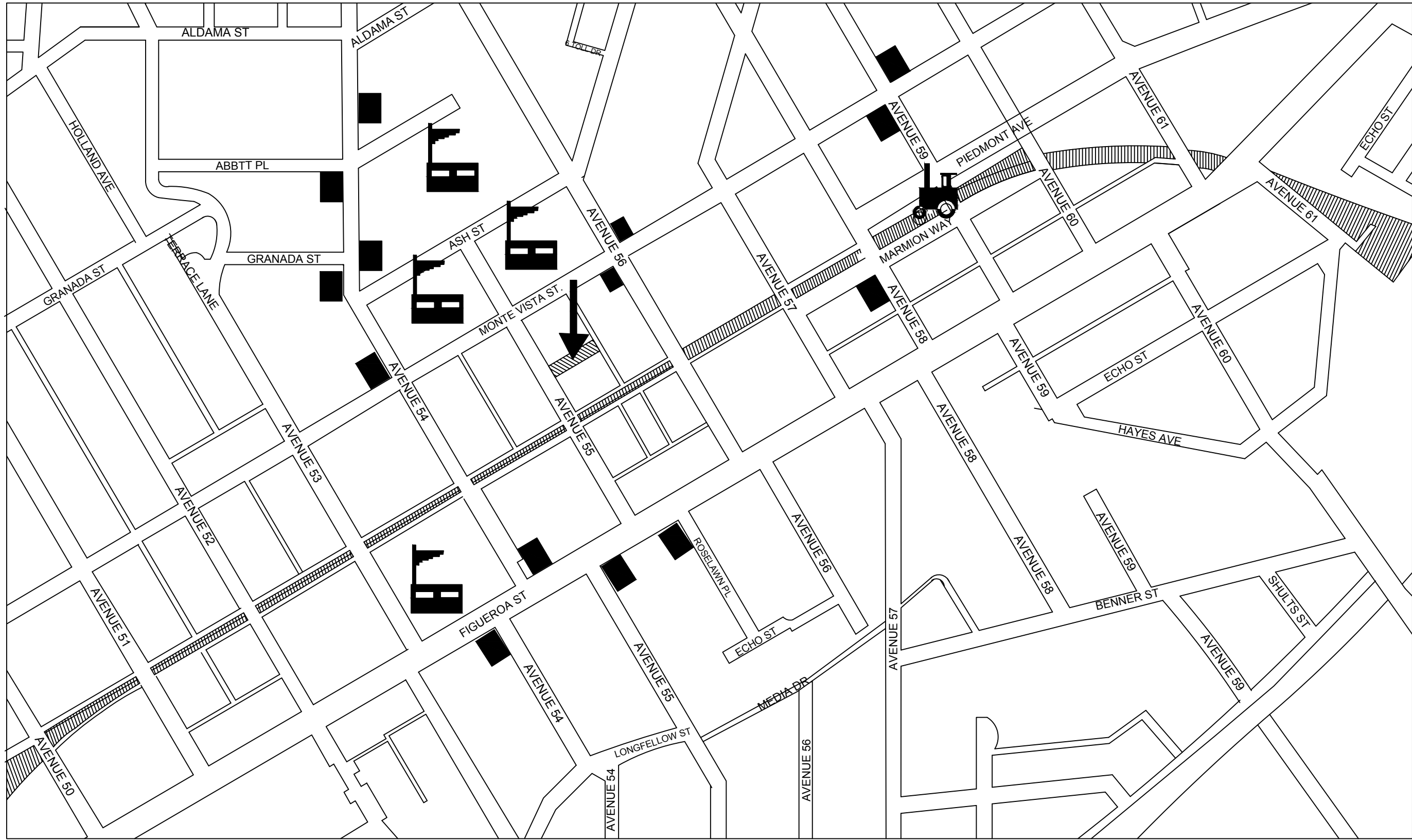
CITTA
NUOVA
DESIGNS

8832 Arrington Ave
Downey Ca. 90240
(714)984-7092

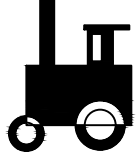
LOT AREA, BUILDING AREA HEIGHT & COVERAGE

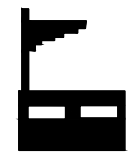
AVERAGE LOT COVERAGE 60.50%
AVERAGE BUILDINGS HIGHT 32.41 FEET

115 N. AVENUE 55 CONTRIBUTING LOT: 4,177.5 SQ.FT. BLDNG.: 1,990.9 SQ.FT. COVERAGE: 47.71% HEIGHT: 35'	139 N. AVENUE 55 NON CONTRIBUTING LOT: 2,403.9 SQ.FT. BLDNG.: 1,567.4 SQ.FT. COVERAGE: 65.20% HEIGHT: 22'	213 N. AVENUE 55 CONTRIBUTING LOT: 9,822.4 SQ.FT. BLDNG.: 3,300.4 SQ.FT. COVERAGE: 33.58% HEIGHT: 29'
116/8 N. AVENUE 55 CONTRIBUTING LOT: 9,142.1 SQ.FT. BLDNG.: 4,843.1 SQ.FT. COVERAGE: 52.97% HEIGHT: 42'	200 N. AVENUE 55 CONTRIBUTING LOT: 5,250.0 SQ.FT. BLDNG.: 2,523.0 SQ.FT. COVERAGE: 48.06% HEIGHT: 24'	216/18 N. AVENUE 55 CONTRIBUTING LOT: 9,822.4 SQ.FT. BLDNG.: 4,843.1 SQ.FT. COVERAGE: 52.97% HEIGHT: 33'
119 N. AVENUE 55 CONTRIBUTING LOT: 8,952.9 SQ.FT. BLDNG.: 5,326.1 SQ.FT. COVERAGE: 59.49% HEIGHT: 37'	204/6 N. AVENUE 55 CONTRIBUTING LOT: 6,137.6 SQ.FT. BLDNG.: 3,077.0 SQ.FT. COVERAGE: 50.13% HEIGHT: 32'	222/24/26 N. AVENUE 55 CONTRIBUTING LOT: 9,634.0 SQ.FT. BLDNG.: 3,567.0 SQ.FT. COVERAGE: 37.02% HEIGHT: 27'
125/27 N. AVENUE 55 CONTRIBUTING LOT: 7,502.4 SQ.FT. BLDNG.: 2,870.2 SQ.FT. COVERAGE: 38.25% HEIGHT: 26'	201 N. AVENUE 55 NON CONTRIBUTING LOT: 8,961.5 SQ.FT. BLDNG.: 5,340.2 SQ.FT. COVERAGE: 60.0% HEIGHT: 37'	223 N. AVENUE 55 NON CONTRIBUTING LOT: 9,824.0 SQ.FT. BLDNG.: 5,388.0 SQ.FT. COVERAGE: 54.84% HEIGHT: 44'
131 N. AVENUE 55 CONTRIBUTING LOT: 7,502.4 SQ.FT. BLDNG.: 2,799.1 SQ.FT. COVERAGE: 37.30% HEIGHT: 33'	207 N. AVENUE 55 NON CONTRIBUTING LOT: 9,828.5 SQ.FT. BLDNG.: 4,935.5 SQ.FT. COVERAGE: 50.21% HEIGHT: 26'	227 N. AVENUE 55 CONTRIBUTING LOT: 9,822.4 SQ.FT. BLDNG.: 6,044.7 SQ.FT. COVERAGE: 61.54% HEIGHT: 30'
	210/12/14 N. EVENUE 55 NON CONTRIBUTING LOT: 19,463.0 SQ.FT. BLDNG.: 15,330.0 SQ.FT. COVERAGE: 78.76% HEIGHT: 44'	235 N. AVENUE 55 CONTRIBUTING LOT: 9,820.9 SQ.FT. BLDNG.: 3,006.3 SQ.FT. COVERAGE: 30.61% HEIGHT: 30'



PROPOSED AREA FINDINGS

- 

RAIL ROAD STATION
- 

PUBLIC EDUCATIONAL BLDNG.
- 

PUBLIC TRANSPORTATION
PASSANGER LOADING/UNLOADING



HISTORIC CONTRIBUTING BLDNGS. MAP

 CONTRIBUTING BUILDING

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Page No. 2 of 33
Case No. CPC-2023-3247-DB-COA-HCA



PROPOSED BLOCK BUILDINGS FRONT SET BACKS



CETINA APTMS.
217 S. AVE 55
LOS ANGELES CA.
FINDINGS

PROJECT NUMBER 42953
ISSUED 05-27-2025
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

001F

CITTA
NUOVA
DESIGNS

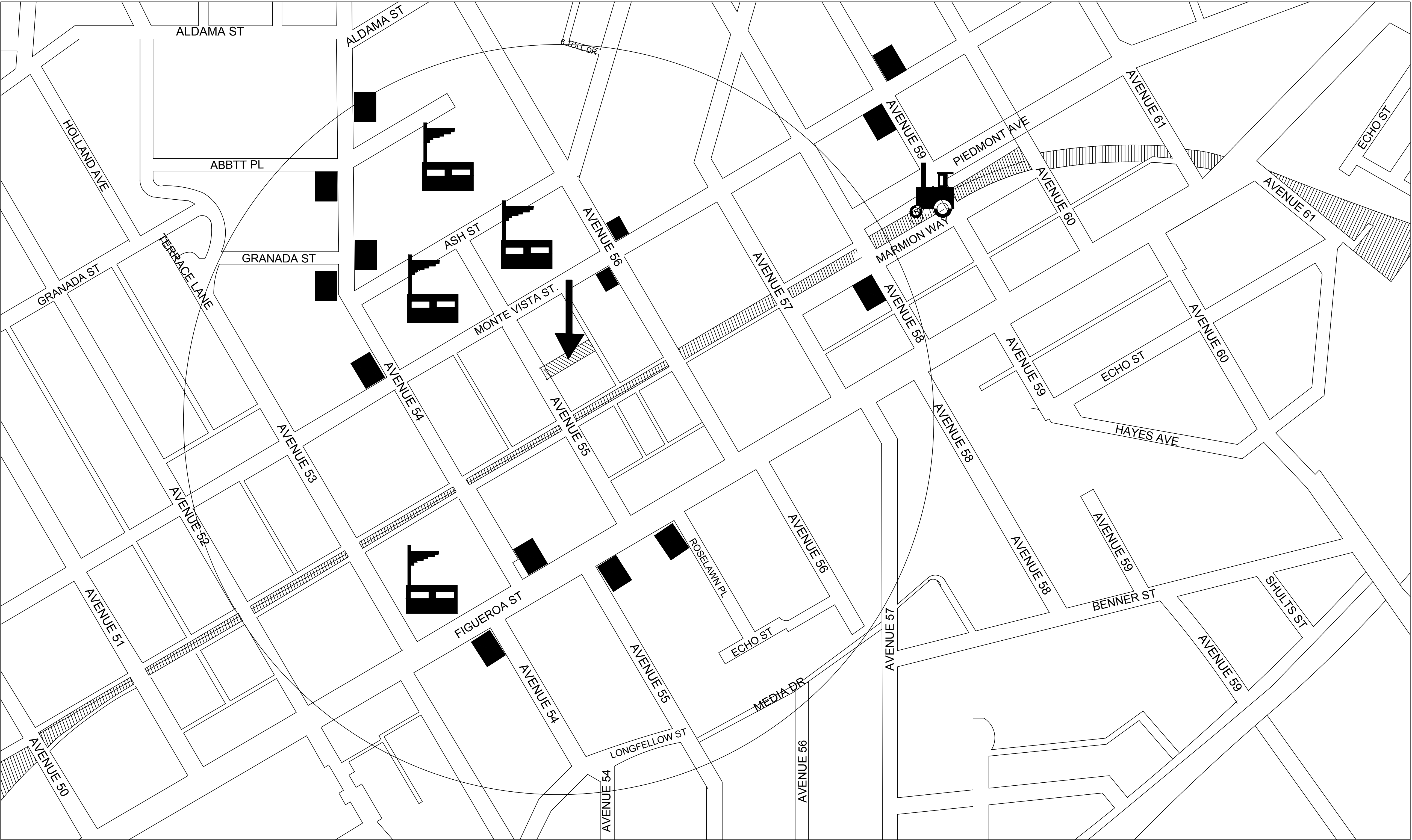
8832 Arrington Ave
Downey Ca. 90240
(714)984-7092



CETINA APTMS.
217 N. AVE 55
LOS ANGELES CA.
VEGINITY MAP

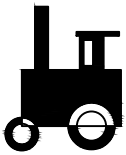
PROJECT NUMBER 42953
ISSUED 05-27-2025
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

002F



1000' RADIUS VICINITY MAP
1"=2500' SCALE

AREA FINDINGS



RAIL ROAD STATION



PUBLIC EDUCATIONAL BLDNG.



PUBLIC TRANSPORTATION
PASSANGER LOADING/UNLOADING

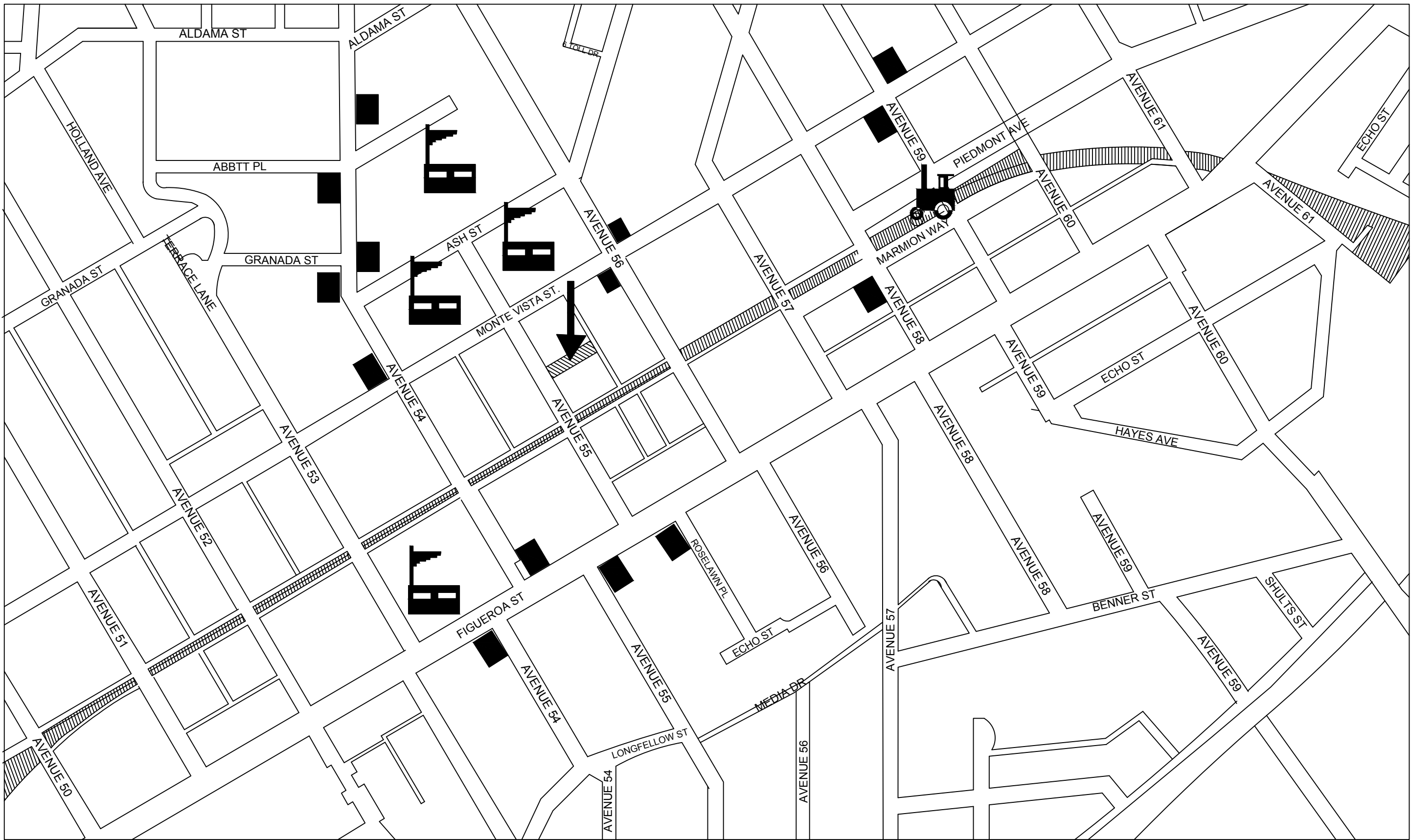
EXHIBIT "A"
Page No. 3 of 33
Case No. CPC-2023-3247-DB-COA-HCA

VECINITY MAP 400 RADIUS

BUSES AND TRAIN SCHEDULES

CITTA
NUOVA
DESIGNS

8832 Arrington Ave
Downey Ca. 90240
(714)984-7092



 RAIL ROAD STATION

 PUBLIC EDUCATIONAL BLDNG.

 PUBLIC TRANSPORTATION
PASSANGER LOADING/UNLOADING

DISTRICT AVENUE 57

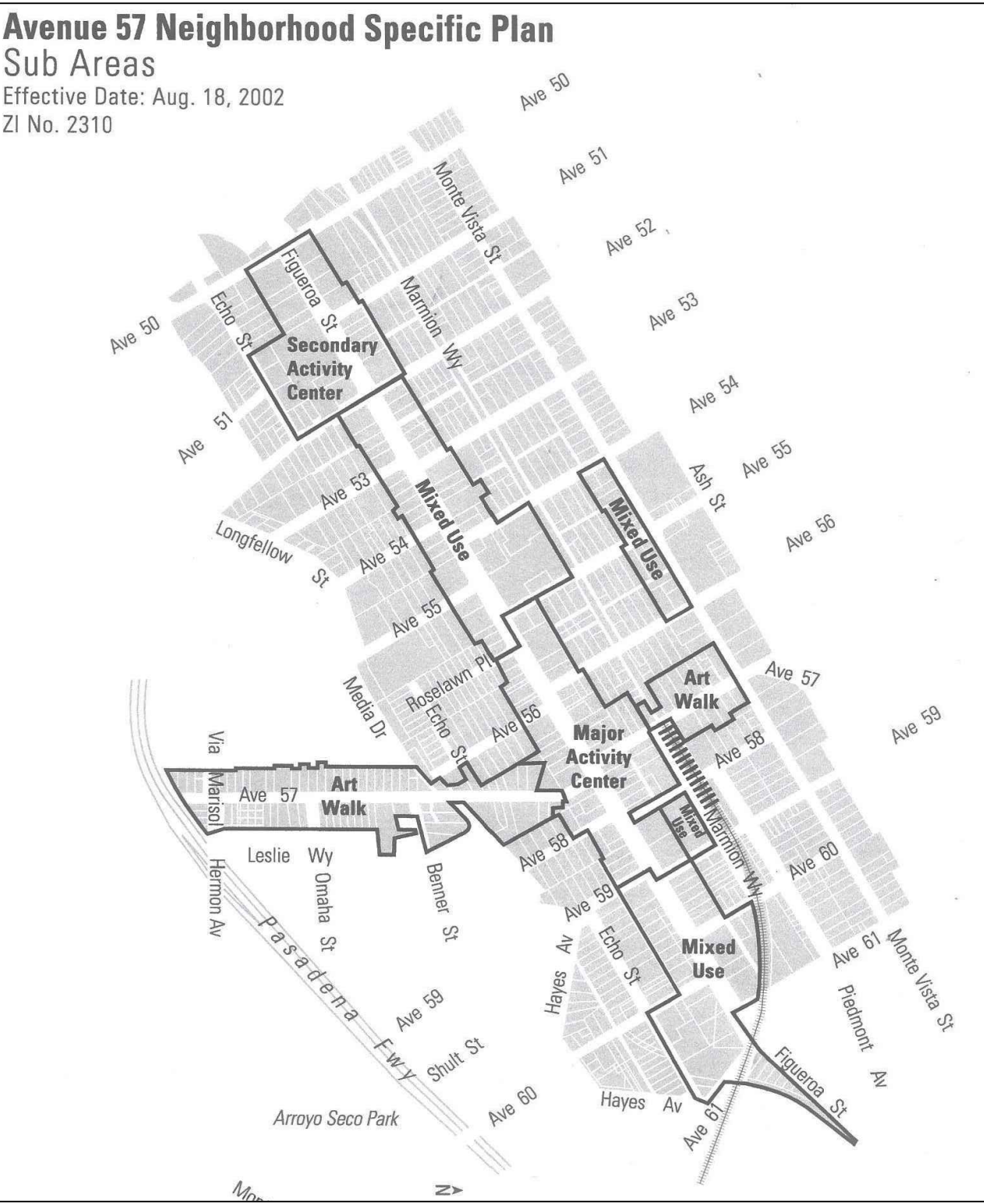
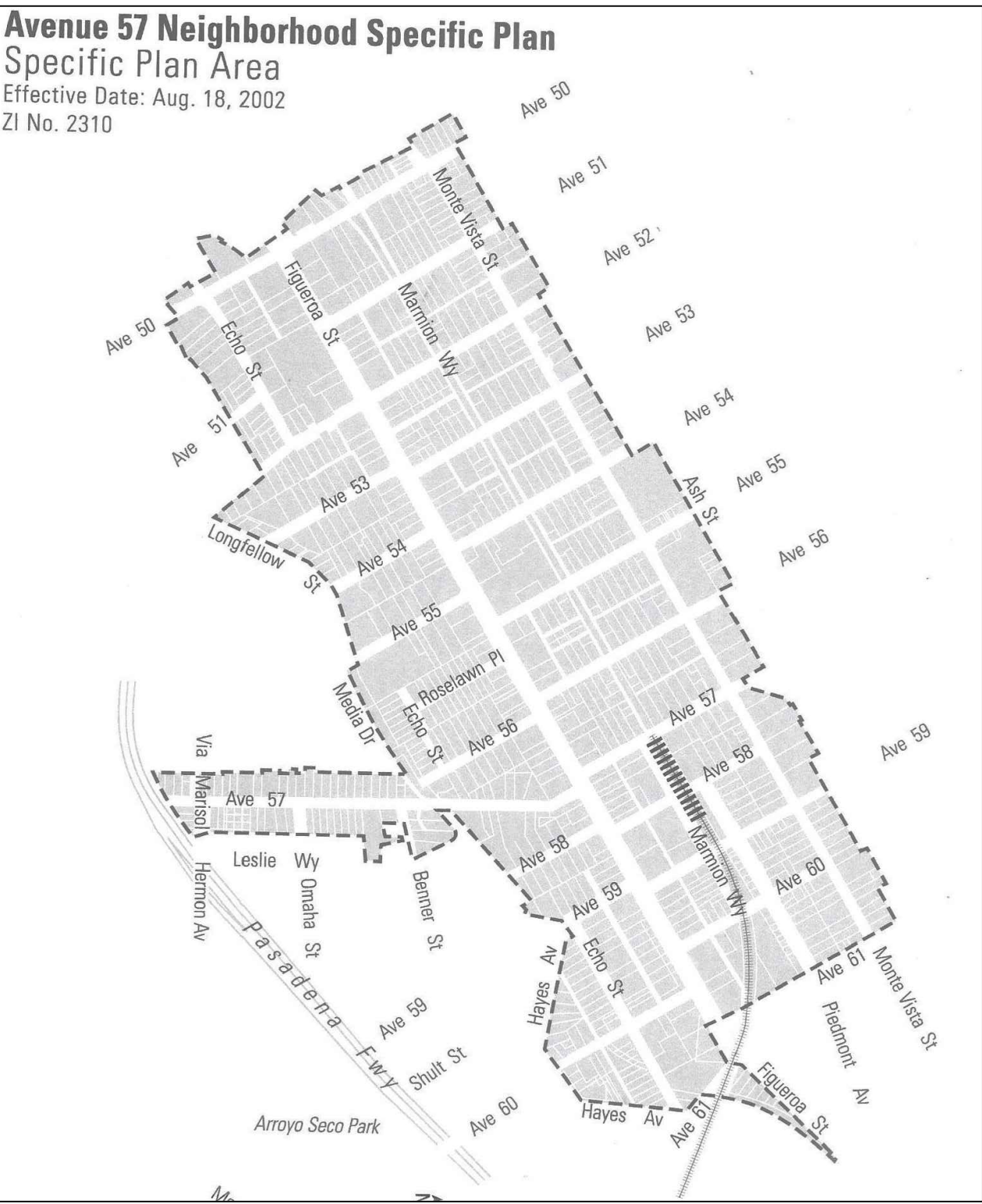


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Case No. CPC-2023-3247-DB-COA-HCA

Ave. 54 & Monte Vista St. (Eastbound)			Ave. 54 & Abbott Pl. (Westbound)			Figueroa & Ave. 60 (Eastbound)			Ave 57 / Omaha					
Highland Park...	Highland Park	11:02 AM	Highland Park...	Loop	11:10 AM	Highland Park...	Highland Park	1:12 PM	Information (256) Metro has adjusted service in response to COVID-1...	256	Eastern - Union Pacific	1:45 PM		
Highland Park...	Highland Park	11:25 AM	Highland Park...	Loop	11:30 AM	Highland Park...	Highland Park	1:38 PM	256	Eastern - Union Pacific	2:40 PM			
Highland Park...	Highland Park	11:45 AM	Highland Park...	Loop	11:50 AM	Highland Park...	Highland Park	1:52 PM	256	Eastern - Union Pacific	3:40 PM			
Highland Park...	Highland Park	12:05 PM	Highland Park...	Loop	12:10 PM	Highland Park...	Highland Park	2:12 PM	256	Eastern - Union Pacific	4:39 PM			
Highland Park...	Highland Park	12:25 PM	Highland Park...	Loop	12:30 PM	Highland Park...	Highland Park	2:32 PM	256	Eastern - Union Pacific	5:39 PM			
Highland Park...	Highland Park	12:45 PM	Highland Park...	Loop	12:50 PM	Highland Park...	Highland Park	2:52 PM	256	Eastern - Union Pacific	6:37 PM			
Highland Park...	Highland Park	1:05 PM	Highland Park...	Loop	1:10 PM	Highland Park...	Highland Park	3:18 PM	256	Eastern - Union Pacific	7:36 PM			
Highland Park...	Highland Park	1:25 PM	Highland Park...	Loop	1:30 PM	Highland Park...	Highland Park	3:32 PM	256	Eastern - Union Pacific	8:34 AM			
Highland Park...	Highland Park	1:45 PM	Highland Park...	Loop	1:50 PM	Highland Park...	Highland Park	3:52 PM	256	Eastern - Union Pacific	7:34 AM			
Highland Park...	Highland Park	2:05 PM	Highland Park...	Loop	2:10 PM	Highland Park...	Highland Park	4:12 PM	256	Eastern - Union Pacific	8:36 AM			
Highland Park...	Highland Park	2:25 PM	Highland Park...	Loop	2:30 PM	Highland Park...	Highland Park	4:32 PM	256	Eastern - Union Pacific	9:37 AM			
Highland Park...	Highland Park	2:45 PM	Highland Park...	Loop	2:50 PM	Highland Park...	Highland Park	4:58 PM	256	Eastern - Union Pacific	10:38 AM			
Highland Park...	Highland Park	3:05 PM	Highland Park...	Loop	3:10 PM	Highland Park...	Highland Park	5:12 PM	256	Eastern - Union Pacific	11:39 AM			
Highland Park...	Highland Park	3:25 PM	Highland Park...	Loop	3:30 PM	Highland Park...	Highland Park	5:32 PM	256	Eastern - Union Pacific	12:40 PM			
Highland Park...	Highland Park	3:45 PM	Highland Park...	Loop	3:50 PM	Highland Park...	Highland Park	5:52 PM	Monte Vista / Ave 56					
Highland Park...	Highland Park	4:05 PM	Highland Park...	Loop	4:10 PM	Highland Park...	Highland Park	7:32 AM	Information (83) Metro has adjusted service in response to COVID-1...	83	York - Eagle Rock	8:04 PM		
Highland Park...	Highland Park	4:25 PM	Highland Park...	Loop	4:30 PM	Highland Park...	Highland Park	7:52 AM	83	Eagle Rock Plaza	8:27 PM			
Highland Park...	Highland Park	4:45 PM	Highland Park...	Loop	4:50 PM	Highland Park...	Highland Park	8:12 AM	83	York - Eagle Rock	8:58 PM			
Highland Park...	Highland Park	5:05 PM	Highland Park...	Loop	5:10 PM	Highland Park...	Highland Park	8:32 AM	83	Eagle Rock Plaza	9:41 PM			
Highland Park...	Highland Park	5:25 PM	Highland Park...	Loop	5:30 PM	Highland Park...	Highland Park	8:52 AM	83	Eagle Rock Plaza	10:41 PM			
Highland Park...	Highland Park	5:45 PM	Highland Park...	Loop	5:50 PM	Highland Park...	Highland Park	9:12 AM	83	Eagle Rock Plaza	11:41 PM			
Highland Park...	Highland Park	7:25 AM	Highland Park...	Loop	7:30 AM	Highland Park...	Highland Park	9:32 AM	83	Eagle Rock Plaza	12:41 AM			
Highland Park...	Highland Park	7:45 AM	Highland Park...	Loop	7:50 AM	Highland Park...	Highland Park	9:52 AM	83	Eagle Rock Plaza	1:41 AM			
Highland Park...	Highland Park	8:05 AM	Highland Park...	Loop	8:10 AM	Highland Park...	Highland Park	10:12 AM	83	Eagle Rock Plaza	2:41 AM			
Highland Park...	Highland Park	8:25 AM	Highland Park...	Loop	8:30 AM	Highland Park...	Highland Park	10:32 AM	83	Eagle Rock Plaza	3:41 AM			
Monte Vista / Ave 54			Figueroa & Ave. 56 (Westbound)			Marmion & Gold Line Station (Westbound)			83 Eagle Rock Plaza					
Information (83) Metro has adjusted service in response to COVID-1...	83	York - Eagle Rock	11:29 AM	Highland Park...	Loop	11:26 AM	Highland Park...	Loop	11:20 AM	83	Eagle Rock Plaza	4:41 AM		
83	York - Eagle Rock	12:20 PM	Highland Park...	Loop	11:48 AM	Highland Park...	Loop	11:24 AM	Highland Park...	Loop	11:24 AM	83	York - Eagle Rock	5:36 AM
83	York - Eagle Rock	12:58 PM	Highland Park...	Loop	12:06 PM	Highland Park...	Loop	11:47 AM	Highland Park...	Loop	11:47 AM	83	York - Eagle Rock	6:23 AM
83	York - Eagle Rock	1:38 PM	Highland Park...	Loop	12:06 PM	Highland Park...	Loop	12:04 PM	Highland Park...	Loop	12:04 PM	83	York - Eagle Rock	7:08 AM
83	York - Eagle Rock	2:18 PM	Highland Park...	Loop	12:26 PM	Highland Park...	Loop	12:44 PM	Highland Park...	Loop	12:44 PM	83	York - Eagle Rock	7:49 AM
83	York - Eagle Rock	2:56 PM	Highland Park...	Loop	12:46 PM	Highland Park...	Loop	1:03 PM	Highland Park...	Loop	1:03 PM	83	York - Eagle Rock	8:29 AM
83	York - Eagle Rock	3:38 PM	Highland Park...	Loop	1:06 PM	Highland Park...	Loop	1:04 PM	Highland Park...	Loop	1:04 PM	83	York - Eagle Rock	9:08 AM
83	York - Eagle Rock	4:22 PM	Highland Park...	Loop	1:26 PM	Highland Park...	Loop	1:24 PM	Highland Park...	Loop	1:24 PM	83	York - Eagle Rock	9:49 AM
83	York - Eagle Rock	5:02 PM	Highland Park...	Loop	1:46 PM	Highland Park...	Loop	1:44 PM	Highland Park...	Loop	1:44 PM	83	York - Eagle Rock	10:42 AM
83	York - Eagle Rock	5:37 PM	Highland Park...	Loop	2:06 PM	Highland Park...	Loop	2:24 PM	Highland Park...	Loop	2:24 PM	83	York - Eagle Rock	11:37 AM
83	York - Eagle Rock	6:13 PM	Highland Park...	Loop	2:26 PM	Highland Park...	Loop	2:43 PM	Highland Park...	Loop	2:43 PM	83	York - Eagle Rock	12:21 PM
83	York - Eagle Rock	6:48 PM	Highland Park...	Loop	2:46 PM	Highland Park...	Loop	2:44 PM	Highland Park...	Loop	2:44 PM	83	York - Eagle Rock	12:59 PM
83	York - Eagle Rock	7:22 PM	Highland Park...	Loop	3:06 PM	Highland Park...	Loop	3:04 PM	Highland Park...	Loop	3:04 PM	83	York - Eagle Rock	1:39 PM
83	York - Eagle Rock	7:56 PM	Highland Park...	Loop	3:26 PM	Highland Park...	Loop	3:24 PM	Highland Park...	Loop	3:24 PM	83	York - Eagle Rock	2:19 PM
83	Eagle Rock Plaza	8:26 PM	Highland Park...	Loop	3:46 PM	Highland Park...	Loop	4:04 PM	Highland Park...	Loop	4:04 PM	83	York - Eagle Rock	2:57 PM
83	York - Eagle Rock	8:57 PM	Highland Park...	Loop	4:06 PM	Highland Park...	Loop	4:23 PM	Highland Park...	Loop	4:23 PM			
83	Eagle Rock Plaza	9:40 PM	Highland Park...	Loop	4:26 PM	Highland Park...	Loop	4:24 PM	Highland Park...	Loop	4:24 PM			
83	Eagle Rock Plaza	10:40 PM	Highland Park...	Loop	4:46 PM	Highland Park...	Loop	4:44 PM	Highland Park...	Loop	4:44 PM			
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83	Eagle Rock Plaza	12:40 AM	Highland Park...	Loop	5:26 PM	Highland Park...	Loop	6:03 PM	Highland Park...	Loop	6:03 PM			
83	Eagle Rock Plaza	1:40 AM	Highland Park...	Loop	7:26 AM	Highland Park...	Loop	7:24 AM	Highland Park...	Loop	7:24 AM			
83	Eagle Rock Plaza	2:40 AM	Highland Park...	Loop	7:46 AM	Highland Park...	Loop	7:44 AM	Highland Park...	Loop	7:44 AM			
83	Eagle Rock Plaza	3:40 AM	Highland Park...	Loop	8:06 AM	Highland Park...	Loop	8:04 AM	Highland Park...	Loop	8:04 AM			
83	Eagle Rock Plaza	4:40 AM	Highland Park...	Loop	8:26 AM	Highland Park...	Loop	8:24 AM	Highland Park...	Loop	8:24 AM			
83	York - Eagle Rock	5:36 AM	Highland Park...	Loop	8:46 AM	Highland Park...	Loop	8:44 AM	Highland Park...	Loop	8:44 AM			
			Highland Park...	Loop	9:06 AM									



