DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: September 10, 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.gov/about/commissions-boards-hearings and/or by contacting cpc@lacity.org

Public Hearing: Hearing Officer Hearing conducted via Zoom August 14, 2026.

Appeal Status: The Off-Menu Density Bonus / Affordable Housing Incentives and Waivers are not appealable to City Council.

Expiration Date: September 26, 2026
Multiple Approval: No

Case No.: CPC-2025-2081-DB-VHCA
CEQA No.: ENV-2025-2082-CE
Related Cases: N/A

Council No.: 14 - Jurado
Plan Area: Northeast Los Angeles
Overlay: N/A
Certified NC: LA-32

GPLU: General Commercial
Zone: [Q]C2-1

Applicant: Brett Boston, Parkman Apartments LLC
Representative: Gary Benjamin, Alchemy Planning + Land Use

PROJECT LOCATION: **4127 East Supreme Court** (4129 East Supreme Court, 4127-4129 North Mission Road)**, Los Angeles, CA 90032**

PROPOSED PROJECT: The project is the demolition of the existing billboard structure on a 4,500-square-foot lot and the construction, use, and maintenance of a new, six (6)-story 13 unit apartment building with two units reserved for Very Low-Income Households. The project will include 13 one-bedroom units which will range from 532 square feet to 562 square feet. The building will have 9,499 square feet of floor area and a maximum building height of 78 feet. The project will provide 1,105 square feet of open space consisting of a community room and rooftop open space. The project is eliminating required automobile parking spaces pursuant to California Government Code Section 65863.2 (AB 2097) and will provide 11 automobile parking spaces on the ground floor and a total of 17 bicycle parking spaces (15 long-term and 2 short-term).

REQUESTED ACTIONS:

1. An Exemption from the California Environmental Quality Act (CEQA) Guidelines pursuant to CEQA Guidelines, Article 19, 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; and

2. Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1 Section 12.22 A.25(g), a Density Bonus for a Housing Development Project consisting of a new six-story, 13-unit apartment building with two units reserved for Very Low-Income households, and requesting the following four off-menu incentives and five waivers of development standards:

Off-Menu Incentives

a. An off-menu incentive for a 5.6% reduced rear yard setback of 17 feet in lieu of the 18 feet required per LAMC Chapter 1 Section 12.14 C.2.
b. An off-menu incentive for a 15.0% reduced open space of 1,105 square feet in lieu of the 1,300 square feet required per LAMC Chapter 1 Section 12.21 G.2.
c. An off-menu incentive for a 100% reduced north side yard setback of zero feet in lieu of the required nine feet per LAMC Chapter 1 Section 12.14 C.2.
d. An off-menu incentive for relief from Ordinance 173,070 (Subarea 7075A) to permit 100% residential development in lieu of prohibiting 100% residential development.

Waivers of Development Standards

e. A waiver of development standards to permit a zero-foot south side yard setback in lieu of the required nine feet per LAMC Chapter 1 Section 12.14 C.2.
f. A waiver of development standards to permit zero-foot landscaped setbacks in lieu of the required five-foot landscaped setbacks (Commercial Corner Development) per LAMC Chapter 1 Section 12.22 A.23(a)(10)(i).
g. A waiver of development standards to permit a maximum building height of 78 feet, in lieu of a maximum of 25 feet and 33 feet (Transitional Height) as required per LAMC Chapter 1 Section 12.21.1 A.10.
h. A waiver of development standards to permit a maximum building height of 78 feet, in lieu of a maximum of 45 feet (Commercial Corner Development) as required per LAMC Chapter 1 Section 12.22 A.23(a)(1).
i. A waiver of development standards to permit a 41.4% increase in the Floor Area Ratio (FAR) to allow 2.12:1 in lieu of the 1.5:1 permitted in a commercial zone in Height District 1 per LAMC Chapter 1 Section 12.21.1 A.1.

RECOMMENDED ACTIONS:

1. **Determine,** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), for in-fill development, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;

2. **Approve**, pursuant to Los Angeles Municipal Code (LAMC) Chapter 1 Section 12.22 A.25(g), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 13 units, reserving two (2) units for Very Low-Income Household occupancy for a period of 55 years with the following four (4) Off-Menu Incentives and five (5) Waivers of Development Standards requested by the applicant;

Off-Menu Incentives

a. An off-menu incentive for a 5.6% reduced rear yard setback of 17 feet in lieu of the 18 feet required per LAMC Chapter 1 Section 12.14 C.2.
b. An off-menu incentive for a 15.0% reduced open space of 1,105 square feet in lieu of the 1,300 square feet required per LAMC Chapter 1 Section 12.21 G.2.
c. An off-menu incentive for a 100% reduced north side yard setback of zero feet in lieu of the required nine feet per LAMC Chapter 1 Section 12.14 C.2.
d. An off-menu incentive for relief from Ordinance 173,070 (Subarea 7075A) to permit 100% residential development in lieu of prohibiting 100% residential development.

Waivers of Development Standards

e. A waiver of development standards to permit a zero-foot south side yard setback in lieu of the required nine feet per LAMC Chapter 1 Section 12.14 C.2.
f. A waiver of development standards to permit zero-foot landscaped setbacks in lieu of the required five-foot landscaped setbacks (Commercial Corner Development) per LAMC Chapter 1 Section 12.22 A.23(a)(10)(i).
g. A waiver of development standards to permit a maximum building height of 78 feet, in lieu of a maximum of 25 feet and 33 feet (Transitional Height) as required per LAMC Chapter 1 Section 12.21.1 A.10.
h. A waiver of development standards to permit a maximum building height of 78 feet, in lieu of a maximum of 45 feet (Commercial Corner Development) as required per LAMC Chapter 1 Section 12.22 A.23(a)(1).
i. A waiver of development standards to permit a 41.4% increase in the Floor Area Ratio (FAR) to allow 2.12:1 in lieu of the 1.5:1 permitted in a commercial zone in Height District 1 per LAMC Chapter 1 Section 12.21.1 A.1.

3. **Adopt** the attached Conditions of Approval; and

4. **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning

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Vanessa Soto
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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 agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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Density Bonus / Affordable Housing Incentives Program Findings
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PROJECT ANALYSIS

PROJECT SUMMARY

The proposed project is the demolition of the existing billboard structure on the lot and the construction, use, and maintenance of a new, six (6)-story 13 unit apartment building with two units reserved for Very Low-Income (VLI) Households. The building will contain 9,499 square feet of floor area and a maximum building height of 78 feet. The project will provide 1,105 square feet of open space consisting of a community room and rooftop open space. The project is eliminating required automobile parking spaces pursuant to California Government Code Section 65863.2 (AB 2097) and will provide 11 automobile parking spaces on the ground floor. Ten spaces will be provided via an automated parking system, the remaining one is an ADA parking space. The project will provide a total of 17 bicycle parking spaces (15 long-term and 2 short-term). The project also proposes to provide six new trees and to import approximately 215 cubic yards of earth materials. The table below details the unit sizes:

	Total by Type	Size (square feet)
One Bedroom	4	532
One Bedroom	4	539
One Bedroom	5	562
Total	13	

Figure 1. Rendering of the proposed project at the corner of Mission Road and Supreme Court.

Figure 2. The proposed project along the Mission Road frontage.

BACKGROUND

Site Description

The project site consists of one (1) rectangular lot with a street frontage of 50 feet along Mission Road and a street frontage of 90 feet along Supreme Court. The lot area is approximately 4,500 square feet. The site is currently vacant except for a billboard structure, which was permitted in 1968. Previously, the site was developed with a two-story duplex and store per the Certificate of Occupancy issued on March 14, 1961 (Permit No. LA 67523-60). The store was changed to a cafe in 1965, according to the Certificate of Occupancy issued on May 7, 1965 (Permit No. LA 89132/65). The demolition permit for the duplex and cafe was issued to the applicant on August 13, 2020 under Permit No. 20019-10000-02473. There are no trees on site and no street trees along the project site.

Land Use Designation and Zoning

The project site is located in the Northeast Los Angeles Community Plan area. The current Community Plan designates the subject property for General Commercial land uses and it is zoned [Q]C2-1 (Height District 1). The FAR permitted for the site is 1.5:1 and the site has a [Q] Qualified Condition which prohibits 100 percent residential development pursuant to Ordinance 173,070.

The site is located within a Transit Priority Area (ZI-2452), the East Los Angeles State Enterprise Zone (ZI-2129), Hillside Area, Special Grading Area (BOE Basic Grid Map A-13372), Very High Fire Hazard Severity Zone, Liquefaction Zone, and is eligible for AB 2097.

Figure 3: [Q]C2-1 zoning of the project site, with the blue perimeter.

Surrounding Uses

The project is in an urbanized area surrounded by a mix of uses, including residential, commercial, and manufacturing. The properties along Mission Road are also zoned [Q]C2-1 and include commercial and residential uses. Behind the property to the west is an alley, which separates the commercial zoned properties from hillside single-family residential properties zoned [Q]R1-1D-HCR. To the east along Soto Street is an affordable housing apartment building, on a site zoned [Q]C2-1VL. Across the street on Mission Road to the southeast, the property is zoned M1-1. There is an auto repair shop, and further south the M1-1 lot is part of a larger industrial campus comprising several lots. The three lots located to the south along Mission Road contain a store and dwelling unit but a by-right four-story, mixed-use Density Bonus is proposed for the site.

*Figure 4: Surrounding Land Uses***.**

Streets and Circulation

Mission Road: Per Navigate LA, Mission Road adjoining the subject property to the east, is designated as a Boulevard II, and has a required right-of-way width of 100 feet. The street is improved with a curb, gutter, and sidewalks.

Supreme Court: Per Navigate LA, Supreme Court adjoining the subject property to the south, is designated as a Local Street - Standard, and has a required right-of-way width of 40 feet. The street is improved with a curb, gutter, and sidewalks.

Alley: adjoining the site to the west is an alley with an existing width of 10 feet.

Public Transit

The site is located within a Transit Priority Area (ZI-2452), within 0.5-miles of a Major Transit Stop and a High Quality Transit Corridor. The project site is well-served by local and regional public transit options. It is approximately 0.3-mile from the Metro Local 78 bus line on Mission Road and Broadway to the south. The Metro Rapid 45 bus line, a Major Transit Stop, also has a transit stop at Mission Road and Broadway.

On-site Cases and Permits

Permit Application No. 24010-10000-04696: On December 17, 2024, a Preliminary Zoning Assessment review was completed for a six-story affordable housing apartment with 13 units (two VLI units).

Ordinance 173,070 (Subarea 7075A): On March 19, 2000, this ordinance amended the zoning of Subarea 7075A to [Q]C2-1. The [Q] Qualified Condition prohibits 100 percent residential development in this subarea.

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 was one such case in the vicinity:

Case No. CPC-2021-1601-DB-CU-WDI-HCA: On November 9, 2023, the City Planning Commission approved a new, three-story over one basement-story mixed-use building consisting of 437.6 square feet of ground floor commercial and 22 dwelling units for a total of 16,125 square feet. Four units will be set aside for Very Low Income Households. The project, located at 4221 East Huntington Drive North, will provide 13 automobile parking spaces, four (4) short-term and 24 long-term bicycle parking spaces.

REQUESTED ENTITLEMENTS

Density Bonus/Affordable Housing Incentives Program

Pursuant to the State Density Bonus Law, the City must grant up to four (4) Incentives for a project that includes 16-percent of the total (or base density) units for Very Low-Income Households. The State Density Bonus Law further stipulates that a city may not apply any local development standard that would physically preclude the construction of a housing project that meets the affordable set-aside percentage at the densities or with the concessions or incentives permitted and allows applicants to request waivers or reductions of development standards that will physically preclude the construction of such a development. The City implements the State Density Bonus Law through the City's Density Bonus Ordinance, which allows On- and Off-menu Incentives and Waivers of Development Standards consistent with Government Code Section 65915.

The applicant submitted the Vesting Housing Crisis Act preliminary application for the project on November 11, 2024 and submitted the case filing on April 8, 2025. The project was deemed complete on July 13, 2026 and is vested to the rules and regulations in effect on November 11, 2024, including the City's State Density Bonus program implemented through LAMC Chapter 1 Section 12.22 A.25. Assembly Bill (AB) 1287 was effective January 1, 2024, and allows four incentives for mixed-income projects that include at least 16 percent of the units for Very Low-Income households in a rental housing project. The Citywide Housing Incentive Program (CHIP) and the Resident Protections ordinances do not apply to the project as they were adopted and effective after the project's vesting date of November 11, 2024.

As such, in accordance with California Government Code Section 65915 and LAMC Chapter 1 Section 12.22. A.25 (Affordable Housing Incentives – Density Bonus), 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 by requesting four (4) Off-Menu Incentives and five (5) Waivers of Development Standards:

Density

The subject property is zoned [Q]C2-1, which permits a residential density at a ratio of one (1) dwelling unit per 400 square feet of lot area for a density bonus project. The subject property has a total lot area of approximately 4,500 square feet, which allows a base density of 12 units, as rounded up. The applicant may request a density bonus of up to 35 percent (17 dwelling units) for reserving two units for Very Low-Income households. The applicant is seeking an approximately 8 percent density bonus increase to permit 13 dwelling units.

Automobile Parking

Pursuant to California Government Code Section 65863.2 Assembly Bill (AB) 2097, no minimum parking requirement shall be enforced for the project as the subject lot is located within one-half mile of a Major Transit Stop. According to the signed Affordable Housing Referral Form dated March 28, 2025, the site is located within one-half mile of Metro Local 78 and Metro Rapid 45 bus, a Major Transit Stop. Therefore, the proposed project is not required to provide any vehicular parking spaces. The applicant will provide 11 automobile parking spaces, and proposes to operate an automated parking system for 10 parking spaces. The remaining parking space will be ADA accessible.

Separately, the project is required to provide bicycle parking spaces pursuant to LAMC Chapter 1 Section 12.21. A.4 and is required to provide 13 long-term and two (2) short-term bicycle parking stalls for residential use. The project will provide 15 long-term spaces and two (2) short-term spaces.

Off-Menu Incentives

The project qualifies for four (4) incentives in exchange for setting aside 16 percent, or two (2) units for Very Low-Income households. The project is requesting off-menu incentives as it is located within a Very High Fire Hazard Severity Zone and does not qualify for on-menu incentives. Accordingly, the applicant has requested four (4) Off-menu Incentives, as follows:

a. An off-menu incentive for a 5.6% reduced rear yard setback of 17 feet in lieu of the 18 feet required per LAMC Chapter 1 Section 12.14 C.2.
b. An off-menu incentive for a 15.0% reduced open space of 1,105 square feet in lieu of the 1,300 square feet required per LAMC Chapter 1 Section 12.21 G.2.
c. An off-menu incentive for a 100% reduced north side yard setback of zero feet in lieu of the required nine feet per LAMC Chapter 1 Section 12.14 C.2.
d. An off-menu incentive for relief from Ordinance 173,070 (Subarea 7075A) to permit 100% residential development in lieu of prohibiting 100% residential development.

Waivers of Development Standards

As mentioned above, a project that provides 16 percent of its base units for Very Low-Income Households qualifies for four (4) incentives, but the applicant may request other waivers of development standards that will have the effect of physically precluding the construction of a development meeting the affordable set-aside percentage criteria within State Density Bonus Law. The applicant requests five (5) Waivers of Development Standards, as follows:

e. A waiver of development standards to permit a zero-foot south side yard setback in lieu of the required nine feet per LAMC Chapter 1 Section 12.14 C.2.
f. A waiver of development standards to permit zero-foot landscaped setbacks in lieu of the required five-foot landscaped setbacks (Commercial Corner Development) per LAMC Chapter 1 Section 12.22 A.23(a)(10)(i).
g. A waiver of development standards to permit a maximum building height of 78 feet, in lieu of a maximum of 25 feet and 33 feet (Transitional Height) as required per LAMC Chapter 1 Section 12.21.1 A.10.
h. A waiver of development standards to permit a maximum building height of 78 feet, in lieu of a maximum of 45 feet (Commercial Corner Development) as required per LAMC Chapter 1 Section 12.22 A.23(a)(1).
i. A waiver of development standards to permit a 41.4% increase in the Floor Area Ratio (FAR) to allow 2.12:1 in lieu of the 1.5:1 permitted in a commercial zone in Height District 1 per LAMC Chapter 1 Section 12.21.1 A.1.

CONSIDERATIONS

Housing Replacement

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

The Los Angeles Housing Department (LAHD) has determined, per the Housing Crisis Act of 2019 (SB 8) Determination, dated June 26, 2025, that the property had two (2) residential units that existed on the property within the last five (5) years. Two (2) units were subject to the Rent Stabilization Ordinance (RSO) as Protected Units and two (2) units are subject to replacement as affordable Protected Units. Pursuant to the Comprehensive Housing Affordability Strategy (CHAS) database, two (2) units need to be replaced with equivalent type units and for Density Bonus projects, the replacement requirement will consist of one (1) unit restricted to Very Low Income Households and one (1) unit restricted to Low Income Households.

PROFESSIONAL VOLUNTEER PROGRAM

The proposed project was reviewed at the Urban Design Studio's Office Hours on April 8, 2026 and presented to the Professional Volunteer Program (PVP) on July 21, 2026. The following are PVP's comments and suggestions, prepared by Urban Design Studio staff, and the applicant's response:

Pedestrian First Design

- Consider switching the location of the tree and door, to enter closer to corner
- Consider reorganizing the ground floor so that the lobby, in particular, can become more of a simple volume; at 20'-high realize that this will be a peculiarly proportioned space as drawn

360° Design

- All of the stepping, notched layout makes for inefficient and uncomfortable space planning
- Satisfying the many competing demands for roof space, for mechanical etc., may be challenging; the building code does have an exception (Sec. 503.1) allowing solar installation above a frame, shading mechanical units, and with these to *not* be considered as an additional story/height
- If the transformer is underground, in a vault the bollards shown would be unnecessary
- The dark siding at the top of the building gives a more imposing feel than might be desired

Climate-Adapted Design

- With the stair inaccessible from the lobby, this completely discourages people from using it
- Check for compliance with the 2025 California Energy Code; the solar PV installation *may* not be required (with occupied roof reducing the solar access area) but project must be solar-ready

- Instead of the small, slow-growing olive proposed at the entry, consider planting a larger species like a Chinese pistache that could create a more elegant canopy over the entry
- The crepe myrtles on the roof would be better as multi-trunk specimens than as standard form
- Verify whether there's enough soil volume for trees at the roof deck to attain anything close to their full potential to provide shade and habitat value; for guidance see UDS' Soil Depths

Other, Code-related

- With more than 750 sq. ft. of roof deck a second stair will be required
- Recommend consultation with LAFD as there may be issues with the emergency egress path, plus how the stair circulation to the alley and/or Supreme court is depicted needs clarification
- Check whether the powerline clearance meets LADWP's requirements, as these are based on the location of the lines not pole: OA006-01 Construction in Proximity to Overhead Power Lines

Applicant's Response

The applicant submitted updated plans on August 13, 2026, with a new building section that illustrates the stair egress from the second level to the ground floor on Supreme Court, a rendering without any bollards along Supreme Court, and deleted text callouts for bollards. Updated landscape plans were received on August 25, 2026; the applicant will provide a Chinese pistache at the ground floor, multi-trunk crepe myrtles on the roof, and the landscape architect verified that there will be adequate soil volume for the trees in the customized planters. The applicant has not yet submitted for full plan check with LADBS, and will consult with the Fire Department. The applicant has been in coordination with LADWP regarding the proposed placement of the underground transformer and clearances for the existing utility poles, and will continue to coordinate with DWP. Although the proposed roof deck is 829 square feet, the occupied portion is 572 square feet excluding the 257 square feet of planters. Therefore, a second stair to the roof is not required. The applicant will seek exemption from providing solar at the rooftop since the rooftop is being used for open space and the project will provide Energy Star dishwashers and refrigerators, and smart thermostats.

PUBLIC HEARING AND COMMUNICATIONS

A public hearing for the project was held by Hearing Officer Linda Lou on August 14, 2026, via Zoom teleconference. The public hearing was attended only by the applicant's representative. No members of the public were in attendance.

CONCLUSION

Based on the information submitted and mandatory 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 Chapter 1 Section 12.22. A.25 of the Los Angeles Municipal Code (LAMC) in effect on November 11, 2024, 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, 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**. The project shall be limited to a maximum density of 13 multi-family residential dwelling units, including On-Site Restricted Affordable Units.

3. **On-site Restricted Affordable Units.** Two (2) units shall be reserved for Very Low-Income Households, as defined by the California Government Code Section 65915 and by the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit condition requires conditional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.

4. **Changes in On-Site Restricted Units**. Deviations that increase the number of On-Site Restricted affordable units or that change the composition of units or parking numbers shall be consistent with LAMC Chapter 1 Section 12.22 A.25 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 two (2) units available to Very Low-Income Households or equal to 16 percent of the project's base 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 on-site 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. **Incentives**

    a. **Use (Incentive).** The project shall be permitted to have 100 percent residential use.

    b. **Side Yard Setback (Incentive).** The project shall provide a minimum north side yard setback of zero feet per Exhibit "A".

    c. **Rear Yard Setback (Incentive).** The project shall provide a minimum rear yard setback of 17 feet per Exhibit "A".

d. **Open Space (Incentive).** The project shall provide a minimum of 1,105 square feet of usable open space per Exhibit “A”.

7. **Waivers of Development Standards**

a. **Floor Area Ratio (Waiver).** The project shall be limited to a maximum Floor Area of 9,499 square feet and FAR of 2.12:1 per Exhibit “A.”

b. **Height (Waivers).** The height of the building shall be limited to 78 feet as shown on the project plans, Exhibit “A”, attached to the subject case file.

i. No transitional height pursuant to LAMC Chapter 1 Section 12.21 A.10 shall be required.
ii. The building height is not subject to the maximum height of 45 feet for a Commercial Corner Development in Height District No. 1, per LAMC Chapter 1 Section 12.22 A.23(a)(1).

c. **Side Yard Setback (Waiver).** The project shall provide a minimum south side yard setback of zero feet per Exhibit “A”.

d. **Landscaped Setbacks (Waiver).** The project shall provide zero-foot landscaped setbacks along the Mission Road and Supreme Court street frontages of the lot.

8. **Parking.**

a. Automobile Parking. The project shall not be required to provide any minimum required vehicle parking pursuant to California Government Code Section 65863.2 (AB 2097). The project proposes to provide 11 residential parking spaces.

b. Bicycle Parking. The project shall provide a minimum of two (2) short-term bicycle parking spaces and 13 long-term bicycle parking spaces, in compliance with LAMC Chapter 1 Section 12.21 A.16 and to the satisfaction of the Department of Building and Safety.

9. **Signage**. On-site signs shall comply with the Municipal Code. Signage rights are not part of this approval.

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 and Recycling.** Trash collecting and recycling areas shall be located on-site within a fully enclosed portion of the building at all times. Trash and recycling containers shall enclosed and/or covered at all times, 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. **Stormwater/irrigation.** The project shall implement on-site stormwater infiltration as feasible based on the site soils conditions, the geotechnical recommendations, and the City of Los

Angeles Department of Building and Safety Guidelines for Storm Water Infiltration. If on-site infiltration is deemed infeasible, the project shall analyze the potential for stormwater capture and reuse for irrigation purposes based on the City Low Impact Development (LID) guidelines.

15. **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.

16. **Mechanical Equipment.** All exterior mechanical equipment shall be screened from view of any abutting properties and the public right-of-way. 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.

17. **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.

18. **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 Chapter 1 Section 12.21 G.2.** As conditioned herein, a final submitted landscape plan shall be reviewed to be in substantial conformance with Exhibit "A." There shall be a minimum of four (4) 24-inch box, or larger, trees on site pursuant to LAMC Chapter 1 Section 12.21 G.2. Any required trees pursuant to LAMC Chapter 1 Section 12.21 G.2 shown in the public right of way in Exhibit "A" shall be preliminarily reviewed and approved by the Urban Forestry Division prior to building permit issuance. In-lieu fees pursuant to LAMC Section 62.177 shall be paid if placement of required trees in the public right of way is proven to be infeasible due to City determined physical constraints.

    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.

19. **Utility Connections.** New utility connections shall be undergrounded to the maximum extent feasible.

20. Prior to the issuance of building permits, the Applicant shall demonstrate compliance with Public Resources Code Section 4290 and its implementing regulations in Title 14, Division 1.5, Chapter 7, Subdivision 2 (State Minimum Fire Safe Regulations) and Chapter 7 of the California Building Code.

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 13B.6.2. of Chapter 1A 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. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building

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

29. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designate agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.

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

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. Government Code Section 65915 and 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 off-menu 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.

Based on the set aside of 16 percent of the base units for Very Low-Income households, the applicant is entitled to four (4) Incentives under the State Density Bonus Law. Therefore, the four (4) Off-Menu incentives qualify as the proposed project's incentives.

Rear Yard Setback

The applicant is requesting an off-menu incentive for a reduction in the rear yard setback to 17 feet in lieu of the 18 feet required for a six-story residential building per LAMC Chapter 1 Section 12.14 C.2. The 5.6 percent setback reduction is needed to accommodate the automated parking system. According to the applicant, parking revenues would be used to help offset affordable housing costs. In addition, although the commercial-zoned lot is not required to provide a front yard setback, the project proposes a front yard setback to accommodate the anticipated clearance required for the nearby utility pole.

Open Space

The applicant is requesting an off-menu incentive for a 15 percent reduction in the required open space to 1,105 square feet in lieu of the 1,300 square feet required for the 13 one-bedroom dwelling units per LAMC Chapter 1 Section 12.21 G.2. The incentive is an identifiable cost reduction to provide for affordable housing costs and would allow more of the building envelope to be used for affordable housing.

Side Yard Setback

The applicant is requesting an off-menu incentive for a 100 percent reduction in the northerly side yard setback to allow a zero-foot side yard setback in lieu of the nine (9) feet required for a six-story residential building per LAMC Chapter 1 Section 12.14 C.2. The granting of the incentive will accommodate the automated parking system at the ground floor. According to the applicant, the parking revenues would be used to help offset the affordable housing costs.

100 Percent Residential Development

The applicant is requesting an off-menu incentive for relief from Ordinance 173,070 (Subarea 7075A) to permit 100 percent residential development in lieu of this ordinance prohibiting 100 percent residential development of the lot. The incentive is an identifiable cost reduction and would allow more of the building envelope to be used for affordable housing.

b. ***The incentives will 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 incentives 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 Chapter 1 Section 12.22 A.25(b)). As required by Section 12.22 A.25 (e)(2), the project meets the eligibility criterion that is required for density bonus projects. The previously developed project site currently has a billboard structure and the property is not listed in the California Register of Historical Resources. The lot is not a designated or an eligible historical resource.

During Plan Check, the project will be reviewed for compliance with the Building Code. This review will ensure compliance with Building Code regulations, including but not limited to fire regulations, access, and ADA compliance. No Incentive is granted herein for Building Code regulations. The lot is located within a Very High Fire Hazard Severity Zone and the applicant will need to demonstrate compliance with Public Resources Code Section 4290 and its implementing regulations in Title 14, Division 1.5, Chapter 7, Subdivision 2 (State Minimum Fire Safe Regulations) and Chapter 7 of the California Building Code prior to issuance of building permits. The project will also be required to comply with Special Grading Area regulations.

There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Therefore, there is no substantial evidence that the 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 Historic Resources. Therefore, based on the above, there is no basis to deny the requested incentives.

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

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

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

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

Based on the set aside of 16 percent of base units for Very Low-Income households, the applicant is entitled to four (4) Incentives under the Government Code and LAMC, as discussed above. Therefore, the remaining requests need to be processed as Waivers of Development Standards. Without the requested five (5) Waivers, the existing development standards would physically preclude development of the densities permitted under State Density Bonus Law, and build out of the incentives:

Side Yard Setback

The applicant is requesting a Waiver for a 100 percent reduction of the required south side yard setback to allow a zero-foot side yard setback in lieu of the nine (9) feet required for a six-story residential building per LAMC Chapter 1 Section 12.14 C.2. The request is to accommodate the automated parking system at the ground floor to generate revenues from parking spaces to provide for affordable housing costs. Not granting the waiver would require redesigning the project, according to the applicant, and could physically preclude the development of two units.

Landscaped Setbacks

The applicant is requesting a Waiver to allow zero-foot landscaped setbacks along Mission Road and Supreme Court in lieu of the required five-foot landscaped setbacks along the two street frontages for a Commercial Corner Development project as required by LAMC Chapter 1 Section 12.22 A.23(a)(10)(i). The waiver is needed at the ground floor for portions of the parking area, lobby, trash and recycling area, and stairs. Revenue from the parking spaces would be used to provide for affordable housing costs. Not granting the waiver would require redesigning the project, according to the applicant, and could physically preclude the development of two units.

Transitional Height

The project site is zoned [Q]C2-1 and is located across an alley from an R1 zoned lot to the rear of the site, which requires compliance with transitional height provisions under LAMC Chapter 1 Section 12.21.1 A.10. The applicant is requesting a Waiver to allow a building height of 78 feet in lieu of Transitional Height limits of 25 feet within 49 feet of properties in the R1 zone and 33 feet within 99 feet of properties in the R1 zone as required by LAMC Chapter 1 Section 12.22 A.23(a)(10)(i). The waiver is needed to build the units permitted by State Density Bonus Law and to expand the building envelope so the additional units can be constructed as the Transitional Height limits will physically preclude the development of multiple units. Not granting this waiver could physically preclude the development of nine units, according to the applicant.

Commercial Corner Development Height

The project site is zoned [Q]C2-1, in Height District No. 1 and located across an alley from an R1 zoned lot, which requires compliance with the Commercial Corner Development height provision under LAMC Chapter 1 Section 12.22 A.23. The applicant is requesting a Waiver to allow a building height of 78 feet in lieu of the

Commercial Corner Development maximum height limit of 45 feet as required by LAMC Chapter 1 Section 12.22 A.23(a)(1). The waiver is needed to build the units permitted by State Density Bonus Law, as the Commercial Corner Height limit will physically preclude the development of multiple units.

Floor Area Ratio

The applicant is requesting a maximum floor area of 9,499 square feet (2.12:1 FAR), an increase of 41.4 percent, in lieu of the maximum FAR of 1.5:1 permitted in a commercial zone in Height District 1 as required by LAMC Chapter 1 Section 12.21.1 A.1. The waiver is needed to allow the density permitted by State Density Bonus law. Without the waiver, units would be physically precluded. Two floors of the building would be eliminated, according to the applicant, resulting in the loss of six units.

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

There is no substantial evidence in the record that the proposed waivers 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 Chapter 1 Section 12.22 A.25(b)). As required by Section 12.22 A.25 (e)(2), the project meets the eligibility criterion that is required for density bonus projects. The previously developed project site currently has a billboard structure and the property is not listed in the California Register of Historical Resources. The lot is not a designated or an eligible historical resource.

During Plan Check, the project will be reviewed for compliance with the Building Code. This review will ensure compliance with Building Code regulations, including but not limited to fire regulations, access, and ADA compliance. No Waiver is granted herein for Building Code regulations. The lot is located within a Very High Fire Hazard Severity Zone and the applicant will need to demonstrate compliance with Public Resources Code Section 4290 and its implementing regulations in Title 14, Division 1.5, Chapter 7, Subdivision 2 (State Minimum Fire Safe Regulations) and Chapter 7 of the California Building Code prior to issuance of building permits. The project will also be required to comply with Special Grading Area regulations.

There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Therefore, there is no substantial evidence that the project’s proposed waivers will have a specific adverse impact on the physical environment, on public health and safety, or on property listed in the California Register of Historic Resources. Therefore, based on the above, there is no basis to deny the requested waivers.

c. The waivers are contrary to state or federal laws.

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

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 Article 19, 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 the Justification for Categorical Exemption Case No. ENV-2025-2082-CE (Exhibit E) and/or 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. 186,952, 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 for the project was held on August 14, 2026, at 10:00 a.m. telephonically via Zoom. The hearing was conducted by the Hearing Officer, Linda Lou, on behalf of the City Planning Commission in taking testimony for Case No. CPC-2025-2081-DB-VHCA. The purpose of the hearing was to obtain testimony from affected and/or interested parties regarding this application. The environmental determination was among the matters considered at the hearing.

The public hearing was only attended by the applicant's representative. No members of the public were in attendance.

Applicant Presentation:

The applicant's representative described the site location, existing conditions, project description, floor plans, proposed building materials, landscaping, and the requested entitlements.

Public Comment:

No members of the public were in attendance at the public hearing.

Written Communications Received:

No written comments were received from the public at the writing of the staff report.

EXHIBIT A

4127 SUPREME CT

4127 SUPREME CT, LOS ANGELES, CA 90032

THIS PROPERTY IS 100% PRIVATELY FUNDED. THIS IS NOT PUBLIC HOUSING. THERE IS NO TAX CREDIT RECEIVED.

