



DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT

City Planning Commission

Date: July 22, 2021
Time: after 8:30 a.m.
Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the CPC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissionsboards-hearings> and/or by contacting cpc@lacity.org

Public Hearing: April 29, 2021
Appeal Status: Conditional Use and Zone Variance are appealable to City Council. Density Bonus On-menu incentive is appealable to City Council by the applicant or abutting owners/occupants per LAMC Section 12.22-A,25(g)(2)(i)(f).

Expiration Date: July 22, 2021; Subject to Mayor's Tolling Order

Multiple Approval: No

PROJECT LOCATION: 13921-13923 W. Vanowen Street

PROPOSED PROJECT: Demolition of a one-story, 1,569 square foot single family dwelling (built in 1954) on the R1-1 portion of the lot and a one story, 1,512 square foot triplex (built in 1948) on the [Q]R3-1 portion of the site, totaling four residential units, and the construction of a four story, 45-foot, six-inch tall residential building with 15 units (two units or 20 percent for Very-Low Income households, and one for Low-Income households) in the [Q]R3-1 and R1-1 zones. The site is approximately 16,059 square feet and is split zoned, with the [Q]R3 zone on the front half and the R1 zone

Case No.: CPC-2019-6375-CU-DB-ZV-PHP
CEQA No.: ENV-2019-6376-CE
Incidental Cases: None
Related Cases: None
Council No.: 2 – Krekorian
Plan Area: Van Nuys – North Sherman Oaks Community Plan
Plan Overlay: N/A
Certified NC: Van Nuys
GPLU: Low Residential and Medium Residential
Zone: [Q]R3-1, R1-1
Applicant: Vanowen Terrace, LLC
Representative: Luke Tarr
Apel Design

on the rear half of the site. The Project will be 16,883 square feet in floor area with a Floor Area Ratio (FAR) of 4.05:1. The Project will provide 16 vehicle parking spaces below-grade and will provide two short-term and 15 long-term bicycle parking spaces. The Project includes a rooftop common open space deck area of approximately 2,026 square feet, and 600 square feet of open area within the rear yard ground floor including a swimming pool, kids pool, jacuzzi, in the R1 zoned portion of the site. Approximately 3,908 cubic yards of earth will be graded and exported from the site.

REQUESTED ACTION:

1. Pursuant to CEQA Guidelines, Section 15332, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a project totaling 15 dwelling units (two units or 20% for Restricted Affordable Housing Units for Very-Low Income households, and one unit for Low-Income households for a period of 55 years and 13 market-rate units), with the following Incentives and Waivers:
 - a. An On-Menu Incentive to allow a height increase of approximately 10 feet, six inches to 46 feet, six inches in lieu of 35 feet;
 - b. An On-Menu Incentive to allow for a westerly side yard setback of five feet, eight inches in lieu of seven feet; and
 - c. An Off-Menu Incentive to allow a rear yard of zero feet for the R3 portion of the lot in lieu of 15 feet;
 - d. A Waiver of Development Standards to allow for a FAR of 4.05:1 in lieu of 3:1 for the R3 portion;
3. Pursuant to LAMC Section 12.24 U.26, a Conditional Use for a 57.6 percent increase in density over the project site, for 15 dwelling units in lieu of the otherwise permitted base density of nine units; and
4. Pursuant to LAMC Section 12.27, a Zone Variance from LAMC Section 12.08 A to allow for subterranean parking to extend below the R1 portion of the lot.

RECOMMENDED ACTIONS:

1. **Determine**, pursuant to CEQA Guidelines Section 15332, based on the whole of the record, that the project is Categorical Exempt from the California Environmental Quality Act ("CEQA").
2. **Approve**, pursuant to Los Angeles Municipal Code ("LAMC") Section 12.22 A.25, a ministerial review of a Density Bonus Compliance Review, for a project totaling 15 dwelling units, including two dwelling units or 20% for Restricted Affordable Housing Units affordable for Very-Low Income household, and one for Low income households for a period of 55 years and, with the following three On-Menu Incentives, and one Waiver of Development Standards:
 - a. An On-Menu Incentive, to allow a height increase of approximately 10 feet, six inches to 46 feet, six inches in lieu of 35 feet;
 - b. An On-Menu Incentive, to allow for a westerly side yard setback of five feet, eight inches in lieu of seven feet;

- c. An On-Menu Incentive to allow for a FAR of 4.05:1 in lieu of 3:1 on the R3 portion of the lot; and,
 - d. A Waiver of Development Standards to allow a rear yard of zero feet for the R3 portion of the lot in lieu of 15 feet
3. **Approve**, pursuant to LAMC Section 12.24-U 26, a Conditional Use to permit a 57.6% increase in density over the project site, for 15 dwelling units in lieu of the otherwise permitted base density of nine units.
4. **Approve**, pursuant to LAMC Section 12.27, a Zone Variance to allow for subterranean parking to extend below the R1 portion of the lot.

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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). 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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PROJECT ANALYSIS

PROJECT SUMMARY

The proposed project is the demolition of a one-story, 1,569 square foot single family dwelling (built in 1954) on the R1-1 portion of the lot and a one story, 1,512 square foot triplex (built in 1948) on the [Q]R3-1 portion of the site, totaling four residential units, and the construction of a four story, 45-foot, six-inch tall residential building with 15 units (two units or 20 percent for Very-Low Income households, and one unit for Low Income household) in the [Q]R3-1 and R1-1 zones. The site is approximately 16,059 square feet and is split zoned, with the [Q]R3 zone on the front or southern half of the lot and the R1 zone on the rear or northern half of the site. The Project will be 16,883 square feet in floor area with a Floor Area Ratio (FAR) of 4.05:1 on the R3 portion of the site where the building will be located. The Project will provide 16 vehicle parking spaces below-grade and will provide two short-term and 15 long-term bicycle parking spaces. The Project includes a rooftop common open space deck area of approximately 2,026 square feet, and 600 square feet of open area within the rear yard ground floor including a swimming pool, kids pool, jacuzzi, in the R1 zoned portion of the site. Approximately 3,908 cubic yards of earth will be graded and exported from the site.

The residential units are located throughout the first through fourth floors and are comprised of 14 two-bedroom units and one three-bedroom unit. Residential amenities will be provided through an open-air rear yard located on the R1 portion of the lot – providing a buffer from immediately adjacent single-family residences - and a roof deck programmed with amenities for building residents. There are no identified historic resources on the subject site.

The following image is a rendering of the proposed building, fronting onto Vanowen Street.

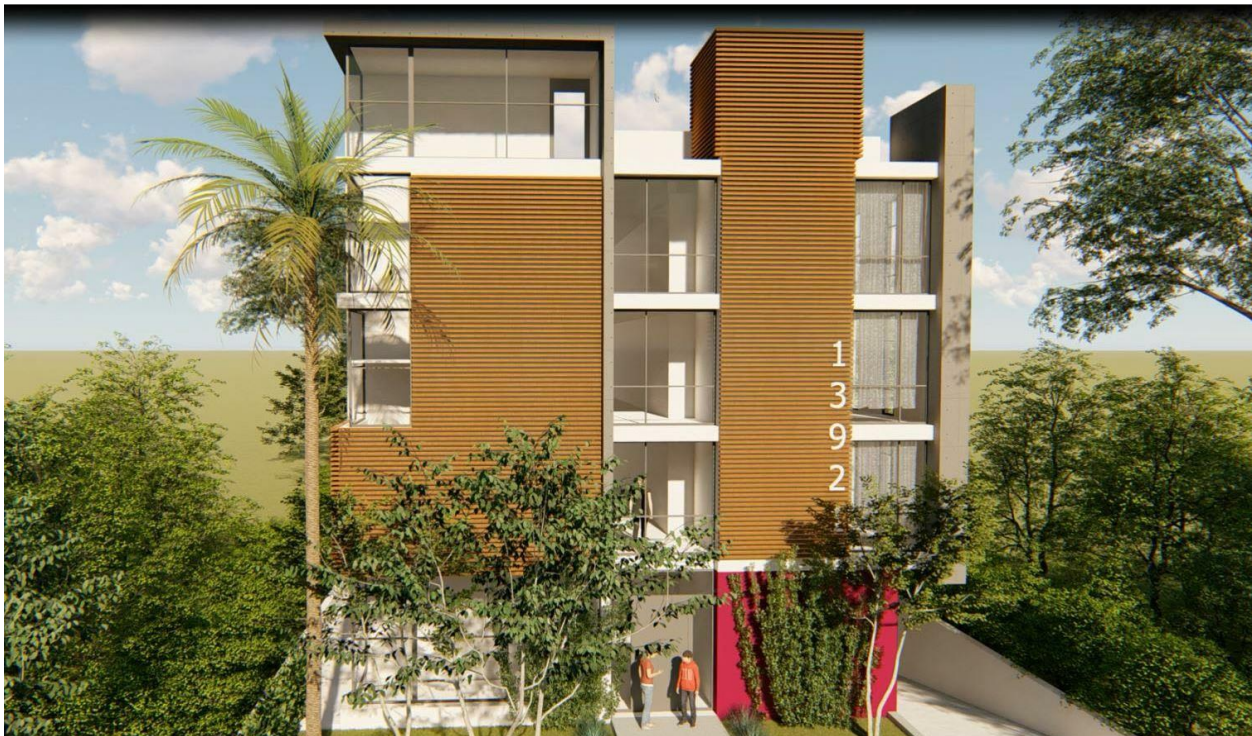


Figure 1. Project Rendering provided by Applicant.

BACKGROUND

Subject Property

The project site is an 16,059.5 square foot, interior, rectangular lot with a depth of 175 feet and 55 feet of frontage along Vanowen Street between Costello Street to the west and Ranchito Avenue to the east.

Zoning and Land Use Designation

The project site is located in the Van Nuys-North Sherman Oaks Community Plan and is designated for Low and Medium Residential Land Uses with a corresponding zones of RE9, RS, R1, RU, RD6, RD5, and R3.

The site is zoned [Q]R3-1 and R1-1 and is consistent with the land use designations. The site is currently developed with a one-story, 1,569 square foot single family dwelling (built in 1954) on the R1-1 portion of the lot and a one story, 1,512 square foot triplex (built in 1948) on the [Q]R3-1 portion of the site. The site is not located in a Specific Plan. In addition, the [Q] condition in the [Q]R3-1 zone regulates height, which limits a structure’s height to 35 feet excluding roof structures. Since the proposed building will be located on the R3 portion of the lot, the height increase only applies to the R3 zone.

Below is a Zoning Map showing the [Q]R3-1 and R1-1 split zoning designation with the R1 portion to the north and the [Q]R3 portion to the south.

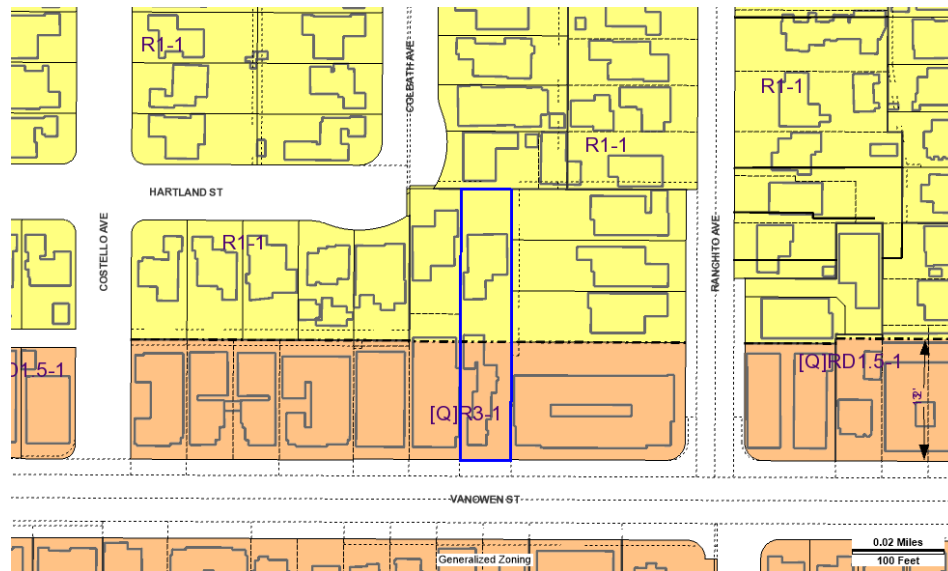


Figure 2. Zoning Map from zim.as.lacity.org.

Below is a General Land Use Map for the site showing the dual land use designation as well.

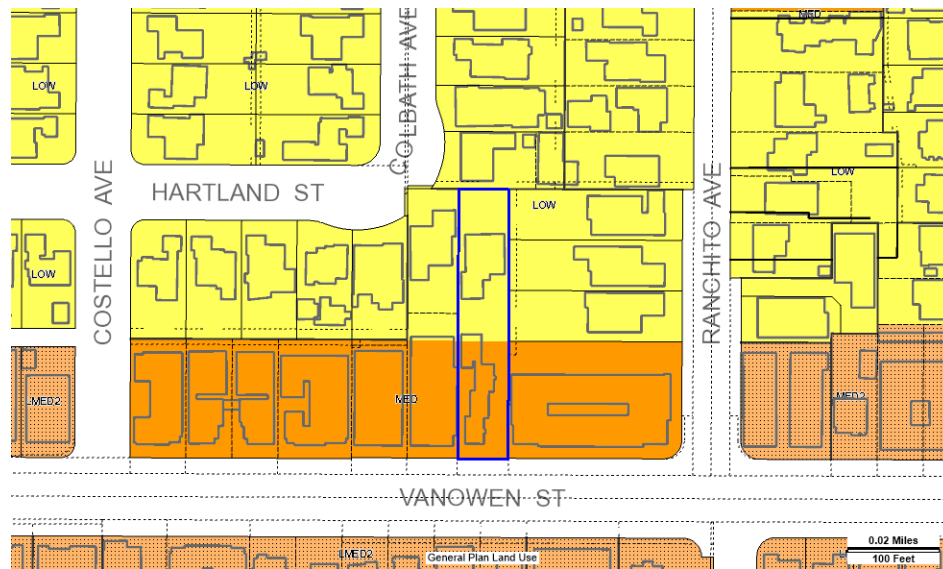


Figure 3. General Plan Land Use Designation Map from zimas.lacity.org.

Surrounding Uses

The surrounding area is developed with a combination of multi-family residential uses and single-family dwellings. The adjoining properties to the west are zoned R1-1 and [Q]R3-1 and improved with a one-story single-family dwelling and a two story 10-unit apartment building. The adjoining properties to the east are zoned R1-1 and [Q]R3-1 and improved with two one story single-family dwellings and a two story 25-unit apartment building. The adjoining properties to the north along Colbath Avenue are a two-story single-family dwelling.

The surrounding area is in between two commercial corner intersections to the east and west. The commercial corner properties to the northeast along Vanowen Street in between Mammoth Avenue and Woodman Avenue are zoned [Q]C2-1VL and include a grocery market, check cashing, beauty salon, retail, bakery, and restaurant uses. The commercial corner property across Vanowen Street to the south is improved with a one-story commercial building with a convenience store and pawn shop uses, and the abutting property to the west is improved with a two story commercial building with a car wash use.

The commercial corner properties along Vanowen Street to the northwest in between Vanowen Street and Hazeltine Avenue are zoned [Q]C2-1VL and include a two-story commercial building with office and church uses. The adjoining lots to the west include one story commercial buildings with a City of Los Angeles Department of Water and Power building, dentist office, and auto body shop uses. The commercial corner properties to the southwest are zoned [Q]C2-1VI and are improved with two one story commercial buildings with office, salon, bakery uses, convenience store, check cashing, and mobile phone store uses.

Streets and Circulation

Vanowen Street, abutting the property to the south, is a Secondary Highway Standard dedicated and improved to a width of 86 feet with a concrete roadway, curb, and sidewalk at the project's street frontage.

Public Transit

The subject property is located within 171 feet to Metro Local 165 on Vanowen Street, 1.3 miles from Woodman/Valley Glen Metro G Line (Orange) 901 at the intersection of Oxnard Street Avenue and Buffalo Avenue.

Relevant Cases and Building Permits

Subject Site:

Building Permit No. [19019-20000-06156](#) - Demo pre-inspection report and posting for apartment building.

Building Permit No. [19019-20000-06157](#)- Demo pre-inspection report and posting for Single-Family Dwelling.

Building Permit No. [19030-20000-06224](#) - Grading pre-inspection report for new 4-story apartment with basement garage, shoring with 1,800 cubic yards.

Building Permit No. [19030-20000-06223](#) – Grading permit for new apartment with subterranean garage, backfill of basement walls and shoring.

Building Permit No [19020-20000-02629](#) – Temporary shoring for foundation excavation.

Building Permit No. [19010-20000-04288](#) - Nine units + 66% per TOC, tier one density bonus units for a total of 15 units. Two units set aside for very low-income tenants. 4-story, 15-unit apartment, type IIIA, subterranean garage type IA garage. Fully sprinklered, NFPA13.

Building Permit No. [19041-20000-50766](#) – Full plan check for a new 800a,120/240v service. Scope of work includes house panel, dwelling units panels and associated loads. New lighting, circuits, and controls. Total affected area is 14,122 square feet.

Building Permit No. [19004-20000-15163](#) - Heating, ventilation, and air conditioning and garage ventilation for apartment building.

Building Permit No. [19042-20000-30272](#) - Potable water, waste/vent, rainwater, and sump pumps for apartment building. Two-foot domestic water meter with water submeter for each unit. 2-1/2" backflow device.

Case No. [DIR 2019-1244-TOC](#) – The demolition of 14 units and the construction, use, and maintenance of 65 units; 51 market rate units.

Case No. [VTT-69632-SL](#) – On August 29, 2011, a request for an eight-lot small lot subdivision was terminated.

Case No. [APCSV-2007-4537-ZC-ZV-ZAA-BL](#) - On June 11, 2001, the South Valley Area Planning Commission disapproved and recommend that the City Council disapprove the Zone Change from R1-1 to RD5-1 for the northerly portion of subject property. Disapproved the Variance to allow four units to be located in the RD5-1 portion of the lot in lieu of the one unit it otherwise permitted with the remaining four units to be located in the [Q] R3-1 portion of the lot which would permit the total eight proposed dwelling units. Disapproved the Adjustment to permit a lot width of 55 feet in lieu of the minimum 70 feet otherwise required, and a lot area of 9,075 feet in lieu of the minimum 10,000 square feet otherwise required. Additionally, disapproved the Building Line Removal of a 14-foot building line on Vanowen Street established by Ordinance No. 96,195.

Case No. CPC 1986-784-GPC – On February 20, 1990, the City Council adopted two resolutions for zoning and land use changes related to the AB 283 consistency program.

Case No. CPC 1984-163-ZBA – A Zone Boundary determination for property located at 13929 Vanowen Street.

Ordinance 167939 – On May 15, 1992, the City Council approved an ordinance for Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon the zone map.

Surrounding Sites:

Staff search on ZIMAS returned no results for relevant cases in the surrounding 500-foot area.

PROFESSIONAL VOLUNTEER PROGRAM (PVP) COMMENTS

The Proposed Project was initially presented at the PVP meeting on December 10, 2019. The meeting was conducted by staff on behalf of the City Planning Department, and community volunteers, and applicant team. The meeting was held with the purpose to take comments and provide feedback about the design for Case No. CPC-2019-6375-CU-DB-ZV-PHP.

Comments received by staff about the proposed project are as such, with applicant responses in *italics* following (sic):

Pedestrian First

The lobby is small lobby and could be increased. Considerations should be taken to push the elevator eastward. A question was posed as it related to the feasibility of the driveway being reduced to a single lane, with one way in and out.

“Since width of property is narrow, there is not enough space for a street level lobby. Building is designed so that common uses such as getting mail are directed to the parking garage level.”

“Driveway is already designed as a single lane.” [Staff note: a site plan approved by DOT for a 20-foot width driveway is attached in Exhibit E.]

360° Design

There appears to be minimal fenestration in bedrooms/living rooms. A suggestion was given to the applicant to take a pass at designing from inside-out to see if access to light and air in these spaces may be improved. A question was posed to the applicant to clarify if the design was an attempt to limit exposure to unpleasant views and AC unit noise.

“Openings are maximized to fire code allowable openings for side yards.”

Climate-Adapted

Questions were posed as it related to the front stair being opened-up, to make lobby feel less tight?

“The stairs must be fire rated between the building hallway and the stairshaft.”

Additionally, PVP wanted to know whether or not the plants between AC units on the roof deck could survive as currently designed?

“Plants are picked out by landscape architect for roof deck use.”

Additionally, the applicant was asked if there were any usable spaces on the roof or space reserved for future solar?

“There is not enough room for solar on the roof. Project is designed to comply with energy code compliance for exemption using energy efficient lighting and appliances.”

And if solar panels could be raised on a frame (< 7'-0" high to avoid consideration as occupy-able space) and shade mechanical equipment?

“This could possibly be added later in the future. The thought will be brought to the electrical engineer for consideration for the future.”

Staff Response

In response to the comments received from PVP the applicant responded as indicated above in *italics*. In essence, the PVP comments were relatively minor in scope, relating primarily to the sufficiency of the lobby and the programming of the roof (e.g. plants species choice and / or solar provision). While design changes are not mandated, the applicant has indicated that the relatively minor adjustments requested by the PVP would be infeasible to implement, although they did indicate an openness to enhanced solar provision.

The lobby area, while small, is heavily emphasized from the frontage along Vanowen Street, giving a clear primacy to the pedestrian entrance to the apartment building. This helps to contribute to a pedestrian rhythm, sense of pedestrian scale, and consistency of design along Vanowen Street.

As far as rooftop plant choice and landscaping is concerned, the applicant indicated to staff that the project's landscape architect had thoughtfully considered the appropriate species.

In relation to fenestration and window choice, the Proposed Project's site plans appear to show multiple windows located in the majority of bedrooms, along with large windows and balconies located off each living room. Additionally, the Project's front façade along Vanowen Street demonstrates substantial transparency, with vertical window banks for a large percentage of the frontage; see Figure 1 above.

HOUSING REPLACEMENT

Pursuant to Government Code Section 65915(c)(3) and Assembly Bills 2222 and 2556, 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. Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated June 26, 2019, HCIDLA determined that four residential units are proposed to be demolished. Pursuant to HCIDLA's Comprehensive Housing Affordability Strategy (CHAS),

three units need to be replaced with equivalent types, two units restricted to Very Low-Income Households, one for Low Income Households, and one market rate Rent Stabilization Ordinance unit

See AB 2556 Determination Memo HIMS# 19-126299, Exhibit E.

REQUESTED ACTIONS

The Applicant proposes to utilize Los Angeles Municipal Code (“LAMC”) Section 12.22 A.25 (Affordable Housing Incentives – Density Bonus) in conjunction with LAMC Section 12.24 U.26 (Conditional Use) for a 57.6% increase in density over the project site for 15 dwelling units in lieu of the otherwise permitted base density of nine units, and to set aside two dwelling units for Very-Low Income household occupancy, and one for Low Income Household occupancy for a period of 55 years. LAMC Section 12.24 U.26 grants a Density Bonus for a Housing Development Project in which the density increase is greater than the maximum 35 percent otherwise permitted in Section 12.22 A.25; in this case, a density increase of 57.6 percent is requested. In addition, the Density Bonus Ordinance grants various incentives to deviate from development standards in order to facilitate the provision of affordable housing at the site. Given the project is providing two dwelling units, or 20% of the base density of nine units, to be affordable to Very Low Income household occupancy, the project is eligible for three Density Bonus Incentives per state law and has additionally requested one waiver of development incentives. Additionally, the applicant has requested pursuant to LAMC Section 12.27 a Zone Variance to allow for proposed subterranean parking to extend below the R1 portion of the lot.

Density Bonus / Affordable Housing Incentives Program

The applicant proposes a project totaling 15 dwelling units, two of which will be restricted to Very Low Income Households, or a total of 20% of the base density of nine units, and one unit for Low Income households for a period of 55 years with the following three On-Menu Incentives, and one Waiver of Development Standards:

- a. An On-Menu Incentive, to allow a height increase of approximately 10 feet, six inches to 46 feet, six inches in lieu of 35 feet;
- b. An On-Menu Incentive, to allow for a westerly side yard setback of five feet, eight inches in lieu of seven feet;
- c. An On-Menu Incentive to allow for a FAR of 4.05:1 in lieu of 3:1; and,
- d. A Waiver of Development Standards to allow a rear yard of zero feet for the R3 portion of the lot in lieu of 15 feet.

The State Density Bonus Law stipulates that in no case may a city apply any development standard that will have the effect of physically precluding the construction of an affordable housing development and allows applicants to submit to a city a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development. The City implements the State Density Bonus Law through the Density Bonus Ordinance, which allows onmenu incentives and waivers of development standards.

Conditional Use - Density

The City’s Density Bonus Ordinance permits a maximum density increase of up to 35 percent in exchange for setting aside 11 percent of the base density units for Very Low-Income Households in accordance with the State Density Bonus Law. The Project proposes to provide two units, or 20% of the base density of nine units, to be affordable to Very Low Income Households. Additionally, the project would be required by HCID to provide an additional Low Income unit and

Rent-Stabilized unit. The State Density Bonus Law (Government Code Section 65915(n)) also allows a city to grant a density bonus greater than 35 percent for a development, if permitted by local ordinance. The City adopted the Value Capture Ordinance, codified in LAMC Section 12.24 U.26, to permit a density increase greater than 35 percent. The Ordinance requires the project to set aside one additional percent of base density units above the 11 percent for Very Low-Income Households for every additional 2.5 percent density increase above the 35 percent.

Below is a table showing the requisite percentage of affordable housing units for Very Low-Income Households based on the percentage of density increase.

Percentage of Base Density to be Restricted to Very Low Income Households	Percentage of Density Increase Granted
18	56.4
19	57.2
20	57.6
21	58.2
22	58.8

The applicant requests a Conditional Use for a density increase in excess of 35 percent pursuant to LAMC Section 12.24 U.26, to allow a 57.6 percent increase in density for a total of 15 dwelling units in lieu of nine dwelling units as otherwise permitted by-right in the Van Nuys-North Sherman Oaks area land use designation of Low Residential and Medium Residential. The applicant is required to set aside at least 20 percent, or two units, of nine by-right density units for the 57.6 percent density increase, as provided in the above table. The applicant proposes a project totaling 15 dwelling units, two of which will be restricted to Very Low-Income Households, or 20% of the base density of nine units. In addition, the applicant is also required to provide one unit for Low-Income Households per Government Code Section 65915(c)(3) and Assembly Bills 2222 and 2556 and thus exceeds the percentage required for Affordable Units. As such, the project satisfies the minimum percentage of base density to be restricted to Very Low-Income and Low-Income Households.

CONCLUSION

Based on the information submitted to the record, staff recommends that the City Planning Commission approve the project as recommended. Staff recommends treating the request for FAR relief as an on-menu incentive and the rear yard relief as a waiver of development standards. The increase in FAR is not suitable as a total waiver, as the applicant could opt to create smaller units; however, the request is justified as an on-menu waiver that helps to financially support the restricted-income units. This recommendation supports the Applicant's decision to increase the existing amount of housing on-site, creating homes for 15 households, and providing two affordable units for Very Low-Income Households, and the additional replacement unit for Low-Income Households for 55 years.

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped Exhibit "A", and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Valley Project Planning Bureau, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 15 residential units, including Density Bonus Units.
3. **Affordable Units.** A minimum of three units shall be reserved as affordable units for a period of 55 years as follows: two units shall be reserved as affordable units for Very Low-Income household occupancy, and one unit shall be reserved for Low Income household occupancy, as defined by the State Density Bonus Law 65915 (c)(1) or (c)(2) as determined by the California Department of Housing and Community Development ("HCD").
4. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25 (a-d).
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 2 units available to Very Low Income and 1 unit to Low Income as determined by HCD, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.
6. **Rent Stabilization Ordinance (RSO).** One (1) Unit shall be reserved as an RSO Restricted Market Rate Unit, as required the Los Angeles Housing and Community Investment Department (HCIDLA) in its AB 2556 Determination letter dated June 26, 2019.
7. **Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from the Los Angeles Housing and Community Investment Department (HCIDLA) regarding replacement of affordable units, provision of RSO Units, and qualification for the Exemption from the Rent Stabilization Ordinance with Replacement Affordable Units in compliance with Ordinance No. 184,873. In order for all the new units to be exempt from the Rent Stabilization Ordinance, the applicant will need to either replace all withdrawn RSO units with affordable units on a one-for-one basis or provide at least 20% of the total number of newly constructed rental units as affordable, whichever results in the greater number. The executed and recorded covenant and agreement submitted and approved by HCIDLA shall be provided.
8. **Height (Incentive).** The project shall be limited to four stories and 46 feet, six inches in height per Exhibit "A".

9. **Side Yard Setbacks (Incentive).** The project shall observe a minimum 5-foot, 8-inch side yard setback in lieu of the seven feet otherwise required in the R3 Zone.
10. **Rear Yard (Waiver).** The project shall observe a zero-foot rear yard setback in lieu of the 15 feet otherwise required in the R3 Zone.
11. **Open Space.** The project shall provide a minimum of 2,626 square feet of open space per Exhibit "A".
12. **Trees.** The project shall be required to provide one 24-inch box tree for every four units, or a total of four trees. The project proposes to provide a total of five 24-inch box trees, comprised of one Golden Wattle and four Desert Willows as delineated in Exhibit "A".
13. **Floor Area Ratio (FAR) (Incentive).** The project shall be limited to a maximum floor area ratio of 4.05:1 per Exhibit "A".
14. **Automobile Parking.** 16 parking spaces shall be provided consistent with Exhibit "A".
15. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.
16. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21 A.16.
17. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. All landscaping is intended to be native, drought-tolerant planting which is compatible with the climate of the surrounding area.
18. **Heat Island Effect** – To reduce the heat island effect, a minimum of 50% of the area of pathways, patios, driveways or other paved areas shall use materials with a minimum initial Solar Reflectance value of 0.35 in accordance with ASTM (American Society of Testing Materials) standards.
19. **Lighting.** All outdoor and parking lighting shall be shielded and down-cast within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes).
20. **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. 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.
21. **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.
22. **Signs.** There shall be no off-site commercial signage on construction fencing during construction.

Administrative Conditions

23. **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.
24. **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.
25. **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.
26. **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.
27. **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.
28. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
29. **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

CONDITIONAL USE FINDINGS

The following is a delineation of the findings related to the request for a Conditional Use to allow a 57.6 percent Density Bonus to allow 15 residential units in lieu of nine dwelling units as otherwise permitted by-right of the subject site, located in the Van Nuys-North Sherman Oaks community plan with dual zones of R1-1 & [Q]R3-1 and corresponding dual land uses of Low Residential and Medium Residential.

- 1. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

With the introduction of 15 new units, for both restricted-affordable and market rate units, the project provides an opportunity for households with different incomes to rent. The proposed building will have an attractive architectural style, materials, and articulation to that will protect the character and scale of existing residential neighborhoods. The project will offer affordable units, thus providing for adequate multi-family residential housing and will serve as a benefit to the community, city, and region.

- 2. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The proposed project is flanked by two residential buildings of similar height and scale creating more continuity throughout the block as well as adding to the variety of architecture in the area. The Project will provide illumination at street level for security. All lighting on the upper levels will be shielded and focused on the project site and directed away from the neighboring land uses. Project proposes to provide landscaping along the street level, as well as in the side yards and roof deck. The project will incorporate new trees across the site. All landscaping is intended to be native, drought-tolerant planting which is compatible with the climate of the surrounding area. As such, the project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

- 3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City.

The General Plan is a long-range document determining how a community will grow, reflecting community priorities and values while shaping the future. Policies and programs set forth in the General Plan are subjective in nature, as the General Plan serves as a constitution for development and foundation for land use decisions. As such, there are no objective zoning or design review standards relevant to this finding other than those objective standards, as defined by Government Code Section 65913.4(a), that the project has already been determined to be consistent with.

The project substantially conforms with the following purposes and objectives of the General Plan Land Use Element (Van Nuys – North Sherman Oaks Community Plan).

Goal 1: A safe, secure, and high quality residential environment for all economic, age and ethnic segments of the community.

Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.

Policy 1-1.1: Designate specific lands to provide for adequate multi-family residential development.

Program: The Plan Map identifies specific areas where multi-family residential development is permitted.

Policy 1-1.2 Protect existing single family residential neighborhood from new, out of scale development.

The proposed project will meet the above goals and objectives by providing affordable units within a building that has an architectural style and scale in which is in character with the existing neighborhood.

Objective 1-2 To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.

Policy 1-2.1 Locate higher residential densities near commercial centers, light rail transit stations, and major bus routes where public service facilities and utilities will accommodate this development. Program: The plan concentrates most of the higher residential densities near transit corridors

The proposed project will provide 16 parking spaces, and two short-term and 15 long-term bicycle parking spaces on-site. The site is located within 171 feet to Metro Local 165 on Vanowen Street, 1.3 miles from Woodman/Valley Glen Metro G Line (Orange) 901 at the intersection of Oxnard Street Avenue and Buffalo Avenue, which will support the reduction of single occupancy vehicular trips.

4. The project is consistent with and implements the affordable housing provisions of the Housing Element of the General Plan.