CETINA APTMS.
217 5. AVE 55
LOS ANGELES CA.
PUBLIC TRANSPORTATION

PROJECT NUMBER 42953
ISSUED 11-11-2024
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

003F

CONTRIBUTING AND NON CONTRIBUTING BUILDINGS

NORTH AVENUE 55 HIGHLAND PARK

CITTA
NUOVA
DESIGNS

8832 Arrington Ave
Downey Ca. 90240
(714)984-7092



139 N. EVENTUE 55
NON CONTRIBUTING



LOT: 2,403.9 SQ.FT.
BLDNG.: 1,567.4 SQ.FT.
COVERAGE: 65.0%
BLDG. HEIGHT 22'-0"

131 N. EVENTUE 55
CONTRIBUTING



LOT: 7,502.4 SQ.FT.
BLDNG.: 2,799.1 SQ.FT.
COVERAGE: 37.0%
HEIGHT 33'-0"

125/27 N. EVENTUE 55
CONTRIBUTING



LOT: 7,502.4 SQ.FT.
BLDNG.: 2,870.2 SQ.FT.
COVERAGE: 38.0%
HEIGHT 26'-0"

119 N. EVENTUE 55
CONTRIBUTING



LOT: 8,952.9 SQ.FT.
BLDNG.: 5,326.1 SQ.FT.
COVERAGE: 60.0%
HEIGHT 38'-0"

116/8 N. EVENTUE 55
CONTRIBUTING

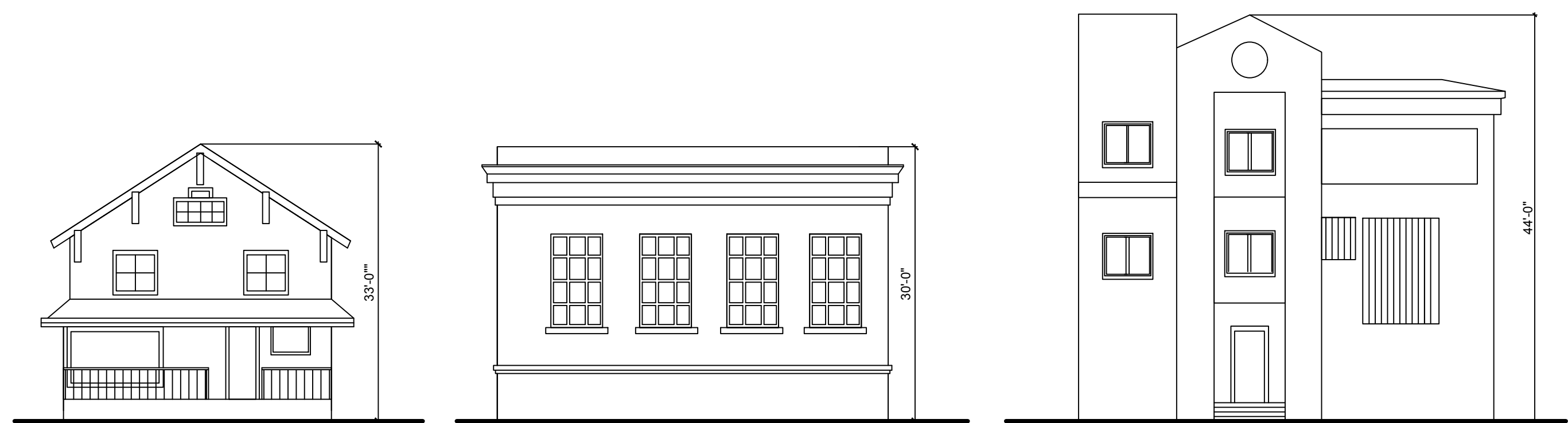


LOT: 9,142.1 SQ.FT.
BLDNG.: 4,843.1 SQ.FT.
COVERAGE: 53.0%
HEIGHT 42'-0"

115 N. EVENTUE 55
CONTRIBUTING



LOT: 4,177.5 SQ.FT.
BLDNG.: 1,990.9 SQ.FT.
COVERAGE: 48.0%
HEIGHT 36'-0"



235 N. EVENTUE 55
CONTRIBUTING



LOT: 9,820.9 SQ.FT.
BLDNG.: 3,006.3 SQ.FT.
COVERAGE: 31.0%
HEIGHT 33'-0"

227 N. EVENTUE 55
CONTRIBUTING



LOT: 9,822.4 SQ.FT.
BLDNG.: 6,044.7 SQ.FT.
COVERAGE: 62.0%
HEIGHT 30'-0"

223 N. EVENTUE 55
NON CONTRIBUTING



LOT: 9,824.0 SQ.FT.
BLDNG.: 5,388.0 SQ.FT.
COVERAGE: 55.0%
HEIGHT 44'-0"



217/19 N. EVENTUE 55
CONTRIBUTING



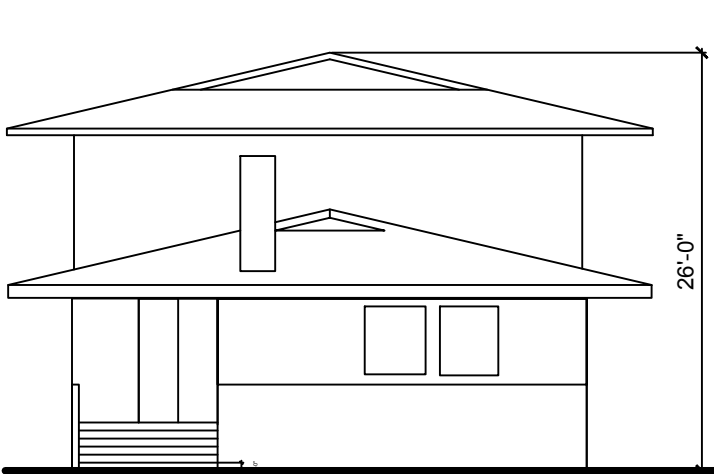
LOT: 6,137.6 SQ.FT.
BLDNG.: 3,077.0 SQ.FT.
COVERAGE: 50.13%
HEIGHT 36'-0"



213 N. EVENTUE 55
CONTRIBUTING



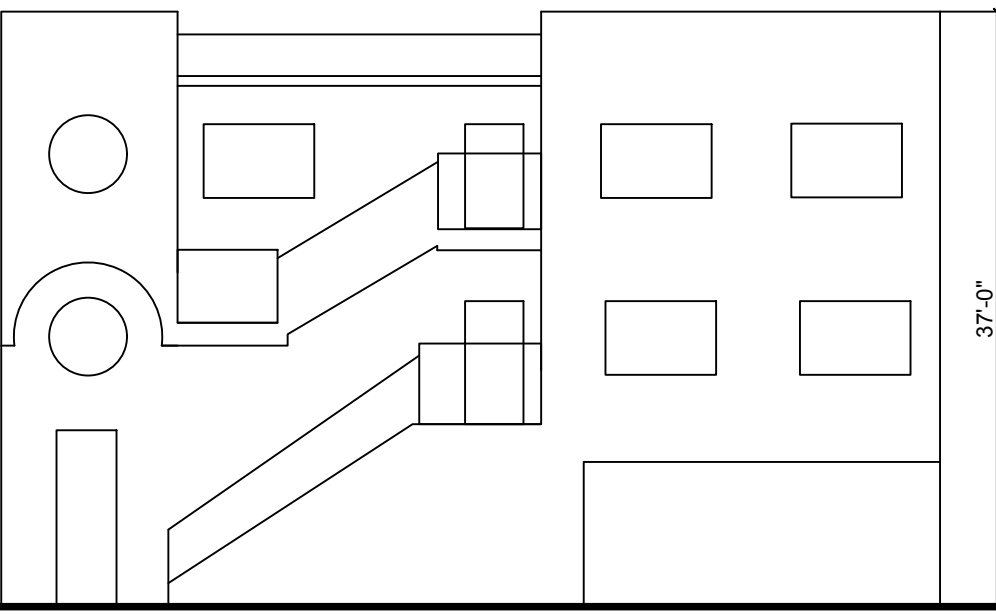
LOT: 9,822.4 SQ.FT.
BLDNG.: 3,300.4 SQ.FT.
COVERAGE: 34.0%
HEIGHT 29'-0"



207 N. EVENTUE 55
NON CONTRIBUTING



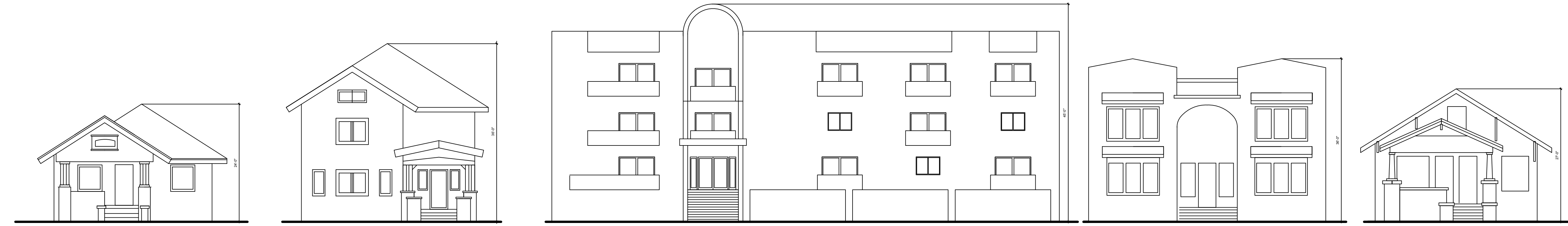
LOT: 9,828.5 SQ.FT.
BLDNG.: 4,935.5 SQ.FT.
COVERAGE: 50.0%
HEIGHT 26'-0"



201 N. EVENTUE 55
NON CONTRIBUTING



LOT: 8,961.5 SQ.FT.
BLDNG.: 5,340.2 SQ.FT.
COVERAGE: 60.0%
HEIGHT 37'-0"



200 N. EVENTUE 55
CONTRIBUTING



LOT: 5,250.0 SQ.FT.
BLDNG.: 2,523.0 SQ.FT.
COVERAGE: 48.0%
HEIGHT 24'-0"

204/6 N. EVENTUE 55
CONTRIBUTING



LOT: 6,137.6 SQ.FT.
BLDNG.: 3,077.0 SQ.FT.
COVERAGE: 50.0%
HEIGHT 36'-0"

210/12/14 N. EVENTUE 55
NON CONTRIBUTING



LOT: 19,463.0 SQ.FT.
BLDNG.: 15,330.0 SQ.FT.
COVERAGE: 79.0%
HEIGHT 45'-0"

216/18 N. EVENTUE 55
CONTRIBUTING



LOT: 9,822.4 SQ.FT.
BLDNG.: 4,843.1 SQ.FT.
COVERAGE: 53.0%
HEIGHT 36'-0"

222/24/26 N. EVENTUE 55
CONTRIBUTING



LOT: 9,634.0 SQ.FT.
BLDNG.: 3,567.0 SQ.FT.
COVERAGE: 37.0%
HEIGHT 27'-0"

CONTRIBUTING BUILDINGS AVERAGE CALCULATIONS

AVERAGE CONTRIBUTING
BUILDINGS HEIGHT 36.36 FEET.

AVERAGE CONTRIBUTING
BUILDINGS LOT COVERAGE 50.16%

AVERAGE CONTRIBUTING
BUILDING FRONT YARD 18.50 FEET



CETINA APTMS.
217 5. AVE 55
LOS ANGELES CA.
CONTRIBUTING AND
NON CONTRIBUTING BUILDINGS

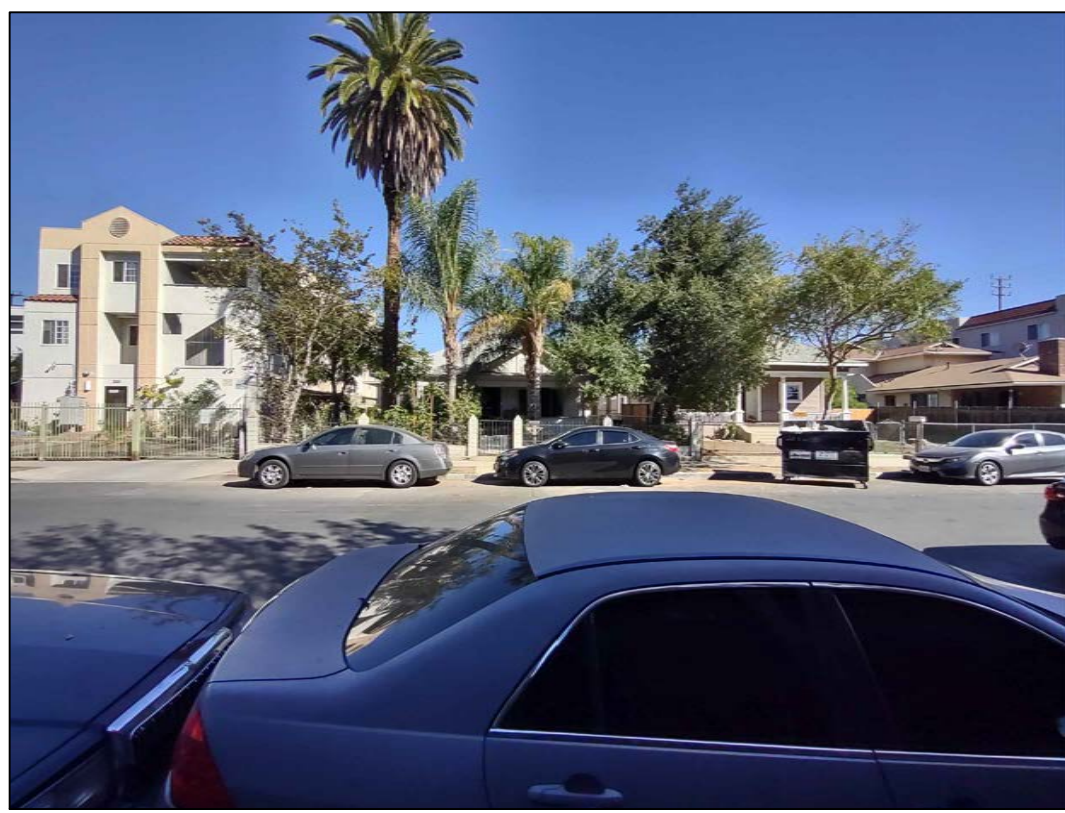
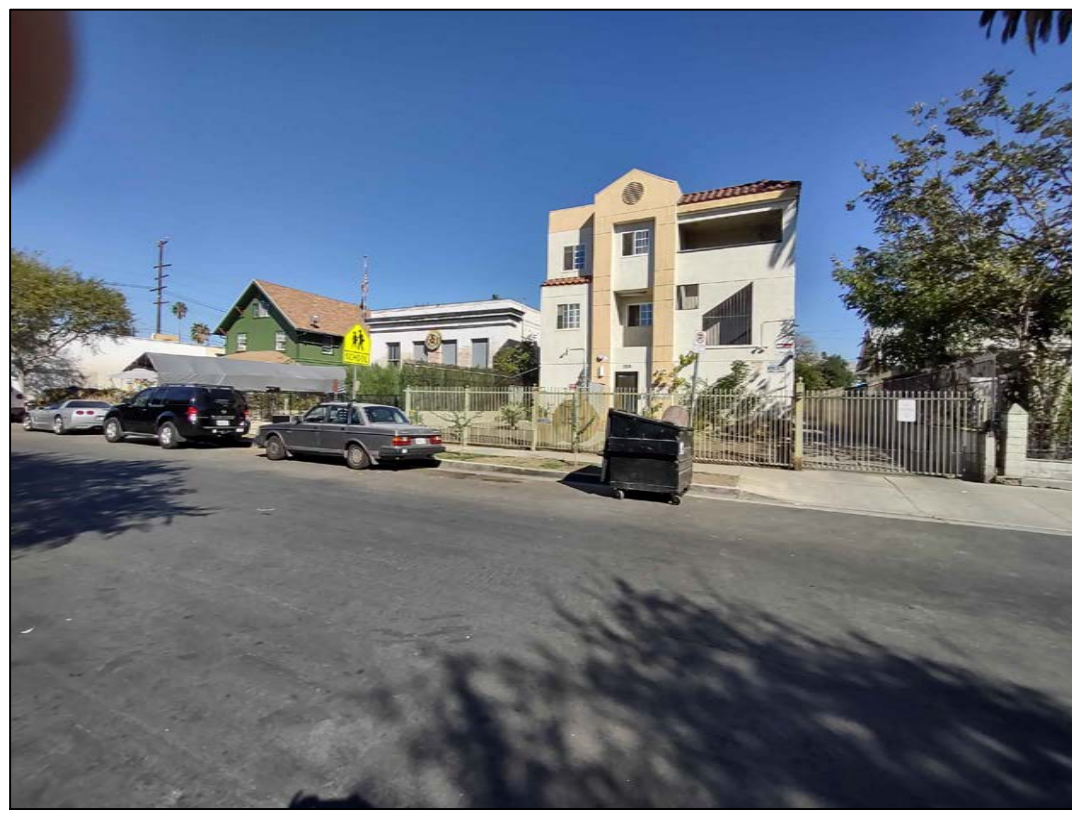
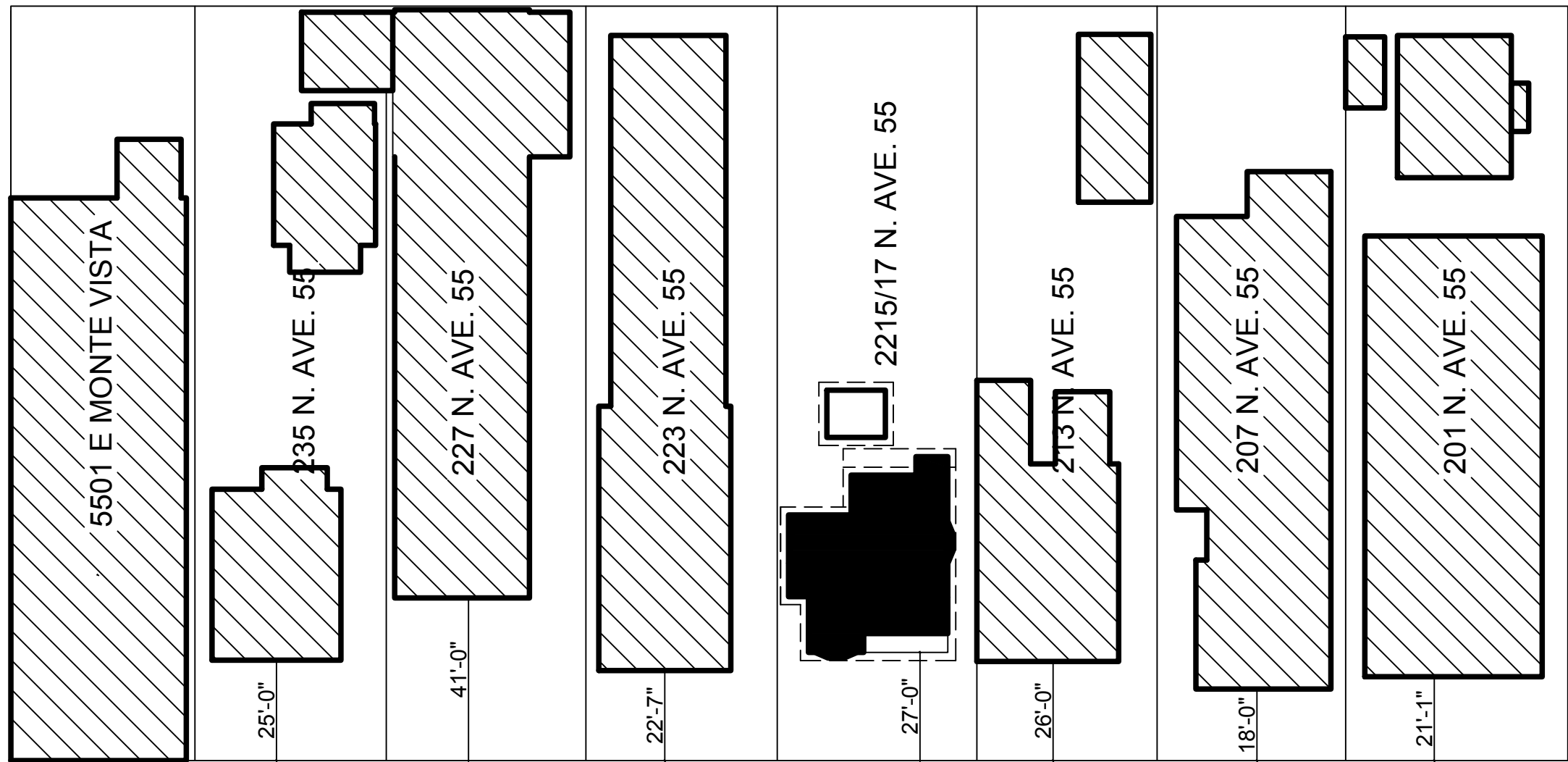
PROJECT NUMBER 42953
ISSUED 11-11-2024
DRAWN BY: GUSTAVO CESARO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

004F

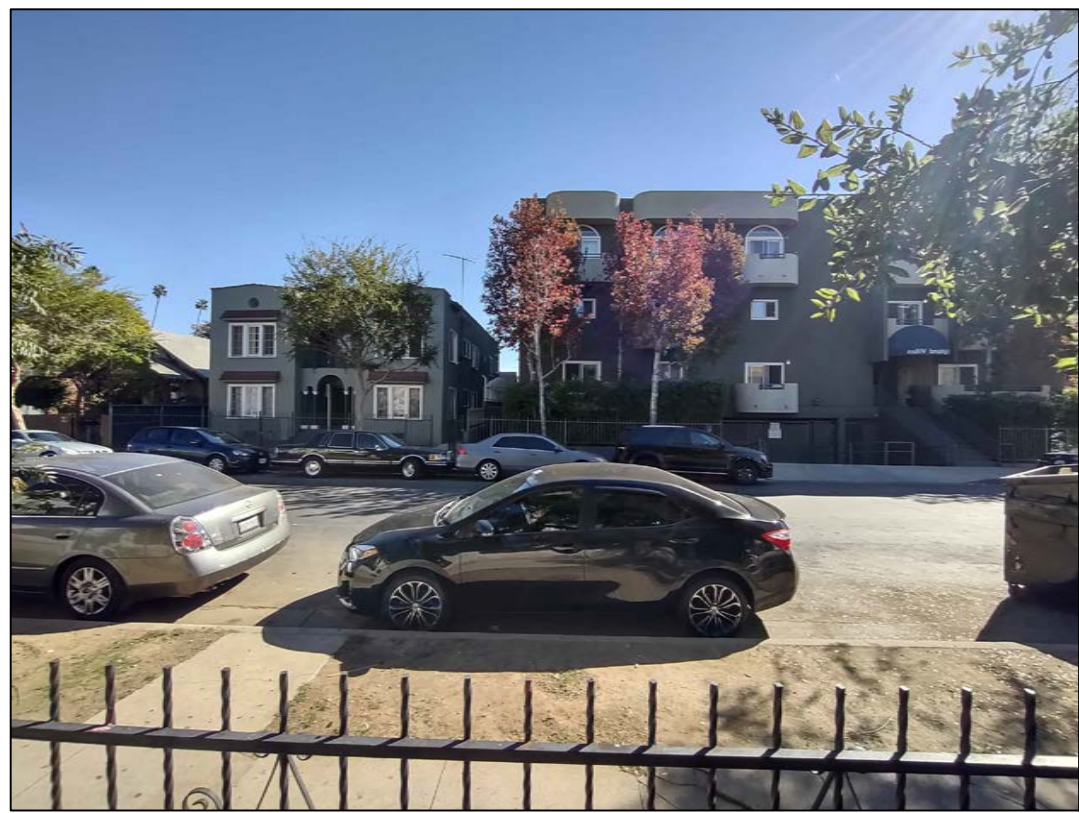
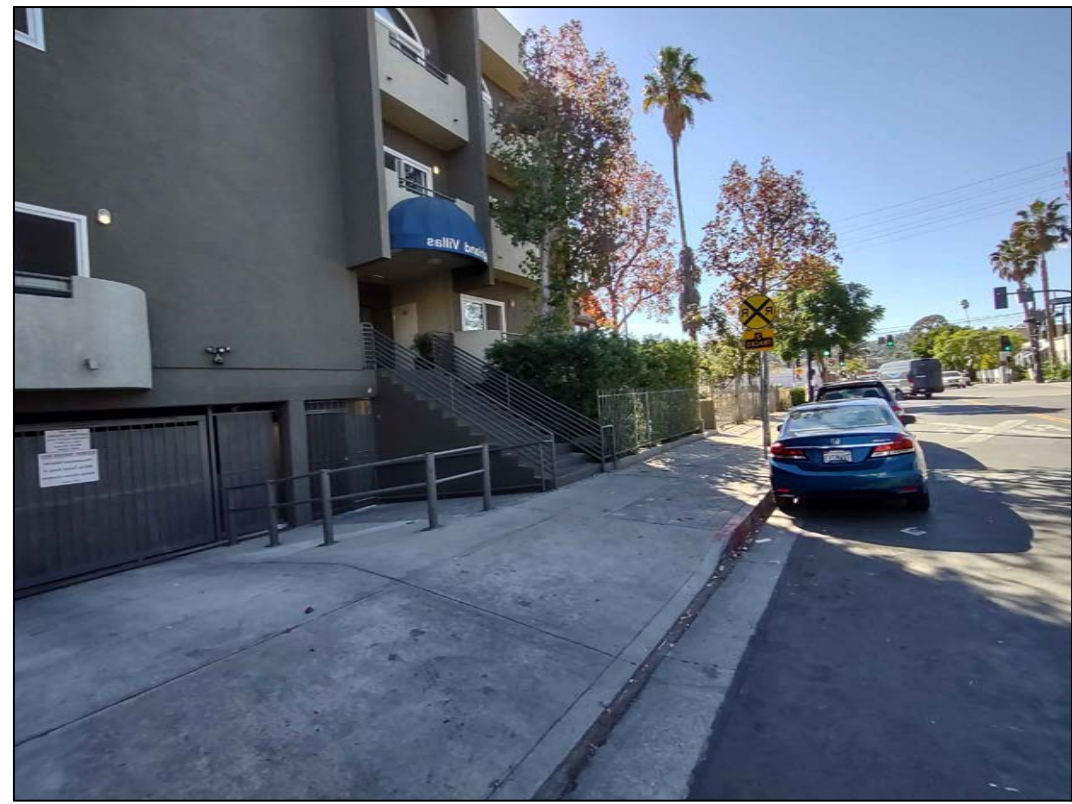
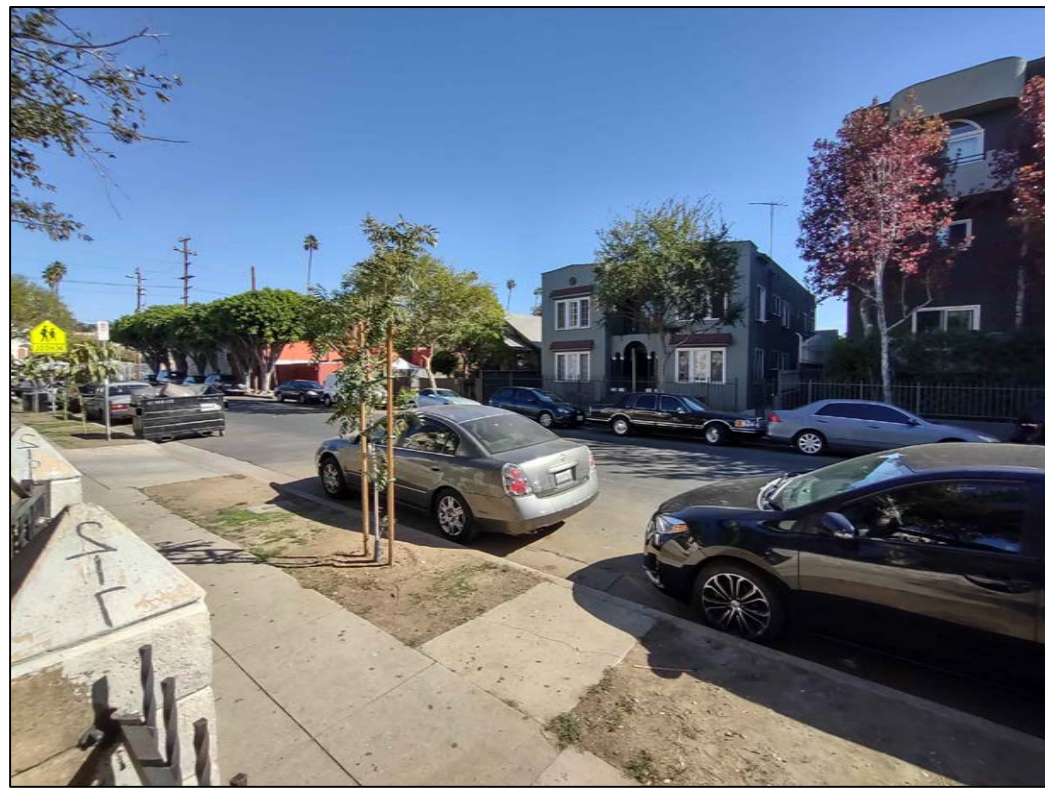
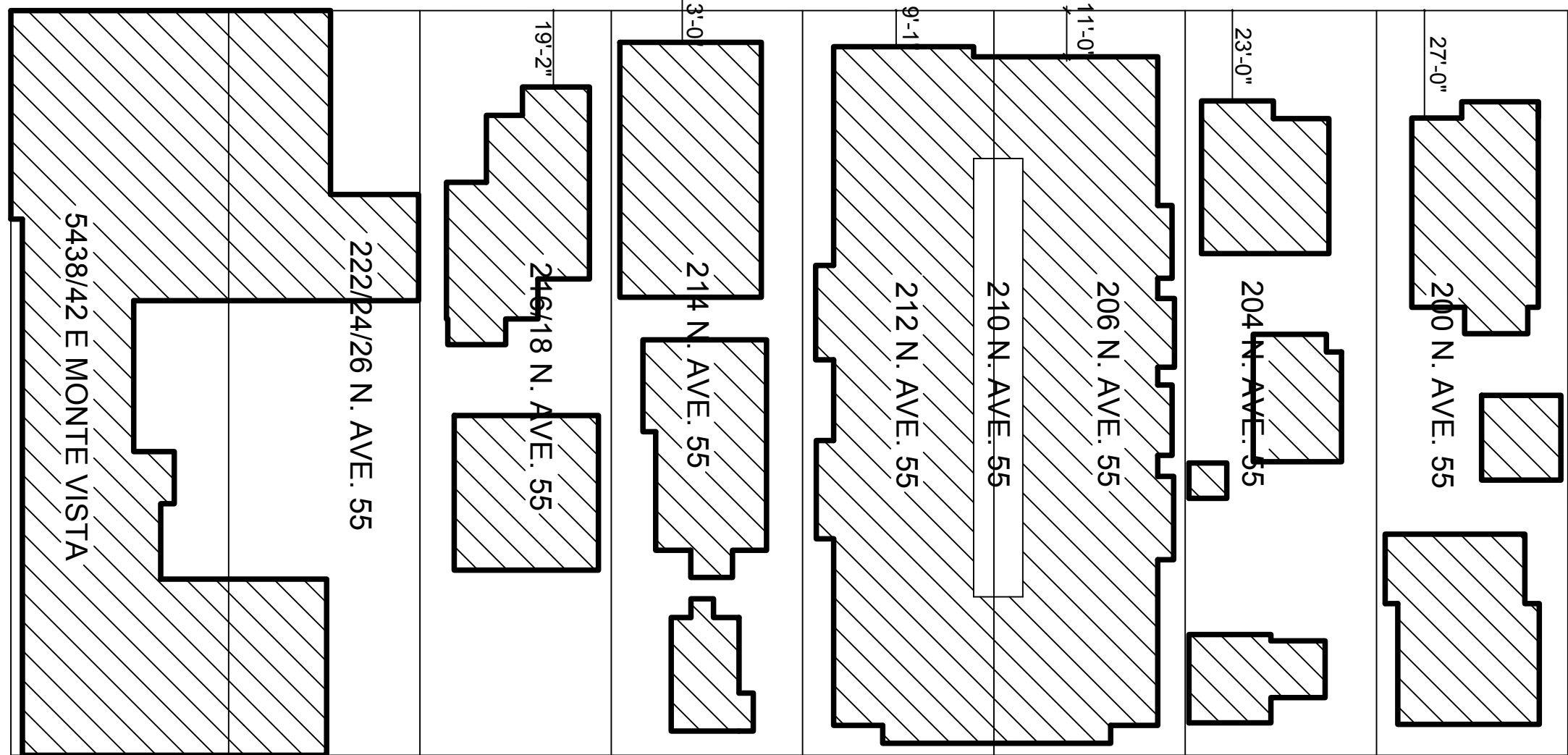
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Page No. 5 of 33
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CITTA
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DESIGNS

8832 Arrington Ave
Downey Ca. 90240
(714)984-7092



PROJECT BLOCK FRONT



PROJECT ADJACENT BLOCK FRONT

EXHIBIT "A"
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Case No. CPC-2023-3247-DB-COA-HCA



CETINA APTMS.
217 5. AVE 55
LOS ANGELES CA.