AERO COLLECTIVE

209 S MARKET ST
INGLEWOOD, CA 90301
323.553.2376

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CLIENT:

BRETT BOSTON
8665 WILSHIRE BLVD #300
BEVERLY HILLS, CA 90211

CONSULTANT:

4127 SUPREME CT

4127 SUPREME CT
LOS ANGELES, CA 90032
#23029

8/12/26
SCHEMATIC DESIGN

STAMP:

NOT FOR CONSTRUCTION

NO.	ISSUES/REVISIONS	DATE

KEY PLAN:

PROJECT NO.	#23029
PLOT DATE	8/12/26
SCALE	AS SHOWN

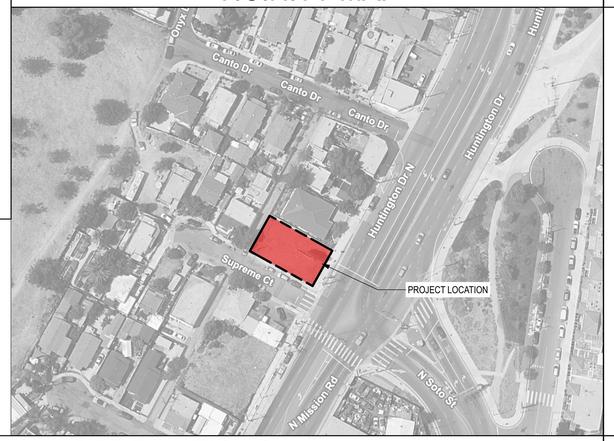
SHEET TITLE:

Cover Sheet

SHEET NO:

G0.00

VICINITY MAP



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PROJECT TEAM

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ABBREVIATIONS

&	AND
℄	CENTERLINE
Ø	DIAMETER
⊥	PERPENDICULAR
#	POUND OR NUMBER
(E)	EXISTING
(N)	NEW
AD	AREA DRAIN
ADD'L	ADDITIONAL
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AGGR	AGGREGATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
APT	APARTMENT
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASW	AREA SEPARATION WALL
AWT	ACOUSTIC WALL TILE
BB	BASEBOARD
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BS	BOTH SIDES
BTWN	BETWEEN
BUR	BUILT-UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CL	CLOSET
CLG	CEILING
CLKG	CAULKING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CON	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
COR	CORRIDOR
CPT	CARPET
CTR	CENTER
DBL	DOUBLE
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EE	EMERGENCY EGRESS WINDOW
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION
ENCL	ENCLOSURE
EP	ELECTRICAL PANEL BOARD
EQ	EQUAL
EQPT	EQUIPMENT
ES	EACH SIDE
EXT	EXTERIOR
EXH	EXHAUST
EW	EACH WAY
FA	FIRE ALARM
FAU	FORCED AIR UNIT
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
FG	FINISH GRADE
FIN	FINISH
FLR	FLOOR
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD/STRUCTURE
FR	FIRE RESISTIVE
FS	FINISH SURFACE
FT	FOOT OR FEET
FTG	FOOTING
FUR	FURRING
FXT	FIXTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GD	GARBAGE DISPOSAL
GEN	GENERAL
GL	GLASS
GND	GROUND
GR	GRADE
G.S.M.	GALVANIZED SHEET METAL
GYP	GYPSUM
H	HIGH
HB	HOSE BIB
HC	HOLLOW CORE
HDR	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
IGN	IGNITION
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
KIT	KITCHEN
LAM	LAMINATE
LAV	LAVATORY
LG	LONG
LP	LOW POINT
LS	LANDSCAPING
LT	LIGHT
LVP	LUXURY VINYL PLANK
LVT	LUXURY VINYL TILE
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
MTP	METAL PANEL
N	NORTH
NA	NOT APPLICABLE
NAP	NOT A PART
NIC	NOT IN CONTRACT
NO or #	NUMBER
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OCC	OCCUPANCY
OFF	OFFICE
O.H.	OVERHANG
OPNG	OPENING
OPP. H.	OPPOSITE HAND
OZ	OUNCE
P-LAM	PLASTIC LAMINATE
PA	PLANTING AREA
PL	PROPERTY LINE
PLAS	PLASTER
PLYWD	PLYWOOD
PR	PAIR
PT	PAINT
PTN	PARTITION
QT	QUARRY TILE
QTZ	QUARTZ
R	RISER
RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCING/MENT
REQ	REQUIRED
RESIL	RESILIENT
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SF or SQ.FT.	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SL	SLOPE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STO	STORAGE
STU	STUCCO
SUSP	SUSPENDED
SW	SWITCH
SYM	SYMMETRICAL
TEL	TELEPHONE
THK	THICK
TOC	TOP OF CURB
TP	TOP OF PAVEMENT
TOP	TOP OF PARAPET
TH	TOWNHOUSE
TRD	TREAD
TV	TELEVISION
TOW	TOP OF WALL
TYP	TYPICAL
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VL	VALLEY LINE
VST	VINYL STAIR TREADS
W	WEST OR WIDE
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WP	WATERPROOFING
WPT	WORKING POINT
WR	WATER RESISTIVE
WT	WEIGHT

SYMBOL LEGEND

SECTION (BUILDING)
1 / A0.00 — DETAIL NUMBER / SHEET WHERE FOUND

BUILDING ELEVATION
1 / A0.00 — DETAIL NUMBER / SHEET WHERE FOUND

INTERIOR ELEVATION
2 / 5 / 1 / A0.00 / 3 / 4 — DETAIL NUMBER / SHEET WHERE FOUND

DETAIL (WALL)
1 / A0.00 — DETAIL NUMBER / SHEET WHERE FOUND

DETAIL
1 / A0.00 — DETAIL NUMBER / SHEET WHERE FOUND

ROOM LABEL
ROOM / 100 / A: 100 sq ft / 0/A0.00
ROOM NAME
ROOM NUMBER
ROOM SQUARE FOOTAGE
DETAIL NUMBER & SHEET

000 — DOOR NUMBER SYMBOL
REFER TO DOOR SCHEDULE

A — WALL TYPE INDICATOR
REFER TO WALL ASSEMBLIES

A — WINDOW TYPE SYMBOL
REFER TO WINDOW SCHEDULE

XX-X — FINISH AND MATERIAL SYMBOL
REFER TO FINISH SCHEDULE

00.00' — SPOT ELEVATION

1 — KEYNOTE

1 — REVISION

DRAINAGE SLOPE

FLOOR DRAIN

STEP IN SURFACE OF CONCRETE SLAB

FLOOR | FINISH — FINISH MATERIALS

EXIT SIGN, SEE DTL 6/G0.36

SMOKE DETECTOR / CARBON MONOXIDE ALARM

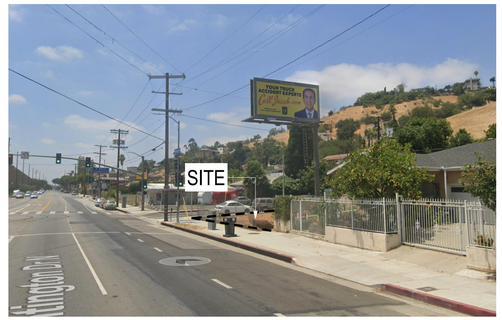
ELECTRICAL OUTLET

THERMOSTAT

LIGHT SWITCH / SENSOR

SECURITY CAMERA

SITE PHOTO KEY PLAN

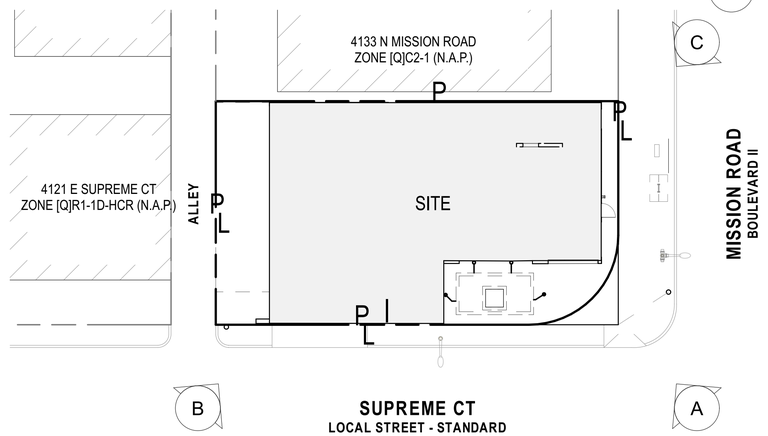


EXISTING SOUTH VIEW AT MISSION — C

EXISTING VIEW AT ALLEY — B

EXISTING CORNER VIEW AT SUPREME AND MISSION — A

Site Aerial



Site Photo Key Plan
SCALE: 1/16" = 1'-0"

AERO COLLECTIVE

209 S MARKET ST
INGLEWOOD, CA 90301
323.553.2376

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CLIENT:
BRETT BOSTON
8665 WILSHIRE BLVD #300
BEVERLY HILLS, CA 90211

CONSULTANT:

4127 SUPREME CT
4127 SUPREME CT
LOS ANGELES, CA 90032
#23029

8/12/26
SCHEMATIC DESIGN

STAMP:

NOT FOR CONSTRUCTION

NO.	ISSUES/REVISIONS	DATE

KEY PLAN:

PROJECT NO. #23029
PLOT DATE 8/12/26
SCALE AS SHOWN

SHEET TITLE:
Project Info

SHEET NO:
G0.01

BUILDING DATA

PLANNING AND ZONING DATA

OPEN SPACE SUMMARY

OPEN SPACE (LAMC 12.21.G)

LESS THAN 3 HABITABLE ROOMS	100	SF / UNIT
THREE HABITABLE ROOMS	125	SF / UNIT
MORE THAN 3 HABITABLE ROOMS	175	SF / UNIT

REQUIRED OPEN SPACE

UNIT TYPE	HABITABLE ROOMS	# OF UNITS	SPACE / UNIT	TOTAL
UNIT B1	2	4	100	400
UNIT B2	2	4	100	400
UNIT B3	2	5	100	500

TOTAL REQUIRED OPEN SPACE **1,300**

PROVIDED OPEN SPACE (LAMC 12.21.G)

COMMON OPEN SPACE

EXTERIOR:

REAR YARD				0
ROOF DECK				829

INTERIOR:

COMMUNITY ROOM	ACTUAL SF:	532			
	TOTAL INTERIOR:	532	OPEN SPACE CONTRIBUTION:	276	(MAX 25%)
TOTAL COMMON OPEN SPACE				1,105	
PRIVATE OPEN SPACE					
50 SF PER BALCONY	13	UNITS		0	
TOTAL PROPOSED OPEN SPACE				**1,105**	**SF** = UNDER **(INCENTIVE #2)**

*SEE G0.04 FOR OPEN SPACE DIAGRAMS

HARDSCAPE

BUILDING FOOTPRINT	3,183	SF
ON-SITE HARDSCAPE AREA:	822	SF
ON-SITE LANDSCAPE AREA:	389	SF
NET LOT AREA (AFTER DEDICATION):	4,394	SF

*SEE A0.00 FOR ADDITIONAL INFORMATION

LANDSCAPED OPEN SPACE

LANDSCAPED OPEN SPACE REQUIREMENTS			
25% COMMON OUTDOOR OPEN SPACE		207	
TOTAL PROPOSED LANDSCAPED OPEN SPACE AREA		**257**	**SF** = OK

TREES

TOTAL TREES REQUIRED	1 PER 4 UNITS	3.25	
TOTAL TREES PROPOSED		**6**	**TREES** = OK

PARKING SUMMARY

TOTAL RESIDENTIAL PARKING REQUIRED			**0**	**SPACES** **(PER AB2097)**
RESIDENTIAL PARKING PROVIDED				
ACCESSIBLE SPACES			1	
TANDEM LIFT SYSTEM			10	
TOTAL PROVIDED RESIDENTIAL PARKING			**11**	**SPACES** = OK
RESIDENTIAL ACCESSIBLE PARKING REQUIRED				(CBC 1109A.5)
RESIDENTIAL STALLS	2%		1	SPACES
RESIDENTIAL EV PARKING REQUIRED				(LAMC 99.04.106.4.2)
FOR MULTIFAMILY PROJECTS WITH LESS THAN 20 UNITS:	**% OF TOTAL PARKING SPACES**		**EV SPACES REQUIRED**	
EV CAPABLE	30%		3.3	
EV READY	25%	BUT NO LESS THAN 1 PER UNIT	2.8	
TOTAL REQUIRED EV PARKING SPACES			**7**	SPACES

BICYCLE PARKING REQUIRED

RESIDENTIAL BICYCLE SPACES REQUIRED	**# OF UNITS**	**SPACES**
LONGTERM: 1 PER UNIT (1-25 UNITS)	13	13.0
LONGTERM: 1 PER 1.5 UNIT (26-100 UNITS)	0	0.0
SHORT TERM: 1 PER 10 UNITS (1-25 UNITS)	13	1.3
SHORT TERM: 1 PER 15 UNITS (26-100 UNITS)	0	0.0
TOTAL RESIDENTIAL BICYCLE SPACES REQUIRED		**15.0** **SPACES**
RESIDENTIAL BICYCLES PROVIDED		
LONGTERM		15
SHORT TERM (AT SIDEWALK)		2
TOTAL RESIDENTIAL BICYCLE SPACES PROVIDED		**17** **SPACES** = OK

PLANNING AND ZONING DATA

ZONING DISTRICT	**[Q]C2-1**		(LAMC 12.14)
LOT AREA	4,500	SF	
BUILDABLE AREA	4,500		
TOC TIER	TIER 2		

FAR AND BUILDING AREA

ALLOWABLE FAR	1.5		
PROPOSED FAR	**2.12**		**(WAIVER #5)**
ALLOWABLE FLOOR AREA	6,750		
PROPOSED BUILDING AREA	**9,499**	**SF**	

DENSITY

DWELLING UNIT DENSITY	400	SF	(R4 DENSITY; 1 UNIT PER 400 SF LOT AREA; LAMC 12.11C)
ALLOWABLE DENSITY	12		(1 UNIT PER 400 SF)
DENSITY PROPOSED	**13**	**UNITS**	= OVER
DENSITY INCREASE REQUESTED	**8.4%**		**(PER DENSITY BONUS)**
VLI SET ASIDE FOR ADD'L INCENTIVES 16%	2		
RPO REPLACEMENT UNITS	2		
PROPOSED TOTAL VLI UNITS	2	**UNITS**	

BUILDING HEIGHT AND STORIES (LAMC 12.22 A23)

	ALLOWED	PROPOSED	
BUILDING HEIGHT	45'-0"	78'-0"	**(WAIVER #4)**
BUILDING STORIES	UNLIMITED	6	

BUILDING SETBACKS (LAMC 12.10 & 12.22-A,23)

	REQUIRED	PROPOSED		
FRONT YARD	0'-0"	0'-0"		
SIDE YARD	0'-0"	0'-0"	(ADD 1'-0" FOR EVERY STORY OVER 2)	**(INCENTIVE #3)**
SIDE YARD	9'-0"	0'-0"	(ADD 1'-0" FOR EVERY STORY OVER 2)	**(WAIVER #1)**
REAR YARD	18'-0"	17'-0"	(ADD 1'-0" FOR EVERY STORY OVER 3)	**(INCENTIVE #1)**

NARRATIVES & INCENTIVES

ENTITLEMENT REQUESTS

A. PURSUANT TO LAMC 12.22-A,25 AND 13B.2.3, THE APPLICANT PROPOSES AN 8.4% DENSITY INCREASE FROM 12 DWELLING UNITS TO 13 DWELLING UNITS AND THE FOLLOWING OFF-MENU DENSITY BONUS INCENTIVES AND WAIVERS OF DEVELOPMENT STANDARDS:

OFF-MENU INCENTIVES

1. OFF-MENU INCENTIVE FOR A 5.6% WEST REAR YARD REDUCTION, TO PERMIT 17', IN LIEU OF 18', AS OTHERWISE REQUIRED BY LAMC 12.14-C,3.
2. OFF-MENU INCENTIVE FOR A 15% OPEN SPACE REDUCTION, TO PERMIT 1,105 SF., IN LIEU OF 1,300 SF., AS OTHERWISE REQUIRED BY LAMC 12.21-G,2.
3. OFF-MENU INCENTIVE FOR A 100% NORTH SIDE YARD REDUCTION, TO PERMIT 0', IN LIEU OF 9', AS OTHERWISE REQUIRED BY LAMC 12.14-C,2.
4. OFF-MENU INCENTIVE FOR RELIEF FROM ORDINANCE NO. 173,070-SA7075A TO PERMIT 100% RESIDENTIAL DEVELOPMENT.

WAIVER OF DEVELOPMENT STANDARDS

1. WAIVER OF DEVELOPMENT STANDARD FOR A 100% REDUCTION OF THE SOUTH SIDE YARD, TO PERMIT 0', IN LIEU OF 9', AS OTHERWISE REQUIRED BY LAMC 12.14-C,2.
2. WAIVER OF DEVELOPMENT STANDARD FOR A 100% REDUCTION OF THE LANDSCAPE SETBACK, TO PERMIT 0', IN LIEU OF 5', AS OTHERWISE REQUIRED BY LAMC 12.22-A,23(A)(10)(i).
3. WAIVER OF DEVELOPMENT STANDARD FOR A 53' AND 45' TRANSITIONAL HEIGHT INCREASE, TO PERMIT A MAXIMUM BUILDING HEIGHT OF 78', IN LIEU OF 25' AND 33', AS OTHERWISE REQUIRED BY LAMC 12.21.1-A,10.
4. WAIVER OF DEVELOPMENT STANDARD FOR A 33' COMMERCIAL CORNER HEIGHT LIMIT INCREASE, TO PERMIT A MAXIMUM BUILDING HEIGHT OF 78', IN LIEU OF 45', AS OTHERWISE REQUIRED BY LAMC 12.22-A,23(A)(1).
5. WAIVER OF DEVELOPMENT STANDARD FOR A 41.4% FAR INCREASE, TO PERMIT 2.12, IN LIEU OF 1.5, AS OTHERWISE REQUIRED BY LAMC 12.21.1-A,1.

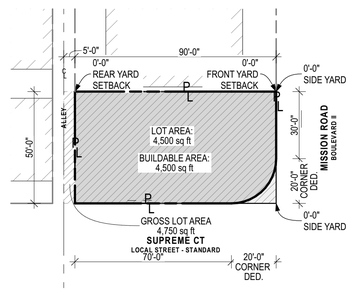
B. PURSUANT TO AB 2097, THE APPLICANT PROPOSES RELIEF FROM ALL PARKING REQUIREMENTS.

ZONING - FLOOR AREAS (LAMC)

FLOOR	NET FLOOR AREA
1ST FLOOR	508
2ND FLOOR	1,367
3RD FLOOR	1,906
4TH FLOOR	1,906
5TH FLOOR	1,906
6TH FLOOR	1,906
ROOF DECK	0
TOTAL BUILDING AREA	**9,499** SF

*SEE G0.04 FOR FAR DIAGRAMS

BUILDABLE AREA DIAGRAM



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

PROJECT DESCRIPTION

PROJECT DESCRIPTION

THE APPLICANT PROPOSES TO DEMOLISH AN EXISTING BILLBOARD STRUCTURE AND TO CONSTRUCT A NEW 9,499 SQUARE-FOOT (2.12 FAR), SIX-STORY, 78-FOOT APARTMENT BUILDING WITH 13 ONE-BEDROOM DWELLING UNITS, INCLUDING TWO VERY LOW INCOME UNITS (16%). 11 AUTOMOBILE PARKING SPACES, 15 LONG-TERM AND TWO SHORT-TERM BICYCLE PARKING SPACES, AND 1,105 SQUARE FEET OF OPEN SPACE ON A 4,500 SQUARE-FOOT LOT IN THE [Q]C2-1 ZONE AND GENERAL COMMERCIAL LAND USE AREA OF THE NORTHEAST LOS ANGELES COMMUNITY PLAN.

5 STORIES OF OCCUPANCY R-2, TYPE III CONSTRUCTION OVER 1 STORY OCCUPANCY S-2, TYPE I CONSTRUCTION BUILDING (6 STORIES). WITH AUTOMATIC SPRINKLER SYSTEM (NFPA 13); FIRE ALARM SYSTEM PER CODE THROUGHOUT THE BUILDING. MECHANICAL AUTOMOBILE PARKING LIFT SYSTEM TO ACCOMODATE 10 CARS WITH 1 ADA SPACE.

THIS PROPERTY IS 100% PRIVATELY FUNDED. THIS IS NOT PUBLIC HOUSING. THERE IS NO TAX CREDIT RECEIVED.

LOT SUMMARY

PROJECT ADDRESS	**4127 SUPREME CT, LOS ANGELES, CA 90032**	
	4129 SUPREME CT, LOS ANGELES, CA 90032	
	4127 N MISSION ROAD, LOS ANGELES, CA 90032	
	4129 N MISSION ROAD, LOS ANGELES, CA 90032	
APN	5209-03-5006	
LOT	6	
TRACT	TR 4426	
LOT SIZE	4,500	
NET LOT AREA (AFTER DEDICATION):	4,394	
ZONING DISTRICT	[Q]C2-1	(LAMC 12.14)
GENERAL PLAN LAND USE	GENERAL COMMERCIAL	
SPECIFIC PLAN AREA	NONE	
CPIO (COMMUNITY PLAN IMP. OVERLAY)	NONE	
EXISTING USE	COMMERCIAL	
PROPOSED USE	MULTIFAMILY RESIDENTIAL	
SB 35 ELIGIBILITY	-	
AB 2097 (REDUCED PARKING AREAS)	YES	
TOC (TRANSIT ORIENTED COMMUNITIES)	TIER 2	
REDEVELOPMENT PROJECT AREA (RPA)	NONE	
METHANE HAZARD SITE	NONE	

PROJECT INFORMATION

DESCRIPTION	MULTIFAMILY APARTMENTS	
OCCUPANCY	R-2	RESIDENTIAL (APARTMENTS)
	S-2	PARKING
CONSTRUCTION TYPE	TYPE-III	ABOVE PODIUM
	TYPE-IA	FIRST FLOOR (PARKING & LOBBY)
SPRINKLERED	NFPA 13 SPRINKLERED	
	THREE HOUR AREA SEPARATION	

UNIT TYPE SUMMARY

UNIT TYPE	QTY	BEDS	BATHS	AVG SF	TOTAL SF	%
UNIT B1	4	1	1	539	2156	31%
UNIT B2	4	1	1	532	2128	31%
UNIT B3	5	1	1	562	2810	38%
TOTAL	**13**			**AVG SF: 546**	**7,094**	**100%**

*2 UNITS RESERVED FOR VLI

DEFFERED SUBMITTALS

1. THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH PROVISIONS OF CBC 909.3.3.1.1 (2002, NFPA-13). OBTAIN APPROVAL FROM FIRE SECTION AND PLUMBING DIV. PRIOR TO INSTALLATION.
2. MANUAL FIRE ALARM SYSTEM IS REQUIRED, SUBMIT THREE COPIES OF SYSTEM TO FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.
3. ELEVATORS
4. STEEL STAIRS
5. TIE DOWN SHOP DRAWINGS

APPLICABLE BUILDING CODES

2020 LOS ANGELES BUILDING CODE	2020 LOS ANGELES MUNICIPAL CODE
2020 LOS ANGELES MECHANICAL CODE	2020 LOS ANGELES GREEN BUILDING CODE
2020 LOS ANGELES ELECTRICAL CODE	2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2020 LOS ANGELES PLUMBING CODE	2021 CALIFORNIA ENERGY CODE

SCHOOL DISTRICT FEE DIAGRAMS

AERO COLLECTIVE

209 S MARKET ST
INGLEWOOD, CA 90301
323.553.2376

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CLIENT:

BRETT BOSTON
8665 WILSHIRE BLVD #300
BEVERLY HILLS, CA 90211

CONSULTANT:

4127 SUPREME CT
4127 SUPREME CT
LOS ANGELES, CA 90032
#23029

8/12/26
SCHEMATIC DESIGN

STAMP:

NOT FOR CONSTRUCTION

NO.	ISSUES/REVISIONS	DATE

KEY PLAN:

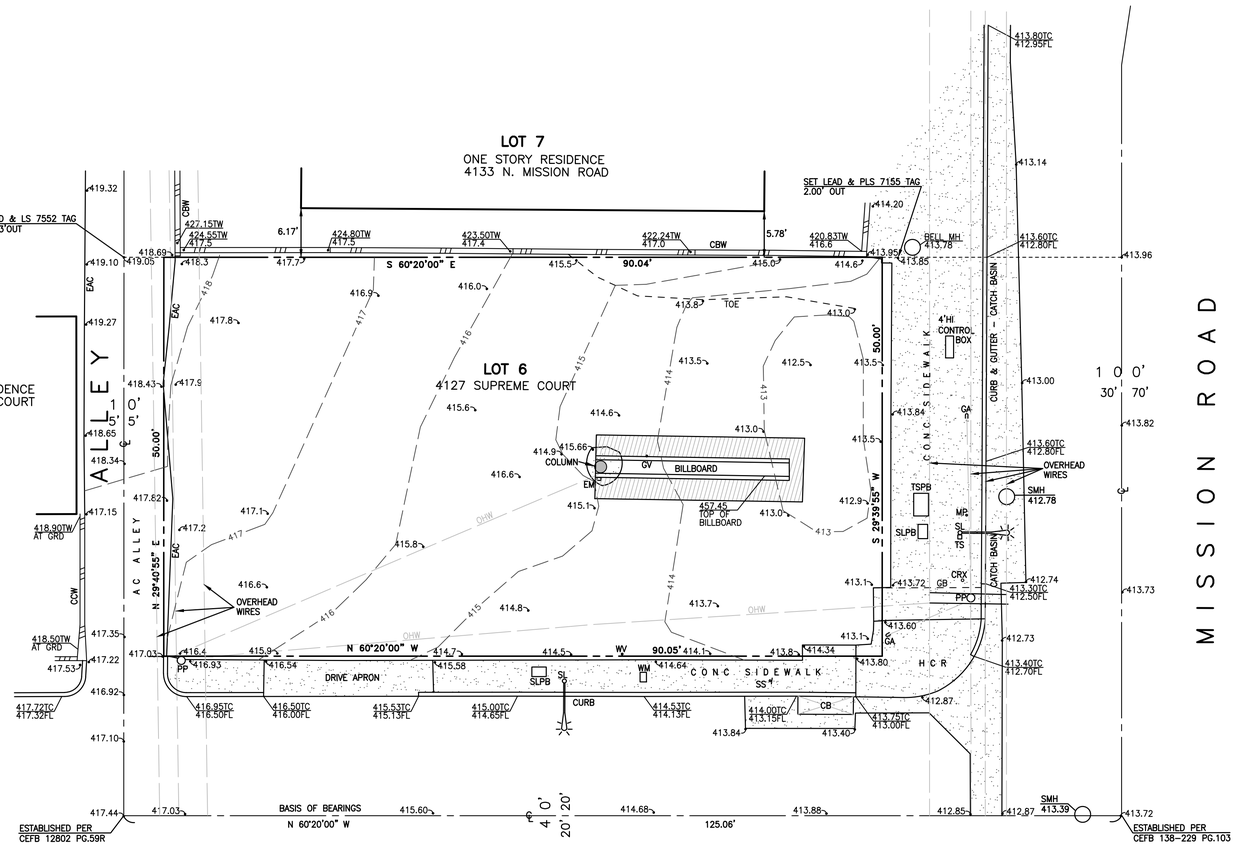
PROJECT NO.	#23029
PLOT DATE	8/12/26
SCALE	AS SHOWN

SHEET TITLE:

Project Info

SHEET NO:

G0.02



NOTE:
LOT AREA = 4,502 SQ FT (0.10 ACRES)

BENCH MARK:

CITY OF LOS ANGELES BM NO. 11-03630
CUT SPIKE IN NE CURB COMMODORE ST;
10FT NW OF MISSION RD E END CB

ELEVATION = 416.991' (2000 ADJ NAVD88)

BASIS OF BEARINGS:

THE BEARING OF N 60° 20' 00" W FOR THE NORTHERLY LINE OF SUPREME COURT AS SHOWN ON THE MAP OF TRACT NO. 4426, M.B. 49-88 AND TRANSFERRED TO CENTERLINE WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

LEGEND

AC	ASPHALTIC CONCRETE
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CCW	CONCRETE WALL
CRX	CROSS WALK CALL BUTTON
EAC	EDGE OF ASPHALTIC CONCRETE
EM	ELECTRIC METER
FL	FLOW LINE
GA	GUY ANCHOR
GRD	GRADE
GB	GRADE BREAK
GV	GAS VALVE
HCR	HANDICAP RAMP
MH	MANHOLE
MP	METAL POST
OHW	OVERHEAD WIRE
PP	POWER POLE
SL	STREET LIGHT
SLPB	STREET LIGHT PULL BOX
SMH	SEWER MANHOLE
SS	STREET SIGN
TC	TOP OF CURB
TS	TRAFFIC SIGNAL
TSPB	TRAFFIC SIGNAL PULL BOX
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE
N	NORTH OF PROPERTY LINE
S	SOUTH OF PROPERTY LINE
E	EAST OF PROPERTY LINE
W	WEST OF PROPERTY LINE

SCALE: 1" = 8'

BECKER AND MIYAMOTO, INC. LICENSED LAND SURVEYORS		
5601 W. WASHINGTON BLVD. LOS ANGELES, CA. 90016 (323) 592-3589		JOB NO. 13221
TITLE: TOPOGRAPHIC SURVEY LOT 6 OF TRACT NO. 4426, M.B. 49-88	PREPARED EXCLUSIVELY FOR: PARKMAN APARTMENTS, LLC	DRAWN BY: H CHECKED BY: MY DATE OF SURVEY: 11-3-20 SHEET 1 OF 1
	MARK YAMASHITA PLS 7155	

AERO COLLECTIVE
209 S MARKET ST
INGLEWOOD, CA 90301
323.553.2376

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CONSULTANT:

4127 SUPREME CT
4127 SUPREME CT
LOS ANGELES, CA 90032
#23029

8/12/26
SCHEMATIC DESIGN

STAMP:

NOT FOR CONSTRUCTION

NO.	ISSUES/REVISIONS	DATE

KEY PLAN:

PROJECT NO. #23029
PLOT DATE 8/12/26
SCALE AS SHOWN

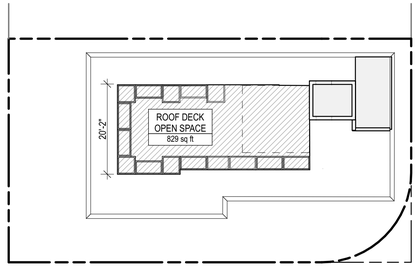
SHEET TITLE:
Survey

SHEET NO:
G0.03

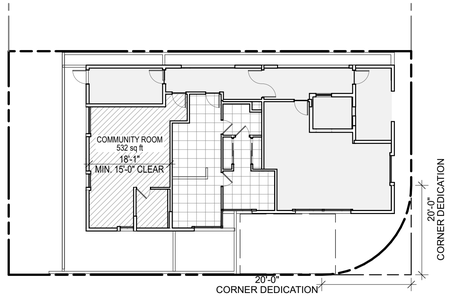
OPEN SPACE DIAGRAMS

OPEN SPACE SUMMARY

OPEN SPACE					(LAMC 12.21.G)
LESS THAN 3 HABITABLE ROOMS		100 SF / UNIT			
THREE HABITABLE ROOMS		125 SF / UNIT			
MORE THAN 3 HABITABLE ROOMS		175 SF / UNIT			
REQUIRED OPEN SPACE					
UNIT TYPE	**HABITABLE ROOMS**		**# OF UNITS**	**SPACE / UNIT**	**TOTAL**
UNIT B1	2		4	100	400
UNIT B2	2		4	100	400
UNIT B3	2		5	100	500
TOTAL REQUIRED OPEN SPACE					**1,300**
PROVIDED OPEN SPACE					(LAMC 12.21.G)
COMMON OPEN SPACE					
EXTERIOR:					
REAR YARD					0
ROOF DECK					829
INTERIOR:					
COMMUNITY ROOM	ACTUAL SF: 532				
TOTAL INTERIOR: 532		OPEN SPACE CONTRIBUTION:		276	(MAX 25%)
TOTAL COMMON OPEN SPACE				1,105	
PRIVATE OPEN SPACE					
50 SF PER BALCONY	13 UNITS			0	
TOTAL PROPOSED OPEN SPACE				**1,105**	**SF** = UNDER **(INCENTIVE #2)**
*SEE G0.04 FOR OPEN SPACE DIAGRAMS					
HARDSCAPE					
BUILDING FOOTPRINT		3,183 SF			
ON-SITE HARDSCAPE AREA:		822 SF			
ON-SITE LANDSCAPE AREA:		389 SF			
NET LOT AREA (AFTER DEDICATION):		4,394 SF			
*SEE A0.00 FOR ADDITIONAL INFORMATION					
LANDSCAPED OPEN SPACE					
LANDSCAPED OPEN SPACE REQUIREMENTS					
25% COMMON OUTDOOR OPEN SPACE				207	
TOTAL PROPOSED LANDSCAPED OPEN SPACE AREA				**257**	**SF** = OK
TREES					
TOTAL TREES REQUIRED	1 PER 4 UNITS			3.25	
TOTAL TREES PROPOSED				**6**	**TREES** = OK



Roof Level Open Space 8



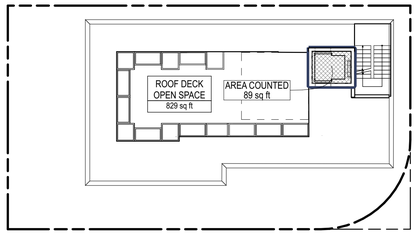
2nd Floor Open Space 7

LEGEND

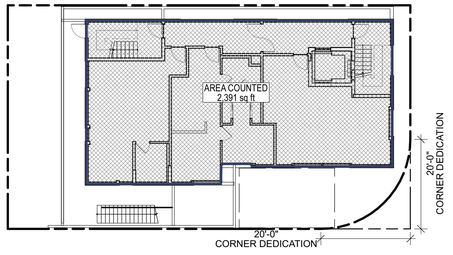
- OPEN SPACE
- PRIVATE OPEN SPACE
- NOT INCLDUED

HOUSING VESTING DIAGRAMS

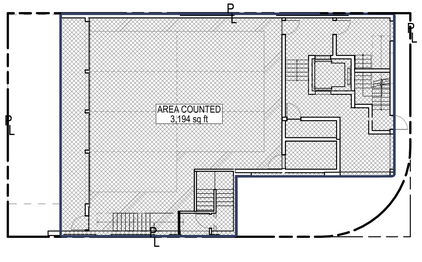
FLOOR	AREA (sqft)
1ST FLOOR	3,194
2ND FLOOR	2,391
3RD FLOOR	2,391
4TH FLOOR	2,391
5TH FLOOR	2,391
6TH FLOOR	2,391
ROOF	89
TOTAL	**16,238**



Roof Level Vesting Area 6



2nd - 6th Floor Vesting Area 5

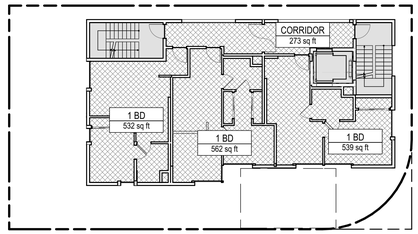


1st Floor Vesting Area 4

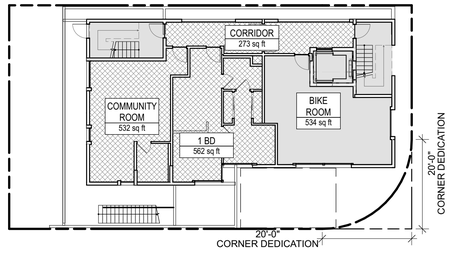
FAR DIAGRAMS

ZONING - FLOOR AREAS (LAMC)

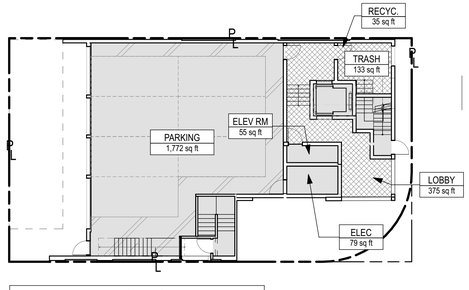
FLOOR	NET FLOOR AREA
1ST FLOOR	508
2ND FLOOR	1,367
3RD FLOOR	1,906
4TH FLOOR	1,906
5TH FLOOR	1,906
6TH FLOOR	1,906
ROOF DECK	0
TOTAL BUILDING AREA	**9,499** SF



3rd-6th Floor FAR 3



2nd Floor FAR 2



LEGEND

- INCLUDED IN FAR
- EXCLUDED FROM FAR

1st Floor FAR 1

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#23029

8/12/26
SCHEMATIC DESIGN

STAMP:

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NO.	ISSUES/REVISIONS	DATE

KEY PLAN:

PROJECT NO. #23029
PLOT DATE 8/12/26
SCALE AS SHOWN

SHEET TITLE:

FAR & Open Space Diagrams

SHEET NO:

G0.04

FACP SITE PLAN

FIRE DEPARTMENT NOTES

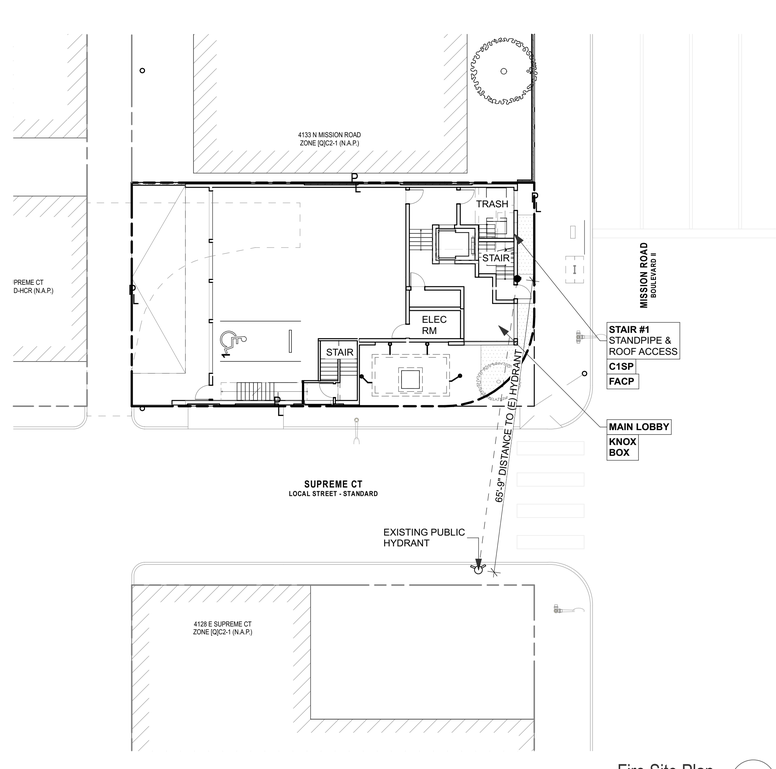
1. FIRE DEPARTMENT VEHICLE ACCESS ROADWAYS SHALL BE:
   - A. WITHIN FOUR FEET OF ALL ON-SITE FIRE HYDRANTS.
   - B. WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ALL BUILDINGS.
   - C. A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET.
   - D. CONTINUOUSLY PAVED TO ACCOMMODATE 60,000 POUNDS.
   - E. POSTED AND IN SERVICE (PAVED) BEFORE COMBUSTIBLE MATERIAL IS PLACED OR USED ON THE SITE.
   - F. DESIGNED TO PROVIDE A CONTINUOUS MEANS OF INGRESS AND EGRESS.
   - G. DESIGNED WITHOUT ANY HAMMERHEAD TURN-AROUNDS, ALTHOUGH TURN-AROUNDS (CUL-DE-SACS) MAY BE USED AND SHALL BE AN UNOBSTRUCTED 80 FEET IN DIAMETER. NO PARKING OR STOPPING SHALL BE ALLOWED WITHIN THE 20 FOOT WIDTH OF THE TURNAROUND; ALL TURNS IN THE ACCESS ROADWAY SHALL HAVE AN INSIDE RADIUS OF 20 FEET AND AN OUTSIDE RADIUS OF 40 FEET.
   - H. A MINIMUM OF 13'-6" VERTICAL CLEARANCE.
   - I. POSTED "NO STOPPING-FIRE DEPARTMENT ACCESS LANE CVC 22500.1" AND RED CURBED (NOTE ON PLAN).
2. ALL BUILDINGS TO BE FULLY SPRINKLERED.
3. ALL STAIRWELLS TO CONTAIN STANDPIPES - SEE PLAN FOR LOCATIONS TO ROOF.
4. FIRE ALARM SYSTEM TO BE PROVIDED - SEE FIRE ALARM DRAWINGS. (NOT INCLUDED IN THIS ISSUE)
5. PARKING GARAGE TO HAVE MECHANICAL SMOKE REMOVAL SYSTEM IN BASEMENT.
6. FIRE LANE SHALL HAVE MAX 17'-0" INSIDE TURNING RADIUS AND MIN 38'-0" OUTSIDE TURNING RADIUS. REFER TO CIVIL DRAWINGS.
7. A PERMANENT SIGN SHALL BE AT EACH FIRE DEPARTMENT CONNECTION STATING THE BUILDING IT FEEDS.
8. RESCUE WINDOWS - AS PER CBC 1029.1 FOR GROUP R OCCUPANCIES (TYPE V-A)...SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING. OPENING DIRECTLY ONTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. (EXCEPTION: 1. FOR GROUP R-2 CONSTRUCTED OF TYPE III-A AND EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.
9. THE MEDICAL EMERGENCY SERVICE ELEVATOR SHALL ACCOMMODATE LOADING AND TRANSPORT OF AMBULANCE GURNEY OR STRETCHER (MAX SIZE 24 X 84) SECTION 3002.4 1A
10. FIRE HYDRANTS
    - A. WITH IN 150 FEET OF ALL PORTIONS OF EXTERIOR WALLS THAT EXCEED 150 FEET FROM A PUBLIC HYDRANT BASED ON HOSE LAY AROUND WALLS AND OTHER OBSTRUCTIONS.
    - B. INSTALLED WITHIN FOUR FEET OF THE APPROVED FIRE ACCESS ROADWAYS
    - C. PROTECTED FROM VEHICLE DAMAGE BY INSTALLING CURBS OR BOLLARDS.
    - D. INSTALLED IN ACCORDANCE WITH STANDARDS 403P AND 423P.
    - E. IN SERVICE PRIOR TO COMBUSTIBLE MATERIALS PLACED OR IN USE ON THE SITE.
11. FIRE/LIFE SAFETY SYSTEMS LISTED BELOW ARE TO BE REQUIRED AND SHALL BE INDICATED ON THE PLAN
    - A. AUTOMATIC FIRE SPRINKLERS
    - B. STANDPIPE SYSTEMS
    - C. FIRE ALARM SYSTEMS
    - D. HIGH-RISE LIFE SAFETY IS NOT APPLICABLE (BUILDINGS DO NOT EXCEED 55 FEET FROM THE ACCESS ROADWAY TO THE TOP OCCUPIED FLOOR) E. MECHANICAL SMOKE REMOVAL SYSTEMS (REQUIRED IN ALL SUBTERRANEAN FLOORS) NOT APPLICABLE FOR THIS PERMIT
    - F. SMOKE REMOVAL FOR HIGH-RISE BUILDINGS IS NOT APPLICABLE, BUILDINGS DO NOT EXCEED 55 FEET.
12. AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGN: AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE FOLLOWING STANDARD(S):
    - A. NPFA 13 - COMMERCIAL

LEGEND

KNOX BOX	KNOX BOX - BOTTOM LOCATED 5'-0" ABOVE FLOOR
FACP	FIRE ALARM CONTROL PANEL AND SITE PLAN, SEE 12/G0.46
FDC	FIRE DEPARTMENT CONNECTION AND SIGNAGE, SEE 8/G0.46
C1SP	CLASS 1 STANDPIPE & HOSE CONNECTION
	FIRE HYDRANT
	REACH OF HOSE (150'-0" MAXIMUM)

KEYNOTES

1. PROVIDE FDC PER SECTION 912 OF LAFC.
2. PER LAFC 507.5.1 HYDRANT FOR STAND PIPE SYSTEMS. PROVIDE HYDRANT WITHIN 100' OF FIRE DEPARTMENT CONNECTION.
3. PROPOSED (N) FIRE HYDRANT LOCATION



Fire Site Plan 1
SCALE: 1/16" = 1'-0"

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PROJECT NO. #23029
PLOT DATE 8/12/26
SCALE AS SHOWN

SHEET TITLE:
FACP Diagram

SHEET NO:
G0.05

EXTERIOR OPENING DIAGRAMS

MAXIMUM AREA OF EXTERIOR WALL OPENINGS

BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION (2022 CBC, TABLE 705.8).