Framework Element

The Framework Element is a strategy for long-term growth which sets a citywide context to guide the update of the Community Plan and Citywide Elements. The Framework Element is a comprehensive, long range document containing purposes, policies and programs for the development of the City of Los Angeles. The Citywide General Plan Framework text defines policies related to growth and includes policies for land use, housing, urban form/neighborhood design, open space/conservation, economic development, transportation, and infrastructure/public services.

The primary objectives of the policies in the Framework Element's Land Use Chapter are to support the viability of the City's residential neighborhoods and commercial districts, and when growth occurs, to encourage sustainable growth in a number of higher-intensity commercial

and mixed-use districts, centers and boulevards and industrial districts particularly in proximity to transportation corridors and transit stations. The project is consistent with and advances the following objectives and policies of the General Plan Framework:

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

The Project will provide 15 units as market rate housing and two units will be restricted to Very Low Income Households (with an additional Low Income unit and Rent-Stabilized unit required pursuant to state and local replacement provisions), thus supplementing diversity within the existing housing stock in the Van Nuys – North Sherman Oaks area. These units will be located approximately 1.7 miles away from the North Hollywood Redline and Orange line Station. This provides regional connectivity to Downtown Los Angeles and the larger Los Angeles Region. The property is also served by MTA 165 local bus line.

Just east of the property is a variety of neighborhood serving commercial that hosts full-service and quick-service restaurants, entertainment venues, as well as a variety of other retail options. The area also contains several educational institutions, and to the west, a city park and library. Therefore, the project is consistent with the Framework Element.

Housing Element

The City's Housing Element for 2013-2021 was adopted by City Council on December 3, 2013. The Housing Element identifies the City's housing conditions and needs, establishes the goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides an array of programs the City intends to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element aims to provide affordable housing and amenity-rich, sustainable neighborhoods for its residents, answering the variety of housing needs of its growing population. Specifically, the Housing Element encourages affordable units to accommodate all income groups that need assistance. The Housing Element includes the following goals, policies, objectives:

Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.

Objective: 1.4 Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

Policy: 1.1.2 Expand affordable rental housing for all income groups that need assistance.

Goal 3: A City where there are housing opportunities for all without discrimination.

Goal 4: A City committed to ending and preventing homelessness.

The proposed project will increase the existing amount of housing on-site, creating homes for 15 households, including two Very Low-Income Households and one Low Income Households. The Project is directly consistent with the goals, objectives, and policies of the Housing Element of the General Plan.

Mobility Element

The Mobility Plan 2035 includes goals that define the City's high-level mobility priorities. The Mobility Element sets forth objectives and policies to establish a citywide strategy to achieve long-term mobility and accessibility within the City of Los Angeles. Among other objectives and policies, the Mobility Plan aims to support ways to reduce vehicle miles traveled (VMT) per capita by increasing the availability of affordable housing options with proximity to transit stations and major bus stops and offering more non-vehicle alternatives, including transit, walking and bicycling.

This project increases density in proximity to current and future regional transportation centers. The project site is located on Vanowen Street. The property is located less than 1.7 miles from the North Hollywood Metro Rail Station. This provides regional connectivity to Downtown Los Angeles and the larger Los Angeles Region. The property is also served by Metro Bus line 168. Therefore, the project increases the overall quality and supply of housing in Los Angeles, while decreasing future vehicular trips. As such, the project conforms to the purpose of the Mobility Element of the General Plan.

Land Use Element – Van Nuys-North Sherman Oaks Community Plan

The Van Nuys-North Sherman Oaks Community Plan was adopted by City Council on September 9, 1998. The Community Plan's purpose is to promote an arrangement of land use, circulation, and services which all encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community. The Land Use Designations and corresponding zones in the Community Plan are implemented through zoning regulations in the Los Angeles Municipal Code ("LAMC") including applicable ordinances that are codified in the LAMC.

The Van Nuys-North Sherman Oaks Community Plan designates the site for Low and Medium Residential land uses. The project site is zoned [Q]R3-1 and R1-1, which is consistent with the corresponding Land Use Designations. The density for the R3 portion of the lot permits 800 square feet of lot area per dwelling. The R3 zoned portion of the project site contains 6,985 square feet and is permitted a base density of nine dwelling units. The project utilizes the State Density Bonus Law (California Government Code Section 65915) and the City's Ordinance No. 179,681 (Density Bonus Ordinance), codified in LAMC Section 12.22 A.25, and Ordinance No. 185,373 (Value Capture Ordinance), codified in LAMC Section 12.24 U.26 (Conditional Use Section of LAMC) to increase the maximum density from nine to 15 dwelling units, two of which will be set aside for Very Low-Income Households, and one for Low Income Households. The project is also in an area that is close to various bus routes, connecting the project site to other regional and local destinations. The project will contribute to the North Hollywood-Valley Village area as a High Medium Residential development that provides affordable housing.

- 5. The project contains the requisite number of Restricted Affordable Units, based on the number of units permitted by the maximum allowable density on the date of application, as follows:**
 - a. 11% Very Low-Income Units for a 35% density increase; or**
 - b. 20% Low Income Units for a 35% density increase; or**
 - c. 40% Moderate Income Units for a 35% density increase in for-sale projects.**

The project may then be granted additional density increases beyond 35% by providing additional affordable housing units in the following manner:

- a. **For every additional 1% set aside of Very Low-Income Units, the project is granted an additional 2.5% density increase; or**
- b. **For every additional 1% set aside of Low-Income Units, the project is granted an additional 1.5% density increase; or**
- c. **For every additional 1% set aside of Moderate-Income Units in for-sale projects, the project is granted an additional 1% density increase; or**
- d. **In calculating the density increase and Restricted Affordable Units, each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number.**

The City's Density Bonus Ordinance permits a maximum density increase of up to 35 percent in exchange for setting aside 11 percent of the base density units for Very Low-Income Households in accordance with the State Density Bonus Law. The State Density Bonus Law (Government Code Section 65915(n)) also allows a city to grant a density bonus greater than 35 percent for a development, if permitted by local ordinance. The City adopted Ordinance No. 185,373 (Value Capture Ordinance), codified in LAMC Section 12.24 U.26, to permit a density increase greater than 35 percent. The Ordinance requires the project to set aside one (1) additional percent of base density units above the 11 percent for Very Low-Income Households for every additional 2.5 percent density increase above the 35 percent.

The applicant requests a Conditional Use for a density increase in excess of 35 percent pursuant to LAMC Section 12.24 U.26, to allow a 57.6 percent increase in density for a total of 15 dwelling units in lieu of nine dwelling units as otherwise permitted by-right in the [Q]R3-1 Zone. The applicant is required to set aside at least 20 percent of units for Very Low-Income occupancy. The applicant proposes a project totaling 15 dwelling units of which two, or 20% of the base density of nine units, will be restricted to Very Low-Income Households. In addition, the project will include one unit for Low Income Households for a period of 55 years as well as one unit subject to the RSO Ordinance, as a replacement unit requirement from HCID. As such, the project satisfies the minimum percentage of base density to be restricted to Very Low-Income Households.

6. The project meets any applicable dwelling unit replacement requirements of California Government Code Section 65915(c)(3).

On September 27, 2014, Governor Jerry Brown signed Assembly Bill (AB) 2222 as amended by AB 2556 on August 19, 2016, to amend sections of California's Density Bonus Law (Government Code Section 65915). Major changes to the law are applicable to new density bonus developments resulting in a loss in existing affordable units or rent-stabilized units. The law aims to replace units and ensure rental affordability periods for 55 years. Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated June 26, 2019, three units have been identified on the site, therefore AB 2556 replacement affordable units are required (Exhibit E); in this case the two Very Low Income units initially proposed, one Low Income unit, and, further, one unit subject to the Rent Stabilization Ordinance. As such, the dwelling unit replacement requirements of Government Code Section 65915(c)(3) is conditioned.

7. The project's Restricted Affordable Units are subject to a recorded affordability restriction of 55 years from the issuance of the Certificate of Occupancy, recorded in a covenant acceptable to the Housing and Community Investment Department, and subject to fees as set forth in Section 19.14 of the Los Angeles Municipal Code.

Per the Conditions of Approval, the owner is required to execute a covenant to the satisfaction of HCIDLA to make 3 units for affordable units for a period of 55 years, as follows: two units for Very Low Income household occupancy, and one for Low Income Households as defined by the State Density Bonus Law 65915 (c)(1) or (c)(2) as determined by the California Department of Housing and Community Development (“HCD”). Further, an additional market-rate, rent-stabilized, unit is required to be provided. The applicant is required to present a copy of the recorded covenant to the Department of City Planning and the proposed project shall comply with any monitoring requirements established by HCIDLA. Therefore, as conditioned, the project satisfies this finding in regards to subjected restricted affordable units to recorded affordability per HCIDLA.

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

The City Planning Commission approved the Affordable Housing Incentives Guidelines (CPC-2005-1101-CA) on June 9, 2005. These were subsequently approved by City Council (CF 05-1345) on February 20, 2008, as a component of the City of Los Angeles Density Bonus Ordinance. The Guidelines describe the density bonus provisions and qualifying criteria, incentives available, design standards, and the procedures through which projects may apply for a density bonus and incentives. The City of Los Angeles Housing and Community Investment Department (HCIDLA) utilizes these Guidelines in the preparation of Housing Covenants for Affordable Housing Projects. On April 9, 2010, the City Council adopted updates to the City’s Density Bonus Ordinance (CF 05-1345-S1, Ordinance No. 181,142). However, at that time, the Affordable Housing Incentives Guidelines were not updated to reflect changes to the City’s Density Bonus Ordinance or more recent changes in State Density Bonus Law located in the Government Code. Therefore, where there is a conflict between the Guidelines and current laws, the current law prevails. Additionally, many of the policies and standards contained in the Guidelines, including design and location of affordable units to be comparable to the market-rate units, equal distribution of amenities, monitoring requirements, and affordability levels, are covered by the State Density Bonus Laws.

The project requests a 57.6 percent density increase above the nine base density units to permit a total of 15 dwelling units. The project will set aside three units for affordable units for a period of 55 years, as follows: two units for Very Low-Income household occupancy, and one for Low Income Household occupancy, as defined by the State Density Bonus Law 65915 (c)(1) or (c)(2) as determined by the California Department of Housing and Community Development (“HCD”) with the remaining being market rate units. As such, the project is consistent with the State Density Bonus Law and the local Density Bonus Ordinance, which the Affordable Housing Incentives Guidelines implement. Furthermore, the project is required to record a Covenant and Agreement with the HCIDLA to make three units affordable for a period of 55 years per the Conditions of Approval. Therefore, the project complies with the City Planning Commission’s Affordable Housing Incentives Guidelines.

DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES PROGRAM FINDINGS

Housing Replacement

With Assembly Bill 2222, 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 Low or Very Low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households.

Pursuant to a letter dated July 26, 2019 issued by the Los Angeles Housing and Community Investment Department (HCIDLA), the site is developed with four dwelling units. The replacement required includes three affordable units (two Very Low-Income and one Low-Income), and one Rent Stabilization Ordinance unit, thus the project is in compliance with the housing replacement provisions.

Pursuant to LAMC Section 12.22 A.25(e)(2), to be eligible for any On-Menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria, which it does:

LAMC Criteria

As permitted by LAMC Section 12.22 A.25 the Applicant is requesting three On-Menu incentives, and one Waiver of Development Standards that will facilitate the provision of affordable housing at the site: a height increase of approximately 10 feet, a westerly side yard setback of five feet, a Floor Area Ratio (FAR) of 4.05:1 in lieu of 3:1 for the R3 portion, and a rear yard of zero feet for the R3 portion of the lot respectively.

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

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

The proposed project consists of a five-story residential building facing Vanowen Street (south elevation). As Exhibit "A" demonstrates, the south elevation is articulated in multiple ways: recessed windows; variations in window size, orientation (horizontal vs. vertical) and frame width, including corner windows with minimal fanning on the third and fourth floors; variations in building façade depth; and the use of gray and white plaster exterior of the first through fourth floors to provide contrast with the rosewood façade on the second floor to roof deck.

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

The project is located on the north side of Vanowen Street. The building is oriented towards the street by providing pedestrian access to the residential units as well as automobile access from Vanowen Street. The pedestrian entrance is located at the southernly portion of the property; large street numbers affixed to the exterior wall of the building adjacent to the entry gate help to draw attention to it. A 12 foot 3 inch wide pedestrian pathway leads from the sidewalk to the entry door which emphasizes that this is the point of access to the building. Units facing Vanowen Street, with the exception of the units on the ground floor, have multiple large windows with light gray trim of varying sizes, as well as the stairwell, creating interaction with the public realm.

Overall, the building design has a modern, clean, and balanced appearance with an emphasis on large but varied window shapes contrasted with rosewood colored façade and siding, white plaster, creating visual interest as viewed from the street and connecting the building to its surroundings.

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

The proposed project is not located within a designated Historic Preservation Overlay Zone, nor does it involve a property that is designated as a City Historic-Cultural Monument.

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

The project is not located in a Hillside Area, nor is it located in a Very High Fire Hazard Severity Zone.

Pursuant to Section 12.22 A.25 of the LAMC and Government Code Section 65915, the Commission shall approve a Density Bonus and requested incentive(s) unless the Commission finds that:

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

LAMC Section 12.22 A.25 establishes that a Housing Development Project may qualify for one, two, or three incentives based on the percentage of units set aside for Very Low Income, Low Income, or Moderate-Income Households. The project has a base density of 9 units, is proposing 15 units, and is providing two units for Very Low Income households, (20 percent of the base density, exceeding the 15 percent required for three incentives), one unit for Low-Income Households (a replacement unit required above the necessary affordable unit set-aside), and a replacement Rent Stabilization Ordinance Unit, which qualifies the project to utilize up to three on-menu incentives. The project includes on-menu incentives for increased height, a reduction of the westerly side yard setback, and increased FAR. It also includes a request for waiver of development standards to allow for a rear yard reduction for the R3 portion of the lot. As indicated in the staff report conclusion, staff recommends treating the request for FAR relief as an on-menu incentive and the rear yard relief as a waiver of development standards.

On-Menu Incentives

The list of on-menu incentives in 12.22 A.25 was pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the density bonus on-menu incentives provide actual and identifiable cost reductions that provide for

affordable housing costs because the incentives by their nature increase the scale of the project.

Height. The requested incentive, a 10-foot increase in height, is expressed in the Menu of Incentives per LAMC 12.22 A.25(f)(5), and as such, permits exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested incentive allows the developer to expand the building envelope so the additional units can be constructed, and the overall space (dedicated to residential uses) is increased. These incentives support the Applicant's decision to provide two affordable units for Very Low Income Households, and the additional replacement unit for Low-Income Households for 55 years.

Side Yard (Westerly). The requested incentive, a westerly side yard setback of five feet, eight inches in lieu of seven feet; per LAMC 12.22 A.25(f)(1), and as such, permits exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested incentive allows the developer to expand the building envelope so the additional units and larger units. These incentives support the Applicant's decision to provide two affordable units for Very Low Income Households, and the additional replacement unit for Low-Income Households for 55 years.

Floor Area Ratio (FAR). The requested incentive, a 35 percent increase in the floor area ratio, is expressed in the Menu of Incentives per LAMC 12.22 A.25(f)(4), and as such, permits exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested incentive allows the developer to expand the building envelope so the additional units and larger units (14 of the 15 units are two-bedroom units and one three-bedroom) can be constructed, and the overall space (dedicated to residential uses) is increased. This incentive is not suitable as a total waiver, as the applicant could opt to create smaller units; however, the request is justified as an on-menu waiver that helps to financially support the restricted-income units. These incentives support the Applicant's decision to provide two affordable units for Very Low Income Households, and the additional replacement unit for Low-Income Households for 55 years.

Waiver of Development Standards

Rear Yard. The requested waiver, a rear yard of zero feet for the R3 portion of the lot in lieu of 15 feet per LAMC 12.22 A.25(f)(1), and as such, permits exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested waiver allows the developer to expand the building envelope so additional units can be constructed, and the overall space (dedicated to residential uses) is increased. This waiver supports the Applicant's decision to provide two affordable units for Very Low Income Households, and the additional replacement unit for Low-Income Households for 55 years.

- f. *The Incentive(s) 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 (Gov. Code 65915(d)(1)(B) and 65589.5(d)).*

There is no substantial evidence in the record that the proposed on-menu incentives and the waiver of one development standard will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact,

based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete” (LAMC Section 12.22-A.25(b)). Based on the above there is no basis in the record to deny the requested incentives. As required by Section 12.22 A.25 (e)(2), the project meets the additional eligibility criterion that is required for density bonus projects.

The facade of the proposed building which faces Vanowen Street will be articulated in multiple ways, creating a visually interesting elevation that invites interaction with the street. The structure will also be oriented toward the street with entrances, windows, and architectural features on street-facing elevations as required. The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Finally, according to ZIMAS, the project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. Therefore, there is no substantial evidence that the proposed project will have a specific adverse impact on the physical environment, on public health and safety.

g. The incentive(s) are contrary to state or federal law.

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

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

h. The waiver(s) or reductions of development standards are contrary to state or federal laws.

A project that provides 20 percent of the base units for Very Low Income Households may request other “waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]” (Government Code Section 65915(e)(1)).

Therefore, the request for the following is recommended as Waivers of Development Standards. Without the waiver described below, the existing development standards would preclude development of the proposed density bonus units:

Rear Yard. The requested waiver, a rear yard of zero feet for the R3 portion of the lot in lieu of 15 feet. per LAMC 12.22 A.25(f)(1), and as such, permits exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested waiver allows the developer to expand the building envelope so additional units can be constructed, and the overall space (dedicated to residential uses) is increased. This waiver supports the Applicant’s decision to provide two affordable units for Very Low Income Households, and the additional replacement unit for Low-Income Households for 55 years.

Without this waiver, the Applicant would be required to reduce the size of the building, thus reducing the number of units. This reduction in density would therefore preclude development of the proposed density bonus units.

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

- i. *The Waiver(s) or Modification(s) of Development Standards will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources 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 waiver will have a specific adverse impact on public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Finally, according to ZIMAS, the project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. Therefore, there is no substantial evidence that the proposed project, and thus the requested Waiver, will have a specific adverse impact on the physical environment, or on public health and safety. Based on the above, there is no basis to deny the requested Waiver.

Variance Findings

The applicant has requested Variance to allow for subterranean parking to extend below the R1 portion of the lot.

1. **The strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.**

The current property consists of one lot that is currently divided in half by a zone boundary. The southern portion of the lot that fronts Vanowen Street is 6,985 square feet and is zoned [Q]R3-1, and the northern portion of the lot is 9,075 square feet and is zoned R1-1. As a result of this split in zoning designation, this lot is narrow, and the R1 portion does not have direct access from the Vanowen Street frontage. Improving the southern [Q]R3-1 portion of the lot in a way that is in conformance with LAMC Section 12.08, which requires the R1 zoned portion of the subject site to be improved with a one-family dwelling, would be infeasible as access to the R1-1 lot would be precluded. The lot is further limited as it cannot be subdivided along the zone boundary line in order to create two independent lots as it would result in the R1-portion to be land-locked with no street access, and no frontage.

The proposed project includes a 15-unit apartment building with a subterranean parking garage. A total of 16 vehicle parking spaces including one disabled parking space will be included. The proposed parking garage will extend 57 feet, 11 inches in length below the northernly R1-1 portion of the lot. The project has been designed to provide a better transition from the R1-zoned properties abutting the R1-zoned portion of the subject lot, by designing a subterranean parking garage versus an above ground parking structure while locating open space between the proposed development and adjacent single-family

dwellings. As a result, the massing of the proposed multi-family building is kept closer to the Vanowen Street frontage, and away from the lower scale buildings. It also provides for the outdoor amenities to be located at the rear portion of the lot. This is similar in design to the existing multi-family building to the west which provides at-grade parking for its tenants on its R1-zoned portion of its lot.

The general purpose and intent of the regulation is to limit uses to specific zones in order to correspond to the General Plan and to have compatibility between respective properties. Such regulations, however, written on a citywide basis cannot take into account individual unique characteristics of a specific property.

Therefore, strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

2. There are special circumstances applicable to the subject property such as size, shape, topography, location, or surroundings that do not apply generally to other property in the same zone and vicinity.

The lot is an approximately 16,059.5 square foot, 175 feet in length, 55 feet in width rectangular shaped interior lot. Surrounding lots abut the southerly portion of the subject property from the west, south and east. The subject property's only street frontage is located on the northerly portion facing Vanowen Street. The site is currently improved in such a way that ingress and egress is taken from the frontage along Vanowen Street only.

Additionally, special circumstances applicable to the subject property are that the lot is split zoned or is divided by a zone boundary. The southern portion of the lot that fronts Vanowen Street is zoned [Q]R3-1, and the northern portion of the lot is R1-1.

The applicant proposes to improve the southerly R1-1 portion of the lot with 600 square feet of open space, landscaping, a swimming pool, kids pool, and jacuzzi. Improving the R1-1 portion of the lot would serve as a benefit to the residents and improve the site in a way that would be more suitable for the surrounding R1-1 zoned abutting properties.

The proposed project will include a subterranean parking garage that will extend approximately 57 feet, 11 inches below the R1-1 portion of the lot. Ingress and egress will be taken from the Vanowen Street frontage. The driveway will be near the easterly property line.

Due to the unique location and characteristics of the subject property, the R1-1 southerly portion of the lot has limitations that are not generally consistent with surrounding properties. Denying the variance request would result in a reconfiguring of the building design that would be incongruent with the residential character of the surrounding area.

The proposed subterranean garage will be designed with reasonable protection of the visual environment so not to overwhelm the residential character of the surrounding area and the driveway and point of entry will not interfere with traffic safety or otherwise endanger public safety.

Therefore, there are special circumstances applicable to the subject property such as size, shape, topography, location, or surroundings that do not apply generally to other property in the same zone and vicinity.

- 3. The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which because of the special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question.**

The request to allow a portion of the subterranean garage to extend below the R1-1 portion of the lot is a necessary amenity for the community, as the surrounding neighborhood has limited off-street parking. Providing as much parking as possible for the proposed project would be ideal and is a general amenity that is otherwise possessed by surrounding properties.

Further, the development pattern of nearby single-family homes portrays a typical development with large, open rear yards providing separation, space, privacy, and additional light penetration from nearby properties. The use of the R1-1 portion of the lot as open space is facilitated by the variance request to allow subterranean parking below it; where this portion of the lot developed with a single-family home, the nearby properties would have a reduced separation distance from the proposed apartment building. This right and use to open space generally possessed by the other properties will provide benefits not just for the residents of the project but nearby residents as well.

The property having a split zone serves as a special circumstance in which the R1-1 portion of the lot has substantial limitations for how it can be improved. Due to this unnecessary hardship, it would be practical to allow for the subterranean garage to extend below the R1-1 portion of the lot, as the extension would total approximately 57'-11" in length. Denying the variance request would result in preventing the subject property from having the ability to offer protected, sheltered parking, swimming pools and jacuzzi which is a highly desired amenity, thus not allowing residents the opportunity to enjoy similar amenities that are possessed by nearby properties.

Therefore, as described above, the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which because of the special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question.

- 4. The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located; and**

Granting the variance will not be materially detrimental because special consideration is given to the impact on residences adjacent to the property. The proposed courtyard above grade located on the R1-1 portion of the lot will be paved, screened from view from the residentially zoned lots, and landscaped, as conditioned. The parking garage will be subterranean and will not provoke any obstructing noise or impose upon the public welfare. Additionally, the setbacks to the westerly and easterly portion of the proposed building provides a buffer for the residents abutting the property. In addition, the lighting will be shielded, downward facing and away from adjacent properties.

Therefore, granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.

- 5. The granting of the variance will not adversely affect any element of the General Plan.**

The granting of the variance will not adversely affect any element of the General Plan

Framework Element

The Framework Element is a strategy for long-term growth which sets a citywide context to guide the update of the Community Plan and Citywide Elements. The Framework Element is a comprehensive, long range document containing purposes, policies and programs for the development of the City of Los Angeles. The Citywide General Plan Framework text defines policies related to growth and includes policies for land use, housing, urban form/neighborhood design, open space/conservation, economic development, transportation, and infrastructure/public services.

The primary objectives of the policies in the Framework Element's Land Use Chapter are to support the viability of the City's residential neighborhoods and commercial districts, and when growth occurs, to encourage sustainable growth in a number of higher-intensity commercial and mixed-use districts, centers and boulevards and industrial districts particularly in proximity to transportation corridors and transit stations. The project is consistent with and advances the following objectives and policies of the General Plan Framework:

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

The proposed 15-unit apartment building will meet the above objectives and policies by being sited where similar uses already exist. The project does not propose a more intensive use of the site in comparison to the existing surrounding uses.

Housing Element

The City's Housing Element for 2013-2021 was adopted by City Council on December 3, 2013. The Housing Element identifies the City's housing conditions and needs, establishes the goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides an array of programs the City intends to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element aims to provide affordable housing and amenity-rich, sustainable neighborhoods for its residents, answering the variety of housing needs of its growing population. Specifically, the Housing Element encourages affordable units to accommodate all income groups that need assistance. The Housing Element includes the following goals, policies, objectives:

Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.

Objective: 1.4 Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

Policy: 1.1.2 Expand affordable rental housing for all income groups that need assistance.

Goal 3: A City where there are housing opportunities for all without discrimination.

Goal 4: A City committed to ending and preventing homelessness.

The proposed project will increase the existing amount of housing on-site, creating homes for 15 households, including two Very Low-Income Households and one Low Income Households. The Project is directly consistent with the goals, objectives, and policies of the Housing Element of the General Plan.

Mobility Element

The Mobility Plan 2035 includes goals that define the City's high-level mobility priorities. The Mobility Element sets forth objectives and policies to establish a citywide strategy to achieve long-term mobility and accessibility within the City of Los Angeles. Among other objectives and policies, the Mobility Plan aims to support ways to reduce vehicle miles traveled (VMT) per capita by increasing the availability of affordable housing options with proximity to transit stations and major bus stops and offering more non-vehicle alternatives, including transit, walking and bicycling.

This project increases density in proximity to current and future regional transportation centers. The project site is located on Vanowen Street. The property is located less than 1.7 miles from the North Hollywood Metro Rail Station. This provides regional connectivity to Downtown Los Angeles and the larger Los Angeles Region. The property is also served by Metro Bus line 168. Therefore, the project increases the overall quality and supply of housing in Los Angeles, while decreasing future vehicular trips. As such, the project conforms to the purpose of the Mobility Element of the General Plan.

Land Use Element – Van Nuys-North Sherman Oaks Community Plan

The Van Nuys-North Sherman Oaks Community Plan was adopted by City Council on September 9, 1998. The Community Plan's purpose is to promote an arrangement of land use, circulation, and services which all encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community. The Land Use Designations and corresponding zones in the Community Plan are implemented through zoning regulations in the Los Angeles Municipal Code ("LAMC") including applicable ordinances that are codified in the LAMC.

The Van Nuys-North Sherman Oaks Community Plan designates the site for Low and Medium Residential land uses. The project site is zoned [Q]R3-1 and R1-1, which is consistent with the corresponding Land Use Designations. The density for the R3 portion of the lot permits 800 square feet of lot area per dwelling. The R3 zoned portion of the project site contains 6,985 square feet and is permitted a base density of nine dwelling units. The project utilizes the State Density Bonus Law (California Government Code Section 65915) and the City's Ordinance No. 179,681 (Density Bonus Ordinance), codified in LAMC Section 12.22 A.25, and Ordinance No. 185,373 (Value Capture Ordinance), codified in LAMC Section 12.24 U.26 (Conditional Use Section of LAMC) to increase the maximum density from nine to 15 dwelling units, two of which will be set aside for Very Low-Income Households, and one for Low Income Households. The project is also in an area that is close to various bus routes, connecting the project site to other regional and local destinations. The project will contribute to the North Hollywood-Valley Village area as a High Medium Residential development that provides affordable housing.

CEQA EXEMPTION

DETERMINE that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332 (Class 32), and there is no substantial

evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

PUBLIC HEARING AND COMMUNICATION

PUBLIC HEARING

The public hearing was scheduled for April 29, 2021, at 1:00 p.m. virtually via Zoom. The hearing was conducted by the Hearing officer, Erin Nash, on behalf of the City Planning Commission in taking testimony for Case No. CPC-2019-6375-CU-DB-ZV-PHP. All interested parties were invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. The purpose of the hearing was to obtain testimony from affected and/or interested parties regarding this application. Interested parties were also invited to submit written comments regarding the request prior to hearing. The environmental determination was among the matters considered at the hearing. The hearing notice was mailed on March 30, 2021, published in the newspaper on March 26, 2021, and posted on-site on March 27, 2021, in accordance with LAMC noticing requirements.

The public hearing was attended by the applicant's representative (Luke Tarr, Apel Design) as well as the property owner. Three members of the public provided public comment.

Applicant Presentation:

- Luke Tarr of Apel Design made a power point presentation that was submitted to the case file.
- The applicant's representative described the site location, project description, requested entitlements, community outreach, and introduced the project team.
- Luke described that some relief would be needed to achieve the project – yards, floor area, height, increased density bonus amount, allowing underground parking to extend into R1 portion of the lot.
- Luke described and showed the rendering of the project and where the building itself would be located on the R3 portion of the lot. Noting that the building would not extend the full length into the R1 portion.
- Once R3 portion is developed, nothing could be done on R1 portion; no feasible access through the R3 part or the rear. The applicant's representative highlighted that there was a unique scenario to this lot; no other lot has similar split-zoning with a land-locked the portion.
- The description of the 16 parking spaces was described, as well as the bicycle parking. Small ingress/egress stair from parking in R1 portion.
- Luke walked through the floor plans noting that two bedrooms would be located on each floor, and that the top floor has two larger units.
- Colored elevations were shown with details of the articulation and color with material changes.
- Luke explained how adjacent properties are similar in scale and style. The project attempted to be consistent with TOC guidelines and is consistent with the General Plan, offering affordable units.
- Remarks given as it related to the site meeting standards for environmental review requirements, as the site is less than 5 acres, surrounded by urban uses, mostly hardscaped/vegetation currently, no significant effects on traffic, noise, air quality; connect to existing utilities.

Comments in Opposition of the Project:

- Concerned about the lack of off-street parking in the project and an increase of people parking on the street and traffic.
- 4 stories not in sync with neighborhood.
- Privacy concerns from R1 neighborhood.
- Concerns with noise, especially from roof or pool will be distracting, and Existing buildings are already noisy along with the existing traffic noise.
- Firmly opposed because of impact and inconsistency.
- Worries about damage to abutting resident's vehicles from the wall that are being built.

Comments in Support of the Project:

- Don't mind the building, live next door.

General Comments from Staff to Applicant:

- Have you spoken to the surrounding neighbors regarding the project's height?
- Are there any usable spaces on the roof or space reserved for future solar?

Applicant's Response to Public Comments:

- Don't have individual control over traffic.
- Height of building – building will be separated from R1 properties; at least 100 feet in distance.
- Kept property minimal rather than pursuing zone change/35-unit development.
- Contractors' insurance will cover any damage.
- Noise – separation from R1, will be looking for high-quality tenants (property management concern rather than development itself).
- Pool will be in middle of R1 portion – separation from nearby buildings.
- Property will bring value to the area, change the look of the street from Vanowen.
- Parking will meet code requirements.

Applicant's Response to Staff Comments:

- Project has gone in front of NC and PLUM, received support.
- Height – tried to mimic the height increases of TOC guidelines; part of the request is to include additional parking.
- No complaints raised regarding height before today.
- No solar on roof; applying for solar exemption through energy efficiency. Roof for open space.
- Driveway – 2 lanes currently; not looking to reduce, DOT originally recommended 30, went down to 20.

WRITTEN CORRESPONDENCE

- On October 29, 2020, staff received a letter from the Van Nuys Neighborhood Council in support of the Project.

Prior to and after the Public Hearing was held, seven emails were received regarding the project. All were in opposition and stated concerns including the scale of the building including the increased height; traffic congestion; and noise from roof top patio.