PROJECT NUMBER 42953
ISSUED 11-11-2024
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

005F

CITTA
NUOVA
DESIGNS

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Downey Ca. 90240
(714)984-7092



CETINA APTMS.
217 S. AVE 55
LOS ANGELES CA.

PROJECT NUMBER 42953
ISSUED 11-11-2024
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

006F

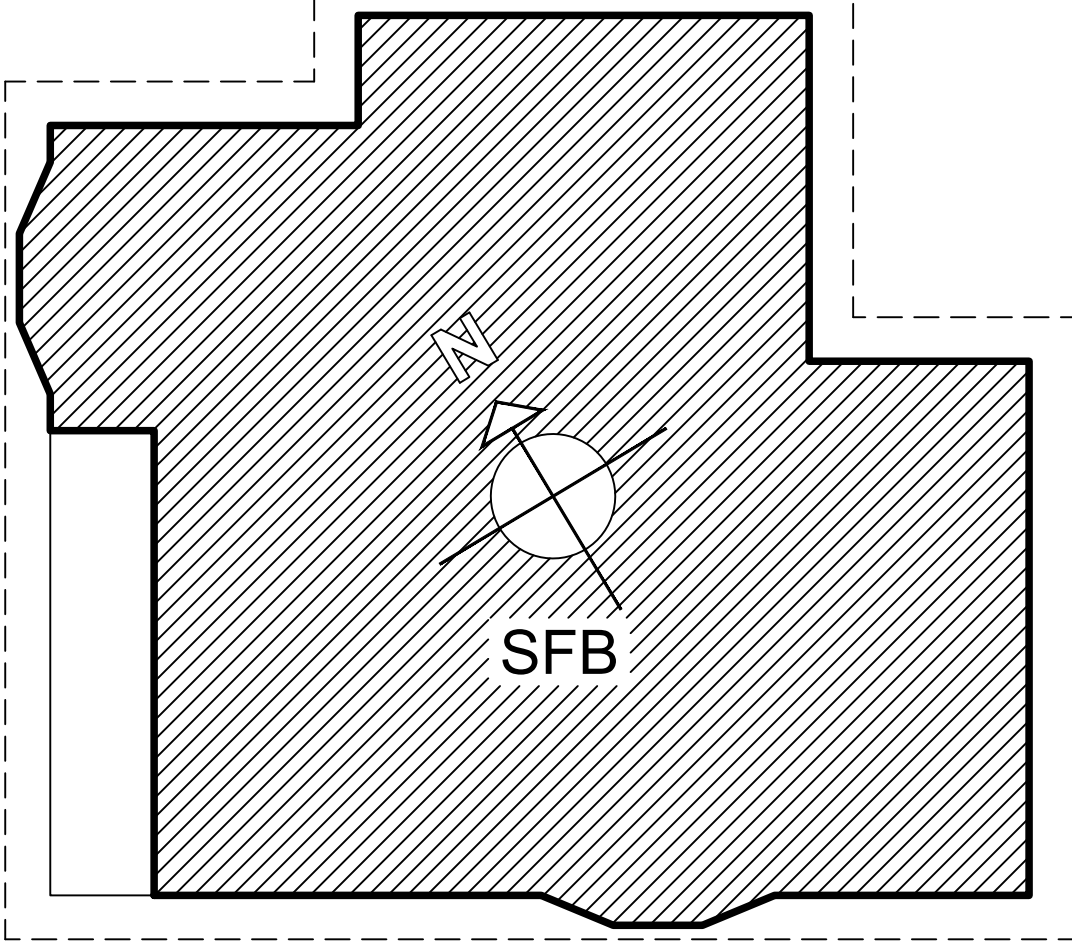


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217 N. AVE. 55 HISTORIC BUILDING VIEWS

CITTA
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Downey Ca. 90240
(714)984-7092



CETINA APTMS.
217 S. AVE 55
LOS ANGELES CA.
HISTORIC BLDNG. PICTURES

PROJECT NUMBER 42953
ISSUED 11-11-2024
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

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Case No. CPC-2023-3247-DB-COA-HCA

000H

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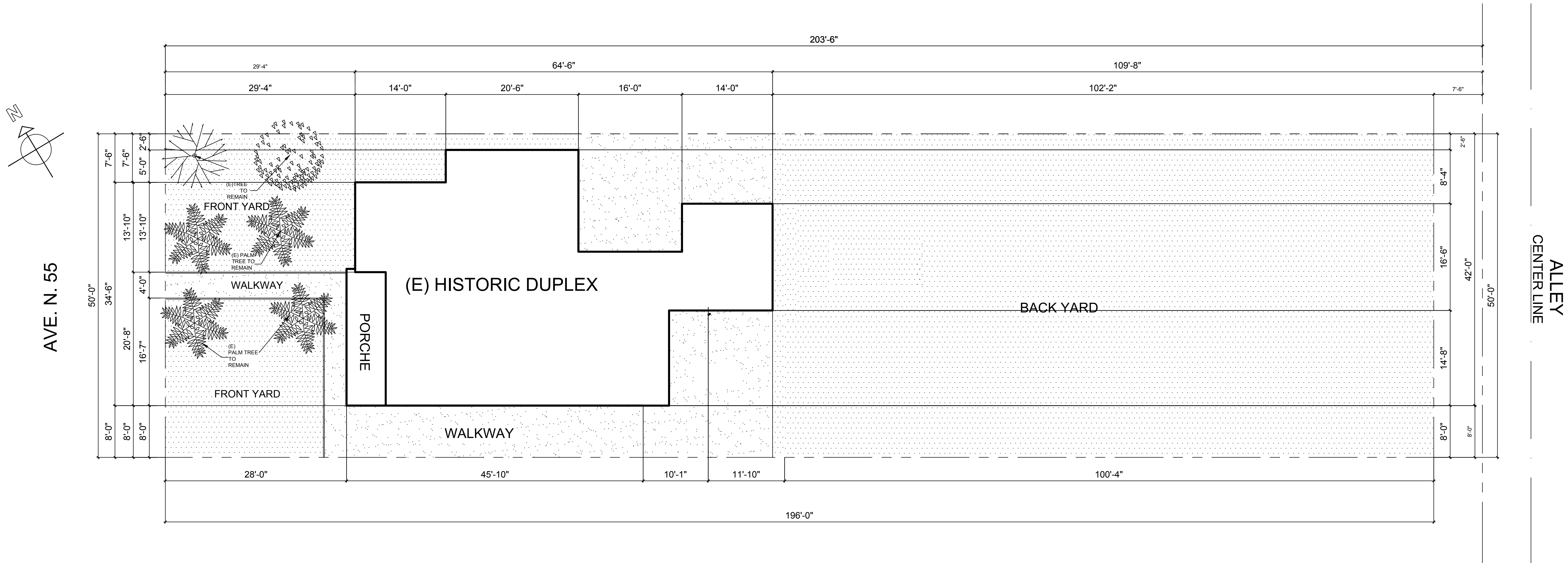
8832 Arrington Ave
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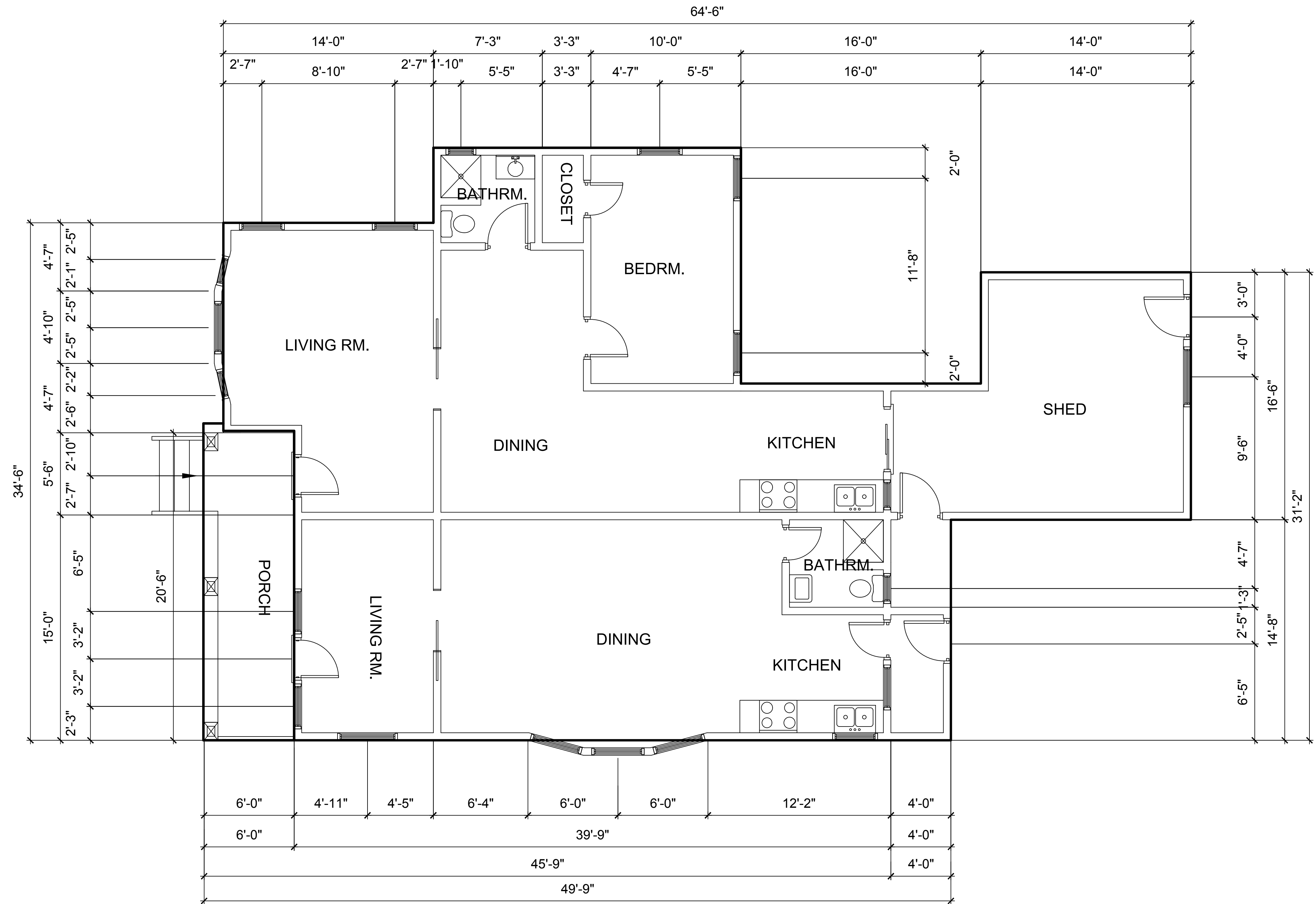
CETINA APTMS.
217 S. AVE 55
LOS ANGELES CA.
EXISTING PLOT PLAN
DEMOLITION PLAN

PROJECT NUMBER 42953
ISSUED 05-27-2025
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

001H



EXISTING PLOT PLAN sc: 1/8"= 1'-0"



DUPLEX FLOOR PLAN sc: 1/4"= 1'-0"



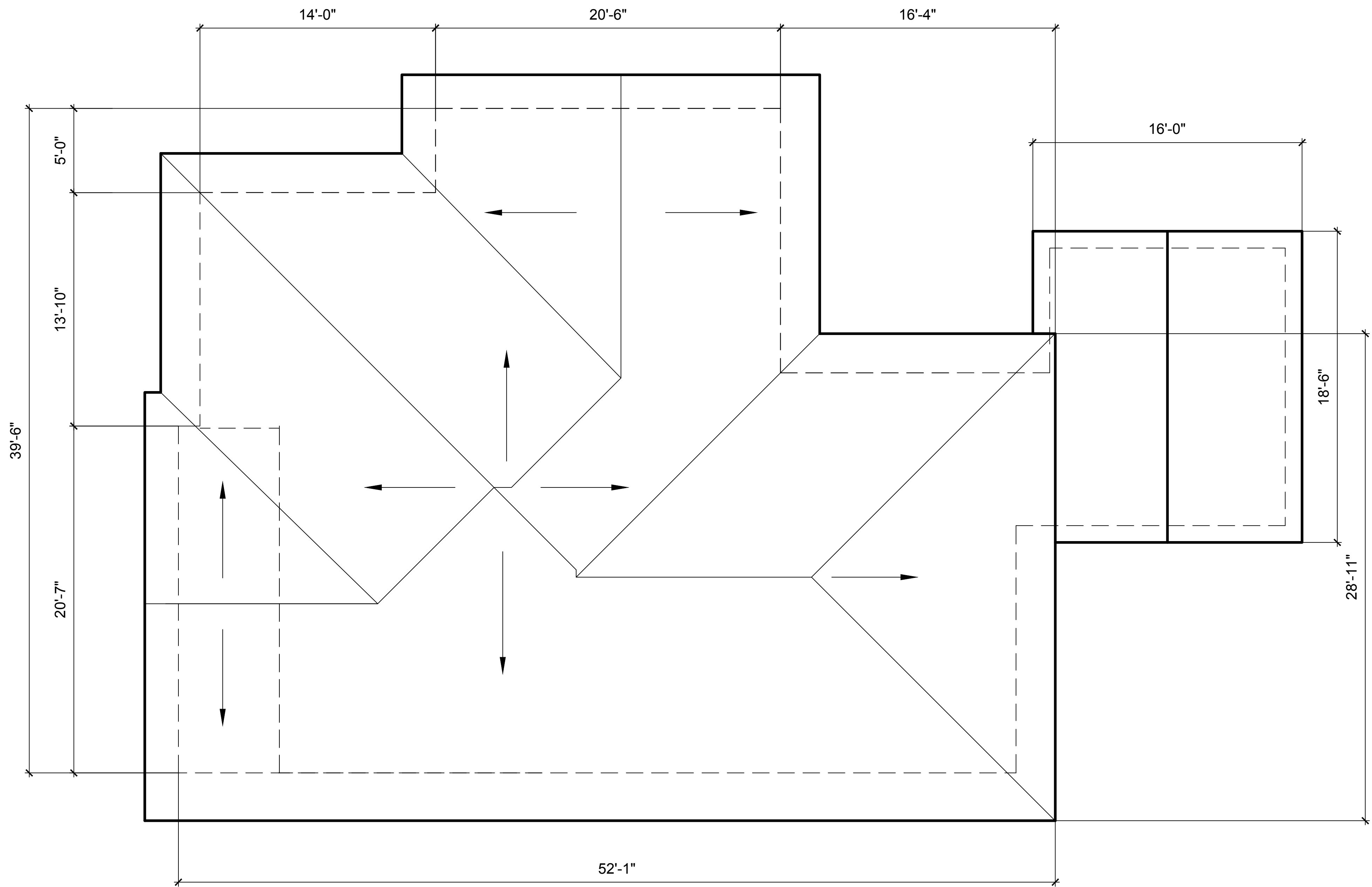
CETINA APTMS.
217 S. AVE 55
LOS ANGELES CA.
EXISTING BLDNG.
FLOOR PLAN

PROJECT NUMBER 42953
ISSUED 05-27-2025
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

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DUPLEX ROOF PLAN sc: 1/4"= 1'-0"



CETINA APTMS.
217 S. AVE 55
LOS ANGELES CA.
EXISTING BLDNG
ROOF PLAN

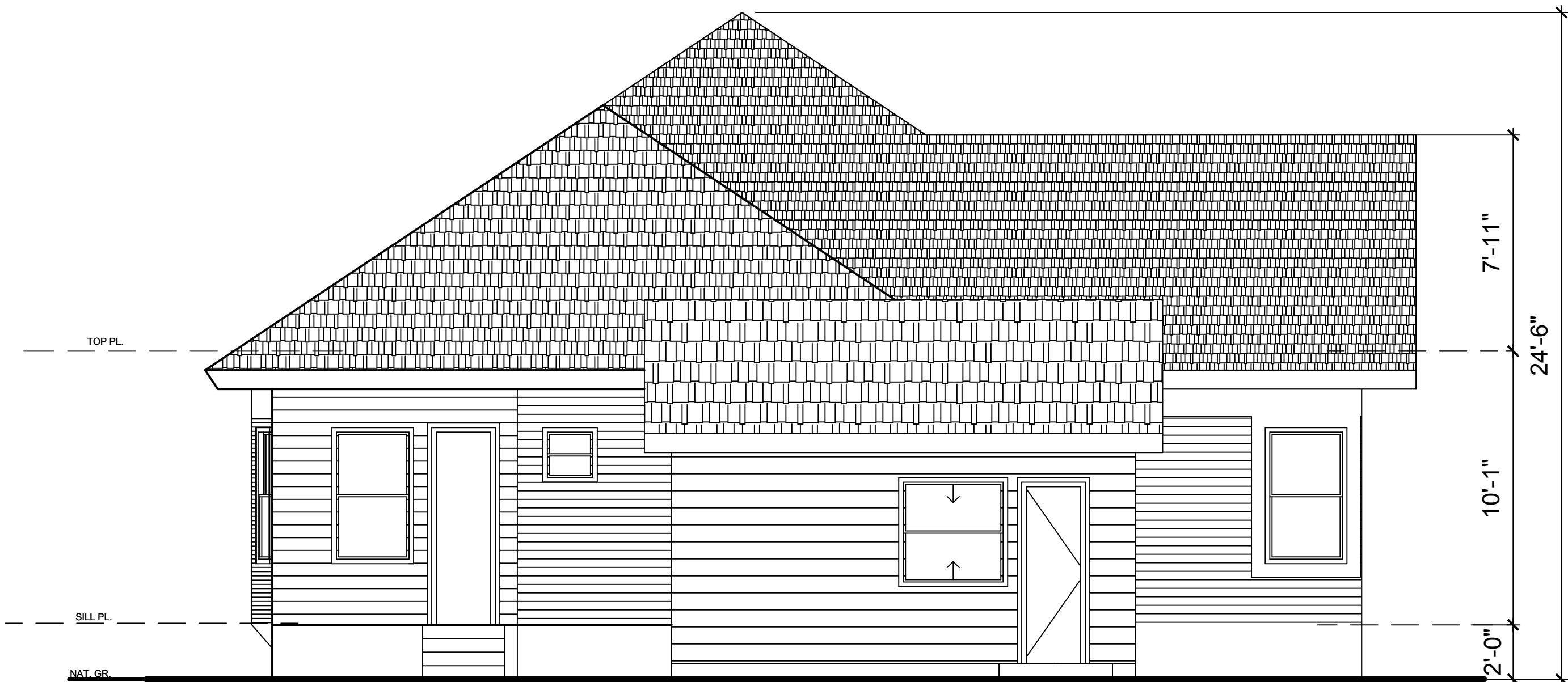
PROJECT NUMBER 42953
ISSUED 05-27-2025
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

003H



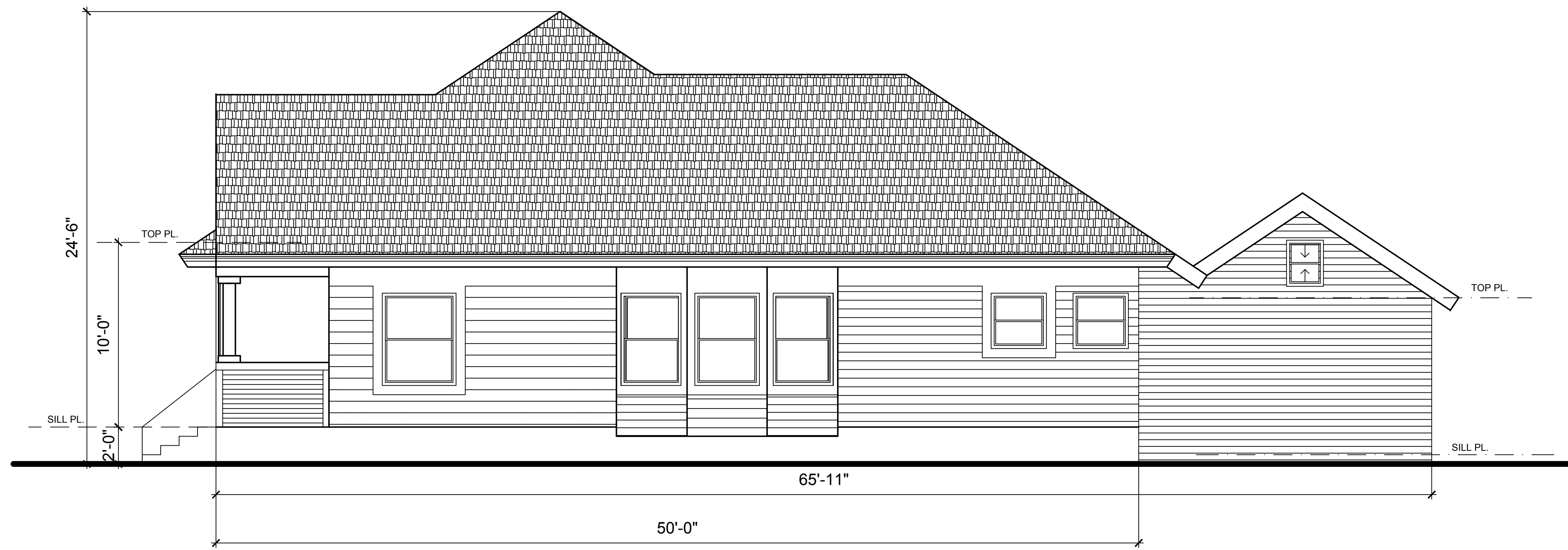
WEST ELEVATION VIEW sc: 1/4"= 1'-0"

FRONT HISTORIC HOUSE



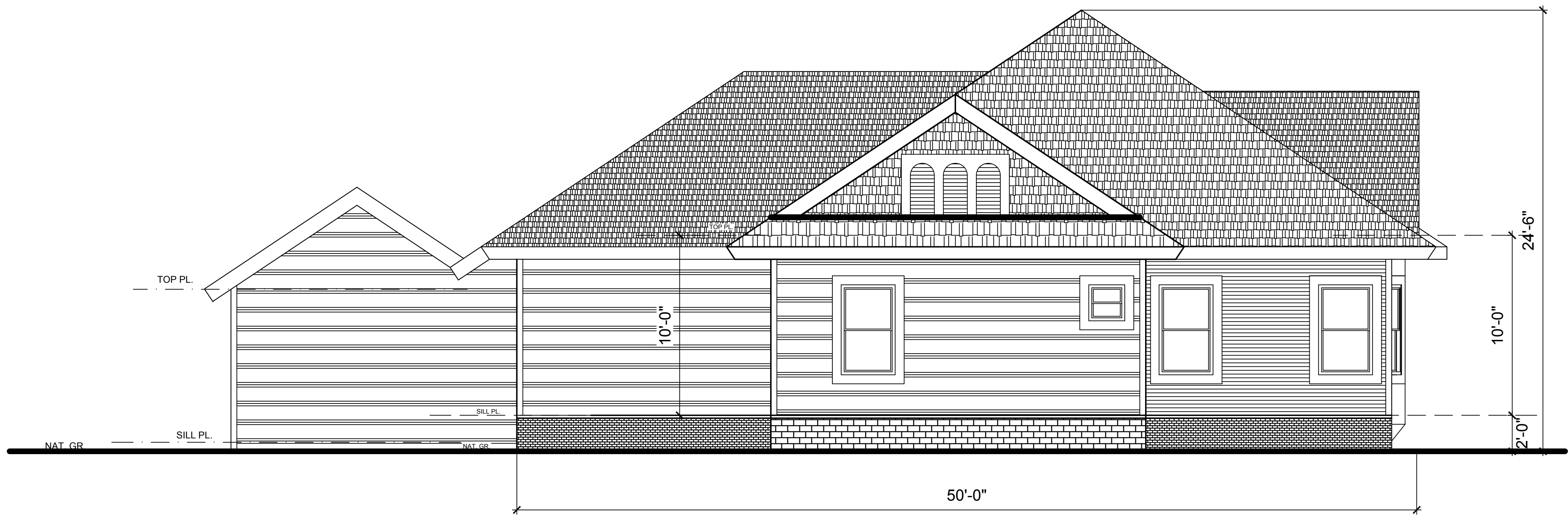
EAST ELEVATION VIEW sc: 1/4"= 1'-0"





SOUTH ELEVATION VIEW sc: 1/4"= 1'-0"

FRONT HISTORIC HOUSE



NORTH ELEVATION VIEW sc: 1/4"= 1'-0"

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CETINA APTMS.
217 S. AVE 55
LOS ANGELES CA.
ELEVATIONS

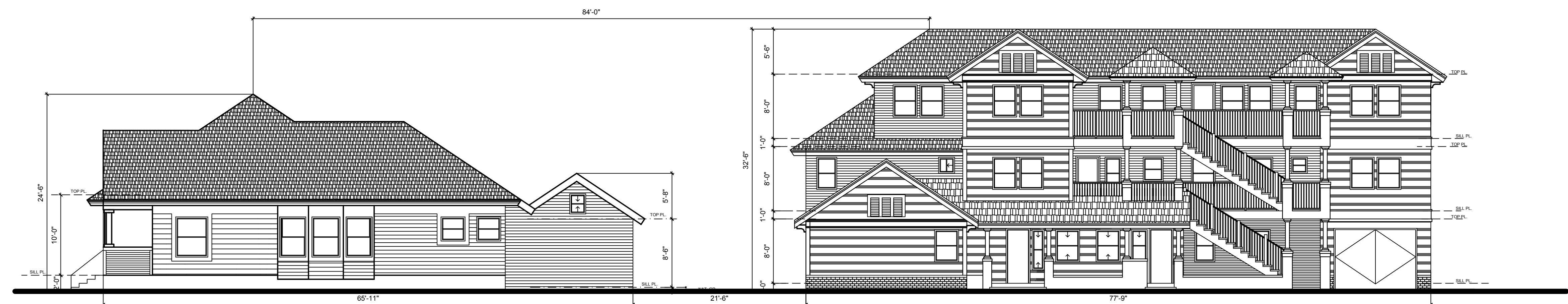
PROJECT NUMBER 42953
ISSUED 05-27-2025
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

005H

CETINA APARTMENTS PROJECT ELEVATIONS

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SIDE SOUTH ELEVATION sc: 1/8"= 1'-0"



SIDE NORTH ELEVATION sc: 1/8"= 1'-0"



FRONT WEST ELEVATION sc: 1/8"= 1'-0"

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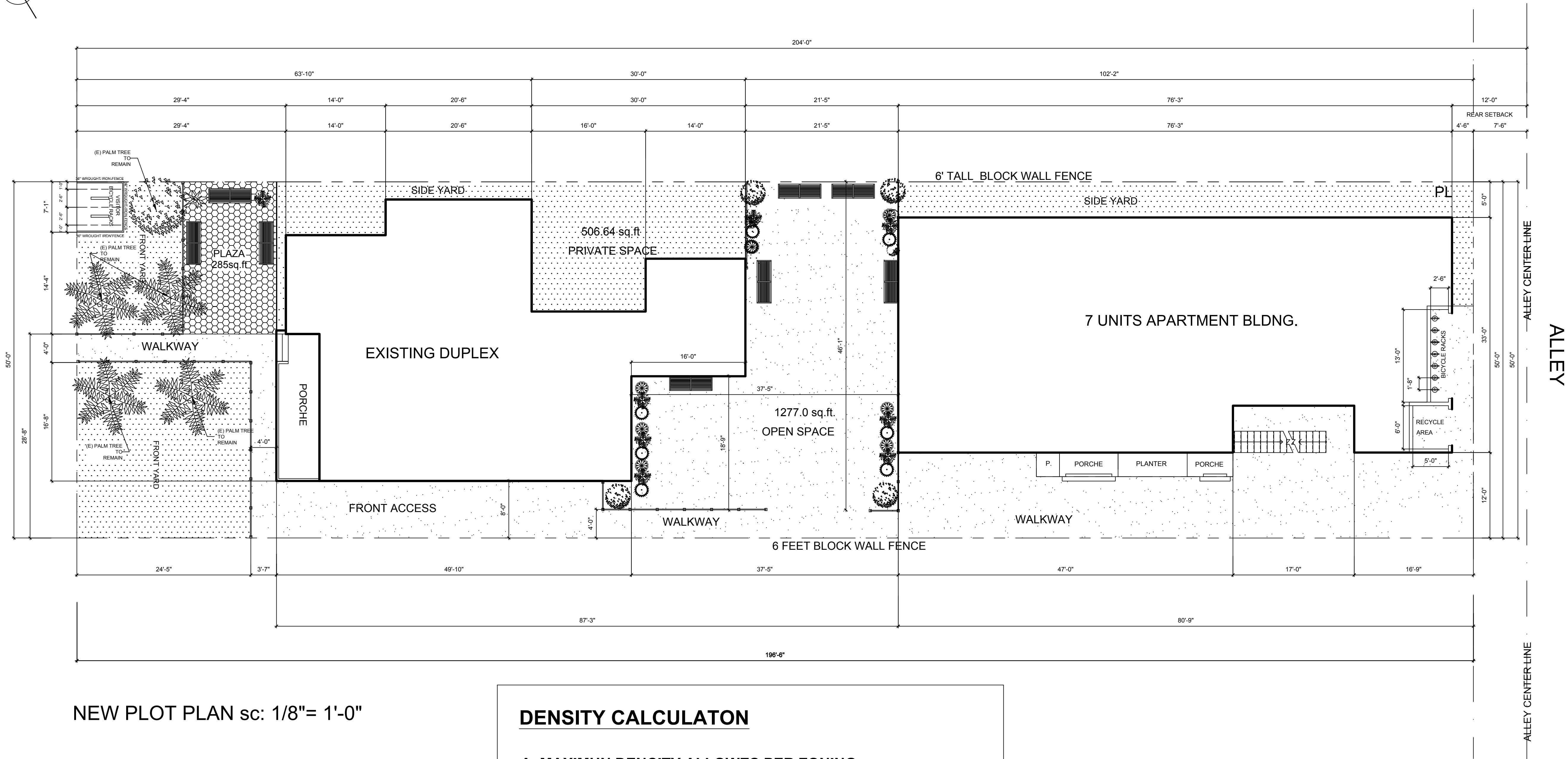