FIRE SEPARATION DISTANCE IS MEASURED FROM THE BUILDING FACE TO (1) THE CLOSEST INTERIOR LOT LINE, (2) THE CENTERLINE OF A STREET, AN ALLEY OR PUBLIC WAY, OR (3) TO AN IMAGINARY LINE BETWEEN TWO BUILDINGS ON THE LOT (2022 CBC, CH 2).

FIRE SEPARATION DISTANCE	ALLOWABLE OPENING		
	UNPROTECTED,	UNPROTECTED,	PROTECTED
0 TO < 3 FT	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
3 TO < 5 FT	NOT PERMITTED	15%	15%
5 TO < 10 FT	10%	25%	25%
10 TO < 15 FT	15%	45%	45%
15 TO < 20 FT	25%	75%	75%
20 TO < 25 FT	45%	NO LIMIT	NO LIMIT
25 TO < 30 FT	70%	NO LIMIT	NO LIMIT
30 FT OR MORE	NO LIMIT	NO LIMIT	NO LIMIT

SOUTH ELEVATION

DISTANCE TO STREET CENTER LINE: 20 TO <25 FT — DISTANCE TO STREET CENTER LINE: 25 TO <30 FT
OPENINGS ALLOWED: NO LIMIT — OPENINGS ALLOWED: NO LIMIT

	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR
OVERALL AREA	245	245	245	245	245	245
OPENING 1	48	48	48	48	48	48
OPENING 2	4	4	4	4	4	4
OPENING 3	4	4	4	4	4	4
TOTAL OPEN AREA	56	56	56	56	56	56
PERCENT OPEN	23%	23%	23%	23%	23%	23%
	= OK	= OK	= OK	= OK	= OK	= OK

NORTH ELEVATION

DISTANCE TO PROPERTY LINE @ GROUND: 0 TO <3 FT — DISTANCE TO PROPERTY LINE @ UPPER LEVELS: 6 FT
OPENINGS ALLOWED: NOT PERMITTED — OPENINGS ALLOWED: 25%

	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR
OVERALL AREA	1243	689	689	689	689	689
OPENING 1		80	80	80	88	88
OPENING 2		60	60	60	66	66
OPENING 3		17				
TOTAL OPEN AREA	0	157	140	140	154	154
PERCENT OPEN	0%	23%	20%	20%	22%	22%
	= OK	= OK	= OK	= OK	= OK	= OK

EAST ELEVATION

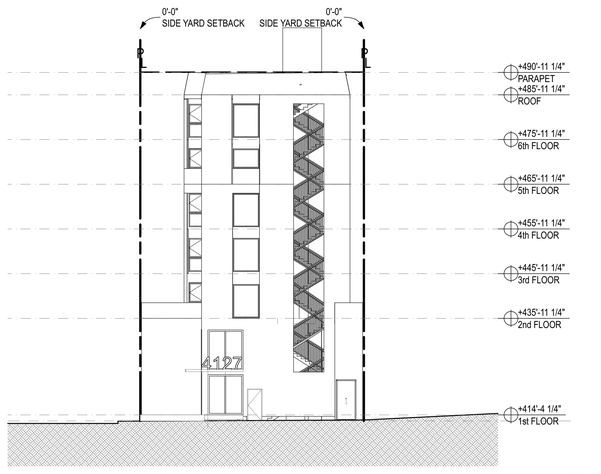
DISTANCE TO STREET CENTERLINE: 30 FT OR MORE
OPENINGS ALLOWED: NO LIMIT

	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR
OVERALL AREA	245	245	245	245	245	245
OPENING 1	48	48	48	48	48	48
OPENING 2	4	4	4	4	4	4
OPENING 3	4	4	4	4	4	4
TOTAL OPEN AREA	56	56	56	56	56	56
PERCENT OPEN	23%	23%	23%	23%	23%	23%
	= OK	= OK	= OK	= OK	= OK	= OK

WEST ELEVATION

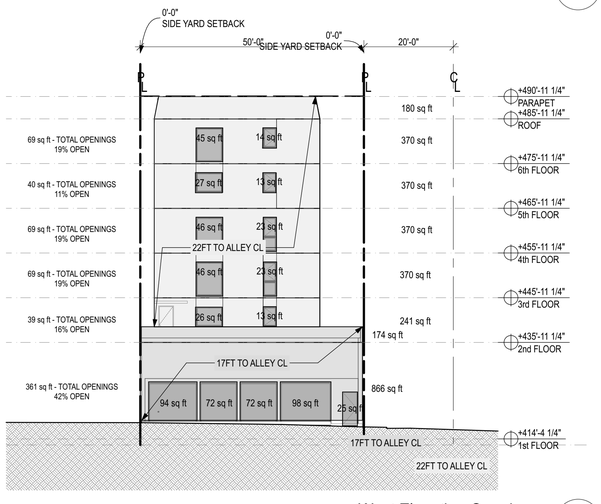
DISTANCE TO ALLEY CENTERLINE: 17 FT — DISTANCE TO ALLEY CENTERLINE: 22 FT
OPENINGS ALLOWED: 75% — OPENINGS ALLOWED: NO LIMIT

	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR
OVERALL AREA	866	241	370	370	370	370
OPENING 1	94	26	46	46	27	46
OPENING 2	72	13	23	23	13	23
OPENING 3	72					
OPENING 4	98					
OPENING 5	25					
TOTAL OPEN AREA	361	39	69	69	40	69
PERCENT OPEN	42%	16%	19%	19%	11%	19%
	= OK	= OK	= OK	= OK	= OK	= OK

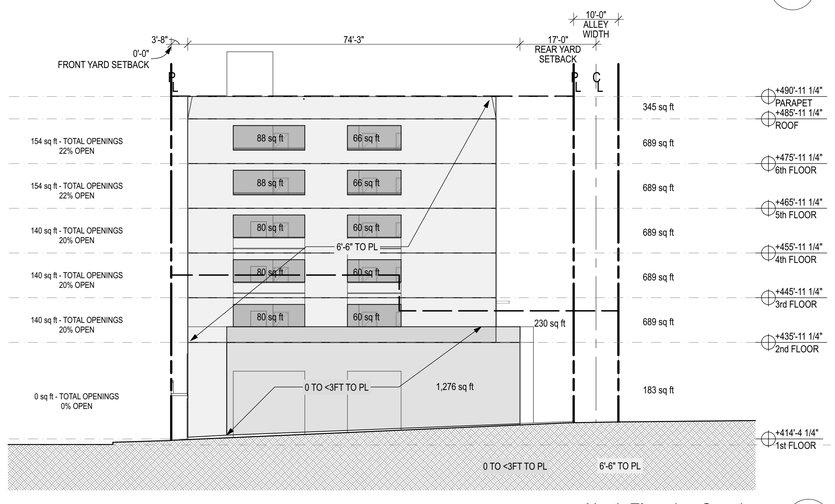


East Elevation Openings 4

South Elevation Openings 2



West Elevation Openings 3



North Elevation Openings 1

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CONSULTANT:

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LOS ANGELES, CA 90032
#23029

8/12/26
SCHEMATIC DESIGN

STAMP:

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NO.	ISSUES/REVISIONS	DATE

KEY PLAN:

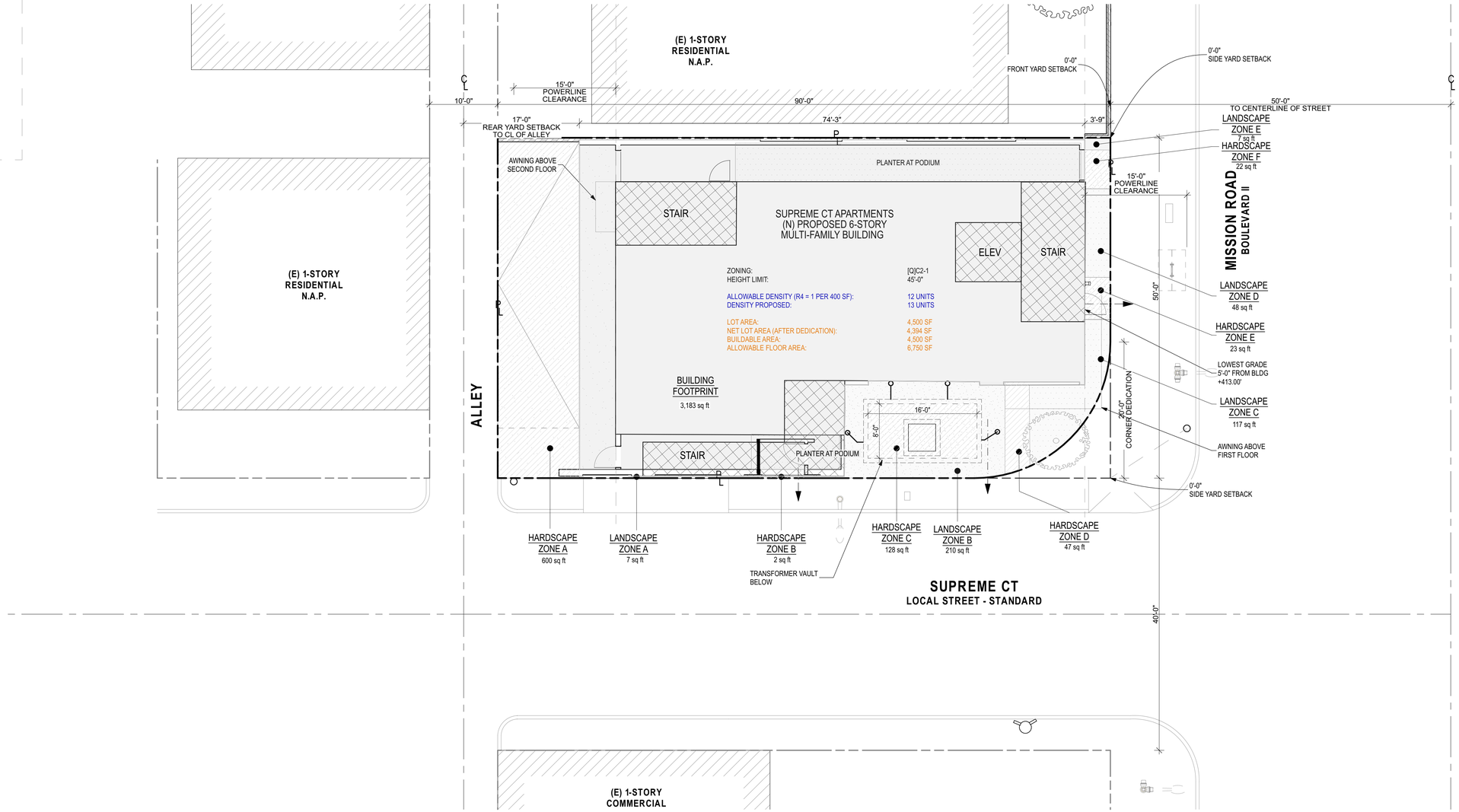
PROJECT NO. #23029
PLOT DATE 8/12/26
SCALE AS SHOWN

SHEET TITLE:

Exterior Opening Diagrams

SHEET NO:

G0.06



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

GENERAL NOTES

1. XX

KEYNOTES

1 XX

LOT COVERAGE

BUILDING FOOTPRINT	HARDSCAPE		LANDSCAPE	
3,183 SQ. FT.	ZONE A	600	ZONE A	7
	ZONE B	2	ZONE B	210
	ZONE C	128	ZONE C	117
	ZONE D	47	ZONE D	48
	ZONE E	23	ZONE E	7
	ZONE F	22		389 SQ. FT.
		822 SQ. FT.		
72.4 %	18.7 %		8.9 %	

NET LOT AREA (AFTER DEDICATION): 4,394 SQ. FT.

LEGEND

- PROPOSED BUILDING
- VERTICAL CIRCULATION
- EXISTING ADJACENT BUILDING
- PLANTING AREA, PER LANDSCAPE, DWGS
- (N) SITE FENCE
- ACCESSIBLE PATHS
- CONCRETE PAVING

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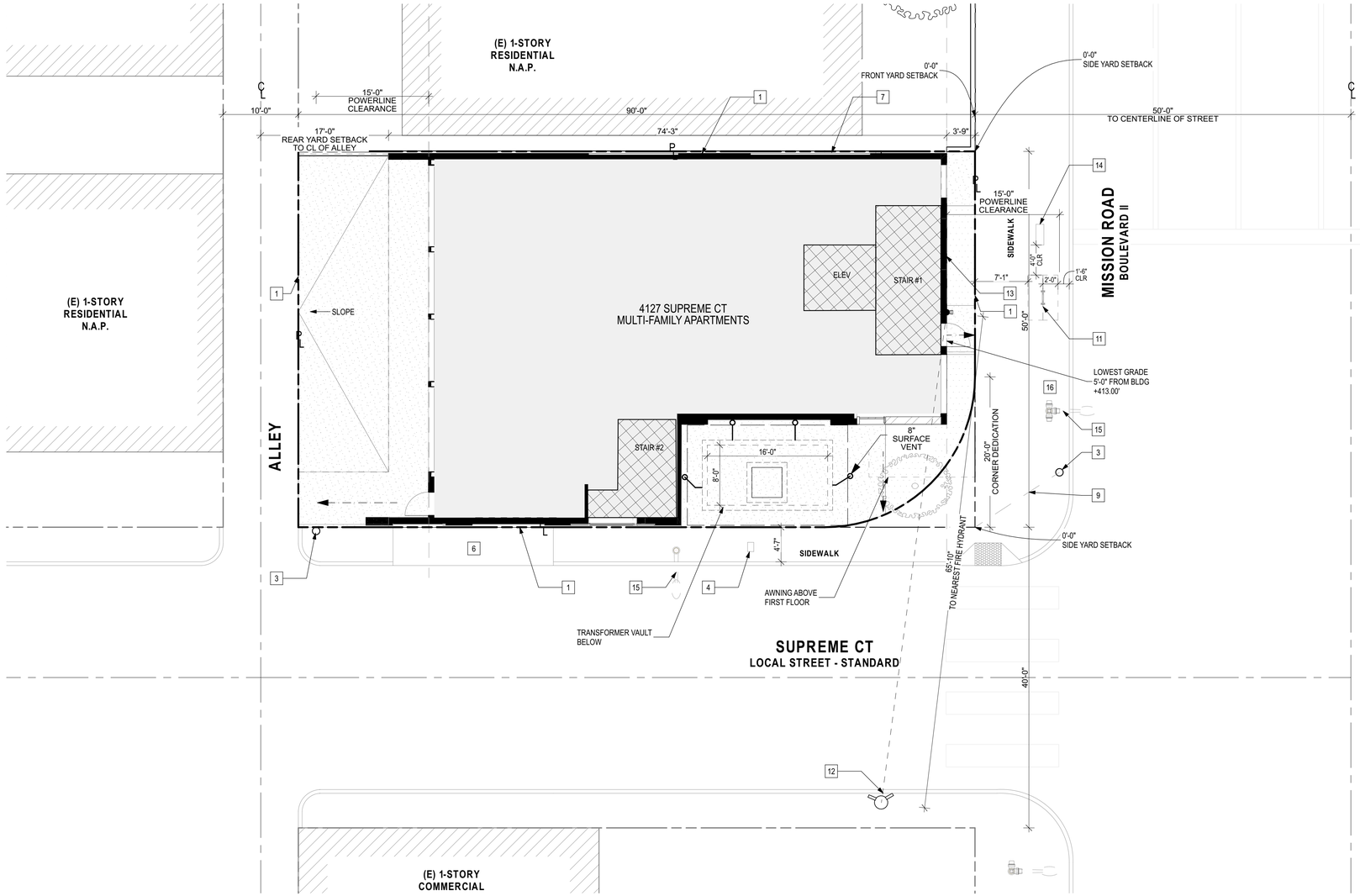
SCALE AS SHOWN

SHEET TITLE:

Plot Plan

SHEET NO:

A0.00



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

1

GENERAL NOTES

1. XX

KEYNOTES

1. PROPERTY LINE
2. SETBACK LINE, SHOWN DASHED
3. (E) POWER POLE, TO REMAIN
4. (E) WATER METER
5. (N) BACKFLOW PREVENTERS
6. (E) CURB CUT TO BE FILLED IN PER CITY OF LA PUBLIC WORKS STANDARDS
7. (E) CMU WALL
8. PROVIDE SIGN "FIRE DEPT ACCESS", LOCK AND KNOX BOX
9. (E) POLE ANCHOR TO REMAIN, PER LADWP
10. ELEC. EQUIP. SEE ELEC DWG
11. SHORT-TERM BICYCLE PARKING FOR 2 BIKES; SEE A7.01 FOR DETAILS
12. (E) NEAREST FIRE HYDRANT
13. (N) FIRE DEPARTMENT CONNECTION
14. (E) TELECOM BOX
15. (E) STREET LAMP
16. (E) PARKWAY

LEGEND

- PROPOSED BUILDING
- VERTICAL CIRCULATION
- EXISTING ADJACENT BUILDING
- PLANTING AREA, PER LANDSCAPE, DWGS
- (N) SITE FENCE
- ACCESSIBLE PATHS
- CONCRETE PAVING

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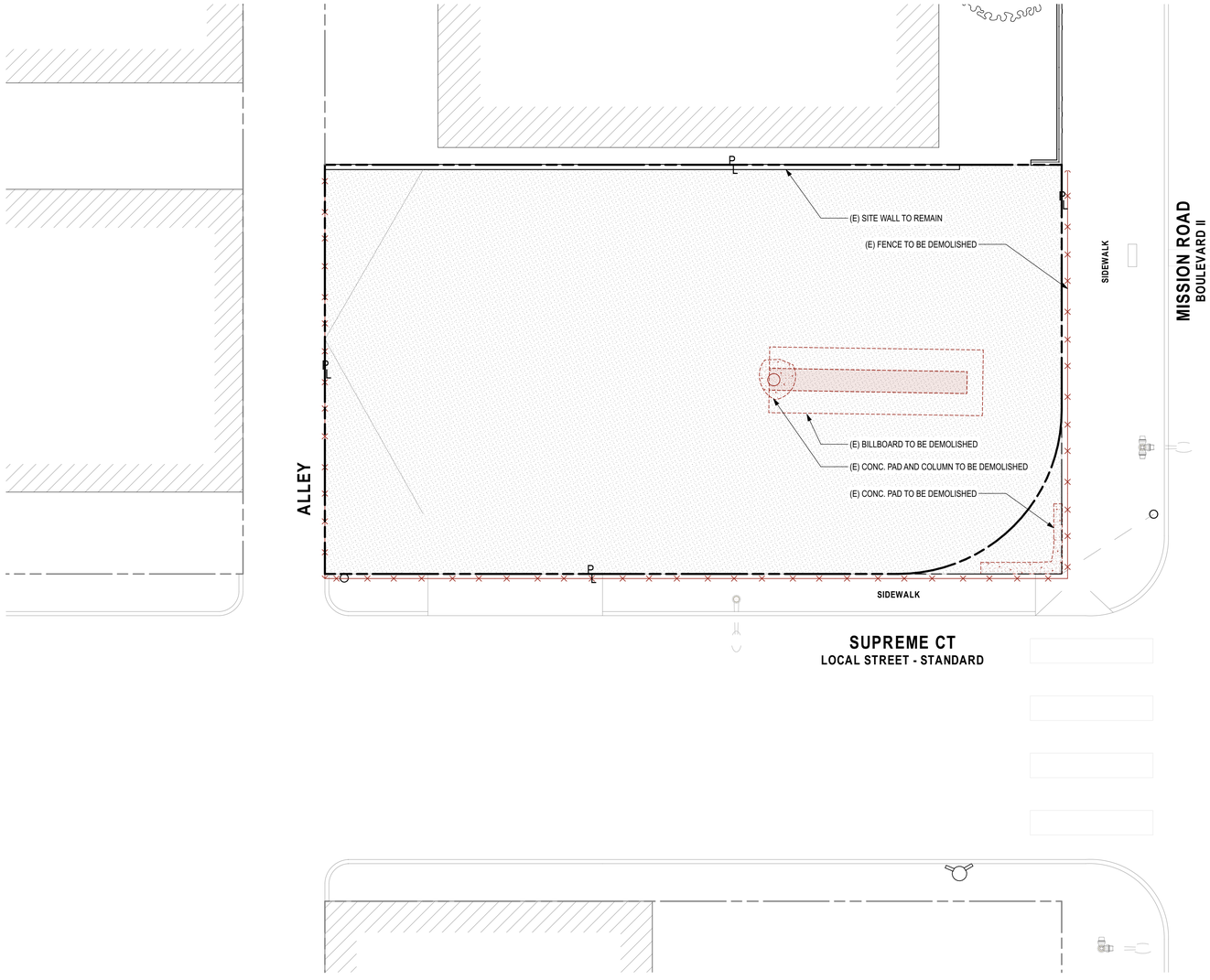
SCALE AS SHOWN

SHEET TITLE:

Site Plan

SHEET NO:

A0.01



First Floor Demolition Plan
SCALE: 1/8" = 1'-0"

1

GENERAL NOTES

1. XX

KEYNOTES

LEGEND

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NO.	ISSUES/REVISIONS	DATE

KEY PLAN:

PROJECT NO. #23029
PLOT DATE 8/12/26
SCALE AS SHOWN

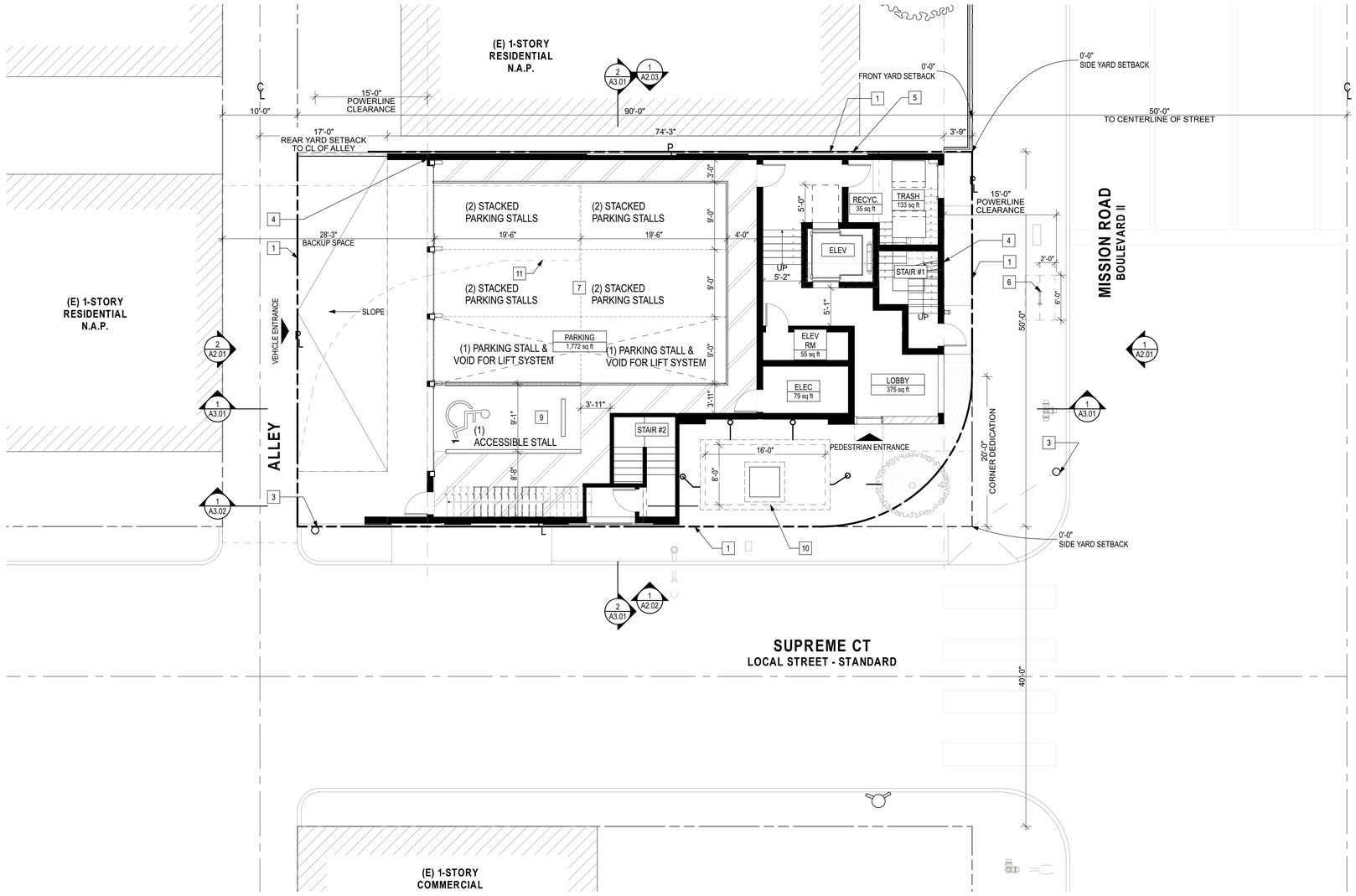
N

SHEET TITLE:

Demolition Plan

SHEET NO:

A0.12



First Floor Plan
SCALE: 1/8" = 1'-0"

1

GENERAL NOTES

1. XX

KEYNOTES

1. PROPERTY LINE
2. SETBACK LINE, SHOWN DASHED
3. (E) POWER POLE
4. POWERPOLE CLEARANCE LINE, PER LADWP. 15'-0" FROM EDGE OF POWER POLE
5. (E) CMU SITE WALL
6. SHORT-TERM BIKE PARKING AT SIDEWALK; SEE **1/A7.01** FOR DETAILS
7. SEMI-AUTOMATED LIFT-SLIDE PUZZLE PARKING SYSTEM BY PARKPLUS OR SIMILAR. TO BE PERMITTED UNDER SEPARATE PERMIT.
8. 42" H PROTECTIVE GUARDRAIL AROUND PARKING SYSTEM.
9. (N) ADA STALL
10. (N) UNDERGROUND TRANSFORMER VAULT
11. LADBS TURNING RADIUS
12. CONCRETE PLANTER AT PODIUM
13. ADA RESTROOM @ COMMUNITY ROOM
14. LONG-TERM WALL MOUNTED BIKE RACKS; SEE **2/A7.01** FOR DETAILS
15. METAL AWNING BELOW BUILDING ADDRESS SIGNAGE
16. 3'-0" CLEARANCE ON EITHER SIDE OF GUY WIRE, PER LADWP
17. POWERPOLE CLEARANCE LINE, PER LADWP. 15'-0" FROM EDGE OF POWER POLE
18. METAL AWNING BELOW
19. RAISED DECK, PAVERS ON PEDESTAL SYSTEM
20. ROOF DRAIN AND OVERFLOW BELOW RAISED DECK
21. 42" MIN HIGH STEEL GUARDRAIL
22. PLANTER AREAS, SEE LANDSCAPE **L4.3-L4.5**

PARKING

STALL TYPE	# OF SPACES
ACCESSIBLE SPACES	1
TANDEM LIFT SYSTEM	10
	11 SPACES

ZONING CODE / FAR AREA

RM#	SQ. FT.	FAR
LOBBY	375	375
ELECT. RM	79	
ELEVATOR RM	55	
TRASH / RECYCLING	133	133
PARKING	1,772	
STAIR # 1	104	
STAIR # 2	91	
ELEV. # 1	76	
	2,685	508

LEGEND

- PLANTING AREA, PER LANDSCAPE, DWGS
- (N) WALL
- ROOFING SURFACE
- PEDESTAL DECK SYSTEM

AERO COLLECTIVE

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INGLEWOOD, CA 90301
323.553.2376

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CLIENT:

BRETT BOSTON
8665 WILSHIRE BLVD #300
BEVERLY HILLS, CA 90211

CONSULTANT:

4127 SUPREME CT

4127 SUPREME CT
LOS ANGELES, CA 90032
#23029

8/12/26
SCHEMATIC DESIGN

STAMP:

NOT FOR
CONSTRUCTION

NO.	ISSUES/REVISIONS	DATE

KEY PLAN:

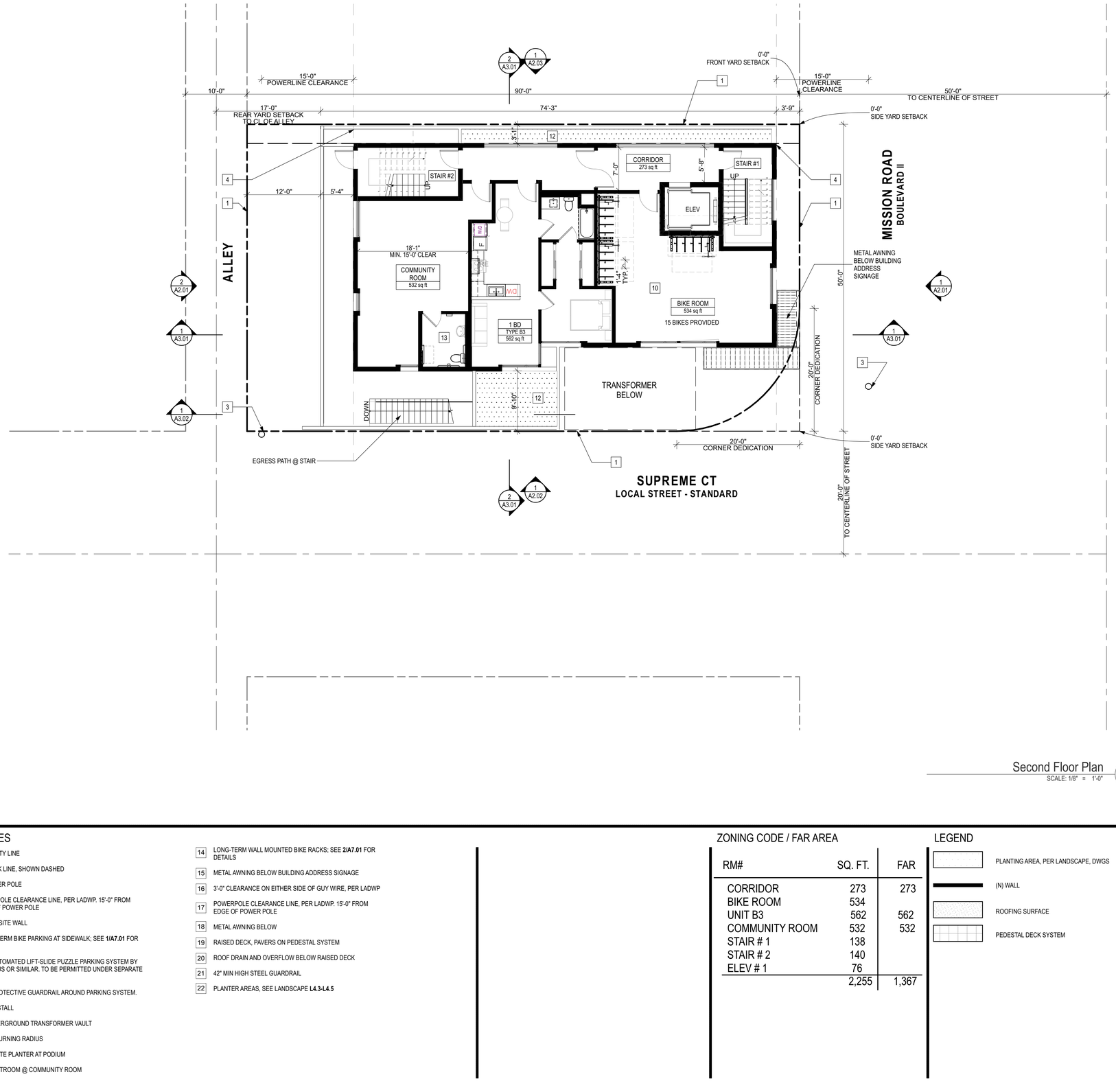
PROJECT NO. #23029
PLOT DATE 8/12/26
SCALE AS SHOWN

SHEET TITLE:

First Floor Plan

SHEET NO:

A1.01



Second Floor Plan
SCALE: 1/8" = 1'-0"