Exhibit A – Project Plans

SINGLE FLOOR
STUCCO RESIDENCE

SINGLE FLOOR
STUCCO RESIDENCE

PARCEL "D"

PARCEL "C"

PARCEL MAP L.A. NO. 2422

PARCEL "B"

P.M.B. 41 PAGE 64

PARCEL "A"

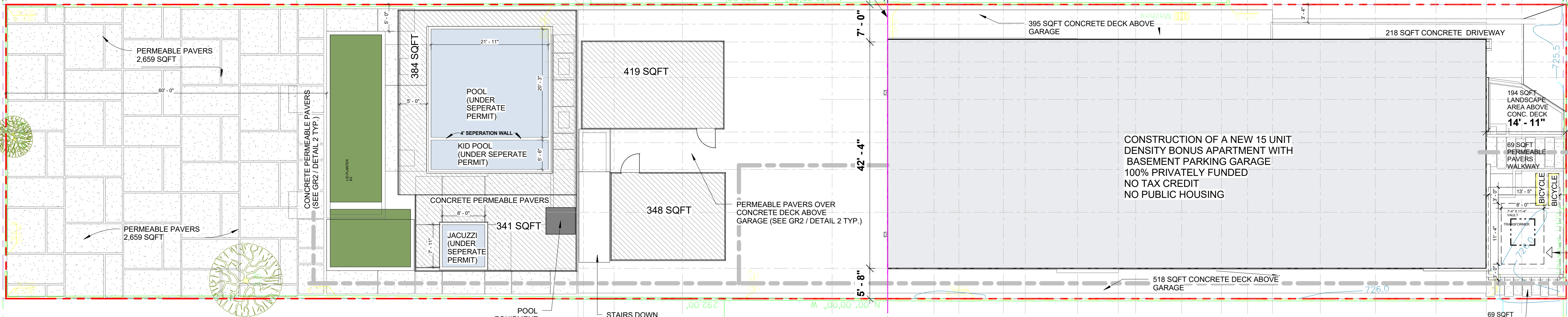
APARTMENT BUILDING

APARTMENT BUILDING

VANOWEN ST

VANOWEN STREET

HYDRANT
90 FEET



CONSTRUCTION OF A NEW 15 UNIT
DENSITY BONUS APARTMENT WITH
BASEMENT PARKING GARAGE
100% PRIVATELY FUNDED
NO TAX CREDIT
NO PUBLIC HOUSING

SANITATION NOTE
ALL DOWNSPOUTS TO DRAIN TO PLANTERS.
ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED
STORMWATER BEST MANAGEMENT PRACTICES(S) (BMPS)
MUST OBTAIN WRITTEN APPROVAL FROM LOS ANGELES
DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION
PRIOR TO CONSTRUCTION OF BMPS(S).

ADA NOTES
GATES WHICH PROVIDES ACCESS TO COMMON USE AREAS SHALL:
1) MAXIMUM EFFORT TO OPERATE DOORS OR GATES SHALL NOT EXCEED 8 1/2 POUNDS FOR EXTERIOR
DOORS OR GATES.
2) SMOOTH SURFACE, SWINGING DOOR OR GATE SURFACE WITHIN 10 INCHES OF THE FINISHED FLOOR OR
GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE
FULL WIDTH OF THE DOOR OR GATE.

FIRE DEPARTMENT
BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE
CODE SECTION 510 FOR MORE DETAILS

1 SITE PLAN(24X36)
3/32" = 1'-0"

EXHIBIT "A"
Page No. 2 of 18
Case No. CPC-2019-6375-CU-DB-ZV-PHP



13921 VANOWEN ST
13921 Vanowen St Van Nuys, CA 91405

Revision Schedule			
Revision Number	Revision Description	Revision Date	Revised By
UPDATED SET 12/17/2019			

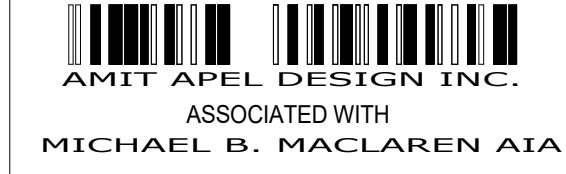
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BUILDING OWNER APPROVAL DATE:	DESIGNER/ARCH. SIGNATURE DATE:
CLIENT/TENANT APPROVAL DATE:	

13921 VANOWEN ST

13921 Vanowen St Van Nuys, CA 91405

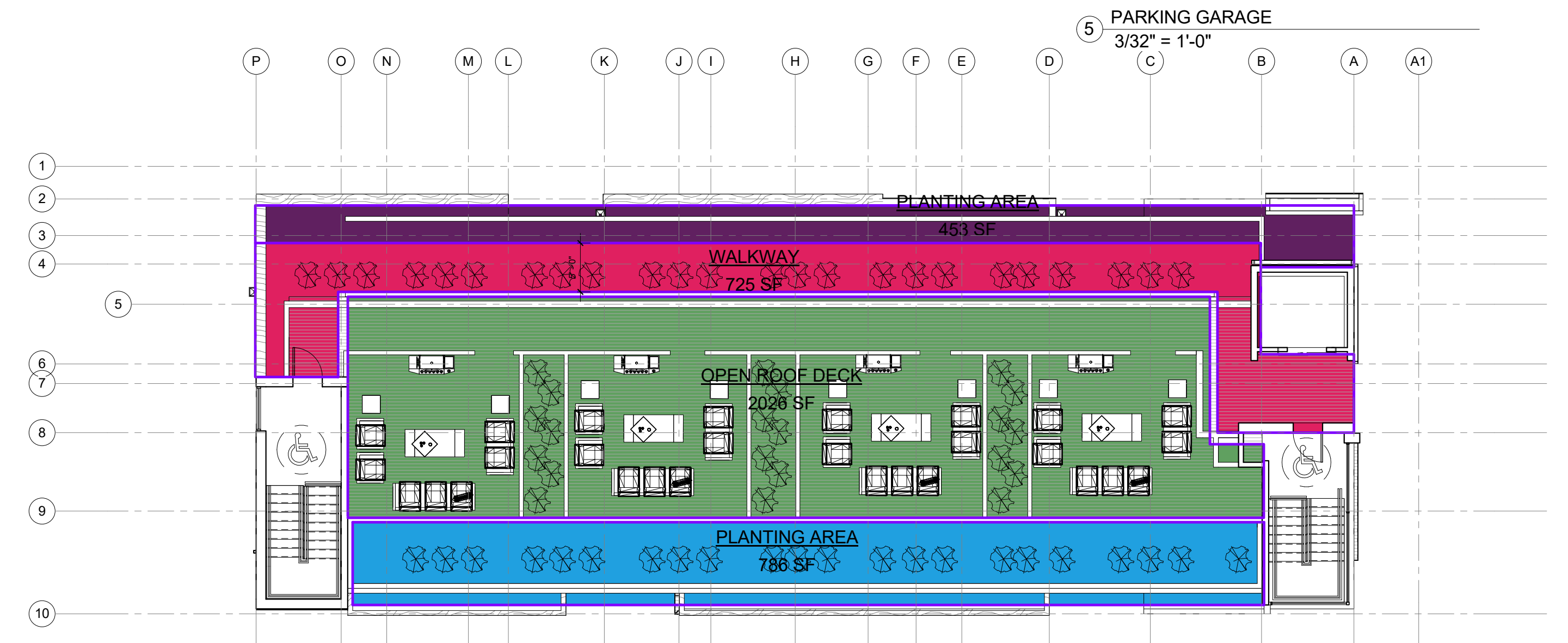
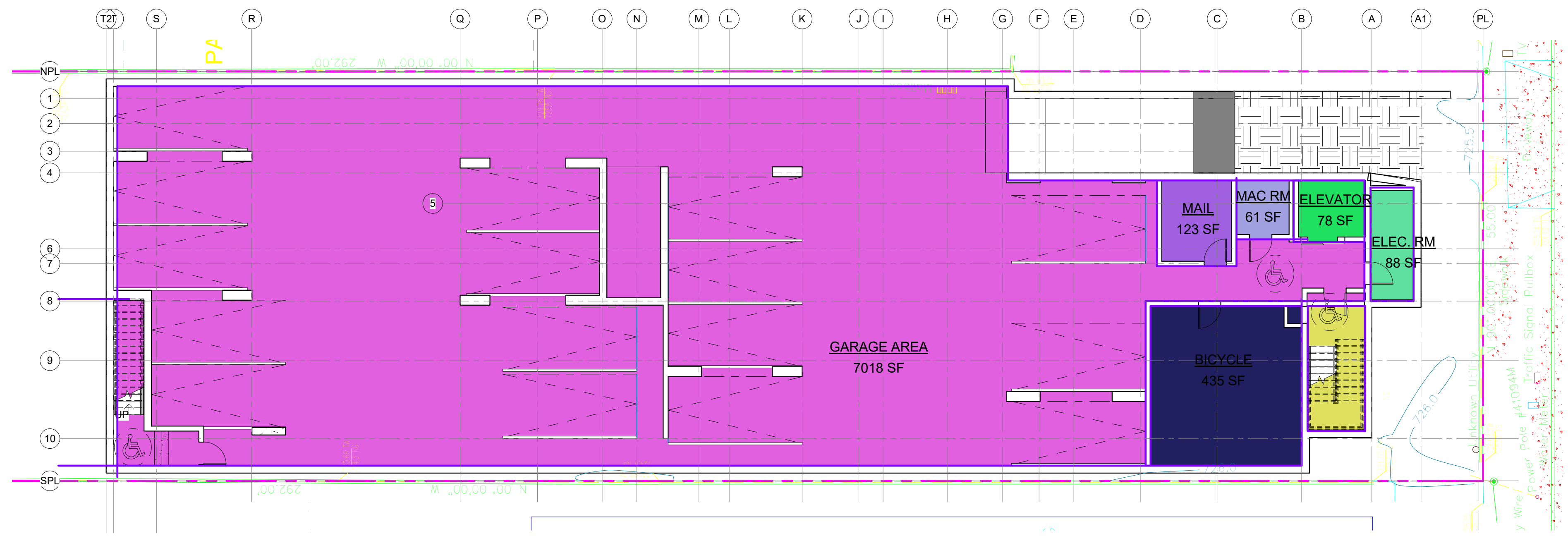
SITE PLAN				
NORTH	DATE	PROJ. NO.	SCALE	DRAWING
	10/29/2020	16-001	3/32" = 1'-0"	
	12/17/2019			
	DRAWN	CKD BY	FLOOR	A-0.1
	Author	Designer		

3302 140 Mulholland Hwy, Malibu, CA 90260
Ph: (310) 317-0500
www.amitapel.com, reception@amitapel.com



ASSOCIATED WITH
MICHAEL B. MACLAREN AIA

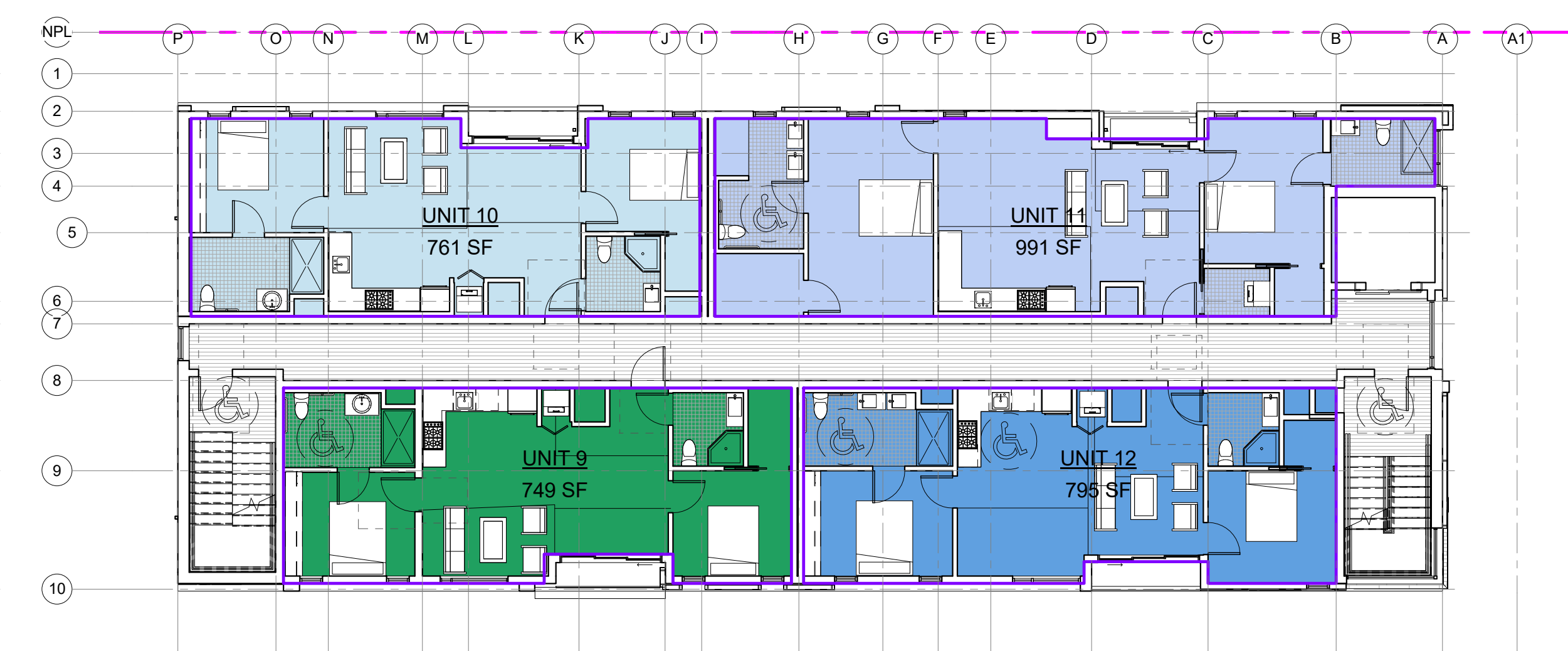
EXHIBIT "A"
 Page No. 3 of 18
 Case No. CPC-2019-6375-CU-DB-ZV-PHP



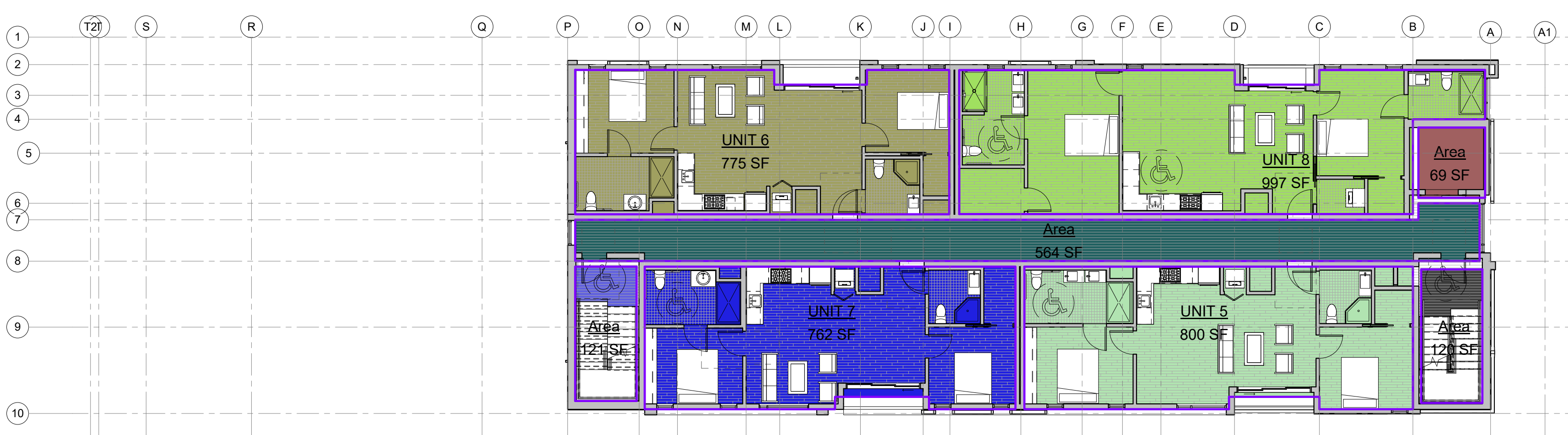
5 PARKING GARAGE
 3/32" = 1'-0"



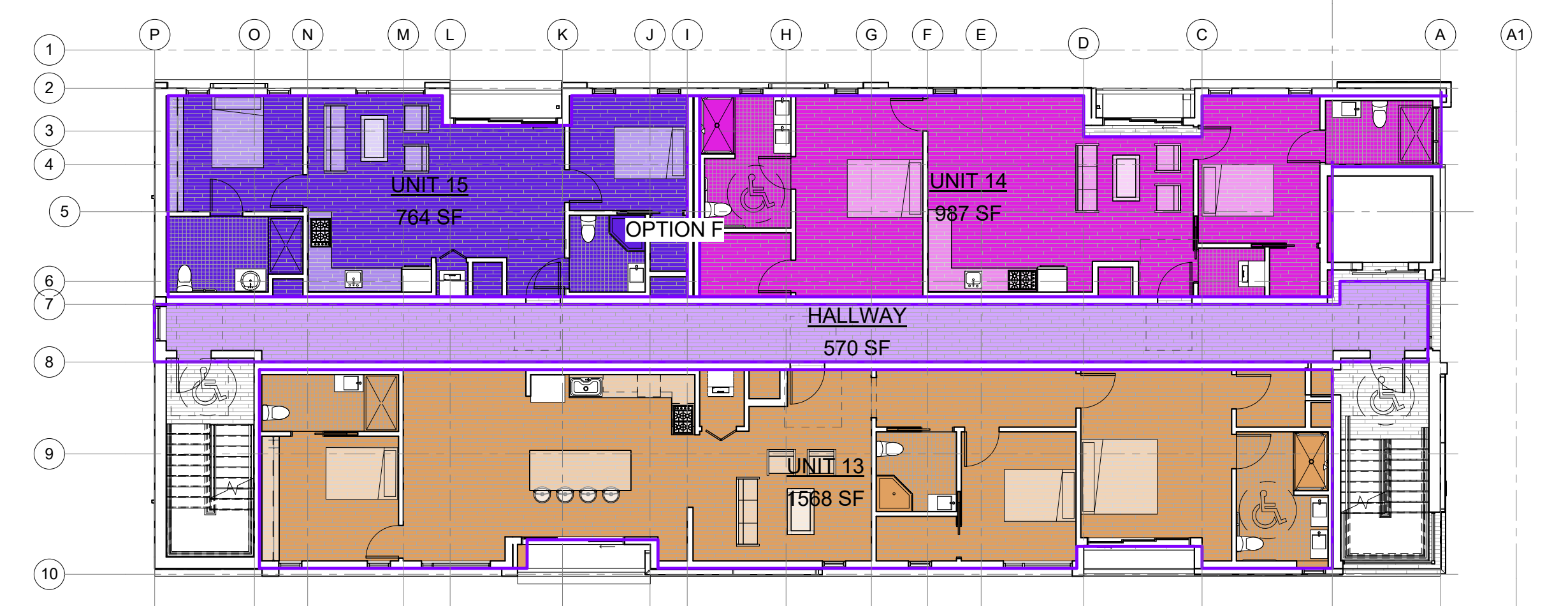
1 1ST FLOOR
 3/32" = 1'-0"



3 3RD FLOOR
 3/32" = 1'-0"



2 2ND FLOOR
 3/32" = 1'-0"



4 4TH FLOOR
 3/32" = 1'-0"

13921 VANOWEN ST
 13921 Vanowen St Van Nuys, CA 91405

Revision Schedule			
Revision Number	Revision Description	Revision Date	Revised By

PROGRESS	
BUILDING OWNER APPROVAL DATE:	
CLIENT/TENANT APPROVAL DATE:	
DESIGNER/ARCH. SIGNATURE DATE:	

13921 VANOWEN ST
 13921 Vanowen St Van Nuys, CA 91405

AREAS			
NORTH	DATE	PRJ.NO	SCALE
	15/09/2020	16-0031	3/32" = 1'-0"
	12/26/2024		
	DRAWN	CKD BY	FLOOR
	Author	Designer	A-0.2

3302 14th Mulholland Hwy, Malibu, CA 90265
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AMIT APEL DESIGN INC.
 ASSOCIATED WITH
 MICHAEL B. MACLAREN AIA

GREEN BUILDING NOTES:

DURING CONSTRUCTION THERE ARE A NUMBER OF WAYS THAT AIR QUALITY IN THE BUILDING CAN BE PUT AT RISK. THESE INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCs INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPS TO ENSURE THAT AIR QUALITY ISSUES WILL BE WELL MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM, INCLUDES PROTECTING DUCTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUCTS PRIOR TO OCCUPANCY.

LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHES ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCs. MOST LOW-VOC PAINTS MARKETED BY PAINT MANUFACTURERS MEET THE THRESHOLD OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS, AND 150 GRAMS PER LITER (OR LESS) FOR NON-FLAT PAINTS.

ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 10-50% LESS ENERGY AND WATER THAN STANDARD MODELS. THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS. REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA Edison. SEE [HTTP://WWW.SCE.COM/REBATESANDSAVINGS/](http://www.sce.com/rebatesandavings/)

AND ALSO FROM SOCAL GAS COMPANY AND LADWP. COMMERCIAL APPLIANCES THAT ARE NOT AVAILABLE IN ENERGY STAR ARE EXEMPT FROM THIS REQUIREMENT.

PROJECTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS FOR UTILIZING LOW-FLOW SHOWERHEADS, FAUCETS AND WATER CLOSETS AS ADOPTED BY SECTION 13.12.030 (I) AND (J). THE MAXIMUM RATE FOR LOW-FLOW FAUCETS IS 2.2 GALLONS PER MINUTE. THE MAXIMUM RATE FOR SHOWER HEADS IS 2.5 GALLONS PER MINUTE. THESE FIXTURES CAN HELP REDUCE WATER USAGE AT A TIME WHEN SOUTHERN CALIFORNIA IS FACING A SHARP DECREASE IN WATER SUPPLY.

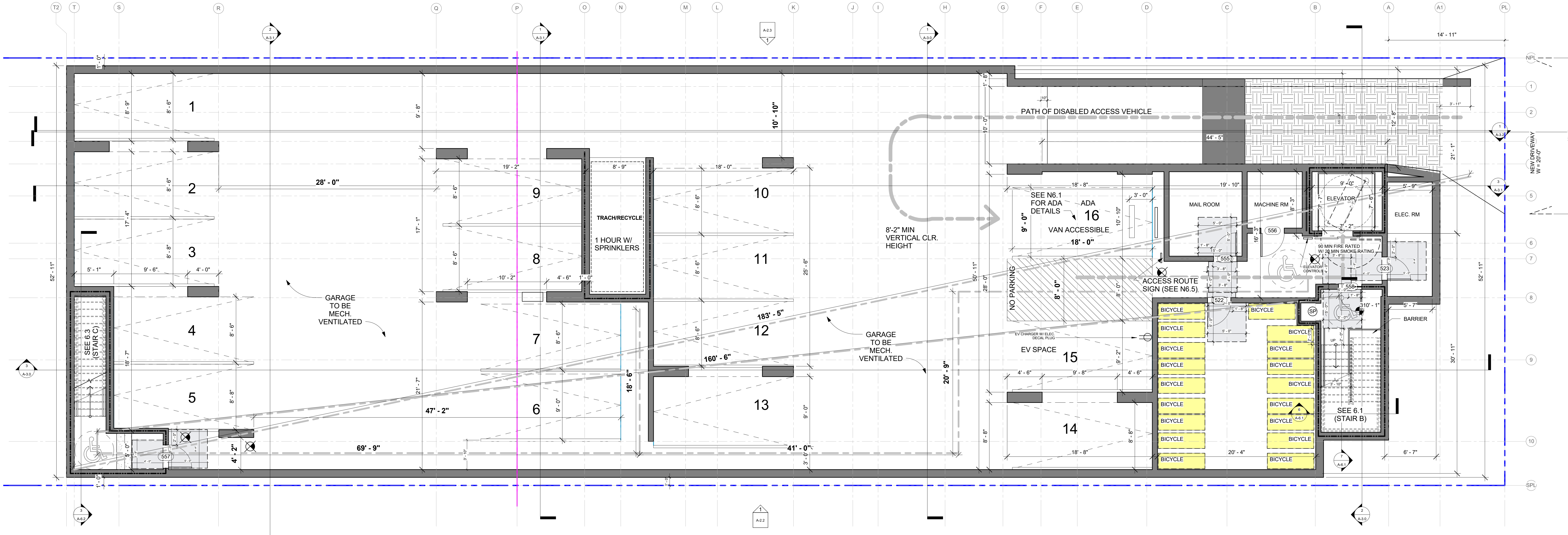
OUTDOOR LIGHTING SHOULD BE DESIGN TO PREVENT GLARE, LIGHT TRESPASS, AND SKY GLOW AS MUCH AS POSSIBLE. PERMANENTLY INSTALLED LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.

PROJECTS MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 19.28.100 (B) (PARKING AREA LANDSCAPING REQUIREMENTS). THE PARKING LOT MUST HAVE PERIMETER LANDSCAPING, WITH 1 CANOPY TREE FOR EVERY 9 PARKING SPACES ADJACENT TO RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT OF 42' MEASURED FROM THE SURFACE OF THE PARKING AREA.

PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 15 (ENVIRONMENTAL PROTECTION, POLLUTION, AND SOLID WASTE)

EGRESS NOTES

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES.
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICE SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9.
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS.
 - ASISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
 - CORRIDORS, EXIT ENCLOSURES, AND EXIT PASSAGeways IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS
 - EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - EXTERIOR LANDINGS AS REQUIRED BY SECTION 1010.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
- EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
- THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.



GREEN BUILDING NOTES:

- CONSTRUCTION WASTE SHALL BE REDUCED BY 65%. INDICATE HOW CONSTRUCTION WASTE WILL BE HANDLED.
- CITY OF LOS ANGELES CERTIFIED HULLER
- FANS SHALL BE ENERGY START COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE-HOUSE VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO 1881)
- SUFFICIENT CONDUIT SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
- A LABEL STATING EV CAPABLE SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
- THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICES (SPACES) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

NOTES 1:

CSS Color Coat and GSS Clear Coat anti-graffiti coatings (AT THE FIRST 9 FEET MEASURED FROM GRADE) By American Polymer Coys RESEARCH REPORT: RR 251427 (CSI 09960)

ALL THE TOILETS ARE DUAL FLUSH. SEE ITEM 6 ON SUSTAINABILITY CHECK LIST FOR INFORMATION.

- THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR MFA 130 (R313.12.21A710)
- THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
- AUTOMATIC GARAGE DOOR OPENERS SHALL BE IN ACCORDANCE WITH UL 325 (R309.4)
- WOOD AND WOOD-BASED PRODUCTS SHALL BE PROTECTED FROM DECAY IN THE LOCATIONS SPECIFIED PER SECTION R317.1.

GENERAL NOTES:

- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- KITCHEN SINKS, LAVATORIES, BATH TUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE FIXTURES SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
- BATH TUBS AND SHOWER FLOORS, WALLS ABOVE BATH TUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- NEW CONSTRUCTION SHALL PROVIDE ULTRA LOW FLUSH WATER CLOSETS AND EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED
- WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3 LANC)

- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING COOLING AND VENTILATION EQUIPMENT (4.504.2.4)
- ARCHITECTURAL PAINTS AND COATING, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1.4-504.3 (4.504.2.1-4.504.2.3)
- ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
 - CARPET AND RUGS INSTITUTE'S GREEN LABEL PLUS PROGRAM
 - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs (SPECIFICATION 01350)
 - NSF/ANSI 140 AT THE GOLD LEVEL
 - SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD
- ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM (4.504.3.1) 11.80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
 - VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE.
 - PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN AND SCHOOLS PROGRAM.
 - CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFOI) FLOORSORE PROGRAM.
 - MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
- NEW HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FILES INSPECTOR FOR VERIFICATION. (4.504.5)
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED, WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNIT IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4.505.3)
- THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSIA/CMAA J-2004, NSIA/CMAA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSIA/CMAA 36-S MANUAL, 5-2004. (4.507.2)

- THE VOC Content Verification Checklist, form GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4)
- THE Formaldehyde Emission Verification Checklist, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.5)
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PROTECT TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)

NOTES 2:

- A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENRGV CODE SECTIONS 110.10(B) THROUGH 110.10 (C) SHALL BE PROVIDED TO THE OCCUPANT.
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO. 1881)
- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE (4.407.4)
- AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (4.410.1)
- THE FIREPLACE IS DIRECT-VENT, SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLER STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. INCORPORATE MANUFACTURER'S SPECIFICATIONS ONTO PLANS. (4.503.1)
- WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED. (AQMD RULE 445)

FIRE PROTECTION:

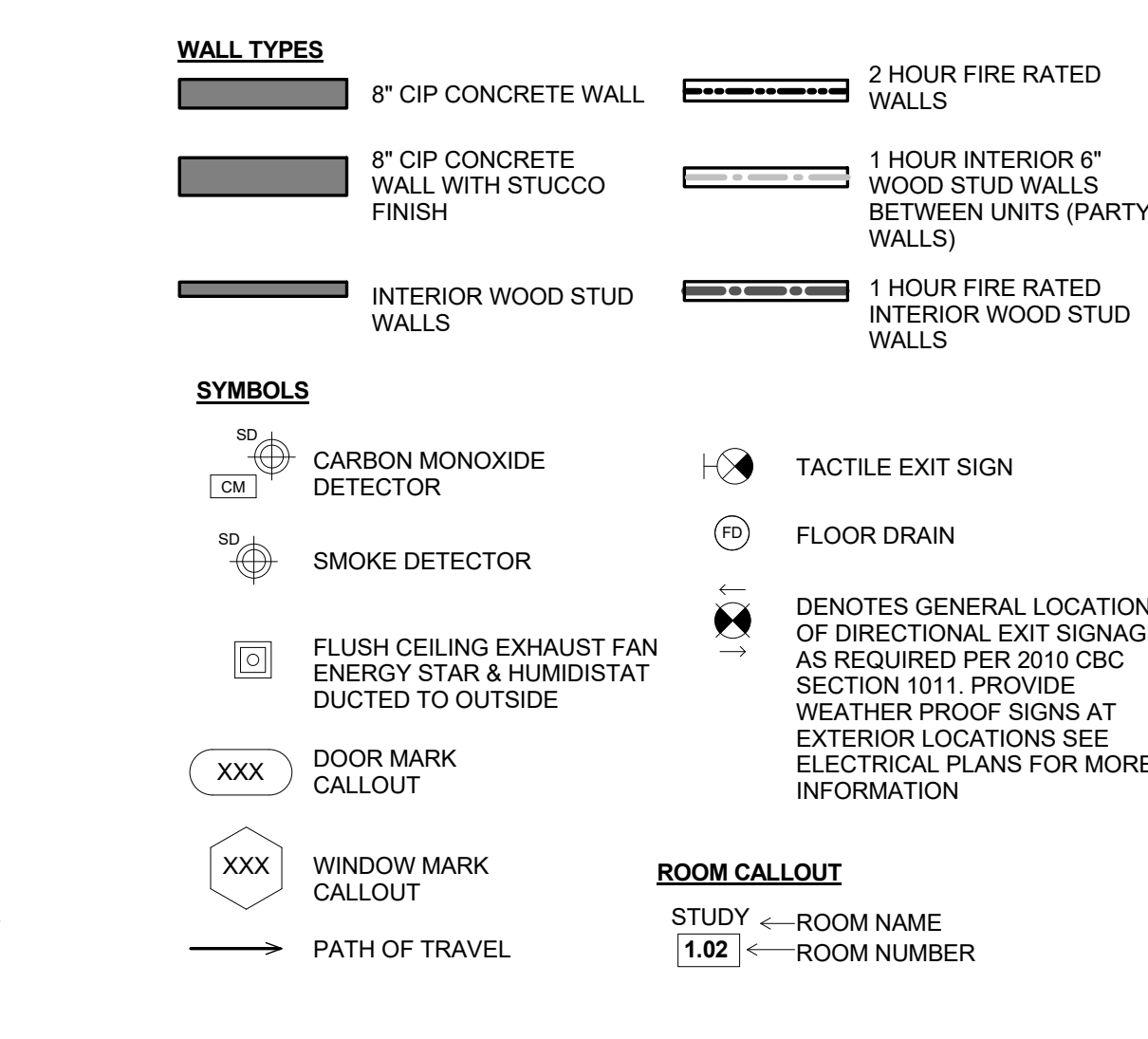
BY PLUMBING DIV. PRIOR TO INSTALLATION.

BUILDING PAPER:
USE 2-1/8" FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC.2501.4

NOTE: SMOKE DETECTORS
SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: (310.9.1.3.4) SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SUPPLY FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY PACK UP AND LOW BATTERY SIGNAL.

SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM.

ELEVATION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE (UPC 710.1) (NON-OCCURRING, NOT REQUIRED)



1 PARKING GARAGE (24X36)
3/16" = 1'-0"

EXHIBIT "A"

Page No. 4 of 18

Case No. CPC-2019-6375-CU-DB-ZV-PHP

Revision Schedule			
Revision Number	Revision Description	Revision Date	Revised By
UPDATED SET 12/17/2019			

PROGRESS	
BUILDING OWNER APPROVAL DATE:	DESIGNER ARCH. SIGNATURE DATE:
CLIENT/TEAM APPROVAL DATE:	DESIGNER ARCH. SIGNATURE DATE:

13921 VANOWEN ST

13921 Vanowen St Van Nuys, CA 91405

PARKING FLOOR			
NORTH	DATE	PROJ NO	SCALE
	10/29/2020	16-0031	3/8" = 1'-0"
	1/28/21/24		
	DRAWN	CKD BY	FLOOR
	Author	Designer	A-1.0

3302 14U Mulholland Hwy, Malibu, CA 90265
Ph: (310) 317-2500
www.amtt.com ecpp@amtt.com

AMTT APPLIED DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN AIA

GREEN BUILDING NOTES:

DURING CONSTRUCTION THERE ARE A NUMBER OF WAYS THAT AIR QUALITY IN THE BUILDING CAN BE PUT AT RISK. THESE INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCs INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPS TO ENSURE THAT AIR QUALITY ISSUES WILL BE WELL MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM, INCLUDES PROTECTING DUCTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUCTS PRIOR TO OCCUPANCY.

LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHES ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCs. MOST LOW-VOC PAINTS MARKETED BY PAINT MANUFACTURERS MEET THE THRESHOLD OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS, AND 150 GRAMS PER LITER (OR LESS) FOR NON-FLAT PAINTS. ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 10-50% LESS ENERGY AND WATER THAN STANDARD MODELS. THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS. REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA Edison. SEE: HTTP://WWW.SCE.COM/REBATESANDSAVINGS/

AND ALSO FROM SOGAL GAS COMPANY AND LAWP. COMMERCIAL APPLIANCES THAT ARE NOT AVAILABLE IN ENERGY STAR ARE EXEMPT FROM THIS REQUIREMENT. PROJECTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS FOR UTILIZING LOW-FLOW SHOWERHEADS, FAUCETS AND WATER CLOSETS AS ADOPTED BY SECTION 13.22.030 (I) AND (J). THE MAXIMUM RATE FOR LOW-FLOW FAUCETS IS 2.2 GALLONS PER MINUTE, THE MAXIMUM RATE FOR SHOWER HEADS IS 2.5 GALLONS PER MINUTE. THESE FIXTURES CAN HELP REDUCE WATER USAGE AT A TIME WHEN SOUTHERN CALIFORNIA IS FACING A SHARP DECREASE IN WATER SUPPLY.

OUTDOOR LIGHTING SHOULD BE DESIGN TO PREVENT GLARE, LIGHT TRESPASS, AND SKY GLOW AS MUCH AS POSSIBLE. PERMANENTLY INSTALLED LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.

PROJECTS MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 19.28.100 (B) (PARKING AREA LANDSCAPING REQUIREMENTS). THE PARKING LOT MUST HAVE PERIMETER LANDSCAPING, WITH 1 CANOPY TREE FOR EVERY 9 PARKING AREAS ADJACENT TO RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT OF 12' MEASURED FROM THE SURFACE OF THE PARKING AREA. PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 15 (ENVIRONMENTAL PROTECTION, POLLUTION, AND SOLID WASTE).

EGRESS NOTES:

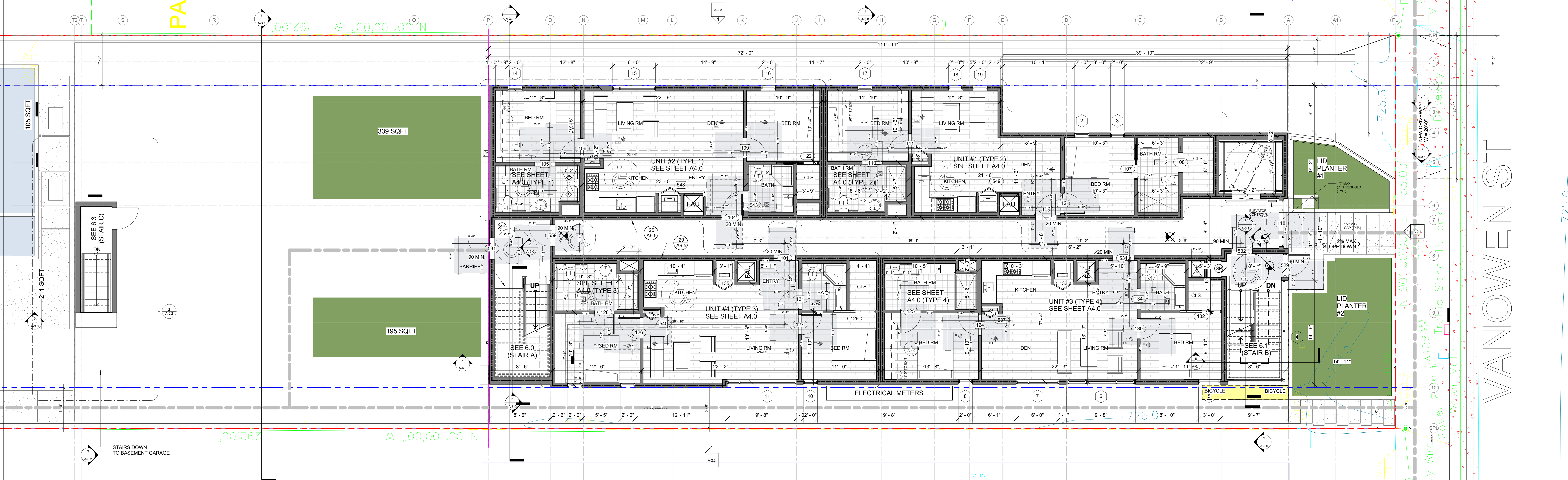
- 1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES.
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
6. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICE SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
8. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9.
9. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
10. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS.
a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
b. CORRIDORS, EXIT ENCLOSURES, AND EXIT PASSAGeways IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS
c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
e. EXTERIOR LANDINGS AS REQUIRED BY SECTION 1010.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
11. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
12. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
13. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.

PARCEL MAP L 422

PARCEL "I" P.M.B. 41 PA

PARCEL "A"

292'-0"



1 1ST FLOOR(24X36) 3/16" = 1'-0"

ACCESSIBILITY NOTES:

- 1) WHERE GLAZED OPENINGS ARE PROVIDED IN ACCESSIBLE ROOMS OR SPACES FOR OPERATION BY OCCUPANTS, AT LEAST ONE OPENING SHALL BE 30" X 48" CLEAR SPACE FOR FORWARD OR PARALLEL APPROACH, REACH RANGES 15" TO 48", REQUIRED FORCE TO OPERATE CONTROLS NO GREATER THAN 5 POUNDS.

ACCESSIBILITY NOTES:

- 1) WATER SUPPLY AND DRAIN PIPES UNDER KITCHEN SINKS SHALL BE INSULATED OR OTHERWISE COVERED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER KITCHEN SINKS.
2) WATER CLOSETS IN POWDER ROOMS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE FOLLOWING:
a. THE MINIMUM HEIGHT OF WATER CLOSET SEATS SHALL BE 15 INCHES ABOVE FLOOR.
b. WATER CLOSET CONTROLS SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORMAL RECEPTOR TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.
3) POWDER ROOMS REQUIRED TO BE ACCESSIBLE SHALL HAVE AT LEAST ONE ACCESSIBLE LAVATORY. WHERE MIRRORS AND TOWEL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH SHALL BE ACCESSIBLE AND SHALL COMPLY WITH THE FOLLOWING:
a. THE TOP OF THE FIXTURE RM SHALL BE A MAXIMUM OF 34 INCHES ABOVE THE FINISHED FLOOR.
b. WHERE MIRRORS AND TOWEL FIXTURES ARE PROVIDED THEY SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES FROM THE FLOOR.
4) SWITCH OUTLETS AND CONTROLS NEED TO BE 15" MIN TO 48" MAX HIGH

SANITATION NOTE

ALL DOWNSPOUTS TO DRAIN TO PLANTERS ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BEST MANAGEMENT PRACTICES(S) (BMPs) MUST OBTAIN WRITTEN APPROVAL FROM LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION PRIOR TO CONSTRUCTION OF BMP(S).

GREEN BUILDING NOTES:

- 1. CONSTRUCTION WASTE SHALL BE REDUCED BY 65%. INDICATE HOW CONSTRUCTION WASTE WILL BE HANDLED.
2. CITY OF LOS ANGELES CERTIFIED HAULER
3. FANS SHALL BE ENERGY START COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
4. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.
5. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO 1981)
6. SUFFICIENT CONDUIT SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
7. A LABEL STATING EV CAPABLE SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT
8. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
9. THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.
10. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
11. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICES (SPACES) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

GREEN BUILDING NOTES:

- 7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING COOLING AND VENTILATION EQUIPMENT (4.504.2.4)
8. ARCHITECTURAL PAINTS AND COATING, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1.4-504.3 (4.504.2.1-4.504.2.3)
9. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs (SPECIFICATION 0130)
III. NSF/ANSI 140 AT THE GOLD LEVEL
IV. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD
10. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM (4.504.3.1) 11.80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
I. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE.
II. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN AND SCHOOLS PROGRAM.
III. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
IV. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 0130
12. NEW HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FILES INSPECTOR FOR VERIFICATION. (4.504.5)
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED, WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNIT IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4.505.3)
14. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING EQUIPMENT MANUFACTURED IN 2004, NSIA/CES 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSIA/CES 36-S/MANUALS 5-2004. (4.507.2)

ACCESSIBILITY NOTES:

- 15. THE VOC Content Verification Checklist, form GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4)
16. THE Formaldehyde Emission Verification Checklist, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.5)
17. ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)

NOTES 2:

- 1. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENRGY CODE SECTIONS 110.10(B) THROUGH 110.10 (C) SHALL BE PROVIDED TO THE OCCUPANT.
2. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FROM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO. 1981)
3. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE (4.407.4)
4. AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (4.410.1)
5. THE FIREPLACE IS DIRECT-VENT, SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLER STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. INCORPORATE MANUFACTURER'S SPECIFICATIONS ONTO PLANS. (4.503.1)
6. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED. (AQMD RULE 445)

FIRE PROTECTION:

- BY PLUMBING DIV. PRIOR TO INSTALLATION.
SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: (310.9.1.3) SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.
SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM.
ELEVATION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE (UPVC 710.1) (NON-OCCURRING, NOT REQUIRED).

Table with columns: WALL TYPES, SYMBOLS, ROOM CALLOUT. Lists materials like 8" CIP CONCRETE WALL, INTERIOR WOOD STUD WALLS, CARBON MONOXIDE DETECTOR, SMOKE DETECTOR, etc.

EXHIBIT "A" Page No. 5 of 18 Case No. CPC-2019-6375-CU-DB-ZV-PHP

STRUCTURAL NOTES

ALL STEEL MEMBERS TO BE BOX FRAMED

Revision Schedule table with columns: Revision Number, Revision Description, Revision Date, Issued By.

PROGRESS

Table for Building Owner Approval and Client/Architect Approval with fields for Date and Signature.

13921 VANOWEN ST

13921 Vanowen St Van Nuys, CA 91405

1ST FLOOR table with columns: NORTH, DATE, PROJ NO, SCALE, DRAWING.

AMT APPLIED DESIGN INC. ASSOCIATED WITH MICHAEL B. MACLAREN AIA

GREEN BUILDING NOTES:

DURING CONSTRUCTION THERE ARE A NUMBER OF WAYS THAT AIR QUALITY IN THE BUILDING CAN BE PUT AT RISK. THESE INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCs INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPS TO ENSURE THAT AIR QUALITY ISSUES WILL BE WELL MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM, INCLUDES PROTECTING DUCTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUCTS PRIOR TO OCCUPANCY.

LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHES ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCs. MOST LOW-VOC PAINTS MARKETED BY PAINT MANUFACTURERS MEET THE THRESHOLD OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS, AND 150 GRAMS PER LITER (OR LESS) FOR NON-FLAT PAINTS. ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 10-50% LESS ENERGY AND WATER THAN STANDARD MODELS. THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS. REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA EDISON. SEE HTTP://WWW.SCE.COM/REBATESANDSAVINGS/

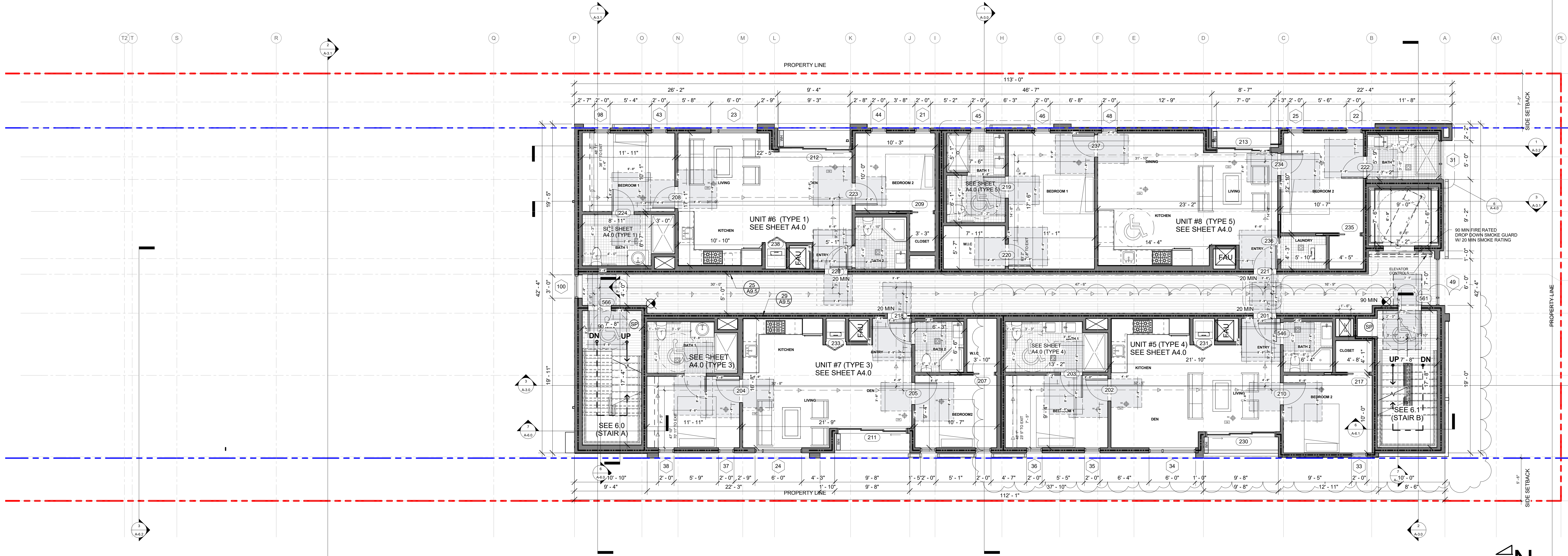
AND ALSO FROM SOCAL GAS COMPANY AND LAWP. COMMERCIAL APPLIANCES THAT ARE NOT AVAILABLE IN ENERGY STAR ARE EXEMPT FROM THIS REQUIREMENT. PROJECTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS FOR UTILIZING LOW-FLOW SHOWERHEADS, FAUCETS AND WATER CLOSETS AS ADOPTED BY SECTION 13.12.030 (I) AND (J). THE MAXIMUM RATE FOR LOW-FLOW FAUCETS IS 2.2 GALLONS PER MINUTE. THE MAXIMUM RATE FOR SHOWER HEADS IS 2.5 GALLONS PER MINUTE. THESE FIXTURES CAN HELP REDUCE WATER USAGE AT A TIME WHEN SOUTHERN CALIFORNIA IS FACING A SHARP DECREASE IN WATER SUPPLY.

OUTDOOR LIGHTING SHOULD BE DESIGN TO PREVENT GLARE, LIGHT TRESPASS, AND SKY GLOW AS MUCH AS POSSIBLE. PERMANENTLY INSTALLED LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.

PROJECTS MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 19.28.100 (B) (PARKING AREA LANDSCAPING REQUIREMENTS). THE PARKING LOT MUST HAVE PERMETR LANDSCAPING, WITH 1 CANOPY TREE FOR EVERY 9 PARKING AREAS ADJACENT TO RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT OF 42" MEASURED FROM THE SURFACE OF THE PARKING AREA. PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 15 (ENVIRONMENTAL PROTECTION, POLLUTION, AND SOLID WASTE)

EGRESS NOTES

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES.
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9.
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
 - ASLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
 - CORRIDORS, EXIT ENCLOSURES, AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS
 - EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - EXTERIOR LANDINGS AS REQUIRED BY SECTION 1010.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
- EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
- THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.



ACCESSIBILITY NOTES:

- WHERE GLAZED OPENINGS ARE PROVIDED IN ACCESSIBLE ROOMS OR SPACES FOR OPERATION BY OCCUPANTS, AT LEAST ONE OPENING SHALL BE 30" X 48" CLEAR SPACE FOR FORWARD OR PARALLEL APPROACH, REACH RANGES 16" TO 48", REQUIRED FORCE TO OPERATE CONTROLS NO GREATER THAN 5 POUNDS.

ACCESSIBILITY NOTES:

- WATER SUPPLY AND DRAIN PIPES UNDER KITCHEN SINKS SHALL BE INSULATED OR OTHERWISE COVERED TO PREVENT AIR CONTACT. THERE SHALL BE SHARP OR ABRASIVE SURFACES UNDER KITCHEN SINKS.
- WATER CLOSETS IN POWDER ROOMS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE FOLLOWING:
 - THE MINIMUM HEIGHT OF WATER CLOSET SEATS SHALL BE 15 INCHES ABOVE FLOOR.
 - WATER CLOSET CONTROLS SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.
- POWDER ROOMS REQUIRED TO BE ACCESSIBLE SHALL HAVE AT LEAST ONE ACCESSIBLE LAVATORY. WHERE MIRRORS AND TOWEL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH SHALL BE ACCESSIBLE AND SHALL COMPLY WITH THE FOLLOWING:
 - THE TOP OF THE FIXTURE RIM SHALL BE A MAXIMUM OF 34 INCHES ABOVE THE FINISHED FLOOR.
 - WHERE MIRRORS AND TOWEL FIXTURES ARE PROVIDED THEY SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES FROM THE FLOOR.
- SWITCH OUTLETS AND CONTROLS NEED TO BR 15" MIN TO 48" MAX HIGH

1 2ND FLOOR(24X36)
3/16" = 1'-0"

STRUCTURAL NOTES
ALL STEEL MEMBERS TO BE BOX FRAMED

GREEN BUILDING NOTES:

- CONSTRUCTION WASTE SHALL BE REDUCED BY 65%. INDICATE HOW CONSTRUCTION WASTE WILL BE HANDLED.
- CITY OF LOS ANGELES CERTIFIED HAULER
- FANS SHALL BE ENERGY START COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE SYSTEM VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO 1881)
- SUFFICIENT CONDUIT SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
- A LABEL STATING EV CAPABLE SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
- THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICES (SPACE) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

NOTES 1:
CSI's Color Coat and GSS Clear Coat anti-graffiti coatings (AT THE FIRST 9 FEET MEASURED FROM GRADE) By American Polymer Corp. RESEARCH REPORT: RR 25142-T (CSI 09960)

- ALL THE TOILETS ARE DUAL FLUSH. SEE ITEM 6 ON SUSTAINABILITY CHECK LIST FOR INFORMATION.
- THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D (R313.12.21A7100)
- THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
- AUTOMATIC GARAGE DOOR OPENERS SHALL BE IN ACCORDANCE WITH UL 325 (R309.4)
- WOOD AND WOOD-BASED PRODUCTS SHALL BE PROTECTED FROM DECAY IN THE LOCATIONS SPECIFIED PER SECTION R317.1.

GENERAL NOTES:

- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- KITCHEN SINKS, LAVATORIES, BATH TUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
- BATH TUBS AND SHOWER FLOORS, WALLS ABOVE BATH TUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- NEW CONSTRUCTION SHALL PROVIDE ULTRA LOW FLUSH WATER CLOSETS AND EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED
- WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3 LANC)

- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING COOLING AND VENTILATION EQUIPMENT (4.504.2.4)
- ARCHITECTURAL PAINTS AND COATING, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1.4-504.3 (4.504.2.1-4.504.2.3)
- ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
 - CARPET AND RUGS INSTITUTE'S GREEN LABEL PLUS PROGRAM
 - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs (SPECIFICATION 01350)
 - NSF/ANSI 140 AT THE GOLD LEVEL
 - SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD
- ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM (4.504.3.1)
- 11.80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
 - VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE.
 - PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN AND SCHOOLS PROGRAM.
 - CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFO) FLOORSCORE PROGRAM.
 - MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
- NEW HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FILES INSPECTOR FOR VERIFICATION. (4.504.5)
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED, WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNIT IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4.505.3)
- THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSIA/CMAA J-2004, NSIA/CMAA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSIA/CMAA 36-S-MANUAL, 5-2004. (4.507.2)

FIRE PROTECTION:

- BY PLUMBING DIV. PRIOR TO INSTALLATION.
- BUILDING PAPER:** USE 2-1/8" FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC.2501.4.
- NOTE: SMOKE DETECTORS** SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: (310.9.1.3.4) SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SUPPLY FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.
- SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM.
- ELEVATION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE (UPC 710.1) (NON-OCCURRING, NOT REQUIRED)

WALL TYPES

- 8" CIP CONCRETE WALL 2 HOUR FIRE RATED WALLS
- 8" CIP CONCRETE WALL WITH STUCCO FINISH 1 HOUR INTERIOR 6" WOOD STUD WALLS (PARTY WALLS)
- INTERIOR WOOD STUD WALLS 1 HOUR FIRE RATED INTERIOR WOOD STUD WALLS

SYMBOLS

- CMI CARBON MONOXIDE DETECTOR
- SD SMOKE DETECTOR
- FLUSH CEILING EXHAUST FAN
- DOOR MARK CALLOUT
- WINDOW MARK CALLOUT
- PATH OF TRAVEL
- TACTILE EXIT SIGN
- FLOOR DRAIN
- DENOTES GENERAL LOCATION OF DIRECTIONAL EXIT SIGNAGE AS REQUIRED PER 2010 CBC SECTION 1011. PROVIDE WEATHER PROOF SIGNS AT EXTERIOR LOCATIONS SEE ELECTRICAL PLANS FOR MORE INFORMATION.
- ROOM CALLOUT
- STUDY - ROOM NAME
- 1.02 - ROOM NUMBER

EXHIBIT "A"
Page No. 6 of 18
Case No. CPC-2019-6375-CU-DB-ZV-PHP

Revision Schedule

Revision Number	Revision Description	Revision Date	Revised By
1	UPDATED SET 12/17/2019	12/17/2019	BY CLIENT

PROGRESS

BUILDING OWNER APPROVAL DATE: _____

CLIENT/TEAM APPROVAL DATE: _____ DESIGNER ARCH. SIGNATURE DATE: _____

13921 VANOWEN ST

13921 Vanowen St Van Nuys, CA 91405

2ND FLOOR

NORTH	DATE	PROJ NO.	SCALE	DRAWING
	10/29/2020	16-001	3/8" = 1'-0"	
	1/28/2021			
Author	CKD	BY	FLOOR	A-1.2
Author	Designer			

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AMT APPLIED DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN AIA

GREEN BUILDING NOTES:

DURING CONSTRUCTION THERE ARE A NUMBER OF WAYS THAT AIR QUALITY IN THE BUILDING CAN BE PUT AT RISK. THESE INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCs INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPS TO ENSURE THAT AIR QUALITY ISSUES WILL BE WELL MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM, INCLUDES PROTECTING DUCTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUCTS PRIOR TO OCCUPANCY.

LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHES ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCs. MOST LOW-VOC PAINTS MARKETED BY PAINT MANUFACTURERS MEET THE THRESHOLD OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS, AND 150 GRAMS PER LITER (OR LESS) FOR NON-FLAT PAINTS.

ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 10 - 50% LESS ENERGY AND WATER THAN STANDARD MODELS. THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS. REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA Edison. SEE [HTTP://WWW.SCE.COM/REBATESANDSAVINGS/](http://www.sce.com/rebatesandavings/)

AND ALSO FROM SOCAL GAS COMPANY AND LAWP. COMMERCIAL APPLIANCES THAT ARE NOT AVAILABLE IN ENERGY STAR ARE EXEMPT FROM THIS REQUIREMENT.

PROJECTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS FOR UTILIZING LOW-FLOW SHOWERHEADS, FAUCETS AND WATER CLOSETS AS ADOPTED BY SECTION 13.12.030 (I) AND (J). THE MAXIMUM RATE FOR LOW-FLOW FAUCETS IS 2.2 GALLONS PER MINUTE. THE MAXIMUM RATE FOR SHOWER HEADS IS 2.5 GALLONS PER MINUTE. THESE FIXTURES CAN HELP REDUCE WATER USAGE AT A TIME WHEN SOUTHERN CALIFORNIA IS FACING A SHARP DECREASE IN WATER SUPPLY.

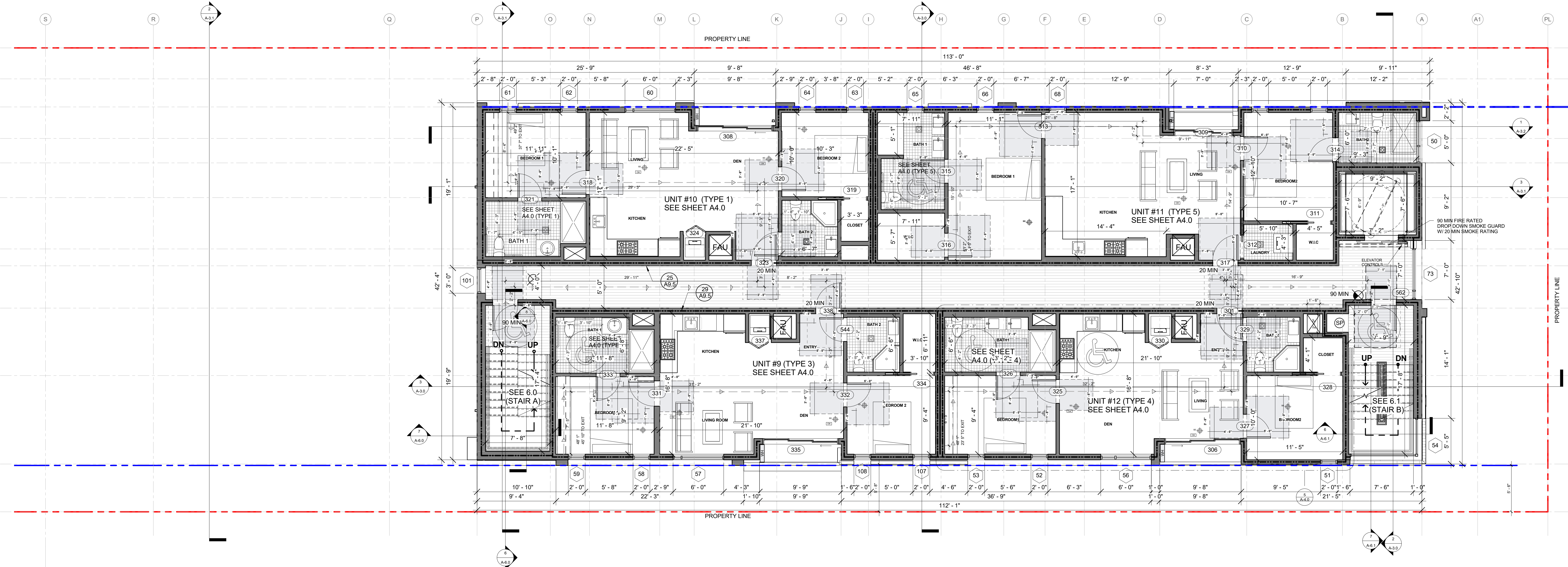
OUTDOOR LIGHTING SHOULD BE DESIGN TO PREVENT GLARE, LIGHT TRESPASS, AND SKY GLOW AS MUCH AS POSSIBLE. PERMANENTLY INSTALLED LIGHTING SHOULD NOT FLICK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.

PROJECTS MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 19.28.100 (B) (PARKING AREA LANDSCAPING REQUIREMENTS). THE PARKING LOT MUST HAVE PERMITTER LANDSCAPING, WITH 1 CANOPY TREE FOR EVERY 9 PARKING AREAS ADJACENT TO RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT OF 4' MEASURED FROM THE SURFACE OF THE PARKING AREA.

PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 15 (ENVIRONMENTAL PROTECTION, POLLUTION, AND SOLID WASTE)

EGRESS NOTES

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES.
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- DOOR HANDLES, KICK AND OTHER OPERATING DEVICE SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
- ALL AGGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9.
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS.
 - ASILES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
 - CORRIDORS, EXIT ENCLOSURES, AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS
 - EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - EXTERIOR LANDINGS AS REQUIRED BY SECTION 1010.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
- EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
- THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.



1 3RD FLOOR(24x36)
3/16" = 1'-0"

ACCESSIBILITY NOTES:

1) WHERE GLAZED OPENINGS ARE PROVIDED IN ACCESSIBLE ROOMS OR SPACES FOR OPERATION BY OCCUPANTS, AT LEAST ONE OPENING SHALL BE 30" X 48" CLEAR SPACE FOR FORWARD OR PARALLEL APPROACH. REACH RANGES 15" TO 48", REQUIRED FORCE TO OPERATE CONTROLS NO GREATER THAN 5 POUNDS.

ACCESSIBILITY NOTES:

- WATER CLOSETS IN POWDER ROOMS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE FOLLOWING:
 - THE MINIMUM HEIGHT OF WATER CLOSET SEATS SHALL BE 15 INCHES ABOVE FLOOR.
 - WATER CLOSET CONTROLS SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.
- POWDER ROOMS REQUIRED TO BE ACCESSIBLE SHALL HAVE AT LEAST ONE ACCESSIBLE LAVATORY. WHERE MIRRORS AND TOWEL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH SHALL BE ACCESSIBLE AND SHALL COMPLY WITH THE FOLLOWING:
 - THE TOP OF THE FIXTURE RIM SHALL BE A MAXIMUM OF 34 INCHES ABOVE THE FINISHED FLOOR.
 - WHERE MIRRORS AND TOWEL FIXTURES ARE PROVIDED THEY SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES FROM THE FLOOR.
- 4) SWITCH OUTLETS AND CONTROLS NEED TO BE 15" MIN TO 48" MAX HIGH

GREEN BUILDING NOTES:

- CONSTRUCTION WASTE SHALL BE REDUCED BY 65%. INDICATE HOW CONSTRUCTION WASTE WILL BE HANDLED.
- CITY OF LOS ANGELES CERTIFIED HAULER
- FANS SHALL BE ENERGY START COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO 1881)
- SUFFICIENT CONDUIT SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
- A LABEL STATING EV CAPABLE SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
- THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICES (SPACES) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING COOLING AND VENTILATION EQUIPMENT. (4.504.2.4)
- ARCHITECTURAL PAINTS AND COATING, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1.4-504.3 (4.504.2.1-4.504.2.3)
- ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
 - CARPET AND RUGS INSTITUTE'S GREEN LABEL PLUS PROGRAM
 - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs (SPECIFICATION 01350)
 - NSF/ANSI 140 AT THE GOLD LEVEL
 - SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD
- ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. (4.504.3.1) 11.80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
 - VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE.
 - PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN AND SCHOOLS PROGRAM.
 - CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSORE PROGRAM.
 - MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
- NEW HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FILES INSPECTOR FOR VERIFICATION. (4.504.5)
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED, WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNIT IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4.505.3)
- THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSIA/CMAA MANUAL J-2004, NSIA/CMAA 28-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSIA/CMAA 36-S-MANUAL, 5-2004. (4.507.2)

FIRE PROTECTION:

BY PLUMBING DIV. PRIOR TO INSTALLATION.

BUILDING PAPER:
USE 2-1/8" FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC.2501.4

NOTE: SMOKE DETECTORS
LEADS SHALL BE PROVIDED AS FOLLOWS: (310.9.1.3.4) SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY PACK UP AND LOW BATTERY SIGNAL.

SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM.

ELEVATION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE (UPC 710.1) (NON-OCCURRING, NOT REQUIRED)

WALL TYPES		
8" CIP CONCRETE WALL		2 HOUR FIRE RATED WALLS
8" CIP CONCRETE WALL WITH STUCCO FINISH		1 HOUR INTERIOR 6" WOOD STUD WALLS BETWEEN UNITS (PARTY WALLS)
INTERIOR WOOD STUD WALLS		1 HOUR FIRE RATED INTERIOR WOOD STUD WALLS

SYMBOLS		
	CX	CARBON MONOXIDE DETECTOR
	SD	SMOKE DETECTOR
	CFE	FLUSH CEILING EXHAUST FAN
	XXX	DOOR MARK CALLOUT
	XXX	WINDOW MARK CALLOUT
	→	PATH OF TRAVEL
	+	TACTILE EXIT SIGN
	FD	FLOOR DRAIN
	→	DENOTES GENERAL LOCATION OF DIRECTIONAL EXIT SIGNAGE AS REQUIRED PER 2010 CBC SECTION 1011. PROVIDE WEATHER PROOF SIGNS AT EXTERIOR LOCATIONS SEE ELECTRICAL PLANS FOR MORE INFORMATION.

ROOM CALLOUT	
	STUDY ← ROOM NAME
	1.02 ← ROOM NUMBER

EXHIBIT "A"

Page No. 7 of 18

Case No. CPC-2019-6375-CU-DB-ZV-PHP

STRUCTURAL NOTES
ALL STEEL MEMBERS TO BE BOX FRAMED

Revision Schedule			
Revision Number	Revision Description	Revision Date	Revised By
	UPDATED SET	12/17/2019	

PROGRESS	
BUILDING OWNER APPROVAL DATE:	DESIGNER ARCH. SIGNATURE DATE:
CLIENT/TEAM APPROVAL DATE:	DESIGNER ARCH. SIGNATURE DATE:

13921 VANOWEN ST
13921 Vanowen St Van Nuys, CA 91405

3RD FLOOR			
NORTH	DATE	PROJ NO	SCALE
	10/29/2020	16-001	3/8" = 1'-0"
	1/26/21 PM		
	DRAWN	CKD BY	FLOOR
	Author	Designer	A-1.3

3302 14th Street, Van Nuys, CA 91405
PH: (818) 317-2500
www.amtdesign.com
info@amtdesign.com

AMT APPLIED DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN AIA

GREEN BUILDING NOTES:

DURING CONSTRUCTION THERE ARE A NUMBER OF WAYS THAT AIR QUALITY IN THE BUILDING CAN BE PUT AT RISK. THESE INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCs INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPS TO ENSURE THAT AIR QUALITY ISSUES WILL BE WELL MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM, INCLUDES PROTECTING DUCTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUCTS PRIOR TO OCCUPANCY.

LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHES ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCs. MOST LOW-VOC PAINTS MARKETED BY PAINT MANUFACTURERS MEET THE THRESHOLD OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS, AND 150 GRAMS PER LITER (OR LESS) FOR NON-FLAT PAINTS.

ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 10-50% LESS ENERGY AND WATER THAN STANDARD MODELS. THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS. REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA EDISON. SEE HTTP://WWW.SCE.COM/REBATESANDSAVINGS/

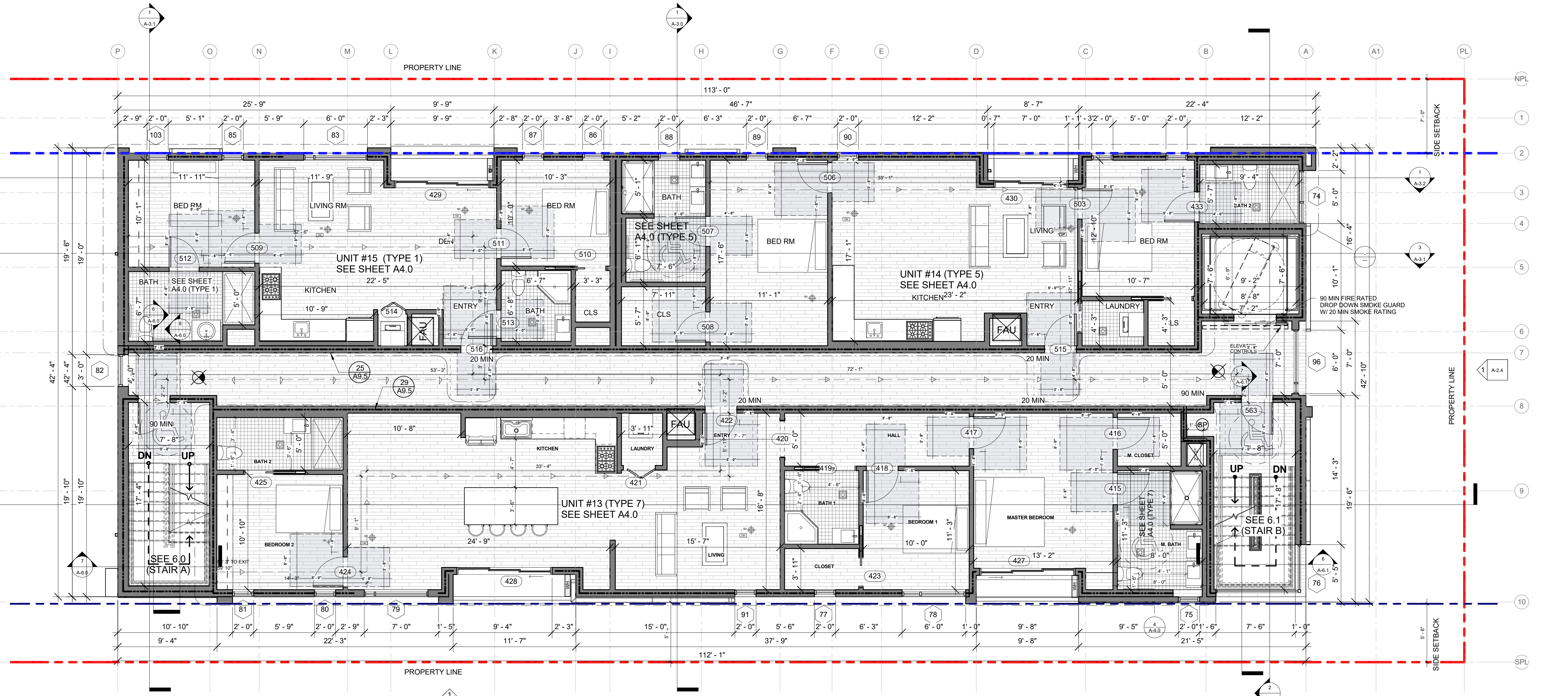
OUTDOOR LIGHTING SHOULD BE DESIGN TO PREVENT GLARE, LIGHT TRESPASS, AND SKY GLOW AS MUCH AS POSSIBLE. PERMANENTLY INSTALLED LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.

PROJECTS MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 19.28.10 (B) (PARKING AREA LANDSCAPING REQUIREMENTS). THE PARKING LOT MUST HAVE PERIMETER LANDSCAPING, WITH 1 CANOPY TREE FOR EVERY 9 PARKING SPACES ADJACENT TO RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT 42" MEASURED FROM THE SURFACE OF THE PARKING AREA.

PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 15 (ENVIRONMENTAL PROTECTION, POLLUTION, AND SOLID WASTE)

EGRESS NOTES

- 1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
- 2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES.
- 3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
- 4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- 5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
- 6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- 7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICE SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
- 8. ALL AGGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9.
- 9. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
- 10. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
 - a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
 - b. CORRIDORS, EXIT ENCLOSURES, AND EXIT PASSAGES IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS
 - c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - e. EXTERIOR LANDINGS AS REQUIRED BY SECTION 1010.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- 11. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
- 12. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
- 13. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.



① 4TH FLOOR(24X36)
3/16" = 1'-0"

ACCESSIBILITY NOTES:

1) WHERE GLAZED OPENINGS ARE PROVIDED IN ACCESSIBLE ROOMS OR SPACES FOR OPERATION BY OCCUPANTS, AT LEAST ONE OPENING SHALL BE 7'6" CLEAR SPACE FOR FORWARD OR PARALLEL APPROACH, REACH RANGES 15" TO 48", REQUIRED FORCE TO OPERATE CONTROLS NO GREATER THAN 5 POUNDS.

ACCESSIBILITY NOTES:

- 1) WATER SUPPLY AND DRAIN PIPES UNDER KITCHEN SINKS SHALL BE INSULATED OR OTHERWISE COVERED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER KITCHEN SINKS.
- 2) WATER CLOSETS IN POWDER ROOMS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE FOLLOWING:
 - a. THE MINIMUM HEIGHT OF WATER CLOSET SEATS SHALL BE 15 INCHES ABOVE FLOOR.
 - b. WATER CLOSET CONTROLS SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.
- 3) POWDER ROOMS REQUIRED TO BE ACCESSIBLE SHALL HAVE AT LEAST ONE ACCESSIBLE LAVATORY. WHERE MIRRORS AND TOWEL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH SHALL BE ACCESSIBLE AND SHALL COMPLY WITH THE FOLLOWING:
 - a. THE TOP OF THE FIXTURE RIM SHALL BE A MAXIMUM OF 34 INCHES ABOVE THE FINISHED FLOOR.
 - b. WHERE MIRRORS AND TOWEL FIXTURES ARE PROVIDED THEY SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES FROM THE FLOOR.
- 4) SWITCH OUTLETS AND CONTROLS NEED TO BE 15" MIN TO 48" MAX HIGH

WALL TYPES

- 8" CIP CONCRETE WALL
- 8" CIP CONCRETE WALL WITH STUCCO FINISH
- INTERIOR WOOD STUD WALLS
- 2 HOUR FIRE RATED WALLS
- 1 HOUR INTERIOR 6" WOOD STUD WALLS BETWEEN UNITS (PARTY WALLS)
- 1 HOUR FIRE RATED INTERIOR WOOD STUD WALLS

SYMBOLS

- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- FLUSH CEILING EXHAUST FAN
- DOOR MARK CALLOUT
- WINDOW MARK CALLOUT
- TACTILE EXIT SIGN
- FLOOR DRAIN
- DENOTES GENERAL LOCATION OF DIRECTIONAL EXIT SIGNAGE AS REQUIRED PER 2010 CBC SECTION 1011. PROVIDE WEATHER PROOF SIGNS AT EXTERIOR LOCATIONS SEE ELECTRICAL PLANS FOR MORE INFORMATION.

ROOM CALLOUT

- STUDY - ROOM NAME
- 1.02 - ROOM NUMBER

GREEN BUILDING NOTES:

- 1. CONSTRUCTION WASTE SHALL BE REDUCED BY 65%. INDICATE HOW CONSTRUCTION WASTE WILL BE HANDLED.
- 2. CITY OF LOS ANGELES CERTIFIED HAULER
- 3. FANS SHALL BE ENERGY START COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- 4. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- 5. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO 1881)
- 6. SUFFICIENT CONDUIT SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
- 7. A LABEL STATING EV CAPABLE SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT
- 8. THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.
- 9. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
- 10. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICES (SPACES) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

NOTES:

- 1. CS5 Color Coat and GSS Clear Coat anti-graffiti coatings (AT THE FIRST 9 FEET MEASURED FROM GRADE) By American Polymer Corp. RESEARCH REPORT: RR 25142-7 (CSI 09960)
- 2. ALL THE TOILETS ARE DUAL FLUSH. SEE ITEM 6 ON SUSTAINABILITY CHECK LIST FOR INFORMATION.
- 3. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D (R313.12.2.1A710)
- 4. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
- 5. AUTOMATIC GARAGE DOOR OPENERS SHALL BE IN ACCORDANCE WITH UL 325 (R309.4)
- 6. WOOD AND WOOD BASED PRODUCTS USED ON THE INTERIOR OF THE BUILDING SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FILES INSPECTOR FOR VERIFICATION. (4.504.5)
- 7. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED, WOOD AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNIT IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4.505.3)
- 8. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSIA/CMAA MANUAL J-2004, NSIA/CMAA 28-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSIA/CMAA 36-S-MANUAL, 5-2004. (4.507.2)

FIRE PROTECTION:

- BY PLUMBING DIV. PRIOR TO INSTALLATION.
- 1. BUILDING PAPER USE 2-15# FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC.2501.4
- 2. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FROM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO. 1881)
- 3. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE (4.407.4)
- 4. AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (4.410.1)
- 5. THE FIREPLACE IS DIRECT-VENT, SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLER STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. INCORPORATE MANUFACTURER'S SPECIFICATIONS ONTO PLANS. (4.503.1)
- 6. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED. (AQMD RULE 445)

STRUCTURAL NOTES
ALL STEEL MEMBERS TO BE BOX FRAMED

EXHIBIT "A"
Page No. 8 of 18
Case No. CPC-2019-6375-CU-DB-ZV-PHP

Revision Schedule table with columns: Revision Number, Revision Description, Revision Date, Issued By.

PROGRESS

Approval table with columns: Building Owner Approval, Client/tenant Approval, Designer/Arch. Signature.

13921 VANOWEN ST
13921 Vanowen St Van Nuys, CA 91405

4TH FLOOR table with columns: NORTH, DATE, PROJ NO, SCALE, DRAWING.

AMT APPLIED DESIGN INC. ASSOCIATED WITH MICHAEL B. MACLAREN AIA

GREEN BUILDING NOTES:

DURING CONSTRUCTION THERE ARE A NUMBER OF WAYS THAT AIR QUALITY IN THE BUILDING CAN BE PUT AT RISK. THESE INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE BUILDING VENTILATION SYSTEM, ABSORPTION OF VOCs INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPS TO ENSURE THAT AIR QUALITY ISSUES WILL BE WELL MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM, INCLUDES PROTECTING DUCTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUCTS PRIOR TO OCCUPANCY.

LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHES ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCs. MOST LOW-VOC PAINTS MARKETED BY PAINT MANUFACTURERS MEET THE THRESHOLD OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS, AND 150 GRAMS PER LITER (OR LESS) FOR NON-FLAT PAINTS.

ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 10-50% LESS ENERGY AND WATER THAN STANDARD MODELS. THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS. REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA EDISON. SEE [HTTP://WWW.SCE.COM/REBATESANDSAVINGS/](http://www.sce.com/rebatesandavings/)

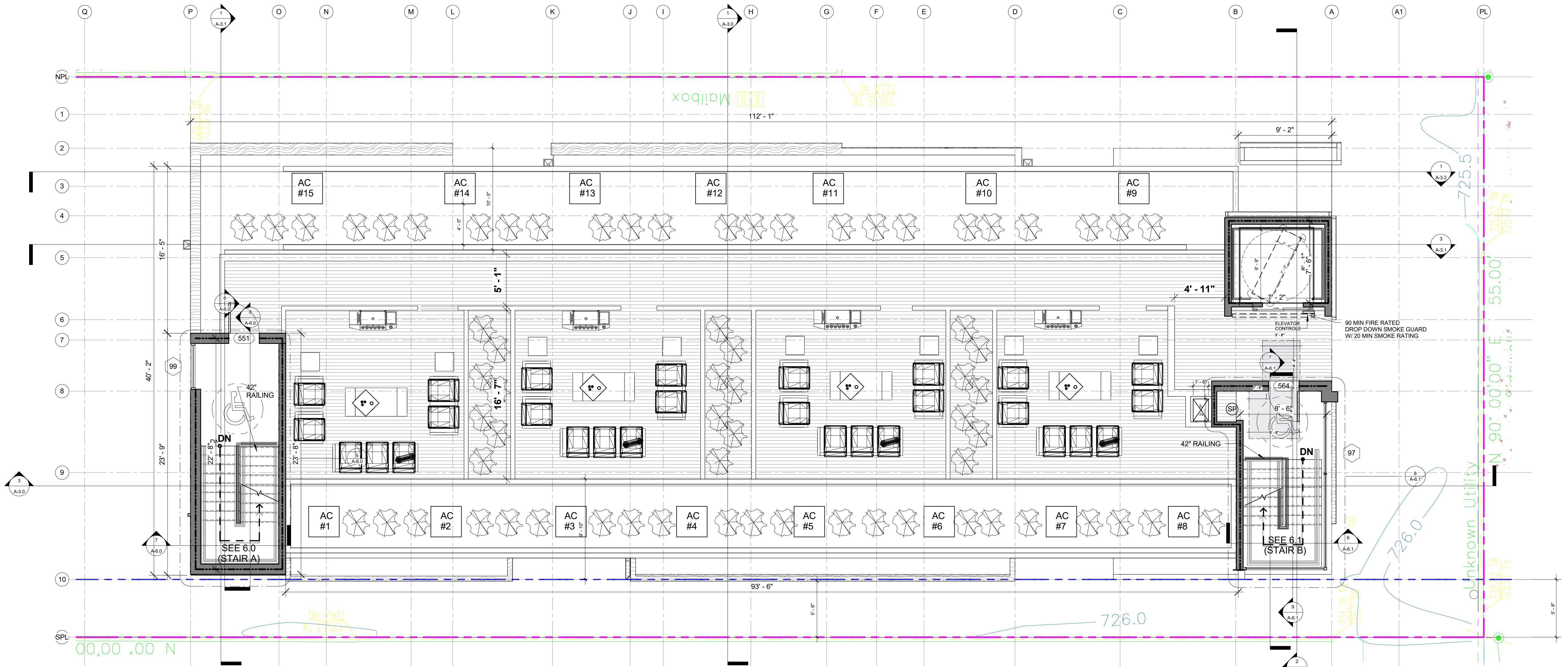
AND ALSO FROM SOCIAL GAS COMPANY AND LADWP. COMMERCIAL APPLIANCES THAT ARE NOT AVAILABLE IN ENERGY STAR ARE EXEMPT FROM THIS REQUIREMENT.

PROJECTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS FOR UTILIZING LOW-FLOW SHOWERHEADS, FAUCETS AND WATER CLOSETS AS ADOPTED BY SECTION 13.12.030 (I) AND (J). THE MAXIMUM RATE FOR LOW-FLOW FAUCETS IS 2.2 GALLONS PER MINUTE, THE MAXIMUM RATE FOR SHOWER HEADS IS 2.5 GALLONS PER MINUTE. THESE FIXTURES CAN HELP REDUCE WATER USAGE AT A TIME WHEN SOUTHERN CALIFORNIA IS FACING A SHARP DECREASE IN WATER SUPPLY.

OUTDOOR LIGHTING SHOULD BE DESIGN TO PREVENT GLARE, LIGHT TRESPASS, AND SKY GLOW AS MUCH AS POSSIBLE. PERMANENTLY INSTALLED LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.

PROJECTS MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 19.28.100 (B) (PARKING AREA LANDSCAPING REQUIREMENTS). THE PARKING LOT MUST HAVE PERIMETER LANDSCAPING, WITH 1 CANOPY TREE FOR EVERY 9 PARKING AREAS ADJACENT TO RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT OF 42" MEASURED FROM THE SURFACE OF THE PARKING AREA.

PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 15 (ENVIRONMENTAL PROTECTION, POLLUTION, AND SOLID WASTE)



1 ROOF DECK
3/16" = 1'-0"

GREEN BUILDING NOTES:

- CONSTRUCTION WASTE SHALL BE REDUCED BY 65%. INDICATE HOW CONSTRUCTION WASTE WILL BE HANDLED.
- CITY OF LOS ANGELES CERTIFIED HAULER
- FANS SHALL BE ENERGY START COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO 1881)
- SUFFICIENT CONDUIT SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
- A LABEL STATING EV CAPABLE SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
- THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICES (SPACES) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

NOTES 1:
CSS Color Coat and GSS Clear Coat anti-graffiti coatings (AT THE FIRST 9 FEET MEASURED FROM GRADE) By American Polymer Coys RESEARCH REPORT: RR 25142-7 (CSI 09960)

- ALL THE TOILETS ARE DUAL FLUSH. SEE ITEM 6 ON SUSTAINABILITY CHECK LIST FOR INFORMATION.
- THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D (R313.12.2.1A7)(10)
 - THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
 - AUTOMATIC GARAGE DOOR OPENERS SHALL BE IN ACCORDANCE WITH UL 325 (R309.4)
 - WOOD AND WOOD-BASED PRODUCTS SHALL BE PROTECTED FROM DECAY IN THE LOCATIONS SPECIFIED PER SECTION R317.1.

- GENERAL NOTES:**
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
 - KITCHEN SINKS, LAVATORIES, BATH TUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
 - BATH TUBS AND SHOWER FLOORS, WALLS ABOVE BATH TUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
 - NEW CONSTRUCTION SHALL PROVIDE ULTRA LOW FLOW WATER CLOSETS AND EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
 - ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED
 - WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3.1A)(C)

- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING AND VENTILATION EQUIPMENT. (4.504.2.4)
- ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1.4, 504.3 (4.504.2.1-4.504.2.3)
- ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs (SPECIFICATION 01350)
III. NSF/ANSI 140 AT THE GOLD LEVEL
IV. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD
- ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. (4.504.3.1)
- 11.80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
I. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE.
II. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN AND SCHOOLS PROGRAM.
III. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
IV. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
- NEW HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FILES INSPECTOR FOR VERIFICATION. (4.504.5)
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED, WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNIT IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4.505.3)
- THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA 1-2004, NSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL 5-2004. (4.507.2)

- THE VOC Content Verification Checklist, form GRN 2, SHALL BE COMPLETED AND VERIFIED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4)
 - THE Formaldehyde Emissions Verification Checklist, FORM GRN 3, SHALL BE COMPLETED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.5)
 - ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)
- NOTES 2:**
- A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENRGY CODE SECTIONS 110.10(B) THROUGH 110.10 (C) SHALL BE PROVIDED TO THE OCCUPANT.
 - FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FROM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO. 1881)
 - MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE (4.407.4)
 - AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (4.410.1)
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 - WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED. (AQMD RULE 445)

FIRE PROTECTION:
BY PLUMBING DIV. PRIOR TO INSTALLATION.

BUILDING PAPER:
USE 2-15# FELT BACKINGS WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC.2501.4

NOTE: SMOKE DETECTORS
SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: (310.9.1.3) SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY PACK UP AND LOW BATTERY SIGNAL.
SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM.
ELEVATION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE (UPC 710.1) (NON-OCCURRING, NOT REQUIRED)

WALL TYPES		WALL TYPES	
8" CIP CONCRETE WALL			2 HOUR FIRE RATED WALLS
8" CIP CONCRETE WALL WITH STUCCO FINISH	1 HOUR INTERIOR 6" WOOD STUD WALLS BETWEEN UNITS (PARTY WALLS)	1 HOUR INTERIOR 6" WOOD STUD WALLS BETWEEN UNITS (PARTY WALLS)	1 HOUR INTERIOR 6" WOOD STUD WALLS BETWEEN UNITS (PARTY WALLS)
			1 HOUR FIRE RATED INTERIOR WOOD STUD WALLS

SYMBOLS		SYMBOLS	
			TACTILE EXIT SIGN
			FLOOR DRAIN
			DENOTES GENERAL LOCATION OF DIRECTIONAL EXIT SIGNAGE AS REQUIRED PER 2010 CBC SECTION 1011. PROVIDE WEATHER PROOF SIGNS AT EXTERIOR LOCATIONS SEE ELECTRICAL PLANS FOR MORE INFORMATION.
			ROOM CALLOUT
			ROOM CALLOUT

EXHIBIT "A"

Page No. 9 of 18

Case No. CPC-2019-6375-CU-DB-ZV-PHP

Revision Schedule			
Revision Number	Revision Description	Revision Date	Revised By
UPDATED SET 12/17/2019			

PROGRESS	
BUILDING OWNER APPROVAL DATE:	DESIGNER/ARCH. SIGNATURE DATE:
CLIENT/TENANT APPROVAL DATE:	DESIGNER/ARCH. SIGNATURE DATE:

13921 VANOWEN ST
13921 Vanowen St Van Nuys, CA 91405

ROOF DECK				
NORTH	DATE	PROJ NO	SCALE	DRAWING
	10/29/2020	16-0011	3/8" = 1'-0"	
	1/28/2024			
Author	CKD	BY	FLOOR	A-15
		Designer		

3302 14U Mulholland Hwy, Malibu, CA 90265
Ph: (310) 317-2500
www.amtt.com, robert@amtt.com

AMTT APTEL DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN AIA

GREEN BUILDING NOTES:

DURING CONSTRUCTION THERE ARE A NUMBER OF WAYS THAT AIR QUALITY IN THE BUILDING CAN BE PUT AT RISK. THESE INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCs INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPS TO ENSURE THAT AIR QUALITY ISSUES WILL BE WELL MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM, INCLUDES PROTECTING DUCTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUCTS PRIOR TO OCCUPANCY.

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AND ALSO FROM SOCIAL GAS COMPANY AND LAWP. COMMERCIAL APPLIANCES THAT ARE NOT AVAILABLE IN ENERGY STAR ARE EXEMPT FROM THIS REQUIREMENT.

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PAR

0.00' 292.00' W

0.00' 00.00' N

Molibox

(SEE GR2/DETAIL 1 TYP.)

(SEE A9.6)

363'-6"

363'-6"

(SEE GR3)

(SEE GR3)

1 ROOF(24X36)
3/16" = 1'-0"

ALL ROOF RUNOFF TO DRAIN TO LID PLANTERS
(SEE SHEETS C-1.0 AND C-1.2)

GREEN BUILDING NOTES:

1. CONSTRUCTION WASTE SHALL BE REDUCED BY 65%. INDICATE HOW CONSTRUCTION WASTE WILL BE HANDLED.

2. CITY OF LOS ANGELES CERTIFIED HAULER

3. FANS SHALL BE ENERGY START COMPLAINT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

4. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.

5. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO 1981)

6. SUFFICIENT CONDUIT SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED

7. A LABEL STATING 'EV CAPABLE' SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT

8. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.

9. THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.

10. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPERATE ELECTRICAL PERMIT IS REQUIRED.

11. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICES (SPACES) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

NOTES 1:
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ALL THE TOILETS ARE DUAL FLUSH. SEE ITEM 6 ON SUSTAINABILITY CHECK LIST FOR INFORMATION.

1. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D (R313.12.2.1 AND 7.10)

2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.

3. AUTOMATIC GARAGE DOOR OPENERS SHALL BE IN ACCORDANCE WITH UL 325 (R309.4)

4. WOOD AND WOOD BASED PRODUCTS SHALL BE PROTECTED FROM DECAY IN THE LOCATIONS SPECIFIED PER SECTION R317.1.

GENERAL NOTES:

1. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).

2. KITCHEN SINKS, LAVATORIES, BATH TUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

3. BATH TUBS AND SHOWER FLOORS, WALLS ABOVE BATH TUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).

4. NEW CONSTRUCTION SHALL PROVIDE ULTRA LOW FLUSH WATER CLOSETS AND EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

5. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED

6. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3. LANC)

7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING AND COOLING AND VENTILATION EQUIPMENT. (4.504.2.4)

8. ARCHITECTURAL PAINTS AND COATING, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1.4-504.3 (4.504.2.1-4.504.2.3)

9. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
I. CARPET AND RUGS INSTITUTE'S GREEN LABEL PLUS PROGRAM
II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs (SPECIFICATION 01350)
III. NSF/ANSI 140 AT THE GOLD LEVEL
IV. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD

10. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. (4.504.3.1)

11. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
I. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE.
II. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN AND SCHOOLS PROGRAM.
III. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
IV. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350

12. NEW HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FILES INSPECTOR FOR VERIFICATION. (4.504.5)

13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNIT IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4.505.3)

14. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, NSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL. 5-2004. (4.507.2)

15. THE VOC Content Verification Checklist, form GRN 2, SHALL BE COMPLETED AND VERIFIED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4)

16. THE Formaldehyde Emissions Verification Checklist, FORM GRN 3, SHALL BE COMPLETED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.5)

17. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)

NOTES 2:

1. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENRGY CODE SECTIONS 110.10(B) THROUGH 110.10 (C) SHALL BE PROVIDED TO THE OCCUPANT.

2. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FROM GRN 12, SHALL BE COMPLETED PERIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO. 1981)

3. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE (4.407.4)

4. AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (4.410.1)

5. THE FIREPLACE IS DIRECT-VENT, SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLER STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. INCORPORATE MANUFACTURER'S SPECIFICATIONS ONTO PLANS. (4.503.1)

6. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED. (AQMD RULE 445)

FIRE PROTECTION:
BY PLUMBING DIV. PRIOR TO INSTALLATION.

BUILDING PAPER:
USE 2-15# FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC.2501.4.

NOTE: SMOKE DETECTORS
SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: (310.9.1.3) SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY PACK UP AND LOW BATTERY SIGNAL.

SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM.

ELEVATION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE (UPC 710.1) (NON-OCCURRING, NOT REQUIRED)

WALL TYPES		2 HOUR FIRE RATED WALLS	
	8" CIP CONCRETE WALL		2 HOUR FIRE RATED WALLS
	8" CIP CONCRETE WALL WITH STUCCO FINISH		1 HOUR INTERIOR 6" WOOD STUD WALLS BETWEEN UNITS (PARTY WALLS)
	INTERIOR WOOD STUD WALLS		1 HOUR FIRE RATED INTERIOR WOOD STUD WALLS
SYMBOLS			TACTILE EXIT SIGN
	CARBON MONOXIDE DETECTOR		FLOOR DRAIN
	SMOKE DETECTOR		DENOTES GENERAL LOCATION OF DIRECTIONAL EXIT SIGNAGE AS REQUIRED PER 2010 CBC SECTION 1011. PROVIDE WEATHER PROOF SIGNS AT EXTERIOR LOCATIONS SEE ELECTRICAL PLANS FOR MORE INFORMATION.
	DOOR MARK CALLOUT		ROOM CALLOUT
	WINDOW MARK CALLOUT		STUDY - ROOM NAME
	PATH OF TRAVEL		1.02 - ROOM NUMBER

EXHIBIT "A"

Page No. 10 of 18

Case No. CPC-2019-6375-CU-DB-ZV-PHP

13921 VANOWEN ST

13921 Vanowen St Van Nuys, CA 91405

Revision Schedule			
Revision Number	Revision Description	Revision Date	Issued By
UPDATED SET 12/17/2019			

PROGRESS	
BUILDING OWNER APPROVAL DATE:	DESIGNER ARCH. SIGNATURE DATE:
CLIENT/TENANT APPROVAL DATE:	DESIGNER ARCH. SIGNATURE DATE:

13921 VANOWEN ST

13921 Vanowen St Van Nuys, CA 91405

ROOF PLAN				
NORTH	DATE	PROJ. NO.	SCALE	DRAWING
	10/29/2020	16-0031	3/8" = 1'-0"	
	12/28/2024			
Author	CKD	BY	FLOOR	A-16
Designer				

3302 14U Mulholland Hwy, Malibu, CA 90265
Ph: (310) 317-2500
www.amttapel.com, reception@amttapel.com

AMTT APPEL DESIGN INC.
ASSOCIATED WITH MICHAEL B. MACLAREN AIA

NORTH ELEVATION

ELEVATION 3-A	0'-0" - 3'-0"	3'-0" - 5'-0"	5'-0" - 10'-0"	10'-0" - 15'-0"	15'-0" - 20'-0"	20'-0" - 25'-0"	25'-0" - 30'-0"	30'-0" OR GREATER
1ST FLOOR	NONE	15% MAX	25% MAX	45% MAX	75% MAX	NO LIMIT	NO LIMIT	NO LIMIT
AREAS								
OPENINGS								
% OPENINGS								
2ND FLOOR								
AREAS								
OPENINGS								
% OPENINGS								
3RD FLOOR								
AREAS								
OPENINGS								
% OPENINGS								
4TH FLOOR								
AREAS								
OPENINGS								
% OPENINGS								

BUILDING ENVELOPE:

- DAMP-PROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1
- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
- PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 8 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF GRAFFITI BEING APPLIED. (6306)

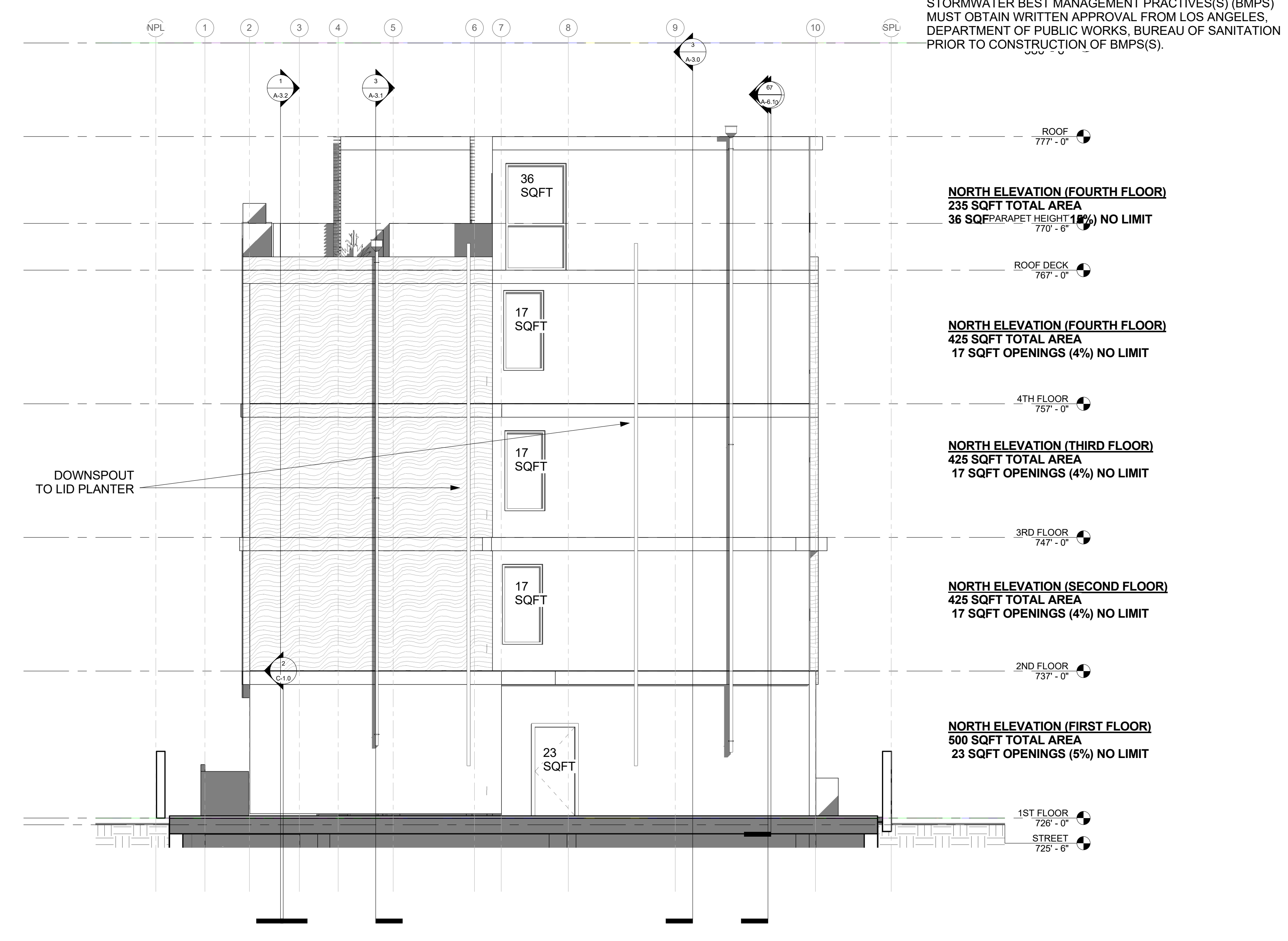
EAST ELEVATION

ELEVATION 2-A	0'-0" - 3'-0"	3'-0" - 5'-0"	5'-0" - 10'-0"	10'-0" - 15'-0"	15'-0" - 20'-0"	20'-0" - 25'-0"	25'-0" - 30'-0"	30'-0" OR GREATER
1ST FLOOR	NONE	15% MAX	25% MAX	45% MAX	75% MAX	NO LIMIT	NO LIMIT	NO LIMIT
AREAS								
OPENINGS								
% OPENINGS								
2ND FLOOR								
AREAS								
OPENINGS								
% OPENINGS								
3RD FLOOR								
AREAS								
OPENINGS								
% OPENINGS								
4TH FLOOR								
AREAS								
OPENINGS								
% OPENINGS								

EXHIBIT "A"

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Case No. CPC-2019-6375-CU-DB-ZV-PHP



2 NORTH (REAR) ELEVATION
3/16" = 1'-0"

SANITATION NOTE
ALL DOWNSPOUTS TO DRAIN TO PLANTERS. ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BEST MANAGEMENT PRACTICES(S) (BMPs) MUST OBTAIN WRITTEN APPROVAL FROM LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION PRIOR TO CONSTRUCTION OF BMP(S).