CETINA APTMS.
217 S. AVE 55
LOS ANGELES CA.
COMPLEX
ELEVATIONS

PROJECT NUMBER 42953
ISSUED 05-27-2025
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

000A

AVE. N. 55



ALLEY

ALLEY CENTERLINE

NEW PLOT PLAN sc: 1/8"= 1'-0"

DENSITY CALCULATON

A. MAXIMUN DENCITY ALLOWES PER ZONING

LOT SIZE + HALF ALLEY 10,200.0 sq.ft. (a)
MINIMUM AREA PER DWELLING 2,000.0 sq.ft.(b)

UNITS ALLOWED PER RIGHT a / b ROUND DOWN 10,200 / 2,000 = 5.10
5 UNITS (c)

BASE DENSITY a / b ROUND UP 10,200 / 2,000 = 5.10
6 UNITS (d)

B. MAXIMUM ALLOWABLE DENSITY BONUS HOUSING 35%

UNITS ALLOWED -----(e) = d X 1.35 = 6 X 1.35 = 9
TOTAL OF UNITS PROPOSED----- (f) = 9
TOTAL AFFORDABLE HOUSING UNITS -----(g) = 3
DENSITY INCREASE UNITS -----(h) = f - c = 9 - 5 = 4
PERCENTAGE DENSITY INCREASE REQUESTED --(i) = 100 X (f / d - 1) = 100 X (9 / 6 - 1) = 50 %
PERCENTAGE OF AFFORDABLE SET ASIDE -----(j) = 100 X (g/d) = 100 X (3 / 6) = 50 %

SETBACKS

MINIMUM REQUIRED AFFORDABLE HOUSING UNITS
CALCULATED AS A PERCENTAGE OF THE BASE
DENSITY ALLOWED 35%

REAR SETBACK AS PER LAMC _____ 15.0 ft.
PER HOUSING 20% BONUS _____ 12.0 ft.
15 - (15/100) 30 = 10.5
SIDE SETBACK AS PER LAMC _____ 6 ft.
SIDE SETBACK AS PER HOUSING _____ 5 ft.
6 - (6/100) 20 = 4.8 < 5

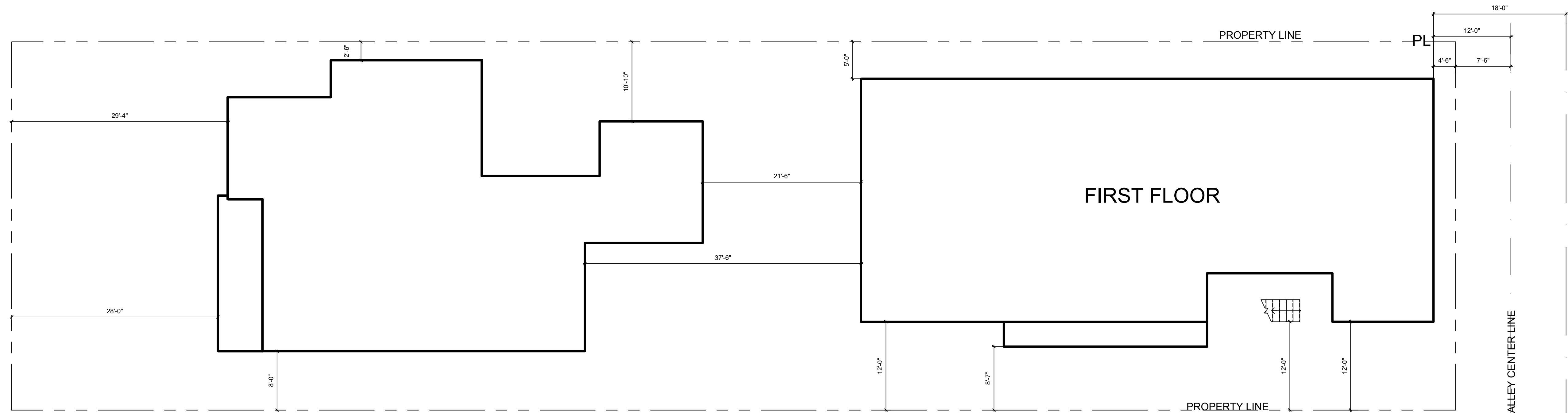
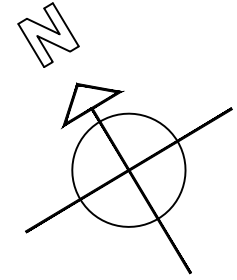
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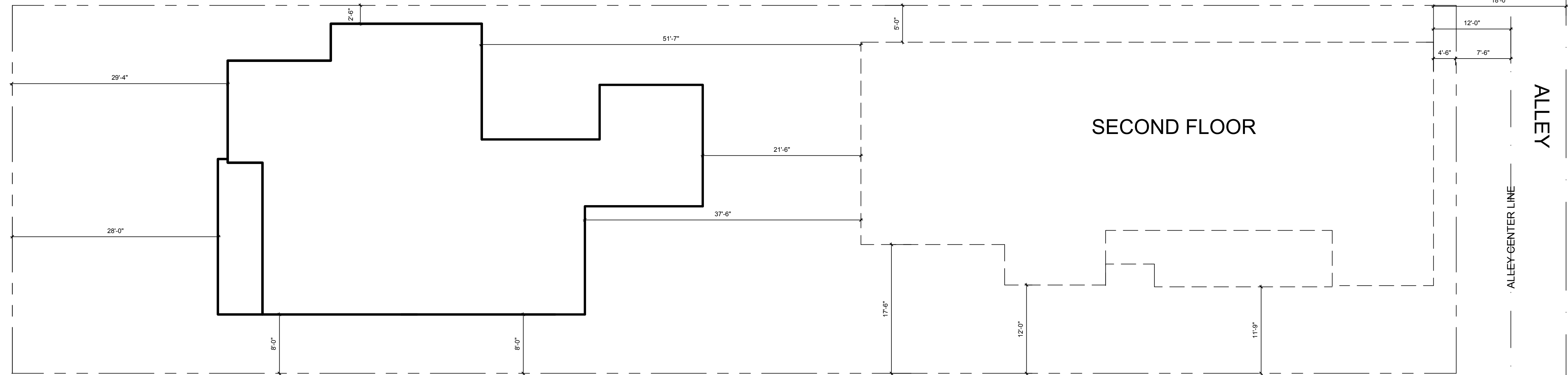
CETINA APTMS.
217 N. AVE 55
LOS ANGELES CA.
PLOT PLAN

PROJECT NUMBER 42953
ISSUED 05-27-2025
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

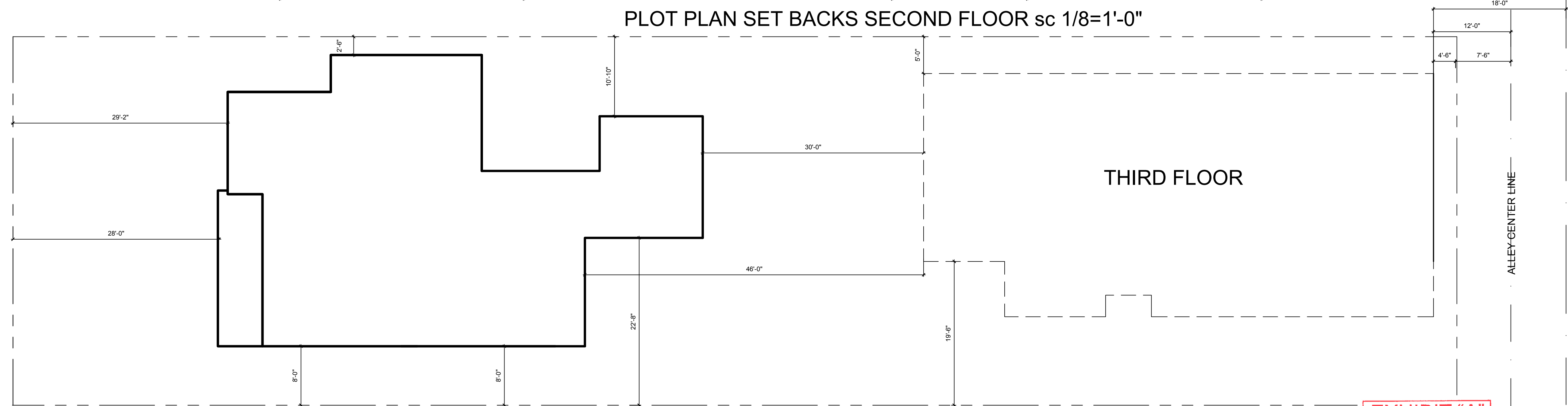
001A



PLOT PLAN SET BACKS FIRST FLOOR sc 1/8=1'-0"



PLOT PLAN SET BACKS SECOND FLOOR sc 1/8=1'-0"



PLOT PLAN SET BACKS THIRD FLOOR sc 1/8=1'-0"

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CITTA NUOVA DESIGNS

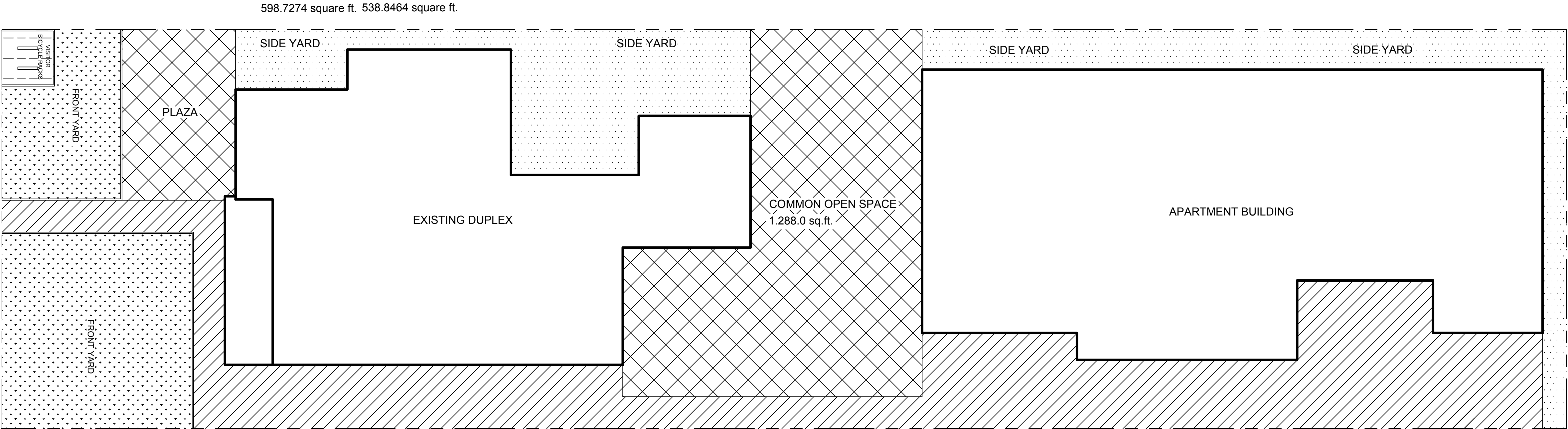
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CETINA APTMS.
217 N. AVE 55
LOS ANGELES CA.
SET BACKS BY STORIES

PROJECT NUMBER 42953
ISSUED 05-27-2025
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

001Aa



1677.5 sq.ft.

SPACE DISTRIBUTION PLAN sc: 1/8"= 1'-0"

LOT FLOOR COVER AREA PERCENTAGE

LOT AREA + 1/2 ALLEY : 10,200.0 sq.ft.	
EXISTING BLDNG. AREA: 1,769.0 sq.ft.	17.34 %
NEW CONSTRUCTION FOOTPRINT AREA: 2546.5 sq.ft.	24.96 %
SIDE YARD/PLANTERS : 1,138.0 sq.ft.	11.28 %
FRONT YARD AREA: 1,167.0 sq.ft.	11.59 %
COMMON OPEN SPACE 1,288.0 sq.ft.	12.62
CIRCULATION AREA: 1,677.5 sq.ft.	16.44%

- OPEN AREA
- SIDE YARD/PLANTERS
- FRONT YARD/ PLAZA
- CIRCULATION AREA
- DRIVEWAY

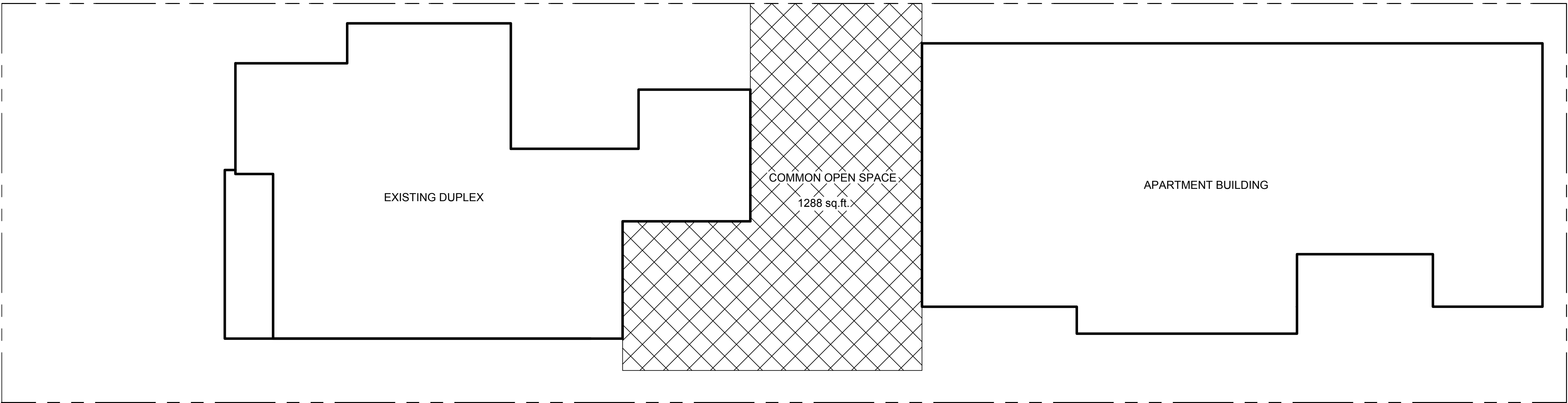
LOT FLOOR COVER AREA PERCETAGE

LOT AREA + 1/2 ALLEY : 10,200.0 sq.ft.
FLOOR COVERED AREA : 4,315.5 sq.ft.
LOT COVERED AREA PERCENTAGE 42.3 %

CALCULATION ON COMMON USE OPEN SPACE

AS PER LAMC COMMON OPEN SPACE FOR EVERY 3 HABITABLE ROOMS

2 WITH OVER 3 HABITABLE SPACES	175 X 2	350.00 sq.ft.
2 UNITS WITH 3 HABITABLE SPACES	125 X 2	250.00 sq.ft.
3 UNITS WITH LESS THAN 3 HABITABLE SPACES	100 X 5	500.00 sq.ft.
OPEN COMMON SPACE REQUIRED (LAMC)		1100.00 sq.ft.
OPEN SPACE (LAMC 12.22 A.25 (F)(6)		
HOUSING BONUS 20% REDUCTION		880.00 sq.ft.
OPEN AREA PROVIDED		1,288.00 sq.ft.



COMMON OPEN SPACE DIAGRAM sc: 1/8"= 1'-0"

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CETINA APTMS.
217 S. AVE 55
LOS ANGELES CA.
OPEN SPACE &
F.A.R. CALCULATIONS

PROJECT NUMBER 42953
ISSUED 05-27-2025
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

001C

BUILDING AREA ANALYSIS

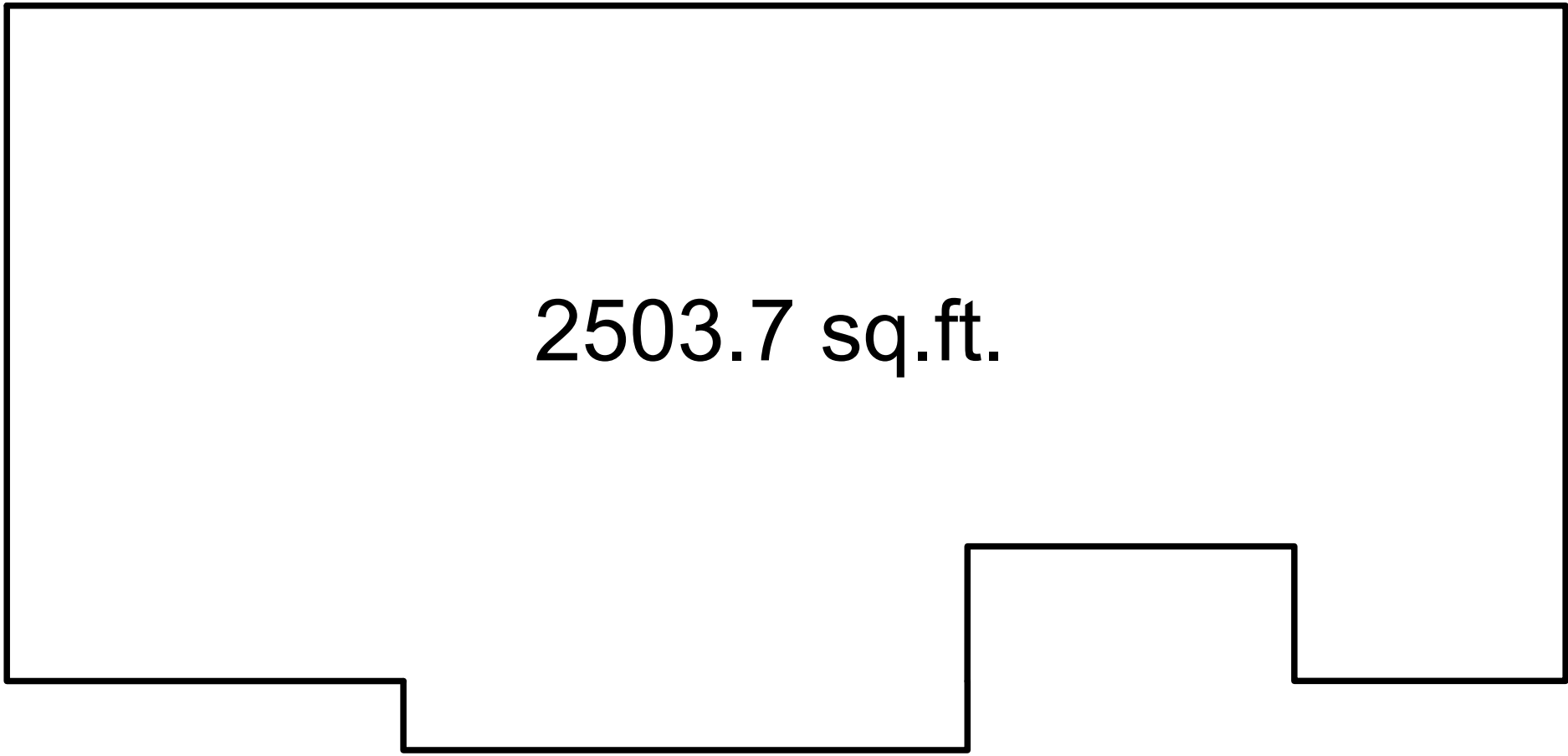
BUILDING AREA BY FLOOR

FIRST FLOOR	2,503.7 sq.ft.
SECOND FLOOR	2,395.2 sq.ft.
THIRD FLOOR	2,134.7 sq.ft.
EXISITNG AREA	<u>1,769.0 sq.ft.</u>
TOTAL AREA	8,802,6 sq.ft.

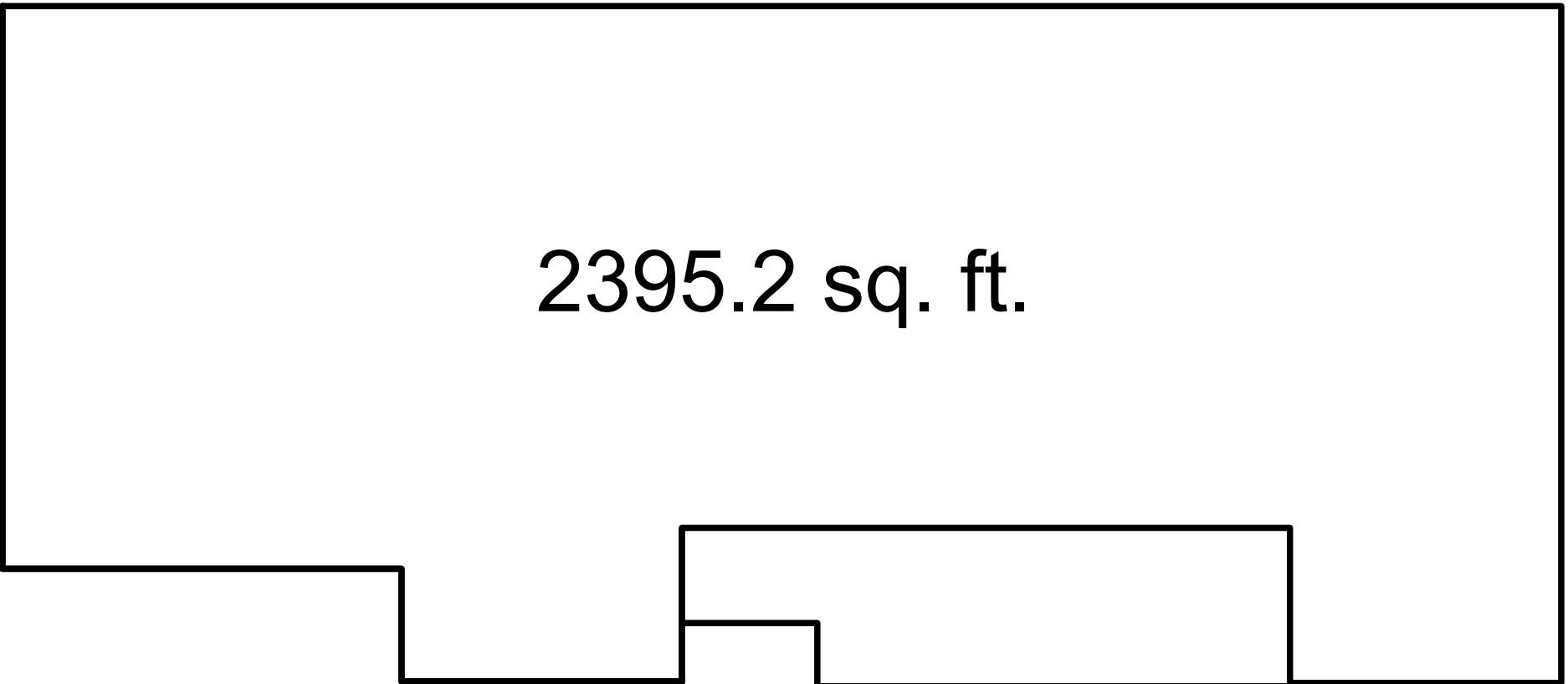
MAXIMUM ALLOWABLE FLOOR AREA

LOT SIZE BY ZIMAS 9825.5 sq.ft.		
FRONT SETBACK	15.0' X 50' =	750.0 sq.ft.
REAR SETBACK	15.0' X 50' =	750.0 sq.ft.
SIDES SETBACKS	5.0' X2 X 196.5 =	<u>1,965.0 sq.ft.</u>
TOTAL		3,465.0 sq.ft.
LOT SIZE .		10,200.0 sq.ft.
SETBACKS	-	<u>3.465.0 sq.ft.</u>
BUILDABLE LOT AREA		6,735.0 sq.ft
MAFA = LOT BUILDABLE AREA X 3		
MAFA = 6,735.5 X 3 = 20,205.0 sq.ft.		
NEW AREA	7,033.6 sq.ft.	
EXISITNG AREA	1,769.0 sq.ft.	
NEW PROPOSED AREA	8,802.6 sq.ft.	
MAFA > PROP. AREA = 20,205.0 sq.ft. > 8,802.6 sq.ft.		

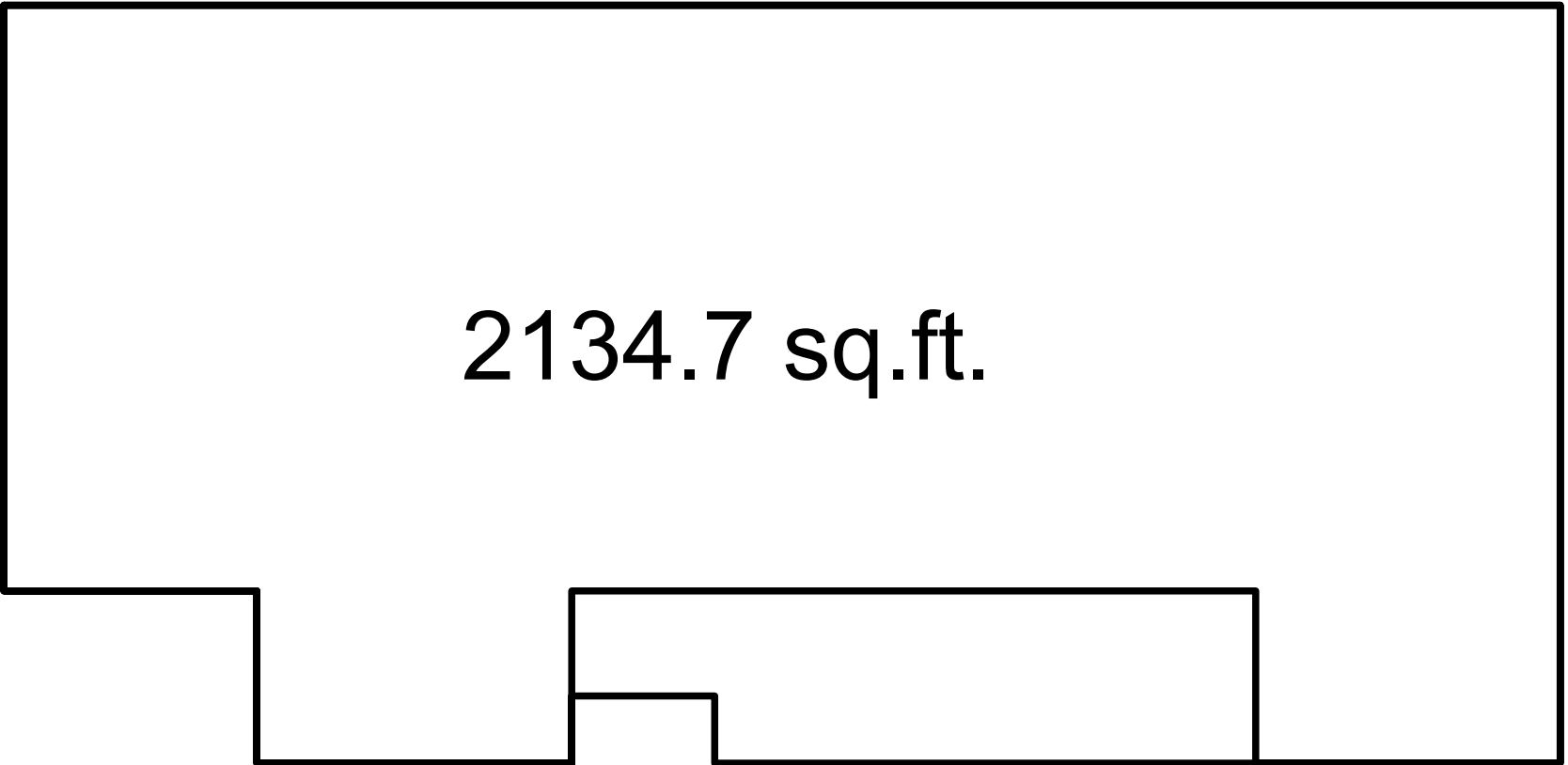
FIRST FLOOR sc: 1/8"= 1'-0"



SECOND FLOOR sc: 1/8"= 1'-0"



THIRD FLOOR sc: 1/8"= 1'-0"



(E) DUPLEX
1,769.0 sq.ft.

EXISTING BLDNG. sc: 1/8"= 1'-0"

FAR CALCULATIONS

RD ZONES, FAR MAY HAVE A 40% INCREASE
OVER LAMC

FINAL FLOOR AREA RATIO (per LAMC)	_____ 3:1
PROPOSED (per TOC)	_____ 4.5:1
LOT AREA + ½ ALLEY	_____ 10,200.0 sq.ft.
TOTAL AREA AS PROPOSED	_____ 8,802.6 sq.ft.
TOTAL FAT PROPOSED	_____ 1.16

EXHIBIT "A"
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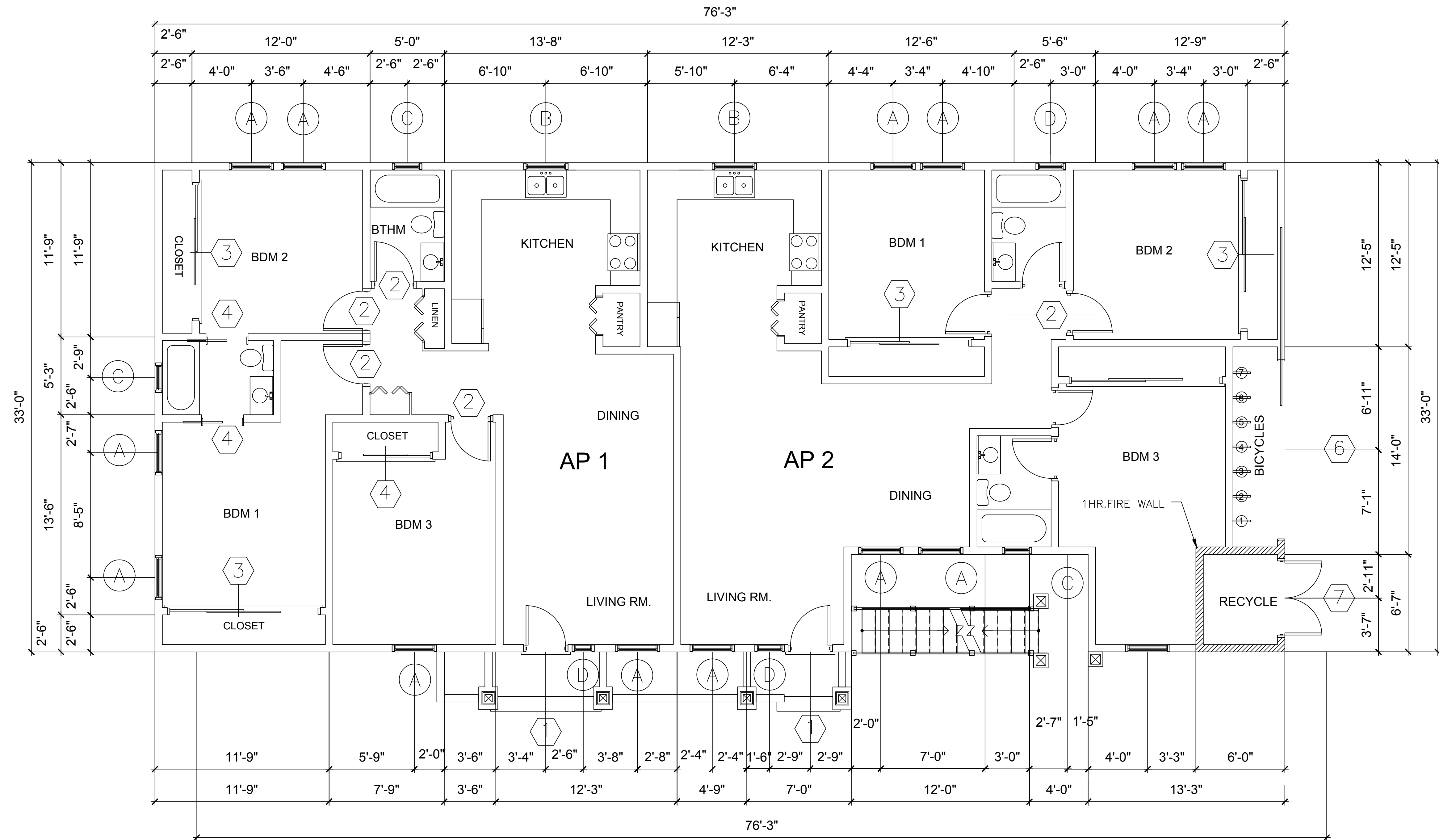
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CETINA APTMS.
217 S. AVE 55
LOS ANGELES CA.
BUILDING AREA ANALYSIS

PROJECT NUMBER 42953
ISSUED 05-27-2025
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

002C



FIRST FLOOR PLAN sc: 1/4"= 1'-0"

WINDOW SCHEDULE PELLA IMPERVIA or SIMILAR.