1

GENERAL NOTES

1. XX

KEYNOTES

1. PROPERTY LINE
2. SETBACK LINE, SHOWN DASHED
3. (E) POWER POLE
4. POWERPOLE CLEARANCE LINE, PER LADWP. 15'-0" FROM EDGE OF POWER POLE
5. (E) CMU SITE WALL
6. SHORT-TERM BIKE PARKING AT SIDEWALK; SEE **1/A7.01** FOR DETAILS
7. SEMI-AUTOMATED LIFT-SLIDE PUZZLE PARKING SYSTEM BY PARKPLUS OR SIMILAR. TO BE PERMITTED UNDER SEPARATE PERMIT.
8. 42" H PROTECTIVE GUARDRAIL AROUND PARKING SYSTEM.
9. (N) ADA STALL
10. (N) UNDERGROUND TRANSFORMER VAULT
11. LADBS TURNING RADIUS
12. CONCRETE PLANTER AT PODIUM
13. ADA RESTROOM @ COMMUNITY ROOM
14. LONG-TERM WALL MOUNTED BIKE RACKS; SEE **2/A7.01** FOR DETAILS
15. METAL AWNING BELOW BUILDING ADDRESS SIGNAGE
16. 3'-0" CLEARANCE ON EITHER SIDE OF GUY WIRE, PER LADWP
17. POWERPOLE CLEARANCE LINE, PER LADWP. 15'-0" FROM EDGE OF POWER POLE
18. METAL AWNING BELOW
19. RAISED DECK, PAVERS ON PEDESTAL SYSTEM
20. ROOF DRAIN AND OVERFLOW BELOW RAISED DECK
21. 42" MIN HIGH STEEL GUARDRAIL
22. PLANTER AREAS, SEE LANDSCAPE **L4.3-L4.5**

ZONING CODE / FAR AREA

RM#	SQ. FT.	FAR
CORRIDOR	273	273
BIKE ROOM	534	
UNIT B3	562	562
COMMUNITY ROOM	532	532
STAIR # 1	138	
STAIR # 2	140	
ELEV # 1	76	
	2,255	1,367

LEGEND

- PLANTING AREA, PER LANDSCAPE, DWGS
- (N) WALL
- ROOFING SURFACE
- PEDESTAL DECK SYSTEM

AERO COLLECTIVE

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CONSULTANT:

4127 SUPREME CT

4127 SUPREME CT
LOS ANGELES, CA 90032
#23029

8/12/26
SCHEMATIC DESIGN

STAMP:

NOT FOR CONSTRUCTION

NO.	ISSUES/REVISIONS	DATE

KEY PLAN:

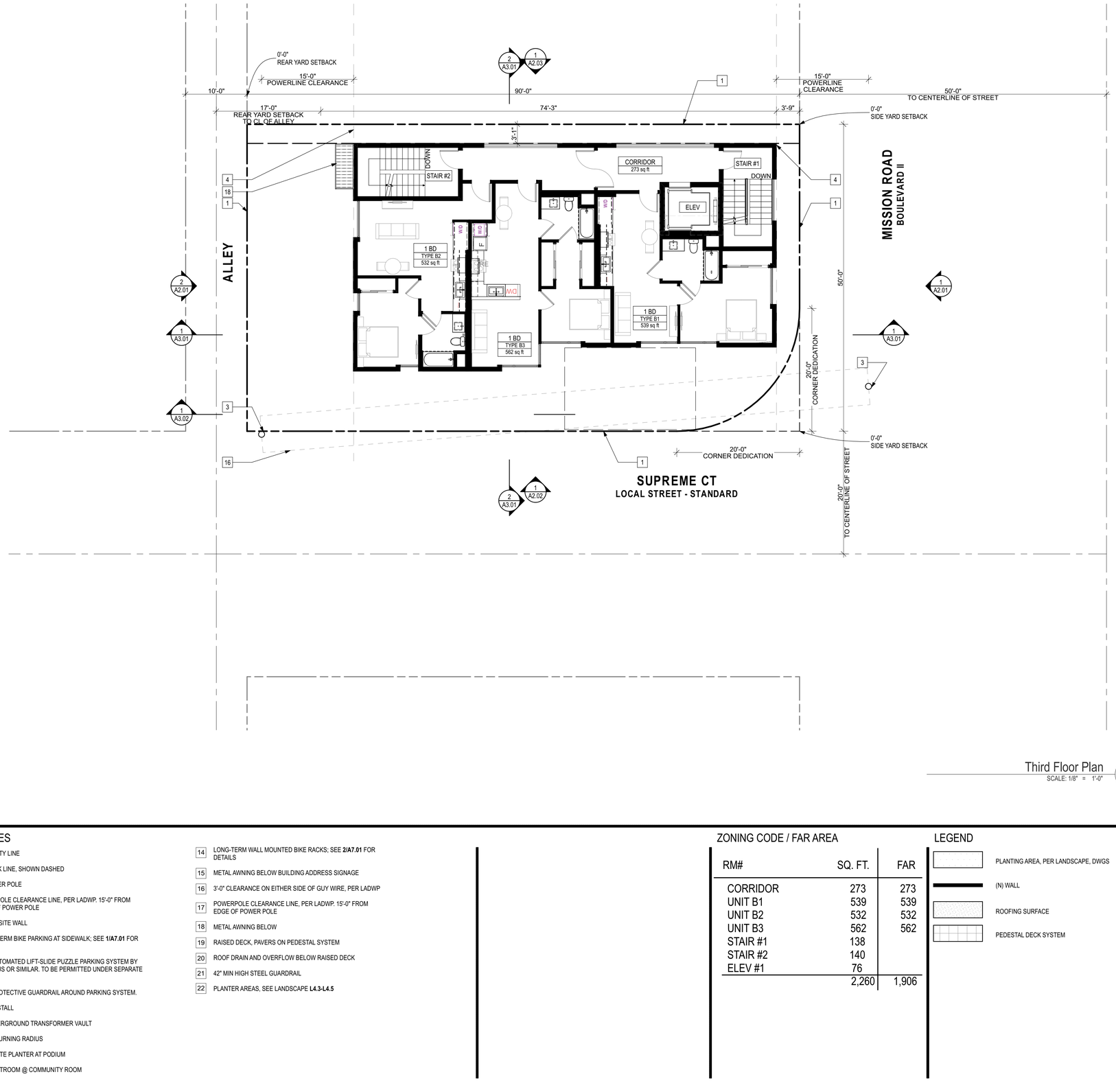
PROJECT NO. #23029
PLOT DATE 8/12/26
SCALE AS SHOWN

SHEET TITLE:

Second Floor Plan

SHEET NO:

A1.02



Third Floor Plan
SCALE: 1/8" = 1'-0"

1

GENERAL NOTES

1. XX

KEYNOTES

1. PROPERTY LINE
2. SETBACK LINE, SHOWN DASHED
3. (E) POWER POLE
4. POWERPOLE CLEARANCE LINE, PER LADWP. 15'-0" FROM EDGE OF POWER POLE
5. (E) CMU SITE WALL
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10. (N) UNDERGROUND TRANSFORMER VAULT
11. LADBS TURNING RADIUS
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13. ADA RESTROOM @ COMMUNITY ROOM
14. LONG-TERM WALL MOUNTED BIKE RACKS; SEE **2/A7.01** FOR DETAILS
15. METAL AWNING BELOW BUILDING ADDRESS SIGNAGE
16. 3'-0" CLEARANCE ON EITHER SIDE OF GUY WIRE, PER LADWP
17. POWERPOLE CLEARANCE LINE, PER LADWP. 15'-0" FROM EDGE OF POWER POLE
18. METAL AWNING BELOW
19. RAISED DECK, PAVERS ON PEDESTAL SYSTEM
20. ROOF DRAIN AND OVERFLOW BELOW RAISED DECK
21. 42" MIN HIGH STEEL GUARDRAIL
22. PLANTER AREAS, SEE LANDSCAPE **L4.3-L4.5**

ZONING CODE / FAR AREA

RM#	SQ. FT.	FAR
CORRIDOR	273	273
UNIT B1	539	539
UNIT B2	532	532
UNIT B3	562	562
STAIR #1	138	
STAIR #2	140	
ELEV #1	76	
	2,260	1,906

LEGEND

- PLANTING AREA, PER LANDSCAPE, DWGS
- (N) WALL
- ROOFING SURFACE
- PEDESTAL DECK SYSTEM

AERO COLLECTIVE

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BEVERLY HILLS, CA 90211

CONSULTANT:

4127 SUPREME CT

4127 SUPREME CT
LOS ANGELES, CA 90032
#23029

8/12/26
SCHEMATIC DESIGN

STAMP:

NOT FOR CONSTRUCTION

NO.	ISSUES/REVISIONS	DATE

KEY PLAN:

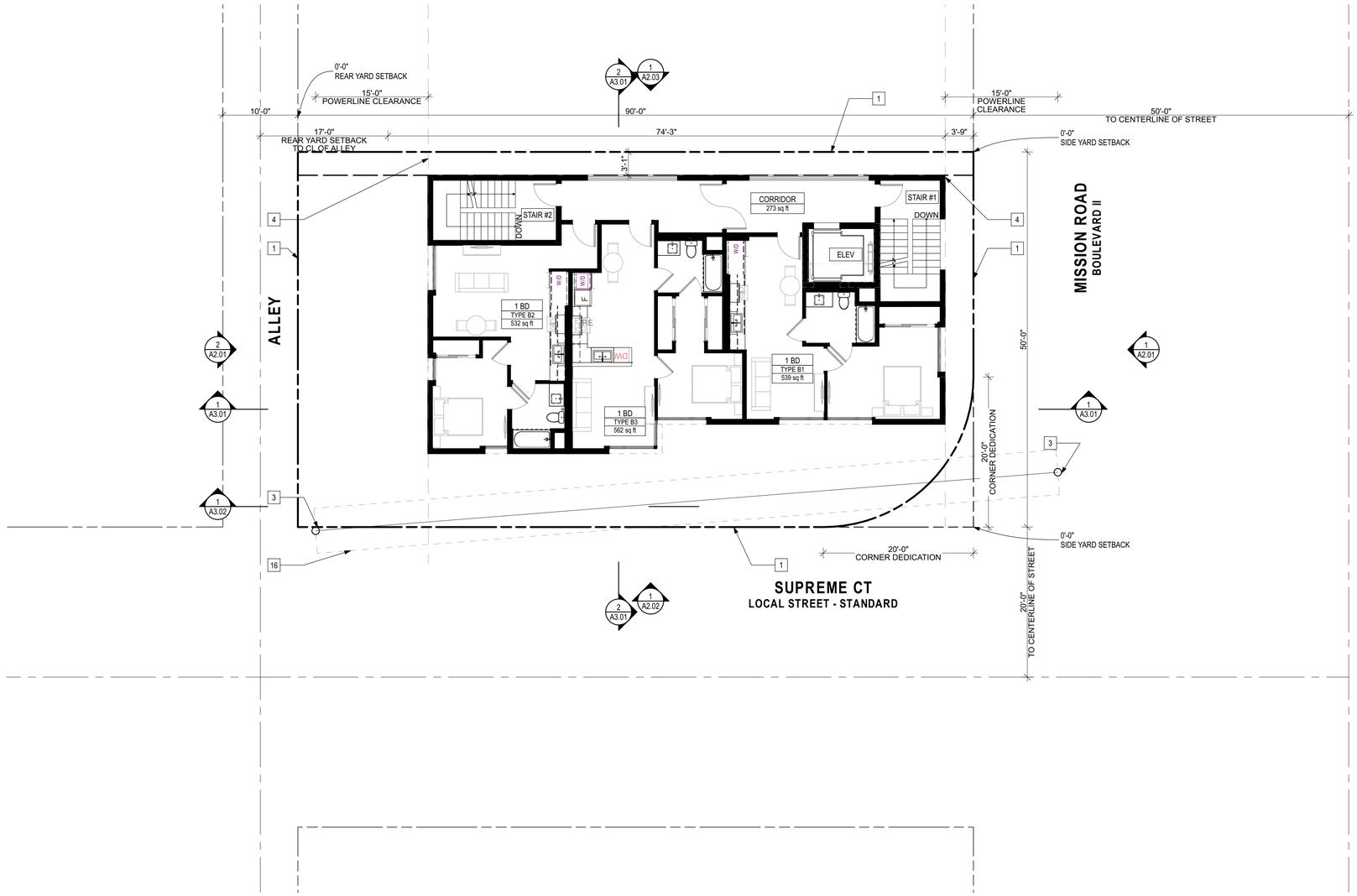
PROJECT NO. #23029
PLOT DATE 8/12/26
SCALE AS SHOWN

SHEET TITLE:

Third Floor Plan

SHEET NO:

A1.03



Fourth Floor Plan
SCALE: 1/8" = 1'-0"

1

GENERAL NOTES

1. XX

KEYNOTES

1. PROPERTY LINE
2. SETBACK LINE, SHOWN DASHED
3. (E) POWER POLE
4. POWERPOLE CLEARANCE LINE, PER LADWP. 15'-0" FROM EDGE OF POWER POLE
5. (E) CMU SITE WALL
6. SHORT-TERM BIKE PARKING AT SIDEWALK; SEE **1/A7.01** FOR DETAILS
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8. 42" H PROTECTIVE GUARDRAIL AROUND PARKING SYSTEM.
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10. (N) UNDERGROUND TRANSFORMER VAULT
11. LADBS TURNING RADIUS
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13. ADA RESTROOM @ COMMUNITY ROOM
14. LONG-TERM WALL MOUNTED BIKE RACKS; SEE **2/A7.01** FOR DETAILS
15. METAL AWNING BELOW BUILDING ADDRESS SIGNAGE
16. 3'-0" CLEARANCE ON EITHER SIDE OF GUY WIRE, PER LADWP
17. POWERPOLE CLEARANCE LINE, PER LADWP. 15'-0" FROM EDGE OF POWER POLE
18. METAL AWNING BELOW
19. RAISED DECK, PAVERS ON PEDESTAL SYSTEM
20. ROOF DRAIN AND OVERFLOW BELOW RAISED DECK
21. 42" MIN HIGH STEEL GUARDRAIL
22. PLANTER AREAS, SEE LANDSCAPE **L4.3-L4.5**

ZONING CODE / FAR AREA

RM#	SQ. FT.	FAR
CORRIDOR	273	273
UNIT B1	539	539
UNIT B2	532	532
UNIT B3	562	562
STAIR #1	138	
STAIR #2	140	
ELEV #1	76	
	2,260	1,906

LEGEND

- PLANTING AREA, PER LANDSCAPE, DWGS
- (N) WALL
- ROOFING SURFACE
- PEDESTAL DECK SYSTEM

AERO COLLECTIVE

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BEVERLY HILLS, CA 90211

CONSULTANT:

4127 SUPREME CT

4127 SUPREME CT
LOS ANGELES, CA 90032
#23029

8/12/26
SCHEMATIC DESIGN

STAMP:

NOT FOR CONSTRUCTION

NO.	ISSUES/REVISIONS	DATE

KEY PLAN:

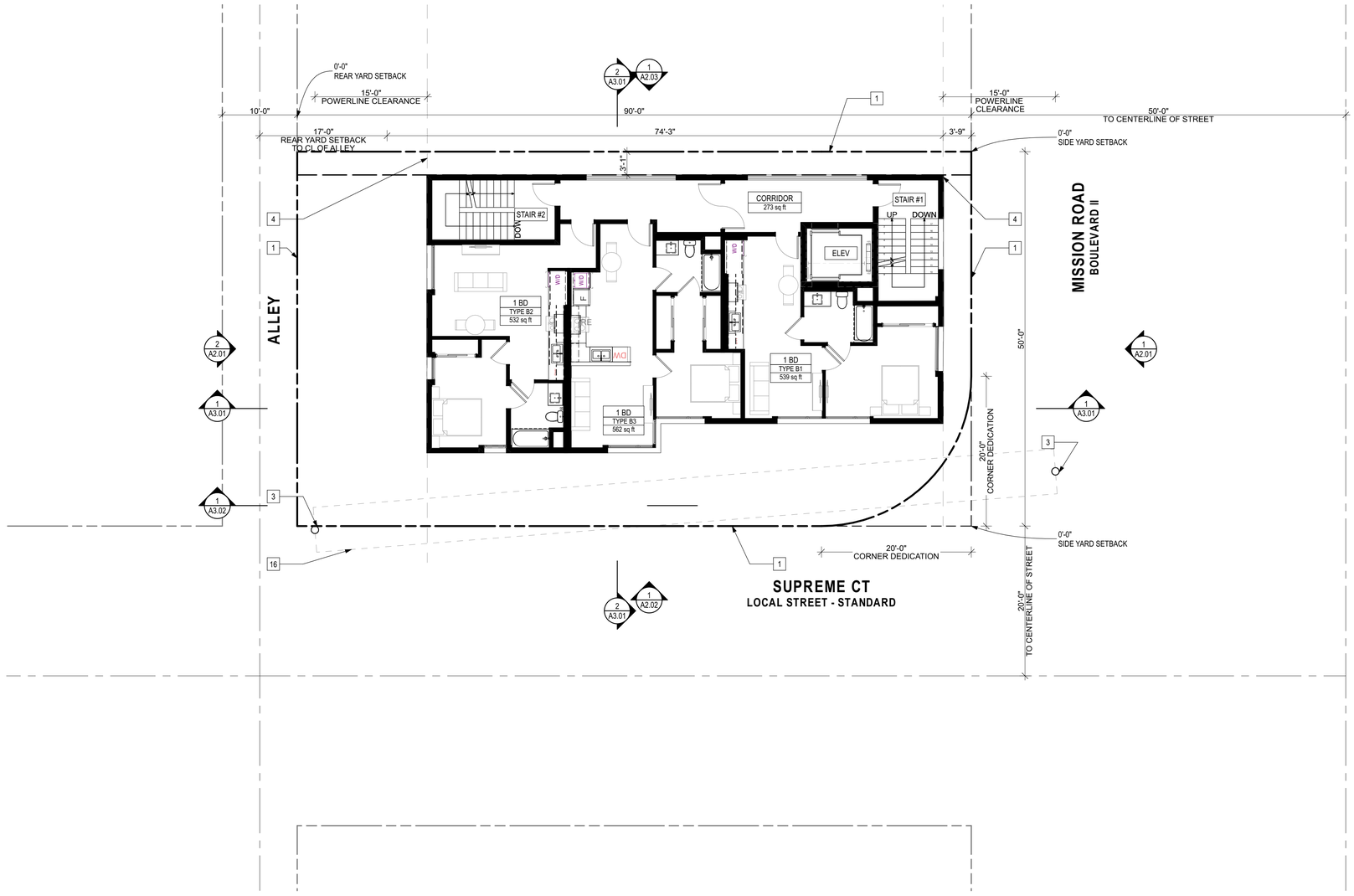
PROJECT NO. #23029
PLOT DATE 8/12/26
SCALE AS SHOWN

SHEET TITLE:

Fourth Floor Plan

SHEET NO:

A1.04



Fifth Floor Plan
SCALE: 1/8" = 1'-0"

1

GENERAL NOTES

1. XX

KEYNOTES

1. PROPERTY LINE
2. SETBACK LINE, SHOWN DASHED
3. (E) POWER POLE
4. POWERPOLE CLEARANCE LINE, PER LADWP. 15'-0" FROM EDGE OF POWER POLE
5. (E) CMU SITE WALL
6. SHORT-TERM BIKE PARKING AT SIDEWALK; SEE **1/A7.01** FOR DETAILS
7. SEMI-AUTOMATED LIFT-SLIDE PUZZLE PARKING SYSTEM BY PARKPLUS OR SIMILAR. TO BE PERMITTED UNDER SEPARATE PERMIT.
8. 42" H PROTECTIVE GUARDRAIL AROUND PARKING SYSTEM.
9. (N) ADA STALL
10. (N) UNDERGROUND TRANSFORMER VAULT
11. LADBS TURNING RADIUS
12. CONCRETE PLANTER AT PODIUM
13. ADA RESTROOM @ COMMUNITY ROOM
14. LONG-TERM WALL MOUNTED BIKE RACKS; SEE **2/A7.01** FOR DETAILS
15. METAL AWNING BELOW BUILDING ADDRESS SIGNAGE
16. 3'-0" CLEARANCE ON EITHER SIDE OF GUY WIRE, PER LADWP
17. POWERPOLE CLEARANCE LINE, PER LADWP. 15'-0" FROM EDGE OF POWER POLE
18. METAL AWNING BELOW
19. RAISED DECK, PAVERS ON PEDESTAL SYSTEM
20. ROOF DRAIN AND OVERFLOW BELOW RAISED DECK
21. 42" MIN HIGH STEEL GUARDRAIL
22. PLANTER AREAS, SEE LANDSCAPE **L4.3-L4.5**

ZONING CODE / FAR AREA

RM#	SQ. FT.	FAR
CORRIDOR	273	273
UNIT B1	539	539
UNIT B2	532	532
UNIT B3	562	562
STAIR #1	138	
STAIR #2	140	
ELEV #1	76	
	2,260	1,906

LEGEND

- PLANTING AREA, PER LANDSCAPE, DWGS
- (N) WALL
- ROOFING SURFACE
- PEDESTAL DECK SYSTEM

AERO COLLECTIVE

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CONSULTANT:

4127 SUPREME CT

4127 SUPREME CT
LOS ANGELES, CA 90032
#23029

8/12/26
SCHEMATIC DESIGN

STAMP:

NOT FOR CONSTRUCTION

NO.	ISSUES/REVISIONS	DATE

KEY PLAN:

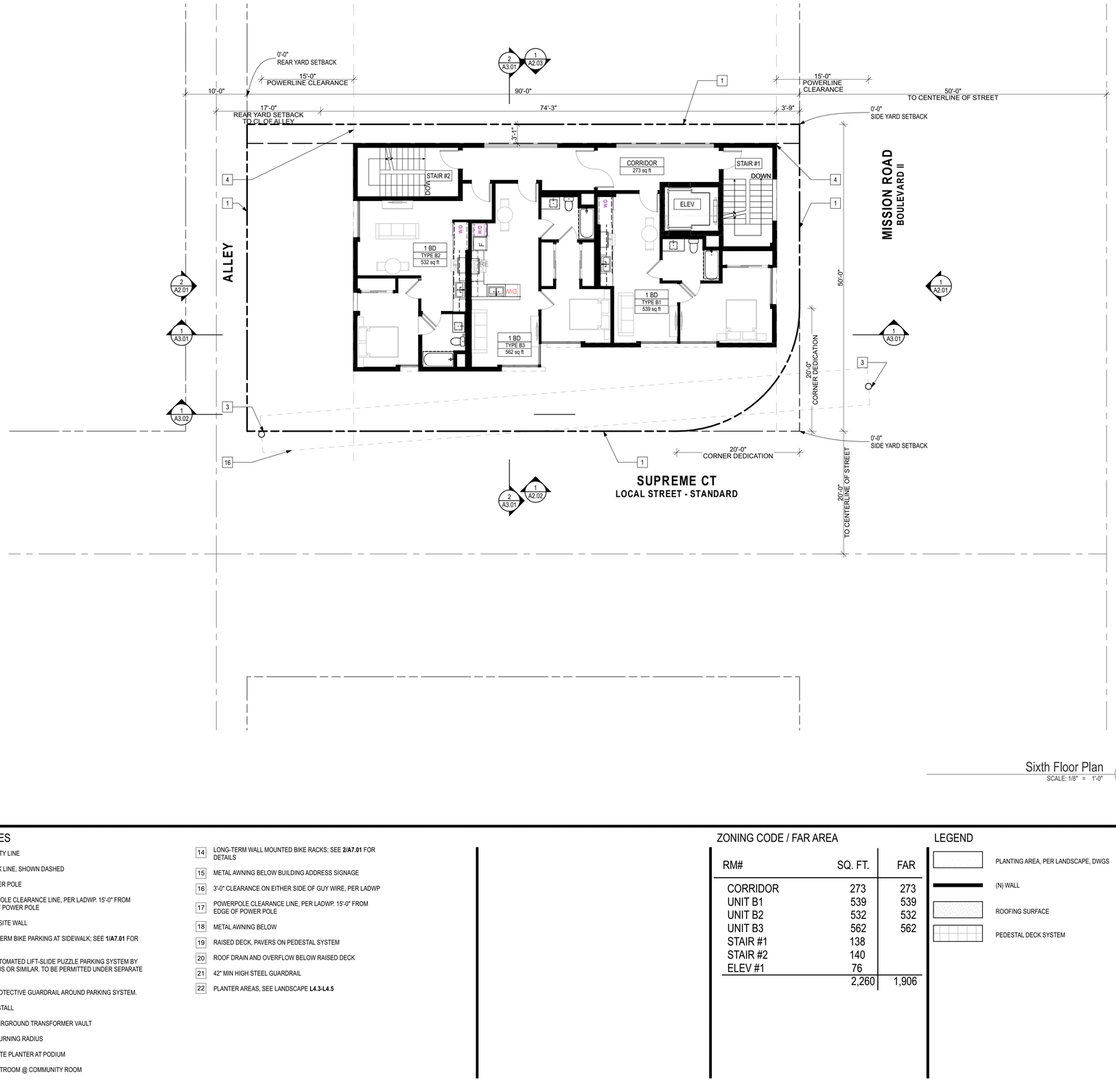
PROJECT NO. #23029
PLOT DATE 8/12/26
SCALE AS SHOWN

SHEET TITLE:

Fifth Floor Plan

SHEET NO:

A1.05



Sixth Floor Plan
SCALE: 1/8" = 1'-0"

1

GENERAL NOTES

1. XX

KEYNOTES

1. PROPERTY LINE
2. SETBACK LINE, SHOWN DASHED
3. (E) POWER POLE
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18. METAL AWNING BELOW
19. RAISED DECK, PAVERS ON PEDESTAL SYSTEM
20. ROOF DRAIN AND OVERFLOW BELOW RAISED DECK
21. 42" MIN HIGH STEEL GUARDRAIL
22. PLANTER AREAS, SEE LANDSCAPE **L4.3-L4.5**

ZONING CODE / FAR AREA

RM#	SQ. FT.	FAR
CORRIDOR	273	273
UNIT B1	539	539
UNIT B2	532	532
UNIT B3	562	562
STAIR #1	138	
STAIR #2	140	
ELEV #1	76	
	2,260	1,906

LEGEND

- PLANTING AREA, PER LANDSCAPE, DWGS
- (N) WALL
- ROOFING SURFACE
- PEDESTAL DECK SYSTEM

AERO COLLECTIVE

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CONSULTANT:

4127 SUPREME CT

4127 SUPREME CT
LOS ANGELES, CA 90032
#23029

8/12/26
SCHEMATIC DESIGN

STAMP:

NOT FOR CONSTRUCTION

NO.	ISSUES/REVISIONS	DATE

KEY PLAN:

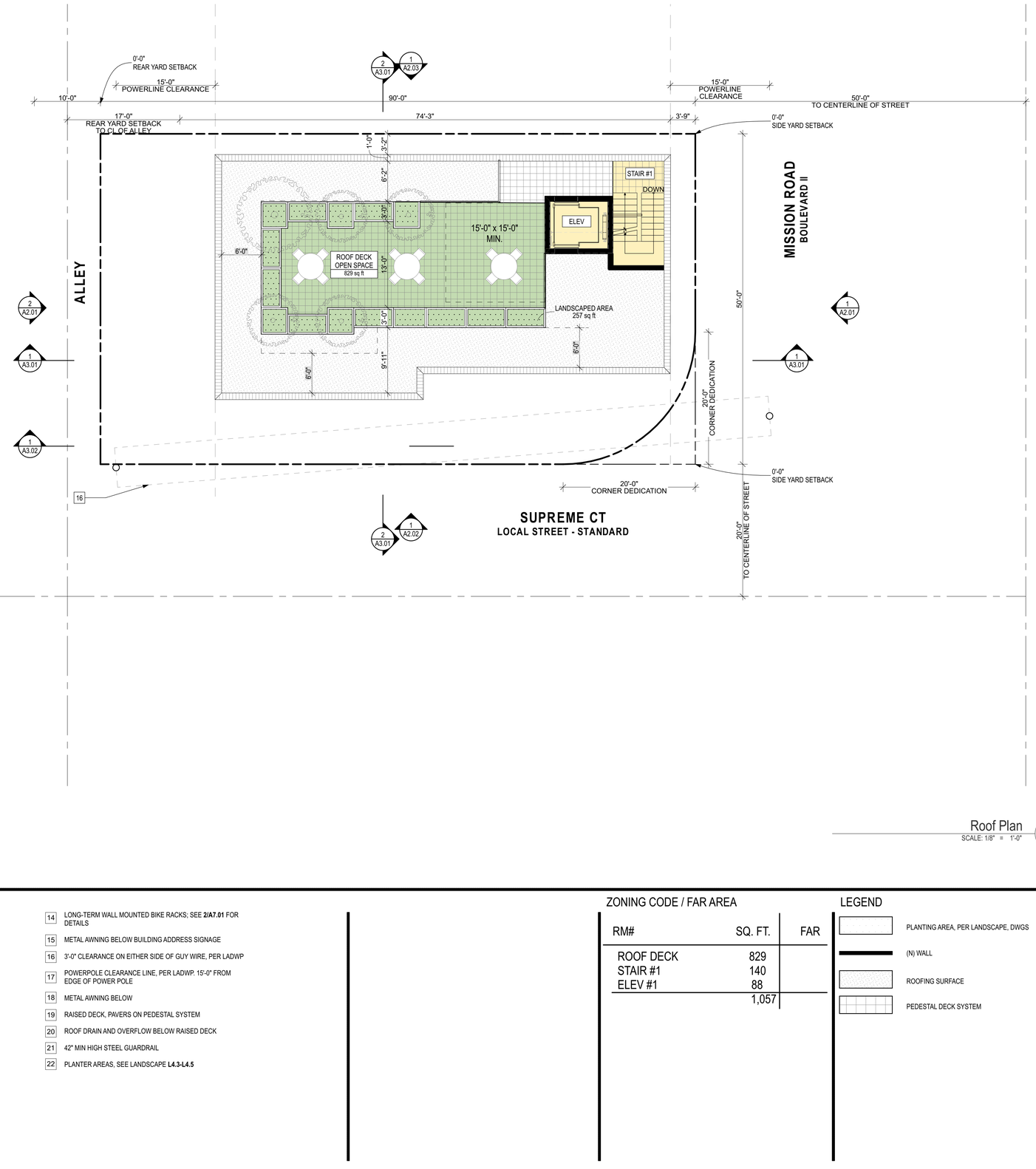
PROJECT NO. #23029
PLOT DATE 8/12/26
SCALE AS SHOWN

SHEET TITLE:

Sixth Floor Plan

SHEET NO:

A1.06



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

GENERAL NOTES

1. XX

KEYNOTES

1. PROPERTY LINE
2. SETBACK LINE, SHOWN DASHED
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21. 42" MIN HIGH STEEL GUARDRAIL
22. PLANTER AREAS, SEE LANDSCAPE **L4.3-L4.5**

ZONING CODE / FAR AREA

RM#	SQ. FT.	FAR
ROOF DECK	829	
STAIR #1	140	
ELEV #1	88	
	1,057	

LEGEND

- PLANTING AREA, PER LANDSCAPE, DWGS
- (N) WALL
- ROOFING SURFACE
- PEDESTAL DECK SYSTEM

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LOS ANGELES, CA 90032
#23029

8/12/26
SCHEMATIC DESIGN

STAMP:

NOT FOR CONSTRUCTION

NO.	ISSUES/REVISIONS	DATE

KEY PLAN:

PROJECT NO. #23029
PLOT DATE 8/12/26
SCALE AS SHOWN

SHEET TITLE:

Roof Plan

SHEET NO:

A1.07

West Elevation
SCALE: 1/8" = 1'-0"
2

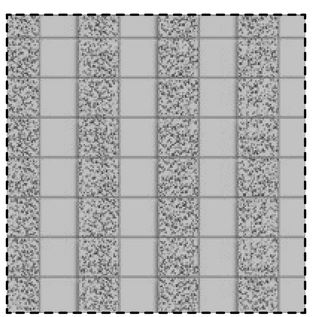
East Elevation
SCALE: 1/8" = 1'-0"
1

MATERIAL LEGEND

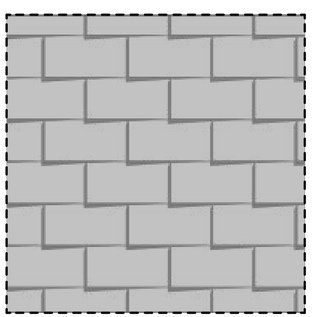
5 GRAY METAL PANEL SIDING

6 GREEN METAL PANEL SIDING

7 WHITE STUCCO



8 ROUGH + SMOOTH CMU BLOCK FINISH



8 ANGLED CMU BLOCK ACCENTS

KEYNOTES

1. MAIN RESIDENTIAL ENTRY
2. BUILDING ADDRESS NUMBER, BLACK METAL
3. METAL AWNING
4. (N) UNDERGROUND TRANSFORMER VAULT
5. DARK GRAY METAL PANEL SIDING
6. GREEN METAL PANEL SIDING
7. EXTERIOR WHITE STUCCO, GRAY STUCCO ACCENTS
8. CMU BLOCK, ROUGH + SMOOTH FINISH ACCENTS, ANGLED BLOCK ACCENTS
9. METAL PICKET GUARDRAIL, BLACK
10. VINYL WINDOW, BLACK
11. (E) SITE WALL
12. (E) POWER POLE
13. TRELLIS

AERO COLLECTIVE

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8665 WILSHIRE BLVD #300
BEVERLY HILLS, CA 90211

CONSULTANT:

4127 SUPREME CT

4127 SUPREME CT
LOS ANGELES, CA 90032
#23029

8/12/26
SCHEMATIC DESIGN

STAMP:

NOT FOR CONSTRUCTION

NO.	ISSUES/REVISIONS	DATE

KEY PLAN:

PROJECT NO.	#23029
PLOT DATE	8/12/26
SCALE	AS SHOWN

SHEET TITLE:

Building Elevations

SHEET NO:

A2.01

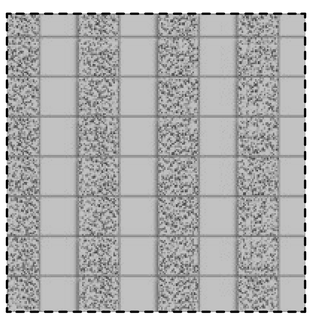
South Elevation 1
SCALE: 1/8" = 1'-0"

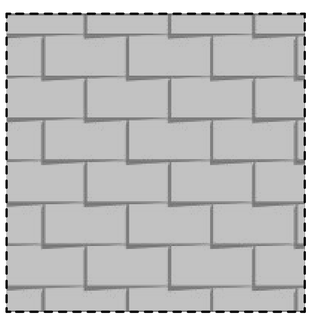
MATERIAL LEGEND

5 GRAY METAL PANEL SIDING

6 GREEN METAL PANEL SIDING

7 WHITE STUCCO


8 ROUGH + SMOOTH CMU BLOCK FINISH


8 ANGLED CMU BLOCK ACCENTS

KEYNOTES

1 MAIN RESIDENTIAL ENTRY
2 BUILDING ADDRESS NUMBER, BLACK METAL
3 METAL AWNING
4 (N) UNDERGROUND TRANSFORMER VAULT
5 DARK GRAY METAL PANEL SIDING
6 GREEN METAL PANEL SIDING
7 EXTERIOR WHITE STUCCO, GRAY STUCCO ACCENTS
8 CMU BLOCK, ROUGH + SMOOTH FINISH ACCENTS, ANGLED BLOCK ACCENTS
9 METAL PICKET GUARDRAIL, BLACK
10 VINYL WINDOW, BLACK
11 (E) SITE WALL
12 (E) POWER POLE
13 TRELLIS

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BEVERLY HILLS, CA 90211

CONSULTANT:

4127 SUPREME CT

4127 SUPREME CT
LOS ANGELES, CA 90032
#23029

8/12/26
SCHEMATIC DESIGN

STAMP:

NOT FOR CONSTRUCTION

NO.	ISSUES/REVISIONS	DATE

KEY PLAN:

PROJECT NO.	#23029
PLOT DATE	8/12/26
SCALE	AS SHOWN

SHEET TITLE:
Building Elevations

SHEET NO:
A2.02

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

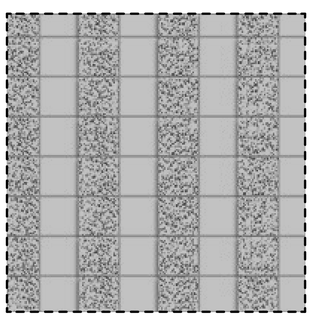
1

MATERIAL LEGEND

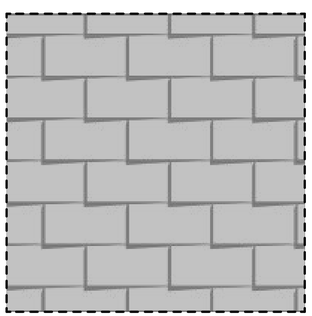
5 GRAY METAL PANEL SIDING

6 GREEN METAL PANEL SIDING

7 WHITE STUCCO



8 ROUGH + SMOOTH CMU BLOCK FINISH



8 ANGLED CMU BLOCK ACCENTS

KEYNOTES

1	MAIN RESIDENTIAL ENTRY
2	BUILDING ADDRESS NUMBER, BLACK METAL
3	METAL AWNING
4	(N) UNDERGROUND TRANSFORMER VAULT
5	DARK GRAY METAL PANEL SIDING
6	GREEN METAL PANEL SIDING
7	EXTERIOR WHITE STUCCO, GRAY STUCCO ACCENTS
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NO.	ISSUES/REVISIONS	DATE

KEY PLAN:

PROJECT NO.	#23029
PLOT DATE	8/12/26
SCALE	AS SHOWN

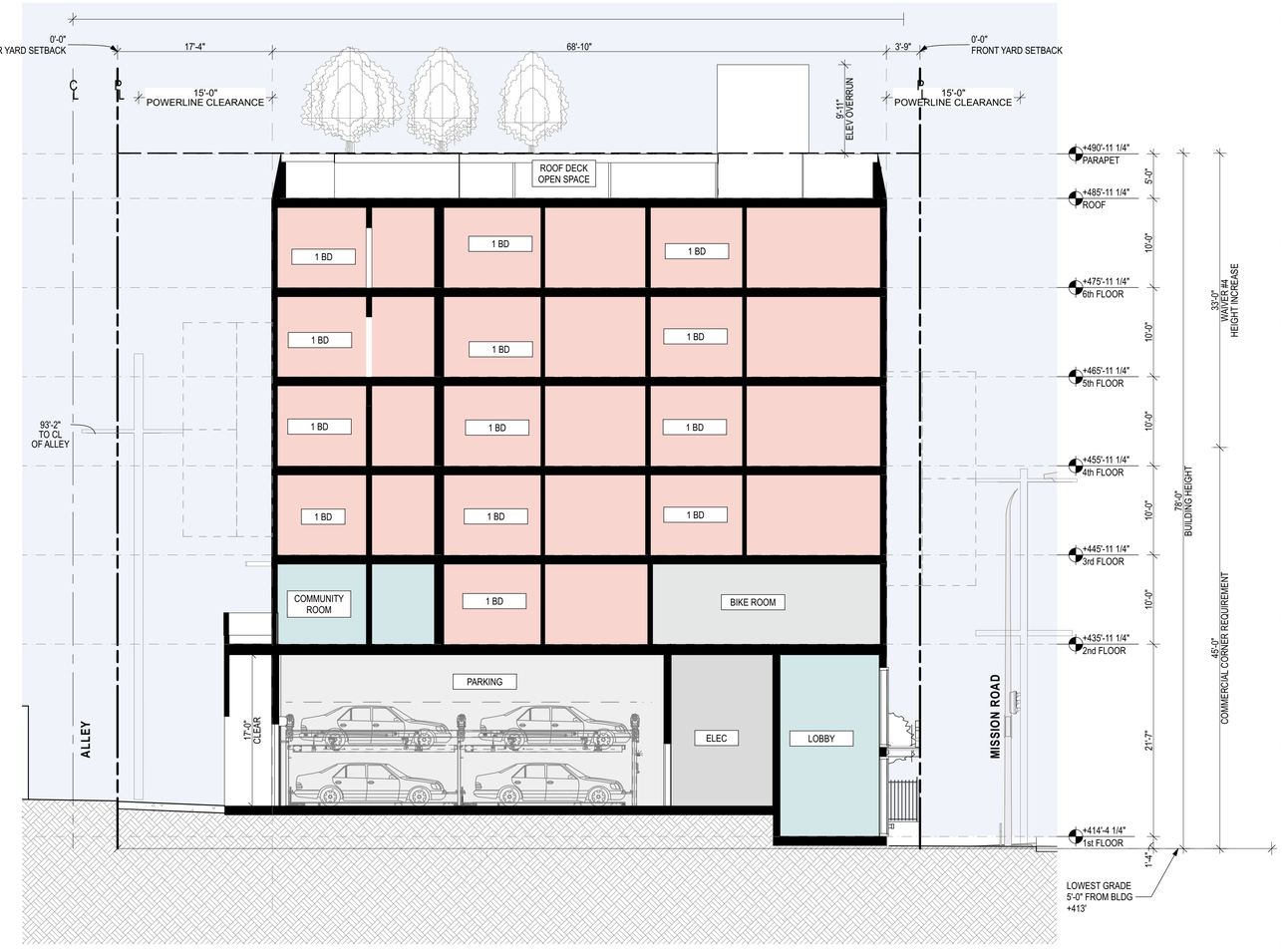
SHEET TITLE:

Building Elevations

SHEET NO:

A2.03

Section B 2



Section A 1

GENERAL NOTES

1. XX

KEYNOTES

1 XX

LEGEND

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NO.	ISSUES/REVISIONS	DATE

KEY PLAN:

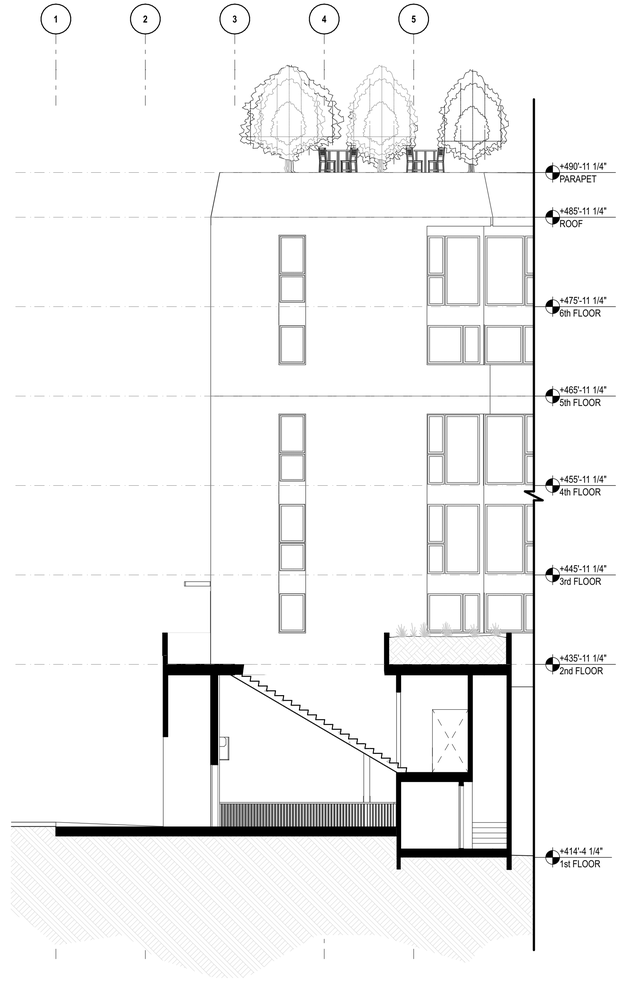
PROJECT NO.	#23029
PLOT DATE	8/12/26
SCALE	AS SHOWN

SHEET TITLE:

Building Sections

SHEET NO:

A3.01



STAIR #2 ENLARGED SECTION
SCALE: 1/8" = 1'-0"

1

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NO.	ISSUES/REVISIONS	DATE

KEY PLAN:

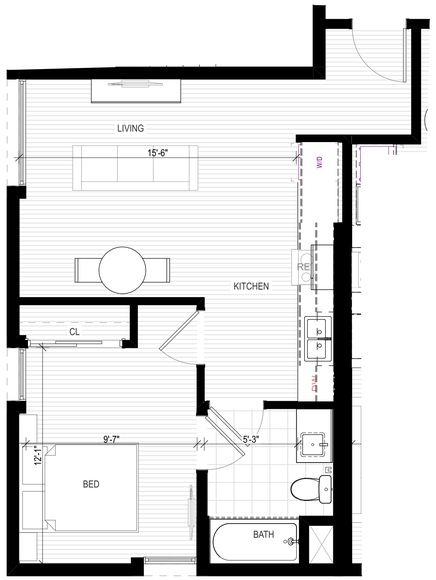
PROJECT NO. #23029
PLOT DATE 8/12/26
SCALE AS SHOWN

SHEET TITLE:

Building Sections

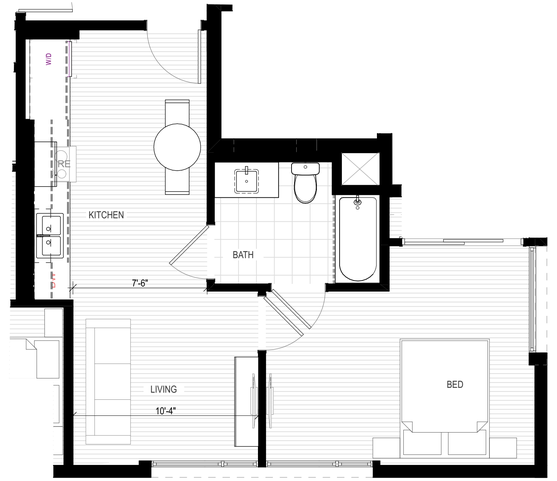
SHEET NO:

A3.02



B2 Unit Plan
SCALE: 1/4" = 1'-0"
3

B3 Unit Plan
SCALE: 1/4" = 1'-0"
2



B1 Unit Plan
SCALE: 1/4" = 1'-0"
1

GENERAL NOTES

1. XX

KEYNOTES

1 XX

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NO.	ISSUES/REVISIONS	DATE

KEY PLAN:

PROJECT NO.	#23029
PLOT DATE	8/12/26
SCALE	AS SHOWN

SHEET TITLE:

Enlarged Plan - Unit Types

SHEET NO:

A4.01

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NO.	ISSUES/REVISIONS	DATE

KEY PLAN:

PROJECT NO. #23029
PLOT DATE 8/12/26
SCALE AS SHOWN

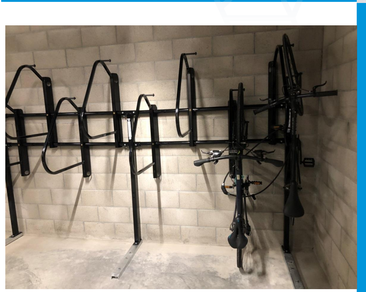
SHEET TITLE:

Building
Perspectives

SHEET NO:

A5.01

Ultra Space Saver Squared



The Ultra Space Saver Squared offers high-security, vertical bike parking.
Adjustable sliding arms make it easy for customers to best utilize their space. It also creates flexibility to make sure bike spacing follows city requirements as they evolve. Pipe-cutter resistant squared steel tubing makes the Ultra Space Saver Squared more secure than the original Ultra Space Saver.

The Ultra Space Saver Squared is an easy to install, modular system. It can be made to fit in nearly any space. Options include: wall-mount, floor-mount, and double-sided. Call American Bicycle Security for a FREE custom room layout.

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Ventura, CA 93006
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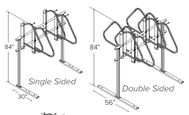
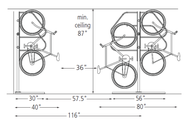
Email: turtle@ameribike.com

Height Requirement: 87"



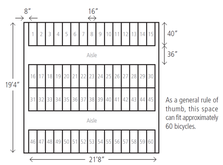


Example of rack in use

Product	Ultra Space Saver Squared
Capacity	Modular Construction 1 Bike per arm
Materials	Hanger is 1" square tube with steel slider head with tamperproof locking bolts. Upright is 2" square tube. Feet are AISI C3 x 4.1 galvanized steel channel. Crossbeams are 2" sched. 40 powder coated pipe.
Finishes	Standard options: Galvanized Or Powder Coated
Installation Methods	**Floor mounted** Ultra Space Savers have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor. A **wall mounted** unit which contains special brackets is also available.
Space Use & Setbacks	See Diagram

RAL 9005	Flat Black	RAL 9003	RAL 2004	RAL 1023	Bright Yellow
RAL 6016	RAL 6018	RAL 6005	RAL 5005	RAL 5015	Purple
RAL 7011	RAL 7042	RAL 9007	RAL 1001	RAL 8014	Bronze
RAL 3003	RAL 3005				

***Let us Help!**
As a free service, American Bicycle Security will provide a complete CAD layout of your space. Just send us the dimensions of your room, being sure to note the location of doors, columns, etc. and let us maximize your bike storage capacity.



As a general rule of thumb, this space can fit approximately 60 bicycles.

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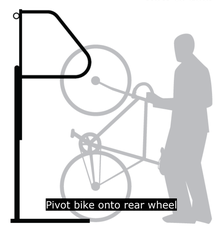
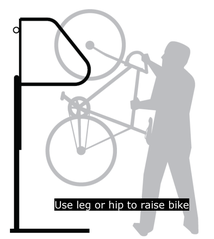
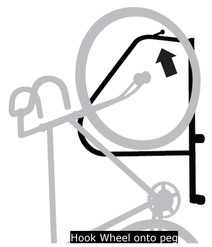
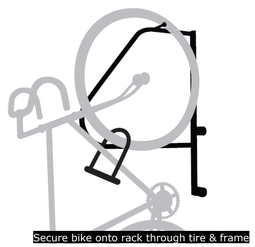
How to use:









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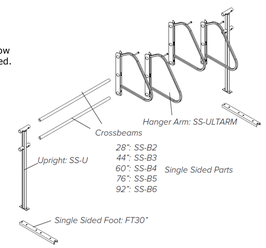
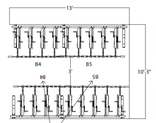
Installation

The Ultra Space Saver has several steps for installation. Note that the single and double sided setups and parts are different. Make sure you follow the instructions according to the model you ordered.

Recommended Base materials:
Solid concrete is the best base material for installation. Make sure nothing is underneath the base material that could be damaged by drilling (i.e. post-tension cable). Use the 3.75" wedge anchors that are included to install the rack into the concrete (wall anchors are 3").

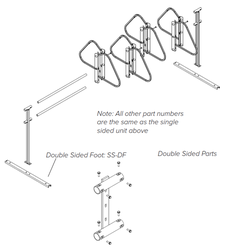
Installation:
Sort out the parts to the rack and identify each of them accordingly. The 1" carriage bolts are for assembly of the rack and the 3.75" wedge anchors are for mounting the rack to the floor.





These numbers indicate the number of arms between brackets for each Ultra Space Saver unit to be installed.

Reading your designed layout
Ultra Space Savers come in varying configurations, making it **very important** that you carefully follow the layout provided when installing the racks. If you do not follow the diagram, you may well end up short of parts. The length of each Ultra Space Saver unit is indicated by a number ranging from B2-B7 in the layout. This number corresponds to the length of crossbeams to be installed. In the example provided below the Ultra Space Saver is to be installed starting with two B4 units, which have 44" crossbeams, followed by a B5, which has 76" crossbeams.



Wall Mounting Bracket
(Wall Mounted Only) - SS-W

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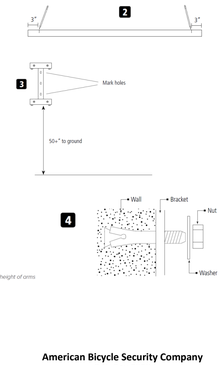
Wall Mount

***Tools Needed for Wall Mount Installation**
- 9/16" Wrench/Socket
- 3/8" or 1/2" Masonry Drill Bit
- (Depending on anchor type)
- Tape Measure
- Drill (Hammer drill recommended)
- Hammer
- Level
- Marker or pencil

Before installing make sure the wall is strong enough to accommodate the rack fully loaded with bikes. Steel stud walls are NOT suitable for installation.

Installation Steps:

1. Lay out parts on the floor where unit is to be installed and be sure you have all necessary parts.
2. On galvanized cross beams, Place a mark three inches from each end. This mark will show you how far to slide the cross beam into the wall bracket.
3. Place first wall bracket on wall where you want to install the bike rack. Bottom of bracket should be at least 50" from ground. Mark holes for drilling. See figure 3.
4. Drill Holes into wall, put the wall bracket back up and insert wall anchors through holes in bracket and set the anchors. For setting the anchors and diameter and depth of holes, follow instructions sent with the anchors. Make sure bracket is level. See figure 4.
5. Thread 3/8" by 3/4" tightening bolts into holes in bracket. Insert crossbeams into bracket. Slide on arms and spacers, make sure arms are staggered. At end of last arm place 3" spacers and install end bracket, making sure cross beams are level. See figure 5
6. If installing more than one set of Ultra Space Saver Squared arms, continue from last installed wall bracket and repeat steps 3-5 above.



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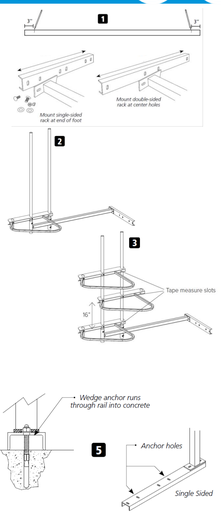
Floor Mount

***Tools Needed for Wall Mount Installation**
- 9/16" Wrench/Socket
- 3/8" Masonry Drill Bit
- Tape Measure
- Drill (Hammer drill recommended)
- Hammer

1. Measure out space. Attach feet to uprights with carriage bolts provided. See figure 1.
2. Lay assembled uprights with crossbeams attached on their side so crossbeams are facing up. Slide first hanger arm on and tighten set screw to hold in place. See figure 2.
3. Gently slide arms down crossbars but make sure to stagger height of each arm so that the hanger rod is at a different level from its neighboring arms. Tighten set screw. Standard spacing between arms is 16". For double-sided model slide arms on opposite each other. Repeat until the crossbeams are full. See figure 3.
4. Tip rack up and attach the second upright. Tighten bolts. Slide assembled rack into final location. For add-on units repeat steps. See figure 4.
5. Anchor rack to floor with 3.75" wedge anchors. See figure 5



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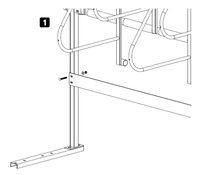
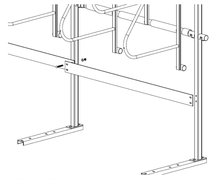
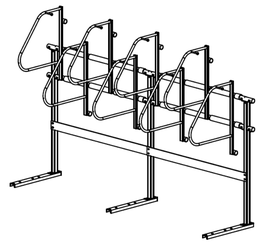
Tire Stops (optional)



Step 1: Attach tire stop to uprights with supplied hardware.



Step 2: Continue attaching tire stops if using a modular.



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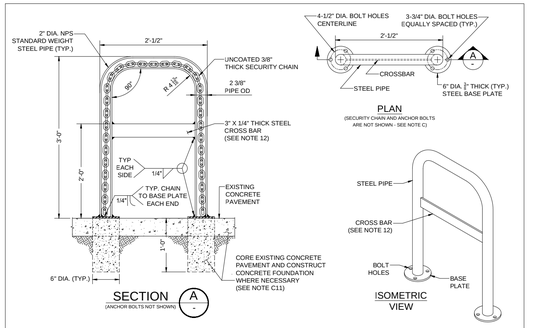
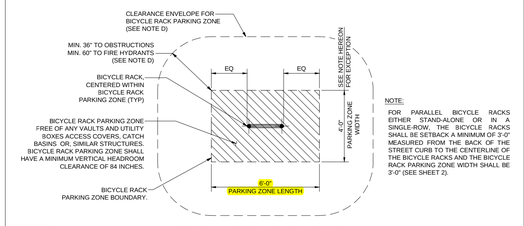


BICYCLE RACK



BICYCLE RACK PARKING ZONE AND CLEARANCE ENVELOPE

NOT TO SCALE

BUREAU OF ENGINEERING | DEPARTMENT OF PUBLIC WORKS | CITY OF LOS ANGELES

BICYCLE RACK — STANDARD PLAN S - 671-2

PREPARED	SUBMITTED	APPROVED	SUPERSEDES	REFERENCES
MATIAS FARFAN, BUREAU OF ENGINEERING CHECKED RAFFI MASSABKI, BUREAU OF ENGINEERING PAULINE CHAN, CITY OF LOS ANGELES DEPARTMENT OF TRANSPORTATION (LADOT)	EDWARD ARRINGTON, S.E., ENGINEER OF DESIGN KENNETH N. REDD, P.E., DEPUTY CITY ENGINEER	GARY LEE MOORE, P.E., CITY ENGINEER 06/28/2019 No. C 64446 REGISTERED PROFESSIONAL ENGINEER GARY LEE MOORE CIVIL STATE OF CALIFORNIA	B-4783	S-470

VAULT INDEX NUMBER: **B-4785**
SHEET 1 OF 4 SHEETS

LONG TERM BIKE STORAGE RACK 2

LADWP - SHORT TERM BIKE RACK 1

AERO COLLECTIVE

209 S MARKET ST
INGLEWOOD, CA 90301
323.553.2376

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BRETT BOSTON
8665 WILSHIRE BLVD #300
BEVERLY HILLS, CA 90211

CONSULTANT:

4127 SUPREME CT

4127 SUPREME CT
LOS ANGELES, CA 90032
#23029

8/12/26
SCHEMATIC DESIGN

STAMP:

NOT FOR CONSTRUCTION

NO.	ISSUES/REVISIONS	DATE

KEY PLAN:

PROJECT NO.	#23029
PLOT DATE	8/12/26
SCALE	AS SHOWN

SHEET TITLE:

Bicycle Parking Details

SHEET NO:

A7.01

BRETT BOSTON
4127 Supreme Ct.
LOS ANGELES, CA 90032

LANDSCAPE PLANS PREPARED BY:

DW/LA LANDSCAPE ARCHITECTS
6912 N. Tierno Lane
Los Angeles, CA 90038
Office: 310-827-2084
Cell: 310-228-7587

OWNER:

BRETT BOSTON
(818) 625-7210

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REGISTERED LANDSCAPE ARCHITECT
DANIEL WEEDON
No. 1849
SIGNATURE
6-4-26
DATE
STATE OF CALIFORNIA

Project Name

Sheet Title: COVER SHEET

Project Adress: BRETT BOSTON
4127 SUPREME CT.
LOS ANGELES, CA 90032

Date:	8-24-26
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Sheet No.

L0.1

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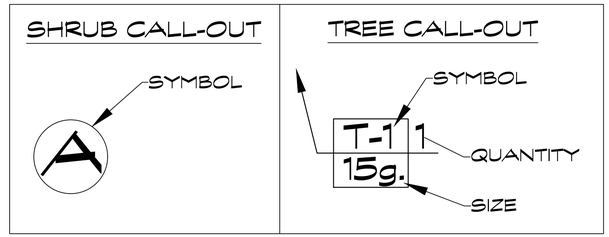
4127 Supreme Ct.
JOB# 929 D-18

PLANTING LEGEND - 1st Floor

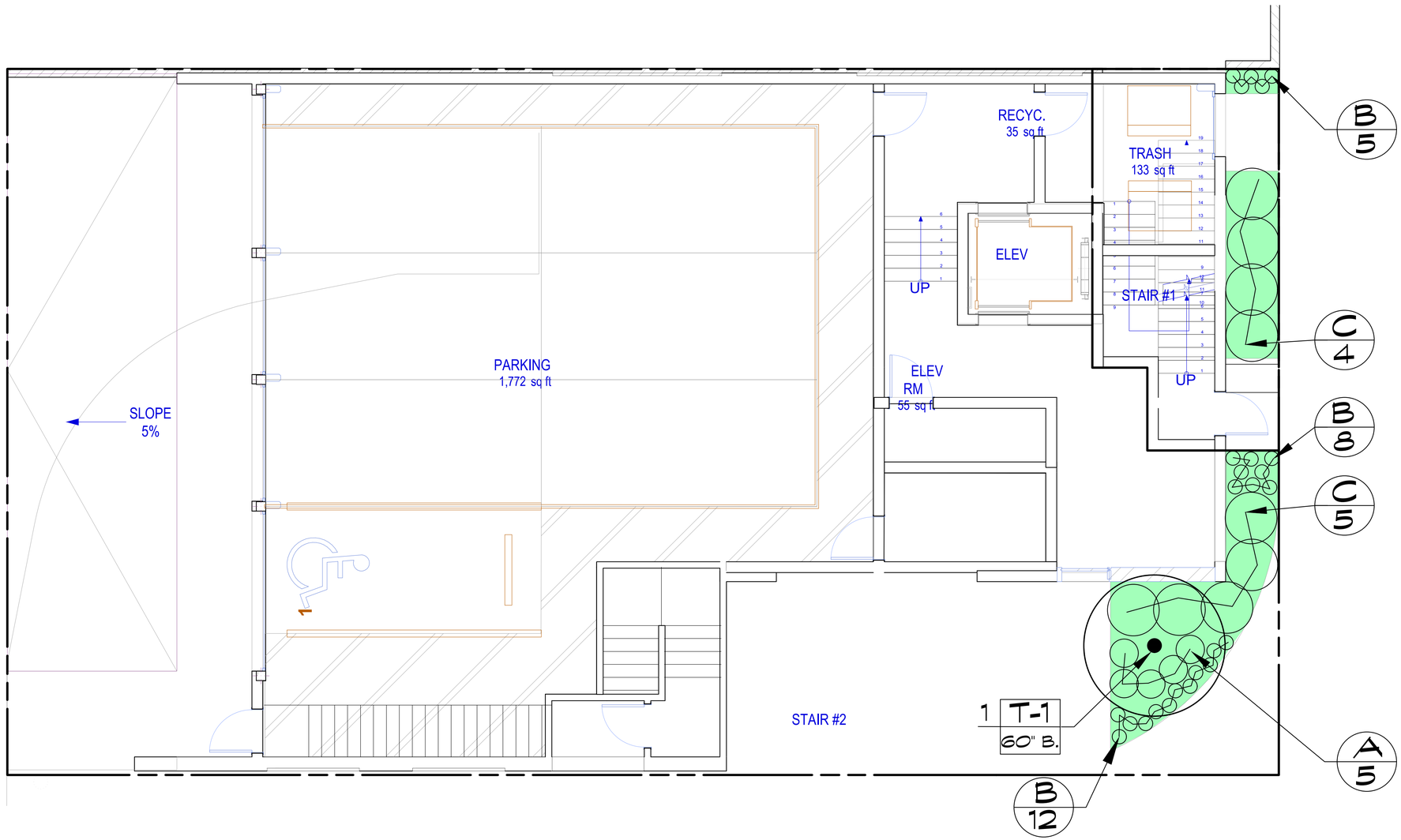
SYM.	SIZE	BOTANIC / COMMON NAME	QTY.	SPECIES EVAL.
TREES				
T-1	60" B.	PISTACIA CHINENSIS / CHINESE PISTACHE	1	M
T-2	24" B.	LAGERSTROEMIA INDICA 'ACOMA' / SEMI-DWARF CRAPE MYRTLE (MULTI-TRUNK)	-0-	M
SHRUBS				
(A)	5 g.	DIANELLA TASMANICA 'VARIGATED' / DWARF FLAX LILY	5	M
(B)	1 g.	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE (18" O.C.)	25	M
(C)	15 g.	RHAPHIOLEPIS INDICA 'JACK EVANS' / INDIAN HAWTHORNE	9	M
(D)	5 g.	ANIGOZANTHOS HYBRID 'BIG RED' / KANGAROO PAW	-0-	L
(E)	5 g.	PITTOSPORUM 'WHEELER'S DWARF' / TOBIRA	-0-	M
(F)	1 g.	LAVENDULA DENTATA 'GOODWIN CREEK' / FRENCH LAVENDER	-0-	L

NOTE: SPECIES EVALUATION BASED ON WUCOLS III FOR REGION 3.



NOTE: GENERAL PLANTING NOTES AND DETAILS ARE BOTH LOCATED ON SHEET L4.2

1st FLOOR PLANTING AREA = 172 S.F.



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6-4-26
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Project Name

Sheet Title: PLANTING PLAN - 1ST FLOOR

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L4.1

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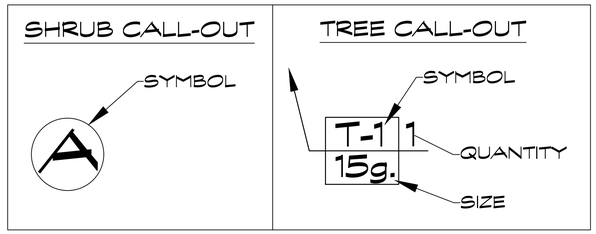
PLANTING LEGEND - 2nd Floor

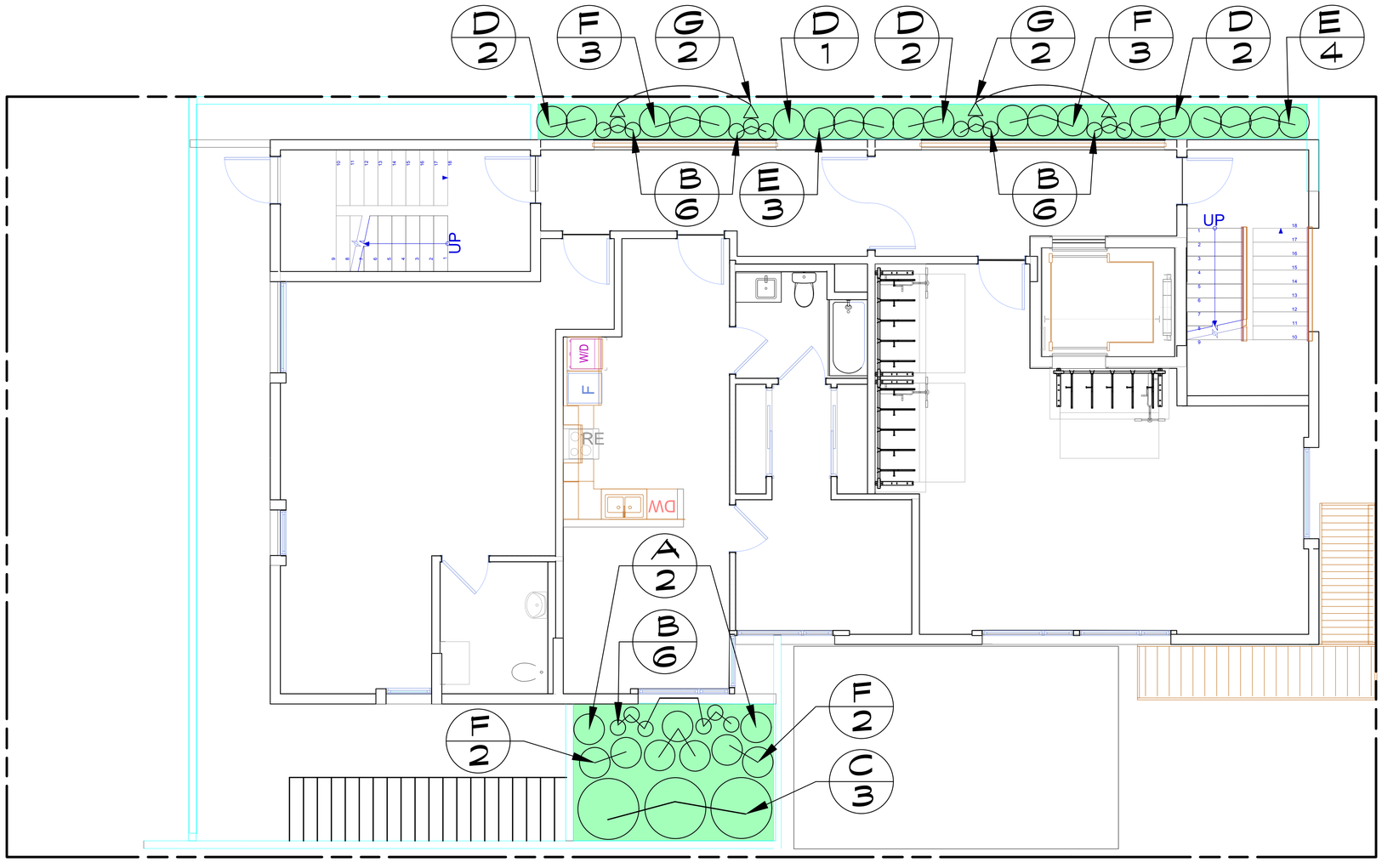
SYM.	SIZE	BOTANIC / COMMON NAME	QTY.	SPECIES EVAL.
TREES				
T-1	60" B.	PISTACIA CHINENSIS / CHINESE PISTACHE	-0-	M
T-2	24" B.	LAGERSTROEMIA INDICA 'ACOMA' / SEMI-DWARF CRAPE MYRTLE (MULTI-TRUNK)	-0-	M
SHRUBS				
(A)	5 g.	DIANELLA TASMANICA 'VARIGATED' / DWARF FLAX LILY	5	M
(B)	1 g.	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE (18" O.C.)	18	M
(C)	15 g.	RHAPHIOLEPIS INDICA 'JACK EVANS' / INDIAN HAWTHORNE	3	M
(D)	5 g.	RHAPHIOLEPIS INDICA 'BALLERINA' / INDIAN HAWTHORNE	7	M
(E)	5 g.	PITTOSPORUM 'WHEELER'S DWARF' / TOBIRA	7	M
(F)	5 g.	LAVENDULA AUGUSTIFOLIA 'HIDCOTE' / ENGLISH LAVENDER	10	L
(G)	15 g.	BOUGAINVILLEA 'ROSENKA' / BOUGAINVILLEA	4	L

NOTE: SPECIES EVALUATION BASED ON WUCOLS III FOR REGION 3.



NOTE: GENERAL PLANTING NOTES AND DETAILS ARE BOTH LOCATED ON SHEET L4.2

2nd FLOOR PLANTING AREA = 232 S.F.



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Website: dw-la.com

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L4.2

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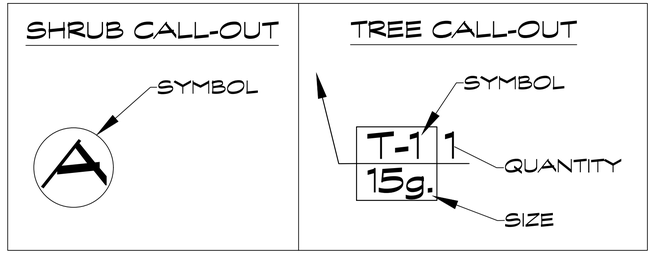
JOB# 929 D-18

PLANTING LEGEND - Roof Deck

SYM.	SIZE	BOTANIC / COMMON NAME	QTY.	SPECIES EVAL.
TREES				
T-1	60" B.	PISTACIA CHINENSIS / CHINESE PISTACHE	-O-	M
T-2	24" B.	LAGERSTROEMIA INDICA 'ACOMA' / SEMI-DWARF CRAPE MYRTLE (MULTI-TRUNK)	5	M
SHRUBS				
(A)	5 g.	DIANELLA TASMANICA 'VARIGATED' / DWARF FLAX LILY	9	M
(B)	1 g.	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE (18" O.C.)	30	M
(C)	5 g.	RHAPHIOLEPIS INDICA 'JACK EVANS' / INDIAN HAWTHORNE	-O-	M
(D)	5 g.	ANIGOZANTHOS HYBRID 'BIG RED' / KANGAROO PAW	-O-	L
(E)	5 g.	PITTOSPORUM 'WHEELER'S DWARF' / TOBIRA	11	M
(F)	1 g.	LAVENDULA DENTATA 'GOODWIN CREEK' / FRENCH LAVENDER	6	L

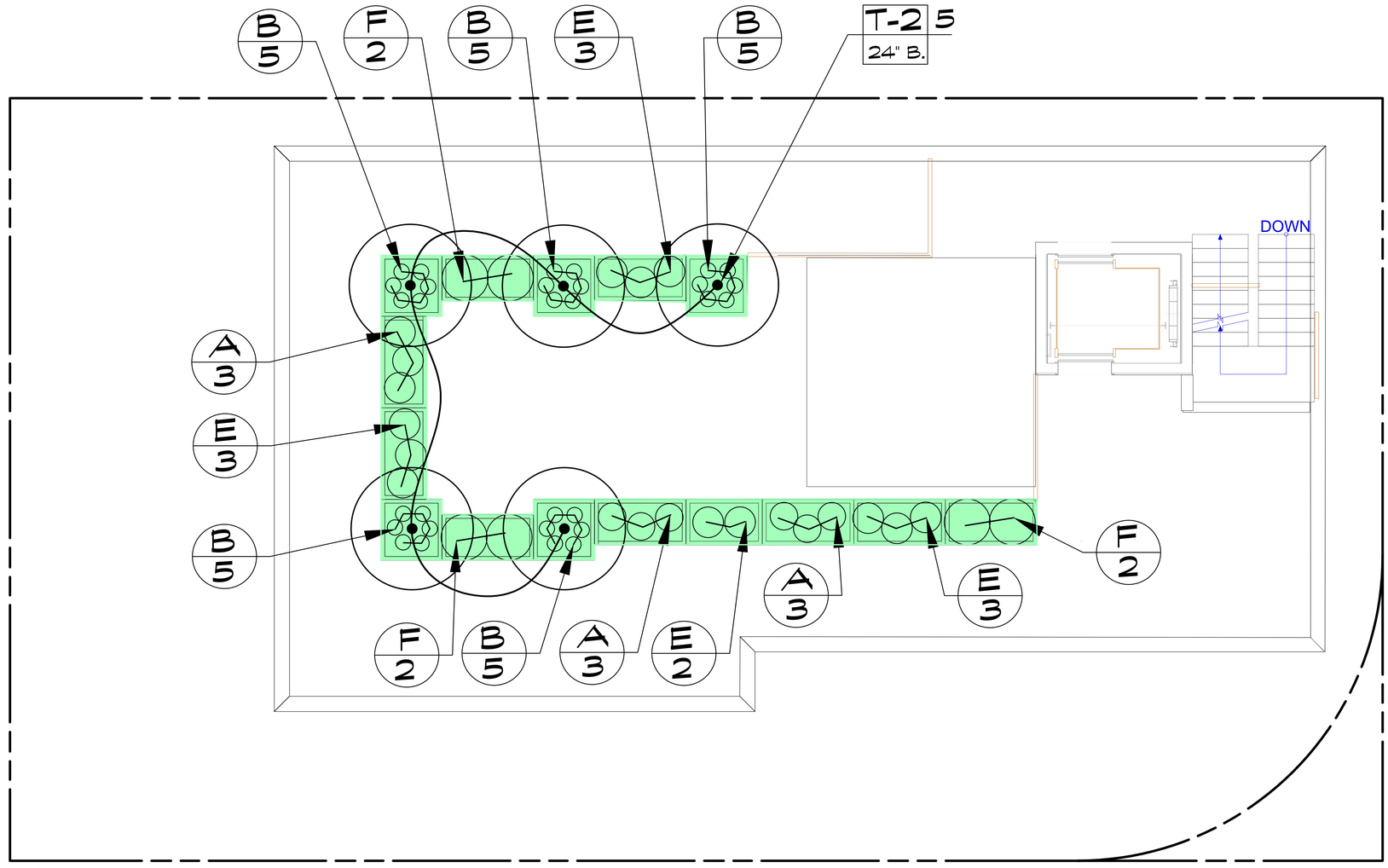
NOTE: SPECIES EVALUATION BASED ON WUCOLS III FOR REGION 3.



NOTE: GENERAL PLANTING NOTES AND DETAILS ARE BOTH LOCATED ON SHEET L4.2

ROOF DECK OPEN SPACE = 829 S.F.

ROOF PLANTING AREA = 257 S.F.



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DANIEL WEEDON
No. 1849
SIGNATURE
6-4-26
DATE
STATE OF CALIFORNIA

Project Name

Sheet Title: PLANTING PLAN - ROOF

Project Adress: BRETT BOSTON
4127 SUPREME CT.
LOS ANGELES, CA 90032

Date:	8-24-26
Project No.	929
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L4.3

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OLD TOWN FIBERGLASS

(714) 633-3732

oldtownfiberglass.com

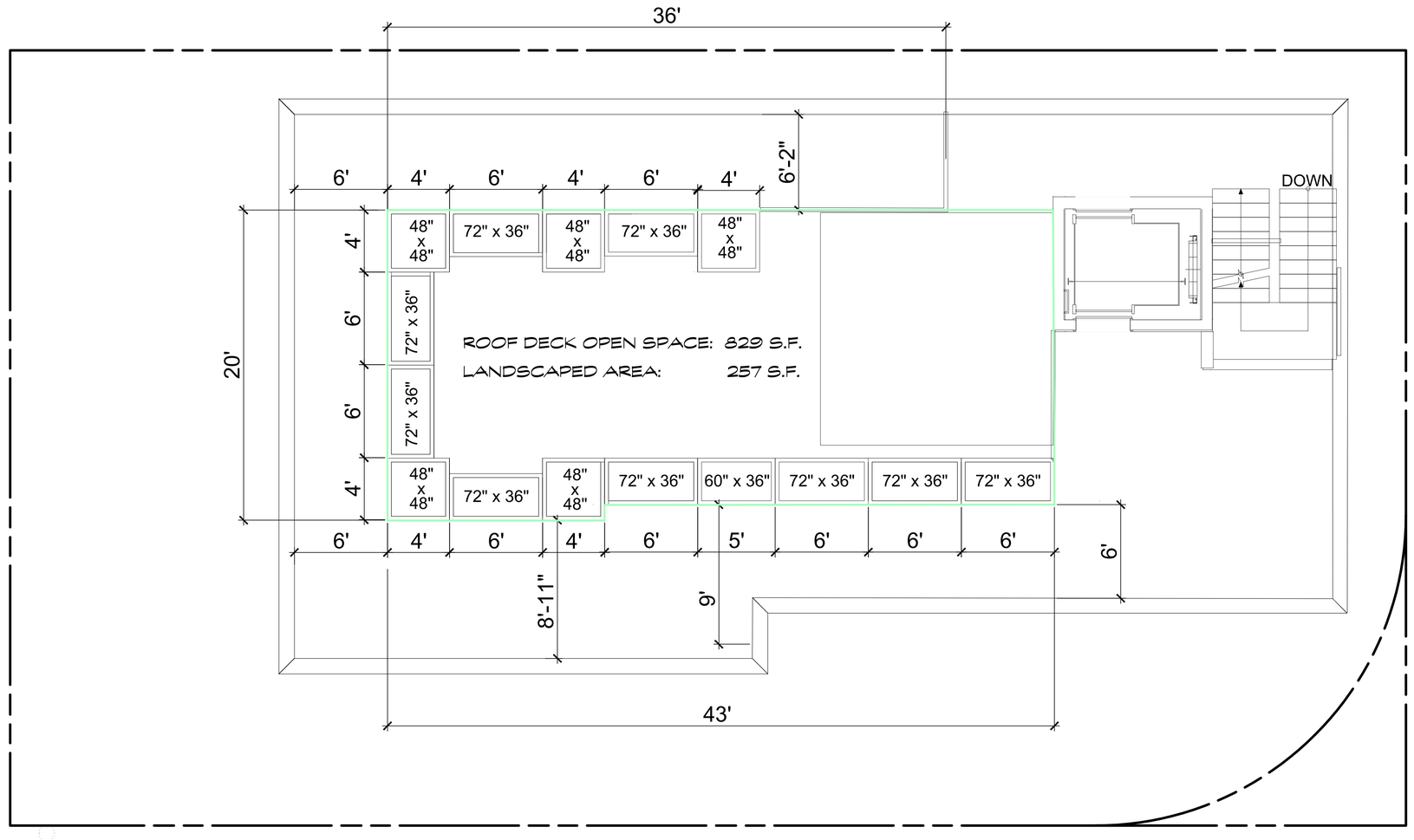
STANDARD SQUARE

STANDARD RECTANGLE

FIBERGLASS PLANTER INFORMATION

MODEL #	LENGTH	WIDTH	HEIGHT	RIM	WEIGHT	QUANTITY
RL603648	60"	36"	48"	3"	150	1
RL723648	72"	36"	48"	3"	170	9
SL4848	48"	48"	48"	4.5"	177	5

UDS COMPLIANCE NOTE: ALL ROOF DECK TREES (T-2) ARE PLACED IN 48" TALL FIBERGLASS PLANTERS (SL4848) PROVIDING 42" OF NET SOIL DEPTH AND 64 CU. FT. OF SOIL VOLUME, MEETING THE UDS MINIMUM 42" SOIL DEPTH REQUIREMENT FOR ROOF DECK TREES.



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Website: dw-la.com

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DANTEL WEEDON
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SIGNATURE
6-4-26
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Project Name

Sheet Title: ROOF FIBERGLASS PLANTER LAYOUT

Project Adress: BRETT BOSTON
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LOS ANGELES, CA 90032

Date:	8-24-26
Project No.	929
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L4.4

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4127 Supreme Ct.
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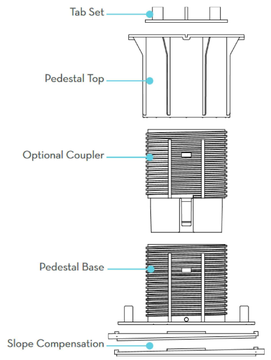
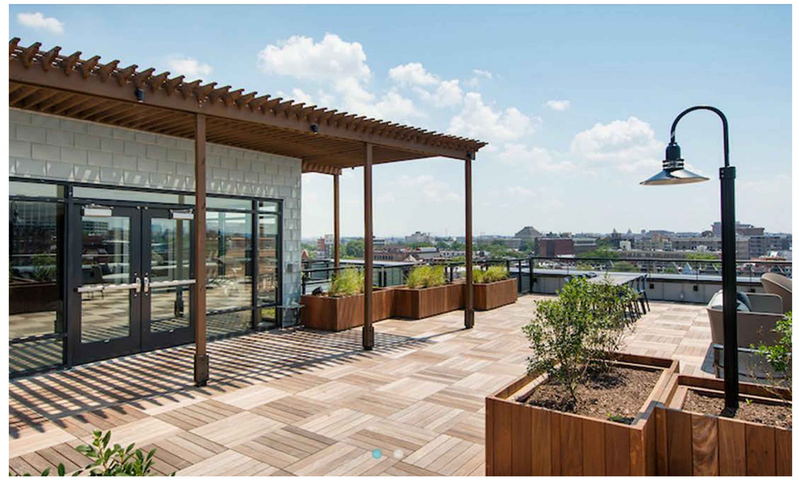
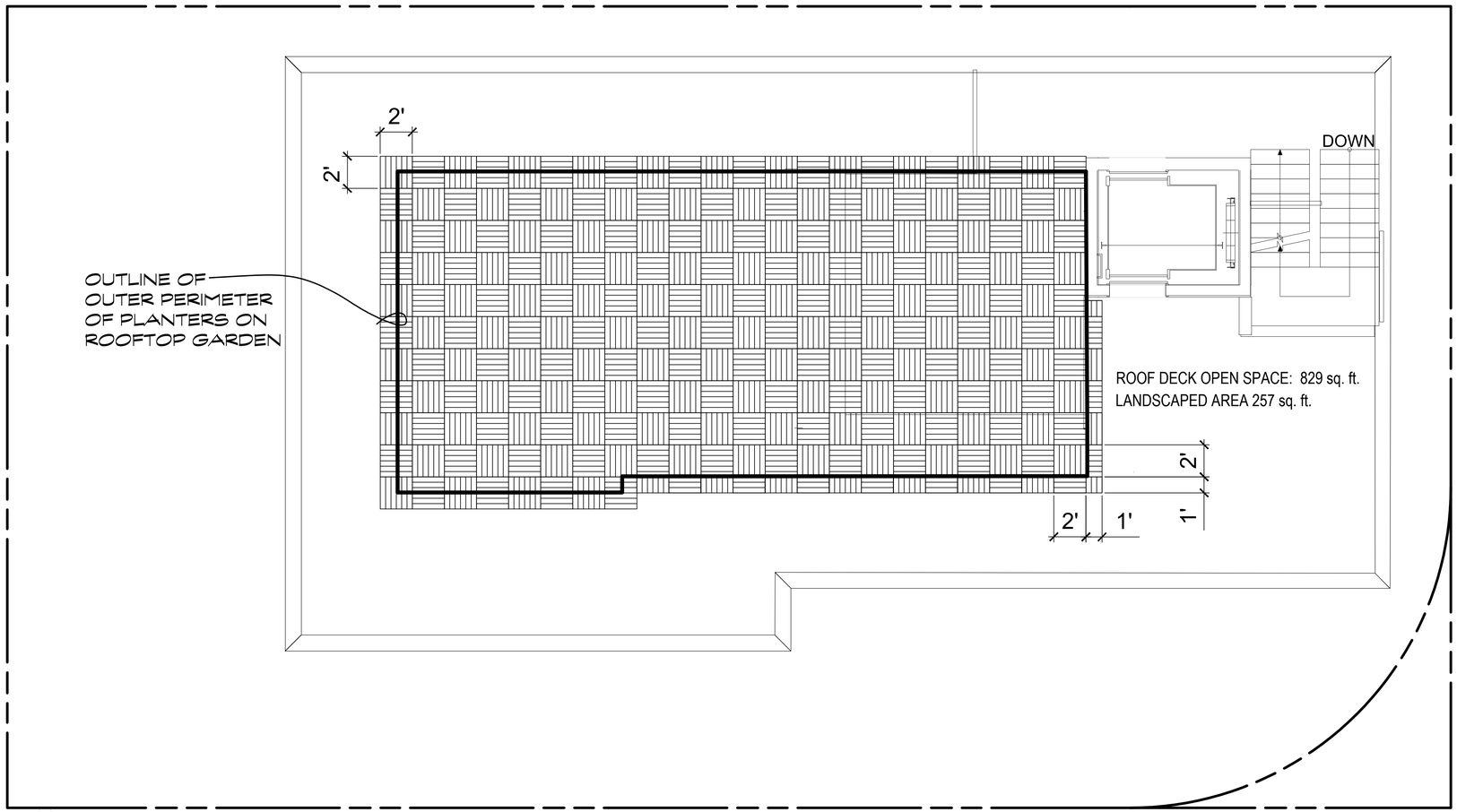




PEDESTAL TILES COME IN 2' X 2' OR 1' X 2'

BISON INNOVATVE PRODUCTS OFFERS ASSISTANCE IN DESIGNING THEIR ELEVATED DECK SYSTEM. CONTACT THEM AT ABOVE NUMBER.

EXAMPLE LAYOUT OF ELEVATED DECK SYSTEM WHICH FIBERGLASS PLANTERS WILL SIT ATOP AND HAVE SPACE BELOW FOR IRRIGATION EQUIPMENT TO BE DIRECTED TO EACH PLANTER.



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Website: dw-la.com

REGISTERED LANDSCAPE ARCHITECT
DANTEL WEEDON
No. 1849
SIGNATURE
6-4-26
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Project Name

Sheet Title
ELEVATED PEDESTAL FLOOR LAYOUT

Project Adress
BRETT BOSTON
4127 SUPREME CT.
LOS ANGELES, CA 90032

Date:	8-24-26
Project No.	929
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Sheet No.

L4.5

BRETT BOSTON
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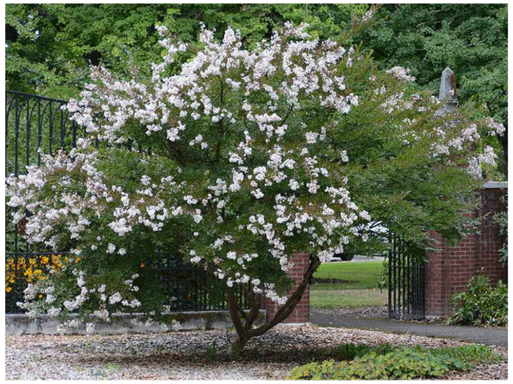
JOB# 929 D-18

PROPOSED PLANTING MATERIAL

TREES

T-1 PISTACIA CHINENSIS / CHINESE PISTACHE



T-2 LAGERSTROEMIA INDICA 'ACOMA' / CRAPE MYRTLE (MULTI-TRUNK)

SHRUBS

A DIANELLA TASMANICA 'VARIEGATED' / FLAX LILY

B TRACHELOSPERMUM JASMINOIDES / STAR JASMINE

SHRUBS (continued)

C RHAPHIOLEPIS INDICA 'JACK EVANS' / INDIAN HAWTHORNE

D ANIGOZANTHUS HYBRID 'BIG RED' / BIG RED KANGAROO PAW

E PITTOSPORUM TOBIRA 'WHEELER'S DWARF / DWARF TOBIRA

F LAVENDULA DENTATA 'GOODWIN CREEK' / FRENCH LAVENDER

VINES

G BOUGAINVILLEA 'ROSENKA' / BOUGAINVILLEA

GROUNDCOVER

DYMONDIA MARGARETAE

DW/LA

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Website: dw-la.com

REGISTERED LANDSCAPE ARCHITECT
DANIEL WEEDON
No. 1849
SIGNATURE
6-4-26
DATE
STATE OF CALIFORNIA

Project Name

Sheet Title: PROPOSED PLANTING MATERIAL

Project Adress: BRETT BOSTON
4127 SUPREME CT.
LOS ANGELES, CA 90032

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L4.6

BRETT BOSTON
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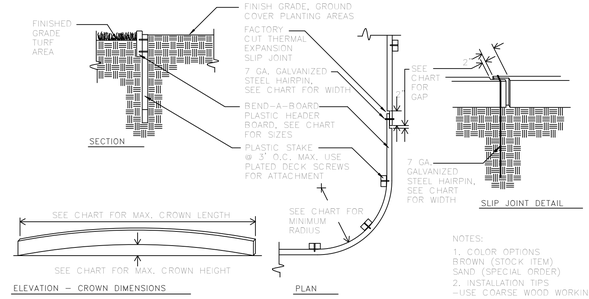
GENERAL PLANTING NOTES

(THE LANDSCAPE ARCHITECT HAS BEEN PAID TO MEET WITH THE CONTRACTORS TO REVIEW THE PLANS, ANSWER ANY QUESTIONS, AND REVIEW WORK TO ASSSC URE COMPLIANCE WITH THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL THE LANDSCAPE ARCHITECT AND SET AN APPOINTMENT FOR SUCH MEETINGS. ALLOW AT LEAST A 24 HOUR NOTICE FOR SUCH MEETINGS.)

1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PROJECT.
2. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES AS DETERMINED FROM THE PLANS, PRIOR TO INSTALLATION. THE CONTRACTOR WILL DELIVER TO THE SITE ONE EACH OF THE SPECIFIED SHRUBS FOR THE CLIENTS FINAL REVIEW AND APPROVAL PRIOR TO DELIVERY OF THE ENTIRE SHRUB ORDER. THIS WILL BE THE LAST OPPORTUNITY FOR THE OWNER TO MAKE CHANGES TO THE SHRUB ORDER, WITHOUT INCURRING ADDITIONAL EXTRA CHARGES THAT WOULD BE DUE THE CONTRACTOR.
3. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS AND VINES, INCLUDING SODDED TURF AND FLATTED GROUND COVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PLANTING OF PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES, AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE. THE SPECIFIC GUARANTEE FOR ALL PLANT MATERIAL 15 GALLON AND SMALLER SHALL BE FOR 90 DAYS AFTER INSTALLATION. FOR ALL BOX TREES AND ALL PALMS, THE GUARANTEE SHALL BE FOR ONE YEAR.
4. GROUND COVER PLANTING SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUB MASSES AS SHOWN ON PLAN.
5. ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND / OR OWNER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL SPOT ALL MATERIAL PER THE PLAN, AND CALL THE LANDSCAPE ARCHITECT TO REVIEW THE PLACEMENT PRIOR TO PLANTING. GIVE THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS NOTICE.
6. THE LANDSCAPE ARCHITECT SHALL TAG ALL SPECIMEN TREES 30 INCH BOX AND LARGER, AND SHALL POSITION THEM AT THE SITE PRIOR TO PLANTING. THE LOCATION OF TREES AS SHOWN ON THE PLANS IS FOR GENERAL INFORMATION ONLY. THE LANDSCAPE ARCHITECT SHALL BE GIVEN 24 HOURS NOTICE WHEN POSITIONING AT THE SITE IS NEEDED OR THE CONTRACTOR IS READY TO HAVE THE TREES TAGGED AT THE NURSERY. THE LANDSCAPE ARCHITECT MAY CHOOSE AT HIS / HER DISCRETION, TO HAVE THE CONTRACTOR TAG AND SPOT TREES WITH OUT LANDSCAPE ARCHITECT PARTICIPATION.
7. ALL VINES SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS SHALL BE ESPALIERED TO THE ADJACENT WALL OR FENCE. THIS SHALL OCCUR TWO WEEKS AFTER PLANTING.
8. ALL SOIL AMENDING SHALL BE AS PER THE SOIL AGRONOMY REPORT (SAMPLES FOR SUBMITTAL TO THE LAB SHALL BE TAKEN UPON COMPLETION OF ROUGH GRADING) THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT TO OBTAIN THE SOIL TEST KIT, COLLECT AND MAIL THE SAMPLES, PAY THE FEE, AND RETURN THE RESULTS TO THE LANDSCAPE ARCHITECT FOR HIS REVIEW AND APPROVAL PRIOR TO PERFORMING SOIL PREPARATION.
9. THE SOIL AMENDMENTS SPECIFIED BELOW ARE FOR BIDDING PURPOSES ONLY. THE ACTUAL AMENDMENTS SHALL CONFORM TO THE SOIL AGRONOMY REPORT AS PER NOTE # 8.
10. THE SOIL FOR ALL LAWN AND SHRUB AREAS SHALL BE AMENDED AS FOLLOWS: (SEE NOTE 9.) AMOUNT PER 1,000 SQUARE FEET. 6 CU. YDS. NITROGEN STABILIZED ORGANIC AMENDMENT DERIVED FROM REDWOOD SAWDUST, FOR SAWDUST OR FINELY GROUND BARK 15 LBS. 12-12-12 COMMERCIAL FERTILIZER THE AMENDMENT SHALL BE UNIFORMLY BROADCASTED AND KEPT THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER OR EQUAL TO A DEPTH OF SIX INCHES.
11. THE PLANTING PITS FOR SHRUBS AND TREES SHALL BE PER THE PLANTING DETAILS. THE BACKFILL MIX FOR USE AROUND THE ROOTBALL OF ALL TREES AND SHRUBS SHALL CONSIST OF THE FOLLOWING FORMULA:
    6 PARTS BY VOLUME ON SITE SOIL.
    4 PARTS BY VOLUME AMENDMENT PER SOIL AGRONOMY REPORT. (SEE #8)
    1 LB./CU. YD. OF MIX 12-12-12 COMMERCIAL FERTILIZER.
    2 LBS./CU. YD. OF MIX IRON SULFATE.
    10 LBS./CU. YD. OF MIX AGRICULTURAL GYPSUM.
12. REFER TO DETAIL "A" FOR STAKING TREES AND DETAIL "B" FOR PLANTING SHRUBS LOCATED ON THIS SHEET.
13. FERTILIZER TABLETS SHALL BE AGRIFORM 21 GRAM TABLETS (21-10-5) QUANTITIES AS FOLLOWS:
    1 GALLON = 1 TABLET — 15 GALLON = 4 TABLET
    5 GALLON = 2 TABLET — 1 PER 4" OF BOX SIZE.
    PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.
14. BACKFILL FOR FERNS, AZALEAS AND GARDENIAS: THE BACKFILL MIX FOR AROUND THE ROOTBALL SHALL CONSIST OF THE FOLLOWING:
    1/3 PARTS NURSERY SAND #28
    1/3 PARTS CANADIAN PEAT MOSS
    1/3 PARTS LOAMITE OR FOREST HUMUS.
15. THIRTY (30) DAYS AFTER INSTALLATION, ALL LANDSCAPE AREAS SHALL BE FERTILIZED WITH BEST FERTILIZER COMPANY 16-6-8 OR APPROVED EQUAL, APPLIED AT THE RATE OF SIX POUNDS (6 LBS.) PER 1,000 SQUARE FEET. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT MONTHLY INTERVALS.
16. HE CONTRACTOR SHALL ALERT THE LANDSCAPE ARCHITECT TO ANY DISCREPANCIES BEFORE BEGINNING WORK.
17. ALL ESPALIERS SHALL BE TRELLIS GROWN. REMOVE FROM TRELLISES AND ATTACH TO FENCE OR WALL.
18. FINE PRUNE ALL SPECIMEN TREES AFTER PLANTING.
19. UPON COMPLETION OF WORK FOR THE DAY, EACH AND EVERY DAY, REMOVE ALL EXTRANEOUS MATERIAL, DEBRIS, AND TRASH GENERATED BY YOUR WORK AND YOUR LABORERS. THE PROPERTY OWNER HAS THE RIGHT TO CLEAN UP AFTER YOU AND CHARGE YOU FOR THIS SERVICE IF YOU FAIL TO CLEAN UP AFTER YOURSELF. BROOM AND WASH THE AREA CLEAN. UNLESS OTHER ARRANGEMENTS ARE MADE, YOU WILL PROVIDE AND PAY FOR ADEQUATE TOILET FACILITIES FOR YOUR LABORERS.
20. WHEN THE CONTRACTOR HAS COMPLETED THE PLANTING, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND SET A TIME TO WALK THROUGH THE PROJECT. THE LANDSCAPE ARCHITECT WILL PREPARE A LETTER OF ACCEPTANCE TO BE SUBMITTED TO THE CLIENT LISTING ANY CORRECTIONS TO BE MADE, AND RECOMMENDING FINAL PAYMENT BE MADE TO THE CONTRACTOR AFTER CORRECTIONS ARE COMPLETE.
21. UNLESS THE CONTRACT WITH THE CLIENT SPECIFIES OTHERWISE, THE CONTRACTOR SHALL MAINTAIN THE COMPLETED PROJECT FOR A PERIOD OF 90 DAYS AFTER FINAL ACCEPTANCE. MAINTENANCE INCLUDES MOWING AND EDGING LAWNS, WEEDING, FERTILIZING, AND CLEAN UP. DO NOT USE HEDGE CLIPPERS TO TRIM SHRUBS UNLESS THE MATERIAL IS SPECIFIED TO BE A CLIPPED HEDGE AS STATED ON THE PLANS.
22. UNLESS THE CONTRACT YOU HAVE WITH THE OWNER SIGN SPECIFIES OTHERWISE YOU WILL BE HELD TO ALL.
23. REFER TO DETAIL "C" , THIS SHEET, FOR INSTALLATION OF BENDERBOARD FOR PLANTING AREAS.



BEND-A-BOARD CHART

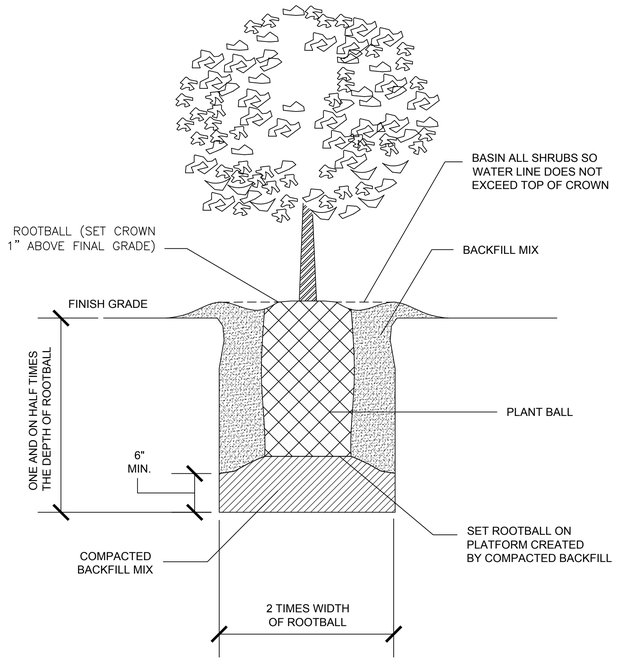
HDR. SIZE	ACTUAL DIMENSIONS	MINIMUM RADIUS POSSIBLE	MAXIMUM CROWN POSSIBLE	RECOMMENDED GAP AT SLIP JOINT	SLIP JOINT HAIRPIN DIMENSIONS
1x4	3 1/2" x 3/4" x 20'	24"	19" / 20"	1/4" – 1/2"	3/4" ID x 13"
2x4	3 1/2" x 1 1/2" x 20'	36"	16" / 20"	1/2" – 3/4"	1 1/2" ID x 13"
1x6	5 1/2" x 3/4" x 20'	24"	9" / 20"	1/2" – 3/4"	3/4" ID x 13"
2x6	5 1/2" x 1 1/2" x 16'	36"	N/A	3/4" – 1"	N/A

NOTES:
1. COLOR OPTIONS
-BROWN (STOCK ITEM)
SAND (SPECIAL ORDER)
2. INSTALLATION TIPS
-USE COARSE WOOD WORKING TOOLS
FOR CUTTING AND DRILLING.
-USE PLATED SCREWS OR RING SHANK NAILS TO JOIN BOARDS.
-ALLOW FOR THERMAL EXPANSION. THE SLIP BY LEAVING GAPS IN JOINTS OR AT THE END OF THE RUN.
-DO NOT SCREW THROUGH SLIP JOINT.

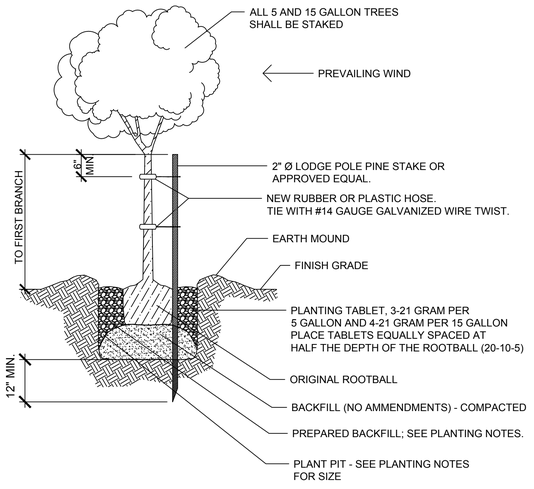
MANUFACTURED BY: EPIC PLASTICS, 1880 GARDEN TRACT RD., RICHMOND, CA 94801
PH # (510) 235-9339 E £www.epicplastics.com
™

C Headerboard Detail

BEND-A-BOARD PLASTIC HEADER BOARD



B Shrub Planting Detail



A Tree Planting Detail

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REGISTERED LANDSCAPE ARCHITECT
DANIEL WEEDON
No. 1849
SIGNATURE
6-4-26
DATE
STATE OF CALIFORNIA

Project Name

Sheet Title: PLANTING DETAILS

Project Adress: BRETT BOSTON
4127 SUPREME CT.
LOS ANGELES, CA 90032

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1	

Sheet No.

L4.7

BRETT BOSTON
4127 Supreme Ct.
JOB# 929 D-18

GENERAL IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER & PART NO.	REFERENCE
	POINT OF CONNECTION		
— —	PRESSURE SUPPLY LINES	SCHEDULE 40 PVC	SPECIFICATION
———	NON-PRESSURE SUPPLY LINES	PVC CLASS 200 IPS PLASTIC PIPE	SPECIFICATION
	WATER METER	EXISTING IN PLACE	
A1 22.0 / 1-1/2" Shrub	CONTROL VALVE NUMBER GALLONS PER MINUTE PLANTING AREA TYPE REMOTE CONTROL VALVE SIZE		
C1	AUTOMATIC CONTROLLER FOR GROUND FLOOR 1 STATION	RAINBIRD ESP-SMT-4 SMART MODULAR CONTROL SYSTEM WEATHER BASED SCHEDULING.	DETAIL E / L5.4
C2	AUTOMATIC CONTROLLER FOR SECOND FLOOR 2 STATIONS	RAINBIRD ESP-SMT-4 SMART MODULAR CONTROL SYSTEM WEATHER BASED SCHEDULING.	DETAIL E / L5.4
C3	AUTOMATIC CONTROLLER FOR ROOF DECK 1 STATION	RAINBIRD ESP-SMT-4 SMART MODULAR CONTROL SYSTEM WEATHER BASED SCHEDULING.	DETAIL E / L5.4
C4	AUTOMATIC CONTROLLER FOR ROOF DECK 1 STATION	RAINBIRD ESP-SMT-4 SMART MODULAR CONTROL SYSTEM WEATHER BASED SCHEDULING.	DETAIL E / L5.4

	3/4" CONTROL ZONE KIT IN SQUARE VALVE BOX	RAINBIRD XCZ-075-PRF	DETAIL D, L5.4
H	BRASS HOSE BIB WITH HEAVY CAST BRASS WHEEL HANDLE	3/4 IN. FIP X 3/4 IN. MHT BRASS BENT NOSE GARDEN VALVE. AVAILABLE AT HOME DEPOT, MODEL #VGRBNOB4EB.	DETAIL F / L5.4
	GATE VALVE ASSEMBLY	HAMMOND IB645	DETAIL B / L5.4
BF	BACKFLOW PREVENTER	WATTS 3/4 IN. BRONZE FPT X FPT DOUBLE CHECK VALVE ASSEMBLY BACKFLOW PREVENTER. AVAILABLE AT HOME DEPOT. MODEL #007M3QT	DETAIL A / L5.4
MV	MASTER VALVE	RAINBIRD PGA SERIES	DETAIL C / L5.4

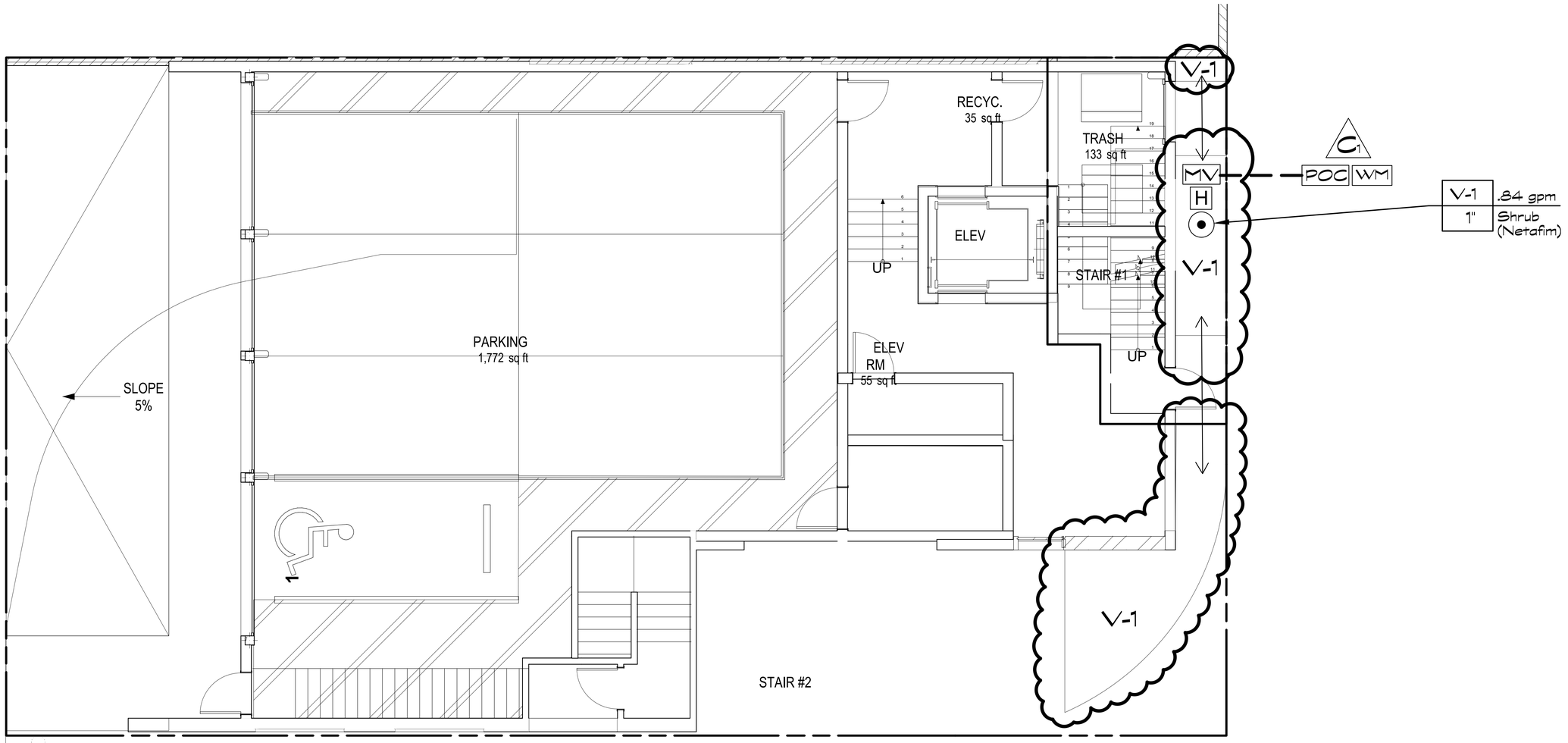
NOTE TO CONTRACTOR:

IRRIGATION NOTES AND STANDARD IRRIGATION DETAILS ARE LOCATED ON SHEET L5.4 AND DETAILS FOR NETAFIM SUB-SURFACE SYSTEM ARE LOCATED ON SHEET L5.5.

IRRIGATION LEGEND FOR SHRUB AREAS USING NETAFIM SUBSURFACE IRRIGATION

VALVE SCHEDULE

VALVE#	MODEL	SIZE	TYPE	PSI	SQ. FT./ VALVE	FT. OF TECHLINE	GPM	APP. RATE	TIME TO APPLY	# OF DRIPPERS	# OF STAPLES
V-1	LVCZS8010075-LF	1"	DRIP	35.0	190	126	.84	.43	36	85	43
V-2	LVCZS8010075-LF	1"	DRIP	35.0	114	76	.50	.43	36	51	26
V-3	LVCZS8010075-LF	1"	DRIP	35.0	118	78	.53	.43	36	53	27



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REGISTERED LANDSCAPE ARCHITECT
DANIEL WEEDON
No. 1849
SIGNATURE
6-4-26
DATE
STATE OF CALIFORNIA

Project Name

Sheet Title: IRRIGATION PLAN - 1ST FLOOR

Project Adress: BRETT BOSTON
4127 SUPREME CT.
LOS ANGELES, CA 90032

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Revs	Date/Description
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Sheet No.

L5.1

BRETT BOSTON
4127 Supreme Ct.
JOB# 929 D-18

GENERAL IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER & PART NO.	REFERENCE
	POINT OF CONNECTION		
— —	PRESSURE SUPPLY LINES	SCHEDULE 40 PVC	SPECIFICATION
———	NON-PRESSURE SUPPLY LINES	PVC CLASS 200 IPS PLASTIC PIPE	SPECIFICATION
	WATER METER	EXISTING IN PLACE	
A1 / 22.0 / 1-1/2" Shrub	CONTROL VALVE NUMBER GALLONS PER MINUTE PLANTING AREA TYPE REMOTE CONTROL VALVE SIZE		
C_1	AUTOMATIC CONTROLLER FOR GROUND FLOOR 1 STATION	RAINBIRD ESP-SMT-4 SMART MODULAR CONTROL SYSTEM WEATHER BASED SCHEDULING.	DETAIL E / L5.4
C_2	AUTOMATIC CONTROLLER FOR SECOND FLOOR 2 STATIONS	RAINBIRD ESP-SMT-4 SMART MODULAR CONTROL SYSTEM WEATHER BASED SCHEDULING.	DETAIL E / L5.4
C_3	AUTOMATIC CONTROLLER FOR ROOF DECK 1 STATION	RAINBIRD ESP-SMT-4 SMART MODULAR CONTROL SYSTEM WEATHER BASED SCHEDULING.	DETAIL E / L5.4
C_4	AUTOMATIC CONTROLLER FOR ROOF DECK 1 STATION	RAINBIRD ESP-SMT-4 SMART MODULAR CONTROL SYSTEM WEATHER BASED SCHEDULING.	DETAIL E / L5.4

⊙	3/4" CONTROL ZONE KIT IN SQUARE VALVE BOX	RAINBIRD XCZ-075-PRF	DETAIL D, L5.4
H	BRASS HOSE BIB WITH HEAVY CAST BRASS WHEEL HANDLE	3/4 IN. FIP X 3/4 IN. MHT BRASS BENT NOSE GARDEN VALVE. AVAILABLE AT HOME DEPOT, MODEL #VGRBNOB4EB.	DETAIL F / L5.4
⋈	GATE VALVE ASSEMBLY	HAMMOND IB645	DETAIL B / L5.4
BF	BACKFLOW PREVENTER	WATTS 3/4 IN. BRONZE FPT X FPT DOUBLE CHECK VALVE ASSEMBLY BACKFLOW PREVENTER. AVAILABLE AT HOME DEPOT. MODEL #007M3QT	DETAIL A / L5.4
MV	MASTER VALVE	RAINBIRD PGA SERIES	DETAIL C / L5.4

NOTE TO CONTRACTOR:

IRRIGATION NOTES AND STANDARD IRRIGATION DETAILS ARE LOCATED ON SHEET L5.4 AND DETAILS FOR NETAFIM SUB-SURFACE SYSTEM ARE LOCATED ON SHEET L5.5.

IRRIGATION LEGEND FOR SHRUB AREAS USING NETAFIM SUBSURFACE IRRIGATION

VALVE SCHEDULE

VALVE#	MODEL	SIZE	TYPE	PSI	SQ. FT./ VALVE	FT. OF TECHLINE	GPM	APP. RATE	TIME TO APPLY	# OF DRIPPERS	# OF STAPLES
V-1	LVCZS8010075-LF	1"	DRIP	35.0	190	126	.84	.43	36	85	43
V-2	LVCZS8010075-LF	1"	DRIP	35.0	114	76	.50	.43	36	51	26
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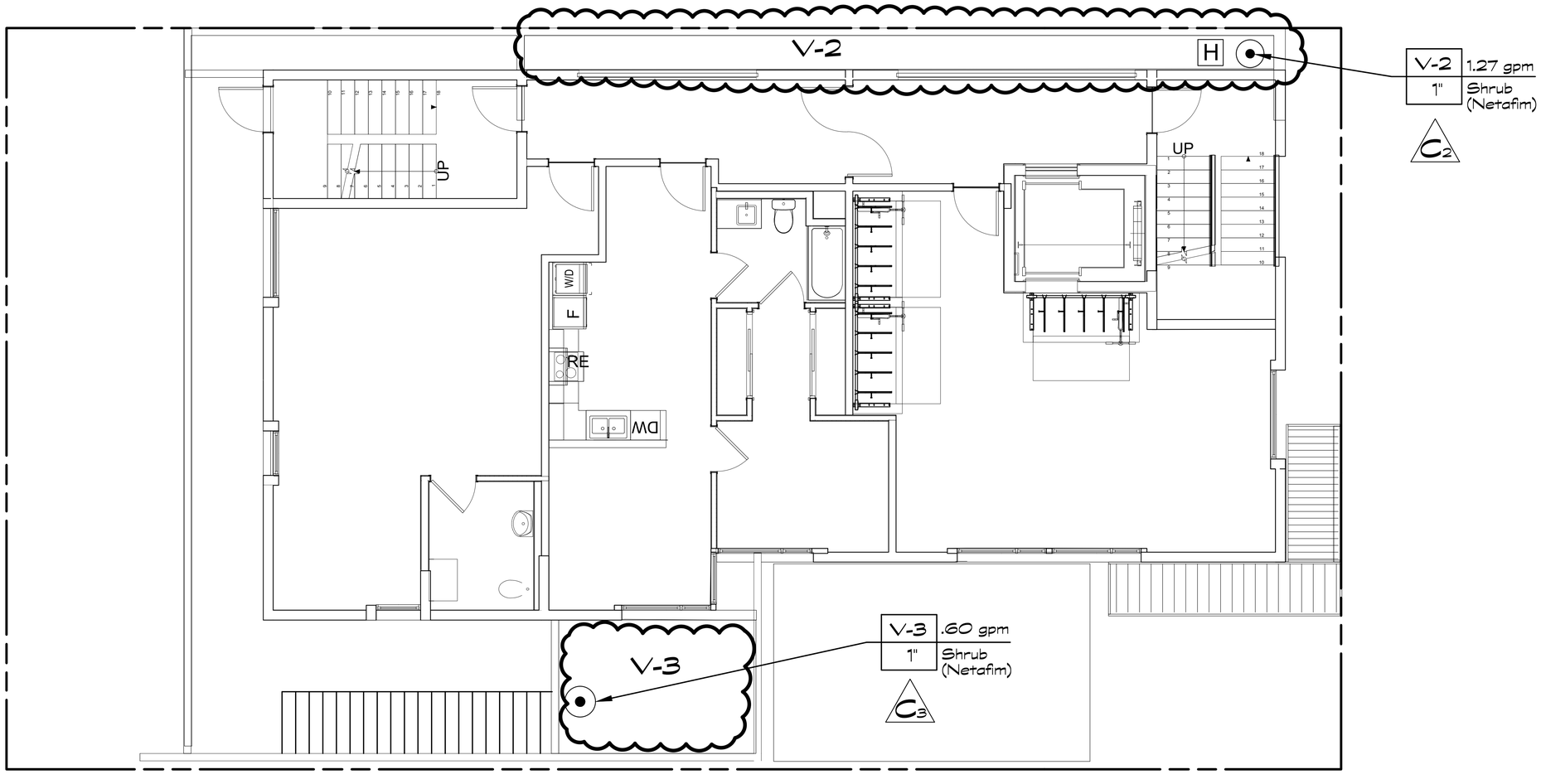

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REGISTERED LANDSCAPE ARCHITECT
DANTEL WEEDON
No. 1849
SIGNATURE
6-4-26
DATE
STATE OF CALIFORNIA

Project Name

Sheet Title: IRRIGATION PLAN - 2ND FLOOR

Project Adress: BRETT BOSTON
4127 SUPREME CT.
LOS ANGELES, CA 90032

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Revs	Date/Description
1	

Sheet No.

L5.2

BRETT BOSTON
4127 Supreme Ct.
JOB# 929 D-18

GENERAL IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER & PART NO.	REFERENCE
	POINT OF CONNECTION		
— —	PRESSURE SUPPLY LINES	SCHEDULE 40 PVC	SPECIFICATION
———	NON-PRESSURE SUPPLY LINES	PVC CLASS 200 IPS PLASTIC PIPE	SPECIFICATION
	WATER METER	EXISTING IN PLACE	
A1 / 22.0 / 1-1/2" Shrub	CONTROL VALVE NUMBER GALLONS PER MINUTE PLANTING AREA TYPE REMOTE CONTROL VALVE SIZE		
C_1	AUTOMATIC CONTROLLER FOR GROUND FLOOR 1 STATION	RAINBIRD ESP-SMT-4 SMART MODULAR CONTROL SYSTEM WEATHER BASED SCHEDULING.	DETAIL E / L5.4
C_2	AUTOMATIC CONTROLLER FOR SECOND FLOOR 2 STATIONS	RAINBIRD ESP-SMT-4 SMART MODULAR CONTROL SYSTEM WEATHER BASED SCHEDULING.	DETAIL E / L5.4
C_3	AUTOMATIC CONTROLLER FOR ROOF DECK 1 STATION	RAINBIRD ESP-SMT-4 SMART MODULAR CONTROL SYSTEM WEATHER BASED SCHEDULING.	DETAIL E / L5.4
C_4	AUTOMATIC CONTROLLER FOR ROOF DECK 1 STATION	RAINBIRD ESP-SMT-4 SMART MODULAR CONTROL SYSTEM WEATHER BASED SCHEDULING.	DETAIL E / L5.4

⊙	3/4" CONTROL ZONE KIT IN SQUARE VALVE BOX	RAINBIRD XCZ-075-PRF	DETAIL D, L5.4
H	BRASS HOSE BIB WITH HEAVY CAST BRASS WHEEL HANDLE	3/4 IN. FIP X 3/4 IN. MHT BRASS BENT NOSE GARDEN VALVE. AVAILABLE AT HOME DEPOT, MODEL #VGRBNOB4EB.	DETAIL F / L5.4
⋈	GATE VALVE ASSEMBLY	HAMMOND IB645	DETAIL B / L5.4
BF	BACKFLOW PREVENTER	WATTS 3/4 IN. BRONZE FPT X FPT DOUBLE CHECK VALVE ASSEMBLY BACKFLOW PREVENTER. AVAILABLE AT HOME DEPOT. MODEL #007M3QT	DETAIL A / L5.4
MV	MASTER VALVE	RAINBIRD PGA SERIES	DETAIL C / L5.4

IRRIGATION LEGEND FOR BUBBLERS TO SHRUBS & TREES

SYM.	ARC	RAD.	TYPE	PSI	GPM	MANUFACTURER/MODEL	DETAIL
⊕	360	1'	Trees Shrubs	30	.02	Rainbird Xeri-Bubbler:SXB-360-spyk	G/L5.5

IMPORTANT NOTES:

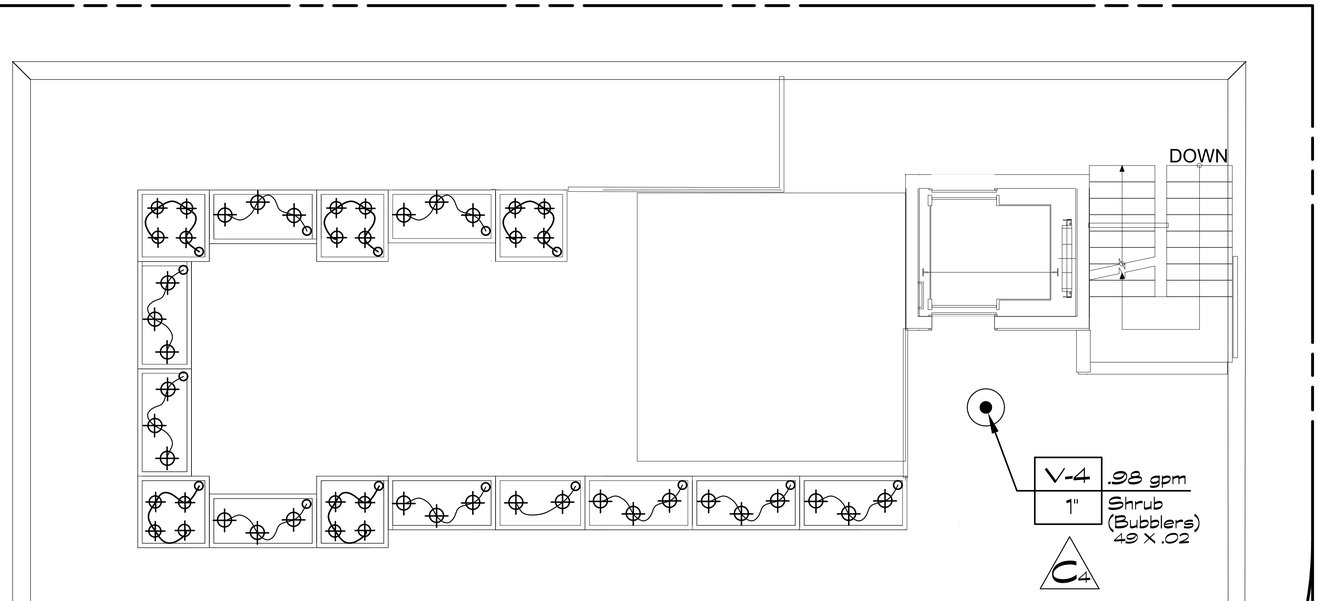
FLOW RATE FOR EACH CONTROL VALVE SUPPLYING WATER TO TREES AND SHRUBS IS CALCULATED BASED ON EACH XERI-BUBBLER HAVING A FLOW RATE OF .02 GPM. THERE ARE 56 BUBBLERS DESIGNATED FOR THE PLANTERS WITH A GPM OF 1.12.

IRRIGATION NOTES AND STANDARD IRRIGATION DETAILS ARE LOCATED ON SHEET L5.2 AND DETAILS FOR NETAFIM SUB-SURFACE SYSTEM ARE LOCATED ON SHEET L5.3.

NOTE TO IRRIGATION CONTRACTOR REGARDING ROOF TOP PLANTERS:

IRRIGATION CONTRACTOR TO ESTABLISH IRRIGATION DRIP SYSTEM UNDER RAISED PATIO DECK.

PLEASE SEE SHEET "L4.4 ROOF FIBERGLASS PLANTER LAYOUT" AND SHEET "L4.5 ELEVATED PEDESTALL FLOOR LAYOUT" FOR LOCATION OF IRRIGATION. HOLES WILL BE DRILLED IN BOTTOM ON PLANTER AND DRIP TUBING AND TO BE BROUGHT UP TO THE TOP OF SOIL SURFACE AND BUBBLER ATTACHED. PLEASE CONTACT LANDSCAPE ARCHITECT BEFORE LAYING OUT DRIP LINE AND DRILLING HOLES IN PLANTERS TO DISCUSS.



NOTE TO CONTRACTOR:

IRRIGATION NOTES AND STANDARD IRRIGATION DETAILS ARE LOCATED ON SHEET L5.4 AND DETAILS FOR NETAFIM SUB-SURFACE SYSTEM ARE LOCATED ON SHEET L5.5.

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REGISTERED LANDSCAPE ARCHITECT
DANTEL WEEDON
No. 1849
SIGNATURE
6-4-26
DATE
STATE OF CALIFORNIA

Project Name

Sheet Title: IRRIGATION PLAN - ROOF

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4127 SUPREME CT.
LOS ANGELES, CA 90032

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Sheet No.

L5.3

BRETT BOSTON
4127 Supreme Ct.
JOB# 929 D-18

GENERAL IRRIGATION NOTES

1. ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN LINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X)THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.

2. ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING OR THROUGH SLEEVES.

3. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED.

4. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFOW PREVENTER AS PER LOCAL CODES.

5. FINAL LOCATION OF THE BACKFLOW PREVENTER AS PER LOCAL CODES.

6. 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.

7. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.

8. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALL, ETC.

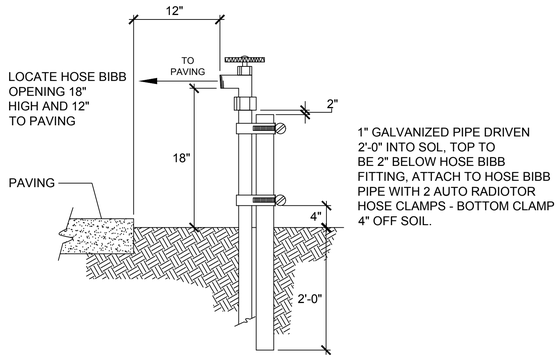
9. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., ARE SHOWN WITHIN PAVED AREAS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS, APPROVED BY THE LANDSCAPE ARCHITECT, AND OUT OF VIEW.

10. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HERSELF/HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HER/HIS WORK. SHE/HE SHALL COORDINATE THE WORK OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.

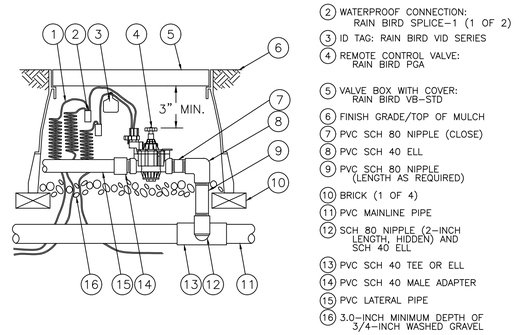
11. THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 20 PSI AND A MAXIMUM FLOW DEMAND OF 22 GPM PER VALVE. THE IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE SHOWN ABOVE AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION (POC) TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.

12. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED BY THE IRRIGATION DESIGNER. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

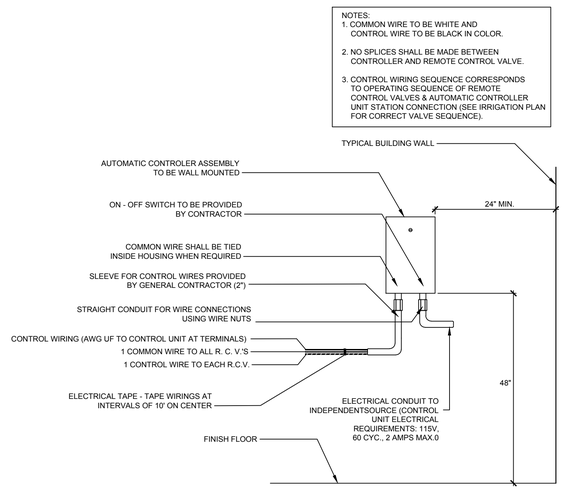
13. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.



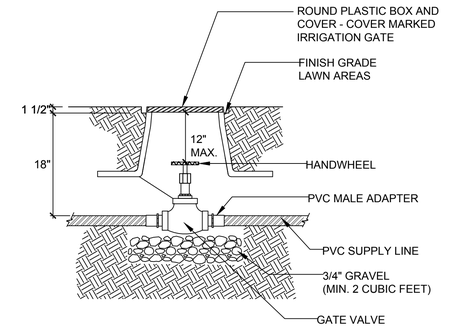
F L5.4 HOSE BIB



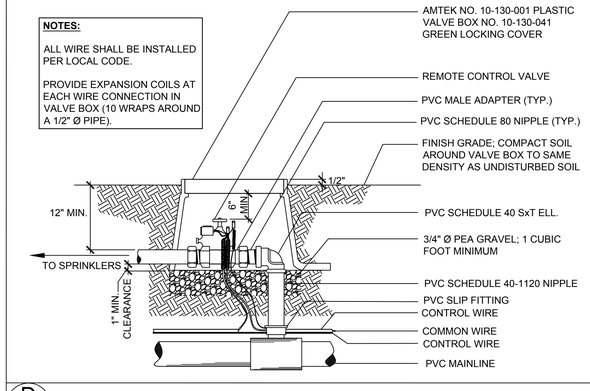
C L5.4 MASTER VALVE ASSEMBLY



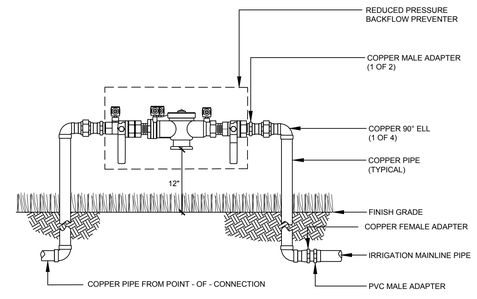
E L5.4 TYPICAL AUTOMATIC CONTROLLER ASSEMBLY



B L5.4 TYPICAL GATE VALVE ASSEMBLY



D L5.4 TYPICAL REMOTE CONTROL VALVE ASSEMBLY



NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

A L5.4 BACKFLOW PREVENTER

DW/LA

Landscape Architects

6912 N. Tierno Lane

Los Angeles, CA 90038

Phone: 310-827-2084

Cell: 310-228-7587

Email: dan@dw-la.com

Website: dw-la.com

REGISTERED LANDSCAPE ARCHITECT
DANTEL WEEDON
No. 1849
SIGNATURE
6-4-26
DATE
STATE OF CALIFORNIA

Project Name

Sheet Title
STANDARD IRRIGATION DETAILS

Project Adress
BRETT BOSTON
4127 SUPREME CT.
LOS ANGELES, CA 90032

Date:	8-24-26
Project No.	929
Drawn By:	SD
Checked By:	DW
Scale:	1/4" = 1'-0"

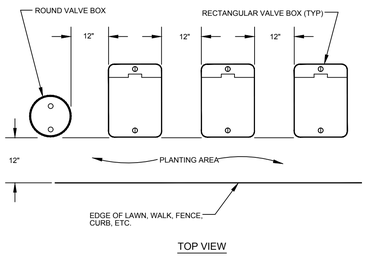
Revs	Date/Description
1	

Sheet No.

L5.4

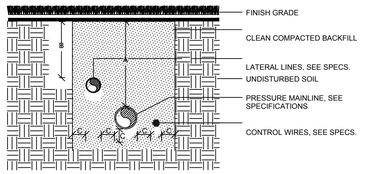
BRETT BOSTON
4127 Supreme Ct.
JOB# 929 D-18

NOTES: 1. CENTER BOXES OVER VALVES.
2. SET BOXES IN GROUND COVER/SHRUB AREA WHERE POSSIBLE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.
ALL VALVE BOXES TO BE TRAFFIC RATED CONCRETE BOXES



TOP VIEW

1 TYPICAL VALVE BOX LAYOUT – NTS

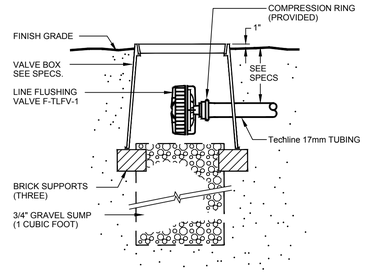


DIMENSION	A	B	C
1/2" TO 3" IN SIZE	18"	12"	4"
4" TO 6" IN SIZE	24"		4"

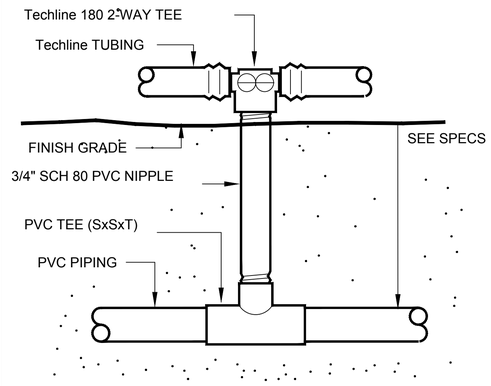
SECTION VIEW - N.T.S.

NOTE:
ALL PLASTIC PIPING SHALL BE SNAKED WITHIN TRENCH.
BUNDLE WIRING AND WRAP WITH TAPE AT TEN FOOT INTERVALS.
ALL MAINLINE PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION SPECIFICATIONS.

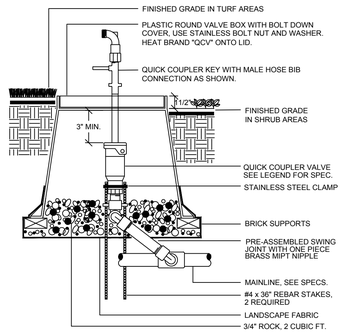
2 TYPICAL TRENCHING UNDER LANDSCAPE AREA – NTS



3 NETAFIM TECHLINE FLUSH VALVE – NTS



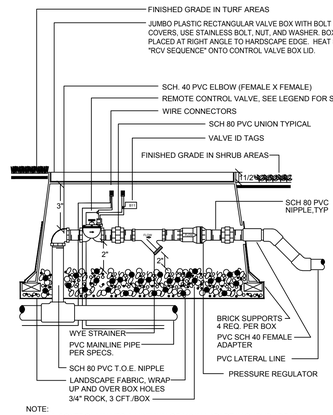
4 NETAFIM START CONNECTION w/PVC RISER – NTS



SECTION VIEW - N.T.S.

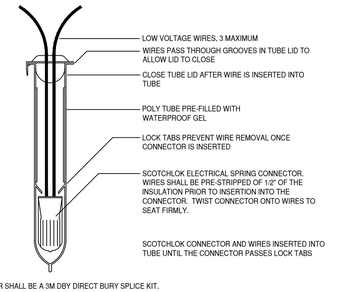
NOTE:
USE TEFLON TAPE ON ALL THREADED FITTINGS TYPICAL.
QUICK COUPLER KEY MUST CLEAR TOP OF VALVE BOX.

5 TYPICAL QUICK COUPLING VALVE & KEY – NTS



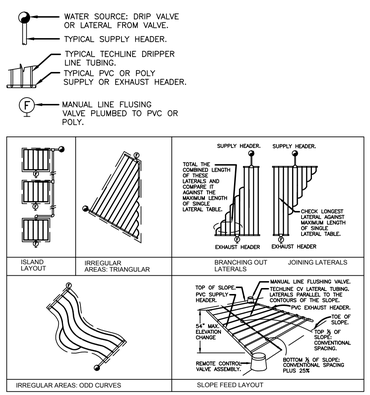
NOTE:
INSTALL CONTROL VALVES A MINIMUM OF (12 IN.) APART IN SHRUB AREAS UNLESS OTHERWISE NOTED.

6 TYPICAL (DRIP) REMOTE CONTROL VALVE ASSEMBLY – NTS



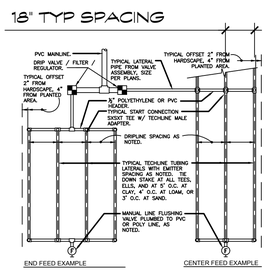
NOTE:
WIRE CONNECTOR SHALL BE A 3M DBY DIRECT BURY SPLICE KIT.
KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PRE-FILLED WITH GEL.
DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 - 3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

7 WIRE CONNECTION - NTS



DETAIL-FILE

18" TYP SPACING



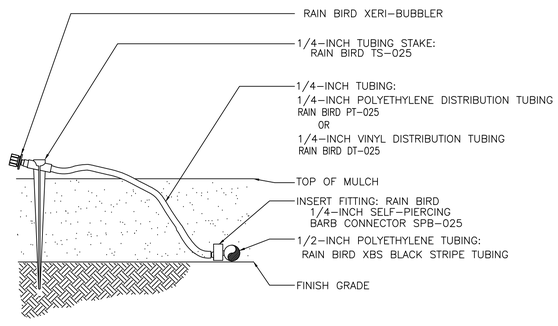
TECHLINE CV MAXIMUM LENGTH OF SINGLE LATERAL (FEET)

DRIPPER SPACING			12"			18"			24"	
DRIPPER FLOW RATE (GPH)			0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9
INLET PRESSURE (PSI)		15	127	109	86	65	177	151	120	91
		25	427	325	256	194	604	459	361	274
		35	539	409	322	244	763	579	456	346
		45	618	469	369	280	877	664	523	397

TECHLINE CV FLOW PER 100 FEET

DRIPPER SPACING	0.26 GPH DRIPPER		0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
	GPH	GPM	GPH	GPM	GPH	GPM	GPH	GPM
12"	26.40	0.44	40.00	0.67	61.00	1.02	92.00	1.53
18"	17.58	0.29	26.67	0.44	41.00	0.68	61.00	1.02
24"	N/A	N/A	N/A	N/A	31.00	0.51	46.00	0.77

8 TYPICAL NETAFIM TECHLINE VCV REQUIREMENTS – NTS
NOTE: TYPICAL SPACING FOR DRIP LINE; 18"



NOTE:
USE XERIMAN TOOL XM–TOOL TO INSERT CONNECTOR DIRECTLY INTO 1/2–INCH POLYETHYLENE TUBING.

G L5.5 XERI-BUBBLER ON 1/4" TUBING

DW/LA
Landscape Architects
6912 N. Tierno Lane
Los Angeles, CA 90038
Phone: 310-827-2084
Cell: 310-228-7587
Email: dan@dw-la.com
Website: dw-la.com

REGISTERED LANDSCAPE ARCHITECT
DANIEL WEEDON
No. 1849
SIGNATURE
6-4-26
DATE
STATE OF CALIFORNIA

Project Name
Sheet Title: NETAFIM IRRIGATION DETAILS
Project Adress: BRETT BOSTON
4127 SUPREME CT.
LOS ANGELES, CA 90032

Date:	8-24-26
Project No.	929
Drawn By:	SD
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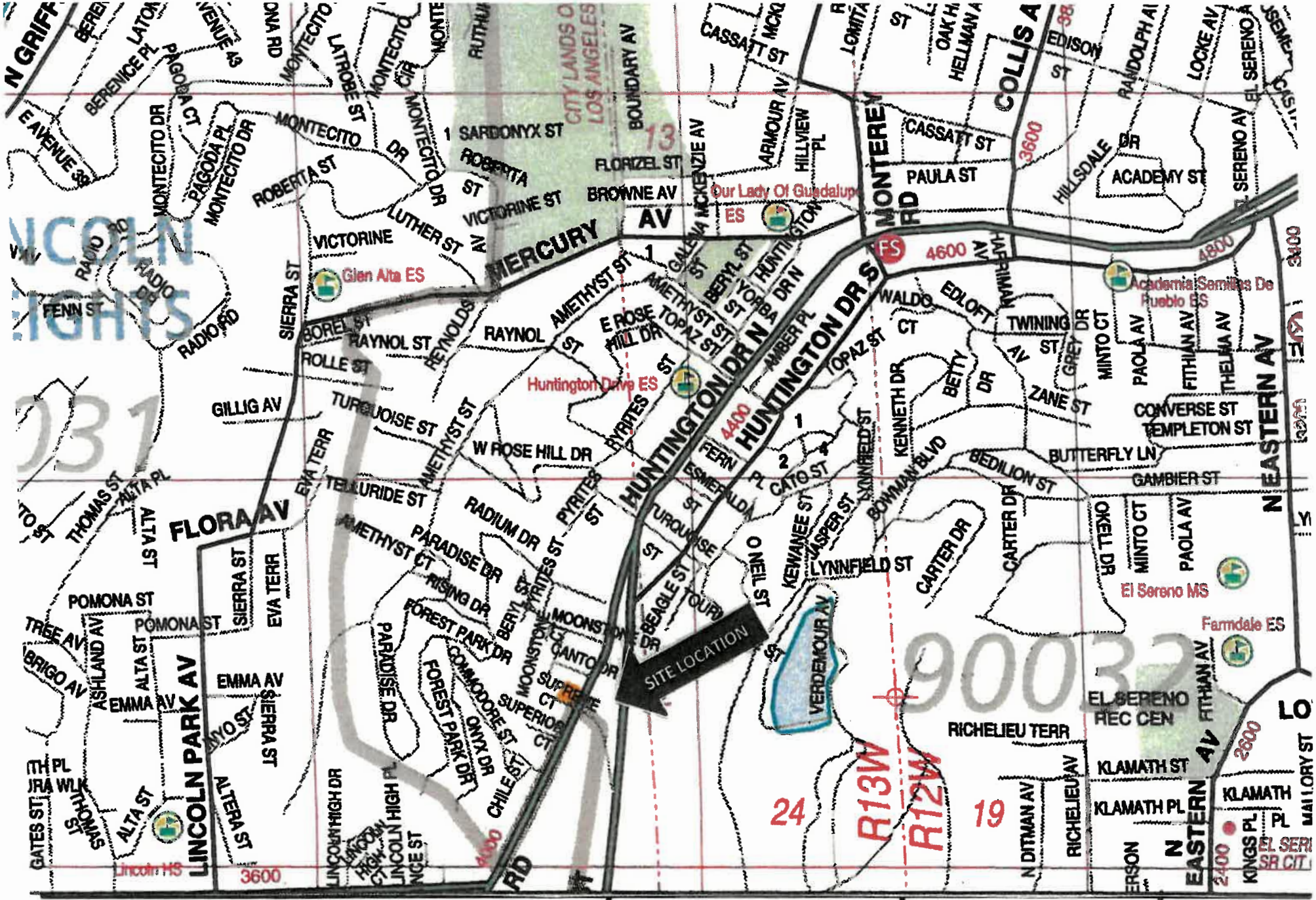
1	

Sheet No.
L5.5

BRETT BOSTON
4127 Supreme Ct.
JOB# 929 D-18



VICINITY MAP

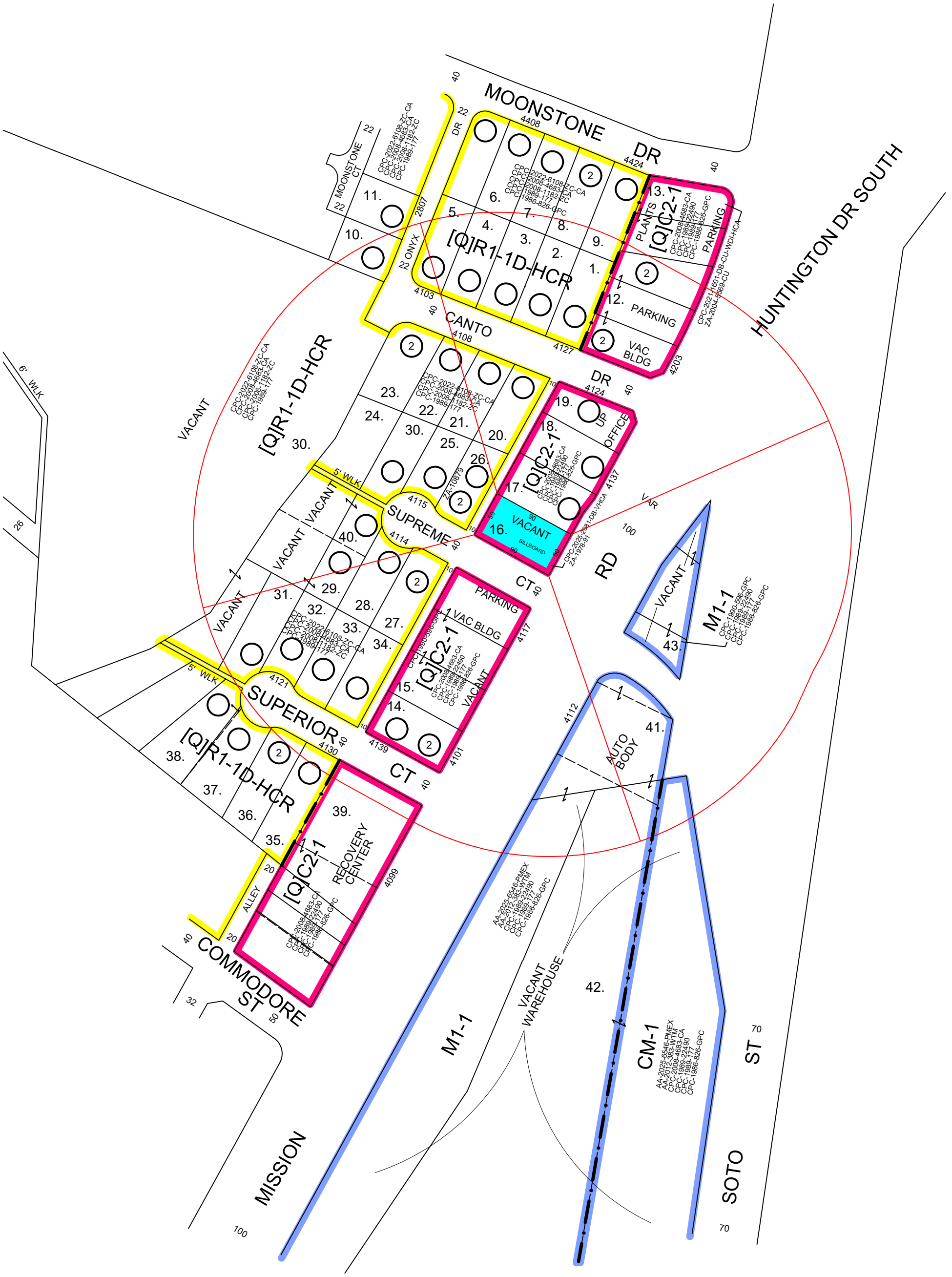
SITE LOCATION:
4127 E. SUPREME COURT
LOS ANGELES, CA 90032

CASE NO:

T.B. PAGE: 595 GRID: C-7

N

EXHIBIT B



C.D. 14
C.T. 1991.10
P.A. NORTHEAST LOS ANGELES
N.C. L.A. 32

N

NET AC. 0.103

OFF-MENU DENSITY BONUS
WAIVER OF DEDICATIONS AND\OR IMPROVEMENTS

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

SITE LOCATION:
4127 E. SUPREME COURT
LOS ANGELES, CA 90032

LEGAL DESCRIPTION:
LOT 6, TRACT NO. 4426,
M.B. 49-88.

CASE NO.:

REV: 04 - 03 - 2026
DATE: ~~11 - 27 - 2024~~
SCALE: 1" = 100'
USES: FIELD
D.M.: 139.5 A 227,139.5 A 229
T.B. PAGE: 595 GRID: C-7
APN: 5209-035-006

ZIMAS INTRANET

LARIAC6 2020 Color-Ortho

07/29/2026

City of Los Angeles
Department of City Planning

Address: 4127 E SUPREME CT
APN: 5209035006
PIN #: 139-5A229 45

Tract: TR 4426
Block: None
Lot: 6
Arb: None

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

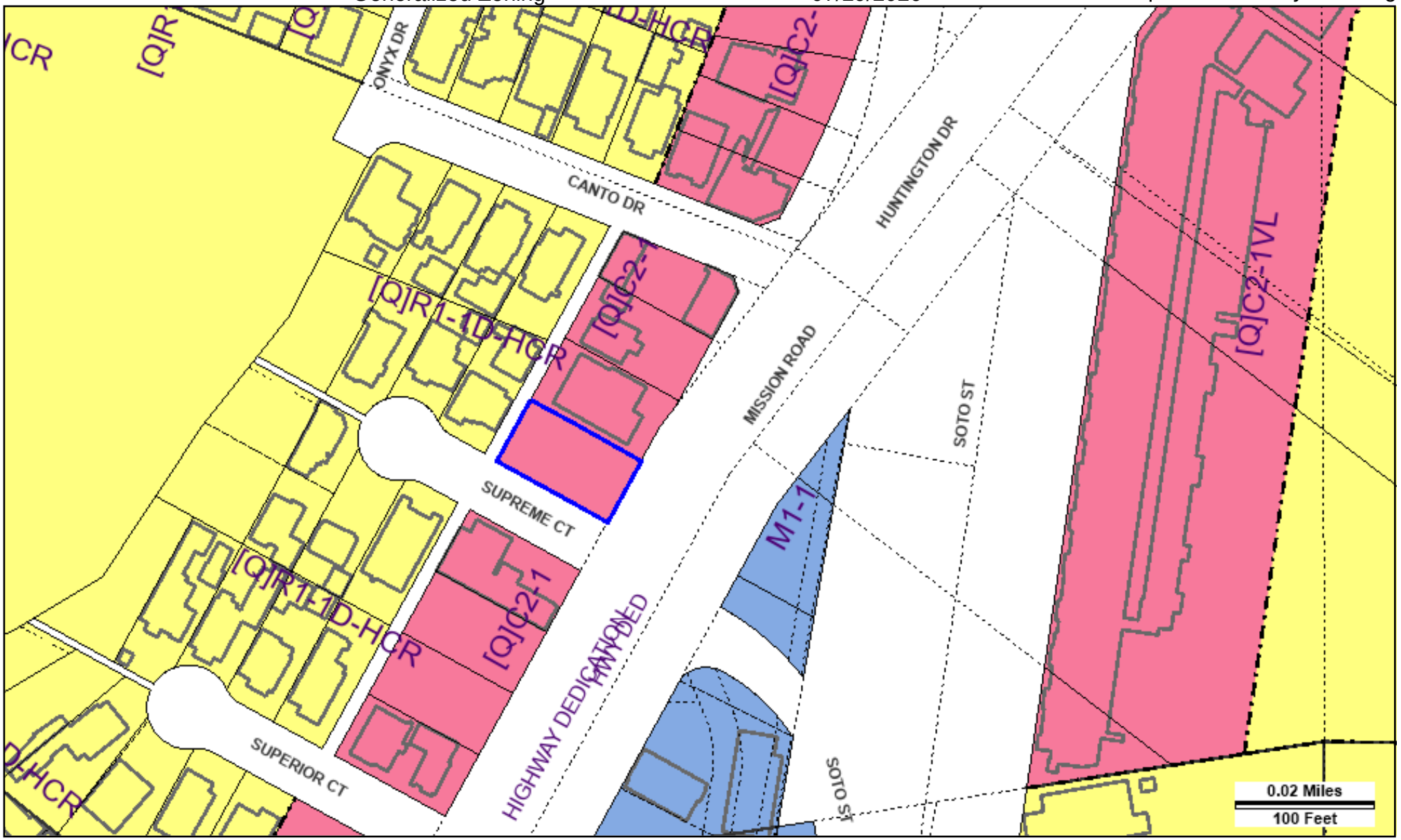
N
W E
S

ZIMAS INTRANET

Generalized Zoning

07/29/2026

City of Los Angeles
Department of City Planning



Address: 4127 E SUPREME CT
APN: 5209035006
PIN #: 139-5A229 45

Tract: TR 4426
Block: None
Lot: 6
Arb: None

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

N
W
E
S

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

EXHIBIT C

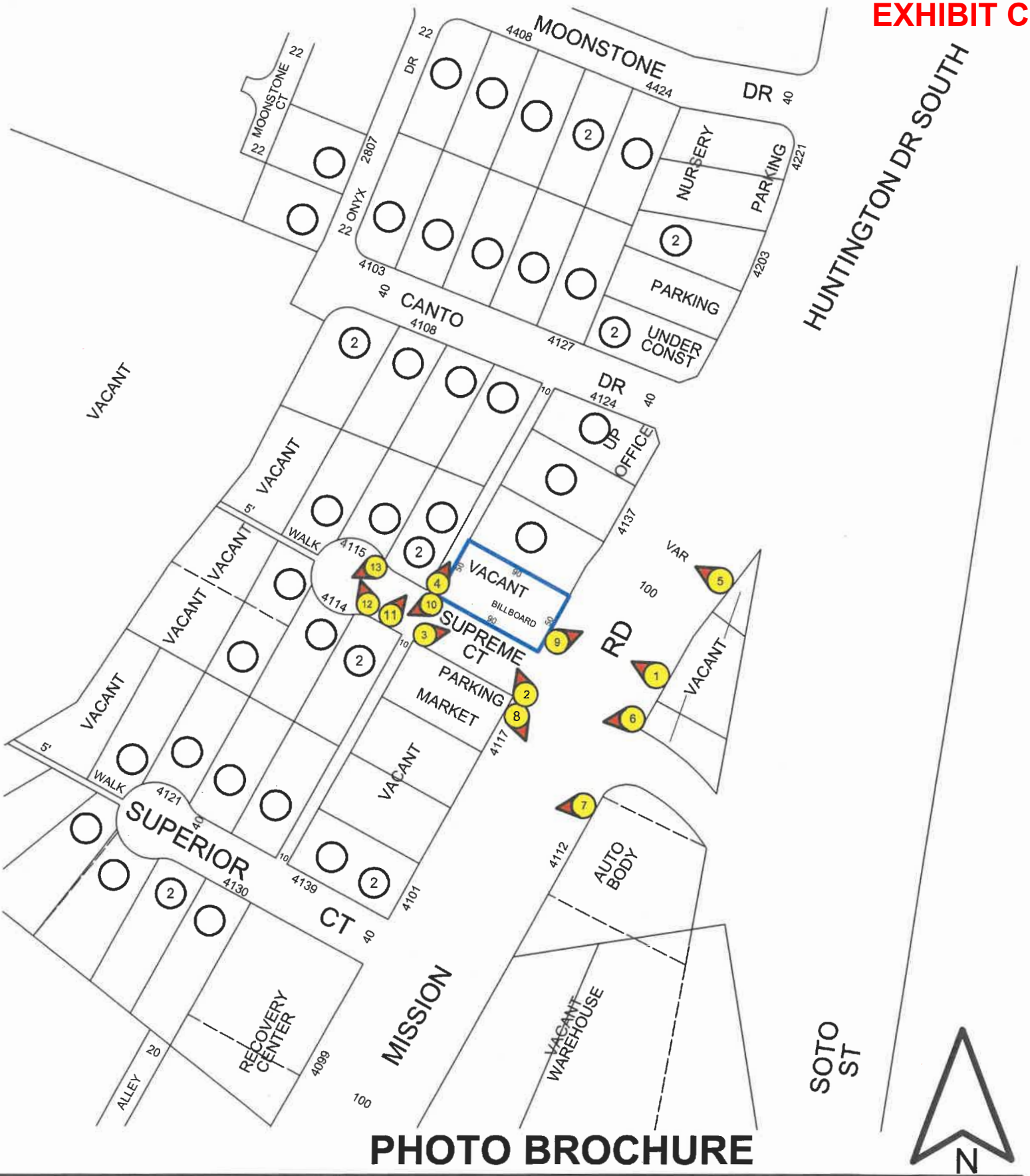


PHOTO BROCHURE

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

SITE LOCATION:
4127 E. SUPREME COURT
LOS ANGELES CA 90032

CASE NO.:

DATE: 11 - 27 - 2024
SCALE: 1" = 100'
D.M.: 139.5 A 227,139.5 A 229
T.B. PAGE: 595 GRID: C-7
APN: 5209-035-006

Google Maps

4127 Supreme Ct

Los Angeles, CA 90032

1.

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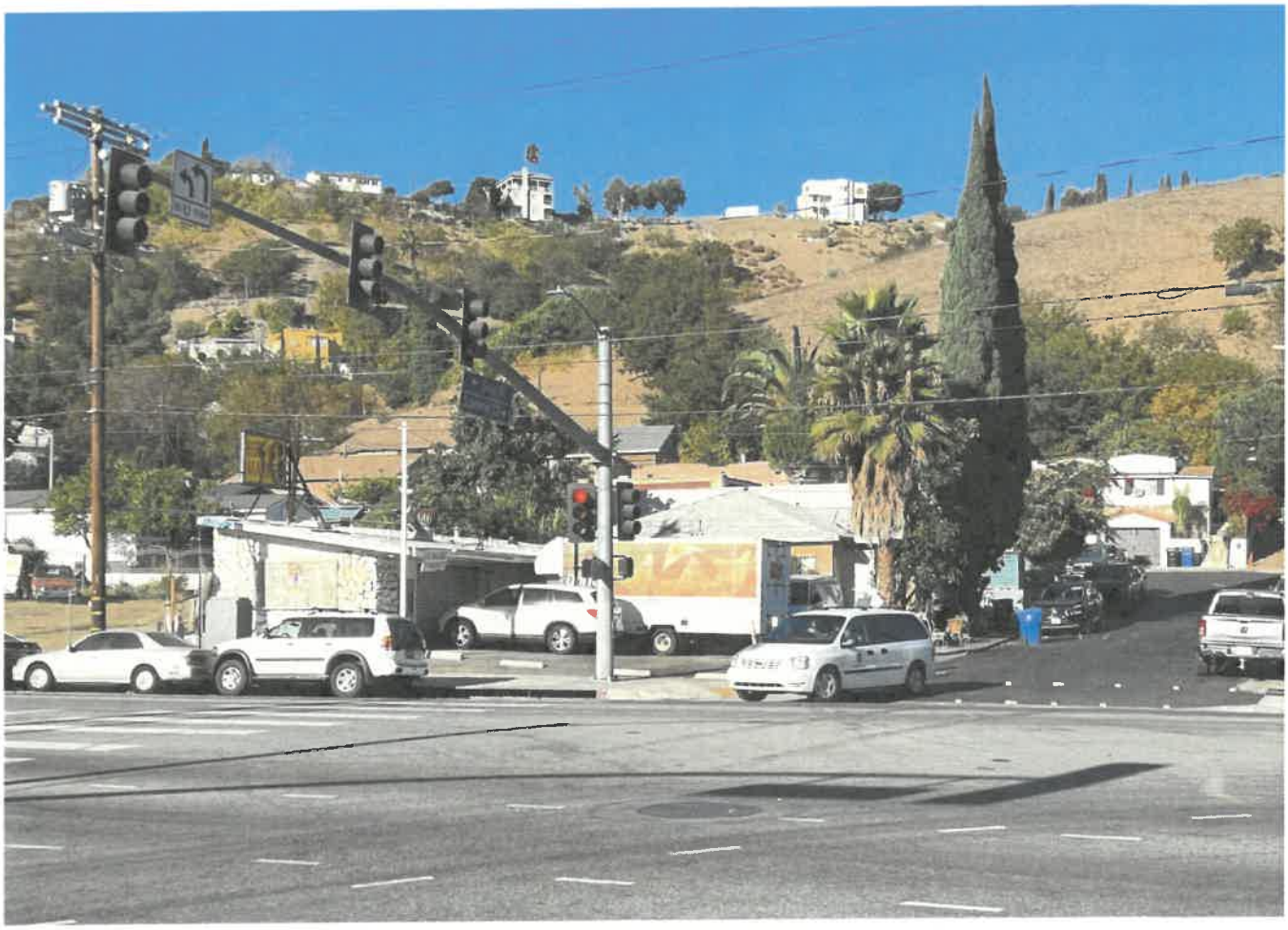

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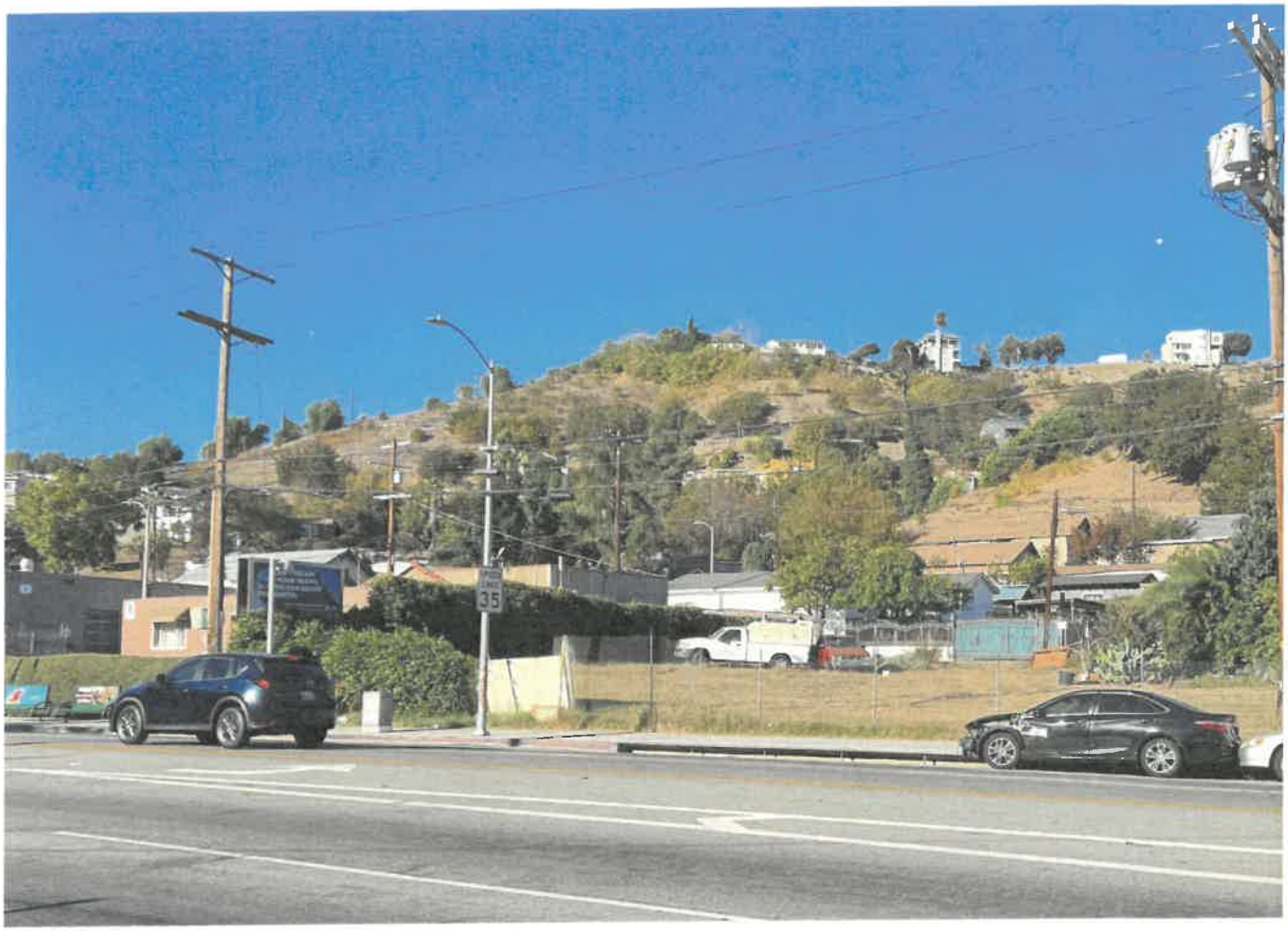

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10.

11.

12.

13.

EXHIBIT D

City of Los Angeles

Tiena Johnson Hall, General Manager
Tricia Keane, Executive Officer

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

Karen Bass, Mayor

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

housing.lacity.gov

DATE: June 26, 2025

TO: PARKMAN APARTMENTS, LLC, a Delaware Limited Liability Company, Owner

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

SUBJECT: **Housing Crisis Act of 2019**
(DB) Replacement Unit Determination
RE: 4127 East Supreme Court, Los Angeles, CA 90032
4129 East Supreme Court, Los Angeles, CA 90032
4127 North Mission Road, Los Angeles, CA 90032
4129 North Mission Road, Los Angeles, CA 90032

Based on the application for a RUD submitted by PARKMAN APARTMENTS, LLC, a Delaware Limited Liability Company (Owner), for the above referenced property located at 4127-4129 East Supreme Court, also commonly associated with 4127-4129 North Mission Road (APN: 5209-035-006 and lot 6) (Property), the Los Angeles Housing Department (LAHD) has made the following determination in regards to the above-referenced application. Two (2) units existed on the property within the last five (5) years. Two (2) units subject to the Rent Stabilization Ordinance (RSO) are subject to replacement pursuant to the requirements of California Government Code Sections 66300.5 and 66300.6, as Protected Units with two (2) of the two (2), subject to replacement as affordable Protected Units.

PROJECT SITE REQUIREMENTS:

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

Replacement of Existing Dwelling Units

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

Replacement of Existing or Demolished Protected Units

The Project must also replace all existing or demolished Protected Units except for Protected Units demolished prior to January 1, 2020. Protected Units are residential dwelling units on the Property that are, or were: **(1)** subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income within the five (5) years prior to the owner's application for a RUD (referred to as the "five year lookback period"), **(2)** subject to any form of rent or price control through a public entity's valid exercise of its police power within the five (5) year look back period **(3)** occupied by lower or very low income households (an affordable

Protected Unit) within the five (5) year look back period, or **(4)** that were withdrawn from rent or lease per the Ellis Act, within the ten (10) years prior to the owner's application for a RUD.

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

- ***In the absence of occupant income documentation***: Affordability will default to the percentage of extremely low, very low or low income renters in the jurisdiction as shown in the latest HUD Comprehensive Housing Affordability Strategy (CHAS) database. As of September 12, 2024, the defaults are: 29% extremely low income, 17% very low income and 19% low income for Transit Oriented Communities (TOC) projects and 46% very low income and 19% low income for Density Bonus projects. In the absence of specific entitlements, the affordability will default to 46% very low income and 19% low income. The remaining 35% of the units are presumed above-low income[1]. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

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

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

<u>Tenant Noticing, Relocation, Right to Return, Right to Remain:</u>

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

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

- Relocation benefits also subject to Government Code Section 7260 et seq., and
- The right of first refusal ("Right to Return") to a comparable unit (same bedroom type) at the completed Project. If at the time of lease up or sale (if applicable) of a comparable unit, a returning occupant remains income eligible for an "affordable rent" (as defined in California Health and Safety Code Section 50053) or if for sale, an "affordable housing cost" (as defined in California Health and Safety Code Section 50052.5), owner must also provide the comparable unit at the "affordable rent" or "affordable housing cost," as applicable. The Right to Return does not apply to: **(1)** a Project that consists of a Single Family Dwelling Unit on a site where a Single Family Dwelling unit is demolished, or **(2)** a Project that consists of 100% lower

[1] Available at https://www.huduser.gov/portal/datasets/cp.html

income units (excluding any Manager's Unit(s)), unless the occupant of a Protected Unit qualifies for residence in the new development and for whom providing a comparable unit would not be precluded due to unit size limitations or other requirements of one or more funding source of the Project.

Single Family Dwelling Units Replacement

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

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

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

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

THE PROPOSED HOUSING DEVELOPMENT PROJECT:

Per the statement received by LAHD on November 22, 2024, the Owner plans to construct a new thirteen (13) unit apartment building on the Property using Density Bonus.

PROPERTY STATUS (AKA THE "PROJECT SITE"):

Owner submitted an Application for a RUD for the Property on November 22, 2024. To comply with the required **five (5) year** look back period, LAHD collected and reviewed data from November 2019 to November 2024.

Review of Documents:

Per the Grant Deed, Owner acquired the Property on September 19, 2018.

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database, indicates a use code of "0400 – Residential – Four Units (Any Combination) – 4 Stories or Less" for the Property (APN 5209-035-006). However, the RSO determination dated May 1, 2025 clarifies APN 5209-035-006 contained two (2) units subject to the RSO in a mixed-use building subject to RSO based on COO 1960LA67523.

Google images dated January 2025, an internet search conducted January 2025, and the RSO Unit support that the Property has been a vacant lot since approximately 2021.

The LADBS database indicates that the Owner has applied for Demolition Permits (#20019-10000-02473), issued August 13, 2020 and finaled on September 16, 2020, and a new Building Permit (#24010-10000-04696), not issued.

REPLACEMENT UNIT DETERMINATION:

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

ADDRESS	BEDROOM TYPE	VACANT OR OCCUPIED AT APPLICATION	PROTECTED?	BASIS OF PROTECTED STATUS
4127 E. Supreme Ct.	1 BEDROOM	DEMOLISHED	YES	RSO, AFFORDABLE PROTECTED UNIT
4129 E. Supreme Ct.	1 BEDROOM	DEMOLISHED	YES	RSO, AFFORDABLE PROTECTED UNIT
Totals: 2 Units	**2 Bedrooms**			

Vacancy/Occupancy of Units:

Per the Owner's statement, the lot was vacant at the of application but previously contained two (2) units.

The proportion of bedroom-types for all units in the proposed project AND the affordable Protected Unit replacement requirements will be reviewed and considered at the covenant stage. If a unit is required to be replaced as affordable according to current tenant-income information, the unit shall be replaced with the same bedroom-type unit. If the default per HUD CHAS is applied, the most restrictive requirements between the Affordable Housing Incentives Guidelines (if applicable) and replacement requirements will apply. Affordable units must be dispersed throughout the proposed project and there should be no detectable pattern. For example, the affordable units should be proportionally distributed on each of the floors, and should not be located within the same vertical stack or grouped together.

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

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

Affordability Requirements:

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

Additional Information:

Government Code Section 66300.6(b)(3), (4) do not tie benefits afforded to "existing occupants" with any set look back period. Therefore, "existing occupants" in place after the issuance of this RUD may also be entitled to benefits under the HCA. In other words, tenants who move in after this RUD is issued may also be eligible for benefits under Government Code Section 66300.6.

Please note that all the new units may be subject to RSO requirements unless the RSO is not applicable, or an RSO Exemption is filed and approved by the RSO Section. This determination is subject to verification if additional information is received.

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

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

****WARNING****
LOT TIES AND PRE-1978 SINGLE FAMILY DWELLINGS

Please be aware that Owner's replacement obligations may change if the development involves single family dwellings built prior to 1978 and lot ties. If a **lot tie** is required for the new proposed housing development project, Owner's existing RSO replacement obligation, if any, will INCREASE by one and the proposed housing development project will also be subject to the RSO, unless the existing single family dwelling is demolished before the lots are tied.

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

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

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

DK:af

EXHIBIT E

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CPC-2025-2081-DB-VHCA / Density Bonus, Vesting Housing Crisis Act

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2025-2082-CE
PROJECT TITLE	COUNCIL DISTRICT
4127 East Supreme Court	14 – Jurado

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
4127-4129 East Supreme Court; 4127-4129 North Mission Road (Mission Road and Supreme Court)

PROJECT DESCRIPTION: ☒ Additional page(s) attached.
The project is the demolition of the existing billboard structure on the 4,500-square-foot subject property, and the construction, use, and maintenance of a six-story apartment building. The 78-foot tall building will have 13, one-bedroom units, including two units reserved for Very Low-Income (VLI) Households. The project will have 9,499 square feet of floor area or a Floor Area Ratio of 2.12:1. There are no trees on the site or in the adjacent public right-of-way. The units range from 532 square feet to 562 square feet. The project is providing 11 automobile parking spaces, two short-term bicycle parking spaces, and 15 long-term bicycle parking spaces, in addition to 1,105 square feet of open space. The project will plant six new trees and import approximately 215 cubic yards of earth materials.

NAME OF APPLICANT / OWNER:
Brett Boston (Parkman Apartments LLC)

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Gary Benjamin (Alchemy Planning + Land Use)	(213)479-7521

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 13 units on a 0.1-acre site located in an urbanized area, and is infill development. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: The project is designated a hillside property in a Very High Fire Hazard Severity Zone but is relatively flat, does not require a Hillside Traffic Construction Management Plan, and will be subject to regulatory compliance measures. As stated in ZIMAS, the subject site does not contain an officially mapped environmental resource of hazardous or critical concern. The site was previously developed. (b) Cumulative Impact: 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. Most lots in the vicinity are developed with single-family dwellings, commercial buildings, mixed-use buildings, apartment buildings, and manufacturing uses, 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 zoning and would adhere to all requirements of the LAMC, with the approval of the Density Bonus incentives. The project is not unusual for the vicinity of the site, and is similar in scope to other existing residential 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. (d) Scenic Highways: The project is not in the vicinity of a state scenic highway and will not damage scenic resources in a state scenic highway. (e) Hazardous Waste Sites: The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. (f) Historical Resources: Per ZIMAS, SurveyLA, and/or Historic Places LA, the project site is not identified or eligible as a historical resource. The project will not cause a substantial adverse change in the significance of a historical resource.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
Linda Lou	City Planner

ENTITLEMENTS APPROVED
State Density Bonus, Vesting Housing Crisis Act

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

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2025-2082-CE

The Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15332, Class 32. The project site's addresses are 4127-4129 East Supreme Court and 4127-4129 North Mission Road.

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.

Project Description

The project is the demolition of the existing billboard structure on the 4,500-square-foot subject property, and the construction, use, and maintenance of a new, six-story residential building. The 78-foot tall building will have 13, one-bedroom units, including two units set aside for Very Low-Income (VLI) Households. The property is zoned [Q]C2-1. There will be three one-bedroom sizes, 532 square feet (4 units), 539 square feet (4 units), and 562 square feet (5 units). The Density Bonus project, located on the corner of Supreme Court and Mission Road, is proposed to have 9,499 square feet of floor area with a Floor Area Ratio (FAR) of 2.12:1. There are no trees on the site or in the adjacent public right-of-way. The project will provide 1,105 square feet of open space consisting of a community room on the second floor and rooftop common open space (829 square feet), and six new trees, five to be planted on the rooftop and one at the ground level. The project is utilizing AB 2097 to eliminate required automobile parking spaces but is providing 11 parking spaces. There will be two short-term bicycle parking spaces at the sidewalk on Mission Road frontage and 15 long-term parking spaces in the second floor bike room. In addition, the project will import approximately 215 cubic yards of earth materials.

ENV-2025-2082-CE

CEQA Determination – Class 32 Categorical Exemption Applies

As the construction of a multi-family residential building, a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The site is zoned [Q]C2-1 and has a General Plan Land Use Designation of General Commercial. As shown in the case file, the project is consistent with the applicable Northeast Los Angeles Community Plan land use designation and policies and all applicable zoning designations and regulations, inclusive of proposed Density Bonus incentives. The subject site is wholly within the City of Los Angeles, on a site that is 0.10 acres. The site currently has a billboard structure, but it previously also contained a duplex and café built in the 1960s. The two-story duplex and café were demolished under Building Permit No. 20019-10000-02473, issued by LADBS in 2000. The site has Low potential for biological resources and mountain lion habitat, and no potential as an overwintering site for the Monarch Butterfly, per ZIMAS. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are zero trees on the site and no street trees in the adjacent public right-of-way. Lots in the vicinity of the project site are developed with the following urban uses: single-family residential, multi-family residential, commercial, and manufacturing. Properties adjacent to the north and south are zoned [Q]C2-1 and are developed with low-scale, one to two-story residential and commercial buildings. Properties to the west are zoned [Q]R1-1D-HCR for single-family residential use; some lots are improved with houses and some are vacant. Across the street to the east includes a four-story building with 70 affordable housing units, built in 2003 on a site zoned [Q]C2-1VL. There is an auto repair use on a lot with M1-1 zoning to the east of the project site along Mission Road. Further southeast on Mission Road, there is a large industrial building on a site zoned M1-1. The M1-1 lot is part of an industrial campus with several lots that was formerly the headquarters of Forever 21. Under ENV-2022-6550-ND for 3880 North Mission Road (the industrial campus), there is a proposed haul route to import approximately 344,000 cubic yards of soil to partially fill in a single-level subterranean parking level and basement areas. No development was identified or approved for the ND case.

The apartment project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the 13-unit apartment project does not exceed the threshold criteria established by LADOT for preparing a transportation study. Therefore, the project will not have any significant impacts to traffic or transportation. 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. RCMs also include the submittal of the Geology and Soils Report to the Department of Building and Safety (“DBS”), and compliance with a Soils Report Approval Letter, issued by DBS on March 17, 2025 (Log No. 134379) for the project, which details conditions of approval that must be followed. The project site will be adequately served by all public utilities and services given that the construction of the 13-unit residential building will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

Exceptions Narrative for Class 32 Categorical Exemption

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

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes a 13-unit apartment building in an area zoned and designated for such development. All adjacent lots are developed with single-family dwellings, commercial uses, multi-family residential, and manufacturing, and the subject site is of a similar size and slope to nearby properties. The affordable housing density bonus project proposes a Floor Area Ratio (FAR) of 2.12:1 on a site that is permitted to have a maximum FAR of 1.5:1. A multi-family residential building, 78 feet in height, is not unusual for the vicinity of the subject site, and is similar in scope to other existing General Commercial designated lots 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 subject site is located approximately 30 miles southeast of State Route 27. Therefore the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, 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 and this exception does not apply.

The subject site is in a Very High Fire Hazard Severity Zone (VHFHSZ) and a Hillside area, but is relatively flat and does not front on narrow hillside streets. This is not an unusual circumstance as the City has thousands of similar developments of the same size and scale in VHFHSZ. Additionally, the existing regulatory compliance measures will ensure there is no potential for an impact. Such areas are subject to existing emergency plans and regulations that govern development in fire hazards areas:

- Adopted emergency response plans and emergency evacuation plans applicable to the City of Los Angeles, include the City of Los Angeles Emergency Operations Plan and the Los Angeles County Operational Area Emergency Response Plan (OAERP). The OAERP defines responsibilities and provides guidance to agencies and jurisdictions within the County Operational Area on how to interface with the Operational Area Coordinator during emergencies and disasters.[1] The City's Emergency Operations Plan and Annexes identify roles, responsibilities and required actions for various City departments, particularly LAFD and the LAPD. In addition to their emergency response plans, both the City and County also designate Disaster Routes, which are freeway, highway or arterial routes pre-identified for use during emergencies. Disaster routes are not the same as evacuation routes. The Evacuation Annex of the City's Emergency Operation Plan provides that "[p]rimary evacuation routes consist of the major interstates, highways, and primary arterials within the City and Los Angeles County."[2] Disaster routes are used to bring emergency personnel, equipment, and supplies to impacted areas, while evacuation routes are used to move an affected population out of an impacted area. The closest County-designated primary (i.e. freeway) Disaster Route to the project site is Interstate 5 (I-5) from Mission Road.[3]

[1] OAERP, p. 20
[2] Los Angeles Base Emergency Operations Plan 2023, October 2020 Evacuation Functional Support Annex p. 17
[3] https://dpw.lacounty.gov/dsg/DisasterRoutes/map/Los%20Angeles%20Central%20Area.pdf

- Hillside Development Construction Traffic Management Plan. Development in a hillside area are required to prepare a Construction Traffic Management Plan, subject to review and approval by the Department of Transportation (LADOT). A key feature of the construction management plan is ongoing coordination with the City and emergency service providers throughout the entire construction period to ensure adequate access is maintained to the project site and neighboring residences at all times. The construction management plan also requires the contractor to maintain access for land uses in proximity to the project site during construction, to minimize obstruction of through traffic lanes on surrounding public streets, and coordination of construction activity with related projects to further minimize construction traffic impacts. A Hillside Construction Traffic Management Plan was not required for the project because Supreme Court exceeds 24 feet in width, as determined by LADOT staff in an email dated May, 5, 2025, and included in the project case file.

- Fire, Building, and Zoning Code. The project is subject to Public Resources Code Section 4290 and its implementing regulations in Title 14, Division 1.5, Chapter 7, Subdivision 2 (State Minimum Fire Safe Regulations) and Chapter 7 of the California Building Code. Properties in VHFHSZs must comply with the requirements of Fire Code Section 57.322, which requires brush clearance within 200 feet of any structure. LAFD performs microenvironment weather analysis to check for irregular weather patterns and changes, which alerts LAFD to conditions such as windy days combined with low humidity. LAFD uses a Burning Index[4] to determine when to call a Red Flag Day.[5] A Red Flag Day is when the potential for a fast-moving brush fire is extremely high, when wind speeds are 25 mph or more and the humidity is 15 percent or less. On those days, illegally parked cars in VHFHSZ areas may be towed if their presence would prevent roadway access needed by LAFD. LAFD also has a significant air response ready to deploy, including water-dropping helicopters, and the mission of LAFD Air Operations includes brush fire suppression.[6] LAFD also has access to additional helicopters, fixed-wing aircraft, bulldozers, and fire engines through mutual aid agreements with the state, County, and other cities in the region. In addition to attacking wildfires from the sky, LAFD also has ground resources such as fire engines and trucks.

Chapter 33 of the City's Fire Code provides requirements designed to reduce risk of fire ignition during construction. These include, but are not limited to, prohibition of smoking except in areas approved by the LAFD, refueling of equipment in appropriate locations, preparation of a fire prevention program, and designation of fire watch personnel during occurrence of hazardous construction activities. The Fire Code (LAMC Section 57.4906.5.2) also requires the management of hazardous vegetation and fuel, as well as maintenance of defensible space in wildland-urban interface areas. The Fire Code also includes regulations that address building materials and construction methods for construction in VHFHSZs, that are intended to reduce exterior wildfire exposure.

[4] A Burning Index is a number used by the National Oceanic and Atmospheric Administration to describe the potential amount of effort needed to contain a single fire in a particular fuel type within a rating area.
[5] LAFD, https://ers.lafd.org/redflag/, accessed March 4, 2025
[6] LAFD, https://www.lafd.org/about/special-operations/air-operations, accessed March 4, 2025.