ROOF 777'-0"

NORTH ELEVATION (FOURTH FLOOR)
235 SQFT TOTAL AREA
36 SQFT PARAPET HEIGHT (15%) NO LIMIT

ROOF DECK 767'-0"

NORTH ELEVATION (FOURTH FLOOR)
425 SQFT TOTAL AREA
17 SQFT OPENINGS (4%) NO LIMIT

4TH FLOOR 757'-0"

NORTH ELEVATION (THIRD FLOOR)
425 SQFT TOTAL AREA
17 SQFT OPENINGS (4%) NO LIMIT

3RD FLOOR 747'-0"

NORTH ELEVATION (SECOND FLOOR)
425 SQFT TOTAL AREA
17 SQFT OPENINGS (4%) NO LIMIT

2ND FLOOR 737'-0"

NORTH ELEVATION (FIRST FLOOR)
500 SQFT TOTAL AREA
23 SQFT OPENINGS (5%) NO LIMIT

1ST FLOOR 726'-0"
STREET 725'-6"



1 EAST ELEVATION
3/16" = 1'-0"

EAST ELEVATION (FOURTH FLOOR)
1129.90 SQFT TOTAL AREA
225 SQFT OPENINGS (20%) 25% MAX

EAST ELEVATION (THIRD FLOOR)
1129.90 SQFT TOTAL AREA
225 SQFT OPENINGS (20%) 25% MAX

EAST ELEVATION (SECOND FLOOR)
1129.90 SQFT TOTAL AREA
225 SQFT OPENINGS (20%) 25% MAX

EAST ELEVATION (FIRST FLOOR)
1344.74 SQFT TOTAL AREA
330 SQFT OPENINGS (25%) 25% MAX

13921 VANOWEN ST
13921 Vanowen St Van Nuys, CA 91405

Revision Schedule

Revision Number	Revision Description	Revision Date	Revised By
1	UPDATED SET	12/17/2019	

PROGRESS

BUILDING OWNER APPROVAL:
DATE:

CLIENT/TENANT APPROVAL:
DATE:

DESIGNER/ARCH. SIGNATURE:
DATE:

13921 VANOWEN ST
13921 Vanowen St Van Nuys, CA 91405

EXTERIOR ELEVATIONS

NORTH	DATE	PROJ. NO.	SCALE	DRAWING
	10/29/2020	16-001	3/16" = 1'-0"	A-2.1
	1/26/21 PM			

3302 14th Mulholland Hwy, Malibu, CA 90262
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www.apelapc.com reception@apelapc.com

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ASSOCIATED WITH
MICHAEL B. MACLAREN AIA



13921 VANOWEN ST
 13921 Vanowen St Van Nuys, CA 91405

① ELEVATION 01 (Color)
 1/4" = 1'-0"

A

B

C

D

EXHIBIT "A"
 Page No. 13 of 18
 Case No. CPC-2019-6375-CU-DB-ZV-PHP



Geolam
 Façade cladding & siding.
 Vertigo 059F - 165x15 mm
 COLOR: ROSEWOOD



Fleetwood Windows & Doors
 COLOR: LIGHT GRAY
 MATERIAL: Aluminum



Textston Plaster
 COLOR: DARK GRAY
 Marmorino™ Lime Plaster



Textston Plaster
 COLOR: WHITE
 Tadelakt Lime Plaster

Revision Schedule			
Revision Number	Revision Description	Revision Date	Revised By

PROGRESS	
BUILDING OWNER APPROVAL DATE:	
CLIENT/TENANT APPROVAL DATE:	
DESIGNER/ARCH. SIGNATURE DATE:	

13921 VANOWEN ST
 13921 Vanowen St Van Nuys, CA 91405

COLOR ELEVATION					
NORTH	DATE	PROJ. NO.	SCALE	FLOOR	DRAWING
	10/20/20	16-001	1/4" = 1'-0"		A-2.2

2501 Pacific Coast Hwy Malibu, CA 90265
 engineering@calcivilandthings.com
 PH: 310.317.0200

CALIFORNIA CIVIL AND THINGS, INC.



13921 VANOWEN ST
 13921 Vanowen St Van Nuys, CA 91405

① ELEVATION 02 (COLOR)
 1/4" = 1'-0"

A

B

C

D

EXHIBIT "A"
 Page No. 14 of 18
 Case No. CPC-2019-6375-CU-DB-ZV-PHP



Geolam
 Façade cladding & siding.
Vertigo 059F - 165x15 mm
 COLOR: ROSEWOOD



Fleetwood Windows & Doors
 COLOR: LIGHT GRAY
 MATERIAL: Aluminum



Texston Plaster
 COLOR: DARK GRAY
Marmorino™ Lime Plaster



Texston Plaster
 COLOR: WHITE
Tadelakt Lime Plaster

Revision Schedule			
Revision Number	Revision Description	Revision Date	Revised By

PROGRERSS

BUILDING OWNER APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:
----------------------------------	-------------------------------------

13921 VANOWEN ST

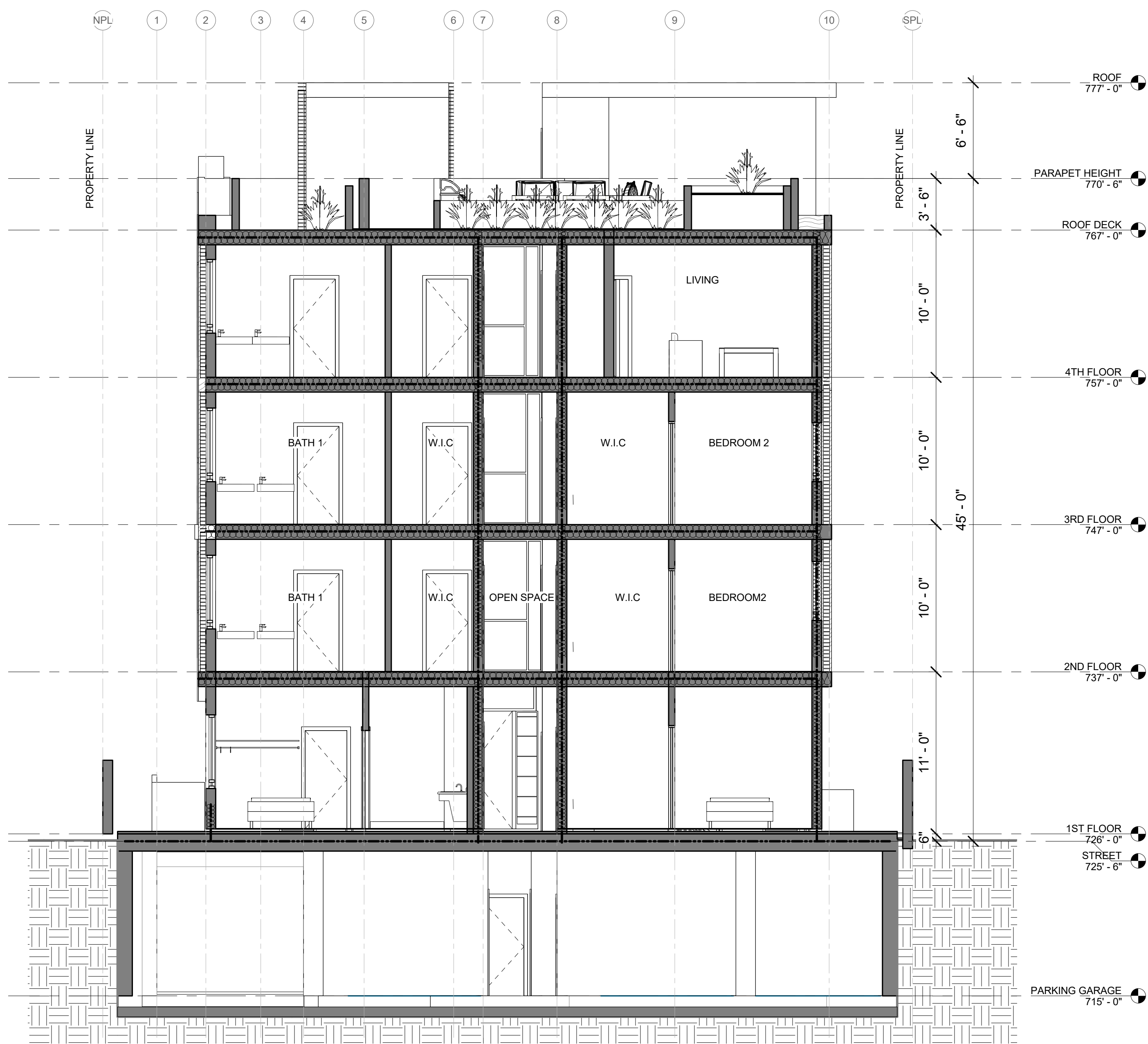
13921 Vanowen St Van Nuys, CA 91405

COLOR ELEVATION

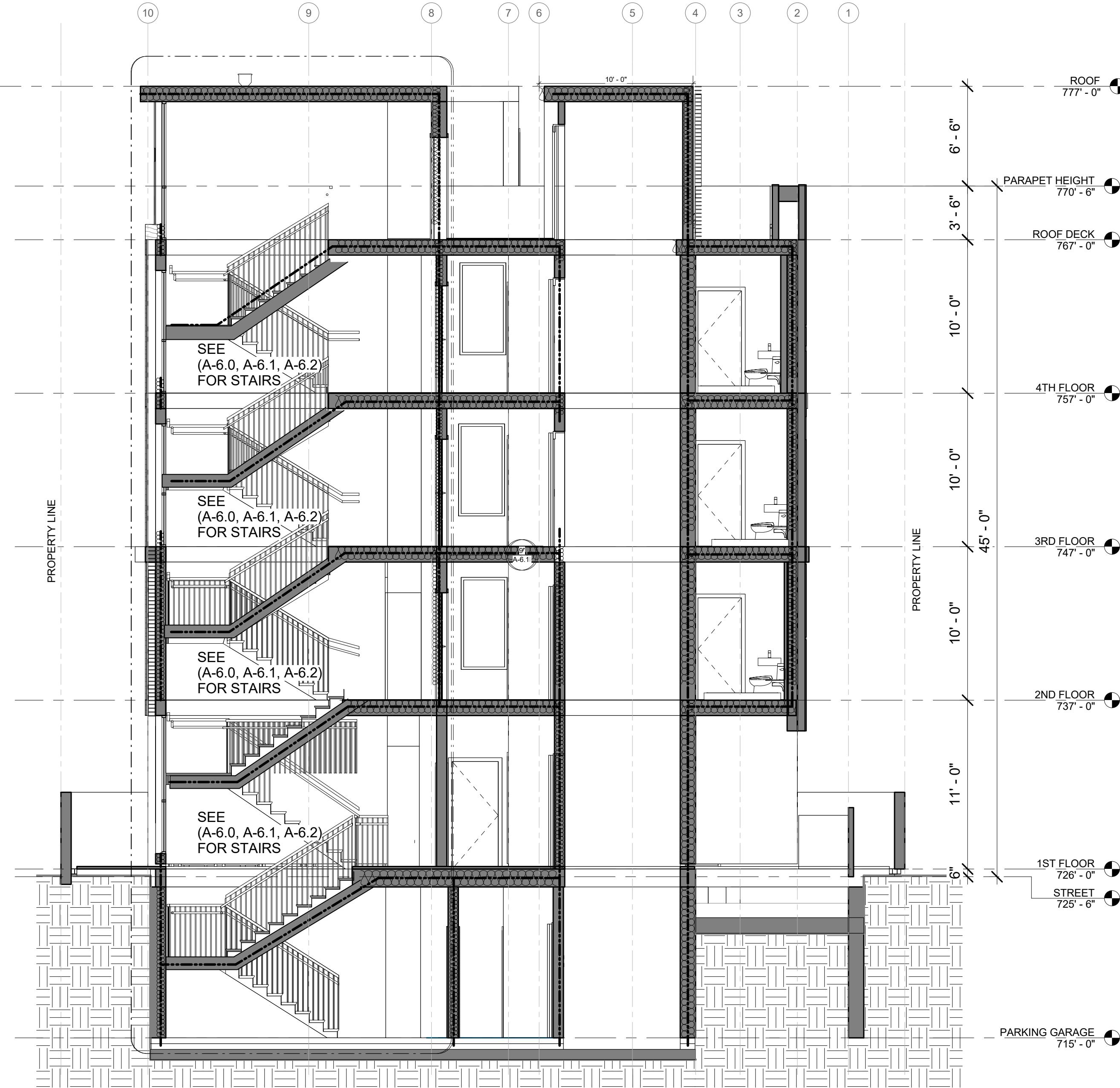
NORTH	DATE	PROJ.NO	SCALE	DRAWING
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2501 Pacific Coast Hwy Malibu, CA 90265
 engineering@calcivilandthings.com
 PH: 310.317.0200

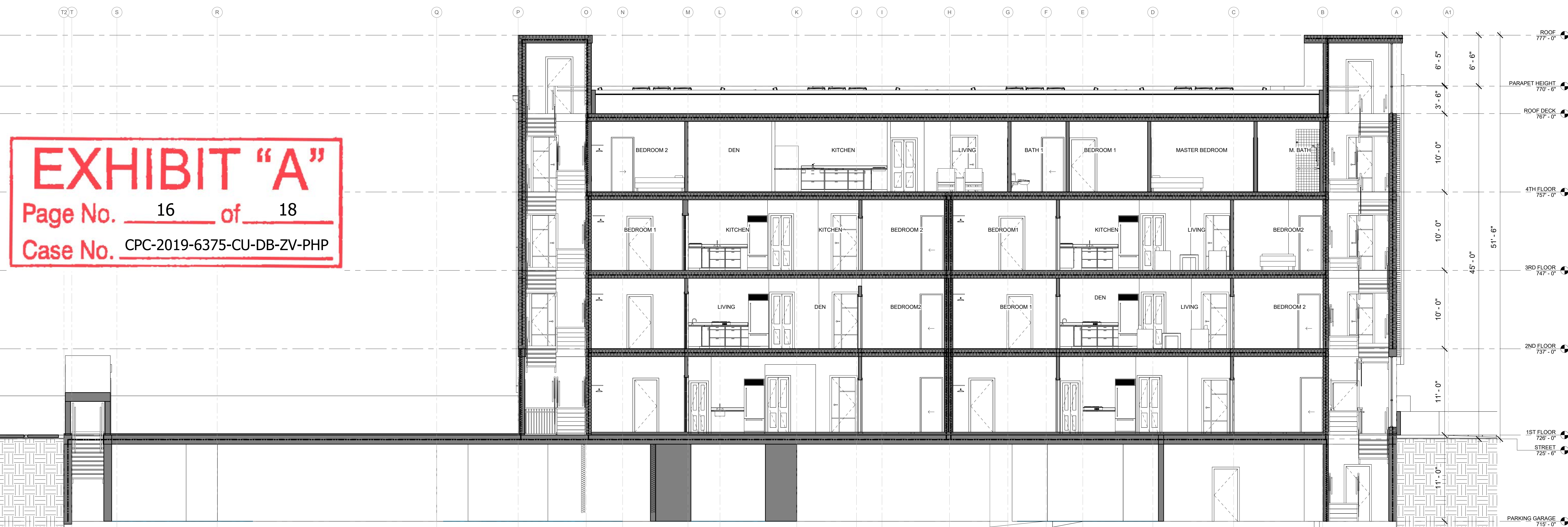
CALIFORNIA CIVIL AND THINGS, INC.



1 SECTION 01
3/16" = 1'-0"



2 SECTION 02
3/16" = 1'-0"



3 SECTION 03
3/16" = 1'-0"

EXHIBIT "A"
Page No. 16 of 18
Case No. CPC-2019-6375-CU-DB-ZV-PHP

13921 VANOWEN ST
13921 Vanowen St Van Nuys, CA 91405

Revision Schedule			
Revision Number	Revision Description	Revision Date	Revised By
UPDATED SET 12/17/2019			

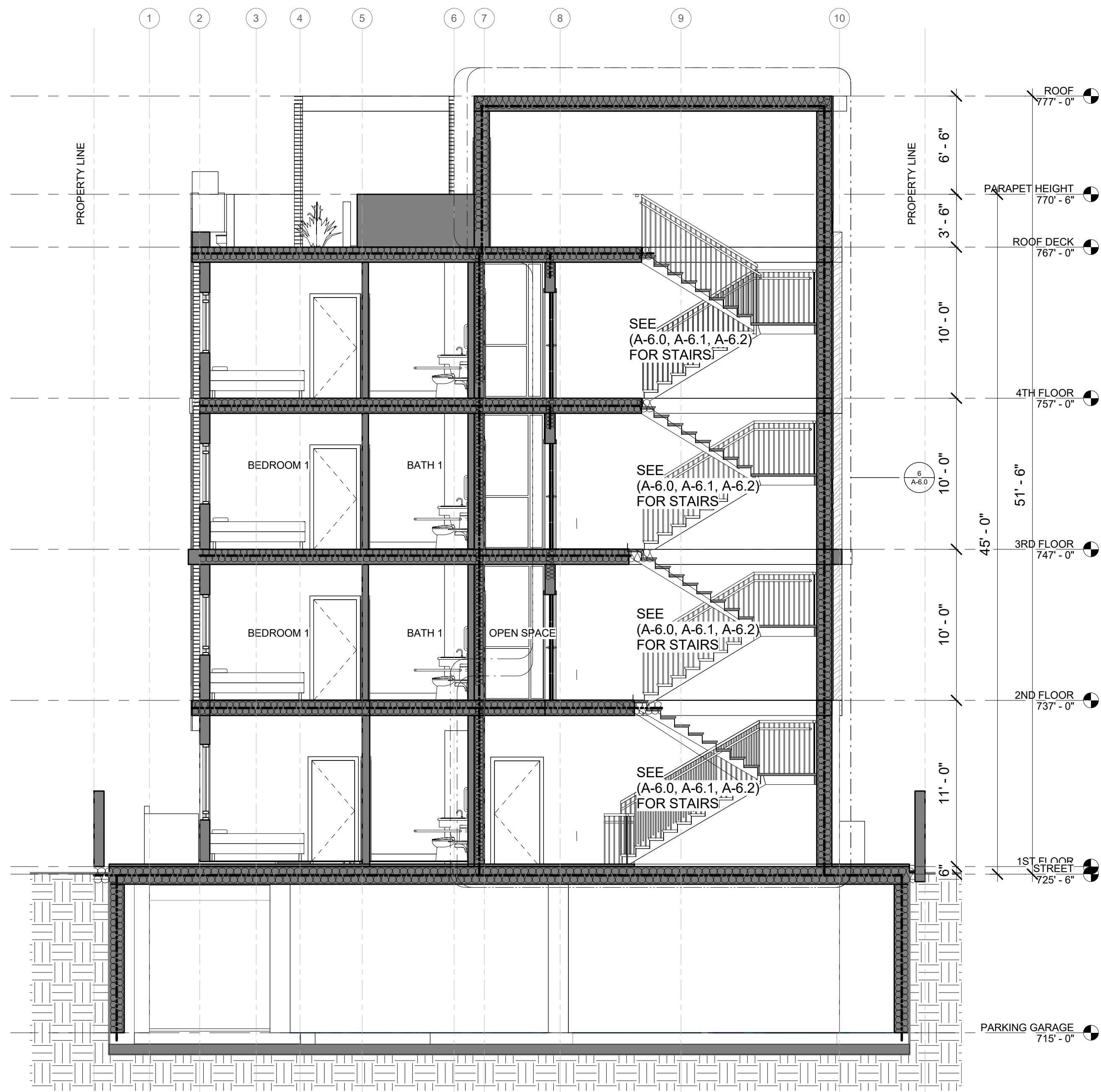
PROGRESS	
BUILDING OWNER APPROVAL DATE:	DESIGNER/ARCH. SIGNATURE DATE:
CLIENT/TENANT APPROVAL DATE:	DESIGNER/ARCH. SIGNATURE DATE:

13921 VANOWEN ST
13921 Vanowen St Van Nuys, CA 91405

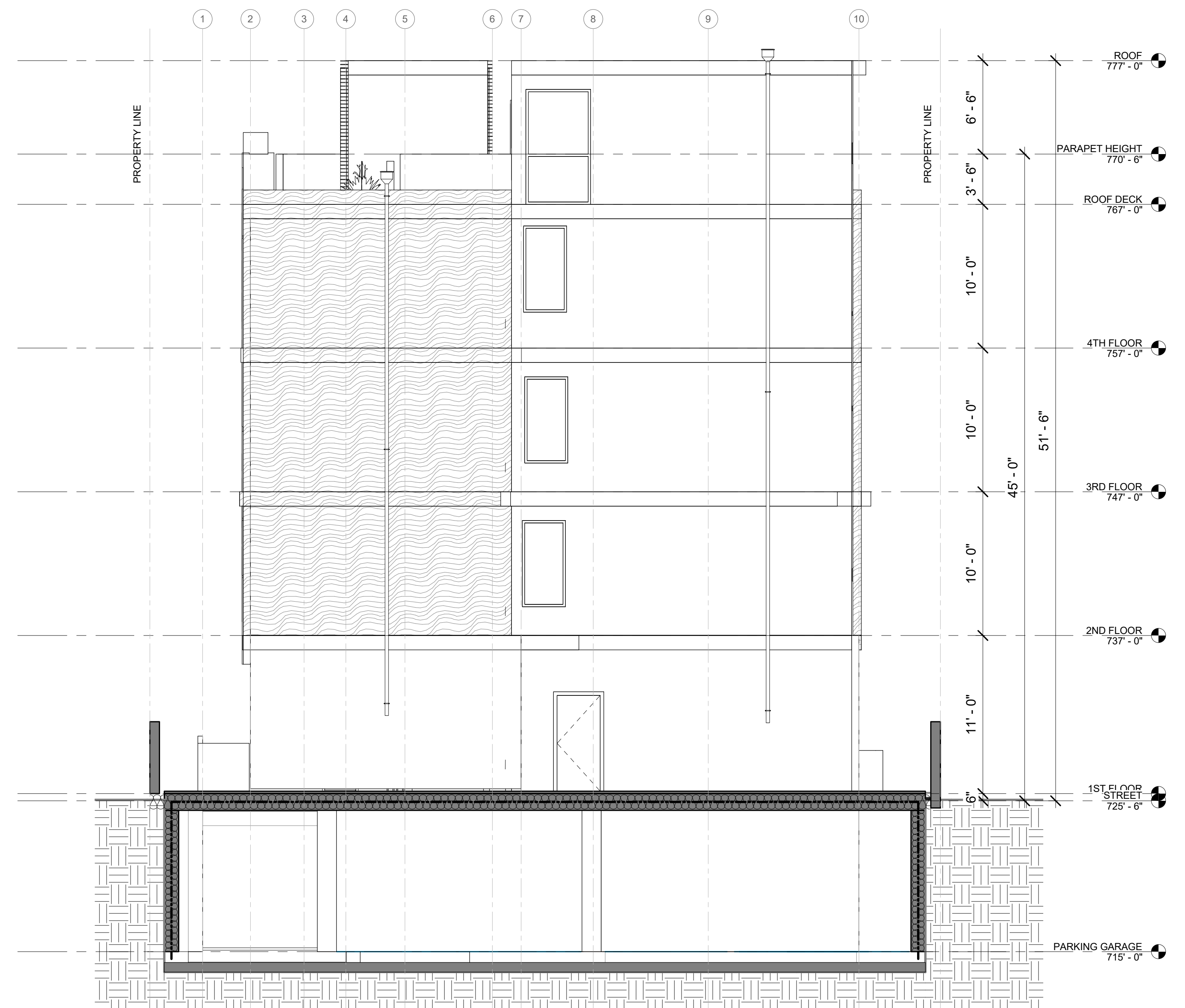
BUILDING SECTIONS			
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	12/11/2020		
DRAWN	CKD BY	FLOOR	A-3.0
Author	Designer		

3302 140 Mulholland Hwy, Malibu, CA 90265
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ASSOCIATED WITH
MICHAEL B. MACLAREN AIA



1 SECTION 04
3/16" = 1'-0"



2 SECTION 05
3/16" = 1'-0"



3 SECTION 06
3/16" = 1'-0"

EXHIBIT "A"
Page No. 17 of 18
Case No. CPC-2019-6375-CU-DB-ZV-PHP

13921 VANOWEN ST
13921 Vanowen St Van Nuys, CA 91405

Revision Schedule			
Revision Number	Revision Description	Revision Date	Revised By
UPDATED SET 12/17/2019			

PROGRESS	
BUILDING OWNER APPROVAL:	DATE:
CLIENT/TENANT APPROVAL:	DATE:
DESIGNER/ARCH. SIGNATURE:	DATE:

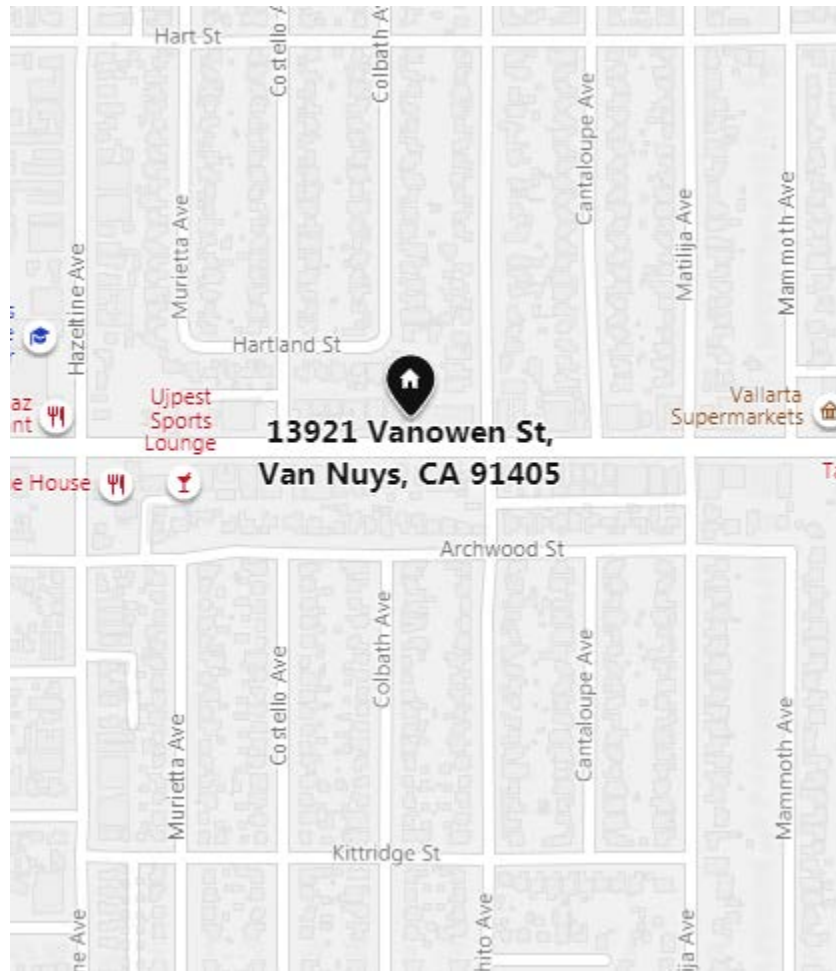
13921 VANOWEN ST
13921 Vanowen St Van Nuys, CA 91405

BUILDING SECTIONS			
NORTH	DATE	PROJ/NO	SCALE
	10/20/20	16-001	3/16" = 1'-0"
DRAWN	CKD BY	FLOOR	A-3.1
Author	Designer		


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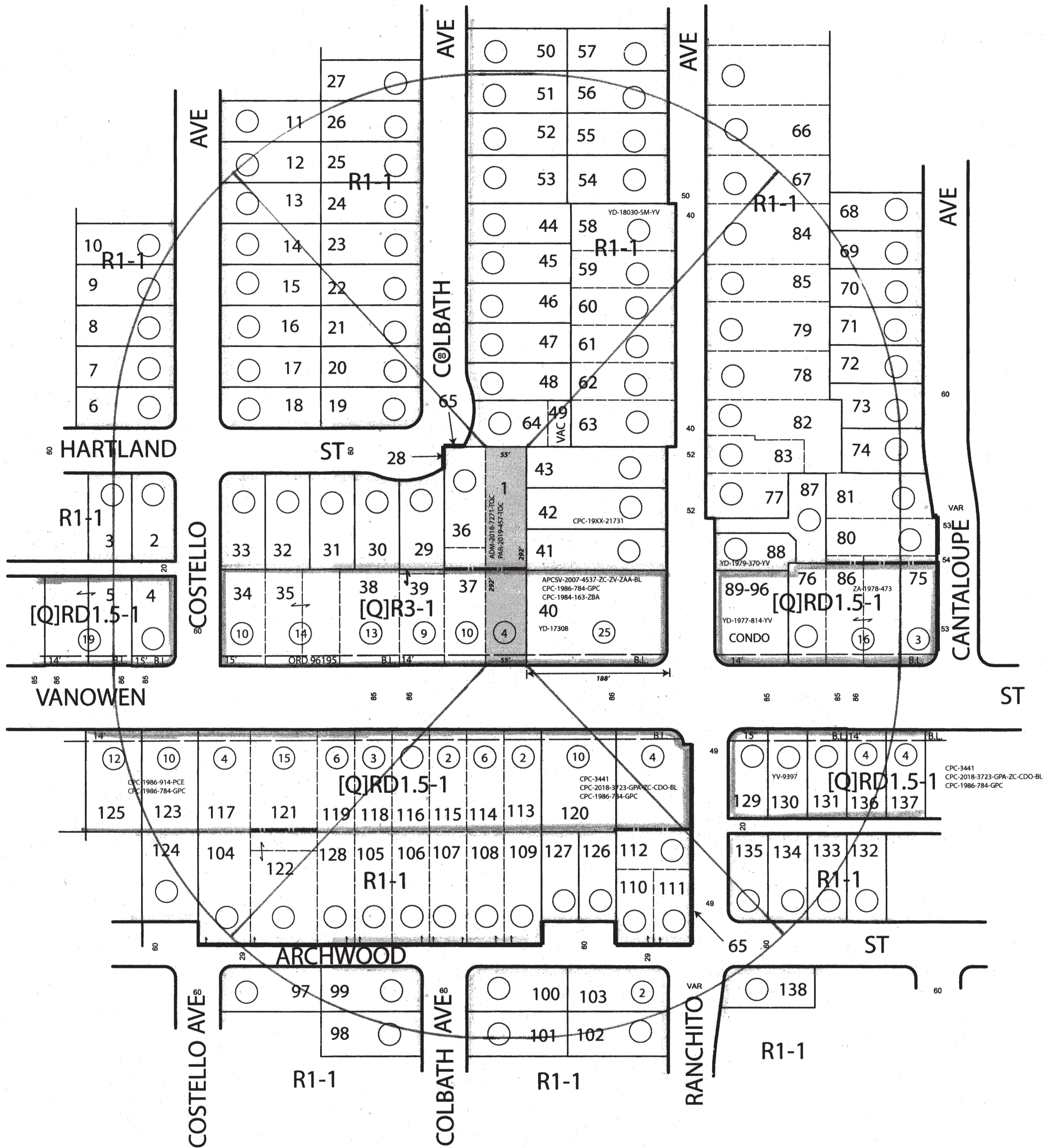
Exhibit B – Maps – Vicinity, Radius, ZIMAS, Aerial

Vicinity Map



Address: 13921 VANOWEN ST

 #19-400A



DENSITY BONUS OFF-MENU / CUP



Quality Mapping Service

14549 Archwood St. Suite 301
 Van Nuys, California 91405
 Phone (818) 997-7949 - Fax (818) 997-0351
 qmapping@qesqms.com

THOMAS BROTHERS
 Page: 532 Grid: B-5

LEGAL
 LOT: PT 248 (ARB 4)
 TRACT: 1000
 M.B. 19-4
 "SEE APPLICATIONS"