	SIZE		TYPE	MATERIAL	NOTES
A	30	48	SINGLE HUNG	FIBERGLASS	DBL TEMP. GLASS
B	36	36			
C	24	24			

DOOR AND FRAME SCHEDULE															
MARK	DOOR						FRAME					FIRE RATING	HARDWARE		NOTES
	SIZE			MATL	GLAZING	LOUVER		DETAIL			SET NO.		KEYSIDE RM. NO.		
	WD	HGT	THK			WD	HGT	EL	HEAD	JAMBS		SILL			
1	2'-8"	6'-8"	1 3/8"	WOOD	-	0"	0"							SOLID CORE EXTERIOR	
2	2'-8"		1 3/8"	WOOD		0"	0"							SOLID CORE INTERIOR	
3	10'-0"		1 3/8"	VINYL	-	0"	0"							SLIDING DOOR	
4	6'-0"		1 3/8"	VINYL	-	0"	0"							SLIDING DOOR	
5	2'-8"		1 3/8"	WOOD	-	0"	0"							POCKET DOOR	
6	12'-0"		1 3/8"	METAL		0"	0"							POCKET GATE	
7	5'-0"		1 3/8"	METAL		0"	0"							HINGE GATE	

DOOR SCHEDULE

FRONT DOORS

APARTMENT EXTERIOR DOORS JELD-WEN
36"x80" 6-PANEL PRIMED STEEL FRONT

WINDOW SCHEDULE

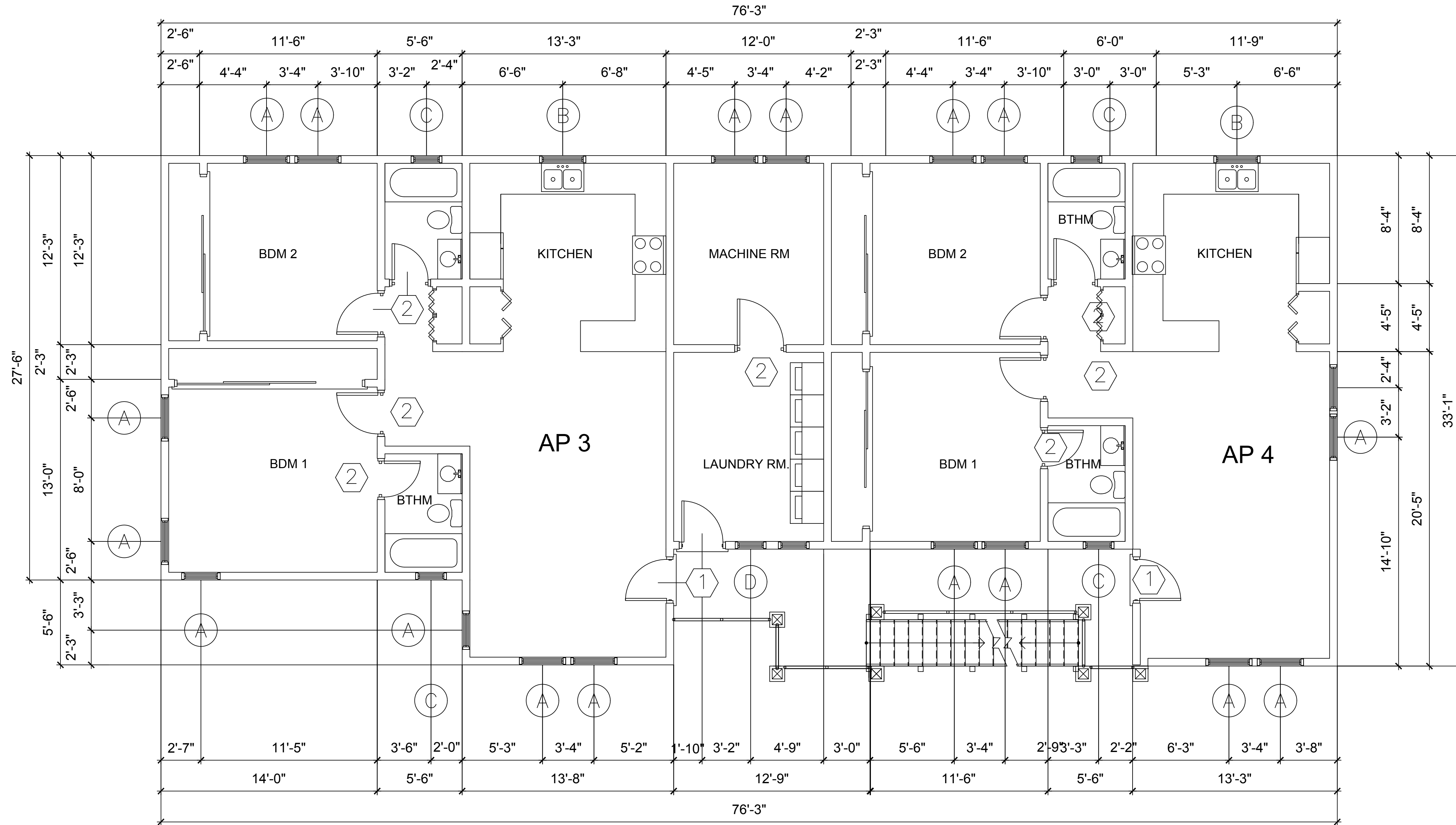
WINDOWS

PELLA IMPERVIA SERIES WHITE FIBERGLASS
SINGLE HUNG WITH COLONIAL GRIDS, DOUBLE
TEMPLATE GLASS WITH GRILLS.



CETINA APTMS.
217 S. AVE 55
LOS ANGELES CA.
1st FLOOR PLAN

PROJECT NUMBER 42953
ISSUED 05-27-2025
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS



SECOND FLOOR PLAN sc: 1/4"= 1'-0"

WINDOW SCHEDULE PELLA IMPERVIA or SIMILAR.					
	SIZE		TYPE	MATERIAL	NOTES
A	30	48	SINGLE HUNG	FIBERGLASS	DBL TEMP. GLASS
B	36	36			
C	24	24			
D	24	48			

DOOR AND FRAME SCHEDULE															
MARK	DOOR							FRAME				FIRE RATING	HARDWARE		NOTES
	SIZE			MATL	GLAZING	LOUVER		MATL	EL	DETAIL			SET NO	KEYSIDE RM NO	
	WD	HGT	THK			WD	HGT			HEAD	JAMBS				
1	2'-8"	6'-8"	1 3/8"	WOOD	-	0"	0"								SOLID CORE EXTERIOR
2	2'-8"		1 3/8"	WOOD		0"	0"								SOLID CORE INTERIOR
3	10'-0"		1 3/8"	VINYL	-	0"	0"								SLIDING DOOR
4	6'-0"		1 3/8"	VINYL	-	0"	0"								SLIDING DOOR

DOOR SCHEDULE

FRONT DOORS
APARTMENT EXTERIOR DOORS JELD-WEN
36"x80" 6-PANEL PRIMED STEEL FRONT

WINDOW SCHEDULE

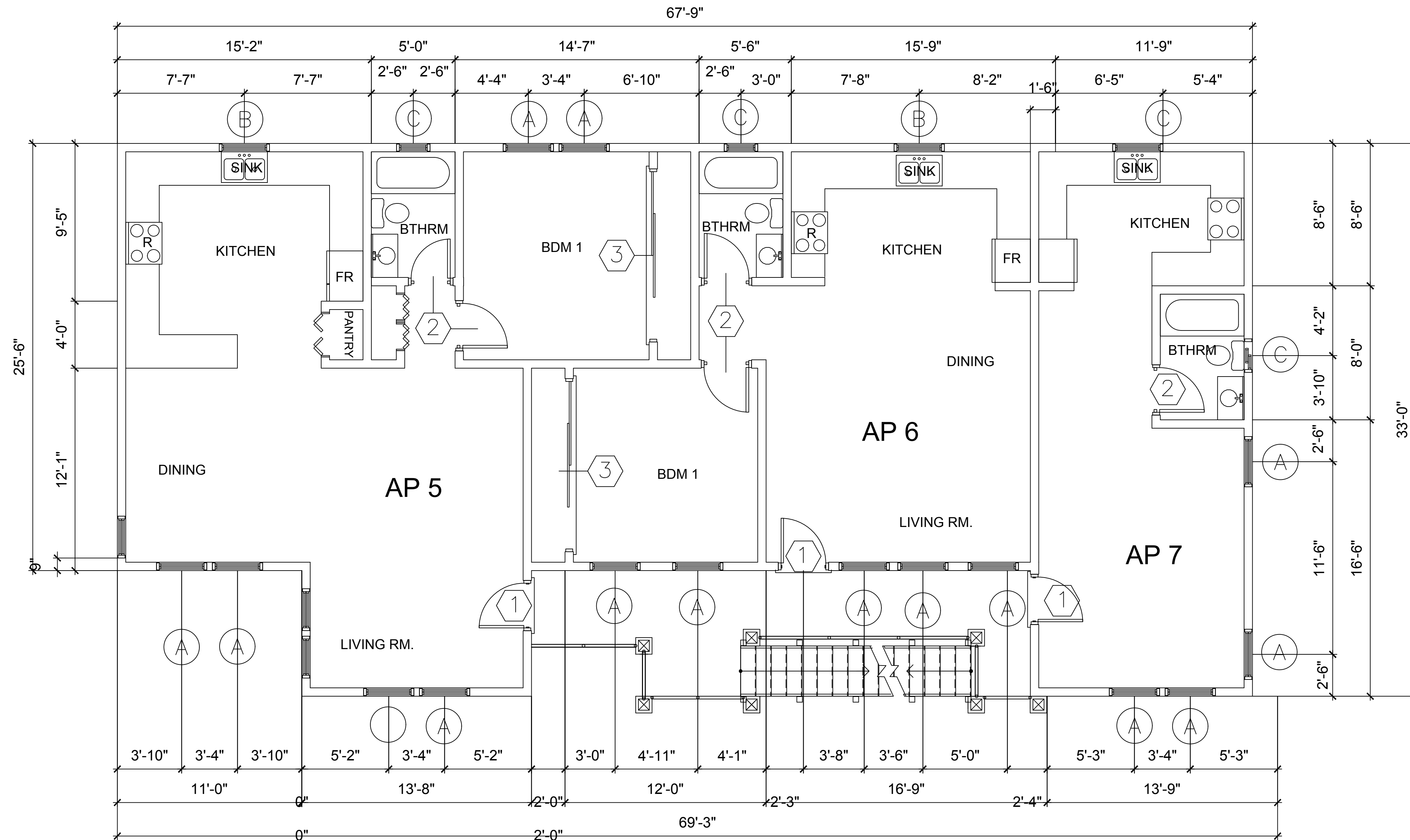
WINDOWS
PELLA IMPERVIA SERIES WHITE FIBERGLASS
SINGLE HUNG WITH COLONIAL GRIDS, DOUBLE
TEMPLATE GLASS WITH GRILLS.

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CETINA APTMS.
217 S. AVE 55
LOS ANGELES CA.
2 nd. FLOOR PLAN

PROJECT NUMBER 42953
ISSUED 05-27-2025
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS



THIRD FLOOR PLAN sc: 1/4"= 1'-0"

WINDOW SCHEDULE PELLA IMPERVIA or SIMILAR.					
A	SIZE		TYPE	MATERIAL	NOTES
	36	48	SINGLE HUNG	FIBERGLASS	DBL. TEMP. GLASS
B	36	36			
C	24	24			

DOOR AND FRAME SCHEDULE															
MARK	DOOR						FRAME				FIRE RATING LABEL	HARDWARE		NOTES	
	SIZE			MATL	GLAZING	LOUVER		MATL	EL	DETAIL		SET NO	KEYSIDE RM NO		
	WD	HGT	THK			WD	HGT			HEAD					JAMB
1	2'-8"	6'-8"	1 3/8"	WOOD	-	0"	0"								SOLID CORE EXTERIOR
2	2'-8"		1 3/8"	WOOD		0"	0"								SOLID CORE INTERIOR
3	10'-0"		1 3/8"	VINYL	-	0"	0"								SLIDING DOOR
4	6'-0"		1 3/8"	VINYL	-	0"	0"								SLIDING DOOR

DOOR SCHEDULE

FRONT DOORS

APARTMENT EXTERIOR DOORS JELD-WEN
36"x80" 6-PANEL PRIMED STEEL FRONT

WINDOW SCHEDULE

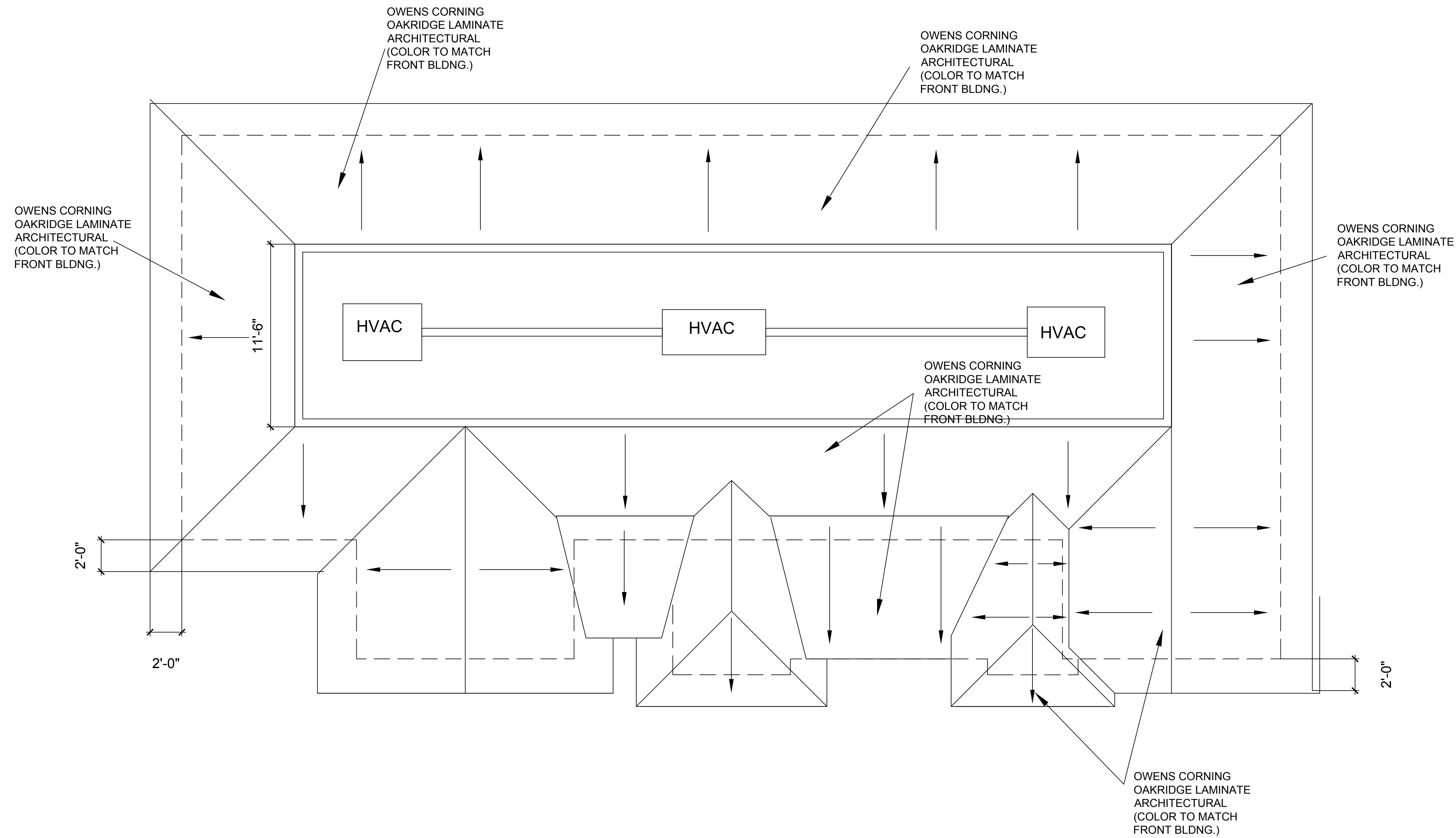
WINDOWS

PELLA IMPERVIA SERIES WHITE FIBERGLASS
SINGLE HUNG WITH COLONIAL GRIDS, DOUBLE
TEMPLATE GLASS WITH GRILLS



CETINA APTMS.
217 S. AVE 55
LOS ANGELES CA.
3 rd. FLOOR PLAN

PROJECT NUMBER 42953
ISSUED 05-27-2025
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS



ROOF PLAN sc: 1/4"= 1'-0"



CETINA APTMS.
217 S. AVE 55
LOS ANGELES CA.
NEW BLDNG
ROOF PLAN

PROJECT NUMBER 42953
ISSUED 05-27-2025
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

8832 Arrington Ave
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SOUTH ELEVATION sc: 1/4"= 1'-0"



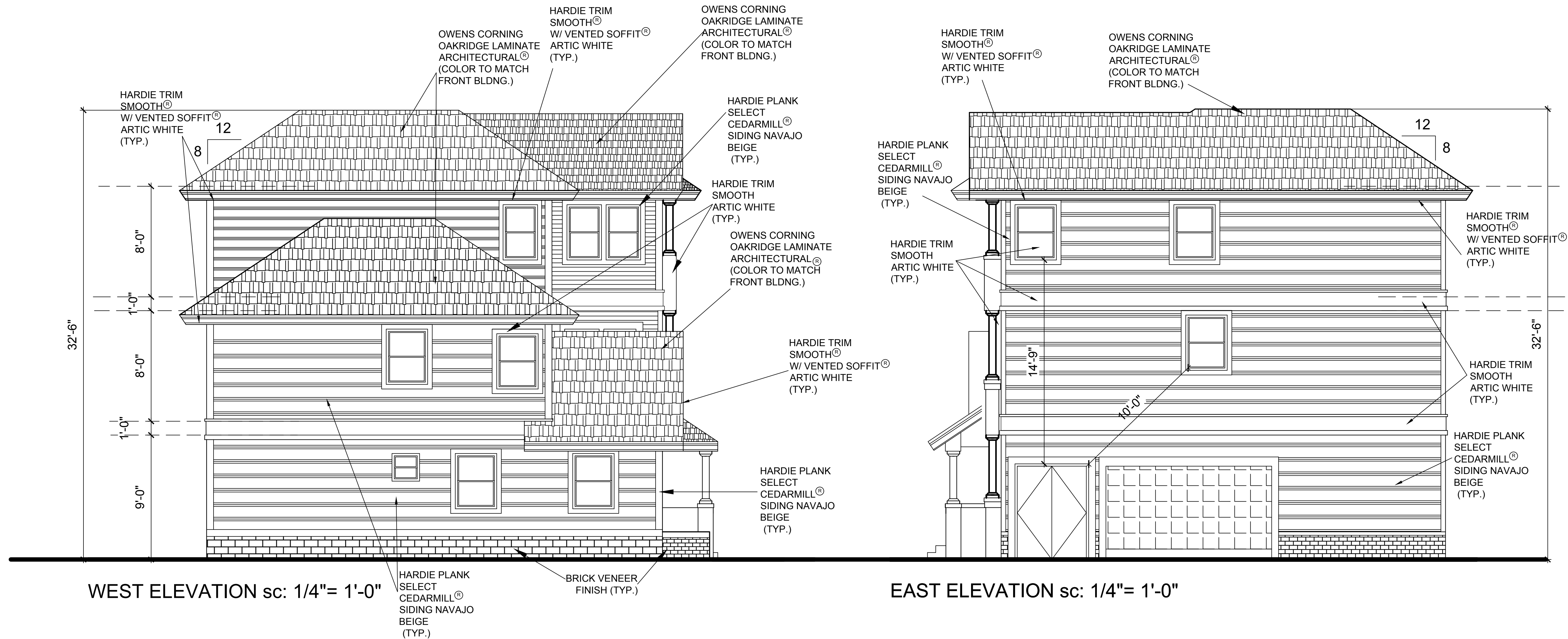
CETINA APTMS.
217 5. AVE 55
LOS ANGELES CA.
ELEVATIONS

PROJECT NUMBER 42953
ISSUED 05-27-2025
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

006A

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CETINA APTMS.
217 S. AVE 55
LOS ANGELES CA.
ELEVATIONS

PROJECT NUMBER 42953
ISSUED 05-27-2025
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

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008A

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FRONT WOOD FENCE ELEVATION

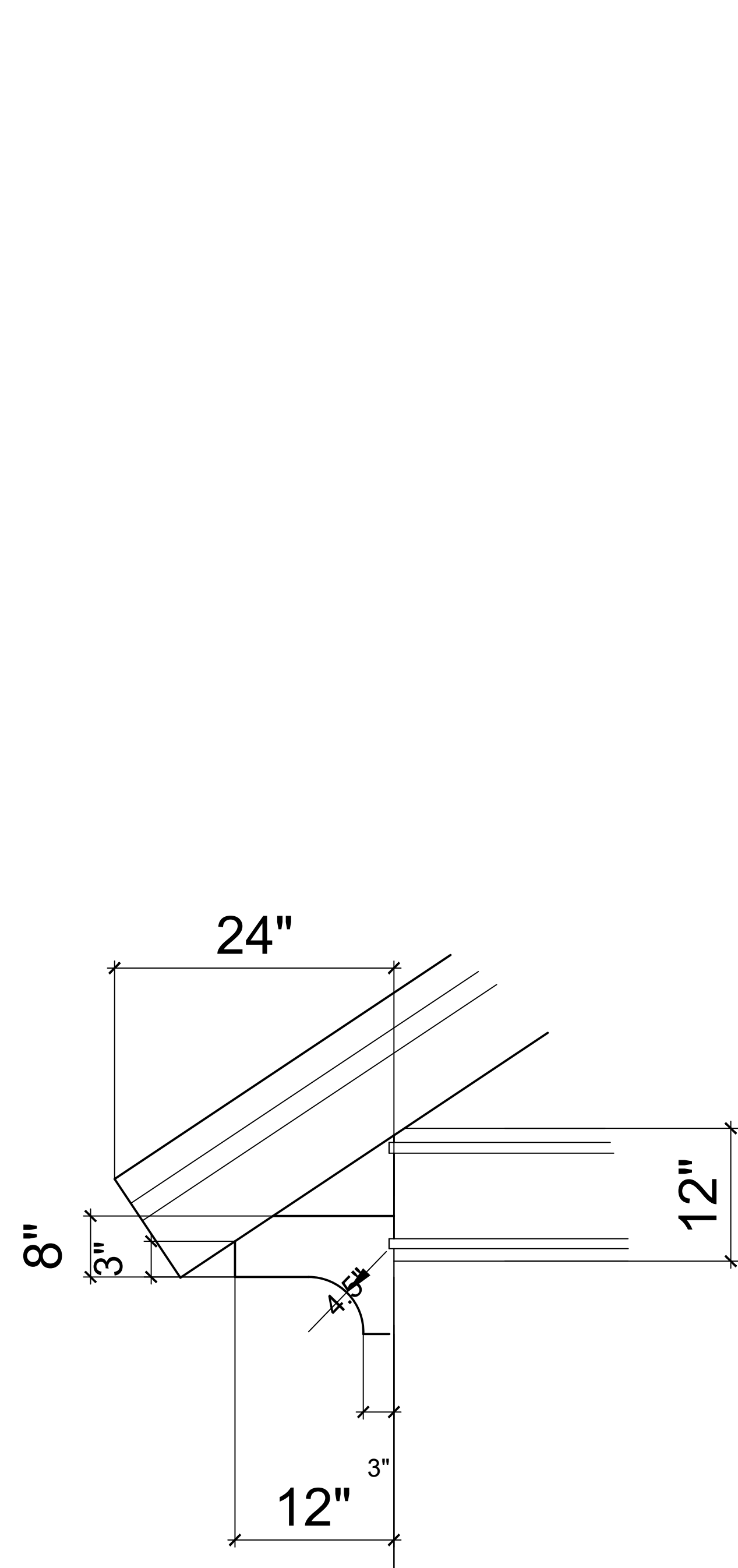


CETINA APTMS.
217 S. AVE 55
LOS ANGELES CA.
FRONT FENCE ELEVATION

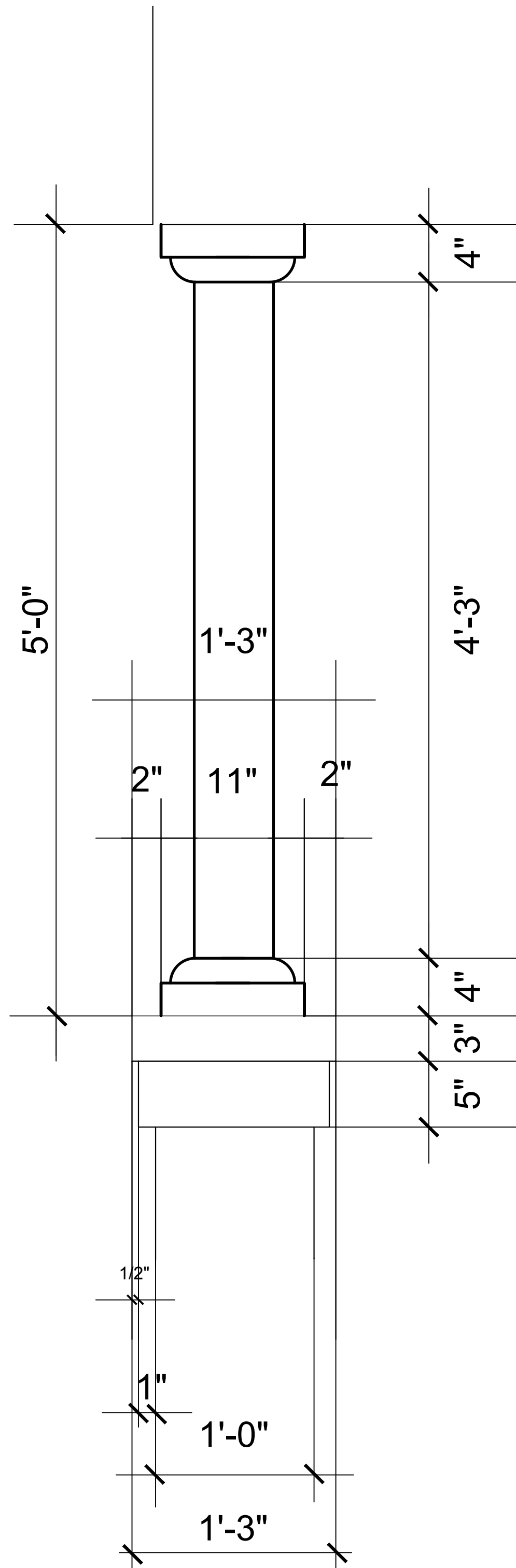
PROJECT NUMBER 42953
ISSUED 05-27-2025
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

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012A

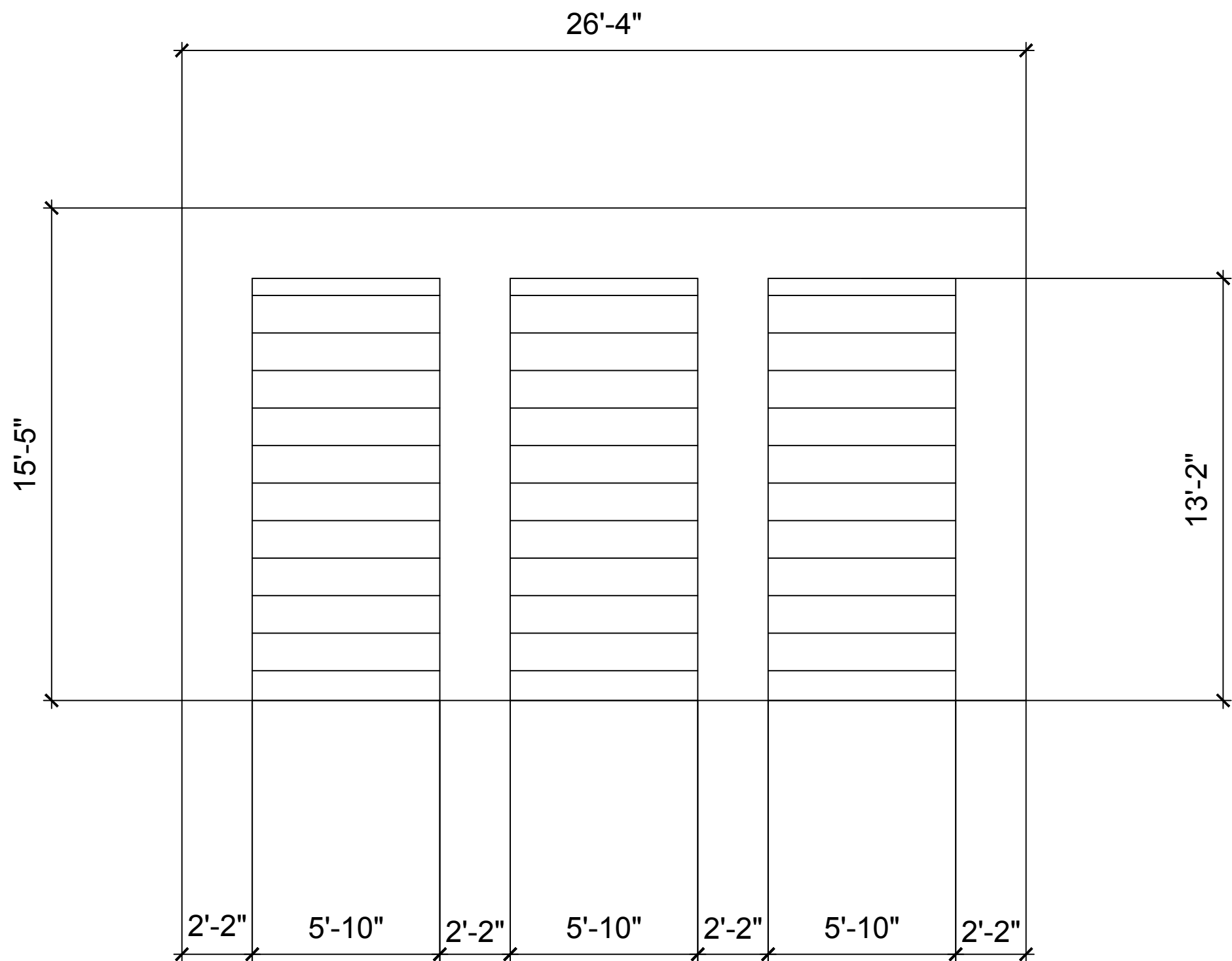


TYPICAL ROOF EAVE BRAKET
NOT AT SCALE.



TYPICAL BALAUSTER COLUMN
NOT AT SCALE

TYPICAL PORCH COLUMN
NOT AT SCALE



TYPICAL ATTIC VENT
NOT AT SCALE.

EXHIBIT "A"
Page No. 27 of 33
Case No. CPC-2023-3247-DB-COA-HCA

CITTA
NUOVA
DESIGNS

8832 Arrington Ave
Downey Ca. 90240
(714)984-7092



CETINA APTMS.
217 S. AVE 55
LOS ANGELES CA.
ARCHITECTURAL DETAILS

PROJECT NUMBER 42953
ISSUED 05-27-2025
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

013A

BICYCLE PARKING DESIGN AND RACK DETAILS.

CITTA NUOVA DESIGNS

8832 Arrington Ave
Downey Ca. 90240
(714)984-7092

NOTES

1. MATERIALS:

- A. PIPE: ASTM A53 GRADE B STANDARD WEIGHT STEEL PIPE, 2 INCH DIA. CONSTRUCTED OF 90 DEGREE BENDS WITH AN INSIDE RADIUS BEND OF 4 13/16 INCHES.
- B. PLATE: ASTM A36 3/8 INCH THICK PLATE WITH THREE 3/4 INCH DIA. HOLES AT 120 DEGREES SPACING.
- BOLT: DRIVE TYPE ANCHOR BOLT MADE OF ZINC PLATED AISI 1038 HEAT TREATED CARBON STEEL, 1/2 INCH DIA BY 3 INCHES LONG. THE ANCHOR BOLT, SHALL BE MANUFACTURED BY POWERS FASTENERS (WWW.POWERS.COM), ALLIED BOLT INC. (http://alliedboltinc.com) OR APPROVED EQUIVALENT. NO ANCHOR BOLT SHALL CONTAIN ANY SHARP EDGES.
- C. UNLESS SPECIFIED OTHERWISE OR APPROVED BY THE CITY ENGINEER, THE BICYCLE RACK SHALL BE INVERTED-U DESIGN AND SUPPORT THE BICYCLE FRAME (NOT THE WHEEL) AT TWO POINTS.
- D. THE BICYCLE RACK SHALL ALLOW FOR USE OF A CABLE AS WELL AS U-SHAPED LOCK.

2. MATERIAL FINISH:

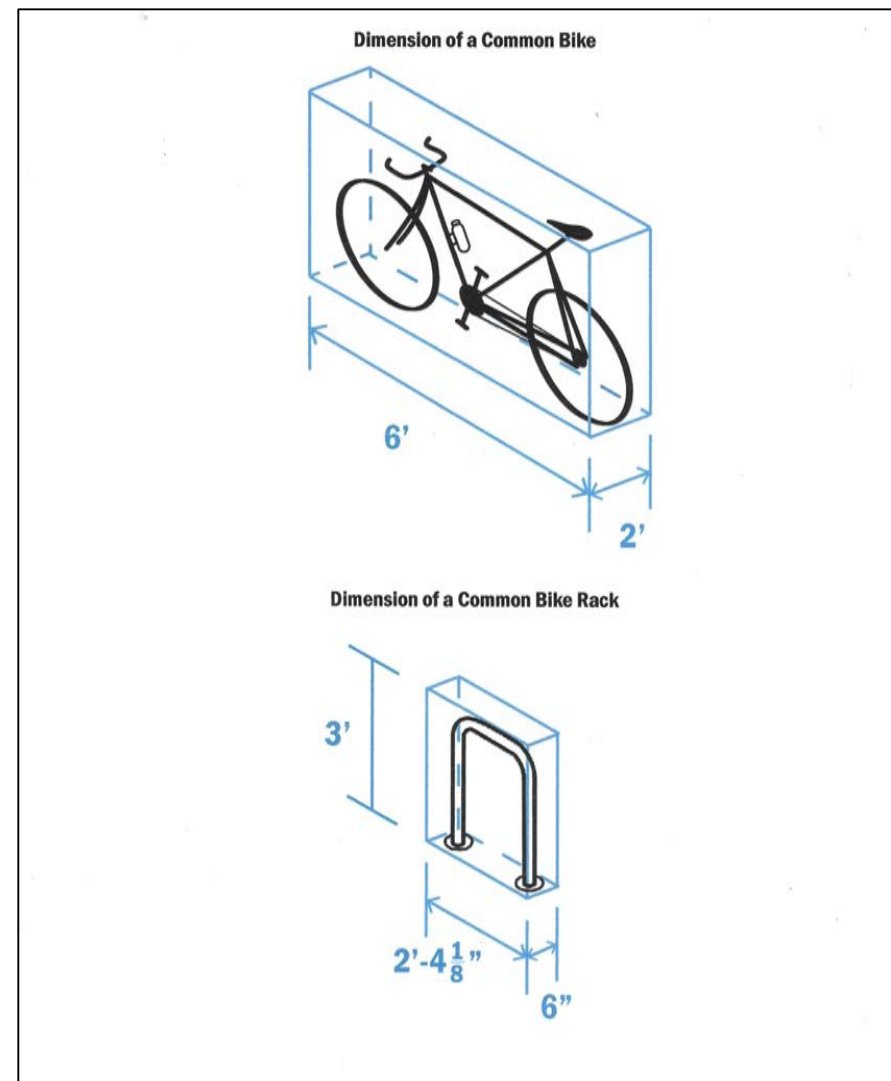
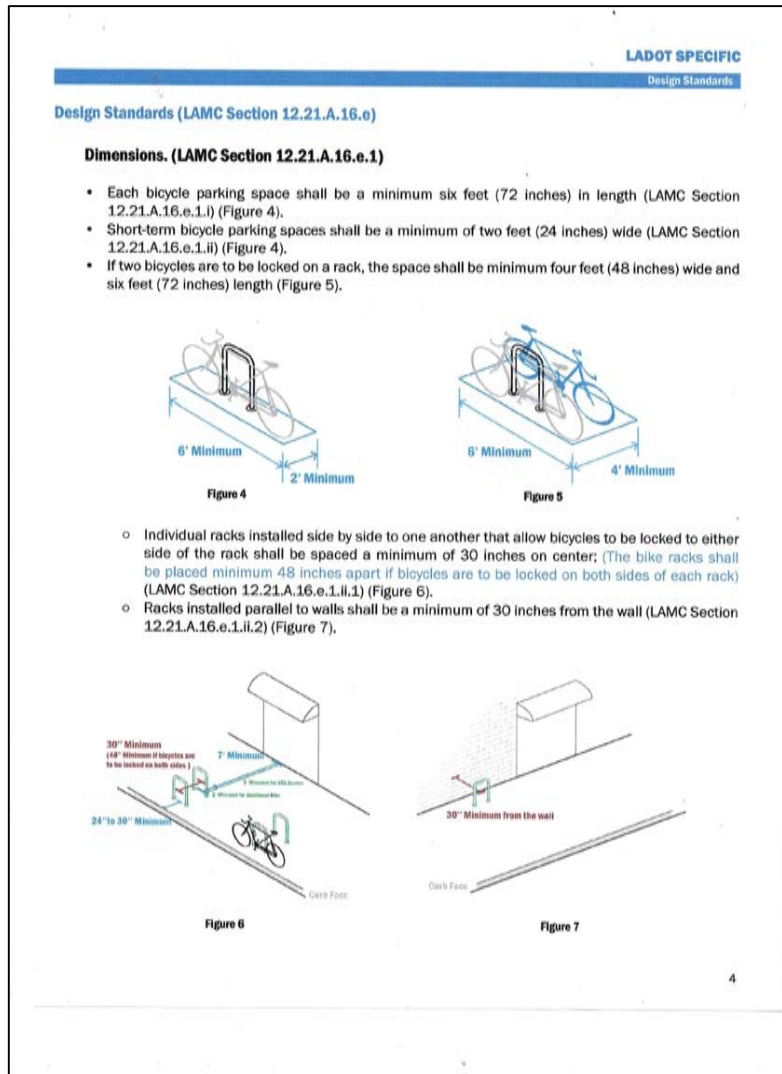
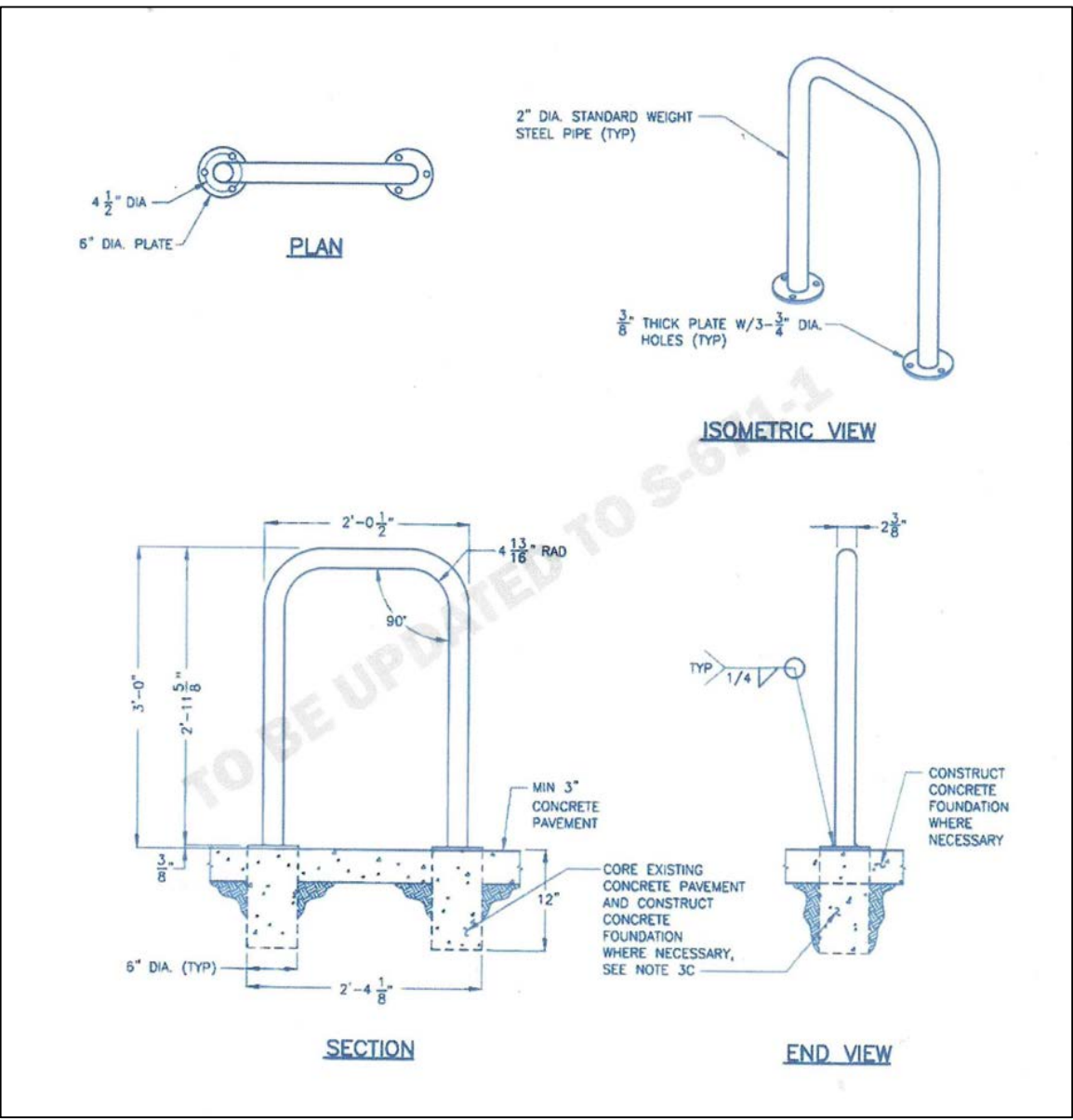
- A. ALL METAL COMPONENTS INCLUDING ALL BOLT HOLES SHALL HAVE MINIMUM 4 MIL THICK BLACK COLORED, LONG WEARING, MILDEW AND ULTRAVIOLET RAY RESISTANT ELECTROSTATIC POLYESTER COATING MADE OF TRIGLYCIDYL (TGIC) APPLIED IN THE FACTORY PRIOR TO DELIVERY. OTHER ALTERNATE COATINGS ARE CITY APPROVED POLYVINYL, THERMOPLASTIC OR POWDER COATING.
- B. BEFORE COATING APPLICATION, THE BICYCLE RACK SHALL BE SANDBLASTED AND EPOXY PRIMED.
- C. ALL FINISH COATINGS SHALL BE MAINTAINED BY THE INSTALLER. ANY DAMAGED SURFACE AREA INCLUDING THOSE RESULTED FROM THE INSTALLER'S OPERATION SHALL BE REPAIRED TO THE CITY ENGINEER'S SATISFACTION WITH APPROVED MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. ALL WASTE SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE EPA AND/OR CALIFORNIA STATE REQUIREMENTS.

3. MOUNTING PROCEDURES:

- A. ALL BICYCLE RACKS SHALL BE INSTALLED IN THE SIDEWALK FURNITURE ZONE AT A LOCATION APPROVED BY THE DEPARTMENT OF TRANSPORTATION (http://www.ladot.lacity.org/development_review.htm) AND THE CITY ENGINEER. A MINIMUM 48 INCH WIDE UNOBSTRUCTABLE SIDEWALK MUST BE MAINTAINED. NO INTERFERENC WITH THE PEDESTRIAN ACCESS AND/OR THE EGRESS TO THE PARKING ZONE SHALL BE PERMITTED.
- B. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, ALL INSTALLATIONS SHALL CONFORM WITH THE FOLLOWING CLEARANCES AND APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS:
 - MINIMUM 45 FEET CLEARANCE FROM ALL STREET CORNERS TO PROVIDE THE REQUIRED VISIBILITY TRIANGLE.
 - MINIMUM 45 FEET CLEARANCE FROM BUS STOP, BUS SHELTER, OR ITS REQUIRED CLEAR APPROACH AREA. FOR ARTICULATED BUS STOP, MINIMUM 55 FEET CLEARANCE SHALL BE PROVIDED.
 - MINIMUM 25 FEET FROM ANY PORTION OF THE BEGINNING OF THE CURB RETURN (BCR), THE END OF THE CURB RETURN (ECR), THE TOP OF THE CURB OF ANY CURB RAMP OR ALLEY INTERSECTION.
 - MINIMUM 48 INCHES CLEARANCE FROM ANY FIRE DEPARTMENT CONNECTION; STAND PIPE; INLET, OUTLET, OR DRAIN PIPE THAT ARE INSTALLED AT THE EXTERIOR OF THE BUILDING. PROVIDE MINIMUM 48 INCHES CLEAR SIDEWALK ACCESS FROM THE STREET CURB TO THE FIRE FACILITIES.
 - MINIMUM 24 INCHES CLEARANCE FROM THE CURB FACE.
 - MINIMUM 63 INCHES (36 INCHES PLUS 27 INCHES WHEEL SPACE) CLEARANCE BETWEEN ANY PART OF THE RACK OR RACK POST, AND ANY SIDEWALK FURNITURE OR IMPROVEMENT INCLUDING BUT NOT LIMITED TO STREET TREE AND TREE WELL, PARKING METER, STREET LIGHTING STANDARD, TRAFFIC SIGN OR POST, HYDRANT, OTHER UTILITY FACILITY AND ITS ACCESS OPENING.
 - IF ADDITIONAL RACK IS INSTALLED SIDE BY SIDE, IT SHALL HAVE MINIMUM 30 INCHES CLEARANCE BETWEEN THE RACKS OR THE RACK POSTS.
 - IF ADDITIONAL RACK IS INSTALLED END TO END, IT SHALL HAVE AT LEAST 90 INCHES (36 INCHES PLUS TWO-27 INCHES WHEEL SPACE) CLEARANCE BETWEEN THE RACKS OR RACK POSTS.
 - MINIMUM 3 INCHES CLEARANCE FROM ANY EXPANSION JOINT OR CONTROL JOINT IN THE CONCRETE PAVEMNT. DO NOT AFFIX BICYCLE RACK OVER OR NEAR ANY UTILITY FACILITY, STORM DRAIN CATCH BASIN OR STRUCTURE.
- C. ALL BOLT HOLES IN THE CONCRETE PAVEMENT OR THE CONCRETE FOUNDATION SHALL BE PREDRILLED HOLES, 1/2 INCH DIA. BY 2 3/4 INCHES DEEP. PRIOR TO INSTALLATION, ALL BOLT HOLES SHALL BE CLEANED OF DUST OR DELETERIOUS MATERIAL. ALL ANCHOR BOLTS SHALL BE DRIVEN VERTICALLY THROUGH THE SUPPORT PLATE INTO THE BOLT HOLES UNTIL THE HEAD IS FIRMLY SEATED AGAINST THE SUPPORT PLATE. NO PROTRUDING OR NON-FLUSH ANCHOR BOLTS SHALL BE USED.
- D. FOR CONCRETE PAVEMENT THAT IS LESS THAN 3 INCHES THICK, CONSTRUCT CONCRETE FOUNDATION IN ACCORDANCE WITH THE SPECIFIED DETAILS. FOR CONCRETE PAVEMENT THAT IS NOT LEVEL, USE HOT DIPPED GALVANIZED STEEL OR STAINLESS STEEL WASHERS TO LEVEL THE RACK AND THE SUPPORT PLATES BEFORE DRIVING THE ANCHOR BOLTS. FILL ALL OPENINGS AND VOIDS WITH NON-SHRINK GROUT AFTER ERECTION OF THE BICYCLE RACK.

4. COVENANT AND MAINTENANCE AGREEMENT:

- A. ALL BICYCLE RACKS INSTALLED UNDER WORK PERMIT SHALL BE MAINTAINED BY THE PERMITTEE. THE PERMITTEE SHALL COMPLETE THE COVENANT & AGREEMENT (C&A) FORM, AVAILABLE FROM THE DEPARTMENT OF TRANSPORTATION PERMIT OFFICE, EXECUTE IT WITH THE CITY AND RECORD IT WITH THE LOS ANGELES COUNTY REGISTRAR-RECORDER. SUBMIT A COPY OF RECORDED C&A TO THE CITY ENGINEER BEFORE A WORK PERMIT CAN BE ISSUED.



Layout Dimensions

Proper layout of bicycle racks is essential to ensure that they will safely and conveniently accommodate the intended number of bicycles. Racks must be located in a safe and accessible place with adequate space to maneuver a bicycle in and out. Each required bicycle parking space must be accessible without moving another bicycle.

Layout Must Follow These Minimum Dimensions:

Each required long-term bicycle parking space shall be:

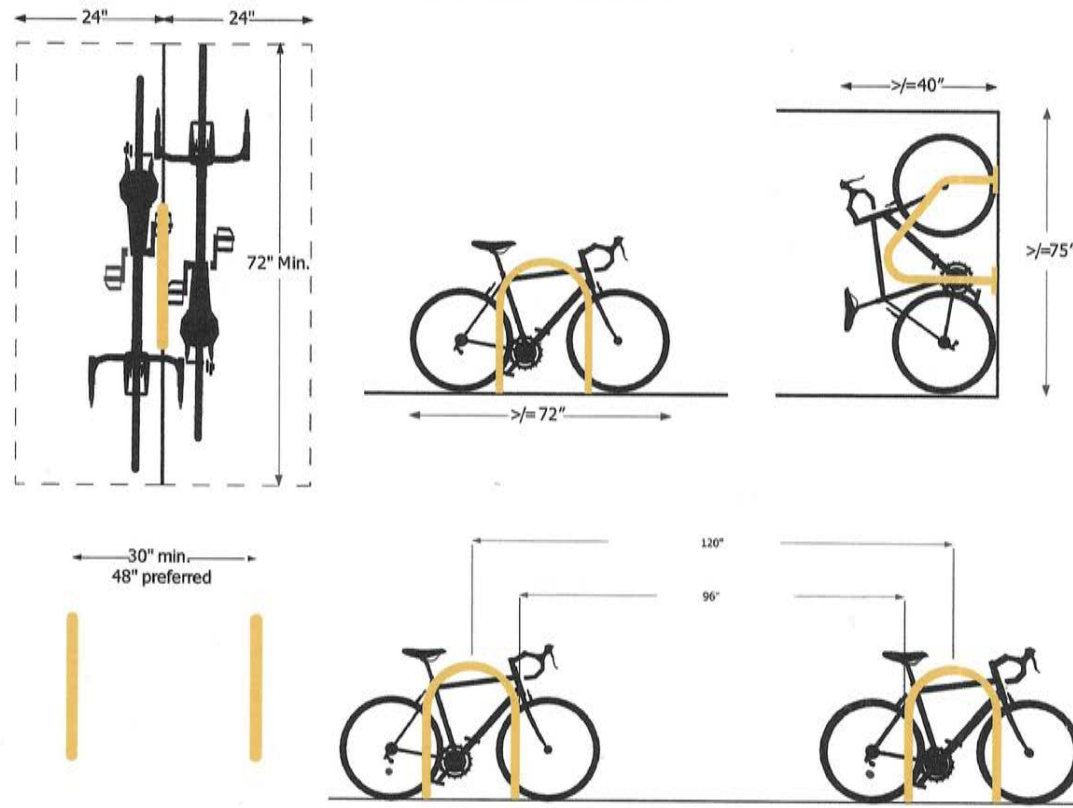
- A minimum width of 24 inches, and shall be:
 - A minimum of 72 inches in length if the bicycles are to be placed horizontally; or
 - A minimum of 40 inches in length if the bicycles are to be placed vertically.

Distance to other Racks:

Rack units aligned parallel to each other (side by side) must be at least 30 inches apart; 48 inches is recommended. This includes racks that are sold as multiple rack units attached together.

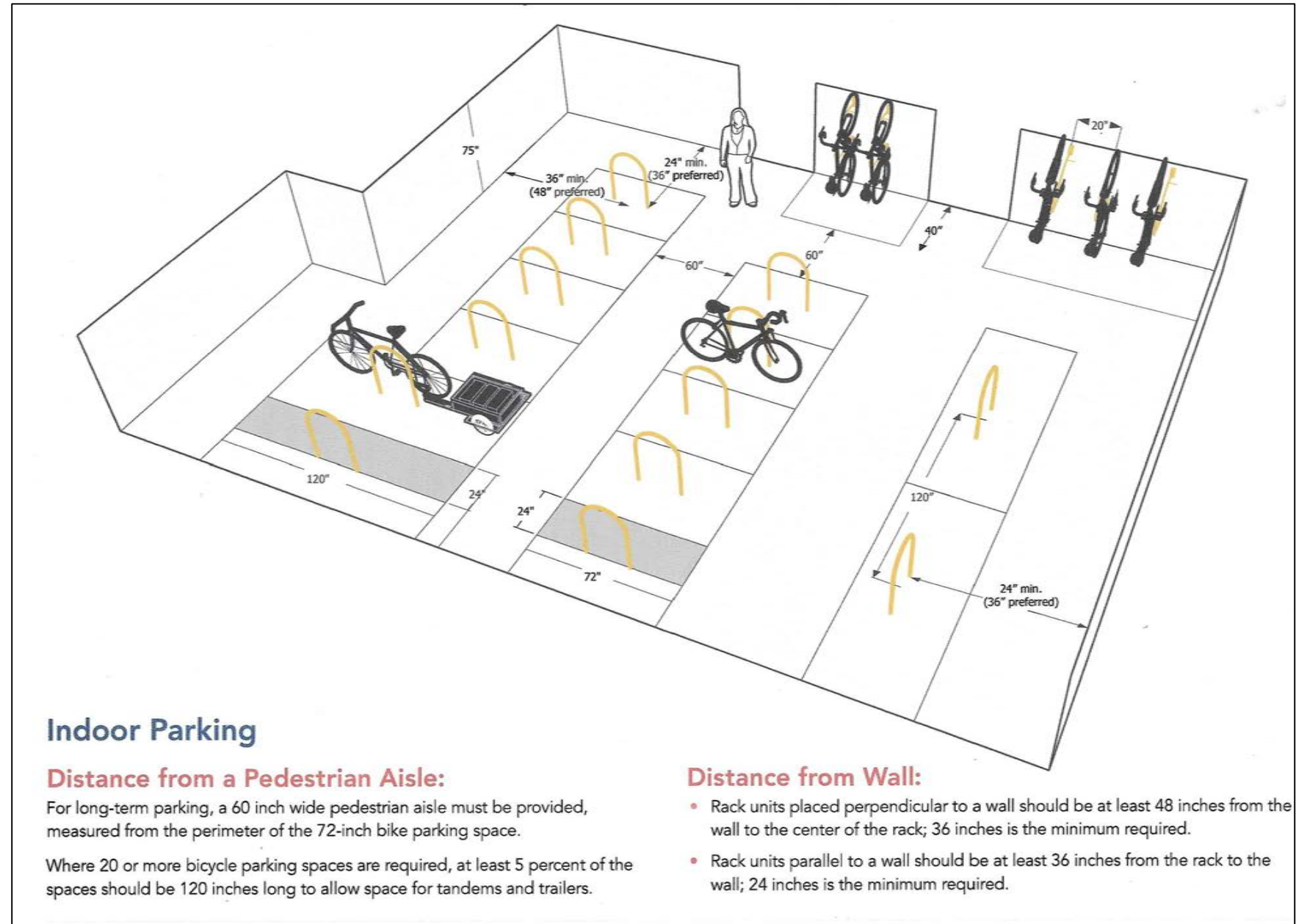
Rack units aligned end to end must be at least 96 inches apart (120 inches from center to center), leaving a 48 inch clear space between bicycles.

Figure 2: Linear Rack Spacing



- 17. DC Zoning Code, Section 801.4
- 18. DC Zoning Code, Section 805.10
- 19. DC Zoning Code, Section 801.3

14 | BICYCLE PARKING REQUIREMENTS



Indoor Parking

Distance from a Pedestrian Aisle:

For long-term parking, a 60 inch wide pedestrian aisle must be provided, measured from the perimeter of the 72-inch bike parking space.

Where 20 or more bicycle parking spaces are required, at least 5 percent of the spaces should be 120 inches long to allow space for tandems and trailers.

Distance from Wall:

Rack units placed perpendicular to a wall should be at least 48 inches from the wall to the center of the rack; 36 inches is the minimum required.

Rack units parallel to a wall should be at least 36 inches from the rack to the wall; 24 inches is the minimum required.



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SIDING & EAVES

HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

HardieTrim® Boards Arctic White

HardiePlank® Lap Siding Select CedarMill® Rustic Brown

A classic look for
THE HOME OF THEIR DREAMS.

STATEMENT COLLECTION™

Make your next home stand out with our Statement Collection™ products. Carefully curated by our design experts specifically for your market, the collection brings together the most popular James Hardie ColorPlus® siding and trim styles, textures, and colors. This stunning selection is locally stocked and designed for simplicity – making it easier than ever to get a beautiful, long-lasting home exterior.

ColorPlus® Technology

Plank, Panel, Shingle and Batten Color Offering

ARCTIC WHITE

COBBLE STONE

NAVAJO BEIGE

KHAKI BROWN

MONTEREY TAUPE

TIMBER BARK

LIGHT MIST

PEARL GRAY

GRAY SLATE

BOOTHBAY BLUE

EVENING BLUE

AGED PEWTER

NIGHT GRAY

IRON GRAY

MOUNTAIN SAGE

Trim Color Offering

ARCTIC WHITE

COBBLE STONE

KHAKI BROWN

MONTEREY TAUPE

TIMBER BARK

IRON GRAY

Soffit Color Offering

ARCTIC WHITE

COBBLE STONE

TIMBER BARK

HardiePlank

Thickness 5/16 in
Length 12 ft planks

SELECT CEDARMILL®

SMOOTH

BEADED CEDARMILL®

CUSTOM COLONIAL ROUGHSAWN®

SELECT CEDARMILL® & SMOOTH

SELECT CEDARMILL®

STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME

SMOOTH

BEADED SMOOTH

BEADED CEDARMILL® & BEADED SMOOTH

CUSTOM COLONIAL ROUGHSAWN® & CUSTOM COLONIAL SMOOTH™

RUSTIC CEDAR®

12 in

10.75 in

9.25 in

8 in

7 in

6 in

5 in

4 in

3 in

2 in

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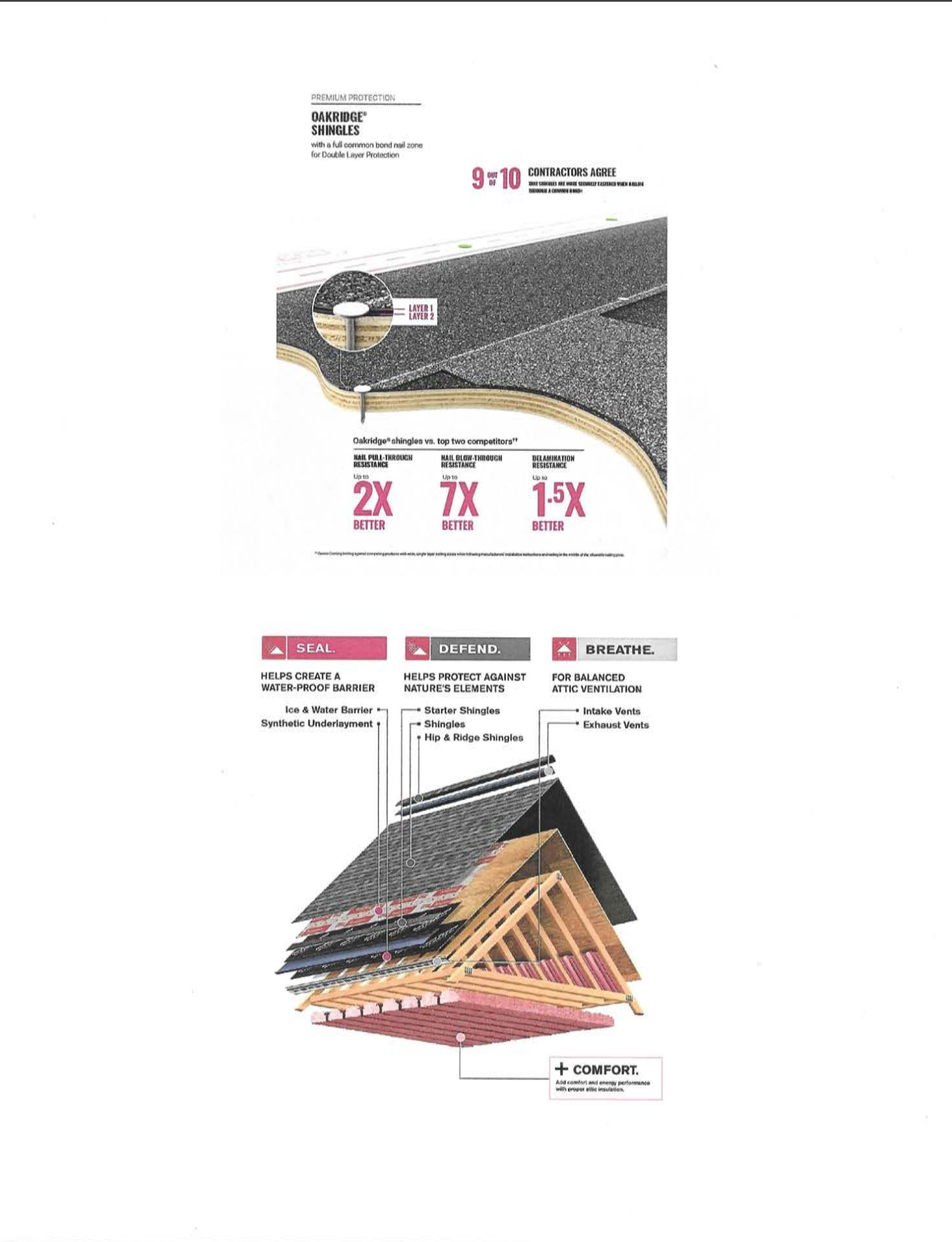
ROOF SHINGLES