CONTACT: AMIT APEL DESIGN

ASSESSOR PARCEL NUMBER: 2216-017-011

SITE ADDRESS: 13921 VANOWEN ST

CD: 2
CT: 1279.20
PA: VAN NUYS N.S.O.
USES: FIELD / RECORD

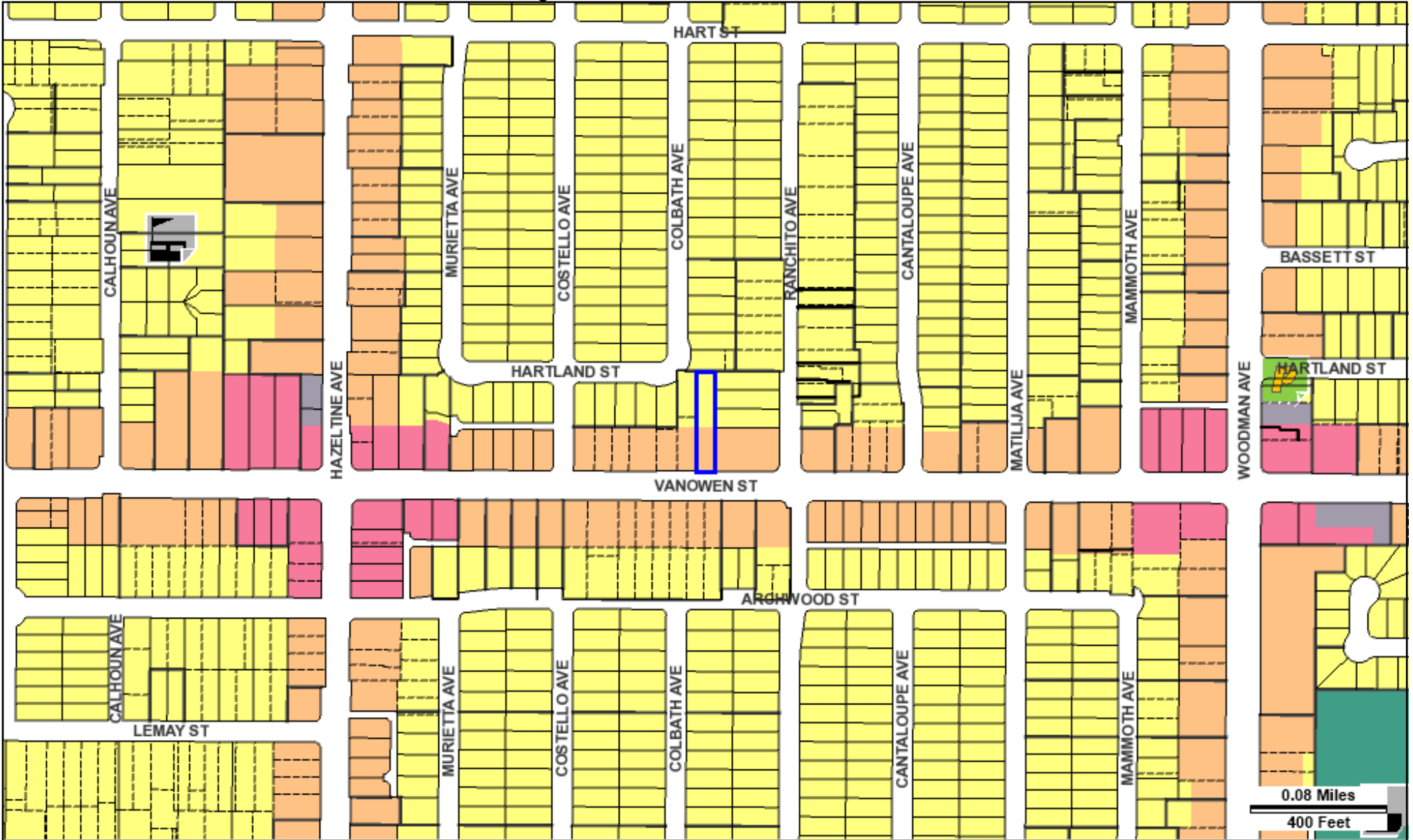
CASE NO:
SCALE: 1" = 100'
D.M.: 183B153, 180B153

PHONE: 310-317-0500



DATE: 08-09-19
 Update: 11-04-20

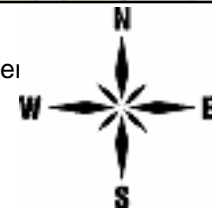
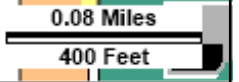
NET AC: .37 +/-
 QMS: 19-400A



Address: 13921 W VANOWEN ST
 APN: 2216017011
 PIN #: 183B153 1023









Tract: TR 1000
 Block: None
 Lot: PT 248
 Arb: 4

Zoning: [Q]R3-1, R1-1
 General Plan: Low Residential, Medium Residei



LEGEND

GENERALIZED ZONING

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

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





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

COMMERCIAL






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

FRAMEWORK

COMMERCIAL

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






INDUSTRIAL

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




PARKING

-  Parking Buffer

PORT OF LOS ANGELES

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



LOS ANGELES INTERNATIONAL AIRPORT

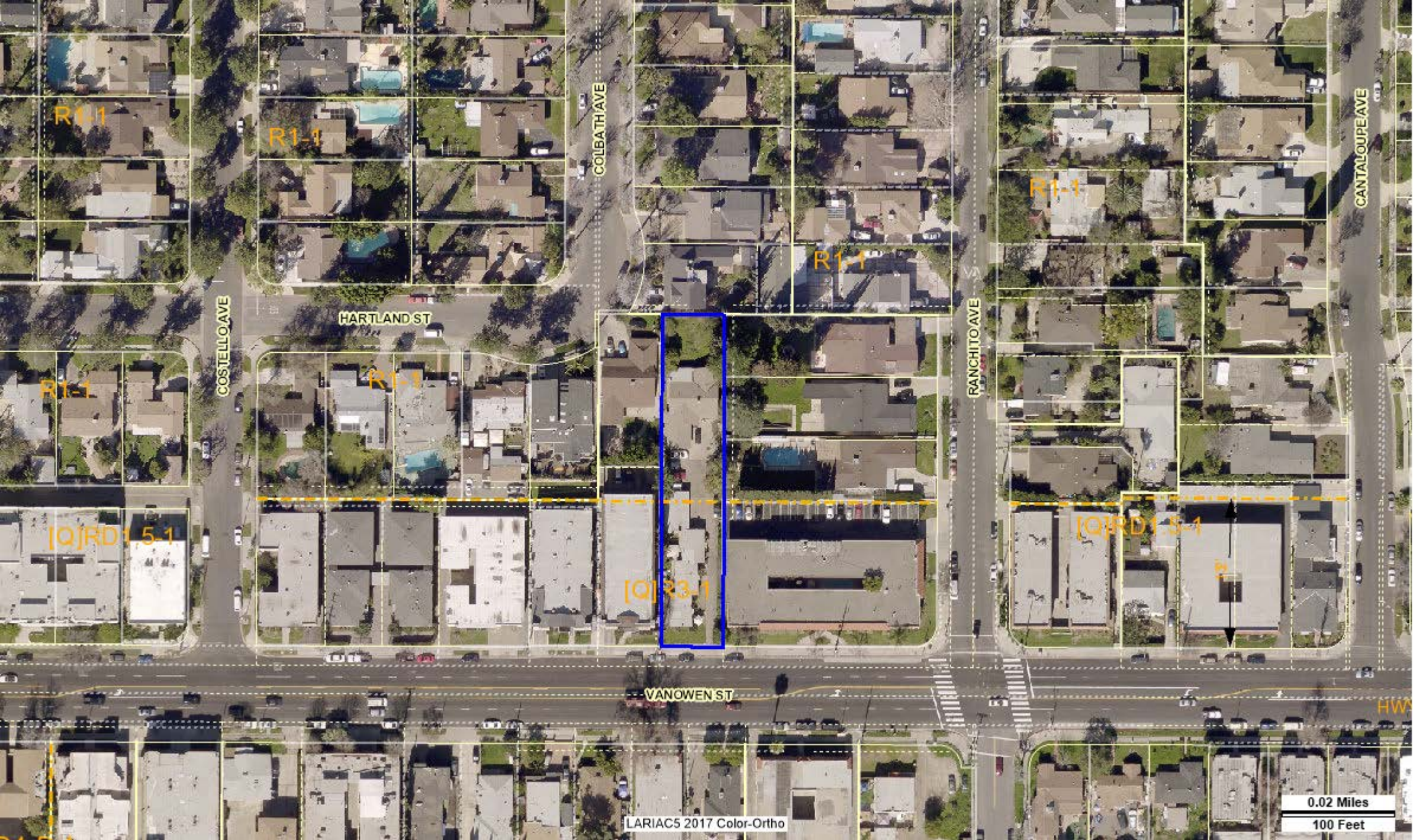
-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

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

INDUSTRIAL

-  Limited Industrial
-  Light Industrial



R1-1

R1-1

COLBATH AVE

R1-1

R1-1

CANTALOUPE AVE

COSTELLO AVE

HARTLAND ST

R1-1

RANCHO AVE

[Q]RD15-1

[Q]R3-1

[Q]RD15-1

VANOWEN ST

HWY

LARIAC5 2017 Color-Ortho

0.02 Miles
100 Feet

Exhibit C – Site Photos



Google



Google

Exhibit D – Notice of Exemption

Exhibit D 2019-6375 Notice of Exemption

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)	
Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 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-2019-6375-CU-DB-ZV / Conditional Use, Density Bonus, Zone Variance			
LEAD CITY AGENCY City of Los Angeles (Department of City Planning)		CASE NUMBER ENV-2019-6376-CE	
PROJECT TITLE CPC-2019-6375-CU-DB-ZV-PHP Project		COUNCIL DISTRICT 2 – Krekorian	
PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 13921 - 13923 W. Vanowen Street		<input checked="" type="checkbox"/> Map attached.	
PROJECT DESCRIPTION: The construction of a new four-story (45-foot, 6-inch), approximate 17,678 square-foot, 15-unit multi-family building with two units reserved for Very Low Income households. A total of 16 parking spaces will be located within a subterranean parking garage, including 15 long term bicycle spaces and two short term bicycle spaces. Vehicle access will be provided via a two-way driveway from Vanowen Street. The project includes a rooftop common open space deck area of approximately 2,626 square feet, and a swimming pool, kids pool, jacuzzi, and open area within the rear yard, R1 zoned portion of the site. The site is approximately 16,059 square feet and is split zoned, with [Q]R3 zone on front half and R1 zone on rear half of site. The site is currently developed with a one-story, 1,569 square foot single family dwelling (built in 1954) and a one story, 1,512 square foot triplex (built in 1948). The remainder of the site is mostly hardscape. There are three trees on site that are proposed to be preserved. There are no protected trees on site and no street trees. The project includes the demolition of the existing buildings. Approximately 1,775 square feet of new landscaping will be provided including five new 24-inch box trees. Approximately 3,908 cubic yards of earth will be graded and exported from the site.		<input checked="" type="checkbox"/> Additional page(s) attached.	
NAME OF APPLICANT / OWNER: Dave Aviram, Vanowen Terrace LLC			
CONTACT PERSON (If different from Applicant/Owner above) Luke Tarr, Apel Design, Inc.		(AREA CODE) TELEPHONE NUMBER EXT. (310)317-0500	
EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.) STATE CEQA STATUTE & GUIDELINES			
<input type="checkbox"/> STATUTORY EXEMPTION(S) Public Resources Code Section(s) _____			
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33) CEQA Guideline Section(s) / Class(es) <u>Section 15332/Class 32</u>			
<input type="checkbox"/> OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))			
JUSTIFICATION FOR PROJECT EXEMPTION: CE - Section 15332/Class 32: n-Fill Development Projects		<input checked="" type="checkbox"/> Additional page(s) attached	
<input checked="" type="checkbox"/> None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project. <input type="checkbox"/> The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.			
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 Erin Nash		STAFF TITLE Planning Assistant	
ENTITLEMENTS APPROVED Conditional Use, Density Bonus, Zone Variance			
FEE: \$5,774	RECEIPT NO. 0101109046	REC'D. BY (DCP DSC STAFF NAME) Ulises Gonzalez	

DISTRIBUTION: County Clerk, Agency Record

ENV-2019-6376-CE / Attachment "A"

Project Address: 13921 - 13923 W. Vanowen Street

Project Description: The construction of a new four-story (45-foot, 6-inch), approximate 17,678 square-foot, 15-unit multi-family building with two units reserved for Very Low Income households. A total of 16 parking spaces will be located within a subterranean parking garage, including 15 long term bicycle spaces and two short term bicycle spaces. Vehicle access will be provided via a two-way driveway from Vanowen Street. The project includes a rooftop common open space deck area, and a swimming pool, kids pool, jacuzzi, and landscape area within the rear yard, R1 zoned portion of the site. The site is approximately 16,059 square feet and is split zoned, with [Q]R3 zoning on the front half (approximately 6,985 square feet of lot area) and R1 zoning on rear half of site (approximately 9,075 square feet). The multi-family building will be built on the R3 zoned portion of the lot. The site is currently developed with a one-story, 1,569 square foot single family dwelling (built in 1954) and a one story, 1,512 square foot triplex (built in 1948). The remainder of the site is mostly hardscape. There are three trees on site that are proposed to be preserved. There are no protected trees on site and no street trees. The project includes the demolition of the existing buildings. New landscaping will be provided as required per LAMC, including a minimum of three 24-inch box trees and street trees as may be required per Urban Forestry Division. Approximately 3,908 cubic yards of earth will be graded and exported from the site.

Notice of Exemption

The City of Los Angeles determined that based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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

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

The project is a Density Bonus project in which 2 units will be set aside for Very Low Income Households with a density bonus of 57.6 percent (7 units) over the base density of 9 units allowed by right, for a total of 15 units. Density Bonus base incentive includes 0.5 parking spaces per bedroom for a mixed income development with the maximum amount of set aside units that is within ½ mile of a major transit stop and three on-menu incentives for an FAR (Floor Area Ratio) of 4:05:1 in lieu of 3:1, a reduced side yard of 5 feet, 8 inches in lieu of 7 feet, and a height of 45 feet, 6 inches in lieu of 35 feet, and one off-menu incentive to permit a rear yard of zero in lieu of 15 feet otherwise required for the R3 zone. The project includes a Conditional Use to permit a density increase of 57.6% in lieu of 35 percent, and a Zone Variance to permit the subterranean parking garage to extend into the R1 zoned portion of the site.

As a multi-family development on a previously developed lot, the project which is characterized as in-fill development, qualifies for Section 15332, Class 32, Categorical Exemption.

The site is split zoned with [Q]R3-1 zone on the front half and R1-1 zone of the rear half approximately. The R3 zone has General Plan Land Use Designation of Medium Residential and the R1 zone has a Land Use Designation of Low Residential. The [Q] condition on the R3 zone limits the height to 35 feet. The R3 zone permits multi-family residential uses and is eligible for density bonus on and off-menu incentives for the inclusion of 20 percent of the units to be affordable units. The site is located within 1,500 feet of a bus transit stop. As shown in the case file, the project is consistent with the applicable Van Nuys- North Sherman Oaks Community Plan designation and policies. The subject site is wholly within the City of Los Angeles, on a site that is 16,059 square feet (approximately 0.37 acre). Lots adjacent to the subject site and in the immediate area are developed with multi-family buildings to the east, west, and south, along Vanowen Street, and single-family dwellings to the north. The properties along Vanowen Street are zoned [Q]aR3-1 and [Q]RD1.5-1 and are developed with a mix of older (1960's – 80's) mostly two- and three-story apartment buildings as well as some one-story single duplex – quadplexes, similar to the subject site. The west adjoining property is developed with a two-story over semi-subterranean parking, 10-unit apartment building. The east adjoining property is developed with a two-story, 25-unit apartment building. The adjoining properties to the north are zoned R1 and developed with single family dwellings. The northwest adjoining property is developed with a one-story, single family dwelling which fronts Hartland Street. The northeast adjoining properties are developed with one-story single-family dwellings on three separate lots, which front Ranchito Avenue. The adjoining R1 single family lots are oversize, deep lots, approximately 10,000 square foot lots with large backyards. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are no protected trees on site and no street trees in front of the property. There are three existing mature trees that are proposed to remain. A total of 5, new 24-inch box trees are proposed on-site, predominately along the pool area for screening and one within the front yard setback. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. A soils approval report will be required by Building and Safety before a grading permit can be issued. Further, the number of trips for a 15-unit multi-family building does not exceed the trip generation threshold of significance where further analysis would be required. Additionally, the existing structures on the site are not designated historic resources or potential historic resources per SurveyLA. Therefore, the project meets all of the Criteria for the Class 32.

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.

Research of case history and Google Street View reveals there are no similar known projects in the immediate area. As such, the proposed project will not result significant cumulative impacts from successive projects of the same type in the same place. The site is located within an urban densely built up area and there are no unusual circumstances which may lead to a significant effect on the environment. The site is not near a Scenic Highway, therefore the subject site will not create any impacts within a designated state scenic highway. 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 nor would the project result in a substantial adverse change to a historic resource. As such, there are no exceptions to the Class 32 exemption.

Exhibit E – Correspondence



Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

DATE: June 26, 2019
TO: Vanowen Terrace LLC, a California limited liability company, Owner
FROM: Marites Cunanan, Senior Management Analyst I *[Signature]*
Los Angeles Housing and Community Investment Department
SUBJECT: **AB 2556 (DB) Determination for
13921 W. Vanowen St., Los Angeles, CA 91405**

Based on the Application for an Affordable Unit Determination (Application) submitted by Luke Tarr on behalf of Vanowen Terrace LLC, a California limited liability company (Owner), the Los Angeles Housing + Community Investment Department (HCIDLA) has determined that four (4) units (as detailed below) are subject to replacement under AB 2556 (formerly AB 2222).

Information about the existing property for the five (5) years prior to the date of the Application is required in order to make a determination. HCIDLA received the Application on or about May 6, 2019, so HCIDLA must collect data from May 2014 to May 2019.

Owner acquired the property commonly known as:
13921 W. Vanowen St. under APN 2216-017-011, Lot PT 248, ARB 4 on March 9, 2018 per Grant Deed.

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 commonly known as 13921 W. Vanowen St. Google Earth images, Internet Search and the Rent Stabilization Ordinance (RSO) Unit confirms that the property contains a multifamily structure.

The Los Angeles Department of Building and Safety database indicates that the Owner has not applied for either a Building Permit or a Demolition Permit for the project.

Per the Application received by HCIDLA on or about May 6, 2019, the Owner plans to construct a fifteen (15) unit apartment building, pursuant to Density Bonus (DB) guidelines.

ADDRESS	BEDROOM TYPE
13921 W. Vanowen St.,	1 Bedroom
13921 ½ W. Vanowen St.,	1 Bedroom
13923 W. Vanowen St.,	1 Bedroom
13925 W. Vanowen St.,	3 Bedrooms

No income documents were provided for these unit(s). Pursuant to AB 2556, where incomes of existing or former tenants are unknown, the required percentage of affordability is determined by the percentage of extremely low, very low, and low income rents in the jurisdiction as shown in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. At present, the CHAS database shows 50% Very Low (Below 51% Area

Median Income [AMI]) and 18% Low ([51% to 80% AMI]) renter households for Los Angeles. The balance of these unit(s) (i.e. 32%) are presumed to have been occupied by persons and families above-lower income.

Number of Existing RSO Units within five (5) years of Owner's application = 4
Number of Affordable Replacement Units required per CHAS: 3 (see table)

4 Units x 68%	3 Units
50% Very Low	2 Units
18% Low	1 Unit
Market Rate RSO units	1 Units

Number of Unit(s) presumed to be above-lower income subject to replacement = 1

For Rental:

Pursuant to CHAS, three (3) unit(s) need to be replaced with equivalent type, with two (2) units restricted to Very Low Income Households, and one (1) unit to Low Income Households. For the one (1) remaining unit presumed to have been occupied by an above-lower income person or household, as permitted by California Government Code §65915(c)(3)(C)(ii), the City has opted to require that those unit(s) be replaced in compliance with the City's Rent Stabilization Ordinance (RSO).

Please note that all the new units may be subject to RSO requirements unless an RSO Exemption is filed and approved by the RSO Section. This determination is provisional and subject to verification by the RSO Section.

This AB 2556 determination only applies if the proposed project is a rental Density Bonus project and NOT condominiums. In the event the project changes to condominiums, the owner needs to request an AB 2556 amendment to reflect 100% replacement of the units. In addition, if the project is changed from Density Bonus to TOC or vice-versa, an AB 2556 amendment will also be required.

****WARNING****

LOT TIES AND EXISTING PRE-1978 SINGLE FAMILY DWELLING ON ONE LOT

ISSUE:	Is a LOT TIE required for the NEW project?
IF NO:	Owner's existing Rent Stabilization (RSO) replacement obligation, if any, remains the SAME as above.
IF YES:	Owner's existing RSO replacement obligation, if any, will INCREASE by one and the new project will also be subject to the RSO, unless the existing single family dwelling is demolished before the lots are tied.

NOTE: This determination is provisional and is subject to verification by HCIDLA's Rent Division.

If you have any questions regarding this determination, please contact Jacob Comer at Jacob.comer@lacity.org.

cc: Los Angeles Housing and Community Investment Department File
 Vanowen Terrace LLC, a California limited liability company, Owner
 Ulises Gonzalez, Case Management Section, City Planning Department

MAC:jc

GREEN BUILDING NOTES:

DURING CONSTRUCTION THERE ARE A NUMBER OF WAYS THAT AIR QUALITY IN THE BUILDING CAN BE PUT AT RISK. THESE INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCs INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPS TO ENSURE THAT AIR QUALITY ISSUES WILL BE WELL MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM, INCLUDES PROTECTING DUCTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUCTS PRIOR TO OCCUPANCY.

LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHES ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCs. MOST LOW-VOC PAINTS MARKED BY PAINT MANUFACTURERS MEET THE THRESHOLD OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS, AND 150 GRAMS PER LITER (OR LESS) FOR NON-FLAT PAINTS.

ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 10-50% LESS ENERGY AND WATER THAN STANDARD MODELS. THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS. REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA Edison. SEE [HTTP://WWW.SCE.COM/REBATESANDSAVINGS/](http://www.sce.com/rebatesandsavings/)

OUTDOOR LIGHTING SHOULD BE DESIGNED TO PREVENT GLARE, LIGHT TRESPASS, AND SKY GLOW AS MUCH AS POSSIBLE. PERMANENTLY INSTALLED LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS COMPENSATED WITH THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.

PROJECTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS IN SECTION 1028.100 (B) (PARKING AREA LANDSCAPING REQUIREMENTS). THE PARKING LOT MUST HAVE PERMEABLE LANDSCAPING WITH 1 CANOPY TREE FOR EVERY 8 PARKING SPACES AND MUST BE RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT OF 42" MEASURED FROM THE SURFACE OF THE PARKING AREA.

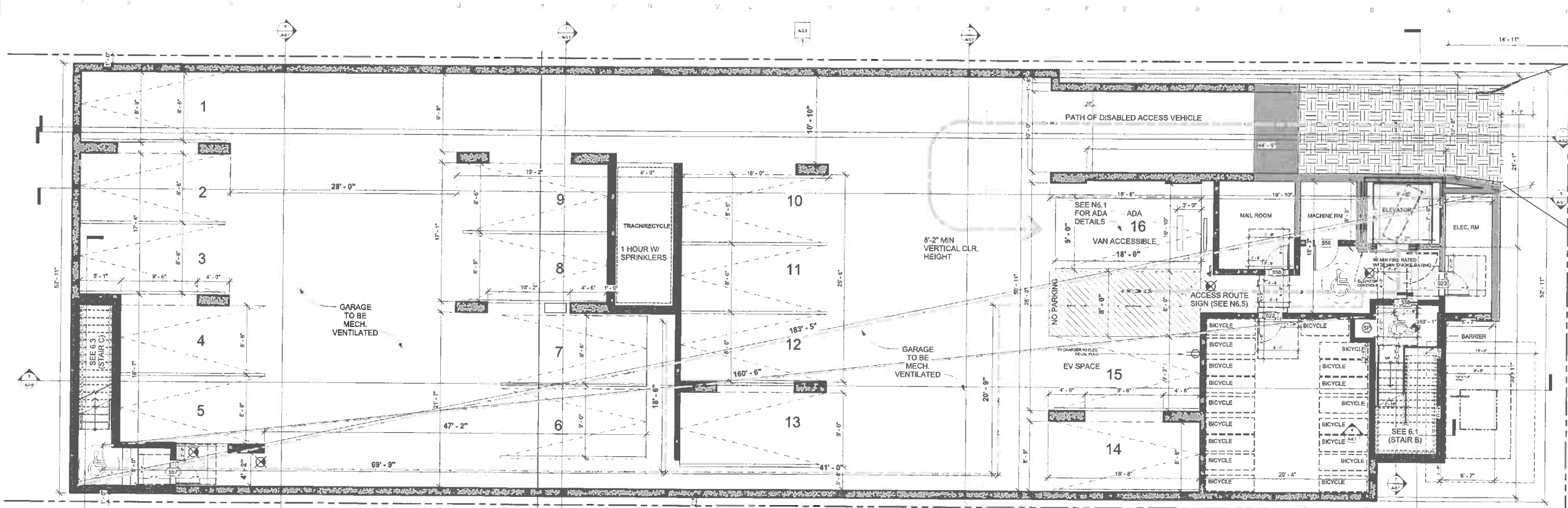
PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 16 (ENVIRONMENTAL PROTECTION, POLLUTION, AND SOLID WASTE)

EGRESS NOTES:

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES.
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICE SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9.
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
 - aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress
 - corridors, exit enclosures, and exit passageways in buildings required to have two or more exits
 - exterior egress components at other than their level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
 - interior exit discharge elements, as permitted in section 1028.1, in buildings required to have two or more exits.
 - exterior landings as required by section 1010.1.6 for exit discharge doorways in buildings required to have two or more exits.
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
- EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
- THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.

APPROVED BY THE DEPARTMENT OF TRANSPORTATION, SAN FERNANDO VALLEY DEVELOPMENT REVIEW SECTION
6262 VAN NUYS BLVD., SUITE 320
VAN NUYS, CA 91401
(818) 374-4699
FOR:

Approved for one new two-way w=20' driveway on Vanowen St. with no security gates.
Shela Alvarado
3/27/19



GREEN BUILDING NOTES:

- CONSTRUCTION WASTE SHALL BE REDUCED BY 65%. INDICATE HOW CONSTRUCTION WASTE WILL BE HANDLED.
- CITY OF LOS ANGELES CERTIFIED HAULER
- FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO. 1881)
- SUFFICIENT CONDUIT SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
- A LABEL STATING EV CAPABLE SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT.
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
- THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMP.
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICES (SPACES) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

NOTES:

- CSS CORP Coat and GSS Clear Coat anti-graffiti coatings (AT THE FIRST 9 FEET MEASURED FROM GRADE) BY American Polymer Corp. RESEARCH REPORT: RR 25142-T (CSJ 02966)
- ALL THE TOILETS ARE DUAL FLUSH. SEE ITEM # ON SUSTAINABILITY CHECK LIST FOR INFORMATION.
- THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.2.03 NFPA 13D (R313.12.1A1769).
- THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
- AUTOMATIC GARAGE DOOR OPENERS SHALL BE IN ACCORDANCE WITH UL 325 (259-4).
- WOOD AND WOOD BASED PRODUCTS SHALL BE PROTECTED FROM DECAY IN THE LOCATIONS SPECIFIED PER SECTION R317.

GENERAL NOTES:

- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
- BATHING AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- IN CONSTRUCTION SHALL PROVIDE ULTRA LOW FLUSH WATER CLOSETS AND EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.
- WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3.1.A.2C)

- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING COOKING AND VENTILATION EQUIPMENT. (4.504.2.4)
- ARCHITECTURAL PARTS AND COATING, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504-1.4.504.3 (4.504.2.1.4.504.2.3)
- ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
 - CARPET AND RUG INSTALLER'S GREEN LABEL PLUS PROGRAM
 - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs (SPECIFICATION 01300)
 - ISO 14001
 - SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD
- ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. (4.504.3.1)
- 11.80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
 - VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE.
 - PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN AND SCHOOLS PROGRAM.
 - CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
- MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01359
- NEW HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FLS INSPECTOR FOR VERIFICATION. (4.504.9)
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED.
- WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4.506.3)
- THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-10M, ANSI/ACCA 204-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 5-2004. (4.507.2)

15. THE VOC Content Verification Checklist, form GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4)

16. THE Formaldehyde Emissions Verification Checklist, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.3)

17. ANIMAL SPACES AND/OR PETS, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLERBOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING NOSE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.3 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)

NOTES:

- A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENRYO CODE SECTIONS 110.10(B) THROUGH 110.10 (C) SHALL BE PROVIDED TO THE OCCUPANT.
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO. 1881)
- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE (4.407.4)
- AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (4.410.1)
- THE PRELAPSE IS INEFFECTIVE, SEALED STUDY TYPE: ANY INSTALLED WOODSTOVE OR PELLER STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. INCORPORATE MANUFACTURER'S SPECIFICATIONS ONTO PLANS. (4.503.1)
- WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED. (ADMD RULE 445)

FIRE PROTECTION:

PLUMBING DIV. PRIOR TO INSTALLATION.

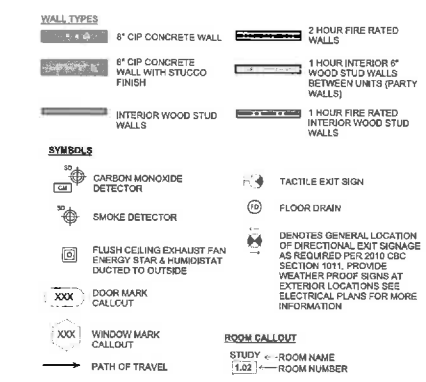
USE 2-1/8" FLECK BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC 2561.4.

NOTE: SMOKE DETECTORS

SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: (310.9.1.3.4) SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.

SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM.

ELEVATION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE (UPC 710.1) (NON-OCCURRING, NOT REQUIRED)



1. PARKING GARAGE (24X36)
 3/16" = 1'-0"

1. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH SHOWERS AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF 6'-8" ABOVE THE FLOOR.

2. CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.

3. DUCTS PENETRATING WALL OR CEILING SEPARATIONS BETWEEN A GARAGE AND A DWELLING UNIT SHALL BE CONSTRUCTED OF MINIMUM 28 GAGE SHEET METAL AND HAVE NO OPENINGS INTO THE GARAGE.

Revision Schedule			
Revision Number	Reason/Description	Revision Date	Revised By
UPDATED SET 12/17/2019			
PROGRESS			
BUILDING OWNER APPROVAL		DATE	
DESIGNER APPROVAL		DATE	
<p>13921 VANOWEN ST</p> <p>13921 Vanowen St Van Nuys, CA 91405</p> <p>PARKING FLOOR</p> <p>NORTH DATE PROJECT SCALE DRAWING</p> <p>12/17/19 12/17/19 13921 1/8" = 1'-0" A-1.0</p> <p>Author: Designer</p>			
<p>2019 13921 VANOWEN ST, VAN NUYS, CA 91405</p> <p>PROJECT NO. 13921VANOWENST</p> <p>AMIT APTEL DESIGN INC.</p> <p>ASSOCIATED WITH MICHAEL D. MACLAREN AIA</p>			



October 29, 2020

RE—(CPC 2019-6375)

Hearing Officer
Department of City Planning

Dear Sir or Madam,

The City of Los Angeles created Van Nuys Neighborhood Council to give local residents a “first look, first comment” on development issues in Van Nuys.

Van Nuys Neighborhood Council held two public hearings on 13921-23 Vanowen. (CPC 2019-6375), The project spans from a busy street (Vanowen) to an inside residential street, which was the main issue of concern.

The Van Nuys Neighborhood Council voted—iFebruary 12, 2020—in public session—to unanimously approve the project,

The apartment building will bring more appropriately priced housing to Van Nuys. We thought Mr. Tarr gave a professional presentation—and that Van Nuys was comfortable with this project going on to completion.

Sam Woolf
President
Van Nuys Neighborhood Council
vnnc.org

Prepared by John Hendry, Chair, VNNC PLUM Committee.

Van Nuys Neighborhood Council | Box 3118, Van Nuys, CA 91407 | Info@vnnc.org

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

March 6, 2020

TO: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: Miguel Hernandez

FROM: Los Angeles Fire Department

SUBJECT: **CPC-2019-6375-CU-DB-ZV (13921 W. VANOWEN ST.)**

Submit plot plans for Fire Department approval and review prior to recordation of City Planning Case.

RECOMMENDATIONS:

Access for Fire Department apparatus and personnel to and into all structures shall be required.

Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

- a. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
- b. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
- c. This policy does not apply to single-family dwellings or to non-residential buildings.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Site plans shall include all overhead utility lines adjacent to the site.

FPB #105

5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safe communication systems.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call **(818) 374-4351**. You should advise any consultant representing you of this requirement as well.

RALPH M. TERRAZAS
Fire Chief

Kristin Crowley, Fire Marshal
Bureau of Fire Prevention and Public Safety

KC:RED:kmc

CPC-2019-6375-CU-DB-ZV



Erin Nash <erin.nash@lacity.org>

Fwd: CPC-2019-6375-CU-DB-ZA-PHP Proposed building project at 13921-13923 Vanowen, Van Nuys

3 messages

Andrew Jorgensen <andrew.jorgensen@lacity.org>
To: Erin Nash <erin.nash@lacity.org>

Thu, May 6, 2021 at 9:18 AM

FYI for case file

----- Forwarded message -----

From: **maggie field** <mags1890@gmail.com>

Date: Wed, May 5, 2021 at 4:26 PM

Subject: CPC-2019-6375-CU-DB-ZA-PHP Proposed building project at [13921-13923 Vanowen, Van Nuys](#)To: <CPC@lacity.org>, <Correy.Kitchens@lacity.org>, <Andrew.Jorgensen@lacity.org>, J. Brunnick <jbrunnick@mac.com>, Yvonne Ramond <yramond@yahoo.com>

Ladies and Gentlemen,

Further to a hearing held by Erin Nash last Thursday, April 29, 2021, this email contains my objections to the above-referenced project as currently submitted for your review.

Furthermore, my neighbors and I, all residents who will be severely impacted by this project, were not notified of the hearing held by the Van Nuys Neighborhood Council, and, after the hearing on the 29th, we were given only a week to submit our concerns.

This whole proceeding smacks of secretive behavior that is not in the interest of the public.

Sincerely,

Margaret S. Field

May 5, 2021

RE: Case No: CPC-2019-6375-CU-DB-ZV-PHP

CEAQ No: ENV-2019-6376-CE

Property Address: [13921-13923 W. Vanowen Street, Van Nuys](#)

Dear Ms. Nash,

Thank you for notifying the residents of our neighborhood of the opportunity to speak at the most recent hearing with respect to the above-mentioned proposed building project. I was shocked and dismayed to learn that we were not provided with the same opportunity to speak before the Neighborhood Council; a most unfortunate oversight.

Since you announced that we might follow-up our attendance at that hearing with further commentary, I am taking advantage herewith. Truly, two minutes is insufficient to make a case, especially in the face of the condescending and dismissive attitude of the owner of the property in question, "Dave."

The following are my objections to the proposed build:

PRIVACY: The proposed building is so tall that it will provide a bird's eye view into all the properties along Colbath, Hartland,

Ranchito, Costello, and Murietta to any resident with a north or west view. Since all of the homes along these streets are one story, we have no defense against the invasion of privacy. Privacy is not only our issues; the building's neighbors to the east, west, and south all will be impacted by a loss of privacy. I strongly urge the Commission to permit a building of no more than three (3) stories.

NOISE: "Dave's" response to my concern about noise was, as I said above, dismissive. Saying that we already hear from residents in buildings currently on Vanowen is offensive if true. Adding to that noise factor by providing prospective residents with rooftop options for entertainment, two pools, and a hot tub is, at best, inconsiderate. At worst, well, it's creating noise pollution. I believe there are existing rules to address that issue.

PARKING: Once again, "Dave" decided that this is not his problem to solve. I, on the other hand, believe that it could be. Lowering the height of the building would limit the number of residents and limit both traffic and parking issues. Our neighborhood already has residents who live on Vanowen who park on Costello and Hartland. Most of the buildings on Vanowen were built decades ago and, therefore, did not anticipate the current demand for parking. "Dave" can anticipate it, but clearly demonstrated at the hearing that he doesn't care and will not do so. In fact, when he responded to objections, he said that the people who will live in the building will be "high end" and thus no problem. A cavalier and dismissive claim. At best.

I particularly am concerned because the people who park here are not invested in the neighborhood. Their visitors are not invested in our neighborhood. I am a 70 year old woman, and I do not go out at night, because, while I recognize my neighbor's cars, I don't have any idea who else might be outside. We already have issues with strangers invading backyards, coming to our doors, etc. I am defenseless. I realize "Dave" doesn't give a damn, but I hope the members of the Planning Commission do.

I request that the Planning Commission reject this project on the bases above. In the unfortunate event that the Planning Commission is prepared to approve this project, I urgently request that they consider the following mitigations:

Deny the pools and hot tub and re-zone the R-1 to permit for a two-story parking structure. This will ameliorate the parking problem and part of the noise problem. It will save "Dave" money, as it will be either cheaper or no more expensive for him to build a structure than to build subterranean parking.

Or, require an on-site manager and limit the hours that the rooftop, pools, and hot tub are available to residents. For example, not before 10 a.m. or after 10 p.m.

Require that "Dave" plant fast-growing tall trees (see #1 below for suggestions) next to the building to block the view and restore privacy. Equally, if no parking structure, require "Dave" to plant a dense, fast-growing hedge (see #2 below for suggestions) at the back of the property to mitigate some of the noise, and do not permit him to reduce the 'offset' from ten feet to five feet.

My thanks again to you for your time and attention and for ensuring that my letter is presented to the Planning Commission before it reaches

a decision. I am forwarding a copy of this to Councilman Paul Krekorian and to the Van Nuys Neighborhood Council.

Sincerely,

Maggie Field
Colbath Ave., Van Nuys 91405

6839

#1: Fast growing trees: Thuja Green Giant; Leyland Cypress Tree; Salix Willow

#2: Fast growing hedges: Wax Myrtle; Ibolium Privet Hedge; Hopseed Bush



Andrew Jorgensen, AICP
pronouns: he/him/his
City Planner
Los Angeles City Planning
6262 Van Nuys Blvd
Van Nuys, CA 91401
Planning4LA.org
T: (818) 374-9904



Andrew Jorgensen <andrew.jorgensen@lacity.org> Thu, May 6, 2021 at 9:18 AM
To: maggie field <mags1890@gmail.com>
Cc: Planning CPC <CPC@lacity.org>, Correy Kitchens <Correy.Kitchens@lacity.org>, "J. Brunnick" <jbrunnick@mac.com>, Yvonne Ramond <yramond@yahoo.com>, Erin Nash <erin.nash@lacity.org>

Thank you Maggie, in receipt of your comments.
[Quoted text hidden]

Erin Nash <erin.nash@lacity.org> Mon, May 10, 2021 at 11:24 AM
To: Andrew Jorgensen <andrew.jorgensen@lacity.org>
Cc: maggie field <mags1890@gmail.com>, Planning CPC <CPC@lacity.org>, Correy Kitchens <Correy.Kitchens@lacity.org>, "J. Brunnick" <jbrunnick@mac.com>, Yvonne Ramond <yramond@yahoo.com>

Thank you Maggie, your comments have been received. I appreciate you taking the time to express your concerns.

Best,

Erin

[Quoted text hidden]

Erin Nash
Preferred Pronouns: She, Her / They, Them
Planning Assistant
Los Angeles City Planning
6262 Van Nuys Blvd., Room 430

7/12/2021

City of Los Angeles Mail - Fwd: CPC-2019-6375-CU-DB-ZA-PHP Proposed building project at 13921-13923 Vanowen, Van Nuys



Van Nuys, CA 91401

Planning4LA.org

T: (213) 675-4167 | F: (818) 374-9955





Erin Nash <erin.nash@lacity.org>

Case No. CPC-2019-6375-CUDB-ZV-PHP and CEQA No. ENV-2019-6376-CE3 messages

Harry Boyaj <hboyaj@yahoo.com>

Sat, May 8, 2021 at 2:14 PM

To: "erin.nash@lacity.org" <erin.nash@lacity.org>

Cc: "cairo.rodriguez@lacity.org" <cairo.rodriguez@lacity.org>, "andrew.jorgensen@lacity.org" <andrew.jorgensen@lacity.org>, "correy.kitchens@lacity.org" <correy.kitchens@lacity.org>, "CPC@lacity.org" <CPC@lacity.org>

May 8, 2021

Re: Case No: CPC-2019-6375-CU-DB-ZV-PHP

CEAQ NO: ENV-2019-6376-CE

Property Address: [13921-13923 W. Vanowen Street](#)

Hello Ms. Nash,

I'm emailing you to address concerns regarding the proposed building project located on [13921-13923 W. Vanowen St.](#) My home is located directly next to the proposed site, and it would dramatically effect my home life. I am a 60-year-old woman working from home and having an apartment building to be build next to my house is going to affect my life hood very drastically. I have medical problems: high blood pressure, asthma and difficulty breathing fumes, and a building this tall next to my house will create lots of traffic, noise, and loss of privacy as well.

Please, I beg for your consideration for refusal of this project!!!

The proposed project is going to be 4 stories high and directly located next to my house, which will effect my safety as well. When I look from my window I have to look at either to a parking lot with full of cars or a rooftop with no privacy. There are safety issues as well, my brick wall is not high enough to safely protect me from people jumping over.

The proposed project is going to irreversibly and negatively affect quality of my life. My house is going to loose its' property value as well. Nobody wants to live next to an apartment building full of noise, cars' gas fumes and lack of privacy. The proposed project which is going to be split zoned is going to be build with pools and hot tubs on my front side of property and an apartment building will be on the end of my property which will create again lots of noise, cars' gas fumes and lack of privacy. We already have an existing big apartment building in the back of my house and we have so much noise (from the cars and people) and gas fumes coming from them.

I'm also concerned that people from the proposed apartment building are going to park on the street creating safety and privacy issues. We have a neighborhood with full of small children who play outside, and this will create danger issues with strangers invading our backyards and front yards, cars driving fast in our quite streets.

We had the same problem 10 years ago, and the commission rejected the proposed project which was 3 stories high (Case# ENV-2007-4369-MND), now the proposed project is 4 stories: it's even worse!!!

Please, please, please, I sincerely request from the commission to reject this proposed project or at least I would like to propose to lower the building into 2 stories high which will limit the number of residents, limit some of the traffic and create less parking issues on our streets. I would also propose to plant tall trees next to the building to block the view and restore my privacy.

Thank you so much for your time, and attention. I am also grateful to you for my letter to be presented to the Planning Commission before they reach their decision.

Sincerely,

Rouzanna Ovsepien

13930 Hartland St, Van Nuys, Ca 91405

Erin Nash <erin.nash@lacity.org>

Mon, May 10, 2021 at 5:58 PM

To: Harry Boyaj <hboyaj@yahoo.com>

Cc: "cairo.rodriguez@lacity.org" <cairo.rodriguez@lacity.org>, "andrew.jorgersen@lacity.org" <andrew.jorgersen@lacity.org>, "correy.kitchens@lacity.org" <correy.kitchens@lacity.org>, "CPC@lacity.org" <CPC@lacity.org>

Hi Harry,

Your comments have been received, thank you.

Best,

Erin

[Quoted text hidden]

--



Erin Nash

Preferred Pronouns: She, Her / They, Them
Planning Assistant

Los Angeles City Planning

6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401

Planning4LA.org

T: (213) 675-4167 | F: (818) 374-9955



Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Mon, May 10, 2021 at 5:58 PM

To: erin.nash@lacity.org



Address not found

Your message wasn't delivered to **andrew.jorgersen@lacity.org** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

The response was:

The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. Learn more at <https://support.google.com/mail/answer/6596>

Final-Recipient: rfc822; andrew.jorgersen@lacity.org

Action: failed

Status: 5.0.0

Diagnostic-Code: smtp; The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. Learn more at <https://support.google.com/mail/answer/6596>

Last-Attempt-Date: Mon, 10 May 2021 17:58:31 -0700 (PDT)

----- Forwarded message -----

From: Erin Nash <erin.nash@lacity.org>

To: Harry Boyaj <hboyaj@yahoo.com>

Cc: "cairo.rodriguez@lacity.org" <cairo.rodriguez@lacity.org>, "andrew.jorgersen@lacity.org" <andrew.jorgersen@lacity.org>, "correy.kitchens@lacity.org" <correy.kitchens@lacity.org>, "CPC@lacity.org" <CPC@lacity.org>

Bcc:

Date: Mon, 10 May 2021 17:58:19 -0700

Subject: Re: Case No. CPC-2019-6375-CUDB-ZV-PHP and CEQA No. ENV-2019-6376-CE

----- Message truncated -----



Erin Nash <erin.nash@lacity.org>

Case No: CPC-2019-6375-CU-DB-ZV-PHP

2 messages

K. Junod <yack@pacbell.net>

Thu, May 6, 2021 at 10:19 AM

To: "CPC@lacity.org" <cpc@lacity.org>, "erin.nash@lacity.org" <erin.nash@lacity.org>, "cairo.rodriguez@lacity.org" <cairo.rodriguez@lacity.org>, "Correy.Kitchens@lacity.org" <correy.kitchens@lacity.org>, "Andrew.Jorgensen@lacity.org" <andrew.jorgensen@lacity.org>, "paul.krekorian@lacity.org" <paul.krekorian@lacity.org>, "cd2.media@lacity.org" <cd2.media@lacity.org>, "info@vnnc.org" <info@vnnc.org>

RE: Project site: 13921-13923 W. Vanowen Street

Case No: CPC-2019-6375-CU-DB-ZV-PHP

CEAQ No: ENV-2019-6376-CE

I am writing in strong opposition regarding the above mentioned project. It is hard to express opposition to a proposed project when I only received information around April 9, (a week I was out of town) and was only able to read it on April 28 (the day I returned, one day before the scheduled meeting). Therefore, I attended the Zoom hearing without any ability to do my due diligence on this project.

A proposal to build a THREE STORY building on this property was submitted to the South Valley Planning Commission in 2011 and was rejected. CASE NO. APCSV-2007-4537ZC-ZAA-BL. NO FOUR STORY building exists within the density map, or even further away. The multiple exemptions and variances that are being requested for this current proposal is indicative of a project that just doesn't work.

Adequate time to review or comment has not been given. Here are my initial reasons for Opposition:

- No representative from my neighborhood council was present.
- I did not receive a notice of a public hearing prior to the notice of the Zoom hearing. A prior hearing was discussed by Erin Nash stating there were no objections. What meeting? A very suspicious omission.
- I have not had the ability to view any proposed project drawings or renderings.
- An Environmental Impact Report or Negative Declaration have not been made available to review.
- Significant impact on an already high traffic corridor would result in increased traffic and noise to the adjacent R-1 neighborhood.
- The proposed rooftop common area, swimming pool, kids pool and jacuzzi have not been addressed as to how noise would be mitigated.
- Part of the building would encroach into the R-1 zoned property.
- Underground parking is of considerable concern as to the impact it would have on adjacent properties, both current and long term in an earthquake prone region.

The adjacent neighborhood is comprised of single family residences. 1 unit for every lot having 5000 square feet. This development would be inconsistent with immediate R-1 properties. Such a development is not in the best interest or general welfare of the neighborhood. This project proposal essentially triples the density in the immediate adjacent neighborhood. I am under the impression that permits have already been pulled for this property prior to its approval, which seems to be in direct conflict with the approval process. With the lack of full disclosure pertaining to all

hearings and information, I feel that this project is being being unfairly expedited. The fact that there are NO FOUR STORY buildings in this area, and introducing a towering building over a R-1, single family neighborhood is both incongruous and completely unacceptable.

Considering all of the above mentioned, the cummulative impacts on neighboring properties is a substaintial loss in property value and the welfare of its residents. This project, as proposed, should NOT be allowed to proceed.

Thank you.

Ken Junod
Colbath Ave.
Van Nuys, CA

Andrew Jorgensen <andrew.jorgensen@lacity.org>

Thu, May 6, 2021 at 10:23 AM

To: "K. Junod" <yack@pacbell.net>

Cc: "CPC@lacity.org" <cpc@lacity.org>, "erin.nash@lacity.org" <erin.nash@lacity.org>, "cairo.rodriguez@lacity.org" <cairo.rodriguez@lacity.org>, "Correy.Kitchens@lacity.org" <correy.kitchens@lacity.org>, "paul.krekorian@lacity.org" <paul.krekorian@lacity.org>, "cd2.media@lacity.org" <cd2.media@lacity.org>, "info@vnncc.org" <info@vnncc.org>

We are in receipt of your comments, thank you.

Best,

Andrew

[Quoted text hidden]

--



LOS ANGELES
CITY PLANNING

Andrew Jorgensen, AICP

pronouns: he/him/his

City Planner

Los Angeles City Planning

6262 Van Nuys Blvd

Van Nuys, CA 91401

Planning4LA.org

T: (818) 374-9904





Erin Nash <erin.nash@lacity.org>

Property Address: 13921-139233 W. Vanowen Street Proposal

2 messages

Yvonne Ramond <yramond@yahoo.com>

Thu, May 6, 2021 at 10:14 AM

To: "erin.nash@lacity.org" <erin.nash@lacity.org>, "cpc@lacity.org" <cpc@lacity.org>, "info@vnnc.org" <info@vnnc.org>, "paul.krekorian@lacity.org" <paul.krekorian@lacity.org>
Cc: "cairo.rodriquez@lacity.org" <cairo.rodriquez@lacity.org>, "correy.kitchens@lacity.org" <correy.kitchens@lacity.org>, Paul Krekorian <cd2.media@lacity.org>, "andrew.jorgensen@lacity.org" <andrew.jorgensen@lacity.org>

RE: Case No: CPC-2019-6375-CU-DB-ZV-PHP
CEAQ No: ENV-2019-6376-CE
Property Address: 13921-13923 W. Vanowen Street

I am writing to share my opinion about the above proposed 15-Unit building on Vanowen Street. My husband and I were away when the letter from City Planning arrived, which was less than 3 weeks notice of the Zoom meeting scheduled for last Thursday. We received no other notice about this proposed building project, although according to my husband, who attended the Zoom meeting, the Van Nuys Neighborhood Council held an earlier meeting regarding this property that no one voiced any objections to (how could there be, if we weren't aware of it?). Additionally, there was no representative from the Van Nuys Neighborhood Council at said Zoom meeting last Thursday. Neither we, nor the several neighbors we contacted, were ever informed about an earlier meeting, which leads me to believe that somehow this project is being pushed through quickly without proper feedback from the neighborhood residents.

A 4-story building in this block of Vanowen is 2 stories higher than most of the other buildings. It will stick out like a sore thumb, and I believe it will pave the way for more, taller buildings to come, as older apartment buildings are torn down. Since this neighborhood is primarily residential, that is worrisome.

The building will look down on several homes and their back yards. That's a privacy issue. There is already a parking issue on our street, Colbath. Apartment dwellers who don't have parking have more and more been parking on Hartland and Colbath, and that's not going away if we have another, higher-density building around the corner.

Additionally, if there is a rooftop patio I'm guessing that we'll have a noise issue to deal with, especially on the weekends in good weather. Sound travels quite well in the neighborhood, and we've been subjected to late-night parties from a few blocks away on many occasions.

Ten years ago, a 3 story Unit was disapproved in that same location after a lengthy hearing process, in which the neighborhood residents had a chance to voice their objections and opinions. We had much more than a 3 week notice to respond, and there was more than one meeting. Why is this larger project being rushed through with much less consideration given to the residents?

I believe that this project is just too large for the neighborhood, and there are too many variables that haven't been addressed properly. I am particularly concerned about the amount of time given the neighborhood residents to research and voice our concerns about this project. I fully understand the lack of affordable housing in the Los Angeles area, but this building project is not the answer. I feel it should not be allowed to go forward.

Sincerely,
Yvonne Ramond
[6842 Colbath Ave.](#)

Andrew Jorgensen <andrew.jorgensen@lacity.org>

Thu, May 6, 2021 at 10:23 AM

To: Yvonne Ramond <yramond@yahoo.com>
Cc: "erin.nash@lacity.org" <erin.nash@lacity.org>, "cpc@lacity.org" <cpc@lacity.org>, "info@vnnc.org" <info@vnnc.org>, "paul.krekorian@lacity.org" <paul.krekorian@lacity.org>, "cairo.rodriquez@lacity.org" <cairo.rodriquez@lacity.org>, "correy.kitchens@lacity.org" <correy.kitchens@lacity.org>, Paul Krekorian <cd2.media@lacity.org>

Hi Yvonne,

We are in receipt of your comments, thank you!

Best,

Andrew

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LOS ANGELES
CITY PLANNING

Andrew Jorgensen, AICP

pronouns: he/him/his

City Planner

Los Angeles City Planning

6262 Van Nuys Blvd

Van Nuys, CA 91401

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Erin Nash <erin.nash@lacity.org>

Case No. CPC-2019-6375-CU-DB-ZV-PHP and CEQA No. ENV-2019-6376-CE

2 messages

J. Brunnick <jbrunnick@mac.com>

Thu, May 6, 2021 at 11:22 AM

To: Erin.Nash@lacity.org

Cc: Cairo.Rodriguez@lacity.org, Andrew Jorgensen <andrew.jorgensen@lacity.org>, Correy.Kitchens@lacity.org, CPC@lacity.org

Dear Ms. Nash,

I am writing to express my objections to the above mentioned project located at 13921-13923 W. Vanowen Street. I live on Colbath Ave. four houses north of the proposed project. Along with my other neighbors in the area, we are concerned about the short notice given to us for the meeting on 4/29/21 at 1pm via Zoom as well as the short turnaround deadline for comments to you. While I was unable to participate in the meeting because of travels, my neighbors did fill me in. It's unknown how many of our neighbors were able to participate but I do know of some who were unable to link in. We are joined as neighbors in our opposition to this project for many reasons including:

Height: The proposed four story building is simply too tall for a neighborhood of one story single family homes. It will loom over our properties and deprive us of any privacy in our lives. The apartments on Vanowen are two or three stories. For the record, ten years ago this neighborhood successfully opposed a three story project at the same site (Case No. APCSV-2007-4537-ZC-ZV-ZAA-BL/CEQA: ENV 2007-4369-MND).

Property values: Especially for the neighbors to the west and north of this project will be negatively affected. These dear neighbors deserve to have their own interests and investments protected from speculators. There will be no escaping the building looming over us.

Density and Noise: A rooftop entertainment area is just an invitation to noise and invasions of the privacy of our neighborhood. It also makes the project a five story building, not four.

Parking and Congestion: The prior rejected project was for 8 3-story units and this project is almost double that with less parking. Vanowen St. is already very congested without any parking to spare. Adding more cars will spill over into the rest of the neighborhood. It's just a fact.

We can go through the reasons the 2011 project was denied, but you can find all of that in the report from the July 28, 2011 meeting of the South Valley Area Planning Commission. Meanwhile the site has been allowed to deteriorate and become an eyesore and nuisance.

Ours is a quiet tree-lined street with little traffic. It's a post-war development of one-story single family homes with some children of the original owners still living here. It's a stable neighborhood with little turnover. My family has lived here for over 40 years. We are a close-knit neighborhood and we work hard to maintain a safe, comfortable and pleasant neighborhood.

Thank you for reading through this and please feel free to contact me should you need further information or clarification of any of our objections.

Best regards,
Julie Brunnick
818-780-8256

To: "J. Brunnick" <jbrunnick@mac.com>

Cc: Erin Nash <Erin.Nash@lacity.org>, Cairo.Rodriguez@lacity.org, Correy Kitchens <Correy.Kitchens@lacity.org>, Planning CPC <CPC@lacity.org>

Hi Julie,

We are in receipt of your comments, thank you.

Best,

Andrew

[Quoted text hidden]

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LOS ANGELES
CITY PLANNING

Andrew Jorgensen, AICP

pronouns: he/him/his

City Planner

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E-NEWS



Erin Nash <erin.nash@lacity.org>

13921-23 Vanowen Building Proposal

3 messages

maggie field <mags1890@gmail.com>

Tue, May 11, 2021 at 8:00 AM

To: erin.nash@lacity.org, Andrew.Jorgensen@lacity.org, Correy.Kitchens@lacity.org, paul.krekorian@lacity.org, Cairo.Rodriguez@lacity.org

Cc: "J. Brunnick" <jbrunnick@mac.com>, Yvonne Ramond <yramond@yahoo.com>

May 11, 2021

RE: Case No: CPC-2019-6375-CU-DB-ZV-PHP

CEAQ

No: ENV-2019-6376-CE

Property

Address: [13921-13923 W. Vanowen Street](#)

Dear Erin and Gentlemen,

I very much appreciate having had the opportunity to provide feedback regarding the above-referenced proposed building. Regretfully, the urgency required to respond by April 29, 2021 did not give me enough time to perform my due diligence. Having now had the time to do just that, there are several other points that I wish to make.

The neighborhood from Woodman to Hazeltine on Vanowen - our adjacent neighborhood - contains primarily two-story buildings. There are three three-story buildings, two of which are actually two stories on top of a gated garage.

Continuing to the west, from Hazeltine to Van Nuys Blvd., there are a few more three story buildings, all except two of which are, again, two stories on top of a gated garage. There is no evidence on those three-story buildings that their roofs are open to residents to use for entertainment or other purposes.

More importantly, nowhere in the neighborhood is there a four-story building. This fact is highly relevant since the surrounding residential neighborhood is comprised almost entirely of one-story single family residences which would be overshadowed by a four story complex, not to mention, as I have before, the invasive nature of having neighbors able to watch us 24/7.

A four-story building in this neighborhood would be not only an anomaly but an eyesore. The precedent of permitting a four-story building would spell both short term and long term doom for the neighborhood. In fact, permitting this proposal would achieve one thing only: allowing the owner of the property to make money. Of course, he could make money with a two-story building, but apparently that does not satisfy him. Since when are the rights of owners of single-family residences dismissed in favor of a developer?

In addition, the design of the building does not look like any other structure in the neighborhood and would stick out like a sore thumb.

A further and at least equally disturbing element of the proposal is the building of two pools and a hot tub on a lot intended for a single family residence. The inevitable noise of people enjoying those facilities will violate the quiet nature of our neighborhood. Do we get some noise from the residents currently living in buildings on Vanowen? Yes, of course we do. However, they are behind the walls of the buildings, not on the roof or in non-existent backyards!

Last but not least of my concerns is the danger posed by inadequate parking. The previous proposal for this lot, denied in 2011 (before I lived in the neighborhood) provided two parking spaces per unit. On that point, at least, the proposal was on point. This one is not. One parking spot for a two-bedroom unit? On Vanowen?? My son and I briefly lived on the 4500 block of Natick in Sherman Oaks before moving to this neighborhood. We were allocated a single parking spot, so my son had to park on the street. His car was vandalized twice in four months. Twice. At the hearing, the owner, "Dave," insisted it wouldn't be a problem because his tenants would be "high end." Who does he think was living in Sherman Oaks?

As before, I request that this proposal be denied on the grounds of too high a building, too noisy with the pools and hot tub, and insufficient parking.

I am more than willing to elaborate further if needed. Again, my thanks for your time and attention.

With all good wishes,

Maggie Field

6839 Colbath Avenue

Van Nuys 91405

Erin Nash <erin.nash@lacity.org>

Wed, May 12, 2021 at 8:28 AM

To: maggie field <mags1890@gmail.com>

Cc: Andrew Jorgensen <Andrew.Jorgensen@lacity.org>, Correy Kitchens <Correy.Kitchens@lacity.org>, paul.krekorian@lacity.org, Cairo.Rodriguez@lacity.org, "J. Brunnick" <jbrunnick@mac.com>, Yvonne Ramond <yramond@yahoo.com>

Hi Maggie - thank you for providing your additional comments, they have been received.

Best,

Erin

[Quoted text hidden]

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LOS ANGELES
CITY PLANNING

Erin Nash

Preferred Pronouns: She, Her / They, Them

Planning Assistant

Los Angeles City Planning

6262 Van Nuys Blvd., Room 430

Van Nuys, CA 91401

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Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: erin.nash@lacity.org

Wed, May 12, 2021 at 8:28 AM



Address not found

Your message wasn't delivered to **Cairo.Rodriguez@lacity.org** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

The response was:

The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. Learn more at <https://support.google.com/mail/answer/6596>

Final-Recipient: rfc822; Cairo.Rodriguez@lacity.org

Action: failed

Status: 5.0.0

Diagnostic-Code: smtp; The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. Learn more at <https://support.google.com/mail/answer/6596>

Last-Attempt-Date: Wed, 12 May 2021 08:28:16 -0700 (PDT)

----- Forwarded message -----

From: Erin Nash <erin.nash@lacity.org>

To: maggie field <mags1890@gmail.com>

Cc: Andrew Jorgensen <Andrew.Jorgensen@lacity.org>, Correy Kitchens <Correy.Kitchens@lacity.org>, paul.krekorian@lacity.org, Cairo.Rodriguez@lacity.org, "J. Brunnick" <jbrunnick@mac.com>, Yvonne Ramond <yramond@yahoo.com>

Bcc:

Date: Wed, 12 May 2021 08:28:04 -0700

Subject: Re: 13921-23 Vanowen Building Proposal

----- Message truncated -----



Erin Nash <erin.nash@lacity.org>

13921-13923 Building Project

2 messages

Marsha <marsha_kouyoumjian@yahoo.com>
To: erin.nash@lacity.org

Thu, May 13, 2021 at 8:51 PM

To LA City,

I want to let you know that I also object to the proposed building at 13921-13923 Vanowen street for all the reasons outlined by all my neighbors.

My property is located on 6845 Colbath Ave. Please take all our objections into consideration.

Thanks
Marsha Kouyoumjian

Sent from my iPhone

Erin Nash <erin.nash@lacity.org>
To: Marsha <marsha_kouyoumjian@yahoo.com>

Fri, May 14, 2021 at 8:51 AM

Thank you, Marsha, your comments have been received.

Best,

Erin

[Quoted text hidden]

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**LOS ANGELES
CITY PLANNING****Erin Nash**Preferred Pronouns: She, Her / They, Them
Planning Assistant**Los Angeles City Planning**6262 Van Nuys Blvd., Room 430
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Erin Nash <erin.nash@lacity.org>

Case No: CPC-2019-6375-CU-DB-ZV-PHP

2 messages

Debbie Bengert <debbsen54@yahoo.com>
To: "erin.nash@lacity.org" <erin.nash@lacity.org>

Fri, Apr 30, 2021 at 5:21 PM

Re: [13921-13923 W. Vanowen St.](#) Project

As a resident of [13938 Hartland St.](#), [Van Nuys 91405](#), I am objecting to this proposed project of a 4-story unit, due to traffic congestion and noise this would create.

Thank you for your consideration,
Deborah Bengert

Erin Nash <erin.nash@lacity.org>
To: Debbie Bengert <debbsen54@yahoo.com>

Tue, May 4, 2021 at 8:16 AM

Hi Debbie,

Thank you for taking the time to share your comments. They have been received.

Best,

Erin

[Quoted text hidden]

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LOS ANGELES
CITY PLANNING**Erin Nash**Preferred Pronouns: She, Her / They, Them
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Erin Nash <erin.nash@lacity.org>

Further concerns about CPC-2019-6375-CU-ZV-PHP

2 messages

maggie field <mags1890@gmail.com>

Wed, May 5, 2021 at 4:30 PM

To: erin.nash@lacity.org, paul.krekorian@lacity.org, CPC@lacity.org, Correy.Kitchens@lacity.org, Andrew.Jorgensen@lacity.org, "J. Brunnick" <jbrunnick@mac.com>, Yvonne Ramond <yramond@yahoo.com>

Ms. Nash,

You are out of your office until May 10th, yet you require that we file objections to the project at [13921-23 Vanowen](#) by tomorrow, May 6th? What is wrong with this picture?

Furthermore, I respectfully request - perhaps insist is a better (or more accurate) word - that our objections not be made available to "Dave," the owner of the property, in advance of the as-yet unscheduled Planning Commission meeting. If they are, that most certainly will imply collusion, especially given that the residents of the neighborhood that will be impacted received no notice of the Van Nuys Neighborhood Council meeting regarding the project. That oversight increasingly looks deliberate rather than casual.

Sincerely,

Maggie Field

Andrew Jorgensen <andrew.jorgensen@lacity.org>

Thu, May 6, 2021 at 9:21 AM

To: maggie field <mags1890@gmail.com>

Cc: Erin Nash <erin.nash@lacity.org>, paul.krekorian@lacity.org, Planning CPC <CPC@lacity.org>, Correy Kitchens <Correy.Kitchens@lacity.org>, "J. Brunnick" <jbrunnick@mac.com>, Yvonne Ramond <yramond@yahoo.com>, Claudia Rodriguez <claudia.rodriguez@lacity.org>

Hi Maggie,

Thank you for your comments, we are in receipt.

Please note that comments received are considered to be part of the case file which is made available to any member of the public who requests it.

Best,

Andrew

[Quoted text hidden]

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LOS ANGELES
CITY PLANNING

Andrew Jorgensen, AICP

pronouns: he/him/his

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Erin Nash <erin.nash@lacity.org>

13921-13923 W. Vanowen St public hearing

2 messages

Greg <gregmanke@gmail.com>
To: erin.nash@lacity.org

Thu, Apr 29, 2021 at 10:54 AM

Erin Nash,

I'm writing about the proposed project at [13921-13923 W. Vanowen St](#). I'm hoping to make the public hearing today, but it is now looking unlikely. I was hoping to voice my concern that the 15 unit building needs many more than the proposed 2 units for very-low income residents. Our city has a housing and homelessness crisis and part of the solution must include a far greater number of affordable units. Additionally, the continual creation of buildings with only one parking space per unit will lead to more gridlock on our streets. Thanks for reading,

Greg Manke

14006 Hartland St

Erin Nash <erin.nash@lacity.org>
To: Greg <gregmanke@gmail.com>

Thu, Apr 29, 2021 at 11:02 AM

Hi Greg,

Thank you for providing your written comment as it relates to the above-mentioned comment. I will add your comment to the case record.

Best,

Erin

[Quoted text hidden]

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LOS ANGELES
CITY PLANNING**Erin Nash**

Preferred Pronouns: She, Her / They, Them

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