BRAND & MODEL



VIEW



INSTALLATION



VIEW



CETINA APTMS.
217 S. AVE 55
LOS ANGELES CA.
CONSTRUCTION MATERIALS

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PROJECT DESIGNER
OWNER: CETINA APARTMENTS

DOORS

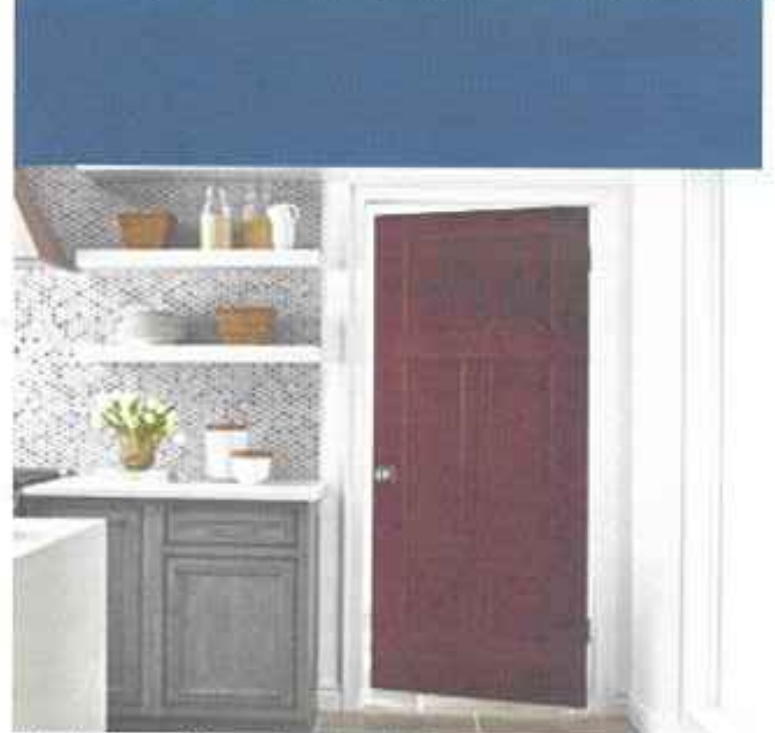
CITTA
NUOVA
DESIGNS

8832 Arrington Ave
Downey Ca. 90240
(714)984-7092

Product Overview



Molded Interior Doors for Every Room
Find a range of affordable designs that complement any architectural style



Update a Home's Look in Minutes
We have the designs, configuration choices and aesthetic options you need

JELD-WEN

36 in. x 80 in. 6-Panel Primed Steel
Prehung Left-Hand In swing Front Door



Exterior View

JELD-WEN

32 in. x 80 in. Colonist Primed Right-Hand
Textured Solid Core Molded Composite MDF
Single Prehung Interior Door



RESISTS
WARPING
& SPLITTING

Durable Wood Composite Material
Door skins are made with eco-friendly, recycled fibers

Prehung, Slab and Bifold Options Available
Multiple options let you match door styles across the house

Prehung Doors Include Frame and Hinges
Save time, enjoy easier installation and ensure fit with prehung options

CUSTOM
FIT

Slab Door Is Trimmable
Top and bottom rails trimmable up to 1/8" for easier installation and custom fit

DOORS BRAND

EXTERIOR

INTERIOR

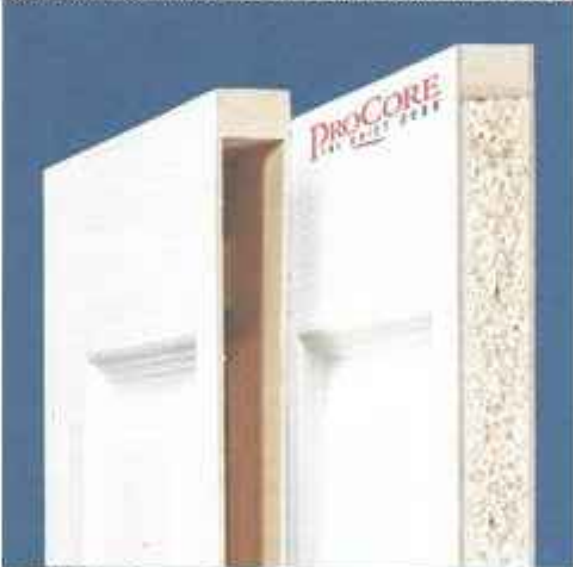
DETAILS

DETAILS

EASY
INSTALL
KIT



Bifold Doors Include All Hardware
Installation kit includes overhead track, connectors, hinges and knobs



Multiple Core Options
Hollow core standard, solid core upgrade increases durability, reduces sound transmission



Hardware Finish
Hinges available in satin nickel finish

Specifications

Dimensions
Door Height (in.)
80
Door Thickness (in.)
1.375
Door Width (in.)
30
Jamb Size (in.)
4-9/16"
Rough Opening Height (in.)
82.4375
Rough Opening Width (in.)
32.0625
Details
Bore Type
Single Bore
Bore offset
2.375
Color Family
Off White
Color/Finish
Primed
Core Type
Solid Core
Door Handling
Right-Handed
Door Jamb Type
Flat Jamb
Door Type
Interior Prehung
Features
Lockset Bore (Single Bore), Trimmable
Finish Type
Primed
Frame Material
Wood
Hinge Finish
Satin Nickel
Hinge Type
Standard
Material
Composite
Panel Type
6 Panel
Product Weight (lb.)
56lb
Returnable
180-Day
Texture Type
Textured
Warranty / Certifications



CETINA APTMS.
217 S. AVE 55
LOS ANGELES CA.
CONSTRUCTION MATERIALS

PROJECT NUMBER 42953
ISSUED 02-06-2025
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

M3

EXHIBIT "A"
Page No. 31 of 33
Case No. CPC-2023-3247-DB-COA-HCA

WINDOWS

TECH DETAILS

Impervia® Single-Hung Windows

Detailed Product Descriptions

Frame

- Frame is Duracast® Fiberglass composite — five-layer pultruded fiberglass material (with optional foam insulation) reinforced with a Pella patented interlocking rail.
- Overall frame depth is 3".
- Nominal wall thickness of Duracast fiberglass composite members is .050" to .070" thick.
- Frame corners are milled, joined and bonded with corner lock and mechanically fastened with injected polyurethane adhesive.
- Sill is fitted with weep valve assemblies.
- Jamb contact factory drilled (counter-bored) installation screw holes. Block and Flush Flange frames only.
- Optional factory-installed sash extensions available in 4-9/16" and 6-9/16".

Sash

- Sash is Duracast fiberglass composite—five-layer pultruded fiberglass material (with optional foam insulation) reinforced with a Pella patented interlocking rail.
- All sash members have milled corners bonded with corner lock and sealed with injected polyurethane adhesive.

Exterior / Interior

- Duracast fiberglass composite surfaces with powder-coat paint finish.
- Color is [White] [Brown] [Black] [Tan] [Morning Sky Gray].
- or
- Dual-color option [Brown] [Black] [Tan] [Morning Sky Gray] exterior with White interior.

Glazing System

- Quality float glass complying with ASTM C 1036.
- 10"10" insulation glass [Insulated] [Tempered] [Ebonite] [Clear] [Advanced] [SunDeflector™] [SunDeflector™] [AdvancedCenter™] [NaturalSun] [NaturalSun+].
- Low-E Coated, with argon, sealed and bonded to sash.
- High altitude glazing available.

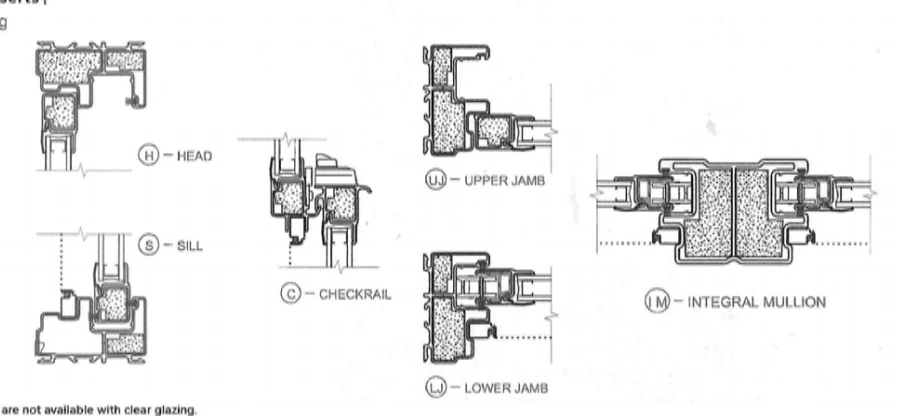
Weatherstripping

- Sash is weatherstripped around the perimeter with a dual fin-type pile weatherstrip.

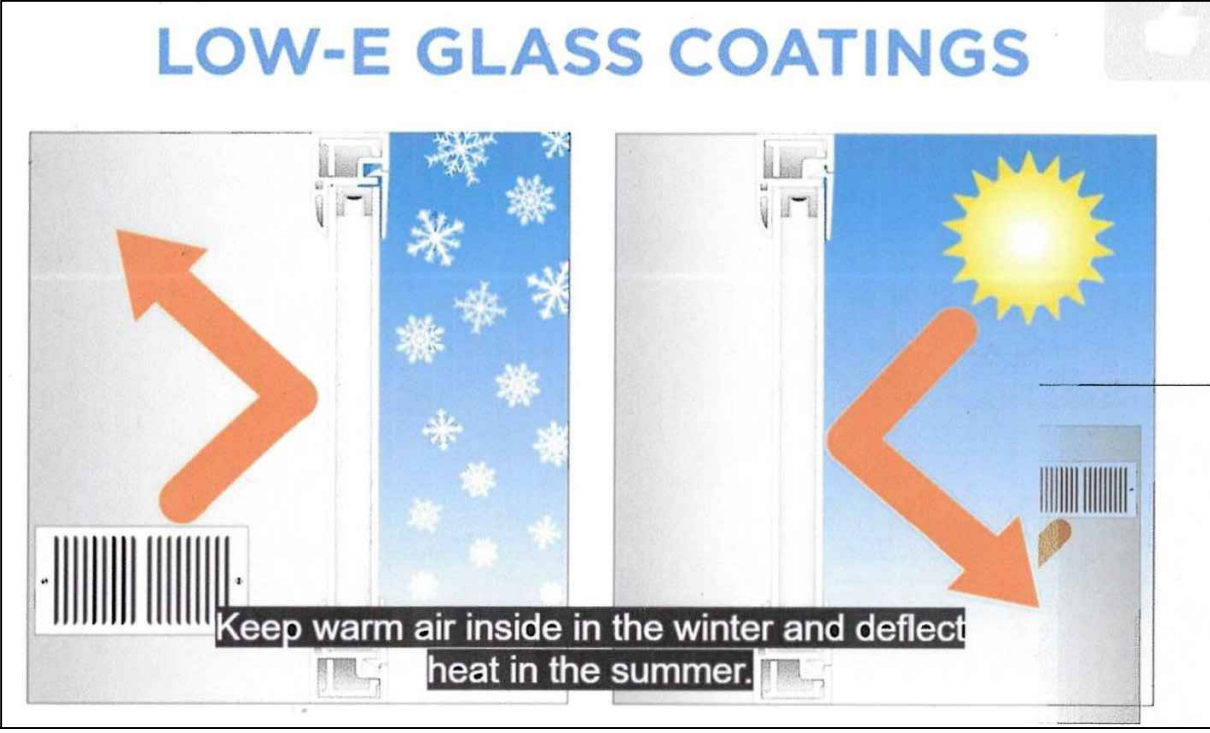
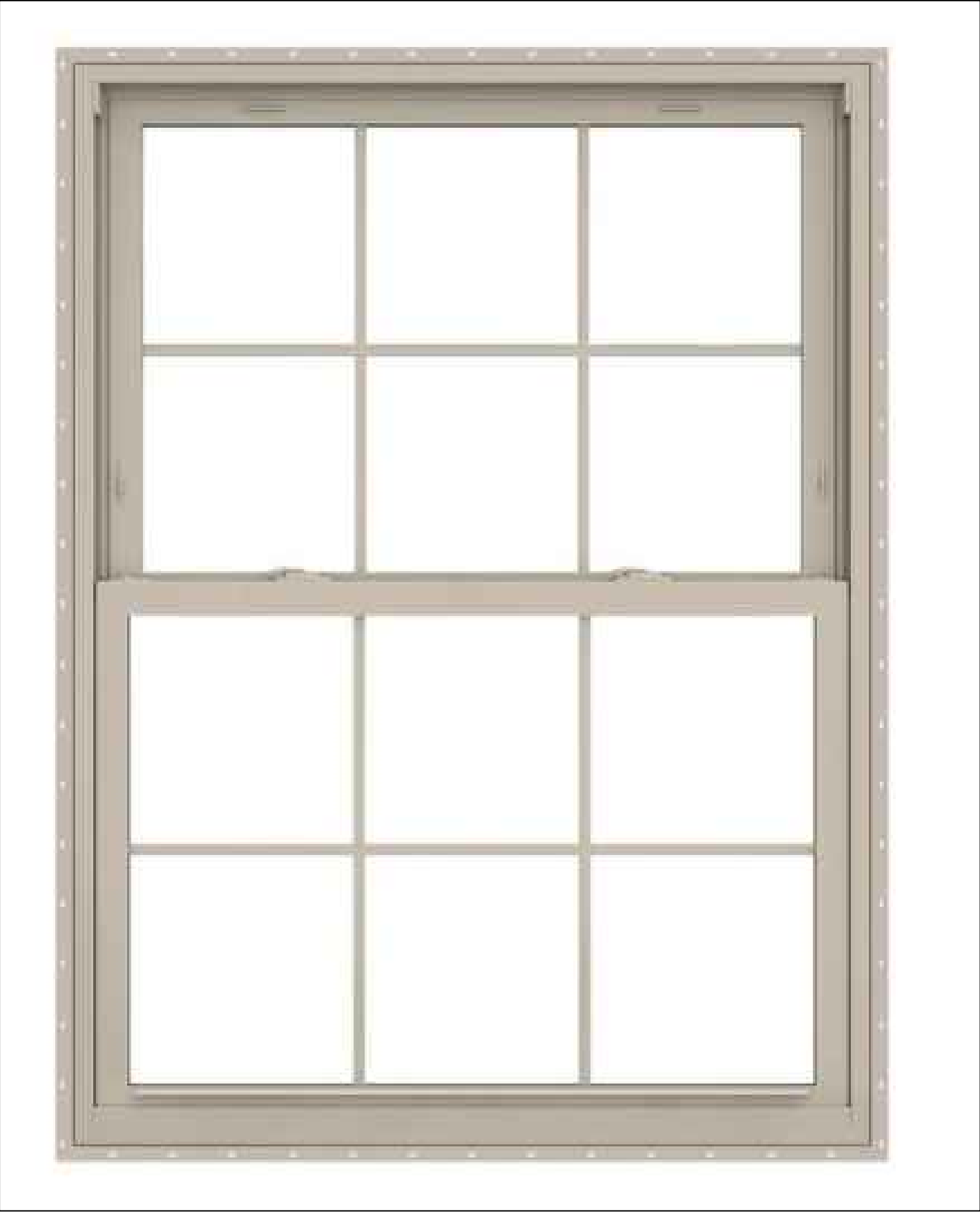
Hardware

- Galvanized block-and-tackle balances connected to sash with polyester cord and concealed within the frame.
- Lower sash shall be fully operable for ventilation.
- Window sash has take-out clips to remove vent.
- All fasteners are of a corrosion-resistant material.
- Two locks are installed on units 37" wide or greater.
- Locks are die-cast, self-aligning cam action factory-installed on the interior (powder-coat painted [White] [Brown] [Black] [Tan] [Morning Sky Gray] to match finish) [Satin Nickel] [Bright Brass] [Oil-Rubbed Bronze].

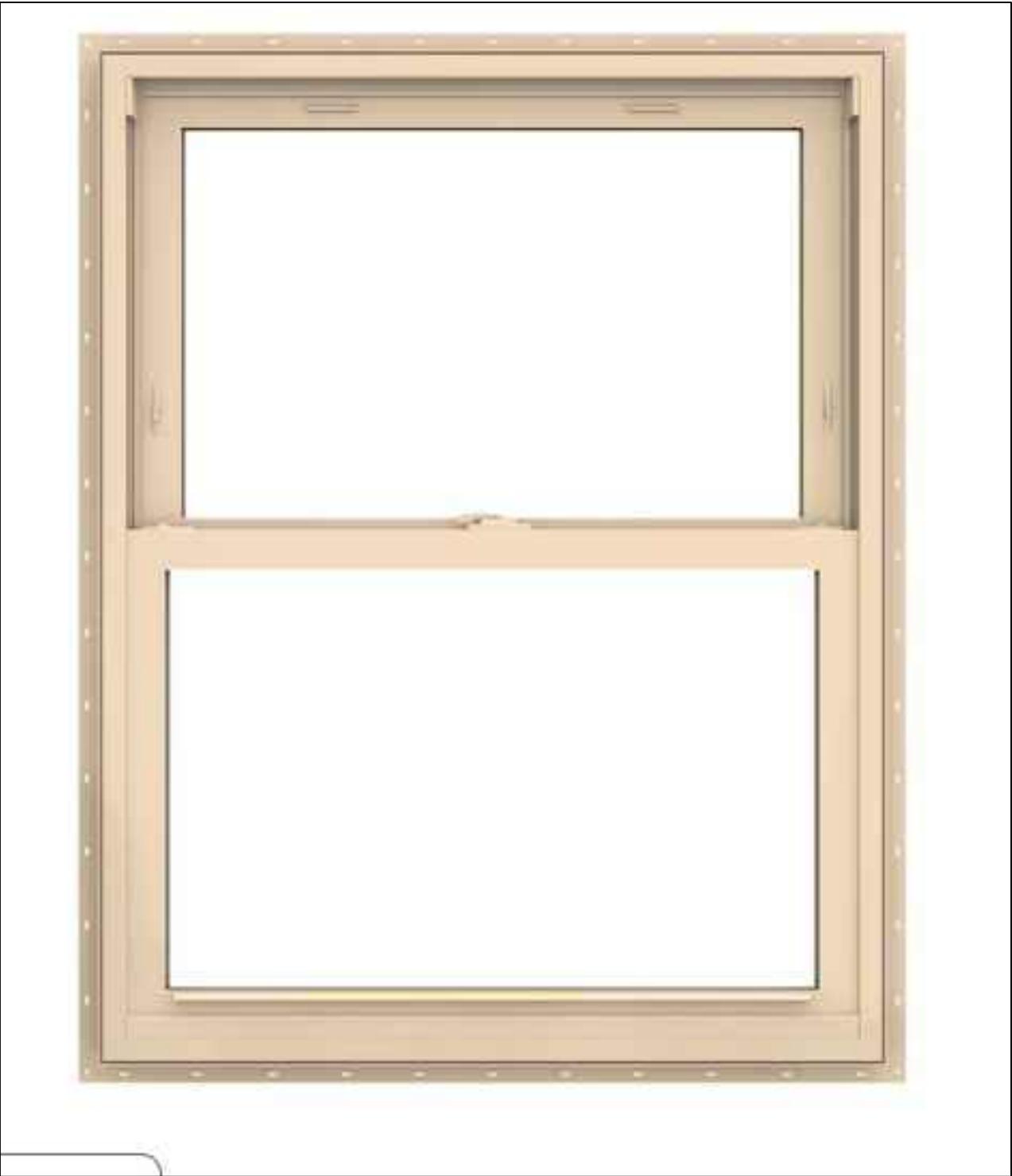
Foam Insulation Inserts, Single Hung



(1) Foam insulation inserts are not available with clear glazing.
(2) Dual color finish is not available on products with integral railing fin.
(3) Clear glazing is not available when AdvancedCenter Low-E coating is specified.
See 3400000000 Pella 2024 Architectural Design Manual | Division 08 - Openings | Windows and Doors | www.pella.com F-9H-27

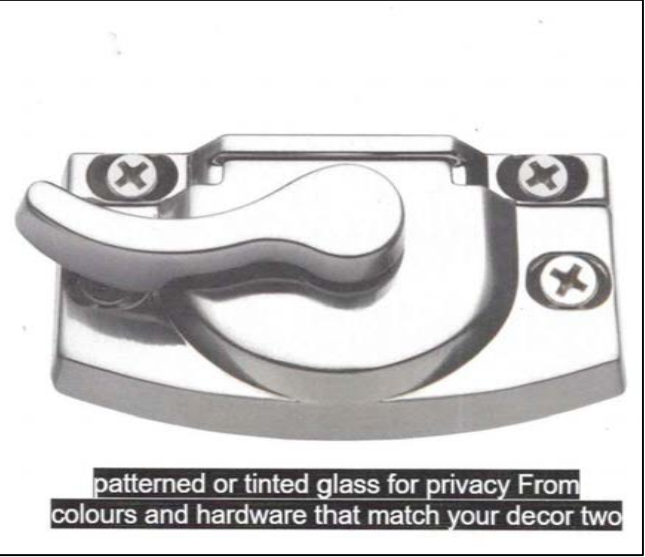


WINDOW MODEL

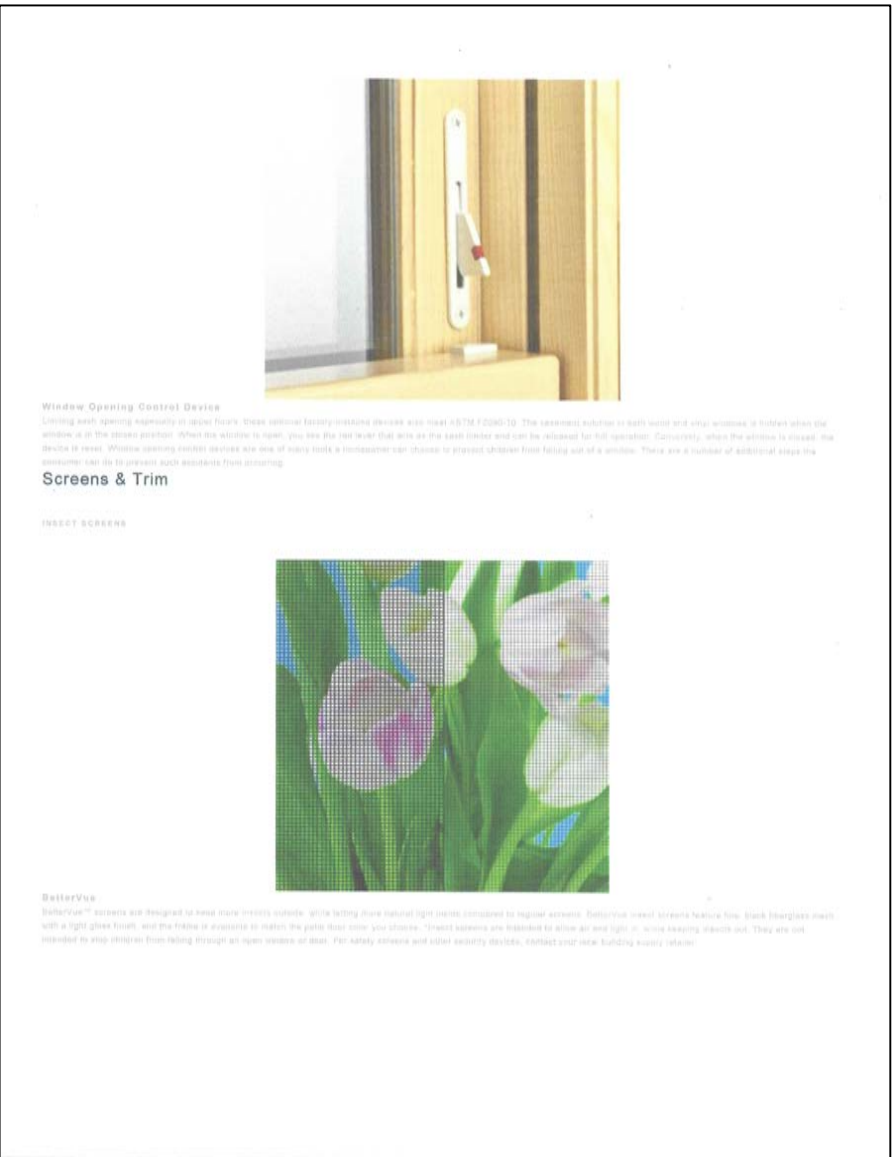


MODEL SINGLE HUNG

SINGLE HUNG/GRID



HRDWARE



HARDWARE SCREEN

Energy Star

ASK ABOUT ENERGY STAR

Home Innovation

NGBS GREEN CERTIFIED™

ENERGY STAR® Qualified Options

We are committed to offering products for maximum energy efficiency at your home. This product has ENERGY STAR qualified options for save energy and meet current requirements. As part of our commitment, ENERGY STAR qualified products and parts come with a 10-year warranty. The most qualified contractors are responsible for ensuring the correct installation of the product. We are committed to providing you with the best possible experience. For more information, visit your dealer about ENERGY STAR products.

ENERGY STAR® Certified

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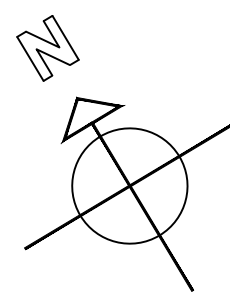


CETINA APTMS.
217 S. AVE 55
LOS ANGELES CA.
CONSTRUCTION MATERIALS

PROJECT NUMBER 42953
ISSUED 02-06-2025
DRAWN BY: GUSTAVO CESAREO
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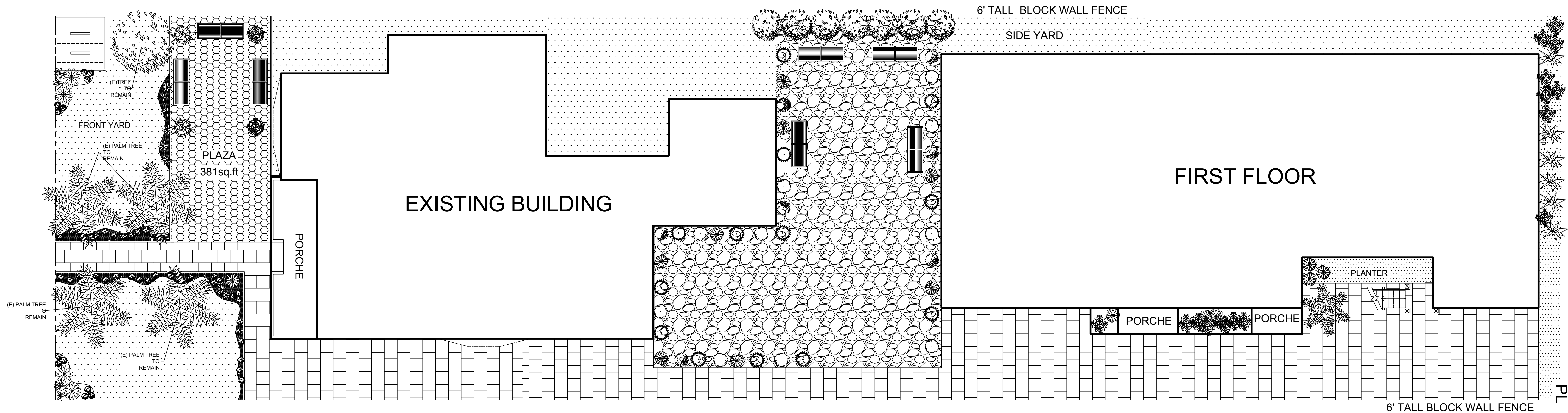
EXHIBIT "A"
Page No. 32 of 33
Case No. CPC-2023-3247-DB-COA-HCA

M4



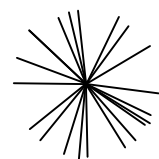
CITTA
NUOVA
DESIGNS

8832 Arrington Ave
Downey Ca. 90240
(714)984-7092



LANDSCAPING PLAN NOT (not at scale)

ALOE
ARBORESCENT

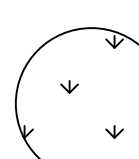


AGAVE AMERICANO

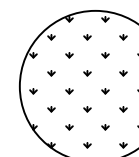
WASHINGTONIAN
PALM TREE



ICE PLANT
CACTUS
SUCULENT



TRAILING LATANATA
MONTEVIDENSIS



BLUE FESCUE
GRASS



SAGE
CHERRY



AGAVE AMERICANO



ICE PLANT CACTUS
SUCULENT



TRAILING LATANATA
MONTEVIDENSIS



ALOE ARBORESCENT



BLUE FESCUE
GRASS



SAGE
CHERRY



WASHINGTONIAN
PALM TREE



EXHIBIT "A"
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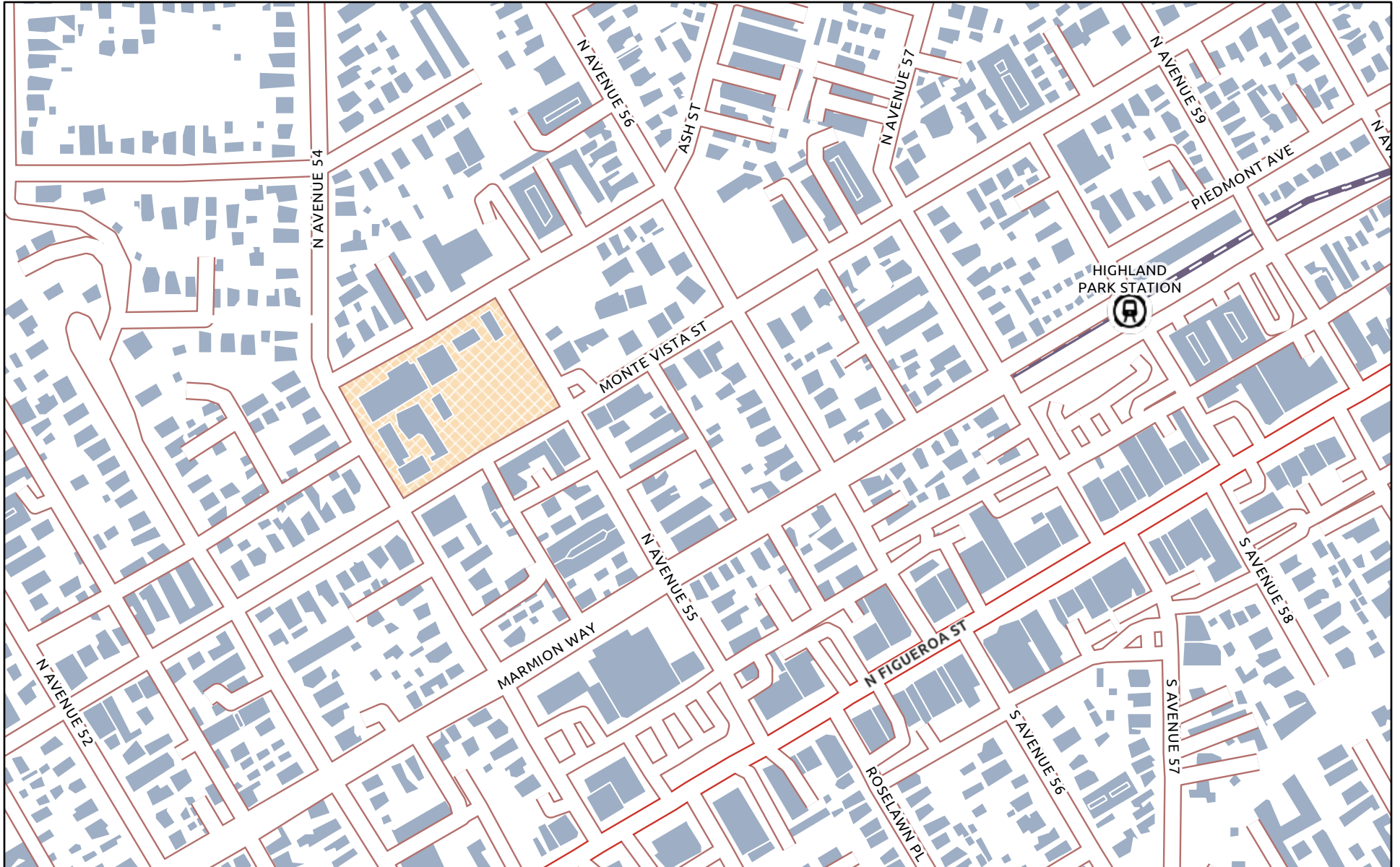
CETINA APTMS.
217 N. AVE 55
LOS ANGELES CA.
LANDSCAPE

PROJECT NUMBER 42953
ISSUED 02-06-2025
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

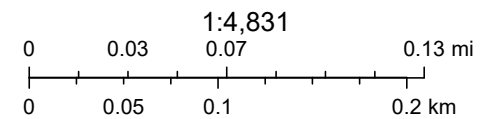
001L

Vicinity Map

EXHIBIT B

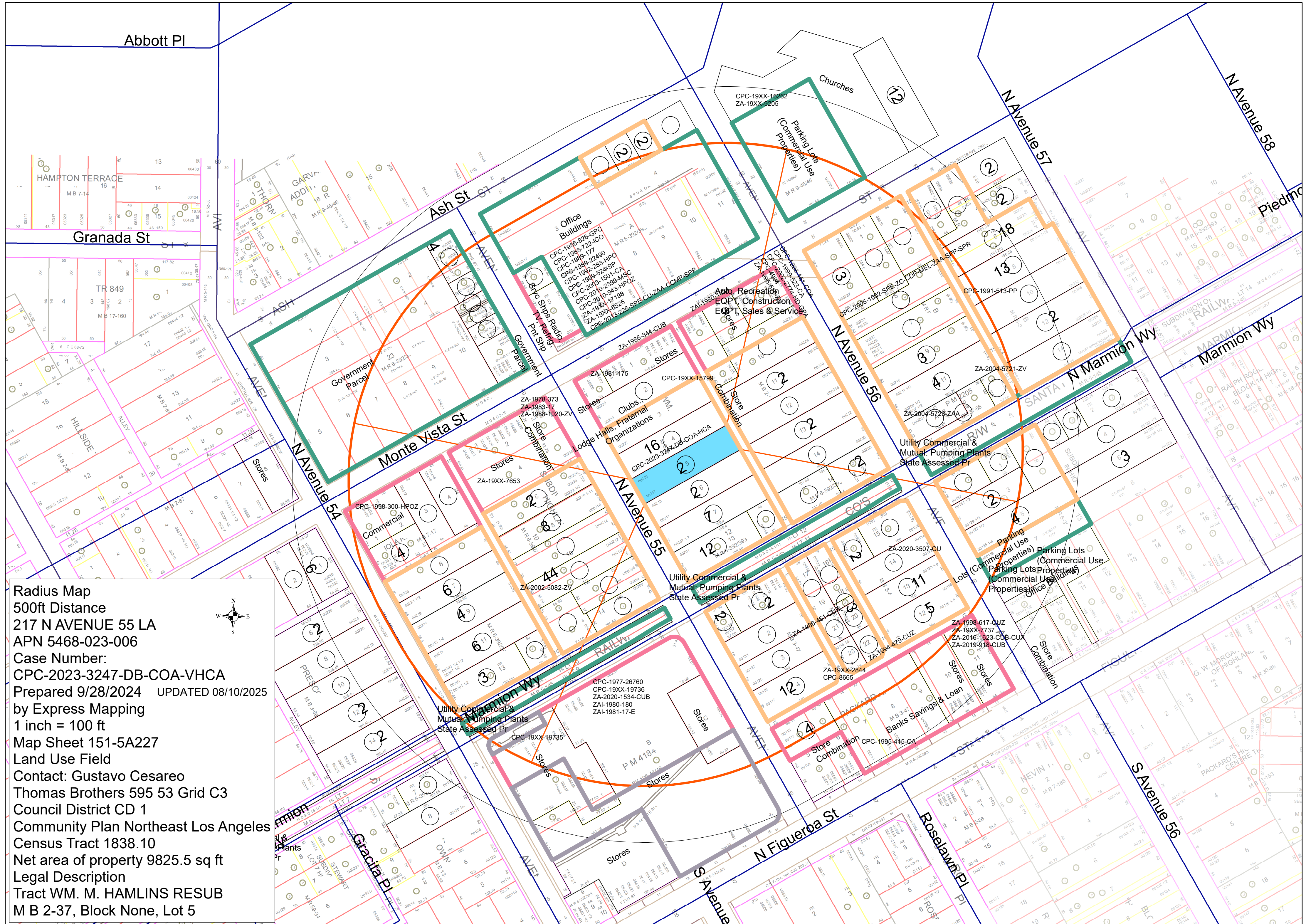


6/29/2026, 8:56:38 AM



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

RADIUS MAP



Search

Reports

Resources

News!

Help

217 N AVENUE 55

Font: A A
A

▼ Address/Legal

Site Address	219 N AVE 55
Site Address	219 N AVENUE 55
Site Address	217 N AVENUE 55
Site Address	217 N AVE 55
ZIP Code	90042
PIN Number	151-5A227 145
Lot/Parcel Area (Calculated)	9,825.5 (sq ft)
Thomas Brothers Grid	PAGE 595 - GRID C3
Assessor Parcel No. (APN)	5468023008
Tract	WM. M. HAMLIN'S RESUB.
Map Reference	M B 2-37
Block	None
Lot	5
Arb (Lot Cut Reference)	None
Map Sheet	151-5A227

▶ Jurisdictional

▶ Permitting and Zoning Compliance

▶ Planning and Zoning

▶ Assessor

▶ Case Numbers

▶ Citywide/Code Amendment Cases

▶ Additional

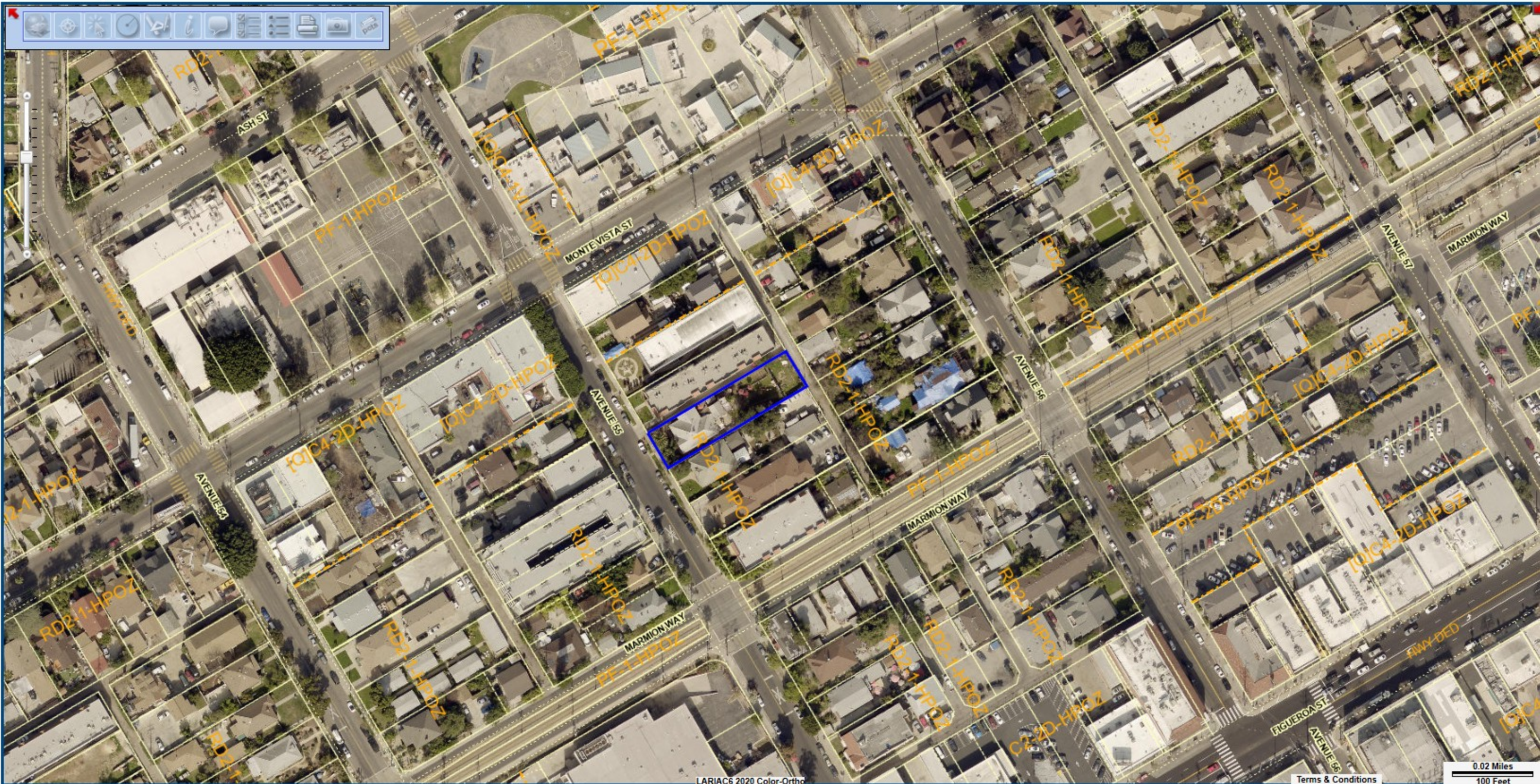
▶ Environmental

▶ Seismic Hazards

▶ Economic Development Areas

▶ Housing

▶ Public Safety



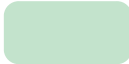
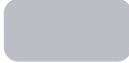


ZIMAS Legend Zoning

Original Zoning Code (Chapter 1)

-  Open Space
-  Agriculture
-  Single Family Residential
-  Multiple Family Residential
-  Commercial
-  Manufacturing
-  Parking
-  Public Facilities

New Zoning Code (Chapter 1A)

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

ZIMAS Legend General Plan Land Use

General Plan Land Use (Chapter 1)

Residential

- Minimum Residential
- Very Low I Residential; Very Low Residential
- Very Low II Residential
- Low I Residential; Low Residential
- Low II Residential
- Low III Residential
- Low Medium Residential
- Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Density Residential
- High Medium 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 (Framework)
- Community Commercial - Mixed High Residential
- General Commercial (Framework)
- Neighborhood Commercial (Framework)
- Regional Commercial (Framework); Regional Center Commercial
- Regional Mixed Commercial (Framework)

Industrial

- Light Manufacturing; Light Industrial (Framework)
- Limited Industrial (Framework); Limited Manufacturing
- Industrial Commercial
- Hybrid Industrial
- Heavy Manufacturing
- Heavy Industrial (Framework)
- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)

- Commercial Manufacturing

Parking

- Parking Buffer

Port of Los Angeles

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

Los Angeles International Airport

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

Open Space / Public Facilities

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

General Plan Land Use (Chapter 1A)

- Medium Neighborhood Residential
- Village
- Community Center
- Traditional Core
- Transit Core

- Hybrid Industrial
- Markets
- Production
- Open Space
- Public Facilities
- Public Facilities - Freeways

ZIMAS Legend Points of Interest

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

ZIMAS Legend Basemap and Lines

Basemap Symbols

-  Wells - Active
-  Wells - Not Active
-  Lot Line
-  Tract Line
-  Lot Cut
-  Easement Information Line
-  Zoning Boundaries Line
-  Building Line Information Line
-  Case Lines
-  Arb Circle
-  Ortho Easement Information Line
-  Ortho Zoning Boundaries Ortho
-  Building Outlines
-  Airport Hazard Zone
-  Census Tract
-  Coastal Zone
-  Council District
-  LADBS District Office
-  Downtown Parking
-  Fault_Zone
-  Fire District No. 1
-  Sub-Division Tract Map
-  Sub-Division Parcel Map
-  Flood Zone
-  Hazardous Waste
-  High Wind Zone
-  Hillside Grading
-  Historic Preservation Overlay Zone
-  Specific Plan Area
-  Very High Fire Hazard Severity Zone

Miscellaneous Lines

-  Airport Boundary
-  Alternate Use
-  Bus Line
-  Century City
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Commercial Planned Development
-  Community Redevelopment Project Area
-  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
-  Non-Designated
-  Park Road
-  Rapid Transit Line
-  Residential Planned Development
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power Line
-  Special Study Area
-  Stagecoach Line
-  Wildlife Corridor

Freeway Lines

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

ZIMAS Legend Other Programs

500 Ft. School / Park Zone

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

Coastal Zone

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

Waiver of Dedication or Improvement

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

AB 2097

 Entitlement Eligible
--

Transit Oriented Communities

 Tier 1	 Tier 3
 Tier 2	 Tier 4

Mixed Income Incentive Program

Transit Oriented Incentive Areas (TOIA)

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

Opportunity Corridors (OC)

 OC-1
 OC-2
 OC-3

Corridor Transitions (CT)

 CT-1
 CT-2
 CT-3

EXHIBIT C

CITTA
NUOVA
DESIGNS

8832 Arrington Ave
Downey Ca. 90240
(714)984-7092



City of Los Angeles
Department of Building & Safety
PLAN CHECK APPROVED FOR ZONING
By: KEVIN MORALES
Date: 1/11/2023
Application No.: 21010 - 10001 - 04311



GUSTAVO CESAREO
CITTA NUOVA
DESIGN/CONSTRUCTION
MANAGEMENT
GENERAL CONTRACTOR (SINCE 1988)
★ ★
DESIGNER



CETINA APTMS.
217 S. AVE 55
LOS ANGELES CA.

PROJECT NUMBER 42953
ISSUED 06-06-22
DRAWN BY: GUSTAVO CESAREO
PROJECT DESIGNER
OWNER: CETINA APARTMENTS

007F

PUBLIC CORRESPONDENCE

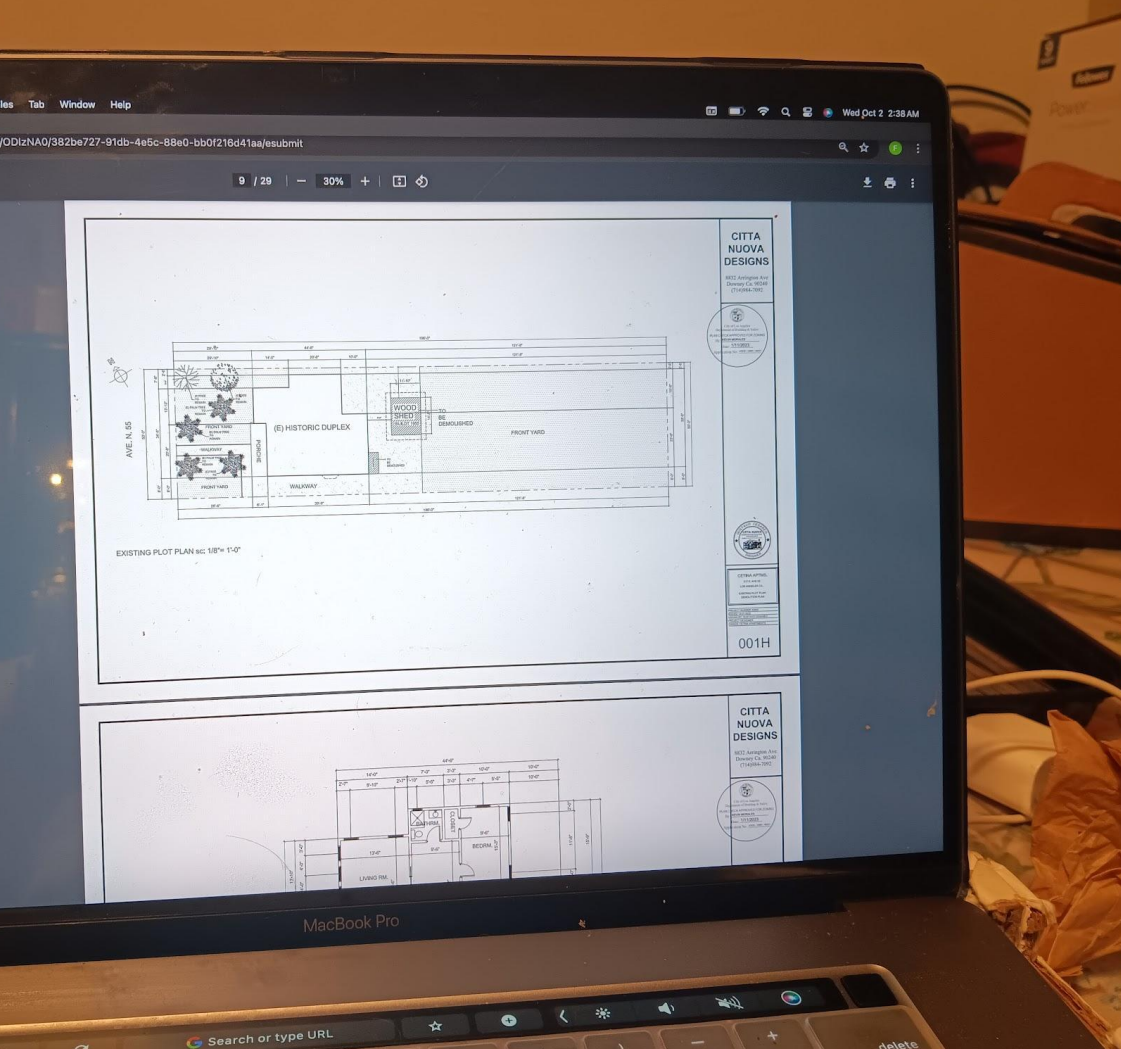
Attachments submitted by tenant

LOS ANGELES
CITY PLANNING

Abiso ng Pagdinig sa Publiko • Հանրային խոսման մասին ծանուցագիր

Last HPOZ meeting we had.

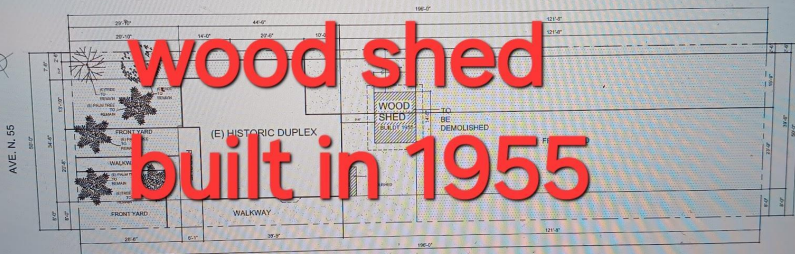
Construction of a new three-story, seven-unit, 8,299-square-foot multi-family residence, continued use and maintenance of an existing historic one-story duplex, and demolition of a rear detached accessory building on an approximately 10,200-square-foot Contributing lot in the Highland Park - Garvanza HPOZ.



This was his plan. Notice the wooden shed? And the historical complex that already exist? They're not connected or attached, well if you go back to the first HPOZ notice you'll notice the house is all connected via laundry room

0-4e5c-88e0-bb0f216d41aa/esubmit

9 / 29 | - 30% + | [] []



EXISTING PLOT PLAN sc: 1/8"= 1'-0"



01db-4e5c-88e0-bb0f216d41aa/esubmit

2 / 7 | - 100% + | [] []

Proposed Project Information

(Check all that apply or could apply)

- ☐ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☐ Interior tenant improvement
- ☐ Additions to existing buildings
- ☐ Grading
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree

- ☐ Removal of protected trees on site or in the public right of way
- ☒ New construction: 8,299.0 square feet
- ☐ Accessory use (fence, sign, wireless, carport, etc.)
- ☐ Exterior renovation or alteration
- ☐ Change of use and/or hours of operation
- ☐ Haul Route
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

Housing Component Information

Number of Residential Units: Existing 2 - Demolish(ed)³ 0 + Adding 7 = Total 9
 Number of Affordable Units⁴: Existing 1 - Demolish(ed) 0 + Adding 2 = Total 3
 Number of Market Rate Units: Existing 1 - Demolish(ed) 0 + Adding 5 = Total 6
 Mixed Use Projects, Amount of Non-Residential Floor Area: NONE square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☒ YES ☐ NO
 Is your project required to dedicate land to the public right-of-way? ☐ YES ☒ NO
 If so, what is/are your dedication requirement(s)? 0 ft

If you have dedication requirements on multiple streets, please indicate:

3. ACTION(S) REQUESTED: lied on "department of city planning application" they are demolishing a room
 Provide the Los Angeles City Code (LACC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought, follow with a description of the relief requested.
 Does the project include any other relief requests? ☐ YES ☒ NO
 Authorizing Code Section: 12.20.3.K.4
 Code Section from which relief is requested: 12.20.3.K.4
 Action Requested, Narrative: lied on "department of city planning application" they are demolishing a room

Authorizing Code Section: 12.22-A-31

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

Action Requested, Narrative: _____

Additional Requests Attached ☐ YES ☒ NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.
⁴ As determined by the Housing and Community Investment Department



original complaint. The roof was past leaking it started to pour through.





Last four pictures are the foundation of the house. We have pieces of wood under our fridge to keep it level. This is part of our original complaint. The house is basically sitting on stilts.

Highland Park – Garvanza HPOZ Meeting Minutes

September 26th, 2024

Agenda:

1. Call to Order: Called to order at 6:01 pm. Thurman Grant, Justine Leong, Andy Iro
2. Introduction: Board Chair Thurman Grant reads Ralph Brown Act and explains purpose of the HPOZ and the meeting procedures as well as the Zoom attendance and participation rules. Ne stating, presentations are online and can be downloaded, public comments, in-person and then virtual.
3. Approval of Minutes: Deferred to next meeting
4. Staff/Board communication: Meetings starting at 5pm Oct.-Dec.
5. Public Comment for Non-Agenda Items:
 - a. Pilar Reynaldo – How long does it take to get code enforcement to come to board?
 - i. Staff – The responsibility to come to the board to get code enforcement corrected falls on the homeowner. After the homeowner has been cited, there is no way for the board or staff to require them to correct the issue immediately aside from fines.
6. Conforming Work
 - a. Contributing – None
 - b. Non-Contributing : 509 E Ave 39 – Code Enforcement for new paint, and window and door replacement
 - i. Saul Trinidad – House is non-contributor, all windows will be replaced in the same size and location as existing, vinyl windows. 5 new doors in existing openings.
 - ii. Public Comment:
 1. Pilar Reynaldo – Why are windows being replaced with Vinyl in the HPOZ? It feels senseless to have an HPOZ if the original conditions won't be preserved. It feels disrespectful to those who worked hard to establish the HPOZ.
 2. Rosa Rivas – I am seconding Pilar. We worked hard to have the HPOZ in place. We can't keep having people say that they didn't know they were in the HPOZ. Properties are being dismantled. What is the board going to do to enforce the HPOZ standards?
 3. Tani Kaye – Going off of what Pilar said, what's the point of having an HPOZ?
 - iii. Board Deliberation:
 1. Justine – We have a preservation plan in place to address the vinyl window switch-out. Vinyl would not be appropriate.
 2. Thurman – HPOZ has requirements. The fact that windows were installed inappropriately doesn't mean it is allowed. We have to apply the standards of the HPOZ, that would mean historic materials on street-visible facades. There is more flexibility on rear. We are going to ask for

wood windows on the visible facades – front façade to half-way down on the side elevation. Back windows (6,7,8,9) can remain as is.

3. Saul – windows 10,11,12 aren't street visible.
4. Thurman – My evaluation is that front part before it steps back is street visible. It is hard to tell because the plan is not to scale. These windows were put in matching the existing in size?
5. Saul – correct.
6. Thurman – It seems odd to me for it to shift from vinyl to wood from window 13 to 12. If the tree were to be removed then the windows on that façade would be visible. Having two of the same windows in different materials would look bad.
7. Saul – guidelines say it should be based on street visibility
8. Thurman – My thinking is you can see the whole façade from the street.
9. Justine – Thank you for keeping the same size. Don't touch the arroyo wall. The house has been altered but we should be trying to restore it.
10. Pilar – From google street view the window on the side look double hung wood.
11. Saul – We have no photos from when we bought the house to prove what were original windows
12. Thurman – You should be painting the windows a different color, they're going to be wood. Doors shouldn't be vinyl. Divided lite windows on doors should be true-divided. Simpler frame is more appropriate. Paneled door would be fine.
13. Justine – Motion to continue the item to next meeting, Oct. 10, recommend to change out the doors and windows (9,6,7,8,16 can remain vinyl) to wood with window sills, front door should be true divided or paneled, no wood clad window, paint scheme should be three colors.
14. Andy – Second the motion, motion approved with all in favor.

7. Public Hearing

- a. Certificate of Appropriateness : 217 N Ave 55 – Construction of New 3-story, 7-unit multi-family on a Contributing lot.
 - i. Gustavo Cesareo – proposing a 3 story apartment building, got the OK from the previous HPOZ planner, reviewed by the board once, didn't have quorum for a follow up meeting.
 - ii. Public Comment:
 1. Felix Gomez – I am a tenant at the property. From what I know, the "shed" is two bedrooms. Could we get clarification on the rear detached building?
 2. Gustavo- It is a non-permitted structure
 3. Felix – We have an order to comply saying the structure is in disrepair. I want the record to show that the shed is currently a bedroom and laundry room, we have been renting there for several years.
 4. Gustavo – That is an illegal bedroom

5. Felix – We are being rented an illegal room? It is not a wood shed, it is a bedroom. There is also a separate wood shed in the back.
6. Pilar Reynaldo – If the applicant is allowed to put vinyl windows on the building, this sets precedents. The massing is really inappropriate for the size of the lot and front house.
7. Gustavo – Windows are what we found on market; we have no problem with changing them. From what I understand, windows must replicate but don't have to be exactly the same. We have to design in the same "spirit" of the district as close as possible but we don't have to be exact. Last time we came, Katie asked us to find a way to make the second building not be disturbing from sidewalk so we moved it further back. From a perspective view you wouldn't be able to see the back building.
8. Thurman – Why were you told to come back?
9. Gustavo – We presented this project at the last meeting and were given a referral
10. Nathaly – The referral form is not an approval
11. Justine – Unclear about what is original, in terms of the existing back yard structure.
12. Gustavo – Front house is not in scope of work
13. Thurman – We need to understand what is being demolished on the primary building
14. Felix – They are saying they are not touching the existing but they are. They are demolishing the unit attached and at the back of the original.
15. Justine – It looks detached
16. Gustavo – There is no existing permit for the shed
17. Thurman – Is the shed in the scope of work?
18. Felix – The back shed will be demolished if the project is approved?
19. Thurman – We could consider the shed historic. If we wanted to keep the shed, it would determine where the courtyard is.
20. Justine – We don't often get residential infill. It looks like it is keeping the same look.
21. Andy – I feel like the size of the building doesn't fit with the neighborhood. There is also a lack of clarity on whether the back shed is historic.
22. Thurman – Ultimately we are just recommending. The back shed would affect the massing so we should look at that. While I think you have tried to do a sensitive job in stepping back the building, we aren't going to see you again, all we can do is recommend. We always recommend wood for the windows in the public view. I don't necessarily have an issue with the size and general massing, we need housing, it is 7 units and there is an attempt to keep it in the same style. The South elevation is broken up in scale, to me that façade is too fussy and busy relative to the existing front house massing. The North façade is too simple. Windows on the front have of the building and the whole long façade, should be wood.

The parking looks like it is not of the style of this building. It looks like dingbat apartment parking. I would say the configuration doesn't look appropriate to this building. It is unclear to me whether the front house has different density of siding.

23. Gustavo – The siding is standard all the way around.
 24. Thurman – The stairs and small landings in the massing seem out of scale with the front building. Each façade is too extreme in each direction. According to the secretary of interiors standards, you don't want to match the existing. I think the vents shouldn't be included in the new building. Mimicking the existing columns contributes to un-elegant articulation of the stair landings. It is copying the existing too closely. It is unnecessary and doesn't help the design. I am concerned about the existing building in the back.
 25. Andy – Motion to recommend denial.
 26. Thurman – second the motion, all in favor
 27. Justine – We should look into the back shed and the original survey page. Without clarity of the back structure we can't make a determination on the massing of what is behind the main house.
8. Miscellaneous: Next Meeting scheduled Thursday, October 10. Meeting adjourned 7:55pm.

COUNTY CLERK'S USE

CITY OF LOS ANGELESOFFICE 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-2023-3247-DB-COA-HCA / Density Bonus, Certificate of Appropriateness, Housing Crisis Act

LEAD CITY AGENCY**City of Los Angeles (Department of City Planning)****CASE NUMBER**

ENV-2023-3248-CE

PROJECT TITLE

217 North Avenue 55

COUNCIL DISTRICT

CD 1 - Hernandez

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

217 North Avenue 55

☐ Map attached.**PROJECT DESCRIPTION:**

The construction, use, and maintenance of a new three (3)-story, seven (7) unit apartment building with one (1) unit set aside for a low-income household, and one (1) unit set aside for a very low-income household towards the rear of an existing historic duplex.

☐ Additional page(s) attached.**NAME OF APPLICANT / OWNER:****Orlando Cetina, Cetina Family Trust****CONTACT PERSON** (If different from Applicant/Owner above)**Gustavo Cesareo, Citta Nuova Design****(AREA CODE) TELEPHONE NUMBER**

(714) 984-7092

| 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 is exempt because it involves the development of [up to three single family homes or 6 multi-family units]. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: Although the project is not located within a hillside area or within the Santa Monica Mountains Zone, as analyzed in the ZIMAS data/information, the subject site does not contain an officially mapped environmental resource of hazardous or critical concern. (b) Cumulative Impact: Per ZIMAS, the LADBS Haul Route Status Table, and Navigate LA, there are no concurrent approved or pending projects or haul routes within the same place of the project site. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. All adjacent lots are developed with single-family dwellings/commercial buildings/mixed-use buildings/multi-family structures, and the subject site is of similar size and slope to nearby properties. The project site is located in a typical urbanized area of the Northeast 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 Certificate of Appropriateness*. The project is not unusual for the vicinity of the site and is similar in scope to other existing residential and commercial uses in the area. Furthermore, there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances. The project site is not located in the Very High Fire Hazard Severity Zone. (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 identified as a historical resource as a contributing feature in the Highland Park – Garvanza Historic Preservation Overlay Zone. 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

Pablo Estrada *Pablo Estrada*

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Density Bonus, Certificate of Appropriateness, Housing Crisis Act

DISTRIBUTION: County Clerk, Agency Record **Rev. 9-17-2025**

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2023-3248-CE

The Planning Department has determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15332, Class 32 (In-fill Development Projects). The project is located at 217 North Avenue 55.

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

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

The proposed project is the construction, use, and maintenance of a new three (3)-story, seven (7) unit apartment building with one (1) unit set aside for a low-income household, and one (1) unit set aside for a very low-income household towards the rear of an existing historic duplex. The project site is a 9,825.5 square foot lot that is zoned RD2-1-HPOZ and contains an existing historic duplex built in 1907 which is a Contributing Feature to the Highland Park – Garvanza Historic Preservation Overlay Zone (HPOZ). The unit mix ranges from one (1) studio, two (2) units consisting of one (1) bedroom, two (2) units consisting of 2 (2) bedrooms, and two (2) units consisting of three (3) bedrooms and the floor area of each dwelling unit will range from 437 to 1,187 square feet. The project proposes seven (7) long term bicycle parking stalls, and two (2) short term bicycle parking stalls. The project proposes to grade approximately 570 cubic yards of cut and approximately 100 cubic yards of fill.

The site is zoned RD2-1-HPOZ and has a General Plan Land Use Designation of Low Medium II Residential. As shown in the case file, the project is consistent with the applicable Northeast Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a lot that is approximately

9,825.5 square feet total, or 0.23 acres total. Lots adjacent to the subject site are developed with single- and multi-family residence structures. The site is previously developed and is surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The Tree Disclosure Statement signed by the Property Owner, Orlando Cetina on April 23, 2023, stated that the project does not contain Protected Trees or Shrubs, or any Street Trees in the Public Right of Way. The project assumes a worst-case scenario of removing all Street Trees, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this environmental analysis does not authorize the removal of any Street Trees without prior approval of the Urban Forestry Division, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. The applicant provided a Transportation Study Assessment and LADOT staff, Ira Rodriguez stated that a Vehicle Miles Traveled (VMT) Analysis is not required on July 1, 2024. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. Therefore, the project meets all of the criteria for the 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.

Regarding cumulative impacts, while there may be active and future building permits in the vicinity of the subject site, all projects will be required to follow all regulatory compliance measures regarding construction, and will be required to obtain proper permits, which, through inspections, will ensure that the project follows all applicable provisions. Any use of the right-of-way for construction materials or large construction vehicles is required to be by permit, which is issued by the Bureau of Street Services Investigations and Enforcement Division. For roadway access during construction, because staging of equipment in the right-of-way is done by permit, coordination of the use of the right-of-way by the construction sites in proximity to the project site will occur by Bureau of Street Services review.

As mentioned, the project site is a 9,825.5 square foot lot that is zoned RD2-1-HPOZ and contains an existing historic duplex built in 1907, which is a contributing feature to the Highland Park – Garvanza HPOZ. All adjacent lots are developed with single- and multi-family dwellings, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 2.3:1 on a site that is permitted to have a maximum FAR of 3:1. The project proposes a maximum building height of 32 feet and six (6) inches, which is not unusual for the vicinity of the subject site and is similar in scope to other existing Low Medium II Residential land uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park.

The proposed project is located over 27.4 miles away from Topanga State Park, therefore, the subject site will not create any impacts within a designated state scenic highway.

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource.