



# DEPARTMENT OF CITY PLANNING

## RECOMMENDATION REPORT

### West Los Angeles

#### Area Planning Commission

**Date:** July 19, 2023  
**Time:** after 4:30 p.m.  
**Place:** Felicia Mahood Multipurpose Center  
11338 Santa Monica Boulevard  
Los Angeles, CA 90025

This meeting may be available virtually, in a hybrid format. 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/commissions-boards-hearings> and/or by contacting [apcwestla@lacity.org](mailto:apcwestla@lacity.org)

**Public Hearing:** March 23, 2023  
**Appeal Status:** Appealable to City Council  
**Expiration Date:** September 1, 2023  
**Multiple Approval:** Yes

**Case No.:** APCW-2022-1156-SPE-HCA  
**CEQA No.:** ENV-2022-1158-CE  
**Incidental Cases:** ADM-2022-5099-SLD-HCA  
**Related Cases:** AA-2022-1157-PMLA-SL-HCA  
**Council No.:** 11 - Park  
**Plan Area:** West Los Angeles  
**Plan Overlay:** Exposition Corridor Transit Neighborhood Plan; West Los Angeles Transportation Improvement Mitigation  
**Certified NC:** West Los Angeles Sawtelle  
**GPLU:** Medium Residential  
**Zone:** R3(EC)  
**Applicant:** Tennessee Place, LLC  
**Representative:** Jesi Harris,  
Brian Silveira & Associates

**PROJECT LOCATION:** **11835 West Tennessee Place, Los Angeles, CA 90064**  
(legally described as Lots 7 and VAC ORD 140880, Block None, of Tract 11968)

**PROPOSED PROJECT:** The proposed project is the construction of four (4) new three-story single-family dwellings with a height of 45 feet and two (2) parking spaces as part of a previously approved small lot subdivision. The existing single-family dwelling will be demolished. The Project may involve the removal of up to nine non-protected trees along the public right-of-way.

**REQUESTED ACTION:**

1. Pursuant to California Environmental Quality Act ("CEQA") Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to LAMC Section 11.5.7.F, a Specific Plan Exception to allow reduced front yards of 5 feet in lieu of the 15 feet otherwise required by Exposition Corridor Transit Neighborhood Plan ("Expo TNP") Section 4.3.1.A.2.

#### RECOMMENDED ACTIONS:

1. **Determine**, that based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **Approve**, pursuant to LAMC Section 11.5.7.F, a **Specific Plan Exception** to allow reduced front yards of 5 feet in lieu of the 15 feet otherwise required by Exposition Corridor Transit Neighborhood Plan ("Expo TNP") Section 4.3.1.A.2.

3. **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP  
Director of Planning



Theodore L. Irving, AICP, Principal City Planner



Michelle Singh, Senior City Planner



Connie Chauv, City Planner  
Connie.chauv@lacity.org

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

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## PROJECT ANALYSIS

### PROJECT SUMMARY

The proposed project is a the construction of four (4) new single-family dwellings with a height of 45 feet and two (2) parking spaces as part of a previously approved small lot subdivision. The existing single-family dwelling will be demolished.

The project's environmental analysis assumes a worst-case scenario of removing all nine (9) street trees, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings.

The applicant is seeking a Specific Plan Exception from Section 4.3.1.A.2 of the Exposition Corridor Transit Neighborhood Plan ("Expo TNP") to allow reduced front yards of 5 feet in lieu of the 15 feet otherwise required. Specifically, Expo TNP Section 4.3.1.A.2 requires that properties within R3(EC) zones comply with the setback requirement of the R3 zone as set forth in LAMC Section 12.10.C.1. LAMC Section 12.10.C.1 requires a front yard of not less than 15 feet for the R3 zone. However, the applicant proposes to observe 5-foot front yards along Tennessee Avenue and Tennessee Place through a Specific Plan Exception.

On May 12, 2023, the Advisory Agency approved Related Case No. AA-2022-1157-PMLA-SL-HCA for a maximum four (4) small lots, pursuant to the LAMC Section 12.22 C,27, as shown on map stamp-dated October 27, 2022, contingent upon the approval of the Specific Plan Exception. No appeals were filed.

### BACKGROUND

#### Subject Property

The subject site is a level, triangular-shaped site comprised of two (2) parcels, consisting of 7,461 square feet of lot area. The site is located in the West Los Angeles Community Plan, at the intersection of Tennessee Place, Granville Avenue, and Tennessee Avenue, with approximately 190 feet of frontage on the north side of Tennessee Place, and approximately 200 feet of frontage on the south side of Tennessee Avenue. Due to the triangular shape of the site, the lot depth varies from approximately 10 feet at the easterly curved corner radius to approximately 68 feet along the westerly lot line. The subject site is currently developed with a one-story single-family dwelling with existing structures, driveway, fencing, and nine (9) non-protected street trees encroaching along the public right of way.

#### Zoning and Land Use Designation

The site is located within the West Los Angeles Community Plan area, with a land use designation of Medium Residential, which corresponds to the R3 Zone. The site is zoned R3(EC) which is consistent with the land use designation. The site is located within the Exposition Corridor Transit Neighborhood Plan Specific Plan ("Expo TNP") Subarea 12, which contains additional development standards and environmental standards subject to review through Administrative Clearance, which is currently pending. The R3(EC) Zone restricts density to a minimum lot area per dwelling unit of 1,200 square feet. The Expo TNP allows a building height of 45 feet and Floor Area Ratio ("FAR") of 3:1 on the subject site. The site is also located within the West Los Angeles

Transportation Improvement and Mitigation Specific Plan (“WLA TIMP”, Zoning Information File No. 2192) which is administered by the Department of Transportation, and is within the Transit Priority Area (ZI File No. 2452).

### Surrounding Uses

Surrounding properties are zoned R3(EC) and developed with single-family dwellings. Abutting properties to the west are improved with one-story single-family dwellings. Properties across Tennessee Place to the south and Tennessee Avenue to the north are improved with one- and two-story single-family dwellings. Further south along Pico Boulevard are one-story commercial uses, a three-story office building, and a five-story apartment building in the C2-1VL zone. The public right-of-way directly east of the site along Granville Avenue is improved with additional landscaping and sidewalk improvements.

### Streets and Circulation

Tennessee Place, a designated Local Street - Standard, with a designated right-of-way width of 60 feet and roadway width of 36 feet, and is currently over-dedicated to a width of 80 feet and is improved with a roadway of 50 feet and is improved with a curb, landscaping encroachments from the subject site, however there is no sidewalk abutting the subject site.

Tennessee Avenue, a designated Local Street - Standard, with a designated right-of-way width of 60 feet and roadway width of 36 feet, and is currently over-dedicated to a width of 80 feet and is improved with a roadway of 50 feet and is improved with a curb, landscaping encroachments from the subject site, however there is no sidewalk abutting the subject site.

Granville Avenue, a designated Local Street - Standard, with a designated right-of-way width of 60 feet and roadway width of 36 feet, and is currently over-dedicated to a width of 80 feet and is improved with a roadway of 50 feet and is improved with a curb and sidewalk.

### Public Transit

The subject site is located within one-half mile (2,640 feet) of the Bundy Station of the Los Angeles County Metropolitan Transportation Authority (“Metro”) Exposition (“E”) Line, which constitutes a Major Transit Stop. There are also several bus stops in the area serving the Santa Monica Big Blue Bus 5, 7, R7, and 15 bus lines.

### Relevant Cases and Building Permits

#### Subject Site:

Case No. AA-2022-1157-PMLA-SL-HCA: On May 12, 2023, the Advisory Agency approved a Parcel Map for a maximum four (4) small lots, pursuant to the LAMC Section 12.22 C,27, as shown on map stamp-dated October 27, 2022, contingent upon the approval of the Specific Plan Exception. No appeals were filed.

Case No. ADM-2022-5099-SLD-HCA: On January 13, 2023, the Director of Planning approved plans, stamp dated December 16, 2022, for the construction of four (4) small lot homes, incidental to the proposed small lot subdivision, Case No. AA-2022-1157-PMLA-SL-HCA.

Permit Application No. 22010-30000-03100 through -03103: On June 22, 2022, permit applications were filed with the Department of Building and Safety for a new 3-story single-family dwelling with attached two-car garage, for a total of 4 units.

Permit Application No. 21010-10000-04313, -04694, -04695, and -04696: On August 20, 2021 and September 9, 2021, permit applications were filed with the Department of Building and Safety for four (4) new single family dwellings with attached garage.

#### Surrounding Sites:

Case No. VTT-71624 and DIR-2011-1211-DB-SPR: On September 7, 2011, the Advisory Agency approved a Vesting Tentative Tract Map composed of one-lot for a new maximum 95-unit condominium, including 8 units reserved for Very Low Income Households, for a project located at 12301-12333 Pico Boulevard.

Case No. AA-2006-313-PMLA-CC: On November 22, 2006, the Advisory Agency approved a Parcel Map composed of one lot for a maximum three-unit condominium conversion, for a project located at 11631-11635 West Ayres Avenue.

## **ISSUES**

### Public Hearing

A joint public hearing was conducted on the matter by a Hearing Officer and Deputy Advisory Agency on March 23, 2023 at approximately 10:00 a.m. Due to concerns over COVID-19, the Public Hearing was conducted in a virtual format. The public hearing was attended by the applicant's representative (Brian Silveira and Jesi Harris) and approximately ten (10) other members from the community. There were five (5) speakers who provided comments in opposition of the project at the hearing.

### Authority for Specific Plan Exception

Staff received several comment letters and public comments at the hearing requesting that the Specific Plan Exception request for reduced front yards be denied as it was a special treatment or privilege and self-imposed hardship. The commenters suggested there is a lack of authority to grant the Specific Plan Exception.

In response to the comments, Expo TNP Section 1.3.3.F provides that exceptions from Specific Plan regulations shall be made according to the procedures under LAMC Section 11.5.7.F as a Specific Plan Exception. As provided under LAMC Section 11.5.7.F, the "Area Planning Commission shall have initial decision-making authority for granting exceptions from specific plan regulations". Therefore, the Specific Plan Exception is the appropriate entitlement path for the request, and the Area Planning Commission has the authority as the decision-maker on the Specific Plan Exception.

### Driveways / Circulation / Traffic

Staff received several comment letters and public comments at the hearing expressing concerns regarding the proposed driveway access and its effects on existing circulation and traffic in the neighborhood.

The project was previously designed with three (3) driveways, however in response to staff comments, the project was reconfigured to have only two (2) driveways to reduce opportunities for pedestrian-vehicular conflict and ensure the project complies with driveway spacing requirements of Expo TNP Section 4.3.5.A.2. As currently designed, the project provides one (1) driveway each along Tennessee Avenue and Tennessee Place; each driveway will serve two (2) small lot homes.

The Deputy Advisory Agency approved the Parcel Map under Case No. AA-2022-1157-PMLA-SL-HCA pursuant to the LAMC Section 12.22 C,27, as shown on map stamp-dated October 27, 2022, and subject to the Conditions of Approval provided in the Determination Letter dated May 12, 2023, and contingent upon the approval of the Specific Plan Exception. The parcel map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

Lastly, the Project does not exceed the threshold criteria established by LADOT for preparing a traffic study. The Department of Transportation (LADOT) Referral Form dated December 29, 2022 and the Vehicle Miles Traveled (VMT) calculator indicated that the number of daily vehicle trips will be 31 which is under the threshold of 250 or more daily vehicles trips to require VMT analysis. Therefore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study and will not have any significant impacts related to traffic.

### CEQA

The Department of City Planning determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The Notice of Exemption and Justification for Project Exemption for Environmental Case No. ENV-2022-1158-CE is provided in the case file and attached as Exhibit E.

### Housing Replacement

On October 9, 2019, the Governor signed into law the Housing Crisis Act of 2019 (SB 330). SB 330 creates new state laws regarding the production, preservation and planning for housing, and establishes a statewide housing emergency until January 1, 2025. During the duration of the statewide housing emergency, SB 330, among other things, creates new housing replacement requirements for Housing Development Projects by prohibiting the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied or vacant "Protected Units" unless the proposed housing development project replaces those units. The Los Angeles Housing Department (LAHD) has determined, per the Housing Crisis Act of 2019 (SB 8) Determination, dated December 8, 2022, that the Property has been owner occupied, vacant, then rented to households above Low Income levels. Therefore, the proposed housing development does not require the demolition of any prohibited types of housing. Further, the provisions of SB 8 do not apply to owner occupied properties, vacant properties, or properties rented to households above Low Income levels, therefore no SB 8 replacement affordable units are required.

### Urban Design Studio

The proposed project was reviewed by the Department of City Planning's Urban Design Studio ("UDS") on March 23, 2022. The resulting comments and suggestions focus primarily on the pedestrian experience, 360-degree design, and climate adaptive design. The following comments were made on the project design:

### *Pedestrian-First*

- Consider relocating driveways to provide greater spacing between driveways and reduce opportunities for pedestrian-vehicular conflict. Refer to Department of Transportation for driveway spacing requirements.
- Provide more information and closer rendered views of fencing to show the interaction of project with public realm.

### *360-Degree Design*

- Provide enhanced elevations that identify all building material types and colors, including material texture, pattern, and any sustainable features. See the Elevation Instructions (Form CP-7817) and the Elevation Instructions for Project Vesting Pursuant to Housing Crisis Act for further guidance.
- Ensure that renderings show consistent information with plans.

### *Climate-Adapted*

- Consider capture and reuse of storm water for irrigation purposes.
- Rethink the parkway design to utilize native plants instead of turf. Consider 80% coverage by plants at full maturity and mulch as a ground cover. Please utilize a dripping system instead of sprinklers.
- Please indicate any existing on-site trees that will be removed on the plans.
- Please indicate any existing street trees that will be removed or replaced on the plans. Any mature street trees should remain in place and be protected during construction. If street trees are to be removed/replaced, please contact Urban Forestry as soon as possible. The replacement rate is 2:1 and proposed trees should provide shade upon maturity.
- Consider native plants that provide year-long habitat and native trees that provide shade upon maturity.
- Include parkways where appropriate to enhance the streetscape. Parkway design should be determined through discussions with the Bureau of Engineering and Bureau of Sanitation.

As mentioned, the project was previously designed with three (3) driveways, however in response to staff comments, the project was reconfigured to have only two (2) driveways to reduce opportunities for pedestrian-vehicular conflict and ensure the project complies with driveway spacing requirements of Expo TNP Section 4.3.5.A.2. As currently designed, the project provides one (1) driveway each along Tennessee Avenue and Tennessee Place; each driveway will serve two (2) small lot homes.

The project proposes cedar strips, tongue and groove cedar, board formed concrete veneers, and cedar wood fencing as provided in Exhibit "A".

The Deputy Advisory Agency approved the Parcel Map under Case No. AA-2022-1157-PMLA-SL-HCA pursuant to the LAMC Section 12.22 C,27, as shown on map stamp-dated October 27, 2022, and subject to the Conditions of Approval provided in the Determination Letter dated May 12, 2023, including a condition to provide a 5-foot concrete sidewalk, except the sidewalk can be 3 feet wide and meandering to preserve the street trees.

### **CONCLUSION**

Based on the information submitted to the record, and the surrounding uses and zones, staff recommends that the Area Planning Commission approve the project, as recommended, subject to the Conditions of Approval. The project will redevelop an underutilized site with a small lot subdivision with four (4) small lot homes, resulting in a net increase of three (3) dwelling units to the West Los Angeles community.

## 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, West/South/Coastal Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of four (4) residential units.
3. **Yards/Setbacks.** The front yard setbacks are permitted to be a minimum of 5 feet along Tennessee Place and Tennessee Avenue, as provided in Exhibit "A".
4. **Floor Area Ratio (FAR).** The project shall be limited to a maximum floor area ratio of 2.42:1 per Exhibit "A".
5. **Automobile Parking.** The project shall provide a minimum of two (2) covered off-street parking spaces per dwelling unit as provided in Exhibit "A".
6. **Height.** The project shall be limited to three (3) stories and 45 feet in building height per Exhibit "A".
7. **Exposition Corridor Transit Neighborhood Plan.** Prior to the issuance of a building permit, the applicant shall demonstrate compliance with the Exposition Corridor Transit Neighborhood Plan pursuant to Ordinance No. 186,402.
8. **Mechanical Equipment.** All exterior mechanical equipment, including heating, ventilation and air conditioning (HVAC) equipment, satellite dishes, and cellular antennas, shall be screened from public view through the use of architectural elements such as parapets.
9. **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).
10. **Lighting Design.** Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways, storefront entrances, and vehicular access ways shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.
11. **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.

### **Administrative Conditions**

12. **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.
13. **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.
14. **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.
15. **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.
16. **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.
17. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
18. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
19. **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

### SPECIFIC PLAN EXCEPTION FINDINGS

- 1. The strict application of the regulations of the specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the specific plan.**

The applicant is seeking a Specific Plan Exception from Section 4.3.1.A.2 of the Exposition Corridor Transit Neighborhood Plan ("Expo TNP") to allow reduced front yards of 5 feet in lieu of the 15 feet otherwise required. Specifically, Expo TNP Section 4.3.1.A.2 requires that properties within R3(EC) zones comply with the setback requirement of the R3 zone as set forth in LAMC Section 12.10.C.1. LAMC Section 12.10.C.1 requires a front yard of not less than 15 feet for the R3 zone. However, the applicant proposes to observe 5-foot front yards along Tennessee Avenue and Tennessee Place through a Specific Plan Exception.

The subject site is a level, triangular-shaped site comprised of two (2) parcels, consisting of 7,461 square feet of lot area. The site is located in the West Los Angeles Community Plan, at the intersection of Tennessee Place, Granville Avenue, and Tennessee Avenue, with approximately 190 feet of frontage on the north side of Tennessee Place, and approximately 200 feet of frontage on the south side of Tennessee Avenue. Due to the triangular shape of the site, the lot depth varies from approximately 10 feet at the easterly curved corner radius to approximately 68 feet along the westerly lot line.

The strict application of the 15-foot front yard regulations would require the proposed setbacks be increased by 10 feet along Tennessee Place, and 10 feet along Tennessee Avenue, for a combined total of 20 feet, which would significantly reduce the buildable area of the site. As provided in Sheet A0.24 of Exhibit "A", the buildable area of the site with 15-foot front yards would be only 2,070 square feet (after combining 858 square feet for Parcel A, 610 square feet for Parcel B, 472 square feet for Parcel C, and 130 square feet for Parcel D). In comparison, the buildable area with 5-foot front yards would be approximately 5,070 square feet (after combining 1,401 square feet for Parcel A, 1,135 square feet for Parcel B, 1,144 square feet for Parcel C, and 1,390 square feet for Parcel D). Therefore, the strict application of 15-foot front yard regulations would reduce the buildable area by one-half, thereby limiting the development potential of the site, and would therefore result in practical difficulties.

The general purpose and intent of zoning regulations is to allow for development which is compatible with neighboring uses, creates openness for natural light and air, and to permit emergency access. Consistently applying the regulations creates compatibility between respective properties. In addition, the purposes of the Expo TNP are to direct growth and accommodate new residential near transit stations, meanwhile conserving stable single-family neighborhoods, and ensuring new development is pedestrian-oriented and compatible with surrounding neighborhoods. The project is required to improve sidewalks subject to Conditions of Approval imposed by the Advisory Agency under Case No. AA-2022-1157-PMLA-SL-HCA to further meet the intent of the Expo TNP. Therefore, limiting the development potential of the site in close proximity to transit is inconsistent with the general purpose of the Specific Plan.

- 2. There are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other property in the specific plan area.**

The subject site is a level, triangular-shaped site comprised of two (2) parcels, consisting of 7,461 square feet of lot area. The site is located in the West Los Angeles Community Plan, at the intersection of Tennessee Place, Granville Avenue, and Tennessee Avenue, with approximately 190 feet of frontage on the north side of Tennessee Place, and approximately 200 feet of frontage on the south side of Tennessee Avenue. Due to the triangular shape of the site, the lot depth varies from approximately 10 feet at the easterly curved corner radius to approximately 68 feet along the westerly lot line.

The triangular shape of the subject site is formed by the convergence of Tennessee Avenue and Tennessee Place at the Granville Avenue intersection; Tennessee Avenue then continues east of Granville Avenue. The surrounding neighborhood is therefore developed with lots that are more rectangular in shape; there are no other triangular-shaped properties in the R3(EC) zone in the immediate vicinity. Moreover, the configuration of the site along Tennessee Avenue and Tennessee Place results in a through-lot with two front yard setbacks; there are no other through-lots in the immediate vicinity. Therefore, the shape and configuration of the subject site is an exceptional circumstance and condition that does not apply generally to other properties in the area.

3. **An exception from the specific plan is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the specific plan area in the same zone and vicinity but which, because of special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.**

The proposed project is the construction of four (4) new three-story single-family dwellings with a height of 45 feet and two (2) parking spaces as part of a previously approved small lot subdivision. The existing single-family dwelling will be demolished, and nine (9) non-protected trees along the public right-of-way will be maintained. The applicant requests a Specific Plan Exception to allow reduced front yards of 5 feet in lieu of the 15 feet otherwise required by Exposition Corridor Transit Neighborhood Plan ("Expo TNP") Section 4.3.1.A.2. The purpose of the setback requirement is to ensure that the project is compatible with neighboring properties.

As provided under Finding No. 2, the shape and configuration of the subject site is an exceptional circumstance and condition that does not apply generally to other properties in the area. The triangular shape of the subject site is formed by the convergence of Tennessee Avenue and Tennessee Place at the Granville Avenue intersection; there are no other triangular-shaped properties in the R3(EC) zone in the immediate vicinity. The configuration of the site along Tennessee Avenue and Tennessee Place results in a through-lot with two front yard setbacks; there are no other through-lots in the immediate vicinity. As provided under Finding No. 1, the strict application of two (2) required front yards of 15 feet totaling 30 feet would reduce the buildable area by one-half, thereby limiting the development potential of the site. Other properties within the Specific Plan area in the same zone and vicinity are generally rectangular or regular in shape that do not have the same practical difficulty or unnecessary hardship that apply to the subject site.

The Specific Plan Exception is needed to allow comparable buildable areas as a property right that is provided for other properties. The reduced front yard setbacks would enable the subject property to be developed in a manner that is consistent with the allowable development potential of the surrounding neighborhood by allowing a comparable setback currently enjoyed by properties in the same area and zone. Therefore, the requested Specific Plan Exception is necessary for the preservation and enjoyment of a substantial property right generally possessed by other properties within the Specific Plan.

**4. The granting of an exception will not be detrimental to the public welfare or injurious to the property or improvements adjacent to or in the vicinity of the subject property.**

Surrounding properties are zoned R3(EC) and developed with single-family dwellings. Abutting properties to the west are improved with one-story single-family dwellings with front yards along Westgate Avenue to the east; therefore Tennessee Avenue and Tennessee Place are side yards, which are required to be 5 feet based on LAMC Section 12.10.C.2. Therefore, allowing reduced front yard setbacks of 5 feet for the subject site along Tennessee Avenue and Tennessee Place will allow a consistent street frontage, and will not be detrimental to the adjacent properties.

The small lot subdivision is permitted at this location on the subject site as an allowable use in the R3 zone in accordance with Expo TNP Section 2.2.1. The R3(EC) Zone restricts density to a minimum lot area per dwelling unit of 1,200 square feet. The Expo TNP allows a building height of 45 feet and Floor Area Ratio ("FAR") of 3:1 on the subject site. The project is proposing a small lot subdivision resulting in 4 small lot homes with a maximum building height of 45 feet and FAR of 2.42:1, consistent with the Expo TNP zoning and development standards.

Furthermore, with the exception of the request for reduced front yard setbacks, the project has been designed to comply with the Expo TNP design standards. The project is designed as 4 stand-alone buildings so that no horizontal building dimension exceeds 250 feet per Expo TNP Section 4.3.1.B.1. The project provides primary entrances facing the street per Expo TNP Section 4.3.2.A.1, with 2 along Tennessee Avenue and 2 along Tennessee Place, and entrances are designed to be prominent and distinguished with architectural features such as side windows, recessed planes, and overhead projections per Expo TNP Section 4.3.2.A.2, and are no more than 3 feet above grade per Expo TNP Section 4.3.2.A.3. The project provides 15 percent transparent glazing and unique building materials such as cedar strips and board formed concrete per Expo TNP Section 4.3.2.C.2 and 4.3.3.B.1, respectively. In addition, the project reconfigured its driveways to ensure appropriate driveway distancing per Expo TNP Section 4.3.5.A.3 and consolidated driveways to minimize opportunities for pedestrian-vehicular conflict, and parking spaces are enclosed per Expo TNP Section 4.3.5.B.2(a) in individual garages.

In addition, the small lot homes are designed with articulated facades and terraces, and are stand-alone buildings with an air gap in-between structures, to break down the building mass. Unit D provides an 18-foot easterly setback from Granville Avenue to provide relief in the building mass at the street intersection. Lastly, the project proposes screening along the perimeter of the site to provide a buffer from neighboring properties and street.

Granting reduced front yard setbacks for the Proposed Project would not impact the public welfare given that the Exception will allow for greater consistency with other residential properties in the area. Therefore, granting the Specific Plan Exception will not be detrimental to the public welfare or injurious to property or improvements adjacent to or in the vicinity of the property.

**5. The granting of an exception will be consistent with the principles, intent and goals of the specific plan and any applicable element of the general 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, including, Land Use, Transportation, Noise, Safety, Housing and Conservation. 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. The project substantially conforms with the following purposes and objectives of the General Plan Elements: Framework Element, Land Use Element (West Los Angeles Community Plan), Housing Element, and Mobility Element.

The site is located within the West Los Angeles Community Plan area, with a land use designation of Medium Residential, which corresponds to the R3 Zone. The site is zoned R3(EC) which is consistent with the land use designation. The site is located within the Exposition Corridor Transit Neighborhood Plan Specific Plan ("Expo TNP") Subarea 12, which contains additional development standards and environmental standards subject to review through Administrative Clearance, which is currently pending. The R3(EC) Zone restricts density to a minimum lot area per dwelling unit of 1,200 square feet. The Expo TNP allows a building height of 45 feet and Floor Area Ratio ("FAR") of 3:1 on the subject site. The site is also located within the West Los Angeles Transportation Improvement and Mitigation Specific Plan ("WLA TIMP", Zoning Information File No. 2192) which is administered by the Department of Transportation, and is within the Transit Priority Area (ZI File No. 2452).

Consistent with the Community Plan, the proposed 4-unit small lot subdivision adds new housing opportunities to Los Angeles's housing supply, in a neighborhood that is conveniently located to a variety of regional destinations, community services and amenities, and multi-modal transportation options.

#### Framework Element

The General Plan designates the subject site with Medium Residential land use designation, which corresponds to the R3 Zone. The site is zoned R3(EC) which is consistent with the land use designation. The R3(EC) zone estimates 30 to 55 dwelling units per acre.

#### Land Use Element – West Los Angeles Community Plan

The proposed project aligns with the intent of the West Los Angeles Community Plan including the following:

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 1-1.3 - Provide for adequate multi-family residential development.

Objective 1-2 - To reduce vehicular trips and congestion by developing new housing in proximity to adequate services and facilities

Policy 1-2.1 - Locate higher residential densities near commercial centers and major bus routes where public service facilities and infrastructure will support this development.

Objective 1-4 - To promote adequate and affordable housing and increase its accessibility to more segments of the population, especially students and senior citizens.

Policy 1-4.1 - Promote greater individual choice in type, quality, price and location of housing.

Policy 1.4-2 - Ensure that new housing opportunities minimize displacement of residents.

The project is the construction of a small lot subdivision that provides housing opportunities on an underutilized site that is currently vacant. The project will result in the net increase of three (3) dwelling units that are in close proximity to public transit along the Expo "E" Line and local amenities.

#### Housing Element 2021 - 2029

The proposed project also conforms with the applicable policies of the Housing Element, including:

*Goal 1 – A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.*

*Objective 1.2 – Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.*

*Policy 1.2.1 – Expand rental and for-sale housing for people of all income levels. Prioritize housing developments that result in a net gain of Affordable Housing and serve those with the greatest needs.*

*Goal 3 – A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.*

*Objective 3.2 – Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options.*

*Policy 3.2.2 – Promote new multi-family housing, particularly Affordable and mixed-income housing, in areas near transit, jobs and Higher Opportunity Areas, in order to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.*

The project will result in the net increase of three (3) dwelling units to the City's housing stock and conforms with the applicable provisions of the Housing Element. The applicant is seeking a Specific Plan Exception from Section 4.3.1.A.2 of the Exposition Corridor Transit Neighborhood Plan ("Expo TNP") to allow reduced front yards of 5 feet in lieu of the 15 feet otherwise required. As provided under Finding No. 1, the strict application of 15-foot front yard regulations would reduce the buildable area by one-half, thereby limiting the development potential of the site. The applicant has requested deviations from the front yard regulations in order to allow the creation of new dwelling units, and will result in the net increase of three (3) dwelling units that are in close proximity to public transit along the Expo "E" Line and local amenities.

Mobility Plan 2035

The proposed project also conforms with the following additional policies of the Mobility Plan, including:

*Policy 3.1: Access for All: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement – as integral components of the City’s transportation system.*

*Policy 3.3: Land Use Access and Mix: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.*

The project is the construction of a small lot subdivision that provides housing opportunities in close proximity to public transit along the Expo “E” Line, thereby encouraging multi-modal transportation and decreasing vehicle miles traveled in the neighborhood.

Expo TNP

The site is located within the Exposition Corridor Transit Neighborhood Plan Specific Plan (“Expo TNP”), which was adopted by City Council and became effective on December 26, 2019 under Ordinance No. 186,402. The Proposed Project is consistent with the following Purposes of the Expo TNP:

*A. Direct growth and accommodate new residential, mixed-use, commercial, and industrial development near transit stations.*

*G. Create opportunities for the development of new housing that meets the diverse needs and income levels of City residents*

*I. Implement the policies of the General Plan Framework, which include conserving stable single-family neighborhoods and directing growth toward transit corridors.*

*O. Ensure new development is pedestrian-oriented, acknowledges the transit stations, and is compatible with surrounding neighborhoods through building design and site planning.*

The Expo TNP encourages residential development near transit stations, specifically those that are pedestrian-oriented and compatible with surrounding neighborhoods. The project is the construction of a small lot subdivision that provides housing opportunities on an underutilized site that is currently vacant. The project will result in the net increase of three (3) dwelling units that are in close proximity to public transit along the Expo “E” Line and local amenities. The project is proposing a small lot subdivision resulting in 4 small lot homes with a maximum building height of 45 feet and FAR of 2.42:1, consistent with the Expo TNP zoning and development standards. Furthermore, as provided under Finding No. 4, with the exception of the request for reduced front yard setbacks, the project has been designed to comply with the Expo TNP design standards. Therefore, the project is consistent with the Expo TNP in that it provides housing in proximity to transit and is compatible with surrounding neighborhoods through building design and site planning.

6. **The Project substantially complies with the Urban Design Guidelines attached as Appendix C to the Exposition Corridor Transit Neighborhood Plan or any applicable citywide design guidelines.**

The Expo TNP contains Urban Design Guidelines which are not mandatory or required, but should be used by decision makers in the review and approval of discretionary zoning approvals within the Specific Plan boundaries that require findings related to neighborhood compatibility, the degradation or benefit of the Project to surrounding properties and the community, and conformity with the intent and purpose of the Specific Plan. Such zoning approvals include, but are not limited to, Specific Plan Adjustments, Specific Plan Exceptions, and conditional use permits under LAMC Section 12.24.

The project substantially complies with the following Urban Design Guidelines in Appendix C:

*Use building facade articulation and modulation to create variations in depth that correspond to interior building programming, such as wall offsets, bays, projections, recesses, courtyards, stair towers, balconies, or similar architectural treatments. Building facade articulation should not be achieved through the use of color or material application alone.*

*The height and scale of new buildings should be compatible with adjacent buildings. If new buildings are taller, step down the massing to transition to lower heights.*

*Maintain continuity of the Setback with adjacent buildings.*

*Create well-articulated, inviting building entrances that emphasize pedestrian orientation.*

*The primary building entrance(s) should be directly accessible to pedestrians, visible from the street, and emphasized by the use of compatible architectural elements. Examples of architectural treatments include a tower element, entrance canopy, recessed entrance areas, and public art. Primary entrances should be further emphasized by the use of material patterns or signage integrated with architectural treatment*

*Orient windows and doors toward public streets, rather than inward, to contribute to neighborhood safety and provide design interest.*

*Use canopies, awnings, or recesses at entrances to provide cover for tenants and guests.*

*Incorporate transitions such as landscaping, walkways, porches, stoops, steps, and/or canopies at the entrance to individual residences, connecting primary entrances and the public right-of-way*

*Where there are residential units on the ground floor, provide entries directly from the street. If residential entries cannot be placed on the ground floor facing the street, create a prominent ground floor or first floor common entry, such as an atrium or lobby*

*Break down large building facades using vertical articulation achieved through recessed walls, change in materials, windows, balconies, columns, or other architectural details*

*Use horizontal architectural treatments such as entry porticos, cornices, friezes, awnings, canopies, or other*

*Vary rooflines through the use of sloping roofs, modulated building heights, stepbacks, or innovative architectural solutions*

*Building materials should be varied to add texture, depth, and visual interest to a façade.*

*Attractively landscape and maintain all open areas not used for buildings, driveways, parking areas, recreational facilities or pedestrian walkways in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect*

*Maintain continuity of the sidewalk by minimizing the number of curb cuts for driveways, instead utilizing alleys for access where possible.*

The small lot homes are designed with articulated facades and terraces, and are stand-alone buildings with an air gap in-between structures, to break down the building mass. Unit D provides an 18-foot easterly setback from Granville Avenue to provide relief in the building mass at the street intersection. Lastly, the project proposes screening along the perimeter of the site to provide a buffer from neighboring properties and street. Therefore, the project substantially complies with the Urban Design Guidelines in Appendix C.

## **CEQA FINDINGS**

The Department of City Planning determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The Notice of Exemption and Justification for Project Exemption for Environmental Case No. ENV-2022-1158-CE is provided in the case file and attached as Exhibit E.

The proposed project is a small lot subdivision of a 7,461 square foot site into four (4) new small lots, each with a three-story single-family dwelling with a height of 45 feet and two (2) parking spaces. The existing single-family dwelling will be demolished. The project assumes a worst-case scenario of removing all street trees, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings. The project may involve the removal of up to nine (9) non-protected trees along the public right-of-way.

As a small lot subdivision, and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

### **CEQA Determination – Class 32 Categorical Exemption Applies**

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

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

The project site is located in the West Los Angeles Community Plan, and is designated for Medium Residential land uses, with a corresponding zone of R3. The site is zoned R3(EC), and is consistent with the land use designation. The site is located within the Exposition Corridor Transit Neighborhood Plan Specific Plan ("Expo TNP") Subarea 12, which contains additional development standards and environmental standards subject to review through Administrative Clearance, however the applicant requests a Specific Plan Exception pursuant to LAMC Section 11.5.7.F to allow reduced front yards of 5 feet in lieu of the 15 feet otherwise required by Expo TNP Section 4.3.1.A.2 (Case No. APCW-2022-1156-SPE-HCA), which is currently pending. The R3(EC) Zone restricts density to a minimum lot area per dwelling unit of 1,200 square feet. The Expo TNP allows a building height of 45 feet and Floor Area Ratio ("FAR") of 3:1 on the subject site. The proposed project will have a height of 3 stories and 45 feet with a FAR of approximately 2.42:1 which is consistent with the zoning. As demonstrated in the case file, the project is consistent with the General Plan, the applicable West Los Angeles Community Plan designation and policies, and all applicable zoning designations and regulations.

The proposed project aligns with the intent of the West Los Angeles Community Plan including the following:

*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 1-1.3 - Provide for adequate multi-family residential development.*

*Objective 1-2 - To reduce vehicular trips and congestion by developing new housing in proximity to adequate services and facilities*

*Policy 1-2.1 - Locate higher residential densities near commercial centers and major bus routes where public service facilities and infrastructure will support this development.*

*Objective 1-4 - To promote adequate and affordable housing and increase its accessibility to more segments of the population, especially students and senior citizens.*

*Policy 1-4.1 - Promote greater individual choice in type, quality, price and location of housing.*

*Policy 1.4-2 - Ensure that new housing opportunities minimize displacement of residents.*

The proposed project also aligns with the purposes of the Expo TNP including the following:

*A. Direct growth and accommodate new residential, mixed-use, commercial, and industrial development near transit stations.*

*G. Create opportunities for the development of new housing that meets the diverse needs and income levels of City residents*

*I. Implement the policies of the General Plan Framework, which include conserving stable single-family neighborhoods and directing growth toward transit corridors.*

*O. Ensure new development is pedestrian-oriented, acknowledges the transit stations, and is compatible with surrounding neighborhoods through building design and site planning.*

Furthermore, the site is subject to the Expo TNP's zoning and development standards (Section 2) and urban design standards (Section 4) through Administrative Clearance. The Project complies with the Expo TNP's applicable zoning and development standards related to use, density, FAR, height, as well as the Expo TNP's applicable design standards including but not limited to building orientation, architectural treatment, vehicle access and parking design. The approval of the Specific Plan Exception for reduced front yards will be consistent with the principles, intent, and goals of the Specific Plan and any applicable element of the General Plan.

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

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.17 acres (7,461 square feet) and is surrounded by urban uses. Lots adjacent to the subject site are developed with the following urban uses: single family dwellings, multi-family residential buildings, commercial buildings. The subject site is located within one-half mile (2,640 feet) of the Bundy Station of the Los Angeles County Metropolitan Transportation Authority ("Metro") Exposition ("E") Line, which constitutes a Major Transit Stop. There are also several bus stops in the area serving the Santa Monica Big Blue Bus 5, 7, R7, and 15 bus lines.

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

The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The site is currently improved with a single-family dwelling.

Prior to any work on the adjacent public right-of-way, the applicant will be required to obtain approved plans from the Department of Public Works. As there currently is no approved right-of-way improvement plan and for purposes of conservative analysis under CEQA, Planning has analyzed the worst-case potential for removal of all street trees. Note that street trees and protected trees shall not be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161 - 62.171. At the time of preparation of this environmental document, no approvals have been given for any tree removals on-site or in the right-of-way by BPW. The City has required a Tree Report to identify all protected trees/shrubs on the project site and all street trees in the adjacent public right-of-way. There are no protected trees on the subject site or public right-of-way, according to the Tree Inventory Report prepared by The Urban Lumberjack, LLC dated January 19, 2023. The Tree Inventory Report identified nine (9) non-protected trees along the public right-of-way (olive, Indian laurel fig, redwood, primrose, orange, avocado, ornamental pear); there are no (0) protected or non-protected trees on the subject site. However, the Project assumes a worst-case scenario of removing all street trees, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this analysis does not authorize the removal of any street trees without prior approval of

Urban Forestry, in compliance with Los Angeles Municipal Code, Chapter VI, Section 62.169 through 62.170 and their applicable findings. The project may involve the removal of up to nine (9) non-protected trees along the public right-of-way.

Furthermore, the project site does not adjoin any open space or wetlands that could support habitat for endangered, rare or threatened species. Therefore, the site does not contain or have value as habitat for endangered, rare or threatened species and is not located adjacent to any habitat for endangered, rare or threatened species. As such, the proposed project meets this criterion.

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

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.

The Expo TNP contains Environmental Standards to implement the Mitigation and Monitoring Program that were reviewed in the Program EIR. The project is required to comply with these environmental standards. Therefore, the proposed project is required to comply with the following:

- **Mitigation Measure (Air Quality Best Practices):** Projects shall ensure all contractors include the best management practices provided in the bulleted list below in contract specifications:
  - Use properly tuned and maintained equipment.
  - Use diesel-fueled construction equipment to be retrofitted with after treatment products (e.g., engine catalysts) to the extent they are readily available and feasible.
  - Use heavy duty diesel-fueled equipment that uses low NOX diesel fuel to the extent it is readily available and feasible.
  - Use construction equipment that uses low polluting fuels (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent available and feasible.
  - Maintain construction equipment in good operating condition to minimize air pollutants.
  - Project applicants shall ensure that all construction equipment meets or exceeds equivalent emissions performance to that of U.S. Environmental Protection Agency (USEPA) Tier 4 standards for non-road engines. In the event that Tier 4 engines are not available for any off-road equipment larger than 100 horsepower, that equipment shall be equipped with a Tier 3 engine, or an engine that is equipped with retrofit controls to reduce exhaust emissions of nitrogen oxides and diesel particulate matter to no more than Tier 3 levels unless certified by engine manufacturers or the on-site air quality construction mitigation manager that the use of such devices is not practical for specific engine types. For purposes of this condition, the use of such devices is “not practical” for the following, as well as other, reasons:
    - There is no available retrofit control device that has been verified by either the CARB or USEPA to control the engine in question to Tier 3;
    - The construction equipment is intended to be on site for five days or less; or
    - Relief may be granted from this requirement if a good faith effort has been made to comply with this requirement and that compliance is not practical.

- The use of a retrofit control device may be terminated immediately, provided that a replacement for the equipment item in question meeting the required controls occurs within ten days of termination of the use, if the equipment would be needed to continue working at this site for more than 15 days after the use of the retrofit control device is terminated, if one of the following conditions exists:
  - The use of the retrofit control device is excessively reducing the normal availability of the construction equipment due to increased down time for maintenance, and/or reduced power output due to an excessive increase in back pressure;
  - The retrofit control device is causing or is reasonably expected to cause engine damage;
  - The retrofit control device is causing or is reasonably expected to cause a substantial risk to workers or the public; or
  - Any other seriously detrimental cause which has the approval of the project manager prior to implementation of the termination.
- Construction contractors shall use electricity from power poles rather than temporary gasoline or diesel power generators, as feasible.
- Use building materials, paints, sealants, mechanical equipment, and other materials that yield low air pollutants and are nontoxic.
- Construction contractors shall utilize supercompliant architectural coatings as defined by the South Coast Air Quality Management District (Volatile Organic Compound standard of less than ten grams per liter).
- Construction contractors shall utilize materials that do not require painting, as feasible.
- Construction contractors shall use pre-painted construction materials, as feasible.
- **Mitigation Measure (Construction Noise and Vibration):**
  - Haul Routes. Construction haul truck and materials delivery traffic shall avoid residential areas whenever feasible. If no alternatives are available, truck traffic shall be routed on streets with the fewest residences.
  - Construction Staging Areas. The construction contractor shall locate construction staging areas away from Sensitive Land Uses.
  - Construction Noise Barriers. When construction activities are located within 500 feet of Sensitive Land Uses, noise barriers (e.g., temporary walls or piles of excavated material) shall be constructed between activities and Sensitive Land Uses.
  - Vibrations. The construction contractor shall manage construction phasing (scheduling demolition, earthmoving, and ground-impacting operations so as not to occur in the same time period), use low-impact construction technologies, and shall avoid the use of vibrating equipment where possible to avoid construction vibration impacts.
  - Pile Driving Use and Location. Impact pile drivers shall be avoided where possible near Sensitive Land Uses. Drilled piles or the use of a sonic vibratory pile driver are quieter alternatives that shall be utilized where geological conditions permit their use. Noise shrouds shall be used when necessary to reduce noise of pile drilling/driving.
  - Pile Driving Control Measures): The construction contractor shall utilize alternatives to impact pile drivers, such as sonic pile drivers or caisson drills. If geotechnical limitations require the use of pile driving, control measures shall be used to reduce vibration levels. These measures may include, but are not limited to:
    - Predrilled holes;
    - Cast-in-place or auger cast piles;

- Pile cushioning (i.e., a resilient material placed between the driving hammer and the pile);
  - Jetting (i.e., pumping a mixture of air and water through high-pressure nozzles to erode the soil adjacent to the pile); and
  - Non-displacement piles (i.e., piles that achieve capacity from the end bearing rather than the pile shaft).
  - Construction equipment shall be equipped with mufflers that comply with manufacturers' requirements.
  - The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible.
- **Regulatory Compliance Measure (Idling):** In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.

Geotechnical - The applicant has submitted a Geotechnical Investigation Report prepared by A.G.I. Geotechnical, Inc. dated January 12, 2022. RCMs also include the submittal of the Geology and Soils Report to the Department of Building and Safety ("DBS"), and compliance with a Soils Report Approval Letter (Log No. 120346, dated February 17, 2022) which details conditions of approval that must be followed. In addition, the RCMs require that design and construction of the building must conform to the California Building Code, and grading on site shall comply with the City's Landform Grading Manual, as approved by the Department of Building and Safety Grading Division.

Traffic - The Project does not exceed the threshold criteria established by LADOT for preparing a traffic study. The Department of Transportation (LADOT) Referral Form dated December 29, 2022 and the Vehicle Miles Traveled (VMT) calculator indicated that the number of daily vehicle trips will be 31 which is under the threshold of 250 or more daily vehicles trips to require VMT analysis. Therefore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study and will not have any significant impacts related to traffic.

Noise – The Project must comply with the adopted City of Los Angeles Noise Ordinances No. 144,331 and 161,574 and LAMC Section 41.40 as indicated above in RC-NO-1, LAMC Section 112.05, as well as any subsequent Ordinances, which prohibit the emission or creation of noise beyond certain levels. These Ordinances cover both operational noise levels (i.e., post-construction), and any construction noise impacts. As a result of this mandatory compliance, the proposed Project will not result in any significant noise impacts.

Air Quality – The Project's potential air quality effects were evaluated by estimating the potential construction and operations emissions of criteria pollutants, and comparing those levels to significance thresholds provided by the Southern California Air Quality Management District (SCAQMD). In addition, there are several Regulatory Compliance Measures which regulate air quality-related impacts for projects citywide as noted above.

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

The project site will be adequately served by all public utilities and services given that the construction of a small lot subdivision will be on a site which has been previously developed and is consistent with the General Plan.

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

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

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

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

There is not a succession of known projects of the same type and in the same place as the subject project. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected, and this exception does not apply.

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

The project proposes a small lot subdivision in an area zoned and designated for such development. All adjacent lots are developed single-family, multi-family residential, and commercial uses, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 2.42:1 on a site that is permitted to have an FAR of 3:1 by the site's zoning. The project size and height is not unusual for the vicinity of the subject site, and is similar in scope to other existing multi-family dwellings and proposed future projects in the area. Furthermore, there is no substantial evidence in the administrative record that this project will cause a significant impact. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

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

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. State Route 27 is located approximately 7.3 miles northwest of the subject site. Therefore, the subject site will not create any impacts within a designated state scenic highway, and this exception does not apply.

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

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site.

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

The project site is not listed in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register, and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. As such, the Project would have no impact on historical resources. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

## PUBLIC HEARING AND COMMUNICATIONS

A joint public hearing was conducted on the matter by a Hearing Officer and Deputy Advisory Agency on March 23, 2023 at approximately 10:00 a.m. Due to concerns over COVID-19, the Public Hearing was conducted in a virtual format. The hearing was conducted by the Hearing Officer, Connie Chauv, on behalf of the Area Planning Commission in taking testimony for Case No. APCW-2022-1156-SPE-HCA, as well as Deputy Advisory Agency, Sergio Ibarra in taking testimony for Case No. AA-2022-1157-PMLA-SL-HCA. All interested parties were invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. The purpose of the hearing was to obtain testimony from affected and/or interested parties regarding this application. Interested parties are also invited to submit written comments regarding the request prior to the hearing. The environmental analysis was among the matters to be considered at the hearing. The hearing notice was mailed on February 22 and 24, 2023 and published in the newspaper on February 27, 2023, and was posted on-site on March 8, 2023, in accordance with LAMC noticing requirements.

The public hearing was attended by the applicant's representative (Brian Silveira and Jesi Harris) and approximately ten (10) other members from the community. There were five (5) speakers who provided comments at the hearing. There were no representatives from the Council Office or Neighborhood Council at the hearing.

Applicant Presentation. The applicant's representative described the site location, project description, and requested entitlements. Specifically, the applicant noted the following:

- The triangular-shaped lot lends itself to a small lot subdivision.
- The project splits up the garages between both street frontages and minimizes curb cuts along each street, to avoid a pattern of row of garages along the street.
- The project is near the Expo/Bundy station.
- The neighborhood was rezoned to R3(EC) a few years ago to accommodate growth and infill development along the Expo corridor.
- The R3(EC) density allows 6 dwelling units.
- The applicant requests reduced front yards from 15 feet to 5 feet. The site has an approximately 450-foot perimeter, approximately 88 percent or 400 feet of which is considered front yard. This is approximately 8 times the amount of frontage than a typical R3 lot with 50 feet of frontage. This is approximately 15 times the amount of frontage than some neighboring lots which have 25 feet of frontage.
- Compliance with the 15-foot front yard requirement would result in over 70 percent of the lot to be front yard, and reduces the buildable area to 2000 square feet.
- The existing single-family dwelling is 1,400 square feet and does not fit within the required footprint with respect to yards.
- Applicant will accept BOE's conditions. Applicant is not seeking to narrow the street. They can resubmit a parcel map which aligns with BOE's street improvement conditions, maintaining the existing roadway, with the proposed sidewalk.

### Public Comments in Opposition:

- The neighborhood is not against development or changes, but they are against the Specific Plan Exception as it grants a special treatment or privilege.
- The developer should comply with code and provide the 15-foot setback, instead of asking for an exception for a 5-foot setback. The city should not approve the exception.
- This is a self-imposed hardship. The owner bought the land with full disclosures of the property. The lot size and shape did not change overnight.
- The project will add hazards to the neighborhood by allowing 8 cars to back up onto the street. A 5-foot setback won't be enough to provide view of oncoming traffic, and would

create vehicular collisions. Cars will block traffic while waiting for garage doors to open because there is not enough clearance space to the driveway.

- The city should not allow the developer to use 4,000 square feet of city land for free. The city has a big budget deficit, and should do an appraisal to sell the land, instead of allowing them to use it for free.
- Variance will allow them to build two houses.
- The sidewalk should be built.
- The street is plenty wide and should not be widened.
- They are already allowed increased height and can build more than before, but are overshooting.
- There is a lot of construction going on. There are other projects on Bundy, Olympic, and between Centinela and Pico that would bring 1,000 more residents to the neighborhood.
- The property could be developed in other ways that can increase the value of the neighborhood.
- The staff report does not address the Specific Plan Exception findings or issues of hardship or strict regulation of the setback.
- The staff report does not address the acquiring of 10 feet of right-of-way, revocable permit, or vacating the property

Applicant's Response to Comments:

- The project will comply with BOE conditions including the 5-foot sidewalks adjacent to the property line.
- Some comments mentioned a vacation, which is not being requested. The applicant had considered a revocable permit to landscape the area between the property line and the street, but they are not seeking to claim, vacate, or acquire that area.
- The project is not proposing to narrow the roadway. They will maintain the half-roadway width as recommended by BOE.
- Urban Forestry has the plan in front of them, but cannot do a full review until an A Permit or B Permit which happens later. UFD will need to see how the sidewalk would affect trees, if they could be saved, but BOE's sidewalk requirement may pre-empt or supersede their desire to preserve street trees. UFD asked them for more details about each tree relative to where the 5-foot sidewalk would be, which they are working on.
- The applicant is not aware of any issues with backing out of a driveway from a 5-foot yard versus 15-foot yard. Many garages have 0-foot setback that are approved by LADOT. Applicant will look at LADOT standards. The existing single-family dwelling already has a garage along the property line where cars back onto the street.
- The applicant used the VMT calculator which determined no significant transportation impacts.
- The applicant is proposing the landscaping that's shown in the renderings and plans, but the project is subject to certain requirements for drought tolerant, LID, etc, but this is what they are proposing.
- The developer agreed to the Neighborhood Council conditions regarding preserving street trees, but it depends on BOE's sidewalk requirement. The Neighborhood Council voted 7-2-0 in support of the project.
- The unit was owner-occupied then rented for a short time, and is currently vacant. The property was exempt from SB 330 as the prior tenant income did not qualify as affordable.
- Case law establishes that knowing the hardship and buying the property doesn't constitute a self-imposed hardship
- Strict compliance with the 15-foot setback requirement would result in 5,000 square feet of the 7,000 square foot lot to be front yards, with only 2,000 square feet of buildable area, which would not be buildable. The existing single-family dwelling doesn't fit in the

setbacks. Normal lots have a single narrow frontage. The applicant understands the concern, but Specific Plan Exceptions are allowed for lots like this that need relief.

Subdivision Committee Deliberations:

- Bureau of Street Lighting conditions include 2 new street lights on Tennessee Avenue, and 1 new street light on Tennessee Place. These conditions are incorporated in the staff report.
- Bureau of Engineering can revise their condition to allow a meandering sidewalk in order to preserve the existing street trees. The existing street trees appear to be at least 30 feet apart. They can have the majority of the sidewalk adjacent to the property line, but in areas where a 5-foot sidewalk cannot fit between the property line and existing street tree, then they can meander the sidewalk to curve around the street trees and be 4 feet in width.
- Deputy Advisory Agency will incorporate BOE's revised conditions, and will take the case under advisement for one month for UFD's review of the tree report. Deputy Advisory Agency is inclined to approve the project.

## **WRITTEN CORRESPONDENCE**

The West Los Angeles Sawtelle Neighborhood Council submitted a resolution in support of the project with conditions that a redwood tree and other mature trees be preserved, landscaping and xeriscaping be planted in the right-of-way, and street lamps be installed on both street frontages.

Planning Staff received approximately 17 public comments at the time of writing this staff report. The public comments are included as Exhibit F, and express concerns regarding:

- the relationship between the existing right-of-way and site's property lines
- questions on the entitlement and appeal procedures
- the removal of street trees
- opposition to the exception for reduced front yards due to endangering the public, self imposed hardship, scale of design, absence of authority
- opposition to the narrowing of streets due to unsafe conditions, and fairness to other homeowners
- scaling back the project to fit within the 15 foot setback requirement
- design not in keeping with scale, character, or appearance of the neighborhood
- no community value or neighborhood benefits
- fairness and equal treatment to other properties
- proposing for the city to purchase the property for a community park
- existing traffic in the surrounding neighborhood
- lack of accuracy of the parcel map

**EXHIBIT A**

**PROJECT PLANS**

**APCW-2022-1156-SPE-HCA**



**DEMOLITION NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.
2. OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE.
3. FURNISH ALL LABOR AND MATERIALS/EQUIPMENT TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED. GC TO ESTABLISH PROCEDURES W/ BLDG. OWNER.
4. CONTRACTOR SHALL KEEP CONSTRUCTION AREA FREE OF DUST AND DEBRIS FOR THE DURATION OF CONSTRUCTION.
5. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.
6. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
7. DEBRIS REMOVAL MUST BE PERFORMED USING THE FREIGHT ELEVATOR WHEN APPLICABLE. CONTACT THE BUILDING MGMT. OFFICE TO OBTAIN SCHEDULE FOR THE USE OF THE FREIGHT ELEVATOR(S) PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES.
8. IF DIRECTED BY BUILDING MANAGEMENT, ALL DOORS, FRAMES, HARDWARE, MECHANICAL ITEMS, PLUMBING FIXTURES, LIGHT FIXTURES, (INCLUDING DOWNLIGHTS & FLUORESCENTS), & SPECIAL EQUIPMENT SHOWN TO BE REMOVED, SHALL BE CLEAN AND FREE OF DEFECTS, PROTECTED, SAVED AND REUSED AS DIRECTED HEREIN, RETURNED TO BUILDING STOCK OR DISPOSED OF.
9. IN PARTITIONS TO BE REMOVED, REMOVE AND CAP ALL OUTLETS, SWITCHES, WIRES, THERMOSTATS, ETC. TO THEIR SOURCE.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS TO EXISTING CONSTRUCTION IN ELEVATOR LOBBY, PUBLIC CORRIDORS, RESTROOMS OR TENANT SPACES. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.
11. NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION. RELLOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKERS AND FIRE ALARM EQUIPMENT, NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLANS. NO ACTIVE SMOKE DETECTOR SHALL BE COVERED OR OTHERWISE REMOVED OR USED FOR OTHER THAN ITS INTENDED PURPOSE.
12. ALL EXISTING FLOOR MOUNTED OUTLETS, WHERE NOTED TO BE REMOVED OR RELOCATED, SHALL BE CAPPED OFF TO THE NEAREST JUNCTION BOX. FILL AND LEVEL FLOOR TO ACCEPT NEW FLOOR COVERINGS.
13. ALL EXISTING CEILING TILES TO REMAIN U.O.N. ALL BROKEN, PARTIAL, STAINED, OR DAMAGED TILES SHALL BE REPLACED.
14. ALL EXISTING LIGHT FIXTURES SHALL BE CLEANED OF DUST, WRAPPED FOR PROTECTION & STORED FOR RE-USE.
15. REMOVE TO SOURCE ALL PIPES, VENTS, APPLIANCES OR DRAINS NOT BEING RE-USED.
16. RE-USE OR RELOCATE ALL ABOVE CEILING DUCTWORK, DIFFUSERS, GRILLES, SPRINKLER PIPES OR OTHER EQUIPMENT, AS REQUIRED FOR PROPER DISTRIBUTION WITH NEW LAYOUT.
17. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/ COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES. SERVICE OWNER OR TENANT DATA/COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS.
18. REMOVE ALL EXISTING IRREGULAR MATERIALS WHICH CAUSE RISERS OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET CORES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC.
19. CAREFULLY REMOVE ALL EXISTING WALL COVERING AT EXISTING PARTITIONS AND/OR COLUMNS, AS NOTED.
20. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.
21. STAIRWAYS MUST REMAIN ACCESSIBLE AT ALL TIMES DURING DEMOLITION.
22. RATED WALLS SHALL NOT BE PENETRATED UNLESS THE RATING IS MAINTAINED.

**CONSTRUCTION NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF MATCHING BUILDING LINES AND LEVELS BETWEEN NEW AND EXISTING CONSTRUCTION. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
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4. EXISTING CONSTRUCTION WHICH IS TO REMAIN BUT IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO ORIGINAL CONDITION OR BETTER.
5. MATERIALS USED FOR NEW CONSTRUCTION, UNLESS SPECIFIED OR INDICATED OTHERWISE, SHALL MATCH EXISTING ADJACENT MATERIALS, CONSTRUCTION AND FINISHES.
6. NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY.
7. THE GENERAL CONTRACTOR SHALL PROVIDE A DUMPSTER IN AN AREA DESIGNATED BY THE OWNER FOR THE PURPOSE OF COLLECTING TRASH AND SHALL PROVIDE FOR ITS REMOVAL FROM THE SITE TO A LEGAL DISPOSAL SITE.
8. ALL HOLES IN CONCRETE SLABS LEFT AFTER REMOVAL OF PIPES, CONDUITS, ETC., ARE TO BE FILLED WITH POR-ROCK OR SOLID CONCRETE. REFER TO ANY DETAILS WITHIN DRAWING SET FOR FURTHER INFORMATION.
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10. SURFACE CRACKS AND VOIDS SHALL BE TUCK POINTED OR PATCHED.
11. ALL SURFACES TO BE FINISHED SHALL BE PREPARED IN ACCORDANCE WITH FINISH MANUFACTURERS RECOMMENDATIONS.
12. PROVIDE ALL NECESSARY BLOCKING, BACKING, SLEEVES, AND FRAMES FOR LIGHT FIXTURES, ELECTRICAL UNITS, A/C EQUIPMENT AND OTHER ITEMS REQUIRING SAME.
13. PLEASE RECYCLE DEMOLITION & CONSTRUCTION WASTE. ASK ABOUT POSSIBLE DUMP SITES.
14. THE CONTRACTOR SHALL COMPLY W/ ALL O.S.H.A. REQUIREMENTS.
15. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED & VISIBLE WHEN THE UNIT IS GLAZED.
16. PENETRATIONS OF FIRE-RATED FLOORS OR FLOOR-CEILING ASSEMBLIES SHALL BE PROTECTED BY THROUGH-PENETRATION FIRE STOPS HAVING AN "F" OR "T" RATING. A "T" RATING IS REQUIRED WHERE PENETRATIONS ARE NOT CONTAINED IN THE WALL AT THE POINT THEY PENETRATE THE FLOOR OR WHERE THEY ARE LARGER THAN A 4" (100mm) PIPE OR 16 SQ IN (0.320mm SQ) IN AREA. UBC SEC 710.3 EX 5
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**SAFETY NOTES:**

1. THE CONTRACTOR SHALL SAFEGUARD THE OWNER'S PROPERTY DURING CONSTRUCTION AND SHALL REPLACE ANY DAMAGED PROPERTY OF THE OWNER TO ORIGINAL CONDITION OR BETTER.
2. THE CONTRACTOR SHALL PROVIDE GUEST PROTECTION FROM ALL AREAS OF WORK.
3. THE CONTRACTOR SHALL PROTECT ADJOINING AREAS FROM NOISE, DUST, DIRT FIRE HAZARDS, ETC.

**CONSTRUCTION NOTES:**

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2. THE ARCHITECT MAKES NO GUARANTEE FOR PRODUCTS NAMED BY TRADE NAME OR MANUFACTURER.

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19. CAREFULLY REMOVE ALL EXISTING WALL COVERING AT EXISTING PARTITIONS AND/OR COLUMNS, AS NOTED.
20. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.
21. STAIRWAYS MUST REMAIN ACCESSIBLE AT ALL TIMES DURING DEMOLITION.
22. RATED WALLS SHALL NOT BE PENETRATED UNLESS THE RATING IS MAINTAINED.

**CONSTRUCTION NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF MATCHING BUILDING LINES AND LEVELS BETWEEN NEW AND EXISTING CONSTRUCTION. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
2. THE ARCHITECT MAKES NO GUARANTEE FOR PRODUCTS NAMED BY TRADE NAME OR MANUFACTURER.

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2. REFERENCES OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWING OR DETAIL.
6. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MINOR MODIFICATIONS TO THE CONTRACTOR SHALL BE MADE UNDER CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
7. THE CONTRACTOR SHALL NOT BREAK SETS FOR TRADE BIDDING ERRORS IN THE DRAWINGS. THE CONTRACTOR SHALL NOT BE THE RESPONSIBILITY OF THE OWNER OR THE ARCHITECT.
8. THE CONTRACTOR SHALL REFER TO AND CROSS-CHECK DETAILS, DIMENSIONS, NOTES, AND ALL REQUIREMENTS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH THE EXISTING SITE CONDITIONS AND SPECIFICATIONS.
9. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE FOLLOWING IS REQUIRED FROM THE AGENT OF THE OWNER, a) AN AUTHORIZATION LETTER FROM THE OWNER GRANTING PERMITS. THE FOLLOWING IS REQUIRED FROM THE CONTRACTOR AGENT- b) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND FOLLOWING LANDLORD'S RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO PROVIDING INSURANCE CERTIFICATES PER LANDLORD'S CRITERIA. c) CERTIFICATE OF WORKERS COMPENSATION INSURANCE MADE OUT TO THE CONTRACTORS STATE LICENSE BOARD. d) COPY OF THE CITY BUSINESS TAX REGISTRATION CERTIFICATE OR NEWLY PAID RECEIPT FOR ONE. e) NOTARIZED LETTER OF AUTHORIZATION FOR AGENTS OF CONTRACTOR.
10. THE CONTRACTOR SHALL PROVIDE A LIST OF SUBCONTRACTORS TO THE OWNER FOR REVIEW PRIOR TO SIGNING THE OWNER / CONTRACTOR AGREEMENT.
11. ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC., TO MAKE THE SEVERAL PIECES COME TOGETHER PROPERLY AND FIT OR BE RECEIVED BY WORK OF OTHER TRADES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY BRACING OR SHORING AS REQUIRED OR PORTION THEREOF DURING CONSTRUCTION.
13. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER, AND TOILET FACILITIES AS REQUIRED AND SHALL INSTALL THEM IN ACCORDANCE TO LOCAL CODES. CONTRACTOR MAY USE OWNERS FACILITIES UPON WRITTEN AUTHORIZATION FROM OWNERS REPRESENTATIVE.
14. THE GENERAL CONTRACTOR AND HIS ASSOCIATES, SUBCONTRACTORS, ETC., MUST MAINTAIN THE SPACE, ACCESS AREAS, ETC., CLEAN AT ALL TIMES AND SWEEP, DUST, CLEAN, ETC., EVERY DAY AT THE END OF WORKING HOURS.
15. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DELIVER THE JOB COMPLETELY CLEAN.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR, ND SHALL REPLACE OR REPAIR ANY FALL, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE (1) YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.

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2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
3. CONTRACTOR SHALL RELOCATE OR CAP OFF EXISTING UTILITY LINES AS REQUIRED. COORDINATE WITH ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.
4. EXISTING CONSTRUCTION WHICH IS TO REMAIN BUT IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO ORIGINAL CONDITION OR BETTER.
5. MATERIALS USED FOR NEW CONSTRUCTION, UNLESS SPECIFIED OR INDICATED OTHERWISE, SHALL MATCH EXISTING ADJACENT MATERIALS, CONSTRUCTION AND FINISHES.
6. NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY.
7. THE GENERAL CONTRACTOR SHALL PROVIDE A DUMPSTER IN AN AREA DESIGNATED BY THE OWNER FOR THE PURPOSE OF COLLECTING TRASH AND SHALL PROVIDE FOR ITS REMOVAL FROM THE SITE TO A LEGAL DISPOSAL SITE.
8. ALL HOLES IN CONCRETE SLABS LEFT AFTER REMOVAL OF PIPES, CONDUITS, ETC., ARE TO BE FILLED WITH POR-ROCK OR SOLID CONCRETE. REFER TO ANY DETAILS WITHIN DRAWING SET FOR FURTHER INFORMATION.
9. THE GENERAL CONTRACTOR SHALL VERIFY SALVAGE REQUIREMENTS OF ALL FURNITURE, FIXTURES AND EQUIPMENT WITH THE OWNER TO DEMOLITION.
10. SURFACE CRACKS AND VOIDS SHALL BE TUCK POINTED OR PATCHED.
11. ALL SURFACES TO BE FINISHED SHALL BE PREPARED IN ACCORDANCE WITH FINISH MANUFACTURERS RECOMMENDATIONS.
12. PROVIDE ALL NECESSARY BLOCKING, BACKING, SLEEVES, AND FRAMES FOR LIGHT FIXTURES, ELECTRICAL UNITS, A/C EQUIPMENT AND OTHER ITEMS REQUIRING SAME.
13. PLEASE RECYCLE DEMOLITION & CONSTRUCTION WASTE. ASK ABOUT POSSIBLE DUMP SITES.
14. THE CONTRACTOR SHALL COMPLY W/ ALL O.S.H.A. REQUIREMENTS.
15. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED & VISIBLE WHEN THE UNIT IS GLAZED.
16. PENETRATIONS OF FIRE-RATED FLOORS OR FLOOR-CEILING ASSEMBLIES SHALL BE PROTECTED BY THROUGH-PENETRATION FIRE STOPS HAVING AN "F" OR "T" RATING. A "T" RATING IS REQUIRED WHERE PENETRATIONS ARE NOT CONTAINED IN THE WALL AT THE POINT THEY PENETRATE THE FLOOR OR WHERE THEY ARE LARGER THAN A 4" (100mm) PIPE OR 16 SQ IN (0.320mm SQ) IN AREA. UBC SEC 710.3 EX 5
17. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/ COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES. SERVICE OWNER OR TENANT DATA/COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS.
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9. WHERE RETENTION OF STORM WATER RUNOFF ON-SITE IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, RUNOFF MAY BE CONVEYED TO THE STREET AND THE STORM DRAIN SYSTEM PROVIDED THAT AN APPROVED FILTERING SYSTEM IS INSTALLED AND MAINTAINED ON-SITE DURING THE CONSTRUCTION DURATION.
- GREEN BUILDING CODE PLAN CHECK NOTES:**
  1. FOR NEW DWELLINGS AND TOWNHOUSES, PROVIDE ONE 208/240 V 40AMP, GROUNDED AC OUTLETS OR PANEL CAPACITY AND CONDUIT FOR THE FUTURE INSTALLATION OF A 208/240V 40AMP, GROUNDED AC OUTLET. (4.106.6)
  - FOR ADDITIONS RESULTING IN OVER 2,000 SQUARE FEET OF NEW ROOF AREA, A CONDUIT TERMINATION SHALL BE PROVIDED ADJACENT TO AN UNOBTSTRUCTED AND CONTIGUOUS AREA OF AT LEAST 250 SQUARE FEET THAT HAS BEEN DESIGNATED AS SUITABLE FOR THE FOR THE FUTURE INSTALLATION OF A SOLAR ENERGY SYSTEM. THE CONDUIT SHALL BE LABELED AS PER THE LOS ANGELES FIRE DEPARTMENT REQUIREMENTS. (9.214.4)
  - EACH APPLIANCE PROVIDED AND INSTALLED MEETS ENERGY STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE. (4.210.1, 9.210.1)
  - THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES IN TABLE 4.303.2/ TABLE 9.403.2. (4.303.1, 9.303.1)
  - WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED THE FLOW RATES SPECIFIED IN THE MAXIMUM ALLOWABLE FLOW RATE COLUMN CONTAINED IN TABLE 4.303.2 OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME. (CALGREEN 4.303.2, 9.303.2)
  - INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS SHALL BE WEATHER- OR SOIL-BASED CONTROLLERS. (4.304.1, 9.304.1)
  - 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)
  - A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT
  - LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS
  - FOR ONE- AND TWO-FAMILY DWELLINGS, ANY PERMANENTLY INSTALLED OUTDOOR IN-GROUND SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH A COVER HAVING AND MAINTAINING AN OPERATED REEL SYSTEM, FOR IRREGULAR-SHAPED POOLS WHERE IT IS INFEASIBLE TO COVER 100% OF THE POOL DUE TO ITS IRREGULAR SHAPE, A MINIMUM OF 80% OF THE POOL SHALL BE COVERED
  - FOR SITES WITH OVER 500 SQFT OF LANDSCAPED AREA, W

**CONSTRUCTION NOTES:**

8. ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATE PLUMBING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1, 9.406.1)
- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. (4.407.4, 9.407.4)
- ONLY A CITY OF LOS ANGELES CERTIFIED HAULER WILL BE USED FOR HAULING OF CONSTRUCTION WASTE. (4.406.1, 9.408.1)
- FOR ALL NEW EQUIPMENT, 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, 9.410.1)
- ALL NEW GAS FIREPLACES MUST BE DIRECT-VENT, SEALED COMBUSTION TYPE. WOOD BURNING FIREPLACES ARE PROHIBITED PER AQMD RULE 445. (4.503.1, 9.503.1, AQMD RULE 445)
- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT. (4.504.1, 9.504.1)
- 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 JOBSITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4, 9.504.2.4)
- ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS. (4.504.2, 9.504.2)
- ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
  - A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
  - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
  - GREENGUARD GOLD AT THE GOLD LEVEL
  - SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD (4.504.3, 9.504.3)
- ALL NEW CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. (4.504.3.1, 9.504.3.1)

**CONSTRUCTION NOTES:**

15. 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
  - COMPLIANCE WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM
  - CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM
  - MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350 (CALGREEN 4.504.4, 9.504.4)
19. NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 4.504.5/ TABLE 9.504.5 (4.504.5, 9.504.5)
20. 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 (4.504.5.1, 9.504.5.1)
21. A 4-INCH THICK BASE OF ½ INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR PROPOSED SLAB ON GRADE CONSTRUCTION (4.505.2.1, 9.505.2.1)
22. A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH CONCRETE FOR PROPOSED SLAB ON GRADE CONSTRUCTION. (4.505.2.1, 9.505.2.1)
23. 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. (4.505.3, 9.505.3)
24. NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. PROVIDE THE MANUFACTURER'S CUT SHEET FOR VERIFICATION. (4.506.1, 9.506.1)
25. NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. (4.506.1, 9.506.1)
26. NEW WHOLE HOUSE EXHAUST FANS SHALL HAVE COVERS OR LOUVERS WHICH CLOSE WHEN THE FAN IS OFF AND THAT ARE INSULATED WITH A MINIMUM INSULATION VALUE OF R-4.2. (4.507.1, 9.507.1)
27. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, ANSI/ACCA 29-0-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL 5-2004. (CALGREEN 4.507.2, 9.507.2)

**CONSTRUCTION NOTES:**

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBTSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER Poles, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
4. 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).
5. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
6. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
7. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
8. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)
9. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 of LABC)
10. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
11. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)

12. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
13. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 3 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
14. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

**CONSTRUCTION NOTES:**

1. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1).
- 2.







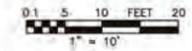




**SURVEY CERTIFICATION**

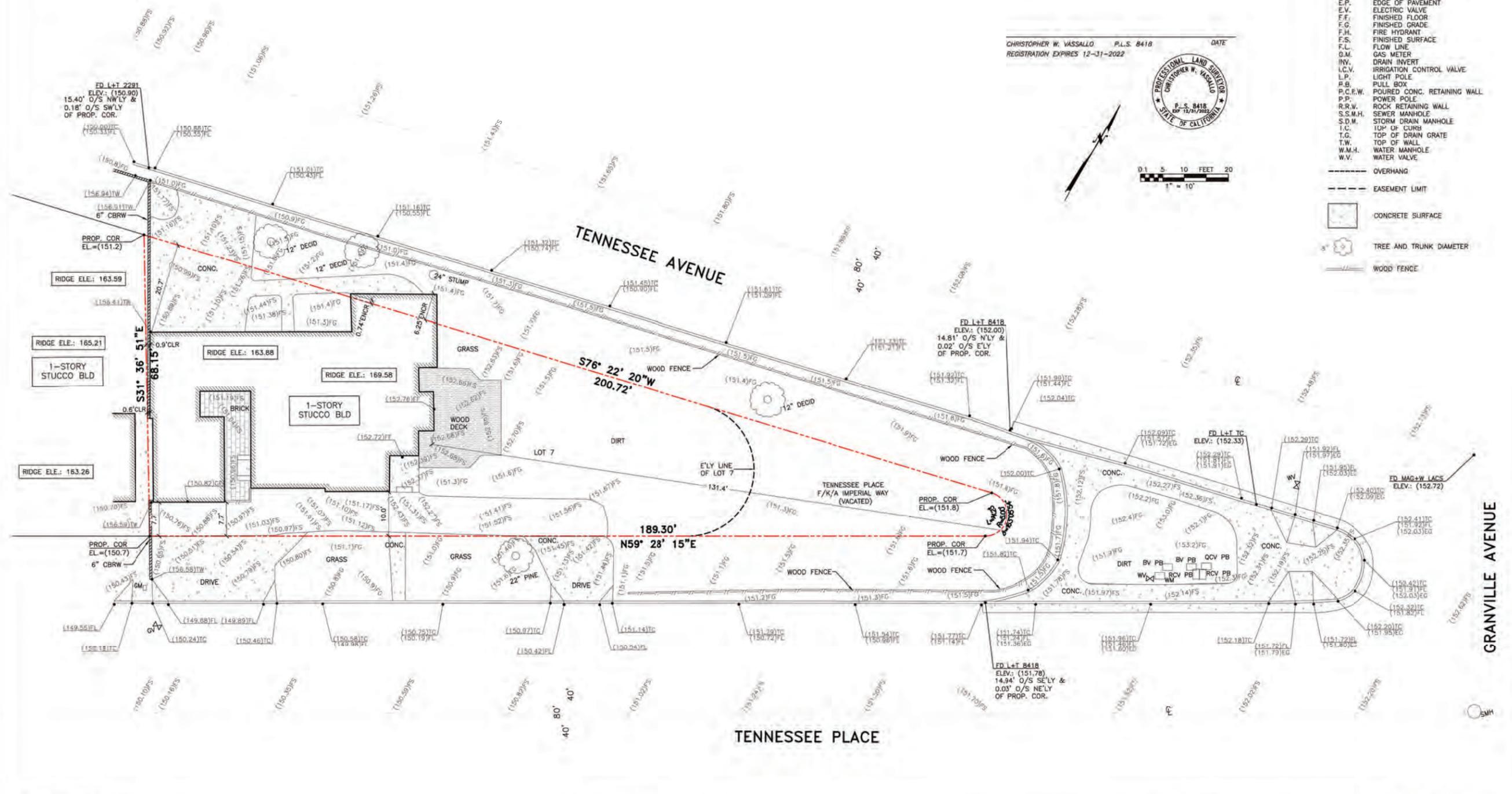
I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS PLAT CONSISTING OF ONE SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN JULY, 2021; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

CHRISTOPHER W. VASSALLO P.L.S. 8418 DATE  
REGISTRATION EXPIRES 12-31-2022



**LEGEND**

- A.C. ASPHALT CONCRETE PAVEMENT
  - B.M. BENCH MARK
  - C.B.W. CONCRETE BLOCK WALL
  - C.B.R.W. CONCRETE BLOCK RETAINING WALL
  - CONC. CONCRETE
  - C/O SEWER CLEANOUT
  - D.W.Y. CONC. DRIVEWAY APRON
  - E.G. EDGE OF GUTTER
  - E.M. ELECTRIC METER
  - E.P. EDGE OF PAVEMENT
  - E.V. ELECTRIC VALVE
  - F.F. FINISHED FLOOR
  - F.G. FINISHED GRADE
  - F.H. FIRE HYDRANT
  - F.S. FINISHED SURFACE
  - F.L. FLOW LINE
  - G.M. GAS METER
  - INV. DRAIN INVERT
  - I.C.V. IRRIGATION CONTROL VALVE
  - L.P. LIGHT POLE
  - P.B. PULL BOX
  - P.C.R.W. POURED CONC. RETAINING WALL
  - P.P. POWER POLE
  - R.R.W. ROCK RETAINING WALL
  - S.S.M.H. SEWER MANHOLE
  - S.D.M. STORM DRAIN MANHOLE
  - T.C. 10" OR CURB
  - T.G. TOP OF DRAIN GRATE
  - T.W. TOP OF WALL
  - W.M.H. WATER MANHOLE
  - W.V. WATER VALVE
- 
- OVERHANG
  - EASEMENT LIMIT
  - CONC. SURFACE
  - 5" TREE AND TRUNK DIAMETER
  - WOOD FENCE



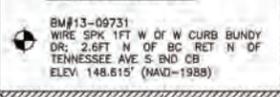
**PLEASE NOTE**

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**UNDERGROUND UTILITIES**

ALL INFORMATION SHOWN HEREON REGARDING UNDERGROUND UTILITIES WAS TAKEN FROM VISIBLE SURFACE EVIDENCE OR SOURCES NOT CONNECTED WITH THIS COMPANY AND WHILE SAID INFORMATION IS BELIEVED CORRECT, NO LIABILITY IS ASSUMED FOR THE ACCURACY OR COMPLETENESS OF SAID DATA.

**BENCHMARK**



**LEGAL DESCRIPTION**

LOT 7 OF TRACT NO. 11988 AND PART OF TENNESSEE PLACE (F/K/A IMPERIAL WAY) VACATED BY THE CITY OF LOS ANGELES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 226 PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA = 7,463.36 SQ.FT. APN# 4259-037-003



PACIFIC LAND CONSULTANTS, INC.  
28441 HIGHRISE RD, SUITE 230  
ROLLING HILLS ESTATES, CA 90274  
(310) 544-8689

DRAWN BY: J.C.M.  
PROJECT SITE: 11835 TENNESSEE PLACE, LOS ANGELES, CA

FILE NAME: 21075LS.DWG
DATE: 8-11-2021
SCALE: 1" = 10'
JOB NO. 21075
SHEET 1 OF 1







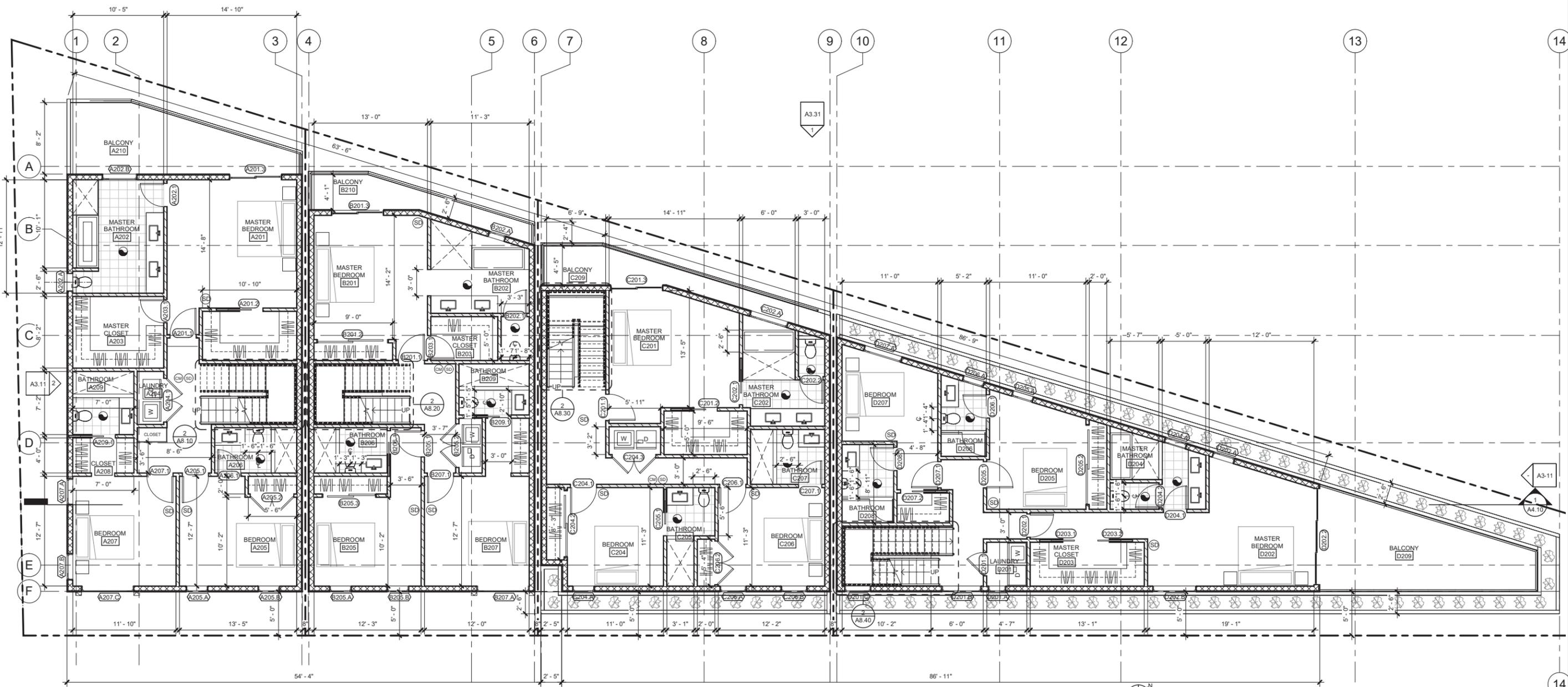
UNIT A	UNIT B	UNIT C	UNIT D
GROUND FLOOR: 813 SF	GROUND FLOOR: 645 SF	GROUND FLOOR: 702 SF	GROUND FLOOR: 749 SF
SECOND FLOOR: 1,121 SF	SECOND FLOOR: 949 SF	SECOND FLOOR: 953 SF	SECOND FLOOR: 975 SF
THIRD FLOOR: 617 SF	THIRD FLOOR: 617 SF	THIRD FLOOR: 623 SF	THIRD FLOOR: 541 SF
TOTAL: 2,551 SF	TOTAL: 2,211 SF	TOTAL: 2,278 SF	TOTAL: 2,265 SF

TOTAL PROJECT	
UNIT A:	2,551 SF
UNIT B:	2,211 SF
UNIT C:	2,278 SF
UNIT D:	2,265 SF
UNIT TOTAL:	9,305 SF

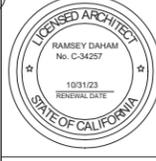
**FLOOR PLAN NOTES:**

- SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.

ASSEMBLY TYPES		FLOOR PLAN LEGEND	
<b>WALLS</b>	<b>FLOORS</b>	FLOOR TYPE	1 HR
1 10" CONC. - BACK LAG PER STRUCT. AND SHORING (SEE 1/A6.40 FOR DETAIL)	4 CONC FLOOR PER STRC. W/ WOOD FINISH (SEE 1/A6.40 FOR DETAIL)	2 HR	SMOKE DETECTOR
2 10" CONC. - FRONT LAG PER STRUCT. AND SHORING (SEE 2/A6.20 FOR DETAIL)	4 CONC FLOOR PER STRC. W/ TILE FINISH (SEE 2/A6.40 FOR DETAIL)	CARBON MONOXIDE	EXHAUST (GENERAL NOTES #2.3)
3 CONC. PER STRC. (SEE 3/A6.20 FOR DETAIL)	4 WOOD JOIST PER STRC. W/ WOOD FINISH (SEE 3/A6.40 FOR DETAIL)	WINDOW TAG	DOOR TAG
4 CMU PER STRC. (SEE 4/A6.20 FOR DETAIL)	4 WOOD JOIST PER STRC. W/ TILE FINISH (SEE 4/A6.40 FOR DETAIL)	WALL TYPE	ELEVATION MARKER
5 2x6 EXTERIOR WALL ASSM. W/ BOARD FORMED CONCRETE VENEER	4 WOOD JOIST PER STRUCT. W/ WOOD DECKING (SEE 5/A6.40 FOR DETAIL)	PROPERTY LINE	ACCESSIBLE ROUTE
6 2x6 EXTERIOR WALL ASSM. W/ 1X2 CEDAR STRIPS	4 WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (SEE 6/A6.40 FOR DETAIL)	SEWER LINE	
7 2x4 INTERIOR WALL ASSM. (SEE 8/A6.20 FOR DETAIL)	4 WOOD JOIST PER STRC. W/ PEDESTAL DECK TILE (SEE 7/A6.40 FOR DETAIL)		
8 DOUBLE WALL ASSM. (SEE 9/A6.20 FOR DETAIL) 1-HR			
9 CMU PER STRC W/ INTERIOR WALL ASSM. (SEE 10/A6.20 FOR DETAIL) 2-HR			



**breakformdesign**  
 109 eucalyptus drive, el segundo, ca 90245  
 (o) 310.322.3700



11835 TENNESSEE  
 PL, LOS ANGELES,  
 CA 90064

REVISIONS

NO.	DESCRIPTION

2ND FLOOR PLAN

DRAWN	NH
CHECKED	PNK
DATE	10/19/2022 12:04:08 PM
SCALE	As indicated
JOB #	21-A014

SECOND FLOOR  
 3/16" = 1'-0"



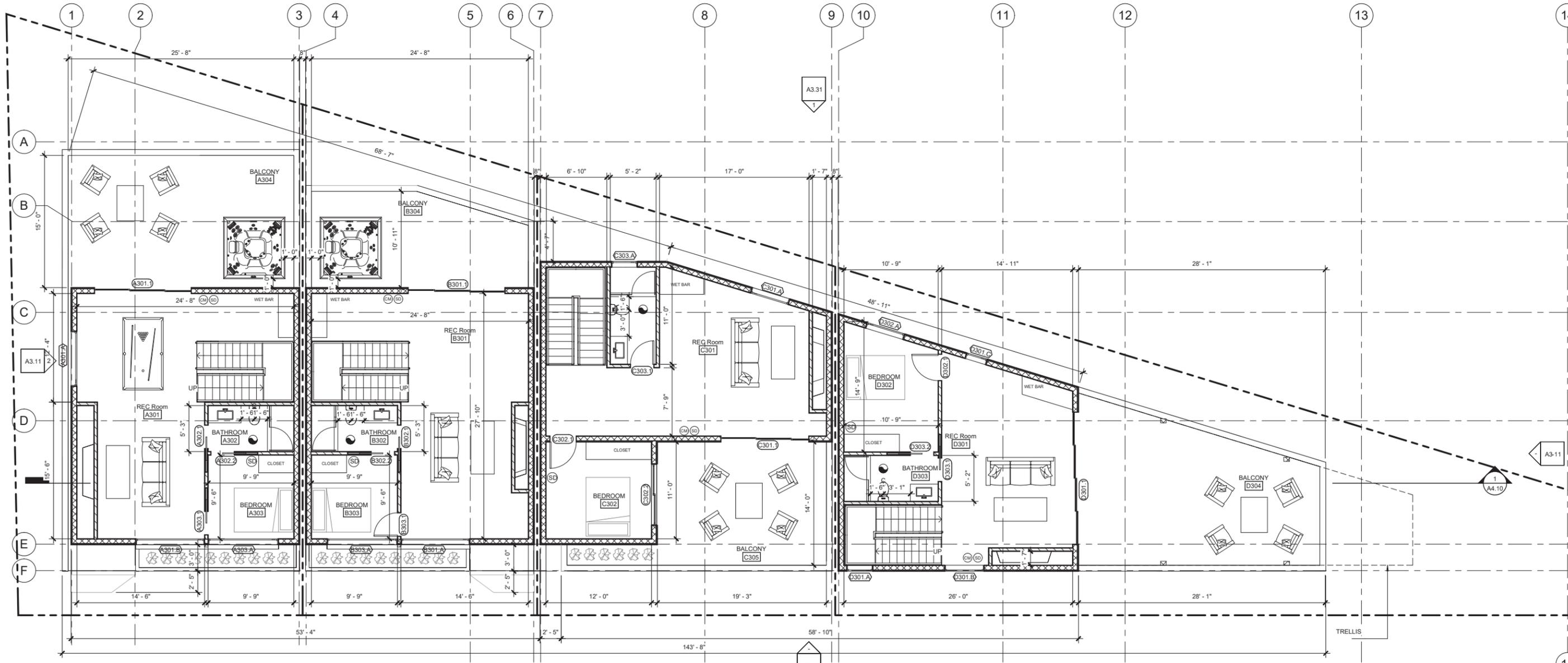
A2.20

UNIT A	UNIT B	UNIT C	UNIT D	TOTAL PROJECT
GROUND FLOOR: 813 SF	GROUND FLOOR: 645 SF	GROUND FLOOR: 702 SF	GROUND FLOOR: 749 SF	UNIT A: 2,551 SF
SECOND FLOOR: 1,121 SF	SECOND FLOOR: 949 SF	SECOND FLOOR: 953 SF	SECOND FLOOR: 975 SF	UNIT B: 2,211 SF
THIRD FLOOR: 617 SF	THIRD FLOOR: 617 SF	THIRD FLOOR: 623 SF	THIRD FLOOR: 541 SF	UNIT C: 2,278 SF
				UNIT D: 2,265 SF
TOTAL: 2,551 SF	TOTAL: 2,211 SF	TOTAL: 2,278 SF	TOTAL: 2,265 SF	UNIT TOTAL: 9,305 SF

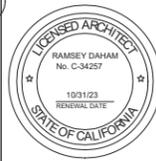
**FLOOR PLAN NOTES:**

1. SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
2. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.

WALLS	ASSEMBLY TYPES	FLOOR PLAN LEGEND
1 10" CONC. - BACK LAG PER STRUCT. AND SHORING (SEE 1/A6.20 FOR DETAIL)	1 CONC FLOOR PER STRC. W/ WOOD FINISH (SEE 1/A6.40 FOR DETAIL)	◆ FLOOR TYPE
2 10" CONC. - FRONT LAG PER STRUCT. AND SHORING (SEE 2/A6.20 FOR DETAIL)	2 CONC FLOOR PER STRC. W/ TILE FINISH (SEE 2/A6.40 FOR DETAIL)	--- 1 HR
3 CONC. PER STRC. (SEE 3/A6.20 FOR DETAIL)	3 WOOD JOIST PER STRC. W/ WOOD FINISH (SEE 3/A6.40 FOR DETAIL)	--- 2 HR
4 CMU PER STRC. (SEE 4/A6.20 FOR DETAIL)	4 WOOD JOIST PER STRC. W/ TILE FINISH (SEE 4/A6.40 FOR DETAIL)	⊙ SD SMOKE DETECTOR
5 2x6 EXTERIOR WALL ASSM. W/ BOARD FORMED CONCRETE VENEER	5 WOOD JOIST PER STRC. W/ WOOD FINISH (SEE 5/A6.40 FOR DETAIL)	⊙ CM CARBON MONOXIDE
6 2x6 EXTERIOR WALL ASSM. W/ 1X2 CEDAR STRIPS	6 WOOD JOIST PER STRUCT. W/ WOOD DECKING (SEE 6/A6.40 FOR DETAIL)	⊙ EXHAUST (GENERAL NOTES #2.3)
7 2x4 INTERIOR WALL ASSM. (SEE 8/A6.20 FOR DETAIL)	7 WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (SEE 6/A6.40 FOR DETAIL)	⊙ X WINDOW TAG
8 DOUBLE WALL ASSM. (SEE 9/A6.20 FOR DETAIL) 1-HR	8 WOOD JOIST PER STRC. W/ PEDESTAL DECK TILE (SEE 7/A6.40 FOR DETAIL)	⊙ XXX DOOR TAG
9 CMU PER STRC W/ INTERIOR WALL ASSM. (SEE 10/A6.20 FOR DETAIL) 2-HR		◆ WALL TYPE
		⊙ X-X* ELEVATION MARKER
		--- PROPERTY LINE
		→ ACCESSIBLE ROUTE
		--- SEWER LINE



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 CA 90064

**REVISIONS**

NO.	DESCRIPTION

**3RD FLOOR PLAN**

<b>DRAWN</b>	NH
<b>CHECKED</b>	PNK
<b>DATE</b>	10/19/2022 12:04:08 PM
<b>SCALE</b>	As indicated
<b>JOB #</b>	21-A014

**A2.30**

THIRD FLOOR  
 3/16" = 1'-0"  
 1  
 0 1 2 5 10





(FLOOR OPENING AREA / WALL AREA = %15 MIN OPENINGS)

UNIT A	UNIT B	UNIT C	UNIT D
<b>2ND FLOOR</b> 90 SF / 260 SF = 34% OPEN	<b>2ND FLOOR</b> 90 SF / 260 SF = 34% OPEN	<b>2ND FLOOR</b> 90 SF / 462 SF = 19% OPEN	<b>2ND FLOOR</b> 78 SF / 530 SF = 15% OPEN
<b>3RD FLOOR</b> 87 SF / 344 SF = 25% OPEN	<b>3RD FLOOR</b> 87 SF / 340 SF = 25% OPEN	<b>3RD FLOOR</b> 51 SF / 332 SF = 15% OPEN	<b>3RD FLOOR</b> 63 SF / 362 SF = 17% OPEN



SOUTH ELEVATION OPENING DIAGRAM  
3/32" = 1'-0" 2

**ELEVATION NOTES:**

**EXTERIOR LIGHTING:**

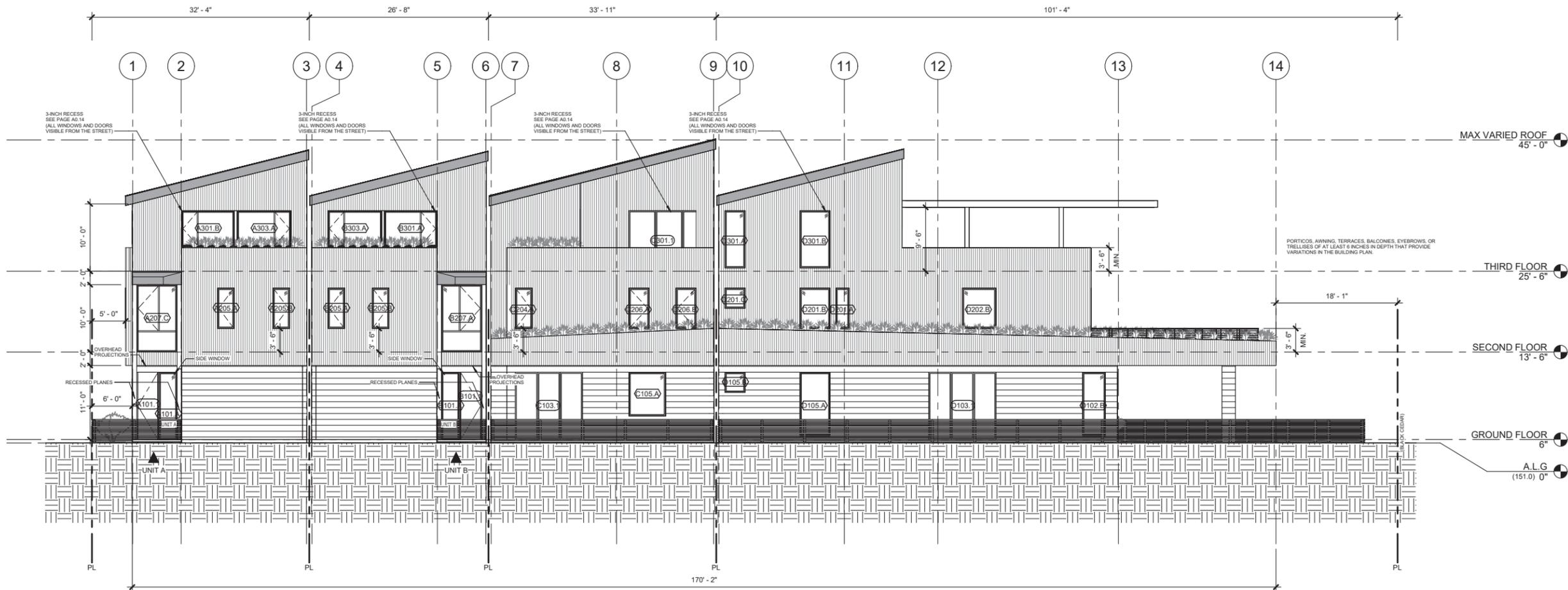
1. ALL EXTERIOR LIGHTING FIXTURES SHALL BE ENERGY EFFICIENT
2. LIGHTING MUST BE ARCHITECTURALLY INTEGRATED.
3. MUST BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES
4. SHALL BE SHIELDED OR RECESSED TO CONFINE GLARE AND REFLECTIONS TO THE SUBJECT SITE.

WINDOWS AND DOORS VISIBLE FROM THE STREET SHALL BE RECESSED AT LEAST 2 INCHES FROM THE BUILDING FACADE.  
THIS RECESS SHALL NOT BE ACCOMPLISHED BY THE USE OF PLANT-ON MOLDINGS AROUND THE WINDOW OR DOOR. FLUSH FINISH WINDOW INSTALLATIONS ARE ONLY PERMITTED WHEN A GLASS CURTAIN WALL, SPANDREL GLASS, OR OTHER SIMILAR DESIGN APPROACH IS USED  
SEE PAGE #A0.14

PROJECT USES BOARD FORMED CONCRETE VENEERS, BLACK STAINED CEDAR STRIPS, NATURAL CEDAR, BLACK METAL FLASHING, AND CONCRETE TO MINIMIZE GLARE AND REFLECTED HEAT.

**ELEVATION LEGEND**

- BOARD FORMED CONCRETE VENEER
- 1X2 CEDAR STRIPS (BLACK STAIN)
- NATURAL T&G CEDAR CLEAR A GRADE COLOR SORTED (LIGHT)
- BLACK METAL FLASHING
- CONCRETE
- PROPERTY LINE (PL)
- 1 HR
- 2 HR
- WINDOW TAG
- DOOR TAG
- "X-X"



SOUTH ELEVATION  
1/8" = 1'-0" 1



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(o) 310.322.3700



11835 TENNESSEE  
PL, LOS ANGELES,  
CA 90064

**REVISIONS**

NO.	DESCRIPTION

**SOUTH ELEVATION**

<b>DRAWN</b>	NH
<b>CHECKED</b>	PNK
<b>DATE</b>	10/19/2022 12:04:31 PM
<b>SCALE</b>	As indicated
<b>JOB #</b>	21-A014

A3.20



















**EXHIBIT B**

**ADVISORY AGENCY DETERMINATION**

**PARCEL MAP**

**AA-2022-1157-PMLA-SL-HCA**

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

MARIA CABILDO  
MONIQUE LAWSHE  
HELEN LEUNG  
KAREN MACK  
DANA M. PERLMAN  
ELIZABETH ZAMORA

**CITY OF LOS ANGELES  
CALIFORNIA**



KAREN BASS  
MAYOR

**EXECUTIVE OFFICES**

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

VINCENT P. BERTONI, AICP  
DIRECTOR

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

Decision Date: May 12, 2023

**Applicant/Owner**

Michael Librush  
Tennessee Place, LLC  
541 South Spring Street, Unit 213  
Los Angeles, CA 90013

**Representative**

Jesi Harris  
Brian Silveira & Associates  
1501.5 Cabrillo Avenue  
Venice, CA 90291

**Case No.** AA-2022-1157-PMLA-SL-HCA

**CEQA:** ENV-2022-1158-CE

**Location:** 11835 West Tennessee Place

**Council District:** 11 - Park

**Neighborhood Council:** West Los Angeles Sawtelle

**Community Plan Area:** West Los Angeles

**Land Use Designation:** Medium Residential

**Zone:** R3(EC)

**Legal Description:** Lots 7, VAC ORD 140880, Block  
None, TR 11968

**Last Day to File an Appeal:** May 30, 2023

In accordance with provisions of Sections 17.03, 17.51, and 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines that the project is Categorically Exempt from the California Environmental Quality Act (CEQA), and issues ENV-2022-1158-CE as the environmental clearance, and approves Parcel Map No. AA-2022-1157-PMLA-SL-HCA, located at 11835 West Tennessee Place, for a maximum **four (4) small lots**, pursuant to the LAMC Section 12.22 C,27, as shown on map stamp-dated October 27, 2022, in the West Los Angeles Community Plan. This unit density is based on the R3(EC) Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

**NOTE** on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

*Any questions regarding this report should be directed to Julia Li of the Permit Case Management Division, located at 201 North Figueroa Street, Suite 290, through BOE online customer service portal at <http://engpermits.lacity.org/>*

1. That if this parcel map is approved as "Small Lot Subdivision" then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.

2. That if this parcel map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. "185462" satisfactory to the City Engineer.
3. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the West Los Angeles Engineering District Office.
4. That the subdivider make a request to the West Los Angeles District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
5. That a revised parcel map be submitted for information purposes only, prior to the submittal of the final map delineating the dimensions of the property line and the right-of-way dimensions. This map will be used for final map checking purposes.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

*Grading Division approvals are conducted at 221 North Figueroa Street, 12<sup>th</sup> Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.*

6. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated February 17, 2022, Log No. 120346 and attached to the case file for Parcel Map No. AA-2022-1157-PMLA-SL-HCA.

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

*An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.*

7. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
  - b. The project site is a through lot that fronts both Tennessee Place and Tennessee Avenue. There is no rear lot line or rear yard. Revised the Lot Matrix to reflect the correct lot line designation for the front yards.
  - c. Show the street dedication as required by Bureau of Engineering and provide net lot area after all dedications. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirement shall be required to comply with current code as measured from new property lines after dedication. A minimum of 5,000 SF of lot area is required after all applicable dedications are taken.

## Notes:

Owners are to record a Maintenance Agreement that runs with the land for the purpose of reciprocal private easements maintenance program to all common areas and shared facilities such as trees, landscaping, drainage, trash, parking, community driveway (ground floor width and width clear to sky above the ground floor level), including walkways as shown on the approved Small Lot Subdivision Map.

The project is within the Exposition Corridor Transit Neighborhood Plan Specific Plan Area.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfactory of LADBS at the time of plan check.

**DEPARTMENT OF TRANSPORTATION**

8. That the project be subject to any recommendations from the Department of Transportation.

**FIRE DEPARTMENT**

*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 (213) 482-6543. You should advise any consultant representing you of this requirement as well.*

9. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
  - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
  - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - c. 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.
  - d. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
  - e. 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.

- f. 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.
- g. 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.
- h. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- i. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- j. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
- k. Site plans shall include all overhead utility lines adjacent to the site.
- l. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- m. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- n. 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.
- o. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- p. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- q. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

#### **DEPARTMENT OF WATER AND POWER**

- 10. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services

Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

#### **BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS**

*Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).*

11. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

#### **BUREAU OF SANITATION**

12. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated November 22, 2022. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

#### **INFORMATION TECHNOLOGY AGENCY**

13. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [ita.cabletvclearance@lacity.org](mailto:ita.cabletvclearance@lacity.org) which provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

#### **DEPARTMENT OF RECREATION AND PARKS**

14. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

#### **URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING**

15. Project shall preserve all healthy mature street trees wherever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
16. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847 – 3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847 – 3077 for tree removal permit information.

**DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS**

*Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at [planning.lacity.org](http://planning.lacity.org).*

17. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. Limit the proposed development to a maximum of four (4) small lots.
- b. A Certificate of Occupancy (temporary or final) for the building(s) in Parcel Map No. AA-2022-1157-PMLA-SL-HCA shall not be issued until after the final map has been recorded.
- c. That the subdivider shall comply with the **Exposition Corridor Transit Neighborhood Plan** prior to the issuance of a building or grading permit.
- d. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
- e. Note to City Zoning Engineer and Plan Check. The Advisory Agency has considered the following setbacks in conjunction with the approved map. Minor deviations to the map’s setbacks are allowed in the event that such deviations are necessary in order to accommodate other conditions of approval as required by other City agencies. In no event shall the setback from the perimeter boundary of the subdivision measure less than the yards required pursuant to LAMC Section 12.22 C,27:

(i) Setbacks shall be permitted as follows:

Setback Matrix				
Parcel No.	Front 1	Front 2	Side 1	Side 2
A	5' (SE)	5' (NW)	5' (SW)	0.33' (NE)
B	5' (SE)	5' (NW)	0.33' (SW)	0.33' (NE)
C	5' (NW)	5' (SE)	0.33' (SW)	0.33' (NE)
D	5' (NW)	5' (SE)	0.33' (SW)	18.08' (NE)

- d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

- f. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- g. 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. Action 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.

- h. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.
  - i. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
18. The small lot subdivision shall conform to the plans stamped Exhibit A and approved by the Director of Planning under Case No. ADM-2022-5099-SLD-HCA. In the event the Advisory Agency modifies Parcel Map No. AA-2022-1157-PMLA-SL-HCA in a manner that is inconsistent with the stamped plans, the subdivider shall submit revised plans in substantial conformance with the approved map to the satisfaction of the Advisory Agency, for inclusion in the case file, and prior to the issuance of a building permit
19. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. APCW-2022-1156-SPE-HCA shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. APCW-2022-1156-SPE-HCA is not approved, the subdivider shall submit a tract modification.

#### **DEPARTMENT OF CITY PLANNING - STANDARD SMALL LOT CONDITIONS**

- SL-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:
- 1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Center of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.

2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- SL-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

### **BUREAU OF ENGINEERING - STANDARD CONDITIONS**

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
  - (k) That no public street grade exceeds 15%.
  - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
  - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
  - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
  - (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
  - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
  - (b) Construct any necessary drainage facilities.
  - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
    - (1) Construct new street lights; two (2) on Tennessee Avenue and one (1) on Tennessee Place.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
  - (1) Improve Tennessee Place adjoining the subdivision by the removal of the curb and construction of a new integral curb and gutter at existing curb alignment; a new 5-foot wide concrete sidewalk adjacent to the property line, the sidewalk can be 3-foot wide and meandering to preserve the street trees (provide sidewalk easement if necessary), and landscaping of the border areas; including any necessary removal and reconstruction of existing improvements.
  - (2) Improve Tennessee Avenue adjoining the subdivision by the removal of the curb and construction of a new integral curb and gutter at existing curb alignment, a new 5-foot wide concrete sidewalk adjacent to the property line, the sidewalk can be 3-foot wide and meandering to preserve the street trees (provide sidewalk easement if necessary), and landscaping of the border areas; including any necessary removal and reconstruction of existing improvements.
  - (3) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

**NOTES:**

The Advisory Agency approval is the maximum number of units permitted under the parcel map action. However the existing or proposed zoning may not permit this number of units.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

### **FINDINGS OF FACT (CEQA)**

The City of Los Angeles determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies, under Case No. ENV-2022-1158-CE.

### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Parcel Map No. AA-2022-1157-PMLA-SL-HCA the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land. The site is located within the Exposition Corridor Transit Neighborhood Plan Specific Plan (“Expo TNP”) Subarea 12, which contains additional development standards and environmental standards subject to review through Administrative Clearance, however the applicant requests a Specific Plan Exception pursuant to LAMC Section 11.5.7.F to allow reduced front yards of 5 feet in lieu of the 15 feet otherwise required by Expo TNP Section 4.3.1.A.2 (Case No. APCW-2022-1156-SPE-HCA), which is currently pending. If the Specific Plan Exception is granted, it would permit the reduced front yards as shown in the parcel map stamp-dated October 27, 2022.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the West Los Angeles Community Plan, which designates the site with a Medium Residential land use designation. The land use designation lists the R3 Zone as the corresponding zone. The Project Site is zoned R3(EC), which is consistent with the land

use designation per the community plan. The R3(EC) Zone allows R3 density with the exception that the minimum lot area per dwelling unit shall be 1,200 square feet; therefore the site would be permitted a maximum of six (6) dwelling units. As shown on the parcel map, the Project proposes to subdivide the project site into four (4) small lots, pursuant to LAMC Section 12.22 C,27, which is consistent with the density permitted by the zone. In addition, Expo TNP Section 2.4.1 allows a base height of 45 feet for the R3(EC) Zone; the project proposes building heights of 45 feet which is consistent with the height allowed by the Expo TNP.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer but is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The parcel map indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.51 A. The parcel map was prepared by a licensed land surveyor (Christopher W. Vassallo, License No. 8418). Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, and 12.22 C,27 and is consistent with the applicable General Plan.

- (b) THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site. As the project site is zoned R3(EC) within the Expo TNP, the Expo TNP Specific Plan would permit a maximum of six (6) dwellings on the approximately 7,461 square-foot site. As the map is proposed for a small lot subdivision for four (4) small lots, it is consistent with the density permitted by the zone.

The parcel map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the parcel map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedication and/or improvements to the public right-of-way along Tennessee Place and Tennessee Avenue, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. In addition, the Bureau of Street Lighting has recommended the construction of two (2) new street lights on Tennessee Avenue and one (1) new street light on Tennessee Place. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT.

The subject site is a level, triangular-shaped site comprised of two (2) parcels, consisting of 7,461 square feet of lot area. The subject site is currently developed with a one-story single-family dwelling with nine (9) non-protected trees encroaching along the public right of way. The proposed Project would demolish the existing structures for the small lot subdivision resulting in four (4) small lots and construction of four (4) small lot homes. The project assumes a worst-case scenario of removing all street trees, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings. The project may involve the removal of up to nine (9) non-protected trees along the public right-of-way. As provided under Condition No. S-3(i), the Bureau of Engineering has conditioned the project to preserve the existing street trees by providing a sidewalk that can be 3 feet minimum and meandering to preserve the street trees. The project site is located within the 1.57 kilometers (0.97 miles) from the Santa Monica Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, methane, or tsunami inundation zone. The site is located within a liquefaction zone and will be required to comply with all applicable regulations as it pertains to development within a liquefaction zone. The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division (Soils Report Approval Letter dated February 17, 2022, Log No. 120346) prior to the recordation of the map and issuance of any permits. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas outside the flood zone. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). Therefore, the site will be physically suitable for the proposed type of development.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

Surrounding properties are zoned R3(EC) and developed with single-family dwellings. Abutting properties to the west are improved with one-story single-family dwellings. Properties across Tennessee Place to the south and Tennessee Avenue to the north are improved with one- and two-story single-family dwellings. Further south along Pico Boulevard are one-story commercial uses, a three-story office building, and a five-story apartment building in the C2-1VL zone.

The Project proposes to construct four (4) small lot homes, which would be three stories with a maximum height of 45 feet. As proposed, the density and height are consistent with the zone and land use designation, which would permit a maximum of six (6) dwelling units and a height of 45 feet. The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division (Soils Report Approval Letter dated February 17, 2022, Log No. 120346) prior to the recordation of the map and issuance of any permits. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed parcel map is physically suitable for the proposed density of the development.

- (e) THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The subject site is currently developed with a one-story single-family dwelling with nine (9) non-protected trees encroaching along the public right of way. As provided under Condition No. S-3(i), the Bureau of Engineering has conditioned the project to preserve the existing street trees by providing a sidewalk that can be 3 feet minimum and meandering to preserve the street trees; therefore, no (0) street trees will be removed. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Tennessee Place and Tennessee Avenue, which are public streets. The project site consists of a parcel identified as Lot Nos. 7 and VAC ORD 140880 of Tract 11968 and is identified by the Assessor Parcel Map No. 4259-037-003. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the parcel map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel map.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Parcel Map No. AA-2022-1157-PMLA-SL-HCA.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

Note: The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the Central Area Planning Commission within 15 calendar days of the decision date. If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza  
201 North Figueroa Street  
4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Boulevard, Room 251  
Van Nuys, CA 91401  
(818) 374-5050

West Los Angeles  
Development Service Center  
1828 Sawtelle Boulevard, 2nd Floor  
Los Angeles, CA 90025  
(310) 231-2901

\*Appeal forms are available on-line at [www.planning.lacity.org](http://www.planning.lacity.org).

Pursuant to Ordinance 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final, including all appeals, if any.

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of this approval, unless an extension of time is granted before the end of such period. No requests for time extensions or appeals received by mail shall be accepted.

VINCENT P. BERTONI, AICP  
Advisory Agency



SERGIO IBARRA  
Deputy Advisory Agency

SI:MS:CC

VICINITY MAP:

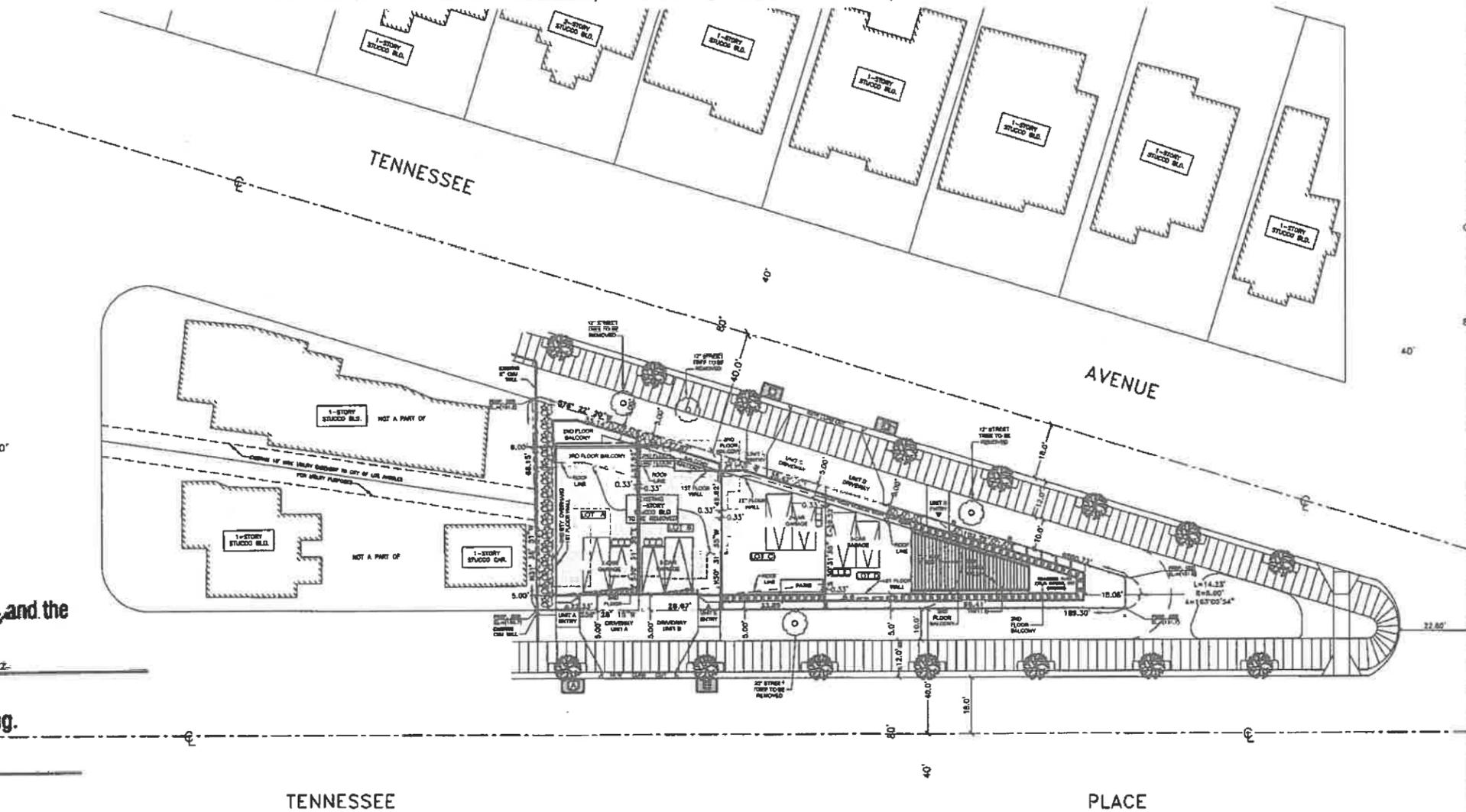


NOT TO SCALE  
LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
PARCEL MAP

OCT 27 2022

REVISED MAP EXTENSION OF TIME  
FINAL MAP UNIT MODIFIED  
DEPUTY ADVISORY AGENCY

**PRELIMINARY PARCEL MAP NO. AA-2022-1157-PMLA-SL-HCA**  
FOR SMALL LOT SUBDIVISION PURPOSES  
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

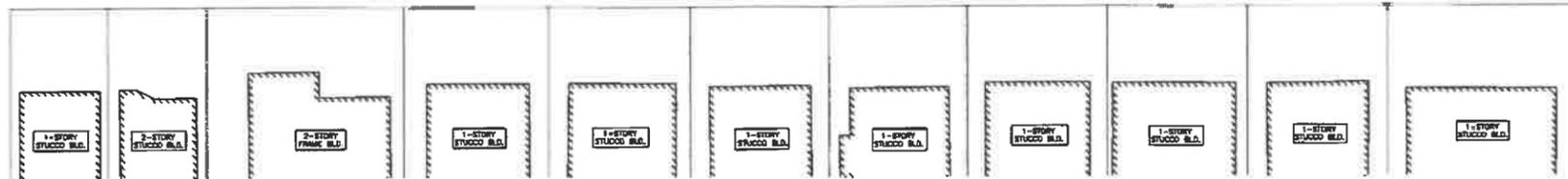


Tentative Map AA-2022-1157-PMLA-SL-HCA and the accompanying geological and soils engineering reports dated 04/12/22 are acceptable for the initial filing with the Department of City Planning.

Geologist, Building & Safety

NOTES:

- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R3 (EC) ZONE, PURSUANT TO ORDINANCE No. 185,462.
- THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, SOUTHERN CALIFORNIA BLACK WALNUT TREES OR PROTECTED SHRUBS ON-SITE.
- CITY SEWER IS AVAILABLE.
- SITE DRAINAGE WILL BE CONDUCTED TO TENNESSEE PLACE AND TENNESSEE AVENUE.
- THERE ARE NO WELLS ON THE PROPERTY.
- THERE ARE NO POTENTIALLY HAZARDOUS AREAS EXCEPT PER LA CITY ZIMAS. THE PROPERTY IS WITHIN THE SANTA MONICA FAULT ZONE.
- PROPERTY IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.
- MAXIMUM BUILDING HEIGHT OF 45' IS REQUESTED
- REQUESTING YARD REDUCTIONS ON TENNESSEE PLACE AND TENNESSEE AVENUE FROM 15 FEET TO 5 FEET FOR EACH PARCEL LOT.
- FOUR EXISTING STREET TREES TO BE REMOVED.
- ON-SITE TRASH PICKUP PER SMALL LOT MAP STANDARD 7.
- SITE IS LOCATED IN A LIQUEFACTION ZONE.
- APPLICANT IS SEEKING A SPECIFIC PLAN EXCEPTION FROM THE EXPOSITION COORDINATOR TRANSIT NEIGHBORHOOD PLAN SECTION 4.3.1.2 TO ALLOW TWO 5 FOOT FRONT YARD SETBACKS IN LIEU OF THE 15-FOOT SETBACK REQUIRED PURSUANT TO LAMC 12.20 C.1.



LOT MATRIX:

LOT	AREA S.F.	YARDS			
		FRONT	REAR	SIDE	SIDE
A	2,043	5.00' SE	5.00' NW	5.00' SW	0.33' NE
B	1,452	5.00' SE	5.00' NW	0.33' SW	0.33' NE
C	1,521	5.00' NW	5.00' SE	0.33' SW	0.33' NE
D	2,445	5.00' NW	5.00' SE	0.33' SW	18.08' NE

LOT COVERAGES:

LOT A:	$\frac{1,265 \text{ S.F.}}{2,043 \text{ S.F.}} = 61.91\%$
LOT B:	$\frac{1,086 \text{ S.F.}}{1,452 \text{ S.F.}} = 74.79\%$
LOT C:	$\frac{1,084 \text{ S.F.}}{1,521 \text{ S.F.}} = 71.26\%$
LOT D:	$\frac{1,200 \text{ S.F.}}{2,445 \text{ S.F.}} = 49.07\%$

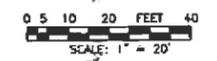


**LEGAL DESCRIPTION:**  
LOT 7, TRACT NO 11968, IN THE CITY LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 226, PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
  
TOGETHER WITH THAT PORTION OF TENNESSEE AVENUE AND TENNESSEE PLACE AT THEIR INTERSECTION, VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER RESOLUTION OF VACATION WITH RESERVATIONS, A CERTIFIED COPY RECORDED SEPTEMBER 17, 1970 AS INSTRUMENT NO. 3269 AND NOVEMBER 5, 1970 AS INSTRUMENT NO. 2869 BOTH OF OFFICIAL RECORDS.  
  
A.P.N. 4259-037-003.

**OWNER & SUBDIVIDER:**  
TENNESSEE PLACE LLC  
C/O MICHAEL LIBRUSH  
11835 TENNESSEE PLACE, LOS ANGELES, CA 90066  
CELL: 424-358-1085  
MICHAEL@MIDNIGHTBUILDERS.COM  
**SURVEYOR:**  
PACIFIC LAND CONSULTANTS, INC.  
CHRISTOPHER W. VASSALLO, P.L.S.  
LIC. No. LS 8418, EXP. 12-31-2022  
28440 HIGHRIDGE ROAD, SUITE 230  
ROLLING HILLS ESTATES, CA 90274  
(310)544-8689

**SUMMARY:**  
PROPOSED NUMBER OF PARCELS: 4  
NUMBER OF PARKING PROVIDED: 8  
EXISTING NUMBER OF UNITS: 1  
EXISTING BUILDING SQUARE FOOTAGE(S):  
BLD 1: 1,387 S.F.  
MAXIMUM BUILDING HEIGHT: 45'  
SITE GROSS AREA = 7,463.36 SF  
SITE NET AREA = 7,463.36 SF  
  
EXISTING AND PROPOSED ZONING: R3 (EC)  
EXISTING LAND USE: SINGLE-FAMILY DWELLING  
PROPOSED LAND USE: SMALL LOT SINGLE-FAMILY DWELLINGS.

- LEGEND:
- [A] UNIT GARBAGE PICKUP LOCATION
  - [ ] EXISTING STRUCTURES
  - [ ] NEW STREET TREE
  - [ ] TRASH CONTAINER



CHRISTOPHER W. VASSALLO  
P.L.S. 8418  
REGISTRATION EXPIRES 12-31-2022  
8/17/2022 DATE

	PACIFIC LAND CONSULTANTS, INC. 28441 HIGHRIDGE RD. SUITE 230 ROLLING HILLS ESTATES, CA 90274 (310) 544-8689	FILE NAME: 21075LS.DWG DATE: 12-01-2021 REV: 8-17-2022
	DRAWN BY: J.C.M. PROJECT SITE: 11835 TENNESSEE PLACE LOS ANGELES, CA	SCALE: 1" = 20' JOB NO. 21075 SHEET 1 OF 1

# **EXHIBIT C**

## **MAPS AND PHOTOS**

C1 – Vicinity Map

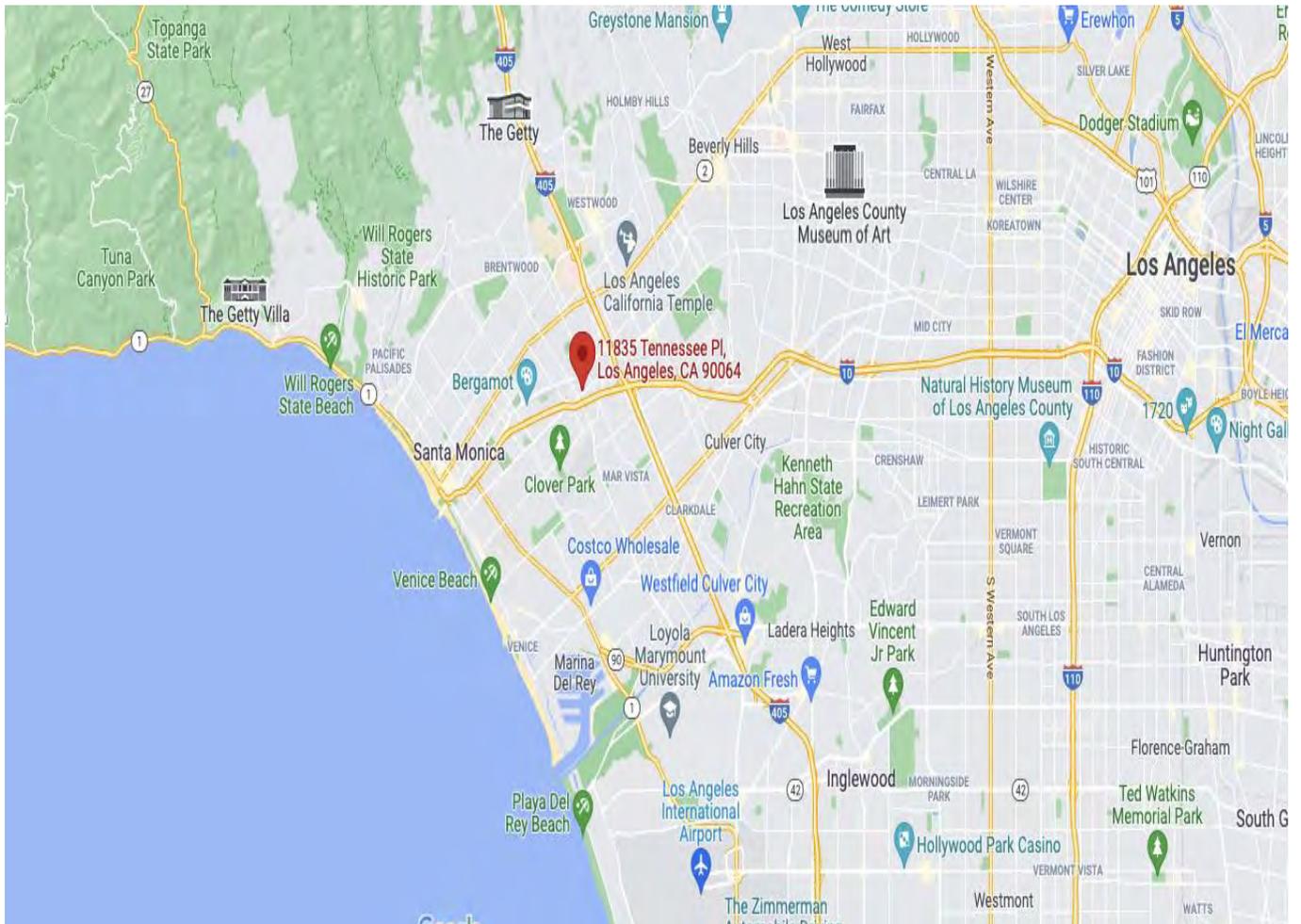
C2 – Radius Map

C3 – ZIMAS Parcel Profile Report

C4 – Site Photos

# Vicinity Map

## 11835 W Tennessee Place





# PRELIMINARY PARCEL MAP

PROJECT ADDRESS:  
11835 TENNESSEE PL  
LOS ANGELES, CA 90064  
NET ACREAGE: .166

CENTERPOINT RADIUS MAPS  
263 W OLIVE AVE # 193  
BURBANK, CA 91502  
818.220.5401  
centerpointradiusmaps@gmail.com  
www.centerpointradiusmaps.com  
DRAWN BY: J BOONE  
DATE: 01-17-2023

THOMAS BROTHERS:  
PAGE: 632, GRID: A7

LEGAL:

LOT: 7

TRACT: TR 11968

M.B: 226 - 5

BLOCK: NONE

MAP SHEET: 123B149

C.D: 11

C.T: 2676.00

P.A: WEST LOS ANGELES

USES: FIELD

CASE #: \_\_\_\_\_

SCALE: 1" = 100'





City of Los Angeles  
Department of City Planning

2/7/2022

PARCEL PROFILE REPORT

**PROPERTY ADDRESSES**

11835 W TENNESSEE PL

**ZIP CODES**

90064

**RECENT ACTIVITY**

None

**CASE NUMBERS**

- CPC-2018-7546-CPU
- CPC-2014-1457-SP
- CPC-2013-621-ZC-GPA-SP
- CPC-2009-1536-CPU
- CPC-2005-8252-CA
- ORD-186402
- ORD-186108
- ORD-185671
- ORD-171492
- ORD-171227
- ORD-163205
- ENV-2014-1458-EIR-SE-CE
- ENV-2013-622-EIR
- ENV-2009-1537-EIR
- ENV-2005-8253-ND

**Address/Legal Information**

PIN Number	123B149 743
Lot/Parcel Area (Calculated)	6,400.5 (sq ft)
Thomas Brothers Grid	PAGE 632 - GRID A7
Assessor Parcel No. (APN)	4259037003
Tract	TR 11968
Map Reference	M B 226-5
Block	None
Lot	7
Arb (Lot Cut Reference)	None
Map Sheet	123B149

**Jurisdictional Information**

Community Plan Area	West Los Angeles
Area Planning Commission	West Los Angeles
Neighborhood Council	West Los Angeles Sawtelle
Council District	CD 11 - Mike Bonin
Census Tract #	2676.00
LADBS District Office	West Los Angeles

**Permitting and Zoning Compliance Information**

Administrative Review	None
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**Planning and Zoning Information**

Special Notes	None
Zoning	R3(EC)
Zoning Information (ZI)	ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation ZI-2490 Specific Plan: Exposition Corridor Transit Neighborhood Plan ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN
Subarea	None
Specific Plan Area	WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None

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(\* ) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

#### Assessor Information

Assessor Parcel No. (APN)	4259037003
APN Area (Co. Public Works)*	0.166 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$307,167
Assessed Improvement Val.	\$326,400
Last Owner Change	05/24/2021
Last Sale Amount	\$1,600,016
Tax Rate Area	67
Deed Ref No. (City Clerk)	0828665
Building 1	
Year Built	1941
Building Class	D65B
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	2
Building Square Footage	1,387.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 4259037003]

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

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**Seismic records****Active Fault Near-Source Zone**

Nearest Fault (Distance in km)	1.57209744
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

**Economic Development Areas**

Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

**Direct all Inquiries to**

Telephone	Los Angeles Housing Department (866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 4259037003]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	4259037003
Address	11835 TENNESSEE PL
Year Built	1941
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 only if the owner is a corporation, limited liability company, or a real estate investment trust.

**Public Safety****Police Information**

Bureau	West
Division / Station	West Los Angeles
Reporting District	881

**Fire Information**

Bureau	West
Batallion	9
District / Fire Station	59
Red Flag Restricted Parking	No

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## CASE SUMMARIES

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

**Case Number:** CPC-2018-7546-CPU

Required Action(s): CPU-COMMUNITY PLAN UPDATE

Project Descriptions(s): ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING.

**Case Number:** CPC-2014-1457-SP

Required Action(s): SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)

Project Descriptions(s): SPECIFIC PLAN AMENDMENT

**Case Number:** CPC-2013-621-ZC-GPA-SP

Required Action(s): ZC-ZONE CHANGE

GPA-GENERAL PLAN AMENDMENT

SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)

Project Descriptions(s): ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN.

**Case Number:** CPC-2009-1536-CPU

Required Action(s): CPU-COMMUNITY PLAN UPDATE

Project Descriptions(s): THE COMMUNITY PLAN WILL IMPLEMENT CHANGES TO ZONING, AMENDMENTS TO LAND USE PLAN DESIGNATIONS AND ESTABLISH OVERLAY ZONES, AS APPROPRIATE. PLAN AMENDMENTS WILL POTENTIALLY CHANGE OR REFINE PLAN DESIGNATIONS, FOOTNOTES OR STREET DESIGNATIONS AND MAKE CHANGES TO OTHER CITYWIDE ELEMENTS, AS NECESSARY. IN CONCERT WITH THE PROPOSED PLAN AMENDMENTS, NEW ZONES MAY BE NECESSARY TO MAINTAIN PLAN CONSISTENCY TO REGULATE DEVELOPMENT STANDARDS SUCH AS: HEIGHTS OF STRUCTURES, SETBACKS, LOT COVERAGE, DENSITY AND INTENSITY, OPEN SPACE, USE OF LAND, PARKING AND DESIGN. OVERLAY ZONES, DISTRICTS AND OTHER PLANS WOULD ADDITIONALLY BE ESTABLISHED TO REGULATE DEVELOPMENT THAT IS CONSISTENT WITH THE GENERAL PLAN, ENHANCE THE UNIQUE CHARACTER OF NEIGHBORHOODS AND ACCOMMODATE GROWTH. AREAS OF FOCUSED STUDY WILL INCLUDE, BUT NOT BE LIMITED TO, PROTECTING ESTABLISHED SINGLE FAMILY NEIGHBORHOODS, PEDESTRIAN AND DESIGN IMPROVEMENTS TO COMMERCIAL CORRIDORS SUCH AS PICO BOULEVARD, WESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, ENHANCEMENT OF THE WEST LOS ANGELES CIVIC CENTER, MIXED-USE NODES ALONG MAJOR TRANSPORTATION AND TRANSIT ROUTES, APPROPRIATE LAND USE AND STREETSCAPE IMPROVEMENTS SURROUNDING FUTURE LIGHT-RAIL (EXPO LINE) TRANSIT STOPS, DESIGN AND USE PLANS FOR INDUSTRIAL DISTRICTS, AND DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL AREAS.

WITHIN THE PALMS STUDY AREA, THE CITY INTENDS TO EXTEND THE LIVABLE BOULEVARDS STUDY BEYOND THE WEST LOS ANGELES CPA TO CREATE VIABLE COMMERCIAL CENTERS AND RESIDENTIAL NEIGHBORHOODS IN THE PALMS COMMUNITY AND IMPLEMENT GOALS AND POLICIES IN THE PALMS-MAR VISTA-DEL REY COMMUNITY PLAN AND FRAMEWORK ELEMENT. WITHIN THE PALMS AREA, IMPROVEMENTS TO THE LOCAL TRANSPORTATION NETWORK FOR PEDESTRIAN, BICYCLES, AND AUTOS WILL BE RECOMMENDED. ZONING TOOLS SUCH AS OVERLAY DISTRICTS MAY BE USED IN SELECTED AREAS TO COMPLEMENT STREET ENHANCEMENTS BY IMPROVING BUILDING DESIGN AND WALKABILITY, RESULTING IN ZONE CHANGES.

**Case Number:** CPC-2005-8252-CA

Required Action(s): CA-CODE AMENDMENT

Project Descriptions(s): AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

**Case Number:** ENV-2014-1458-EIR-SE-CE

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

SE-STATUTORY EXEMPTIONS

CE-CATEGORICAL EXEMPTION

Project Descriptions(s): ENVIRONMENTAL IMPACT REPORT

**Case Number:** ENV-2013-622-EIR

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

Project Descriptions(s): ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN.

**Case Number:** ENV-2006-1007-EIR

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

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(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Project Descriptions(s): THE COMMUNITY PLAN WILL IMPLEMENT CHANGES TO ZONING, AMENDMENTS TO LAND USE PLAN DESIGNATIONS AND ESTABLISH OVERLAY ZONES, AS APPROPRIATE. PLAN AMENDMENTS WILL POTENTIALLY CHANGE OR REFINE PLAN DESIGNATIONS, FOOTNOTES OR STREET DESIGNATIONS AND MAKE CHANGES TO OTHER CITYWIDE ELEMENTS, AS NECESSARY. IN CONCERT WITH THE PROPOSED PLAN AMENDMENTS, NEW ZONES MAY BE NECESSARY TO MAINTAIN PLAN CONSISTENCY TO REGULATE DEVELOPMENT STANDARDS SUCH AS: HEIGHTS OF STRUCTURES, SETBACKS, LOT COVERAGE, DENSITY AND INTENSITY, OPEN SPACE, USE OF LAND, PARKING AND DESIGN. OVERLAY ZONES, DISTRICTS AND OTHER PLANS WOULD ADDITIONALLY BE ESTABLISHED TO REGULATE DEVELOPMENT THAT IS CONSISTENT WITH THE GENERAL PLAN, ENHANCE THE UNIQUE CHARACTER OF NEIGHBORHOODS AND ACCOMMODATE GROWTH. AREAS OF FOCUSED STUDY WILL INCLUDE, BUT NOT BE LIMITED TO, PROTECTING ESTABLISHED SINGLE FAMILY NEIGHBORHOODS, PEDESTRIAN AND DESIGN IMPROVEMENTS TO COMMERCIAL CORRIDORS SUCH AS PICO BOULEVARD, WESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, ENHANCEMENT OF THE WEST LOS ANGELES CIVIC CENTER, MIXED-USE NODES ALONG MAJOR TRANSPORTATION AND TRANSIT ROUTES, APPROPRIATE LAND USE AND STREETScape IMPROVEMENTS SURROUNDING FUTURE LIGHT-RAIL (EXPO LINE) TRANSIT STOPS, DESIGN AND USE PLANS FOR INDUSTRIAL DISTRICTS, AND DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL AREAS.

WITHIN THE PALMS STUDY AREA, THE CITY INTENDS TO EXTEND THE LIVABLE BOULEVARDS STUDY BEYOND THE WEST LOS ANGELES CPA TO CREATE VIABLE COMMERCIAL CENTERS AND RESIDENTIAL NEIGHBORHOODS IN THE PALMS COMMUNITY AND IMPLEMENT GOALS AND POLICIES IN THE PALMS-MAR VISTA-DEL REY COMMUNITY PLAN AND FRAMEWORK ELEMENT. WITHIN THE PALMS AREA, IMPROVEMENTS TO THE LOCAL TRANSPORTATION NETWORK FOR PEDESTRIAN, BICYCLES, AND AUTOS WILL BE RECOMMENDED. ZONING TOOLS SUCH AS OVERLAY DISTRICTS MAY BE USED IN SELECTED AREAS TO COMPLEMENT STREET ENHANCEMENTS BY IMPROVING BUILDING DESIGN AND WALKABILITY, RESULTING IN ZONE CHANGES.

**Case Number:** ENV-2005-8253-ND

**Required Action(s):** ND-NEGATIVE DECLARATION

**Project Descriptions(s):** AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

## DATA NOT AVAILABLE

ORD-186402

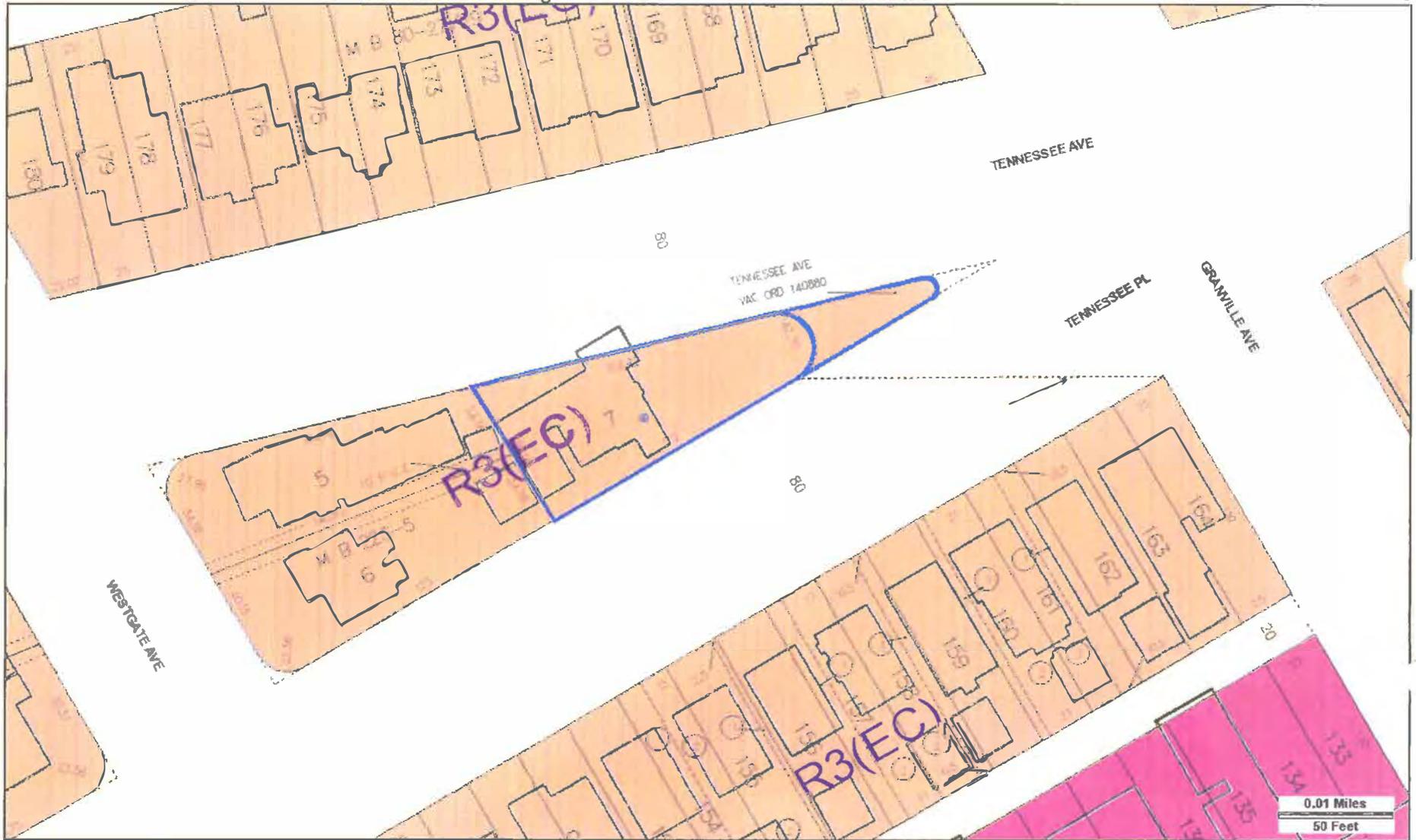
ORD-186108

ORD-185671

ORD-171492

ORD-171227

ORD-163205



Address: 11835 W TENNESSEE PL  
 APN: 4259037003  
 PIN #: 123B149 743

Tract: TR 11968  
 Block: None  
 Lot: 7  
 Arb: None

Zoning: R3(EG)  
 General Plan: Medium Residential



# 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

# CIRCULATION

## STREET

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

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

## FREEWAYS

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

## MISC. LINES

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

## POINTS OF INTEREST

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

## SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
---	--	---

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

## COASTAL ZONE

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

## TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1	 Tier 3
 Tier 2	 Tier 4

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

## WAIVER OF DEDICATION OR IMPROVEMENT

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

## OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells
 Building Outlines 2014	 Tract Map	
 Building Outlines 2008	 Parcel Map	



Southwestern view of the property with existing frontage along Tennessee Pl. The property currently contains on single-family dwelling.



View of the properties current driveway opening and side yard of the existing single-family dwelling.





3

View of the property looking from the southwest to the northeast. The brown fence on the property's perimeter currently encloses the 10 feet of excess public right-of-way.

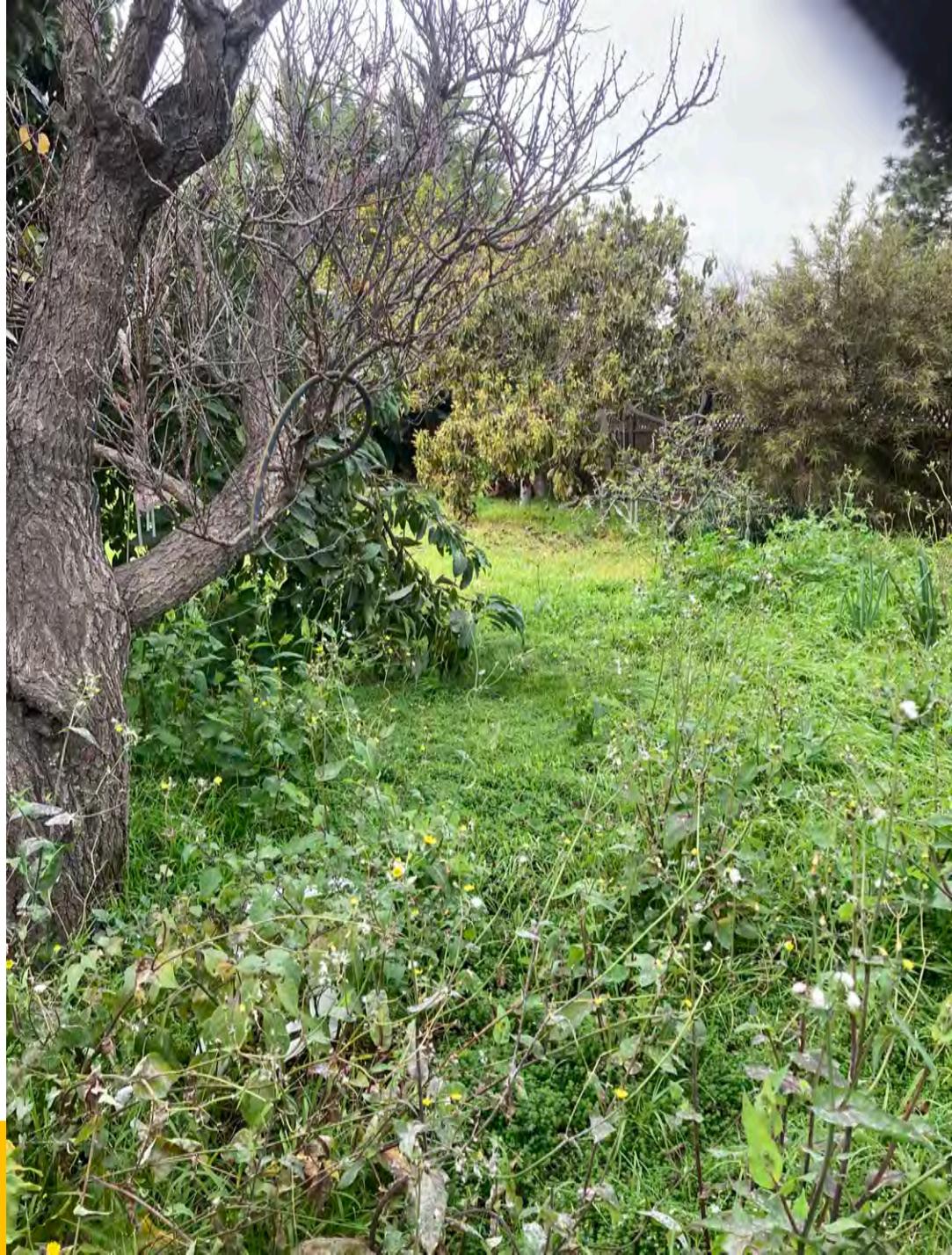
View of the property from the east including a separate lot owned by the City of LA.



View of the property from the east with Tennessee Place to the south and Tennessee Avenue to the north.



View of the property's current yard from the east with the brown fence in the background. The existing single-family dwelling uses the 10-foot excess public rights-of-way along Tennessee Avenue and Tennessee Place as functional yard space.



View of the property from the rear on Tennessee Avenue including the existing single-family dwelling and fence along the perimeter.



View of the property's southern frontage along Tennessee Place looking toward its terminal end at Bundy Drive.



View of Tennessee Place from east of the subject site including the fully dedicated sidewalk along the southern portion of right-of-way.



View of Tennessee Avenue from northwest of the subject site including the trees, shrubs, and fencing belonging to the existing single-family dwelling.



A commercial corner with consumer-facing businesses on the corner of Westgate and Pico Blvd approximately 310 feet south of the subject site.



Southward view of development along Pico Blvd just south of the subject site, including a new mixed-use building beside a small commercial restaurant.



**EXHIBIT D**

**AGENCY COMMENTS**

D1 – Los Angeles Housing Department  
Replacement Unit Determination

D2 – Department of Building and Safety  
Preliminary Zoning Assessment

Ann Sewill, General Manager  
Tricia Keane, Executive Officer

City of Los Angeles



LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor  
Los Angeles, CA 90017  
Tel: 213.928.9071

housing.lacity.org

Daniel Huynh, Assistant General Manager  
Anna E. Ortega, Assistant General Manager  
Luz C. Santiago, Assistant General Manager

Eric Garcetti, Mayor

DATE: December 8, 2022

TO: Tennessee Place LLC, a California limited liability company, Owner  
Jesi Harris and Brian Silveira, Representatives

FROM: Marites Cunanan, Senior Management Analyst II  
Los Angeles Housing Department

SUBJECT: **Housing Crisis Act of 2019 (SB 8)**  
**Replacement Unit Determination**  
**RE: 11835 West Tennessee Place, Los Angeles, CA 90064**

Based on the SB 8 Application for a Replacement Unit Determination (RUD) submitted by Jesi Harris and Brian Silveira (Representatives) on behalf of Tennessee Place LLC, a California limited liability company (Owner), for the above referenced property located at 11835 West Tennessee Place, Los Angeles, CA 90064 (APN# 4259-037-003) (Property), the Los Angeles Housing Department (LAHD) has made the following determination in regards to the above referenced application. One unit existed on the property within the last 5 years. One unit is NOT subject to replacement as an affordable “protected unit”.

**PROJECT SITE REQUIREMENTS:**

The Housing Crisis Act of 2019, as amended by SB 8 (California Government Code Section 66300 et seq.), prohibits the approval of any proposed housing development project (“Project”) on a site (“Property”) that will require demolition of existing dwelling units or occupied or vacant “Protected Units” unless the Project replaces those units as specified below. The replacement requirements below apply to the following projects:

- Discretionary Housing Development Projects that receive a final approval from Los Angeles City Planning (LACP) on or after January 1, 2022,
- Ministerial On-Menu Density Bonus, SB 35 and AB 2162 Housing Development Projects that submit an application to LACP on or after January 1, 2022, and
- Ministerial Housing Development Projects that submit a complete set of plans to the Los Angeles Department of Building & Safety (LADBS) for Plan Check and permit on or after January 1, 2022.

**Replacement of Existing Dwelling Units**

The Project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the Property within the past 5 years.

**Replacement of Existing or Demolished Protected Units**

The Project must also replace all existing or demolished “Protected Units”. Protected Units are those residential dwelling units on the Property that are, or were, within the 5 years prior to the owner’s application for a SB 8 Replacement Unit Determination (SB 8 RUD): **(1)** subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income, **(2)** subject to any form of rent or price control through a public entity’s valid exercise of its police power within the 5 past years **(3)** occupied by lower or very low income households (an affordable Protected Unit), or **(4)** that were withdrawn from rent or lease per the Ellis Act, within the past 10 years.

Whether a unit qualifies as an affordable Protected Unit, is primarily measured by the INCOME level of the occupants (i.e. W-2 forms, tax return, pay stubs, etc.). The Los Angeles Housing Department (LAHD) will send

requests for information to each occupant of the existing project. Requests for information can take two (2) or more weeks to be returned. It is the owner's responsibility to work with the occupants to ensure that the requested information is timely produced.

- ***In the absence of occupant income documentation:*** Affordability will default to the percentage of extremely low, very low or low income renters in the jurisdiction as shown in the latest HUD Comprehensive Housing Affordability Strategy (CHAS) database, which as of October 1, 2021, is at 28% extremely low income, 18% very low income and 18% low income for Transit Oriented Communities (TOC) projects and 46% very low income and 18% low income for Density Bonus projects. In the absence of specific entitlements, the affordability will default to 46% very low income and 18% low income. The remaining 36% of the units are presumed above-low income. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

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

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

**Relocation, Right to Return, Right to Remain:**

All occupants of Protected Units (as defined in California Government Code Section 66300(d)(2)(F)(vi)) being displaced by the Project have the right to remain in their units until six (6) months before the start of construction activities with proper notice subject to Chapter 16 (Relocation Assistance) of Division 7, Title I of the California Government Code ("Chapter 16"). However, all **Lower Income Household** (as defined in California Health and Safety Code Section 50079.5) occupants of Protected Units are **also** entitled to: **(a)** Relocation benefits also subject to Chapter 16, and **(b)** the right of first refusal ("Right to Return") to a comparable unit (same bedroom type) at the completed Project. If at the time of lease up or sale (if applicable) of a comparable unit, a returning occupant remains income eligible for an "affordable rent" (as defined in California Health and Safety Code Section 50053) or if for sale, an "affordable housing cost" (as defined in California Health and Safety Code Section 50052.5), owner must also provide the comparable unit at the "affordable rent" or "affordable housing cost", as applicable. This provision does not apply to: **(1)** a Project that consists of a Single Family Dwelling Unit on a site where a Single Family Dwelling unit is demolished, and **(2)** a Project that consists of 100% lower income units except Manager's Unit.

**THE PROPOSED HOUSING DEVELOPMENT PROJECT:**

Per the statement received by LAHD on June 15, 2022, the Owner plans to demolish the existing single family and construct four (4) single family units on subdivided lots. The owner is seeking discretionary entitlements from the city.

**PROPERTY STATUS (AKA THE "PROJECT SITE"):**

Owner submitted an Application for a RUD for the Property on June 15, 2022. In order to comply with the required **5-year** look back period, LAHD collected and reviewed data from June 2017 to June 2022.

**Review of Documents:**

Pursuant to the Grant Deed, Owner acquired the Property on May 24, 2021.

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 "0100 – Residential – Single Family Residence" for the Property.

Google Earth, Google Street View, and an Internet Search confirm that the Property contains a residential building.

The Los Angeles Department of Building and Safety (LADBS) database indicates that the Owner has applied for Building Permit #22010-30000-03100, #22010-30000-03101, #22010-30000-03102, and #22010-30000-03103, permits not issued. The Los Angeles Department of Building and Safety (LADBS) dataset indicates that the Owner has not applied for a Demolition permit.

**REPLACEMENT UNIT DETERMINATION:**

The Los Angeles County Assessor Portal shows the Home Owner Exemption being taken from 2017 – 2021, indicating owner occupancy during the time period of the previous ownership. From May 2021 – August 2021, the utility usage on the property suggests that the unit was vacant during this time period. From August 2021 – June 2022, third-party documents were provided for the occupant showing income above the low income threshold. Therefore, LAHD has determined that since at least June 2017, the Property has been owner occupied, vacant, then rented to households above Low Income levels. Therefore, the proposed housing development does not require the demolition of any prohibited types of housing. Further, the provisions of SB 8 do not apply to owner occupied properties, vacant properties, or properties rented to households above Low Income levels, therefore no SB 8 replacement affordable units are required.

Please note that this RUD will also apply if the proposed project is Density Bonus (DB) or Transit Oriented Communities (TOC).

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

If you have any questions about this RUD, please contact Louie Miller at [Louie.Miller@lacity.org](mailto:Louie.Miller@lacity.org).

cc: Los Angeles Housing Department File  
Tennessee Place LLC, a California limited liability company, Owner  
Jesi Harris and Brian Silveira, Representatives  
[Planning.PARP@lacity.org](mailto:Planning.PARP@lacity.org), Department of City Planning

MAC:lm



REFERRAL FORMS:

**Preliminary Zoning Assessment**

Referral between the Department of City Planning (DCP) and the Department of Building & Safety (DBS)

This form is to serve as an inter-agency referral for City Planning applications associated with Housing Development Projects consisting of residential-only development creating two or more dwelling units, Transitional Housing, Supportive Housing, or mixed-use development with at least two-thirds of the square footage dedicated to residential uses. This completed form shall be accompanied by plans signed by a DBS Plan Check engineer as part of a City Planning application.

**INSTRUCTIONS: Preliminary Zoning Assessment Referrals**

- 1. Appointments:** Each involved agency may require appointments to complete individual portions of this referral form. Please inquire with individual agency staff to determine whether an appointment is required.

After receiving a completed Preliminary Zoning Assessment Referral Form, an appointment to file a City Planning application at the Development Services Centers is also required and must be made via the City Planning website: <http://planning.lacity.org>

- 2. Review Materials:** Review of the referral form by staff is intended to identify and determine compliance with City zoning and land use requirements necessary to achieve the proposed project. Materials submitted for Project Screening and the Preliminary Zoning Assessment must comply with the respective agency's criteria for submittal. Please consult the respective agency for specific submittal requirements.
  - a. Project Screening:** Projects must be screened to determine whether a Preliminary Zoning Assessment is required. Screening will be conducted by City Planning staff prior to completion of a zoning Plan Check with the Department of Building & Safety. A site plan and floor plans are required to complete the screening.
  - b. Preliminary Zoning Assessment:** Applicants will need to submit for zoning Plan Check with the Los Angeles Department of Building and Safety (LADBS) to ascertain if there are any zoning issues or necessary approvals associated with the project and site that should be resolved.

**3. Contact Information:**

<p><b><u>DOWNTOWN OFFICES:</u></b></p>	<p>Department of Building and Safety, Metro Office 201 N. Figueroa St., 4<sup>th</sup> Floor Los Angeles, CA 90012 Phone: (213) 473-3231 Website: <a href="http://www.ladbs.org">http://www.ladbs.org</a></p>	<p>Department of City Planning DSC Preliminary Application Review Program (PARP) Unit Figueroa Plaza 201 N. Figueroa St., 5<sup>th</sup> Floor Los Angeles, CA 90012 Email: <a href="mailto:planning.PARP@lacity.org">planning.PARP@lacity.org</a></p> <p>Department of City Planning DSC Metro Counter Figueroa Plaza 201 N. Figueroa St., 4<sup>th</sup> Floor Los Angeles, CA 90012 <a href="http://planning.lacity.org">http://planning.lacity.org</a></p>
<p><b><u>VALLEY OFFICES:</u></b></p>	<p>Department of Building and Safety, Van Nuys Office 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA 91401</p>	<p>Department of City Planning DSC Valley Counter Marvin Braude Building 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA 91401 Phone: (818) 374-5050</p>
<p><b><u>WEST LA OFFICES:</u></b></p>	<p>Department of Building and Safety, West Los Angeles Office 1828 Sawtelle Blvd. Los Angeles, CA 90025</p>	<p>Department of City Planning DSC West Los Angeles Counter 1828 Sawtelle Blvd., 2nd Floor West Los Angeles, CA 90025 Phone: (310) 231-2598</p>

**Section I. Project Information - To be completed by applicant<sup>1</sup>**

**1. PROJECT LOCATION, ZONING & LAND USE JURISDICTION**

Project Address: 11835 Tennessee Pl, Los Angeles, CA 90064

Project Name (if applicable): Tennessee Pl

Assessor Parcel Number(s): 4259037003

Legal Description (Lot, Block, Tract): 7, None, TR 11968

Community Plan: West Los Angeles Number of Parcels: 1.00 Site Area: 7,461.80 s.f.

Current Zone(s) & Height District(s): R3(EC) Land Use Designation: Medium Residential

Alley in rear.....  Yes  No

Coastal Zone.....  Yes  No

Downtown Design Guide Area.....  Yes  No

Enterprise Zone.....  Yes  No

Greater Downtown Housing Incentive Area.....  Yes  No

Hillside Area (Zoning).....  Yes  No

Site contains Historical features.....  Yes  No

Special Grading Area (BOE) Area.....  Yes  No

Very High Fire Hazard Severity Zone.....  Yes  No

Specific Plan: WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION

Historic Preservation Overlay Zone (HPOZ): None

Design Review Board (DRB): None

Redevelopment Project Area: None

Overlay Zone (CPIO/CDO/POD/NSO/RIO/CUGU/etc.): \_\_\_\_\_

Q-condition/ D-limitation/ T-classification (ordinance + subarea): \_\_\_\_\_

Legal (Lot Cut Date) \_\_\_\_\_

Related City Planning Cases \_\_\_\_\_

ZIs - 2192, 21-2490, 21-2452, 21-2427, 21-2462

Affidavits \_\_\_\_\_

Easements \_\_\_\_\_

TOC Tier<sup>2</sup> (if applicable to project) \_\_\_\_\_

**2. PROJECT DESCRIPTION**

Project Description/Proposed Use Demo of (e) 1-story SFD and detached garage for new 3-story 4 SFD building with attached garage.

No. of Stories: 3 No. of Dwelling Units: 4 Floor Area (Zoning): 9,291 SF

Existing Use/No. of Units: \_\_\_\_\_

**3. APPLICANT INFORMATION<sup>3</sup>**

Name: Negin Haeri

Phone: 310.322.3700

Email: negin@breakformdesign.com

**4. REPRESENTATIVE INFORMATION**

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

<sup>1</sup> All fields in this form must be completed. If an item is not applicable, write N/A.

<sup>2</sup> Must be verified by City Planning, Housing Services Unit

<sup>3</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing a case on behalf of a client (i.e. usually not the agent/representative)

**Section II. Housing Development Project determination - To be completed by DCP staff**

If a project meets any one (1) of the following categories, then the project is a Housing Development Project. Therefore, completion of Section III of this form and receipt of architectural plans stamped and signed by DBS Plan Check staff would be required for filing a City Planning application. If none of the criteria below applies, then the project is not a Housing Development Project and is not required to continue beyond this section in the Preliminary Zoning Assessment process prior to filing a City Planning application.

Housing Development Project categories (to be determined by DCP staff)	Determination: Yes or No
(a) A residential-only housing development project that creates two units or more	<i>Yes</i>
(b) A mixed-use development consisting of residential and nonresidential uses with at least two-thirds of the Building Area designated for residential use <sup>1</sup>	<i>No</i>
(c) Transitional Housing <sup>2</sup>	<i>No</i>
(d) Supportive Housing <sup>3</sup>	<i>No</i>

NOTES: *11835 Tennessee*  
*Plans sent via E-mail on 08/16/21*

DCP Staff Name and Title	DCP Staff Signature	Date
<i>Maritza Lee, City Planning Associate</i>	<i><u>Maritza Lee</u></i>	<i>08/17/21</i>

<sup>1</sup> "Building Area" as defined in California Building Code. Mixed-use projects may be subject to an analysis to determine whether two-thirds of the Building Area is residential.

<sup>2</sup> "Transitional Housing" as defined in California Government Code Section 65582(j)

<sup>3</sup> "Supportive Housing" as defined in California Government Code Section 65582(g)

**Section III. Preliminary Zoning Assessment - To be completed by DBS Plan Check Staff\***

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No. <sup>5</sup>	Comments and Additional Information
1	Use	Single Family Dwelling, Garage	Single Family Dwelling, Garage	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	12.10A	<input type="checkbox"/> Conditional Use (LAMC Sec. 12.24) for
2	Height	45'	45'	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	Specific Plan	<input type="checkbox"/> Transitional Height applies (12.21.1-A.10) <input type="checkbox"/> Commercial Corner Development/Mini-Shopping Center height applies (12.22-A.23(a)(1))
3	No. of Stories	3	Not limit in stories	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.21.1 (if code prevails)	
4	FAR (Floor Area Ratio)	less than 3:1	3:1	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	Specific Plan	
5	RFAR (Residential Floor Area Ratio)			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		

4 DBS Plan Check staff will sign Section III of the Preliminary Zoning Assessment form and provide stamped and signed architectural plans once the zoning Plan Check verifications are complete.

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

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No. <sup>6</sup>	Comments and Additional Information
6	Density	4 units	6 units	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	Specific Plan	Density Ratio: 1/1200  <input type="checkbox"/> Site Plan Review (16.05) / Major Project CUP (12.24-U.14)
7	Setback (Front)	5'	15'	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	12.22.C.27	Lot Line Location (Street): Lot Line Location (Street): Projects are on through lots. Off Menu incentive request.
8	Setback (Side)	5'	6'	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	12.22.B.57	<input type="checkbox"/> Offset/plane break met (if applicable) Off Menu incentive request
9	Setback (Rear)			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
10	Building Line			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	Ordinance No.:	

<sup>6</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No. <sup>7</sup>	Comments and Additional Information
11	Parking (automobile)	Residential: 8	Residential: 8	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.24A.4	Design standards met: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
		Non-Residential:	Non-Residential:			
12	Parking (bicycle)	Long-term:	Long-term:	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		Facility standards met: <input type="checkbox"/> YES <input type="checkbox"/> NO  Location standards met: <input type="checkbox"/> YES <input type="checkbox"/> NO
		Short-term:	Short-term:			
13	Open Space	Total (s.f.):	Total:	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	12.21-G (if code prevails)	Units/Habitable Room <3: =3: >3:  Dimensions met: <input type="checkbox"/> YES <input type="checkbox"/> NO
		Common (s.f.):	Common:			
		Private (s.f.):	Private:			
14	Retaining Walls in Special Grading Areas	Max Height:	Max Height:	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	12.21-C.8 (if code prevails)	
		Max Quantity:	Max Quantity:			

<sup>7</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No. <sup>8</sup>	Comments and Additional Information
15	Grading (Zoning & Planning limitations)			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
16	Lot Coverage	<i>less than 75%</i>	<i>75% max</i>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<i>12.22C.27</i>	
17	Lot Width		<i>18' min</i>	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<i>12.22C.27</i>	
18	Space between Buildings			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	12.21-C.2(a) (if code prevails)	
19	Passageway			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	12.21-C.2(b) (if code prevails)	
20	Location of Accessory Buildings			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	12.21-C.5 (if code prevails)	

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

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No. <sup>9</sup>	Comments and Additional Information
21	Loading Area			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
22	Trash & Recycling			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
23	Landscape	Conformance determined by Los Angeles City Planning				
24	Private Street	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		

Other (e.g. ground floor transparency, lighting, utilities, signage, walls, lot area, minimum frontage, etc.)

See additional sheets, if applicable

Additional Sheet(s) attached:  
 YES  NO

Plan Check Application No.<sup>10</sup>

21010-10001-04313

DBS Plan Check Staff Name and Title

*Thu Nguyen - Structural Engineer Associate*

Notes

DBS Plan Check Staff Signature<sup>11</sup>



Date

*10/05/2021*

<sup>9</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.  
<sup>10</sup> This completed form shall be accompanied by plans stamped and signed by a DBS Plan Check staff following the completion of a zoning Plan Check.  
<sup>11</sup> LADBS Plan Check staff will sign Section III of the Preliminary Zoning Assessment Form once the zoning plan check verifications are complete.

**ADDITIONAL ZONING AND LAND USE STANDARDS REVIEWED - to be completed by DBS Plan Check Staff**

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

**EXHIBIT E**

**ENVIRONMENTAL CLEARANCE**

**ENV-2022-1158-CE**

E1 – Notice of Exemption & Justification for  
Categorical Exemption

E2 – Tree Inventory Report

E3 – LADOT Referral Form

E4 - LADBS Soils Report Approval Letter &  
Geotechnical Investigation Report

COUNTY CLERK'S USE

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**NOTICE OF EXEMPTION**

(PRC Section 21152; CEQA Guidelines Section 15062)

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

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS  
AA-2022-1157-PMLA-SL-HCA & APCW-2022-1156-SPE-HCA

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

CASE NUMBER  
ENV-2022-1158-CE

PROJECT TITLE  
11835 West Tennessee Place

COUNCIL DISTRICT  
11 - Park

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  Map attached.  
**11835 West Tennessee Place, Los Angeles, CA 90064**

PROJECT DESCRIPTION:  Additional page(s) attached.  
The proposed project is a small lot subdivision of a 7,461 square foot site into four (4) new small lots, each with a three-story single-family dwelling with a height of 45 feet and two (2) parking spaces. The existing single-family dwelling will be demolished. The project assumes a worst-case scenario of removing all street trees, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings. The project may involve the removal of up to nine (9) non-protected trees along the public right-of-way.

NAME OF APPLICANT / OWNER:  
**Tennessee Place, LLC / Brian Silveira & Associates**

CONTACT PERSON (If different from Applicant/Owner above) | (AREA CODE) TELEPHONE NUMBER | EXT.  
**Connie Chauv** | 213 978 0016

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)  
Public Resources Code Section(s) \_\_\_\_\_

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)  
CEQA Guideline Section(s) / Class(es) Section 15332 (Class 32)

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )

JUSTIFICATION FOR PROJECT EXEMPTION:  Additional page(s) attached  
Class 32: In-fill development meeting the conditions described in CEQA Guidelines 15332: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

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 | STAFF TITLE  
Connie Chauv | City Planner

ENTITLEMENTS APPROVED  
Parcel Map, Specific Plan Exception

DISTRIBUTION: County Clerk, Agency Record  
Rev. 6-22-2021

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

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DEPUTY DIRECTOR

**JUSTIFICATION FOR PROJECT EXEMPTION  
ENV-2022-1158-CE**

The Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the CEQA Guidelines designate the subject project as Categorically Exempt under State CEQA Guidelines, Article 19, Section 15332 (Class 32), Case No. ENV-2022-1158-CE.

The proposed project is a small lot subdivision of a 7,461 square foot site into four (4) new small lots, each with a three-story single-family dwelling with a height of 45 feet and two (2) parking spaces. The existing single-family dwelling will be demolished. The project assumes a worst-case scenario of removing all street trees, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings. The project may involve the removal of up to nine (9) non-protected trees along the public right-of-way.

As a small lot subdivision, and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

**CEQA Determination – Class 32 Categorical Exemption Applies**

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

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

The project site is located in the West Los Angeles Community Plan, and is designated for Medium Residential land uses, with a corresponding zone of R3. The site is zoned R3(EC), and is consistent with the land use designation. The site is located within the Exposition Corridor Transit Neighborhood Plan Specific Plan (“Expo TNP”) Subarea 12, which contains additional development standards and environmental standards subject to review through Administrative Clearance, however the applicant requests a Specific Plan Exception pursuant to LAMC Section 11.5.7.F to allow reduced front yards of 5 feet in lieu of the 15 feet otherwise required by Expo TNP Section 4.3.1.A.2 (Case No. APCW-2022-1156-SPE-HCA), which is currently pending. The R3(EC) Zone allows R3 density with the exception that the minimum lot area per dwelling unit shall be 1,200 square feet; therefore the site would be permitted a maximum of six (6) dwelling units. The Expo TNP allows a building height of 45 feet and Floor Area Ratio (“FAR”) of 3:1 on the subject site. The proposed project will have a height of 3 stories and 45 feet with a FAR of approximately

2.42:1 which is consistent with the zoning. As demonstrated in the case file, the project is consistent with the General Plan, the applicable West Los Angeles Community Plan designation and policies, and all applicable zoning designations and regulations.

The proposed project aligns with the intent of the West Los Angeles Community Plan including the following:

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 1-1.3 - Provide for adequate multi-family residential development.

Objective 1-2 - To reduce vehicular trips and congestion by developing new housing in proximity to adequate services and facilities

Policy 1-2.1 - Locate higher residential densities near commercial centers and major bus routes where public service facilities and infrastructure will support this development.

Objective 1-4 - To promote adequate and affordable housing and increase its accessibility to more segments of the population, especially students and senior citizens.

Policy 1-4.1 - Promote greater individual choice in type, quality, price and location of housing.

Policy 1.4-2 - Ensure that new housing opportunities minimize displacement of residents.

The proposed project also aligns with the purposes of the Expo TNP including the following:

A. Direct growth and accommodate new residential, mixed-use, commercial, and industrial development near transit stations.

G. Create opportunities for the development of new housing that meets the diverse needs and income levels of City residents

I. Implement the policies of the General Plan Framework, which include conserving stable single-family neighborhoods and directing growth toward transit corridors.

O. Ensure new development is pedestrian-oriented, acknowledges the transit stations, and is compatible with surrounding neighborhoods through building design and site planning.

Furthermore, the site is subject to the Expo TNP's zoning and development standards (Section 2) and urban design standards (Section 4) through Administrative Clearance. The Project complies with the Expo TNP's applicable zoning and development standards related to use, density, FAR, height, as well as the Expo TNP's applicable design standards including but not limited to building orientation, architectural treatment, vehicle access and parking design. The approval of the Specific Plan Exception for reduced front yards will be consistent with the principles, intent, and goals of the Specific Plan and any applicable element of the General Plan.

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

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.17 acres (7,461 square feet) and is surrounded by urban uses. Lots adjacent to the subject site are developed with the following urban uses: single family dwellings, multi-family residential buildings, commercial buildings. The subject site is located within one-half mile (2,640 feet) of the Bundy Station of the Los Angeles County Metropolitan Transportation Authority ("Metro") Exposition ("E") Line, which constitutes a Major Transit Stop. There are also several bus stops in the area serving the Santa Monica Big Blue Bus 5, 7, R7, and 15 bus lines.

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

The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The site is currently improved with a single-family dwelling.

Prior to any work on the adjacent public right-of-way, the applicant will be required to obtain approved plans from the Department of Public Works. As there currently is no approved right-of-way improvement plan and for purposes of conservative analysis under CEQA, Planning has analyzed the worst-case potential for removal of all street trees. Note that street trees and protected trees shall not be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161 - 62.171. At the time of preparation of this environmental document, no approvals have been given for any tree removals on-site or in the right-of-way by BPW. The City has required a Tree Report to identify all protected trees/shrubs on the project site and all street trees in the adjacent public right-of-way. There are no protected trees on the subject site or public right-of-way, according to the Tree Inventory Report prepared by The Urban Lumberjack, LLC dated January 19, 2023. The Tree Inventory Report identified nine (9) non-protected trees along the public right-of-way (olive, Indian laurel fig, redwood, primrose, orange, avocado, ornamental pear); there are no (0) protected or non-protected trees on the subject site. However, the Project assumes a worst-case scenario of removing all street trees, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with Los Angeles Municipal Code, Chapter VI, Section 62.169 through 62.170 and their applicable findings. The project may involve the removal of up to nine (9) non-protected trees along the public right-of-way.

Furthermore, the project site does not adjoin any open space or wetlands that could support habitat for endangered, rare or threatened species. Therefore, the site does not contain or have value as habitat for endangered, rare or threatened species and is not located adjacent to any habitat for endangered, rare or threatened species. As such, the proposed project meets this criterion.

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

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.

The Expo TNP contains Environmental Standards to implement the Mitigation and Monitoring Program that were reviewed in the Program EIR. The project is required to comply with these environmental standards. Therefore, the proposed project is required to comply with the following:

- **Mitigation Measure (Air Quality Best Practices):** Projects shall ensure all contractors include the best management practices provided in the bulleted list below in contract specifications:
  - Use properly tuned and maintained equipment.
  - Use diesel-fueled construction equipment to be retrofitted with after treatment products (e.g., engine catalyts) to the extent they are readily available and feasible.
  - Use heavy duty diesel-fueled equipment that uses low NOX diesel fuel to the extent it is readily available and feasible.
  - Use construction equipment that uses low polluting fuels (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent available and feasible.
  - Maintain construction equipment in good operating condition to minimize air pollutants.
  - Project applicants shall ensure that all construction equipment meets or exceeds equivalent emissions performance to that of U.S. Environmental Protection Agency (USEPA) Tier 4 standards for non-road engines. In the event that Tier 4 engines are not available for any off-road equipment larger than 100 horsepower, that equipment shall be equipped with a Tier 3 engine, or an engine that is equipped with retrofit controls to reduce exhaust emissions of nitrogen oxides and diesel particulate matter to no more than Tier 3 levels unless certified by engine manufacturers or the on-site air quality construction mitigation manager that the use of such devices is not practical for specific engine types. For purposes of this condition, the use of such devices is “not practical” for the following, as well as other, reasons:
    - There is no available retrofit control device that has been verified by either the CARB or USEPA to control the engine in question to Tier 3;
    - The construction equipment is intended to be on site for five days or less; or
    - Relief may be granted from this requirement if a good faith effort has been made to comply with this requirement and that compliance is not practical.

- The use of a retrofit control device may be terminated immediately, provided that a replacement for the equipment item in question meeting the required controls occurs within ten days of termination of the use, if the equipment would be needed to continue working at this site for more than 15 days after the use of the retrofit control device is terminated, if one of the following conditions exists:
  - The use of the retrofit control device is excessively reducing the normal availability of the construction equipment due to increased down time for maintenance, and/or reduced power output due to an excessive increase in back pressure;
  - The retrofit control device is causing or is reasonably expected to cause engine damage;
  - The retrofit control device is causing or is reasonably expected to cause a substantial risk to workers or the public; or
  - Any other seriously detrimental cause which has the approval of the project manager prior to implementation of the termination.
- Construction contractors shall use electricity from power poles rather than temporary gasoline or diesel power generators, as feasible.
- Use building materials, paints, sealants, mechanical equipment, and other materials that yield low air pollutants and are nontoxic.
- Construction contractors shall utilize supercompliant architectural coatings as defined by the South Coast Air Quality Management District (Volatile Organic Compound standard of less than ten grams per liter).
- Construction contractors shall utilize materials that do not require painting, as feasible.
- Construction contractors shall use pre-painted construction materials, as feasible.
- **Mitigation Measure (Construction Noise and Vibration):**
  - Haul Routes. Construction haul truck and materials delivery traffic shall avoid residential areas whenever feasible. If no alternatives are available, truck traffic shall be routed on streets with the fewest residences.
  - Construction Staging Areas. The construction contractor shall locate construction staging areas away from Sensitive Land Uses.
  - Construction Noise Barriers. When construction activities are located within 500 feet of Sensitive Land Uses, noise barriers (e.g., temporary walls or piles of excavated material) shall be constructed between activities and Sensitive Land Uses.
  - Vibrations. The construction contractor shall manage construction phasing (scheduling demolition, earthmoving, and ground-impacting operations so as not to occur in the same time period), use low-impact construction technologies, and shall avoid the use of vibrating equipment where possible to avoid construction vibration impacts.
  - Pile Driving Use and Location. Impact pile drivers shall be avoided where possible near Sensitive Land Uses. Drilled piles or the use of a sonic vibratory pile driver are quieter alternatives that shall be utilized where geological conditions permit their use. Noise shrouds shall be used when necessary to reduce noise of pile drilling/driving.
  - Pile Driving Control Measures): The construction contractor shall utilize alternatives to impact pile drivers, such as sonic pile drivers or caisson drills. If geotechnical limitations require the use of pile driving, control measures shall be used to reduce vibration levels. These measures may include, but are not limited to:

- Predrilled holes;
  - Cast-in-place or auger cast piles;
  - Pile cushioning (i.e., a resilient material placed between the driving hammer and the pile);
  - Jetting (i.e., pumping a mixture of air and water through high-pressure nozzles to erode the soil adjacent to the pile); and
  - Non-displacement piles (i.e., piles that achieve capacity from the end bearing rather than the pile shaft).
  - Construction equipment shall be equipped with mufflers that comply with manufacturers' requirements.
  - The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible.
- **Regulatory Compliance Measure (Idling):** In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.

Geotechnical - The applicant has submitted a Geotechnical Investigation Report prepared by A.G.I. Geotechnical, Inc. dated January 12, 2022. RCMs also include the submittal of the Geology and Soils Report to the Department of Building and Safety ("DBS"), and compliance with a Soils Report Approval Letter (Log No. 120346, dated February 17, 2022) which details conditions of approval that must be followed. In addition, the RCMs require that design and construction of the building must conform to the California Building Code, and grading on site shall comply with the City's Landform Grading Manual, as approved by the Department of Building and Safety Grading Division.

Traffic - The Project does not exceed the threshold criteria established by LADOT for preparing a traffic study. The Department of Transportation (LADOT) Referral Form dated December 29, 2022 and the Vehicle Miles Traveled (VMT) calculator indicated that the number of daily vehicle trips will be 31 which is under the threshold of 250 or more daily vehicles trips to require VMT analysis. Therefore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study and will not have any significant impacts related to traffic.

Noise – The Project must comply with the adopted City of Los Angeles Noise Ordinances No. 144,331 and 161,574 and LAMC Section 41.40 as indicated above in RC-NO-1, LAMC Section 112.05, as well as any subsequent Ordinances, which prohibit the emission or creation of noise beyond certain levels. These Ordinances cover both operational noise levels (i.e., post-construction), and any construction noise impacts. As a result of this mandatory compliance, the proposed Project will not result in any significant noise impacts.

Air Quality – The Project's potential air quality effects were evaluated by estimating the potential construction and operations emissions of criteria pollutants, and comparing those levels to significance thresholds provided by the Southern California Air Quality Management District (SCAQMD). In addition, there are several Regulatory Compliance Measures which regulate air quality-related impacts for projects citywide as noted above.

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

The project site will be adequately served by all public utilities and services given that the construction of a small lot subdivision will be on a site which has been previously developed and is consistent with the General Plan.

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

**CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions**

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

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

There is not a succession of known projects of the same type and in the same place as the subject project. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected, and this exception does not apply.

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

The project proposes a small lot subdivision in an area zoned and designated for such development. All adjacent lots are developed single-family, multi-family residential, and commercial uses, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 2.42:1 on a site that is permitted to have an FAR of 3:1 by the site's zoning. The project size and height is not unusual for the vicinity of the subject site, and is similar in scope to other existing multi-family dwellings and proposed future projects in the area. Furthermore, there is no substantial evidence in the administrative record that this project will cause a significant impact. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

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

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. State Route 27 is located approximately 7.3 miles northwest of the subject site. Therefore, the subject site will not create any impacts within a designated state scenic highway, and this exception does not apply.

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

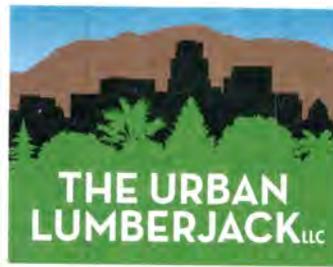
According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site.

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

The project site is not listed in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register, and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. As such, the Project would have no impact on historical resources. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

1-19-2023

Tree Inventory Report  
11835 Tennessee Place  
Los Angeles, CA 90064  
Lot 7 of Tract 1196578  
Book 226 Page 5



To Whom It May Concern:

On Thursday, January 19, 2023 I visited the above-referenced to confirm my earlier inventory of the existing tree stock, to determine if there were any specimens on or adjacent to the property which qualify as Protected under the guidelines of City Ordinance 186873 and to determine if there were any City-owned trees which might be impacted by the proposed development.

The 4 tree groups or species protected under City Ordinance 186873 are: All California Native Oaks (*Quercus agrifolia*, *Q. engelmannii*, *Q. lobata* and etc.), the Western Sycamore (*Platanus racemosa*), the Southern California Black Walnut (*Juglans californica californica*) and the California Bay (*Umbrellica californica*).

The 2 Species of shrubs protected by City Ordinance 186873 are: the Mexican Elderberry (*Sambucus Mexicana*) and the Toyon (*Heteromeles arbutifolia*).

None of these trees and shrubs are to be found on or adjacent to this property.

However, this was not my first visit to this property.

Almost exactly a year ago I had visited this property and, based on my misinterpretation of the Survey document I was carrying, I had then reached some erroneous conclusions that were reflected in my Tree Report and in my Index of Trees, dated January 12<sup>th</sup>, 2022.

The property in question featured then (and features still today) a wooden fence surrounding the totality of the lot and within this fence are to be found the nine trees that I inventoried.

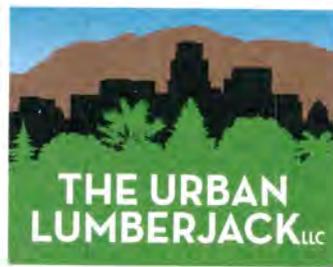
At that time, I was unaware that the fence, which is very close to the curb, was in fact enclosing territory belongs to the City of Los Angeles by virtue of a right of way. It proves to be the case that there is a ten-foot-wide belt of land fronting on both Tennessee Avenue and Tennessee Place as well as in the area that bridges the gap between these two streets near the eastern end of this lot and that this belt represents City-owned land and therefore that eight of the nine trees included in my inventory are actually the property of the City of Los Angeles and under the purview of the Department of Urban Forestry.



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Tree Inventory Report  
11835 Tennessee Place  
Los Angeles, CA 90064  
Lot 7 of Tract 1196578  
Book 226 Page 5



Page 2

Therefore, eight of the nine trees on the property must be treated with the same deference and afforded the same protection as though they were “conventional” City-owned street trees, regardless of who planted them originally and of who has been caring for them subsequently.

Armed with a now-clear understanding of the realities of whose trees these are, I returned to the lot to see if these trees were in harm’s way from the forthcoming construction.

Once there I discovered that steps will need to be taken to preserve the eight City-owned trees from harm during the course of construction. These steps will be detailed in the Tree Protection Plan and consist of installing temporary fencing surrounding the area of forthcoming construction as well as placement of sheets of 1 1/4” OSB plywood above the soil where the Root Protection Zone (RPZ) of these trees is outside the enclosure of the projected fenced-in enclosure but required to be used as a staging and construction-activity location. The purposes of plating these areas with this OSB “carpet” is to spread the loads of foot traffic and machinery presence, thereby reducing the hazards of undesirable soil compaction.

It is appropriate here to note that one of the nine trees, specifically TREE C on my Modified Tree Site Plan, a Coast Redwood (*Sequoia sempervirens*) has been inaccurately represented on the survey of the property prepared by Pacific Land Consultants and dated 8-11-2021. In their document, as is not uncommon on land surveys, the size and the location and (often) the species of the trees onsite are incorrectly rendered. I wish I had the skills of a licensed surveyor, which I do not, but it must be acknowledged that the surveyor’s task is to determine and render the property lines, not to perform an arboreal inventory.

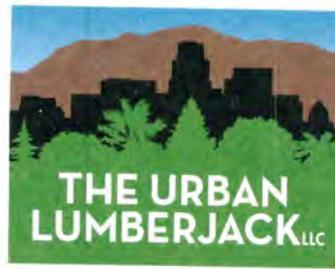
In the case of their document, TREE C is shown as being sited within the public right of way when, in fact, it is on the property-owner’s side of the ten foot band of land constituting the City-owned right of way. Nevertheless, the intention of the builder is to retain this tree and a portion of the Tree Protection Plan will be dedicated to the steps required to afford this tree the necessary protection. Moreover, this tree’s true location is rendered correctly on my Modified Tree Site Plan.



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Tree Inventory Report  
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Los Angeles, CA 90064  
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Book 226 Page 5



Page 3

If the steps in the Tree Protection Plan are adhered to, there is every reason to expect that the impact of the construction process and that the presence of the intended structures should have no lasting adverse effects to the existing tree stock.

Please feel free if I may provide any additional information and thanks for your time and attention to this matter.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Steve Marshall', with a long, thin tail extending downwards.

Steve Marshall  
ISA Certified Arborist  
Member, American Society of Consulting Arborists  
The Urban Lumberjack LLC  
CA LIC 740167



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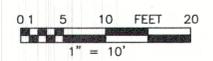
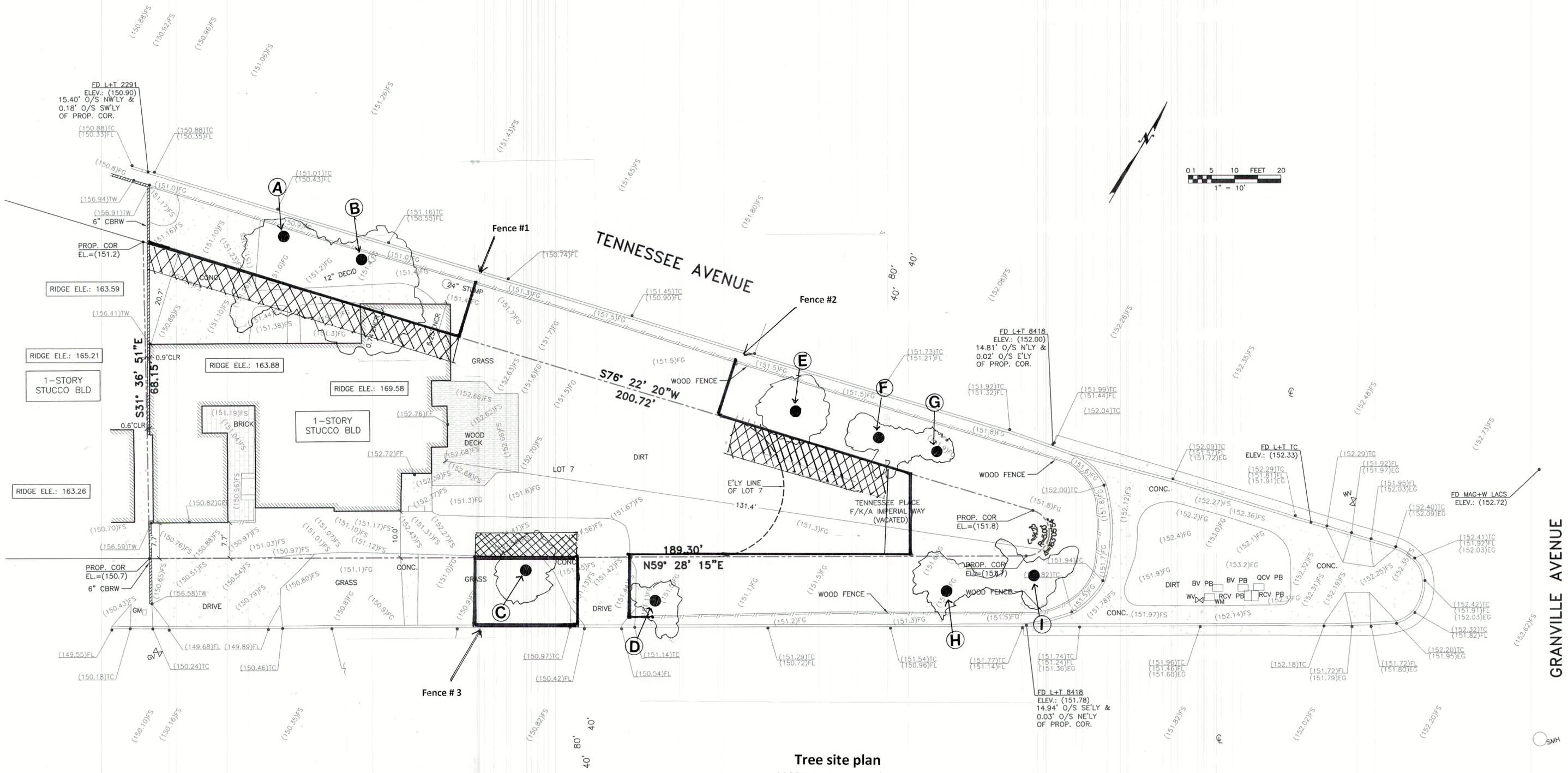


# TREE INVENTORY INDEX

11836 Tennessee Place Los Angeles, CA 90064

Please note – north/south and east/west canopy widths are measured at the widest diameter of the living portion of the crowns and are only approximately in the directions listed.

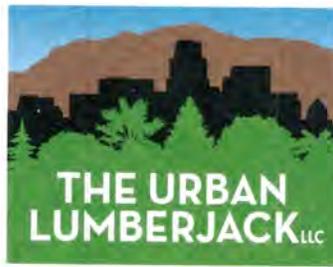
Letter	Species	DSH	Height	Diameter North/ South	Diameter East West	Notes
A.	Olive <i>Olea Europa</i>	12.3"	21'	31'	23'	Thriving. Forms glade with Tree B
B.	Indian Laurel Fig <i>Ficus macrocarpa</i>	15.9"	22'	29'	26'	Thriving. Forms glade with Tree A.
C.	Redwood <i>Sequoia sempervirens</i>	23.7"	48'	28'	25'	Thriving.
D.	Primrose <i>Lagunaria patersonia</i>	6.1", 6.4", 5.4"	14'	18'	21'	Thriving.
E.	Orange <i>Citrus sinensis</i>	3.0", 3.1", 4.1", 12.3"	16'	18'	19'	Adequate. Onset of senescence.
F.	Avocado <i>Persea americana</i>	4.0", 4.3"	11'	17'	10'	Adequate. Forms grove with Tree G.
G.	Avocado <i>Persea americana</i>	5.1"	11'	13'	12'	Adequate. Forms glade with Tree F.
H.	Avocado <i>Persea americana</i>	9.4"	14'	22'	27'	Thriving.
I.	Ornamental Pear <i>Pyrus kawakameii</i>	5.8", 8.3", 8.4"	12'	20'	17'	Declining, features conks at base.



**Tree site plan**  
**11835 Tennessee Place**  
**Los Angeles, CA 90044**  
 Heavy black lines indicate fence runs  
 Crosshatched areas represent locations  
 Of sheets of 1 1/4" thick OSB

GRANVILLE AVENUE

Tree Protection Plan  
11835 Tennessee Place  
Los Angeles, CA 90064



To Whom It May Concern:

## INTRODUCTION

As mentioned in the Tree Inventory Report, there are eight City-owned trees set on an easement abutting the lot found at the above-referenced address and one additional tree worthy of reporting that is located on the privately-owned portion of this property.

Of the eight City-owned trees, the Root Protection Zones (RPZs) of two of them- TREES A and B – will be protected by Fence #1 and by the installation of sheets of 1 1/4" OSB atop the existing grade acting as a temporary "road surface" in order to prevent unacceptable soil compaction.

Of the remaining six trees, – TREES D, E, F, G, H and I – nearly all of their RPZ s will be sufficiently enclosed and protected by the run of Fence #2, promoting confidence that these trees will be unaffected by the forthcoming construction. In that area where the RPZs most closely approach the excavation necessary for the foundation, there will be another area covered by the sheets of OSB.

The remaining tree, TREE C, is the lone Coast Redwood (*Sequoia sempervirens*) which has proven to be sited entirely on the portion of this property that belongs to the property owner. The steps taken to preserve this tree from harm will be, as is the case with TREES A and B as well as TREES D - I, a combination of a fence installation surrounding most of the RPZ as well as the placement of the 1 1/4" OSB

## OVERVIEW

As is well known, trees face two perils from construction: The *product* of construction (structures newly present) and the *process* of the construction itself.

In this case, the *products* of the construction are destined to be sufficiently outside the RPZs of the eight City trees to present little threat. The building come closest to TREES A and B but these are robust specimens of tough species in good to excellent condition and should readily withstand the modest insults to their roots represented by the presence of the proposed new structures. As for the other six City trees, the presence of the new buildings will pose no threat to them at all. TREE C, the non-City-owned Redwood , will lose some root matter to the trenching but not enough to be threatening to this vigorous young specimen

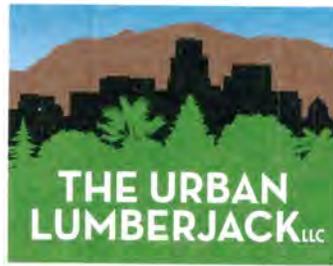


WE-8830A

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Tree Protection Plan  
11835 Tennessee Place  
Los Angeles, CA 90064



Page 2

## OVERVIEW (con't)

But there remains the potential perils of the construction *process* which is a rough-and-tumble enterprise. It is for the purpose of mitigating any potential impact from this activity that the fences and OSB plates are to be installed and maintained throughout the construction process.

## DESCRIPTIONS

The mitigation measures will occur in three discrete areas.

For purposes of this document, let us assume that Tennessee Place, which borders on one long side of the property, runs in a true west-to-east direction (which is close to the truth). Therefore, the existing building would be north of Tennessee Place and south of Tennessee Avenue and would be sited primarily on the western portion of the lot.

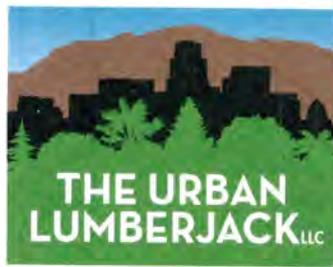
AREA A is near the northwest corner of the property and there we find two City-owned trees, a Mediterranean Olive (*Olio europa*) and an Indian Laurel Fig (*Ficus microcarpa*). Both are sprawling, unruly and vigorous specimens which have seen no pruning in quite some time – see PHOTO A, taken from Tennessee Street and facing south. . As such, both specimens have stretched aggressively towards the south and this will carry their driplines across the line of the forthcoming foundation location, in the Olive's case by perhaps six feet though less so in the case of the Ficus which will surrender perhaps four or five feet of the outside of its canopy. See PHOTO B, taken from the western frontier of the lot and facing east.

But as the rest of the soil in which these trees' RPZs are located is to remain undisturbed, defended by the proposed FENCE #1 and, where space must be allotted to facilitate the activity of construction, by the temporary placement of 1 ¼" thick sheets of OSB (Oriented Strand Boards, a form of plywood) atop the soil, the surrender of a modest amount of their RPZs will not impact these trees in any discernible fashion. As for the necessary pruning they will need to undergo, both species are well-known for their abilities to withstand far more severe canopy diminishment that these two trees face.



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AREA B encompasses the remaining six City-owned specimens and between the protection afforded by the proposed FENCE #2 and, in a small area, the additional protection of an OSB-protected working surface, these trees should be entirely unaware that the construction occurs at all.

In AREA C we find the owner's Redwood. This tree has the most expression of roots and canopy to lose to permit the construction to occur but this specimen is in surprisingly robust condition. It is no secret that the higher average temperatures and ongoing/reoccurring droughts have disadvantaged this noble species in the Southern California area with many specimens in pitiable condition. Here we find an exception – this tree is in excellent condition. FENCE #3 and the OSB platforms surrounding it will protect its roots and the surrender of some root matter and foliage will be offset by pruning practices to diminish windload. The outlook for this tree's survival and future prospects are excellent.

#### DETAILS OF MITIGATION

FENCE #s 1, 2 and 3 will be constituted of 6' high galvanized chain-link material supported by 8' posts on 8' (or less) centers sunk 2' below grade into holes packed with sand to support these poles but to permit eventual extraction.

The OSB "road" surfaces that are to be installed before the construction process begins (and which will remain in place until the construction is completed) will be secured one to another by ½" rebar bent into a shape like that of a staple, 18' long on both legs and 12" across the top. Holes will be drilled 6" inside from the 4' edge of these OSB sheets to accommodate these stakes and one leg of each side of each staple will be driven through these holes in each adjoining sheet of OSB, linking the whole into a contiguous surface with 3 staples to connect the 4' edges of each sheet. Where there are no adjoining sheets at the end of each run of these "road" surfaces, 3 "L" shaped rebar stakes will be utilized instead to secure the "free" end of the OSB run.

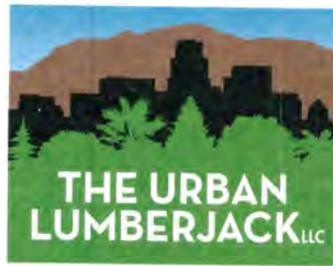
FENCE # 1 in AREA A will originate adjacent to the existing north-south fence that runs along the western edge of the lot and will run atop the edge of the 10' easement line for 68' before turning 90 degrees to the north to terminate adjacent to the existing wood fence that fronts Tennessee Avenue. See TREE SITE PLAN FENCE #1 detail. As this enclosure is relatively narrow, no gate need be installed for access for irrigation purposes.



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Abutting the south side of that entire fence run will be placed a 4' wide "road" of 1 1/2" thick OSB which will provide a surface on which construction activity can occur without prejudice to the roots below and the soil in which they exist. That "road" location is indicated on the TREE SITE PLAN by cross-hatching.

FENCE #2 in AREA B begins adjacent to the existing wooden fence that fronts Tennessee Avenue 168' from the northwest corner of the lot. It heads south for 10' where it encounters the line of the southern edge of the City's right of way where it bends south-east to run atop that line for 45' before bending south until it encounters the northern edge of the southern City right of way. There it bends west and runs 78' until encountering the existing driveway where it bends south until it reaches a line even with the existing wooden fence, bending a final time for a short run to kiss the end of that wooden fence, completing the enclosure. In the middle of the north-south run of this enclosure will be found a single gate secured with a padlock which can be opened with a key that only the builder himself will possess. This gate is to permit entrance into the enclosure for the purposes of tree maintenance.

There is a 35' long section adjacent this fence where an OSB "road" is to be installed as per the directions for AREA A to afford additional protection to the RPZ.

FENCE #3 in AREA C is dedicated to the protection of the Redwood. The canopy of this specimen reaches beyond the edge of the foundation but fully 85 – 90% of the RPZ of this young tree will be either enclosed within the fence or protected by the OSB "road" and this vigorous young tree should not suffer unduly. In the interests of prudence, the tree will undergo a pruning designed to diminish the density of the canopy to lessen wind resistance and such a canopy "lacing" should be repeated as necessary over the next 5 years in respect of the reduction of the root plate necessary for the construction to occur.

FENCE # 3 is the only fence where all sides of the enclosure will be made of chain-link material. The fence will start its run adjacent the curb fronting Tennessee Place at 70' east of the southwestern corner of the lot. It will then run 30' further east before bending at 90 degrees and running 10' up to the northern edge of the southern right of way where it bends again at 90 degrees to run 30' west before bending 90 degrees a final time to complete the enclosure. No gate will be necessary for this relatively narrow enclosure.

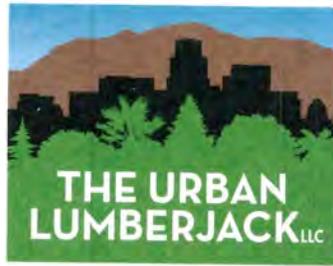
The crosshatched area adjacent this enclosure represents the footprint of an OSB "road" that will be installed as per the directions for the similar structure found in AREA A.



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Tree Protection Plan  
11835 Tennessee Place  
Los Angeles, CA 90064



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## CONCLUSIONS

If the steps detailed within this tree protection plan are followed we may have every confidence that the trees on this property will withstand the forthcoming construction process with no lasting harm and continue to be an asset to the property and the passersby.

Thanks for your attention to these matters and please feel free to reach out if I may provide any additional information.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Steve Marshall', with a large, stylized initial 'S'.

Steve Marshall  
ISA Certified Arborist  
Member, American Society of Consulting Arborists  
The Urban Lumberjack LLC  
CA LIC 740167



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## REFERRAL FORMS:

# TRANSPORTATION STUDY ASSESSMENT

## DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

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

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

### **GENERAL INFORMATION**

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

### **SPECIAL REQUIREMENTS**

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

- Copy of Department of City Planning Application (CP-7771.1).
- Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.
- If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.
- Copy of project-specific VMT Calculator<sup>1</sup> analysis results.

**TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW**

**LADOT DEVELOPMENT SERVICES DIVISION OFFICES:** Please route this form for processing to the appropriate LADOT Office as follows:

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

Case Number: APCW-2022-1156-SPE-HCA

Address: 11835 W Tennessee Pl

Project Description: demolition of existing sfd, subdivision of lot, and construction of 4 small lot homes

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

Applicant Name: Jesi Harris, Brian Silveira & Associates

Applicant E-mail: HarrisLandUse@gmail.com Applicant Phone: (704) 277-7332

Planning Staff Initials: \_\_\_\_\_ Date: \_\_\_\_\_

**2. PROJECT REFERRAL TABLE**

	Land Use (list all)	Size / Unit	Daily Trips <sup>1</sup>
Proposed <sup>1</sup>	Residential <span style="color: blue;">Single Family</span>	4	31
	<i>Total trips<sup>1</sup>:</i>		
<p><b>a.</b> Does the proposed project involve a discretionary action? <span style="float: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></span></p> <p><b>b.</b> Would the proposed project generate 250 or more daily vehicle trips<sup>2</sup>? <span style="float: right;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></span></p> <p><b>c.</b> If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station<sup>3</sup>? <span style="float: right;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></span></p> <p>If <b>YES</b> to <b>a.</b> and <b>b.</b> or <b>c.</b>, or to <b>all</b> of the above, the Project <u>must</u> be referred to LADOT for further assessment.</p>			
Verified by: Planning Staff Name: <u>CONNIE CHAUV</u>		Phone: <u>213-978-0016</u>	
Signature: <u><i>Connie Chauv</i></u>		Date: <u>12/29/2022</u>	

<sup>1</sup> Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.  
<sup>2</sup> To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's [VMT Calculator User Guide](#) and the LADOT Transportation Assessment Guidelines (available on the LADOT website).  
<sup>3</sup> Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

**3. PROJECT INFORMATION**

	Land Use (list all)	Size / Unit	Daily Trips
Proposed			
	<i>Total new trips:</i>		
Existing			
	<i>Total existing trips:</i>		
<i>Net Increase / Decrease (+ or -)</i>			

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

VMT Analysis (CEQA Review)

If **YES** to **a.** and **NO** to **d.** a VMT analysis is **NOT** required.

If **YES** to both **b.** and **c.**; or to **d.** a VMT analysis **is** required.

Access, Safety, and Circulation Assessment (Corrective Conditions)

If **YES** to **b.**, a project access, safety, and circulation evaluation may be required.

If **YES** to **e.** and either **f.i.**, **f.ii.**, or **f.iii.**, an access assessment may be required.

LADOT Comments:

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

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

Fee Calculation Estimate: \_\_\_\_\_

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

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

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

Prepared by DOT Staff Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

## Project Information

**Project:** Tennessee Street Corridor/Highway Extension  
**Scenario:** [WWW](#)  
**Address:** 11835 W TENNESSEE PL 30304 [Q](#)



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

Yes  No

## Existing Land Use

Land Use Type	Value	Unit
Housing   Single Family	1	DU

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

## Proposed Project Land Use

Land Use Type	Value	Unit
Housing   Single Family	4	DU

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

[Reset all user inputs \(clean template\)](#)

## Project Screening Summary

Existing Land Use	Proposed Project
<b>7</b> Daily Vehicle Trips	<b>31</b> Daily Vehicle Trips
<b>41</b> Daily VMT	<b>185</b> Daily VMT

**Tier 1 Screening Criteria**

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station.

---

**Tier 2 Screening Criteria**

The net increase in daily trips < 250 trips	<b>24</b> Net Daily Trips
The net increase in daily VMT ≤ 0	<b>144</b> Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	<b>0.000</b> ksf

**The proposed project is not required to perform VMT analysis.**

# CITY OF LOS ANGELES

CALIFORNIA



BOARD OF  
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DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

## SOILS REPORT APPROVAL LETTER

February 17, 2022

LOG # 120346  
SOILS/GEOLOGY FILE - 2  
LIQ

MDM Builders Group  
541 S. Spring St. #213  
Los Angeles, CA 90013

TRACT: 11968  
LOT(S): 7  
LOCATION: 11835 W. Tennessee Pl.

<u>CURRENT REFERENCE</u>	<u>REPORT</u>	<u>DATE OF</u>	<u>PREPARED BY</u>
<u>REPORT/LETTER(S)</u>	<u>No.</u>	<u>DOCUMENT</u>	
Soils Report	31-6013-00	01/12/2022	AGI Geotechnical, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provide recommendations for the proposed 4 unit, 3 story residential structures. The earth materials at the subsurface exploration locations consist of native soils. The consultants recommend to support the proposed structure(s) on conventional foundations bearing on properly placed fill.

The site is located in a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The Liquefaction study included as a part of the report/s demonstrates that the site soils are subject to liquefaction. However, these settlement magnitudes are considered by the Department to be within acceptable levels. The requirements of the 2020 City of Los Angeles Building Code have been satisfied.

As of January 1, 2020, the City of Los Angeles has adopted the new 2020 Los Angeles Building Code (LABC). The 2020 LABC requirements will apply to all projects where the permit application submittal date is after January 1, 2020.

The referenced report is acceptable, provided the following conditions are complied with during site development:

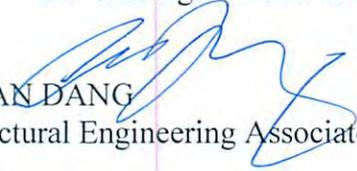
(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2020 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer; and, that the plans included the recommendations contained in their reports (7006.1).
2. All recommendations of the report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
3. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
4. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
5. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
6. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).
7. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater (7011.3).
8. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
9. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
10. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
11. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by using ABC slot cuts. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
12. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties and/or public ways. Report

shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)

13. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).
14. Unsurcharged temporary excavation may be cut vertical up to 5 feet.
15. Surcharged ABC slot-cut method may be used for temporary excavations with each slot-cut not exceeding 5 feet in height and not exceeding 8 feet in width, as recommended. The surcharge load shall not exceed the value given in the report.
16. All foundations shall derive entire support from properly placed fill, as recommended.
17. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.
18. The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2017-116 "Foundation Design for Expansive Soils" (1803.5.3).
19. The seismic design shall be based on a Site Class D, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
20. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works (7013.10).
21. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.
22. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
23. The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).
24. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

25. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; ABC slot cuts; protection fences; and, dust and traffic control will be scheduled (108.9.1).
26. Installation of shoring, underpinning, slot cutting and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
27. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).
28. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

  
ALAN DANG  
Structural Engineering Associate II

AD/ad  
Log No. 120346  
213-482-0480

cc: AGI Geotechnical, Inc., Project Consultant  
WL District Office

**CITY OF LOS ANGELES**  
**DEPARTMENT OF BUILDING AND SAFETY**  
**Grading Division**

WLA District	Log No. <b>120344</b>
-----------------	-----------------------

Date: 1/19/22 **APPLICATION FOR REVIEW OF TECHNICAL REPORTS**

INSTRUCTIONS

- A. Address all communications to the Grading Division, LADBS, 221 N. Figueroa St., 12th Fl., Los Angeles, CA 90012 Telephone No. (213)482-0480.
- B. Submit two copies (three for subdivisions) of reports, one "pdf" copy of the report on a CD-Rom or flash drive, and one copy of application with items "1" through "10" completed.
- C. Check should be made to the City of Los Angeles.

<p>1. LEGAL DESCRIPTION</p> <p>Tract: <u>11968</u></p> <p>Block: _____ Lots: <u>7</u></p> <p>3. OWNER: <u>M.D.M. Builders Group</u></p> <p>Address: <u>541 S. Spring St. #213</u></p> <p>City: <u>Los Angeles</u> Zip: <u>90013</u></p> <p>Phone (Daytime): <u>818-785-5244</u></p>	<p>2. PROJECT ADDRESS:</p> <p><u>11835 W. Tennessee Pl., Los Angeles</u></p> <p>4. APPLICANT <u>AGI GEOTECHNICAL, INC.</u></p> <p>Address: <u>16555 SHERMAN WAY UNIT A</u></p> <p>City: <u>VAN NUYS</u> Zip: <u>91406</u></p> <p>Phone (Daytime): <u>818-785-5244</u></p> <p>E-mail address: <u>frank@agigeo.com</u></p>
---	--

5. Report(s) Prepared by: AGI GEOTECHNICAL, INC. 6. Report Date(s): 1/12/22-geotechnical-31-6013-00

7. Status of project:  Proposed  Under Construction  Storm Damage

8. Previous site reports?  YES if yes, give date(s) of report(s) and name of company who prepared report(s)

9. Previous Department actions?  YES if yes, provide dates and attach a copy to expedite processing.

Dates: Frank Digitally signed by Frank Beristain  
 DN: cn=Frank Beristain, o=AGI GEOTECHNICAL, INC., ou, email=frank@agigeo.com, c=US, Date: 2022.01.19 09:31:12 -0800

10. Applicant Signature: Beristain Position: Project Admin.

**(DEPARTMENT USE ONLY)**

REVIEW REQUESTED	FEES	REVIEW REQUESTED	FEES
<input checked="" type="checkbox"/> Soils Engineering	<u>363.00</u>	No. of Lots	
<input type="checkbox"/> Geology		No. of Acres	
<input type="checkbox"/> Combined Soils Engr. & Geol.		<input type="checkbox"/> Division of Land	
<input type="checkbox"/> Supplemental		Other	
<input type="checkbox"/> Combined Supplemental		<input checked="" type="checkbox"/> Expedite	<u>181.50</u>
<input type="checkbox"/> Import-Export Route		<input type="checkbox"/> Response to Correction	
Cubic Yards: _____		<input type="checkbox"/> Expedite ONLY	
		Sub-total	<u>544.50</u>
		One-Stop Surcharge	<u>129.80</u>
		<b>TOTAL FEE</b>	<b>\$674.30</b>

Fee Due: 674.30  
 Fee Verified By: EM Date: 1-27-22  
 (Cashier Use Only)

Los Angeles Department of Building and Safety  
 Van Nuys 01/27/2022 10:01:19 AM  
 User ID: rkhachatryan  
 Receipt Ref Nbr: 2022027003-8  
 Transaction ID: 2022027003-8-1  
 GRADING REPORT #363.00  
 SYSTEMS DEV SURCH #32.67  
 GEN PLAN MAINT SURCH #38.12  
 DEV SERV CENTER SURCH #16.34  
 CITY PLAN SURCH #32.67  
 PLAN APPROVAL FEE #181.50  
 MISC OTHER #10.00  
 Amount Paid: #674.30  
 PCIS Number: NA  
 Job Address: 11835 W. TENNESSEE PL  
 Owners Name: M.D.M. BUILDERS GROUP

ACTION BY: \_\_\_\_\_

THE REPORT IS:  NOT APPROVED

APPROVED WITH CONDITIONS  BELOW  ATTACHED

_____	_____
For Geology	Date
_____	_____
For Soils	Date

**GEOTECHNICAL INVESTIGATION**

**Proposed 4-Unit Small Lot Subdivision**

**APN: 4259-037-003**

**Tract: 11968; Lot: 7**

**11835 W. Tennessee Place**

**Los Angeles, California**

January 12, 2022

Project No. 31-6013-00

Prepared for:

M.D.M. Builders Group  
Attn: Mr. Michael Librush  
541 S. Spring St., Unit 213  
Los Angeles, CA 90013



**A. G. I. G E O T E C H N I C A L , I N C .**

16555 Sherman Way, Suite A - Van Nuys, CA 91406 - Office: (818) 785-5244 - Facsimile: (818) 785-6251

January 12, 2022

Project No. 31-6013-00

M.D.M. Builders Group  
541 S. Spring St., Unit 213  
Los Angeles, CA 90013

Attention: Mr. Michael Librush

Subject: **GEOTECHNICAL INVESTIGATION**  
Proposed 4-Unit Small Lot Subdivision  
APN: 4259-037-003  
Tract: 11968; Lot: 7  
11835 W. Tennessee Place  
Los Angeles, California

Dear Mr. Librush:

This report presents the results of our investigation and opinions regarding the soils engineering factors affecting the development of the subject site. The investigation was performed in November and December 2021 and January 2022, and consisted of field exploration, laboratory testing, engineering analyses of field and laboratory data, and preparation of this report. *Determination of the presence or not of hazardous or toxic materials in the on-site soils is beyond the scope of this investigation.*

If you have any questions regarding this report, please contact this office.

Respectfully submitted,  
A.G.I. GEOTECHNICAL, INC.

  
Bruce Smith, R.G.E. 2673  
Senior Engineer

MBS:wb



Distribution: (3) M.D.M. Builders Group

Enclosures: Location Map, Figure 1  
Site Plan, Figure 2  
Plot Plan, Figure 3  
Boring Logs  
Laboratory Test Results  
U.S. Seismic Design Maps  
USGS Deaggregations  
Liquefaction Analyses  
Shrinkage Calculation  
Bearing Capacity Analysis  
Slot Cut Stability Analysis  
Quadrangle Location Map  
Groundwater Map



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## INTRODUCTION

### DESCRIPTION OF SITE

The subject site is located on the southwestern corner of Tennessee Avenue, Tennessee Place and Granville Avenue, in the city of Los Angeles, California. The site is practically level and presently occupied by a 1-story residence, hardscape, and landscaped areas. Trees are present. The site is bound on the southwest by developed properties. The location of the site is shown on the enclosed Location Map, Figure 1.

### PROPOSED SITE DEVELOPMENT

The proposed development consists of a 4-unit small lot subdivision comprised of 3-story residential buildings with parking on-grade. Structural loads are anticipated to be relatively light, less than about ten kips per linear foot for continuous footings and about 100 kips for column loads. The proposed development is shown on the enclosed Site Plan, Figure 2.

### FIELD EXPLORATION

Subsurface conditions were explored by drilling two exploratory borings at the approximate locations shown on the Plot Plan, Figure 3. The borings were drilled to a maximum depth of 51.5 feet below existing grade with Standard Penetration Tests (SPT) performed at selected depths. The borings were drilled using a truck mounted 8-inch diameter hollow stem flight auger.

Drilling of the borings was supervised by our field engineer who logged the materials brought up from the borings. Undisturbed and bulk samples were collected at depths appropriate to the investigation. Undisturbed samples were sealed immediately in watertight containers for shipment to our laboratory. Soil samplers used in our investigation included a 2.50-inch I.D. split barrel sampler lined with 1-inch brass rings (Modified California Sampler, MC) and a 1.5-inch I.D. Standard Penetration Test (SPT) split barrel sampler. Samplers used in the exploratory borings were driven to a depth of 18 inches with a 140-pound hammer falling from a height of 30 inches. The number of blows to drive the samplers 18 inches in three six-inch increments is reported on the enclosed Logs. Blow counts for the final 12 inches of the 1.5-inch sampler are the "N" Values from the SPTs.

## SUBSURFACE CONDITIONS

### Soil Profile

The existing soil profile, as depicted in the borings, consists of alluvium comprised of light brown to dark brown lean clays, silty sands, and clayey sands in a slightly moist to wet and stiff to very stiff or medium dense to very dense condition, except for the upper five feet which were porous. For a more detailed description of the soils encountered in the exploratory borings, please refer to the Boring Logs enclosed with this report.

### Groundwater

Groundwater was encountered in exploratory Boring B-1 at a depth of about 45 feet below existing ground surface. According to the "Seismic Hazard Evaluation of the Beverly Hills 7.5-Minute Quadrangle, Los Angeles County, California" dated 1998 by the Department of Conservation - Division of Mines and Geology, historically highest groundwater level has been about 30 feet below ground surface. The groundwater level may fluctuate because of seasonal changes, injection or extraction of water, variations in temperature and other causes.

## LIQUEFACTION POTENTIAL (CYCLIC MOBILITY)

Liquefaction and dry sand settlement analyses were performed using analytical procedures described in *Tokimatsu, K., and Seed, H. (1987), Evaluation of Settlements in Sands Due to Earthquake Shaking*, *Youd, T.L., and Idriss, I.M. (1997) "Proceeding of the NCEER Workshop on Evaluation of Liquefaction Resistance of Soils", Technical Report NCEER-97-0022, FHWA*. Foundation type selection was based on the criteria contained in the City of Los Angeles' memorandum dated July 16, 2014. Seismic settlements discussed herein include both liquefaction and dry sand settlements.

Liquefaction calculations were performed for a 475-year return period and a 2475-year return period. The peak ground acceleration for 475 years was evaluated using  $2/3$  of the  $PGA_M$  and a required factor of safety of 1.1. Peak ground acceleration for 2475 years was evaluated using the full  $PGA_M$  and a required factor of safety of 1.0. Seismic settlement calculations are enclosed. Results of the liquefaction evaluation are summarized below:

Return Period	Peak Ground Acceleration <sup>(1)</sup>		Moment Magnitude Mw <sup>(2)</sup>	Factor of Safety	Calculated Total Settlement	Calculated Differential Settlement
	2/3 PGAM	0.614g				
475 years	2/3 PGAM	0.614g	6.66	1.10	0.5"	0.33"
2475 years	100% PGAM	0.921g	6.80	1.00	3.91"	2.61"

NOTES: 1) From U.S. Seismic Design Maps website: <https://seismicmaps.org/>  
 2) From USGS Deaggregation website: <https://earthquake.usgs.gov/hazards/interactive/>

The 0.50 inch total and 0.33 inch differential settlements from the 475 year calculation are the design settlements and should be acceptable, but must be combined with the predicted static settlements for final verification. Static settlements are discussed subsequently in this report. The 3.91 inch total and 2.61 inch differential settlement from the 2475 year analysis present risk of cracking of the structure, but not collapse.

#### ON-SITE INFILTRATION FACILITIES

The soil profile, as depicted in the borings to the depth explored, consists of lean clays, silty sands, and clayey sands with high fine percentages in a slightly moist to wet and stiff to very stiff or medium dense to very dense condition. These soils generally have low permeability and they carry the potential for creating perched water conditions. Based on the soils present at the site to the depths explored, it is our opinion that the percolation characteristics of these soils would **not** be suitable for use on a properly functioning infiltration-type of SUSMP system on the subject property.

#### SEISMICITY AND SEISMIC DESIGN CRITERIA

Future structures should be designed by the structural engineer in accordance with the applicable Seismic Building Code. Based on our investigation, the subject site is classified as **Site Class D** in accordance with the 2020 Los Angeles Building Code (2020 LABC) and the 2019 California Building Code (2019 CBC).

Per Section 11.4.8 of ASCE 7-16, structures shall be designed for the Seismic Response Coefficient  $C_s$  determined by Eq. (12.8-2) for values of  $T \leq 1.5 T_s$ , as 1.5 times the value computed in accordance with Eq. (12.8-3) for  $T_L \geq T > 1.5 T_s$ , or as 1.5 times the value computed in accordance with Eq. 37.5 (12.8-4) for  $T > T_L$  where:

$T$  = the fundamental period of the building

$T_s = S_{D1}/S_{DS}$

$T_L$  = long-period transition period



The Design Spectral Response Acceleration Parameters presented on the following table generated by the U.S. Seismic Design Map Website (<https://seismicmaps.org>), may be utilized for seismic design:

**2020 LABC / 2019 CBC Seismic Design Parameters (Site Class D)**

Site Location (Latitude, Longitude): (34.0311 N, 118.4492 W)				
Spectral Period, T (Seconds)	MCE <sub>R</sub> Ground Motion (g)	Site-Modified Spectral Acceleration (g)		Seismic Design Acceleration (g)
0.2	S <sub>S</sub> = 1.962	F <sub>a</sub> = 1.0	S <sub>MS</sub> = 1.962	S <sub>DS</sub> = 1.308
1.0	S <sub>1</sub> = 0.700	F <sub>v</sub> = 1.7	S <sub>M1</sub> = 1.190	S <sub>D1</sub> = 0.793
Site Modified Peak Ground Acceleration PGA <sub>M</sub> = 0.921g				
Long-Period Transition Period T <sub>L</sub> = 8 Seconds				
Seismic Design Category = D				

If the Seismic Response Coefficient C<sub>s</sub> recommended above is not applicable for structural design, our office can perform a Site-Specific Ground Motion Hazard Analysis upon the project structural engineer's request.

Present building codes and construction practices, and the recommendations presented in this report, are intended to minimize structural damage to buildings and prevent loss of life as a result of a moderate or a major earthquake; they are not intended to totally prevent damage to structures, graded slopes and natural hillsides. While it may be possible to design structures and graded slopes to withstand strong ground motion, the construction costs associated with such designs are usually prohibitive, and the design restrictions may be severely limiting. Earthquake insurance is often the only economically feasible form of protection for your property against major earthquake damage. Damage to sidewalks, steps, decks, patios and similar exterior improvements can be expected as these are not normally controlled by the Building Code.

**LABORATORY TESTING**

**CLASSIFICATION**

Soils were classified visually according to the Unified Soil Classification System. Unit weight and moisture determinations were performed for each undisturbed sample. Results of density and moisture determinations, together with classifications, are shown on the enclosed Boring Logs.



#### LOAD CONSOLIDATION TESTS (ASTM:D-2435)

To investigate the settlement of the soils under the pressure of the proposed foundations, consolidation tests were performed on undisturbed samples of the on-site soils. Axial loads were carried to a maximum of 9,400lb/ft<sup>2</sup>. To hasten consolidation, investigate the collapse potential and simulate possible adverse field conditions, water was added at an axial load of 2,350lb/ft<sup>2</sup>. Compressibility of the soils within the zone of significant stress was investigated and the result considered in our engineering analyses. Graphic plots of the load consolidation curves are included in this report.

#### DIRECT SHEAR TESTS (ASTM:D-3080)

In order to determine the shear strength of the soils, direct shear tests were performed on remolded and undisturbed samples of the on-site soils. The remolded sample was tested at 90% of the maximum dry density. To simulate possible adverse field conditions, the samples were saturated prior to shearing. Graphic summaries of the test results, including moisture content at the time of shearing, are included with this report.

#### GRAIN SIZE DISTRIBUTION (ASTM:D-422-63(2002))

To aid in classification, sieve analyses, an Atterberg limits test, and a hydrometer test were performed on typical samples of the on-site soils. Results of the tests are shown on the enclosed Grain Size Distribution Charts and Boring Logs.

#### MAXIMUM DENSITY/OPTIMUM MOISTURE (ASTM:D-1557)

Maximum density/optimum moisture content relationship was determined for a typical sample of the upper soils. The test was conducted in accordance with the ASTM:D-1557 standard. A graphic summary of the test result is enclosed.

#### EXPANSION TEST (ASTM:D-4829)

An expansion test was performed on a representative sample of the on-site soils in accordance with ASTM:D-4829 to evaluate its volume change with increasing moisture conditions. The result is as follows:

Location	Depth (ft.)	Expansion Index	Potential Expansion
B-1	0-5	54	Medium

## CONCLUSIONS AND RECOMMENDATIONS

### GENERAL

The property is suitable for the proposed construction from a geotechnical engineering standpoint. Construction plans should consider the appropriate soils engineering features of the site. On-site soils are stiff to very stiff or medium dense to very dense. The upper five feet of the on-site soils are porous. Groundwater was encountered in Boring B-1 at a depth of about 45 feet below existing surface. The on-site soils have a medium potential expansion.

### SITE PREPARATION

Debris due to demolition, vegetation and underground utility lines to be abandoned should be removed from the site. After site clearance, the upper five feet of the on-site soils below finished pad elevation should be removed and placed back as compacted fill. The removal and compaction should extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater (LABC 7011.3). The compacted fill should be placed to a minimum thickness of twelve inches below the bottom of footings. After removal, the exposed surface should be scarified to a depth of eight inches, brought to about 3% above optimum moisture content and compacted to at least 90% of the maximum dry density as determined by ASTM:D-1557. Minimal shrinkage value of less than about 5% is expected for the on-site soils when placed as compacted fill.

All excavations resulting from removal of existing obstructions (e.g. tree roots, old foundations) should be backfilled with soil compacted to at least 90% of the maximum dry density as determined by ASTM:D-1557.

If any cesspools or seepage pits are encountered during grading, they should be backfilled with vibrated gravel or slurry mix to five feet below finish grade. The upper five feet should be backfilled with soil compacted by mechanical means.

### FILL PLACEMENT

Fill soils should be cleared of deleterious debris, placed in 6- to 8-inch lifts, brought to about 3% above optimum moisture content, and compacted to at least 90% of the maximum dry density as determined by ASTM:D-1557. **The placement of the fill should be performed under our observation and testing.**

## FOUNDATION DESIGN

### Type of Foundation

The proposed buildings may be supported on conventional shallow isolated and continuous footings. Exterior and interior footings should be founded on compacted fill soils with a minimum embedment of 24 inches below lowest adjacent grade. Minimum reinforcement in continuous footings should consist of four No. 4 bars: two placed about four inches from the top and two placed about four inches from the bottom.

### Soil Bearing Pressures

Footings founded on compacted fill may be designed for a maximum soil bearing pressure of 3,500lb/ft<sup>2</sup> for footings at least 24 inches wide. The recommended soil bearing pressure may be increased by 400lb/ft<sup>2</sup> per each additional foot of embedment over 24 inches and by 200lb/ft<sup>2</sup> per each additional foot in width over 24 inches up to 5,000lb/ft<sup>2</sup>. In addition, the recommended soil bearing pressures may be increased by one-third when designing for wind and seismic forces.

### Expected Settlements

If foundations are supported on compacted fill and are sized for the recommended bearing pressures, static differential settlements are not expected to exceed 0.25 inch in a 30-foot span. Total static settlements are anticipated to be less than 0.5 inch. When combined with the 0.50 inch total seismic settlement and 0.33 inch differential seismic settlement, the overall total and differential settlements should not exceed about 1.0 inches and 0.6 inch, respectively.

## FLOOR SLABS-ON-GRADE

Concrete floor slabs-on-grade thickness and reinforcement should reflect the anticipated use of the slabs and should be designed by the structural engineer. They should be a minimum of four inches thick with minimum reinforcement consisting of No. 4 deformed bars spaced a maximum of 16 inches each way and should be underlain by four inches of ½ inch or larger clean aggregate base. In areas where floor coverings or equipment that are sensitive to moisture are contemplated, a 10-mil visqueen moisture barrier should be placed on the base in direct contact with the concrete slab. Cracking of reinforced concrete is a relatively common occurrence. Some cracking of reinforced concrete, including slabs, can be anticipated. Irregularities in new slabs are also common. If cracking of slabs cannot be tolerated, heavily reinforced structural slabs are an option.

The recommendations presented above are intended to reduce the potential for random cracking to which concrete flatwork is often prone. Judicious spacing of crack control joints has proven effective in further reducing random cracking. A structural engineer may recommend the desirable spacing. Usually, the crack control joints are placed 12 to 15 feet apart in each direction. Factors influencing cracking of concrete flatwork, (other than expansion, settlement and creep of soils), and which should be avoided, include: poor-quality concrete, excessive time passing between the mixing and placement of the concrete (the concrete should be rejected if this time interval exceeds two hours), temperature and wind conditions at the time of placement of the concrete, curing of the concrete and workmanship. The concrete should be maintained in a moist condition (curing) for at least the first seven days after concrete placement. During hot weather, proper attention should be given to the ingredients, production methods, handling, placement, protection and curing to prevent excessive concrete temperature or water evaporation. In hot weather and windy conditions, water evaporates more rapidly from the surface of the concrete flatwork. This requires more frequent moistening of the concrete during the curing period or the use of a protective chemical film to prevent evaporation.

#### LATERAL RESISTANCE

An allowable lateral bearing of 250lb/ft<sup>2</sup> per foot of depth may be assumed up to a maximum of 3,500lb/ft<sup>2</sup>. A coefficient of friction between soil and concrete of 0.3 may be used.

#### LATERAL LOADS

There are no retaining walls proposed. Backfill for retaining walls, if any, should consist of granular, free-draining material. Cantilevered retaining walls should be designed to resist an active pressure of 45lb/ft<sup>3</sup> equivalent fluid pressure (EFP). Restrained walls should be designed for an earth pressure of 60lb/ft<sup>3</sup> EFP. Walls subject to surcharge loads should be designed to include the additional lateral pressure. Walls should have adequate drainage to prevent build-up of hydrostatic pressure.

#### DRAINAGE

Adequate drainage at the site is essential and it should be provided. Rain gutters should be connected to an appropriate drainage system and carried away from the buildings to the street. Yard drainage should be kept adequate to prevent ponding of water and saturation of soils. Water should be directed to the street in an approved manner. Future performance of the buildings and any other structures will be significantly influenced by the site drainage conditions.

## PLANTERS

Planters and lawns adjacent to the buildings should be avoided. If planters are planned adjacent to the buildings, they should have the bottom and walls waterproofed and a drain installed to carry irrigation water away from footing areas.

## CONSTRUCTION CUTS

Construction cuts up to five feet high may be excavated vertically for their entire length and height provided they do not undermine adjacent buildings or property line walls; otherwise, the construction cuts will need to be excavated using the 'A, B, C' slot-cutting method. If the slot-cutting method is used, the cut should be opened at a gradient of 1:1 first, then each slot opened, and the removed soils replaced as engineered compacted fill before the subsequent slot is opened. The slots should not exceed eight feet in width and five feet in height. If the construction cuts are to remain open for more than two weeks or if rain is expected while they are open, they should be covered by a plastic membrane kept in place by holding blocks or driven re-bars at the top and bottom of the membrane. No equipment or personnel should stand closer than ten feet from the top of the temporary cut. **We should examine the construction cuts periodically to verify performance.** All construction cuts should comply with the State of California Construction Safety Orders (CAL/OSHA).

## WORKMAN SAFETY-EXCAVATIONS

It is essential for the contractor to provide adequate shoring and safety equipment as required by the State or Federal OSHA regulations. All regulations of the State or Federal OSHA should be followed before allowing workmen in a trench or other excavation. If excavations are to be made during the rainy season, particular care should be given to ensure that berms or other devices will prevent surface water from flowing over the top of the excavation or ponding at the top of the excavations.

## RECOMMENDED INSPECTIONS

It is strongly recommended (and is a condition of use of this report), that the developer ensures that each phase of construction be properly inspected and approved by the local Building Department official.

## OBSERVATION

**Removal bottoms are to be examined and approved by the City inspector and us before any fill is placed. We need to examine footing excavations prior to forming or placement of reinforcement steel to confirm that soil conditions meet the requirements set by this report.** Footing excavations should be kept moist and concrete should be placed as soon as possible after excavations are completed, examined and approved by us and the City inspector.

## REVIEW

The geotechnical consultants shall review and sign the plans and specifications.

## REGULATORY AGENCY REVIEW AND ADDITIONAL CONSULTING

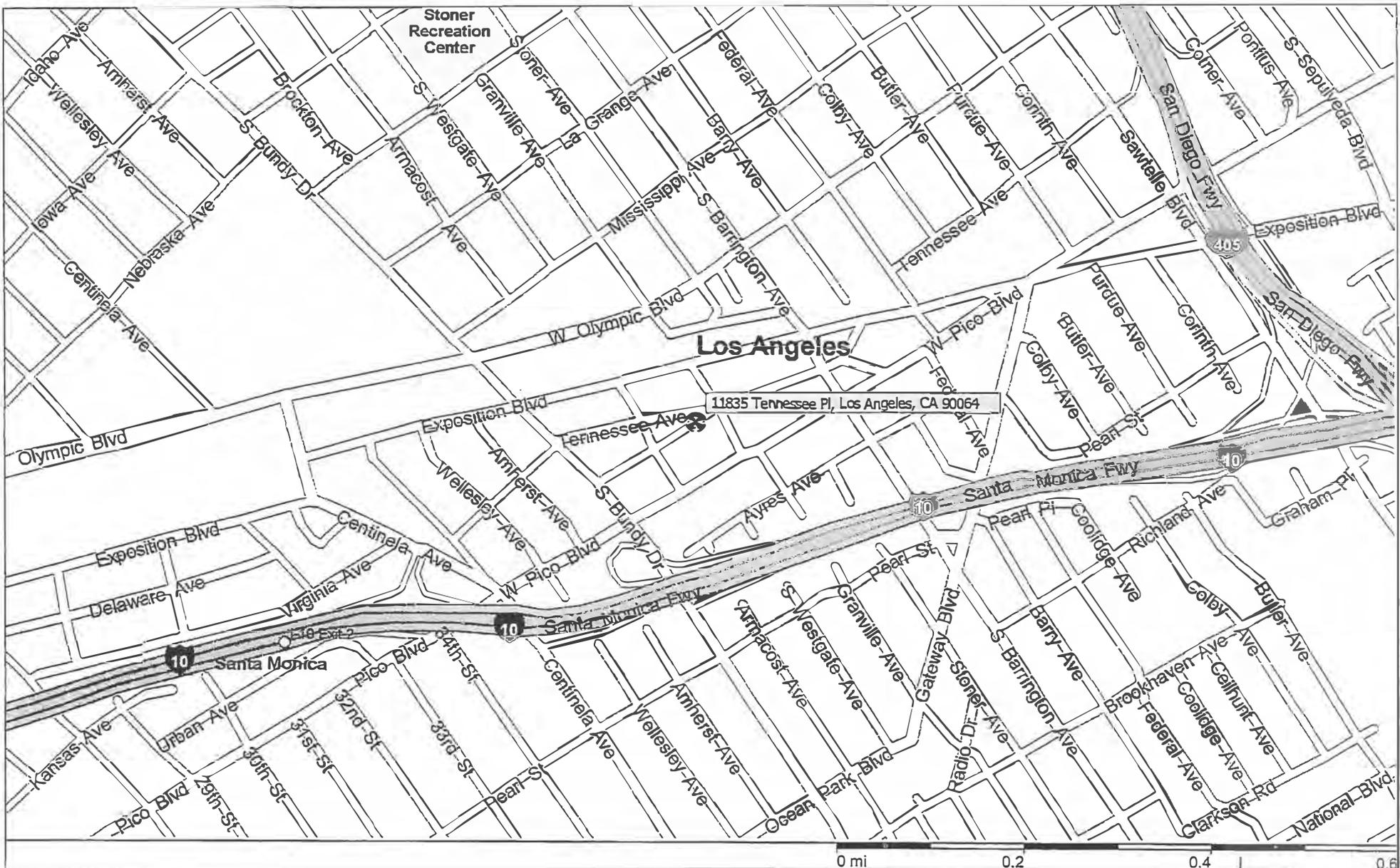
All geotechnical and/or engineering geologic aspects of the proposed development are subject to review and approval by the government reviewing agency. The government reviewing agency may approve or deny any portion of the proposed development which may require additional geotechnical services by this office. Additional geotechnical services may include review responses, supplemental letters, plan reviews, construction/site observations, meetings, etc. The fees for generating additional reports, letters, exploration, analyses, etc. will be billed on a time and material basis.

## COMMENTS

The conclusions and recommendations presented in this report are based on research, site observations, and limited subsurface information. The conclusions and recommendations presented are based on the supposition that subsurface conditions do not vary significantly from those indicated. Although no significant variations in subsurface conditions are anticipated, the possibility of significant variations cannot be ruled out. If such conditions are encountered, this consultant should be contacted immediately to consider the need for modification of this project.

This report was prepared for the exclusive use of M.D.M. Builders Group and their design consultants for the specific project outlined herein. This report may not be suitable for use by other parties or other uses. This report is subject to review by regulatory agencies and these agencies may require their approval before the project can proceed. No guarantee that the regulatory public agency or agencies will approve the project is intended, expressed or implied.

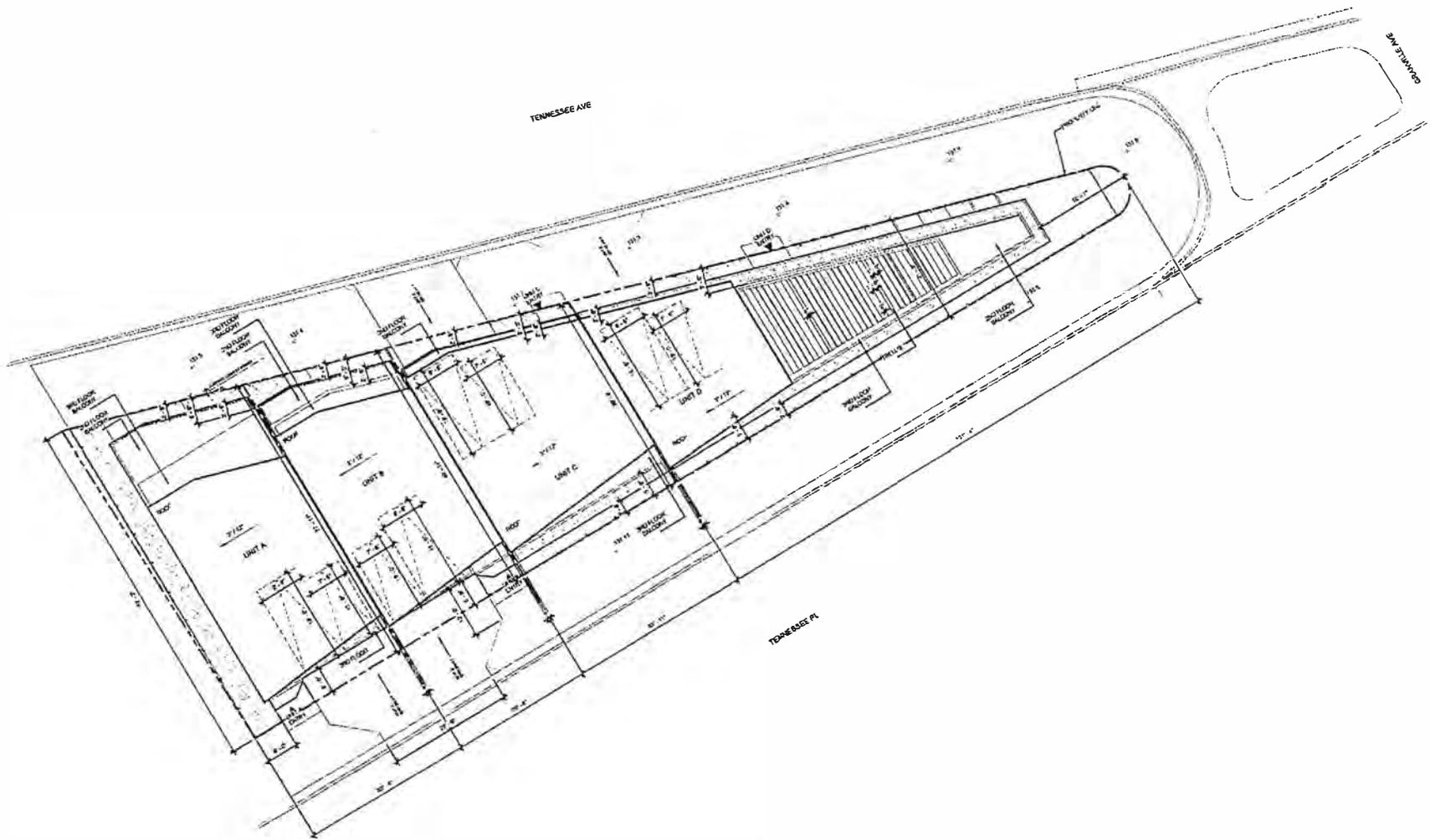
One of the purposes of this report is to provide the client with advice regarding geotechnical conditions at the site. It is important to recognize that other consultants could arrive at different conclusions and recommendations. No warranties of future site performance are intended, expressed or implied.



**LOCATION MAP**  
 11835 W. Tennessee Pl., Los Angeles

**FIGURE 1**

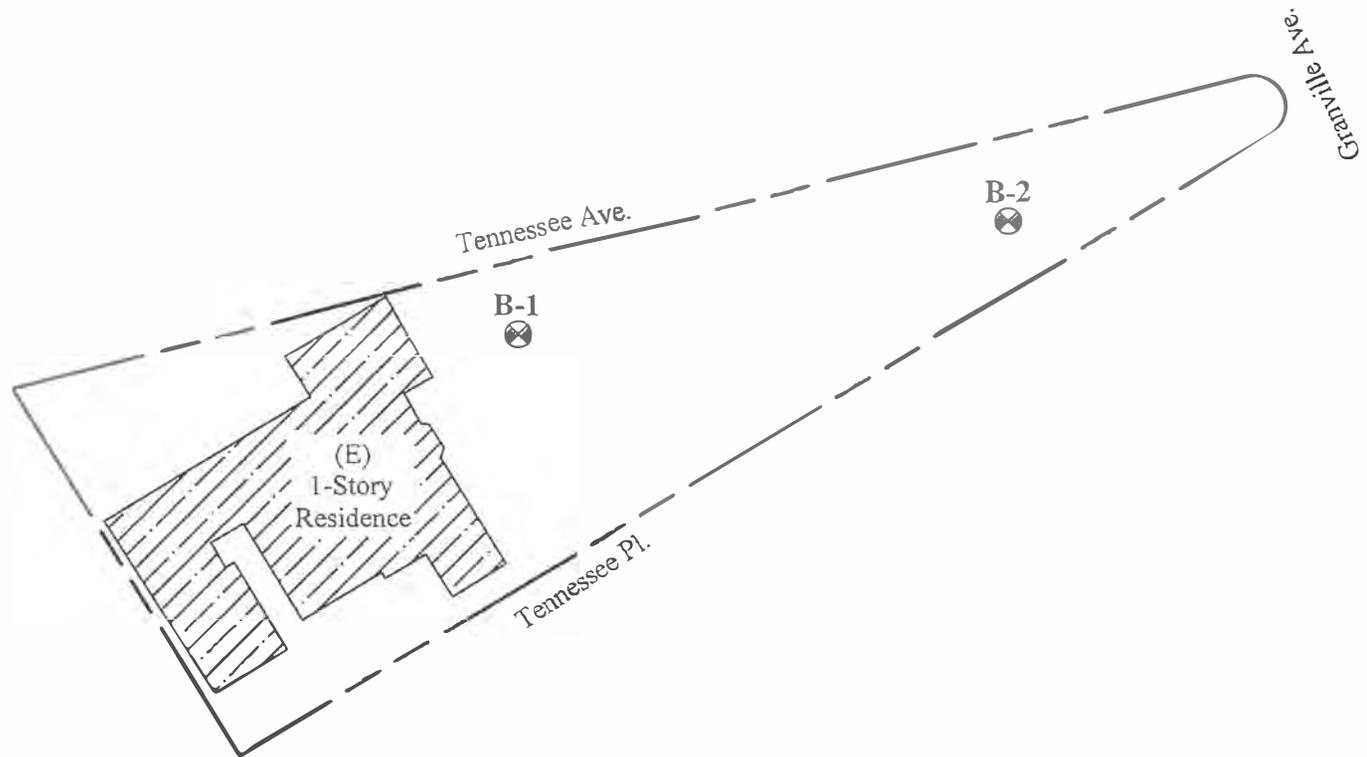
PROJECT NO.	31-6013-00
DATE	11-2021
PREPARED BY	AM
APPROVED BY	MBS



Scale 1" = 30'  
**FIGURE 2**

**SITE PLAN**  
 11835 W. Tennessee Pl., Los Angeles

PROJECT NO.	31-6013-00
DATE	1-2022
PREPARED BY	WFB
APPROVED BY	MBS



Scale 1" = 30'

**FIGURE 3**

**EXPLANATION**

B-1 Approximate Location  
 of Exploratory Boring



**A.G.I. GEOTECHNICAL, INC.**

Engineering Geology • Geotechnical Engineering

16555 Sherman Way, Ste. A • Van Nuys, CA 91406  
 (818) 785-5244 • Fax (818) 785-6251

**PLOT PLAN**

11835 W. Tennessee Pl., Los Angeles

PROJECT NO.	31-6013-00
DATE	1-2022
PREPARED BY	AGF
APPROVED BY	MBS

# BORING LOGS

## LEGEND

 Ring Sample, or Bulk Sample

 Standard Penetration Test (SPT)

 Ground Water Level

SOIL SIZE	
COMPONENT	SIZE RANGE
Boulders	Above 12"
Cobbles	3"-12"
Gravel	#4 - 3"
coarse	¾" - 3"
fine	#4 - ¾"
Sand	#200-#4
coarse	#10-#4
medium	#40-#10
fine	#200-#40
Fines (Silt or Clays)	Below #200

PLASTICITY OF FINE GRAINED SOILS	
PLASTICITY INDEX	VOLUME CHANGE POTENTIAL
0-15	Probably Low
15-30	Probably Moderate
30 or more	Probably High

WATER CONTENT	
Dry:	No feel of moisture
Damp:	Much less than normal moisture
Moist:	Normal moisture
Wet:	Much greater than normal moisture
Saturated:	At or near saturation

RELATIVE DENSITY	
SANDS & GRAVELS	BLOWS PER FOOT
Very loose	0-4
Loose	4-10
Medium dense	10-30
Dense	30-50
Very dense	Over 50

CONSISTENCY	
CLAYS & SILTS	BLOWS PER FOOT
Very soft	0-2
Soft	2-4
Firm	4-8
Stiff	8-15
Very stiff	15-30
Hard	Over 30

	GROUP SYMBOLS	DESCRIPTIONS	DIVISIONS	
COARSE-GRAINED SOILS (Less than 50% Fines)	GW	Well-graded gravels or gravel-sand mixtures, less than 5% fines	GRAVELS More than half of coarse fraction is larger than No. 4 sieve size	
	GP	Poorly-graded gravels or gravel-sand mixtures, less than 5% fines		
	GM	Silty gravels, gravel-sand silt mixtures, more than 12% fines		
	GC	Clayey gravels, gravel-sand-clay mixtures, more than 12% fines		
	FINE-GRAINED SOILS (More than 50% Fines)	SW	Well-graded sands or gravelly sands, less than 5% fines	SANDS More than half of coarse fraction is smaller than No. 4 sieve size
		SP	Poorly-graded sands or gravelly sands, less than 5% fines	
		SM	Silty sands, sand-silt mixtures, more than 12% fines	
		SC	Clayey sands, sand-clay mixtures, more than 12% fines	
		SILTS AND CLAYS	ML	Inorganic silt, very fine sands, rock flour, silty or clayey fine sands
CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays			
OL	Organic silts or organic silt-clays of low plasticity			
SILTS AND CLAYS	MH		Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts	SILTS AND CLAYS Liquid limit less than 50
	CH		Inorganic clays of high plasticity, fat clays	
	OH		Organic clays of medium to high plasticity	
	PT	Peat, mulch, and other highly organic soils	HIGHLY ORGANIC SOILS	



**A.G.I. GEOTECHNICAL, INC.**

Engineering Geology • Geotechnical Engineering



A.G.I. GEOTECHNICAL, INC.

A.G.I. Geotechnical, Inc. 16555 Sherman Way, Unit A Van Nuys, California 91406 Telephone: (818) 785-5244 Fax: (818) 785-6251

CLIENT: M.D.M. Builders Group PROJECT NAME: Proposed 4-Unit Small Lot Subdivision

PROJECT NUMBER: 31-6013-00 PROJECT LOCATION: 11835 W. Tennessee Pl., Los Angeles

DATE STARTED: 11/18/2021 COMPLETED: 11/18/2021 GROUND ELEVATION: N/A BORING DIAMETER: 8"

EXCAVATION METHOD: 8" Hollow Stem Auger GROUND WATER LEVELS: 45'

DRILLING CONTRACTOR: One Way Drilling SAMPLING METHOD: Autohammer, 140 lb., 30" Drop

LOGGED BY: CWL CHECKED BY: MBS

DEPTH (ft)	DRIVE SAMPLE	BLOW COUNT (N VALUE)	BULK SAMPLE	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	Wet UNIT WT. (pcf)	SAT. MOISTURE CONTENT (%)	ATTERBERG LIMITS			MATERIAL DESCRIPTION	<200	D <sub>50</sub>	Classification
								LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX				
0														
0-5	X	6/8/8	X	13.2	111	126	19.0					65		CL
5-6		4/4/5		7.3										
6-10	X	14/9/8		10.7	84	94	36.9							
10-11		6/7/7		10.9										
11-15	X	16/13/12		10.1	85	94	36.0							
15-17		7/8/9		7.0										SM
17-18	X	6/9/12		4.4	97	101	27.5							
18-20		6/6/9		7.9								43		
20-22	X	9/7/14		14.0	106	121	21.8							CL
22-23		5/6/7		13.0									55	
23-25	X	6/9/26		11.8	106	118	22.1							
25-30		7/7/9		23.7				28	19	9		80		



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CLIENT: M.D.M. Builders Group PROJECT NAME: Proposed 4-Unit Small Lot Subdivision  
 PROJECT NUMBER: 31-6013-00 PROJECT LOCATION: 11835 W. Tennessee Pl., Los Angeles  
 DATE STARTED: 11/18/2021 COMPLETED: 11/18/2021 GROUND ELEVATION: N/A BORING DIAMETER: 8"  
 EXCAVATION METHOD: 8" Hollow Stem Auger GROUND WATER LEVELS: 45'  
 DRILLING CONTRACTOR: One Way Drilling SAMPLING METHOD: Autohammer, 140 lb., 30" Drop  
 LOGGED BY: CWL CHECKED BY: MBS

DEPTH (ft)	DRIVE SAMPLE	(N VALUE)	BULK SAMPLE	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	Wet UNIT WT. (pcf)	SAT. MOISTURE CONTENT (%)	ATTERBERG LIMITS			MATERIAL DESCRIPTION	<200	D 50	Classification
								LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX				
35		8/14/24		10.0										
40		9/13/22		15.3										
45		20/6 <sup>0</sup>		14.2										
50		23/29/38		11.4										
55														
60														
65														
Total Depth: 51.5' Water @ 45'														

WATER →



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PROJECT NUMBER: 31-6013-00 PROJECT LOCATION: 11835 W. Tennessee Pl., Los Angeles

DATE STARTED: 11/18/2021 COMPLETED: 11/18/2021 GROUND ELEVATION: N/A BORING DIAMETER: 8"

EXCAVATION METHOD: 8" Hollow Stem Auger GROUND WATER LEVELS: Not Encountered

DRILLING CONTRACTOR: One Way Drilling SAMPLING METHOD: Autohammer, 140 lb., 30" Drop

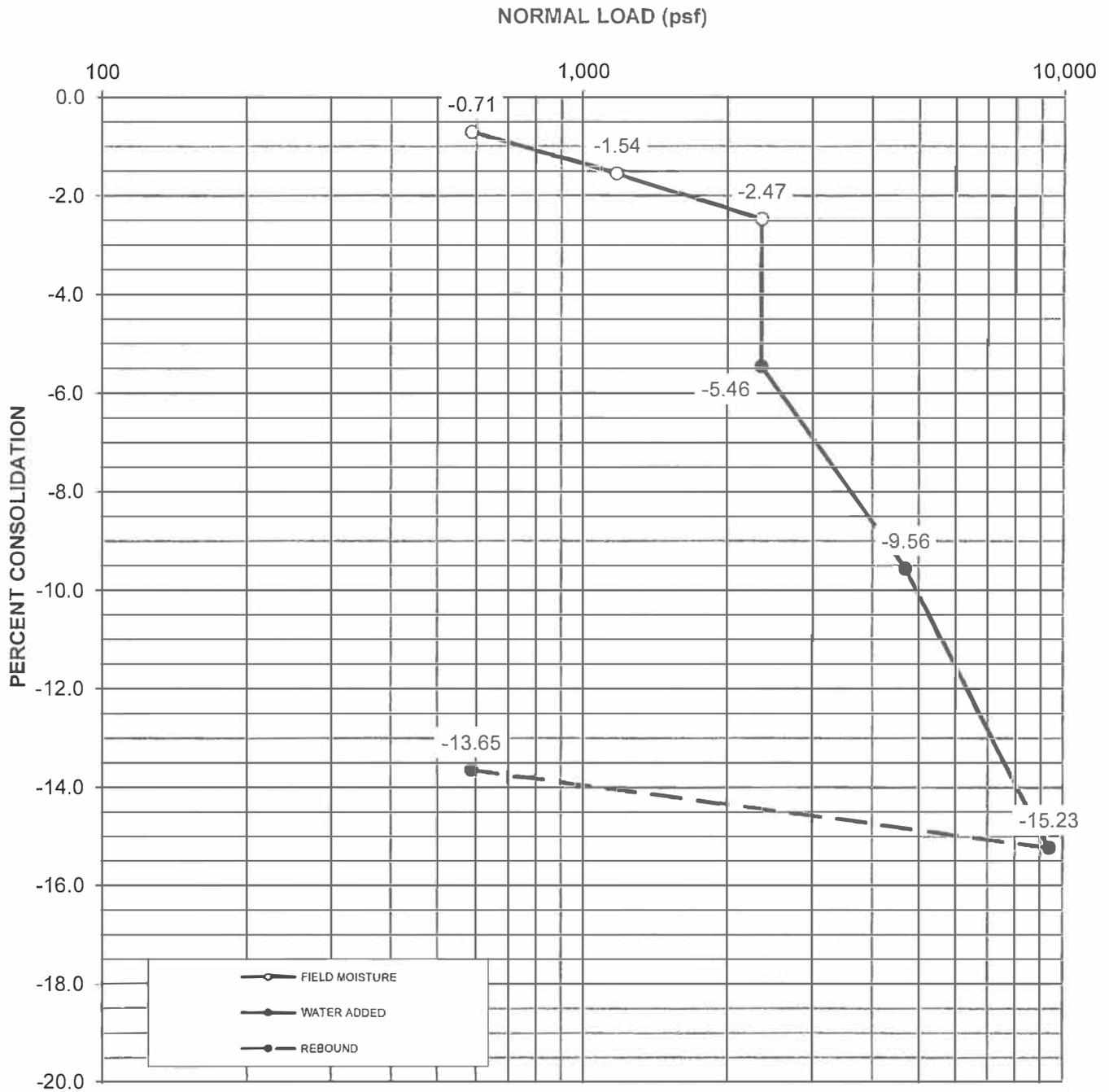
LOGGED BY: CWL CHECKED BY: MBS

DEPTH (ft)	DRIVE SAMPLE	BLOW COUNT (N VALUE)	BULK SAMPLE	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	Wet UNIT WT. (pcf)	SAT. MOISTURE CONTENT (%)	ATTERBERG LIMITS			MATERIAL DESCRIPTION	<200	D 50	Classification
								LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX				
0														
3	X	5/7/12		7.7	91	98	31.4							CL
4	X	9/14/13		7.1	104	111	23.0							
9	X	9/11/16		9.9	94	104	29.1							
14	X	22/21/33		9.1	120	131	15.1							SM
19	X	10/10/19		7.3	110	118	19.9							
21.5	Total Depth: 21.5' No Water													

# LABORATORY TEST RESULTS



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PROJECT NO. 31-6013-00

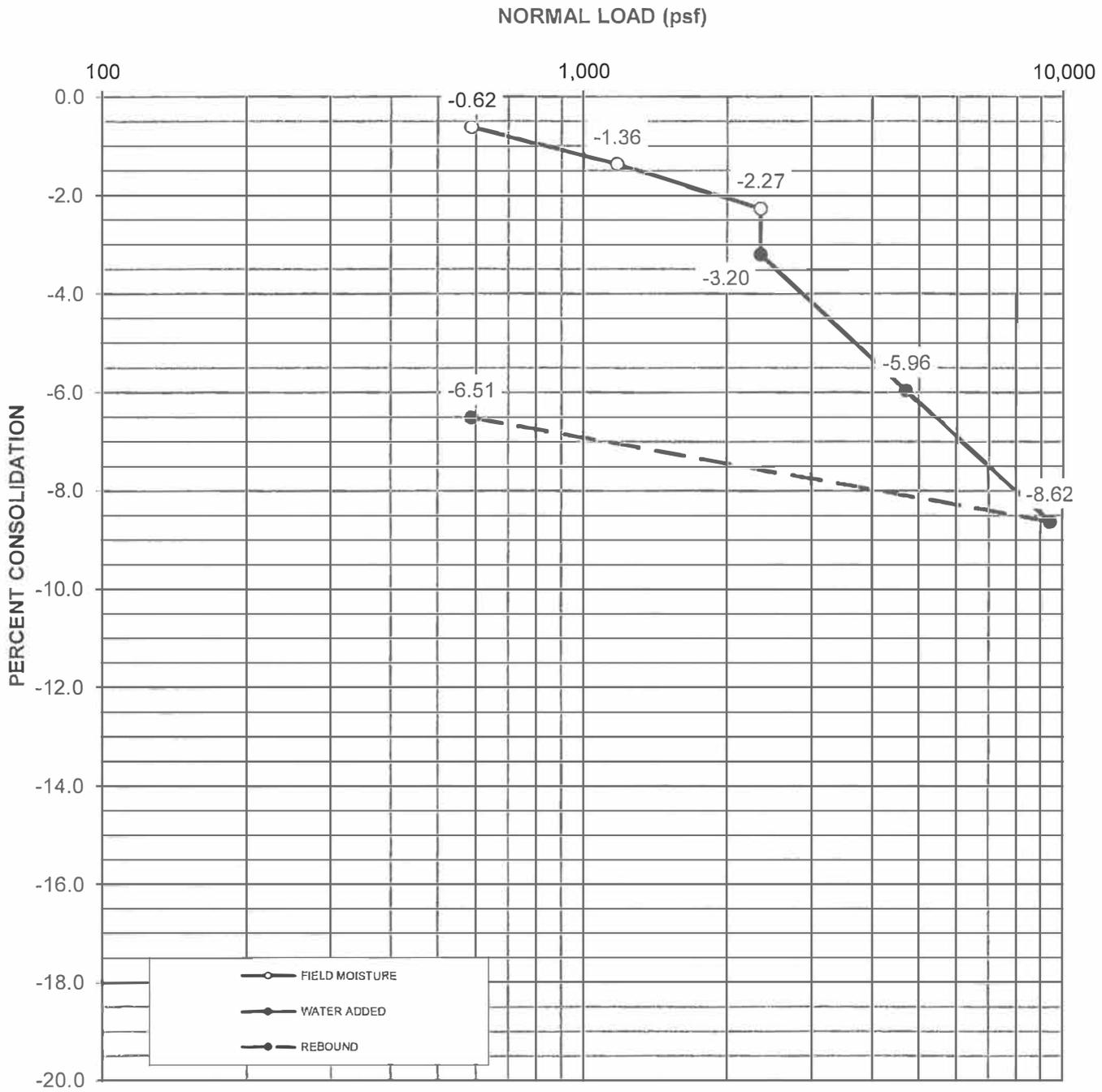
BORING NO. B-2

DEPTH (FT) 2.5

REPRESENTATIVE FOR Alluvium  
 SOIL TYPE AND DESCRIPTION Sandy Lean CLAY (CL)

HYDROCONSOLIDATION (%) 2.99



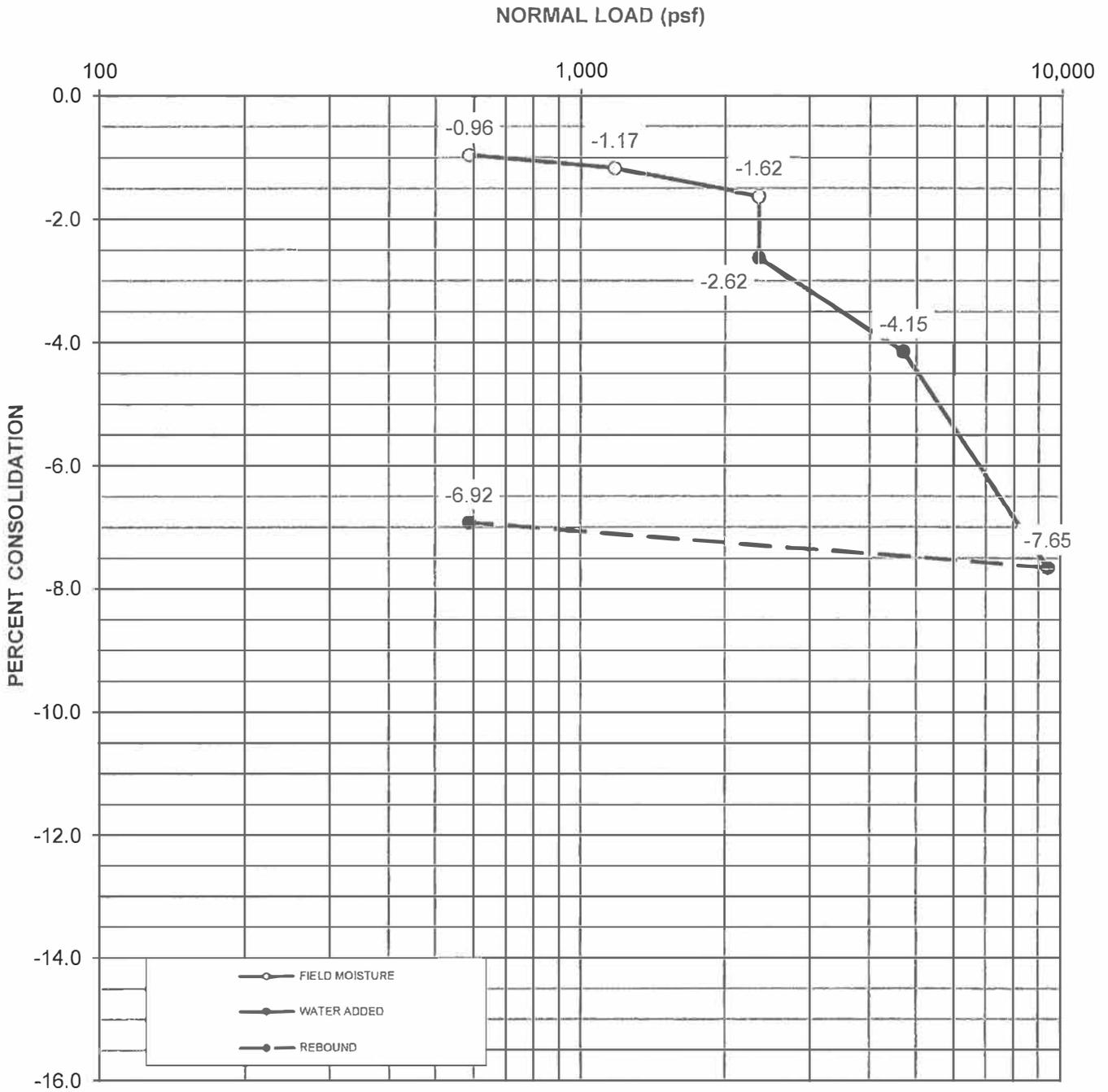


PROJECT NO. 31-6013-00 BORING NO. B-2 DEPTH (FT) 5

REPRESENTATIVE FOR Alluvium  
 SOIL TYPE AND DESCRIPTION Sandy Lean CLAY (CL)

HYDROCONSOLIDATION (%) 0.93





PROJECT NO. 31-6013-00

BORING NO. B-2

DEPTH (FT) 10

REPRESENTATIVE FOR Alluvium  
 SOIL TYPE AND DESCRIPTION Sandy Lean CLAY (CL)

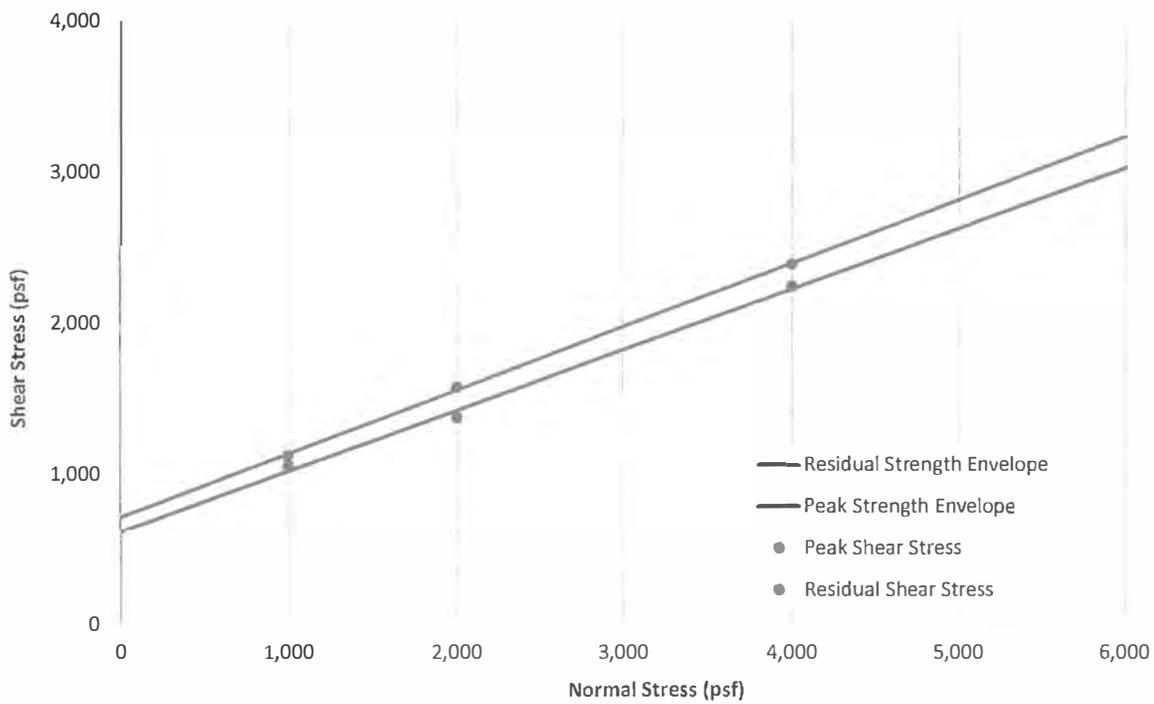
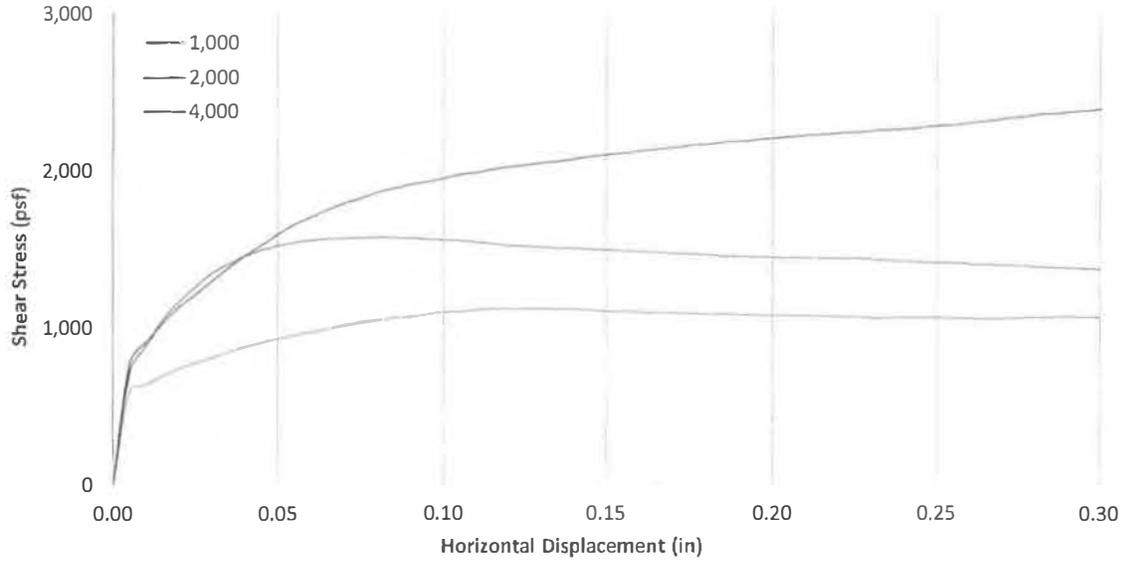
HYDROCONSOLIDATION (%) 1.00



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## REMOVED SATURATED DIRECT SHEAR TEST (ASTM:D-3080)

Boring:	B-1	<u>Specimen</u>	<u>Load (psf)</u>	<u>Water (%)</u>	<u>Dry <math>\gamma</math> (pcf)</u>	<u>Wet <math>\gamma</math> (pcf)</u>
Depth (ft):	0-5	1	1,000	19.8	104.4	125.1
Geology:	Alluvium	2	2,000	19.4	105.3	125.8
Classification:	Sandy Lean CLAY (CL)	3	4,000	19.5	105.9	126.5



Normal Stress (psf)	Peak Shear Stress (psf)	Residual Shear Stress (psf)	Peak Cohesion (psf)	Peak Friction (deg)
1,000	1,121	1,055	715	22.8
2,000	1,576	1,371	Residual Cohesion (psf)	Residual Friction (deg)
4,000	2,388	2,243		



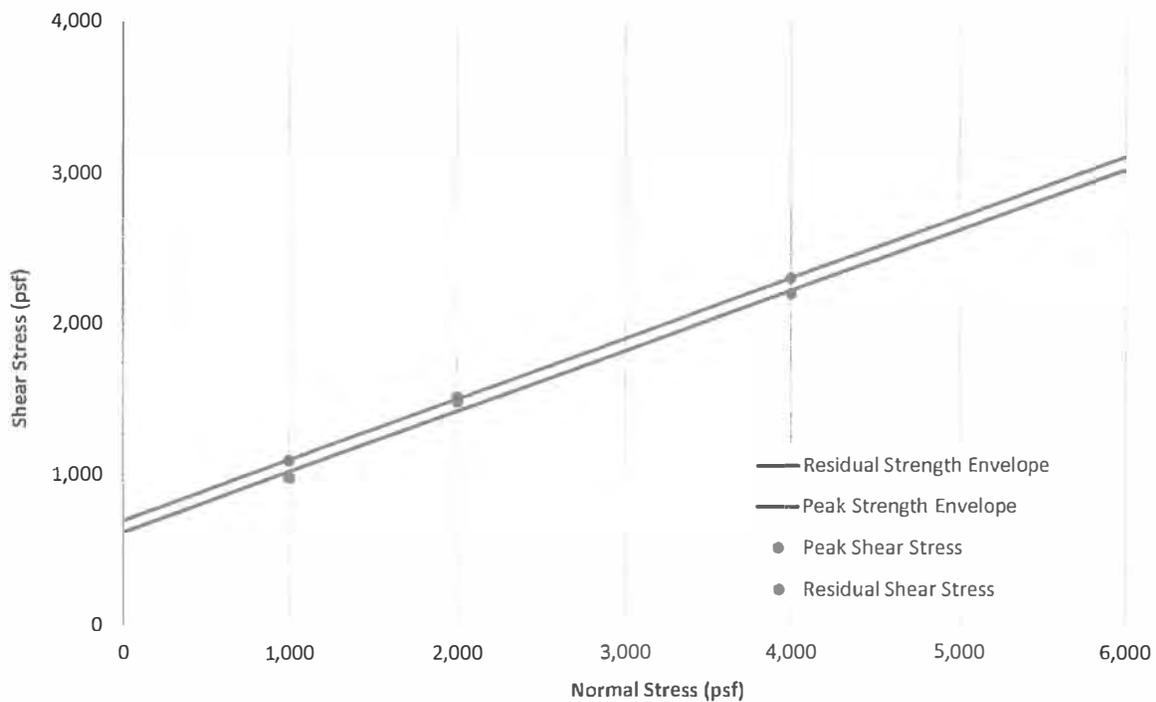
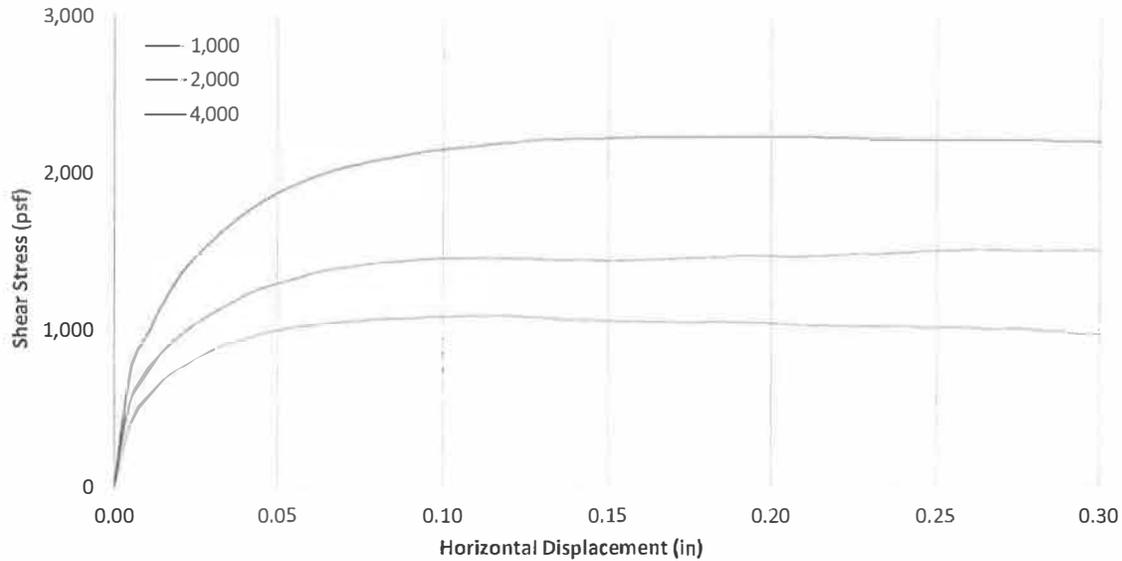
AGI GEOTECHNICAL, INC.

16555 Sherman Way, Van Nuys, California, Ph (818) 785-5244, Fax (818) 785-6251

Proj. No.:	31-6013-00	Date:	January 2022
Project:	11835 W. Tennessee Pl., Los Angeles		
Calc. By:	WFB		

## UNDISTURBED SATURATED DIRECT SHEAR TEST (ASTM:D-3080)

Boring:	B-1	<u>Specimen</u>	<u>Load (psf)</u>	<u>Water (%)</u>	<u>Dry <math>\gamma</math> (pcf)</u>	<u>Wet <math>\gamma</math> (pcf)</u>
Depth (ft):	2.5	1	1,000	17.0	109.7	128.4
Geology:	Alluvium	2	2,000	17.0	110.4	129.2
Classification:	Sandy Lean CLAY (CL)	3	4,000	18.5	109.8	130.0



Normal Stress (psf)	Peak Shear Stress (psf)	Residual Shear Stress (psf)	Peak Cohesion (psf)	Peak Friction (deg)
1,000	1,090	976	696	21.9
2,000	1,511	1,480	Residual Cohesion (psf)	Residual Friction (deg)
4,000	2,300	2,198		



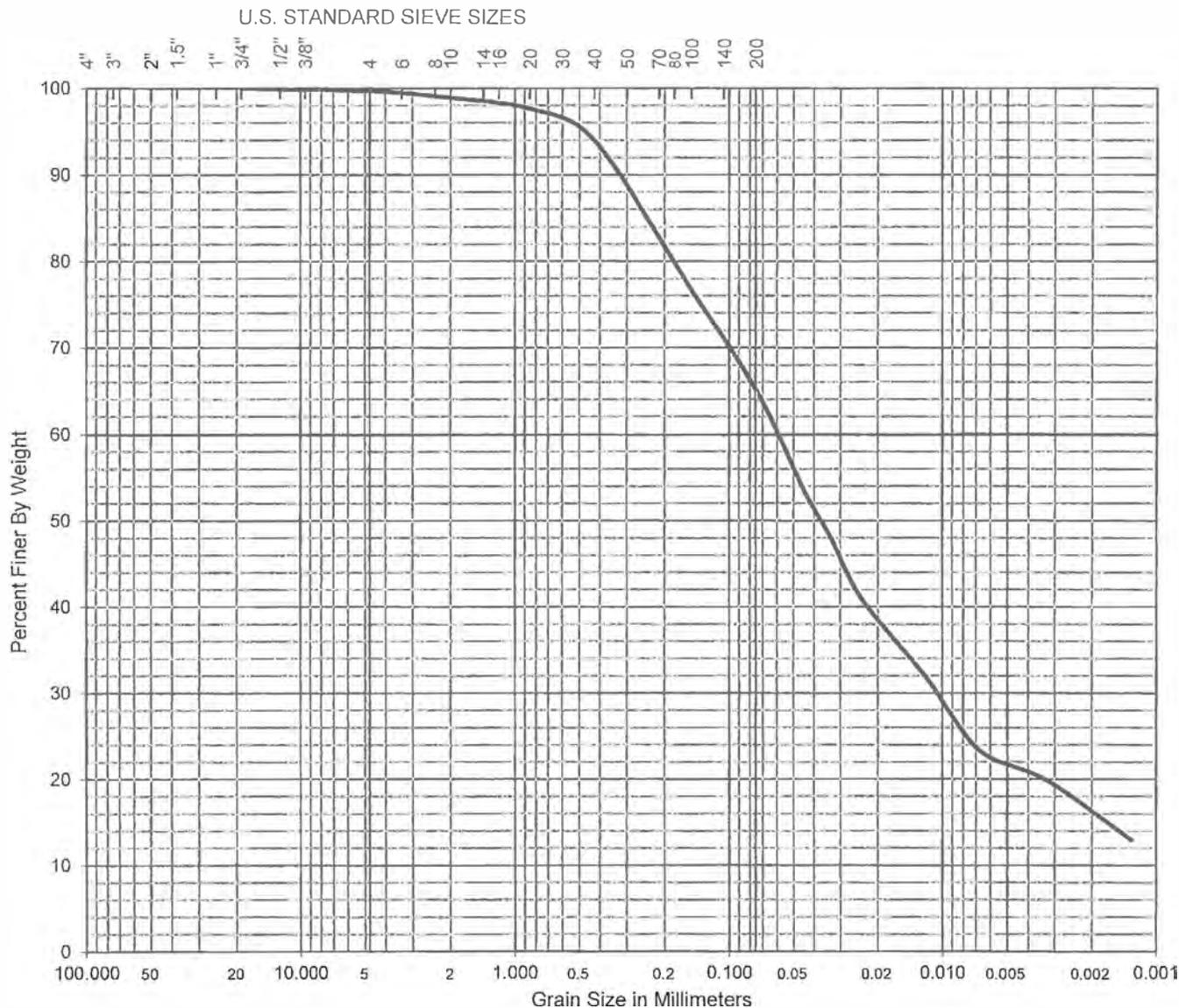
AGI GEOTECHNICAL, INC.

16555 Sherman Way, Van Nuys, California, Ph (818) 785-5244, Fax (818) 785-6251

Proj. No.:	31-6013-00	Date:	January 2022
Project:	11835 W. Tennessee Pl., Los Angeles		
Calc. By:	WFB		

# GRAIN SIZE DISTRIBUTION

PROJECT NO. <u>31-6013-00</u>	BORING NO. <u>B-1</u>	DEPTH (feet) <u>0-5</u>
Liquid Limit (LL) _____	Plastic Limit (PL) _____	Plasticity Index (PI) <u>-</u>
Gravel (%) <u>0.3</u>	Sand (%) <u>34.5</u>	% Silt & Clay (<#200) <u>65.2</u>
D <sub>10</sub> (mm) _____	D <sub>30</sub> (mm) _____	D <sub>60</sub> (mm) _____
C <sub>u</sub> _____	C <sub>c</sub> _____	% Clay (< 0.005 mm) <u>22</u>
REPRESENTATIVE FOR _____		Alluvium
SOIL TYPE AND DESCRIPTION _____		Sandy Lean CLAY (CL)



GRAVEL		SAND			SILT & CLAY
Coarse	Fine	Coarse	Medium	Fine	



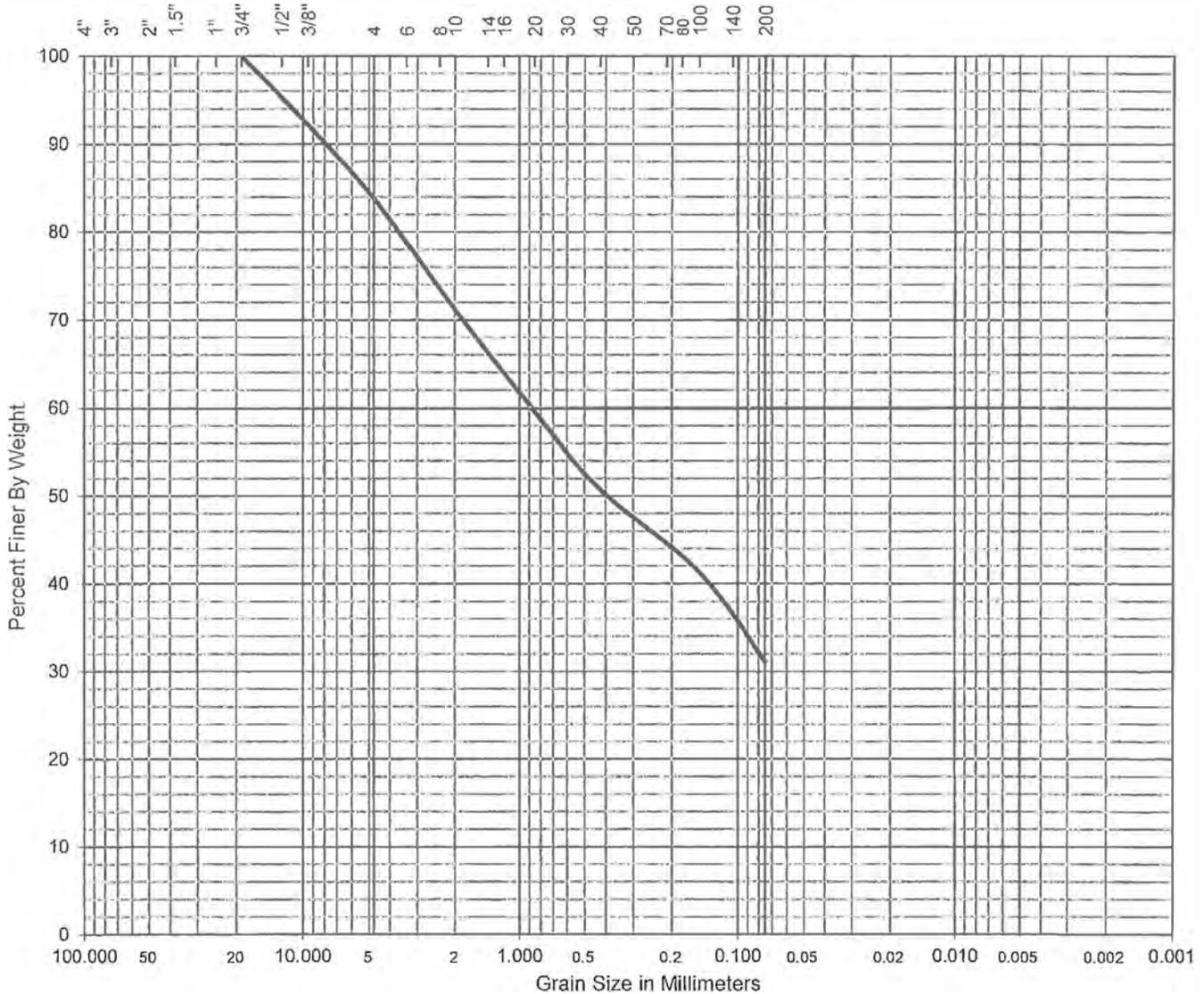
A.G.I. GEOTECHNICAL, INC.

Project: 11835 W. Tennessee Pl.  
Date: January 2022

# GRAIN SIZE DISTRIBUTION

PROJECT NO. <u>31-6013-00</u>	BORING NO. <u>B-1</u>	DEPTH (feet) <u>35</u>
Liquid Limit (LL) <u>-</u>	Plastic Limit (PL) <u>-</u>	Plasticity Index (PI) <u>-</u>
Gravel (%) <u>16.1</u>	Sand (%) <u>52.7</u>	% Silt & Clay (<#200) <u>31.1</u>
D <sub>10</sub> (mm) <u>-</u>	D <sub>30</sub> (mm) <u>-</u>	D <sub>60</sub> (mm) <u>-</u>
C <sub>u</sub> <u>-</u>	C <sub>c</sub> <u>-</u>	% Clay (< 0.005 mm) <u>N/A</u>
REPRESENTATIVE FOR <u>Alluvium</u>		
SOIL TYPE AND DESCRIPTION <u>Clayey SAND with Gravel(SC)</u>		

U.S. STANDARD SIEVE SIZES



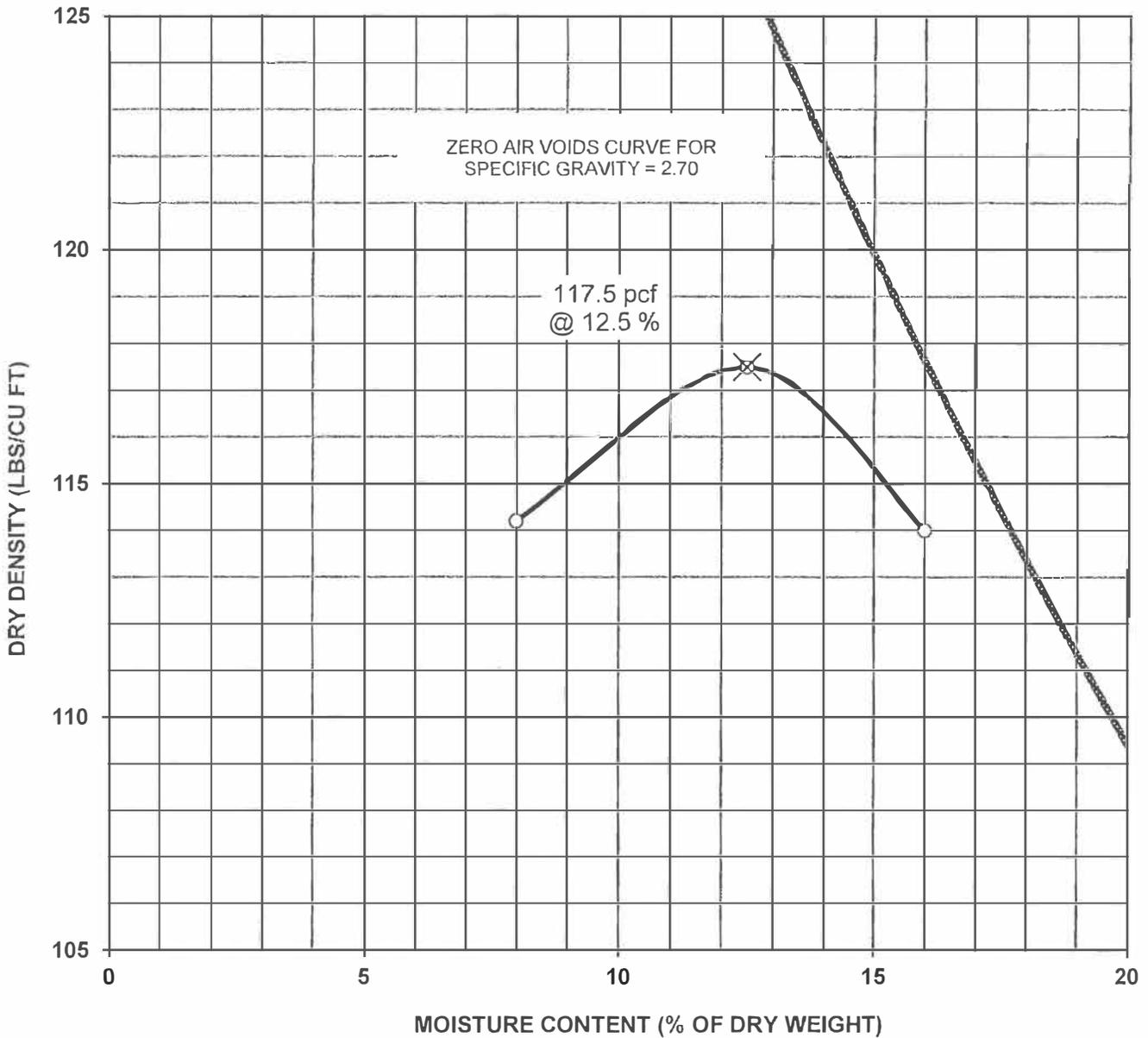
GRAVEL		SAND			SILT & CLAY
Coarse	Fine	Coarse	Medium	Fine	



A.G.I. GEOTECHNICAL, INC.

Project: 11835 W. Tennessee Pl.  
Date: January 2022

### MAXIMUM DRY DENSITY CURVE



PROJECT NO. 31-6013-00

BORING NO. B-1

DEPTH (FT) 0-5

REPRESENTATIVE FOR Alluvium  
 SOIL TYPE AND DESCRIPTION Sandy Lean CLAY (CL); EI=54, Medium

MAXIMUM DRY DENSITY (LBS/CU FT) 117.5  
 OPTIMUM MOISTURE CONTENT (% OF DRY WEIGHT) 12.5

METHOD OF COMPACTION  
 ASTM:D-1557



U.S. SEISMIC DESIGN MAPS  
USGS DEAGGREGATIONS

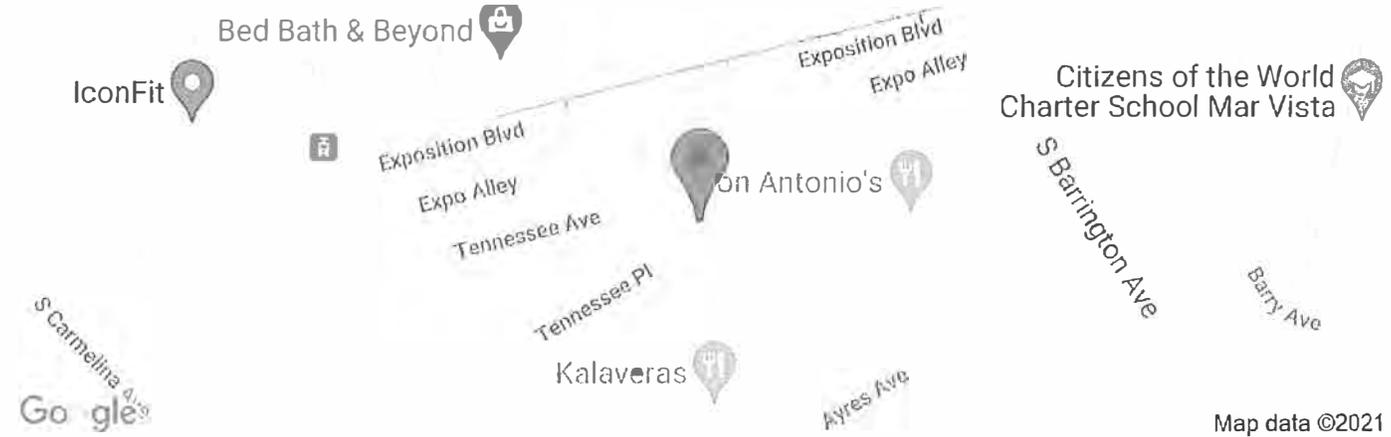


A.G.I. GEOTECHNICAL, INC.



# 11835 W. Tennessee Pl., Los Angeles; 31-6013-00

Latitude, Longitude: 34.0311, -118.4492



Map data ©2021

Date	11/24/2021, 12:41:24 PM	
Design Code Reference Document	ASCE7-16	
Risk Category	II	
Site Class	D - Stiff Soil	
<b>Type</b>	<b>Value</b>	<b>Description</b>
S <sub>S</sub>	1.962	MCE <sub>R</sub> ground motion. (for 0.2 second period)
S <sub>1</sub>	0.7	MCE <sub>R</sub> ground motion. (for 1.0s period)
S <sub>MS</sub>	1.962	Site-modified spectral acceleration value
S <sub>M1</sub>	null -See Section 11.4.8	Site-modified spectral acceleration value
S <sub>DS</sub>	1.308	Numeric seismic design value at 0.2 second SA
S <sub>D1</sub>	null -See Section 11.4.8	Numeric seismic design value at 1.0 second SA
<b>Type</b>	<b>Value</b>	<b>Description</b>
SDC	null -See Section 11.4.8	Seismic design category
F <sub>a</sub>	1	Site amplification factor at 0.2 second
F <sub>v</sub>	null -See Section 11.4.8	Site amplification factor at 1.0 second
PGA	0.837	MCE <sub>G</sub> peak ground acceleration
F <sub>PGA</sub>	1.1	Site amplification factor at PGA
PGA <sub>M</sub>	0.921	Site modified peak ground acceleration
T <sub>L</sub>	8	Long-period transition period in seconds
S <sub>sRT</sub>	1.962	Probabilistic risk-targeted ground motion. (0.2 second)
S <sub>sUH</sub>	2.164	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
S <sub>sD</sub>	2.447	Factored deterministic acceleration value. (0.2 second)
S <sub>1RT</sub>	0.7	Probabilistic risk-targeted ground motion. (1.0 second)
S <sub>1UH</sub>	0.776	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S <sub>1D</sub>	0.822	Factored deterministic acceleration value. (1.0 second)
PGA <sub>d</sub>	0.988	Factored deterministic acceleration value. (Peak Ground Acceleration)
C <sub>RS</sub>	0.907	Mapped value of the risk coefficient at short periods
C <sub>R1</sub>	0.903	Mapped value of the risk coefficient at a period of 1 s

# Unified Hazard Tool

Please do not use this tool to obtain ground motion parameter values for the design code reference documents covered by the [U.S. Seismic Design Maps web tools](#) (e.g., the International Building Code and the ASCE 7 or 41 Standard). The values returned by the two applications are not identical.

## ^ Input

Edition

Spectral Period

Latitude

Decimal degrees

Time Horizon

Return period in years

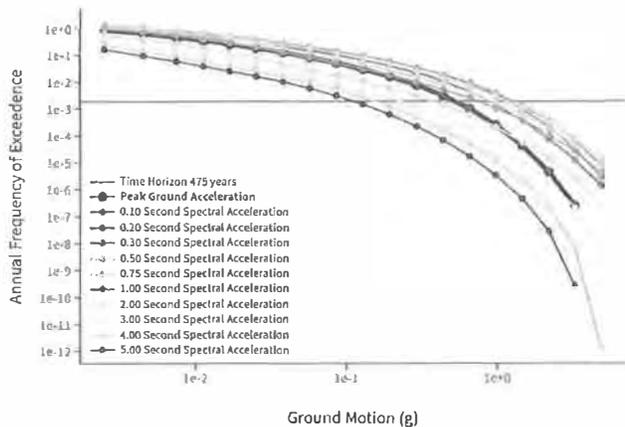
Longitude

Decimal degrees, negative values for western longitudes

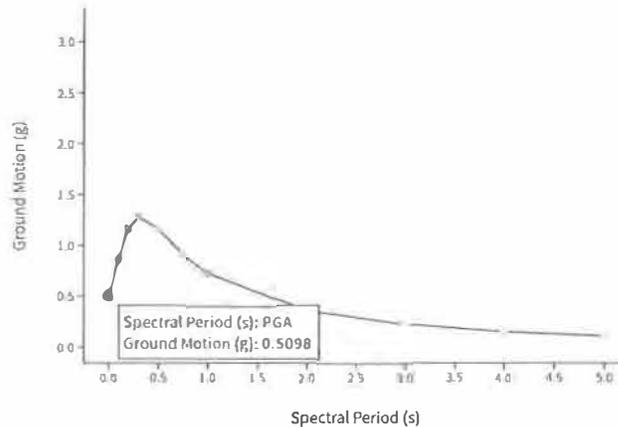
Site Class

### ^ Hazard Curve

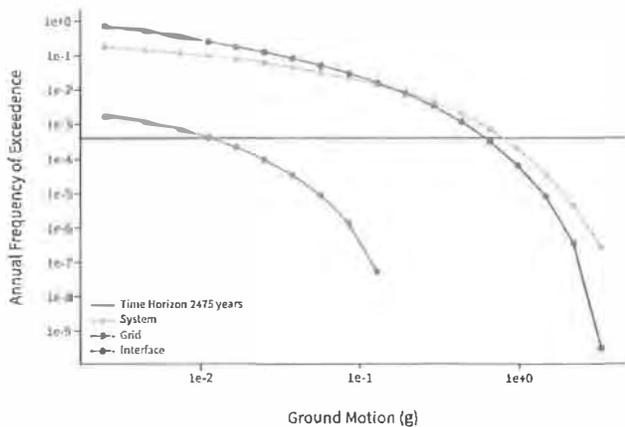
Hazard Curves



Uniform Hazard Response Spectrum



Component Curves for Peak Ground Acceleration

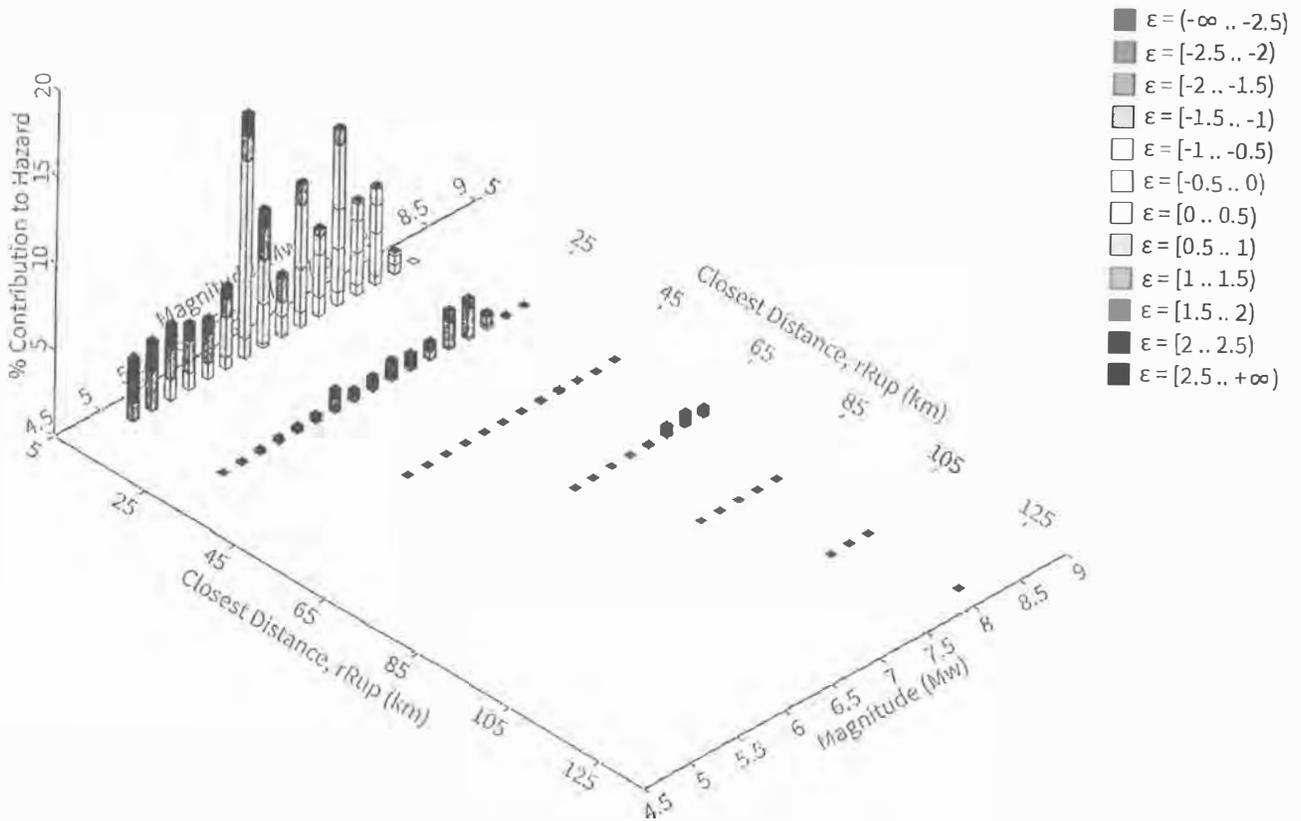


[View Raw Data](#)

^ Deaggregation

Component

Total



## Summary statistics for, Deaggregation: Total

### Deaggregation targets

**Return period:** 475 yrs

**Exceedance rate:** 0.0021052632 yr<sup>-1</sup>

**PGA ground motion:** 0.50984561 g

### Recovered targets

**Return period:** 507.5815 yrs

**Exceedance rate:** 0.001970127 yr<sup>-1</sup>

### Totals

**Binned:** 100 %

**Residual:** 0 %

**Trace:** 0.12 %

### Mean (over all sources)

**m:** 6.66

**r:** 11.96 km

**ε<sub>0</sub>:** 0.92 σ

### Mode (largest m-r bin)

**m:** 6.34

**r:** 7.23 km

**ε<sub>0</sub>:** 0.82 σ

**Contribution:** 14.08 %

### Mode (largest m-r-ε<sub>0</sub> bin)

**m:** 6.36

**r:** 6.1 km

**ε<sub>0</sub>:** 0.72 σ

**Contribution:** 10.23 %

### Discretization

**r:** min = 0.0, max = 1000.0, Δ = 20.0 km

**m:** min = 4.4, max = 9.4, Δ = 0.2

**ε:** min = -3.0, max = 3.0, Δ = 0.5 σ

### Epsilon keys

**ε0:** [-∞ .. -2.5)

**ε1:** [-2.5 .. -2.0)

**ε2:** [-2.0 .. -1.5)

**ε3:** [-1.5 .. -1.0)

**ε4:** [-1.0 .. -0.5)

**ε5:** [-0.5 .. 0.0)

**ε6:** [0.0 .. 0.5)

**ε7:** [0.5 .. 1.0)

**ε8:** [1.0 .. 1.5)

**ε9:** [1.5 .. 2.0)

**ε10:** [2.0 .. 2.5)

**ε11:** [2.5 .. +∞]

### Deaggregation Contributors

Source Set	Source	Type	r	m	$\epsilon_0$	lon	lat	az	%
UC33brAvg_FM32		System							34.06
	Hollywood [2]		6.62	6.97	0.46	118.422°W	34.084°N	22.71	5.36
	Newport-Inglewood alt 2 [8]		5.86	6.63	0.59	118.390°W	34.043°N	76.11	5.20
	Santa Monica alt 2 [2]		1.99	7.10	-0.01	118.460°W	34.043°N	322.74	4.84
	Palos Verdes [15]		12.10	6.96	1.08	118.551°W	33.963°N	231.20	3.77
	Malibu Coast alt 2 [0]		7.16	7.44	0.15	118.525°W	34.033°N	271.74	1.84
	Compton [4]		10.65	7.46	-0.06	118.581°W	33.973°N	242.03	1.50
UC33brAvg_FM31		System							33.18
	Newport-Inglewood alt 1 [8]		5.90	6.57	0.63	118.389°W	34.044°N	75.87	6.73
	Santa Monica alt 1 [0]		2.60	7.13	0.00	118.461°W	34.045°N	324.68	6.22
	Palos Verdes [15]		12.10	6.95	1.05	118.551°W	33.963°N	231.20	3.97
	Compton [4]		10.65	7.38	-0.05	118.581°W	33.973°N	242.03	3.03
	Santa Susana East (connector) [1]		25.08	7.24	1.48	118.419°W	34.292°N	5.41	1.21
UC33brAvg_FM31 (opt)		Grid							16.75
	PointSourceFinite: -118.449, 34.081		7.31	5.71	1.03	118.449°W	34.081°N	0.00	4.07
	PointSourceFinite: -118.449, 34.081		7.31	5.71	1.03	118.449°W	34.081°N	0.00	4.07
	PointSourceFinite: -118.449, 34.108		9.26	5.80	1.26	118.449°W	34.108°N	0.00	1.86
	PointSourceFinite: -118.449, 34.108		9.26	5.80	1.26	118.449°W	34.108°N	0.00	1.86
UC33brAvg_FM32 (opt)		Grid							16.02
	PointSourceFinite: -118.449, 34.081		7.29	5.72	1.02	118.449°W	34.081°N	0.00	3.56
	PointSourceFinite: -118.449, 34.081		7.29	5.72	1.02	118.449°W	34.081°N	0.00	3.56
	PointSourceFinite: -118.449, 34.108		9.32	5.78	1.28	118.449°W	34.108°N	0.00	1.93
	PointSourceFinite: -118.449, 34.108		9.32	5.78	1.28	118.449°W	34.108°N	0.00	1.93

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Decimal degrees

Time Horizon

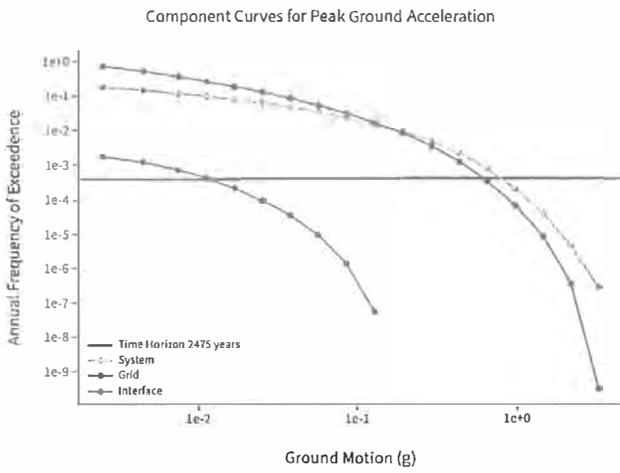
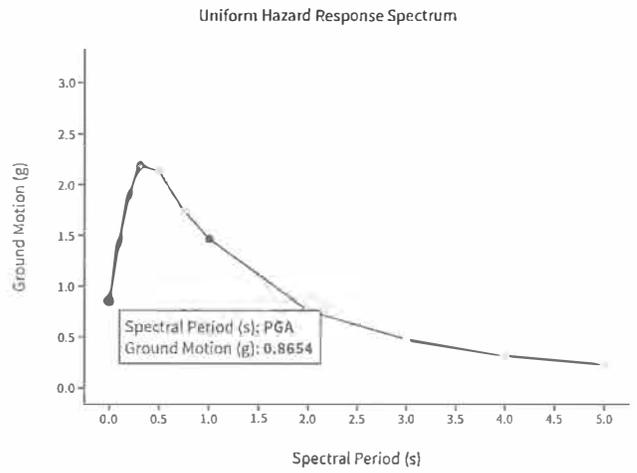
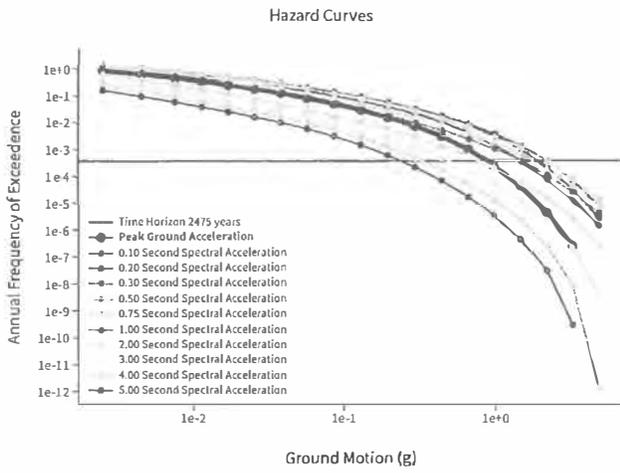
Return period in years

Longitude

Decimal degrees, negative values for western longitudes

Site Class

### ^ Hazard Curve

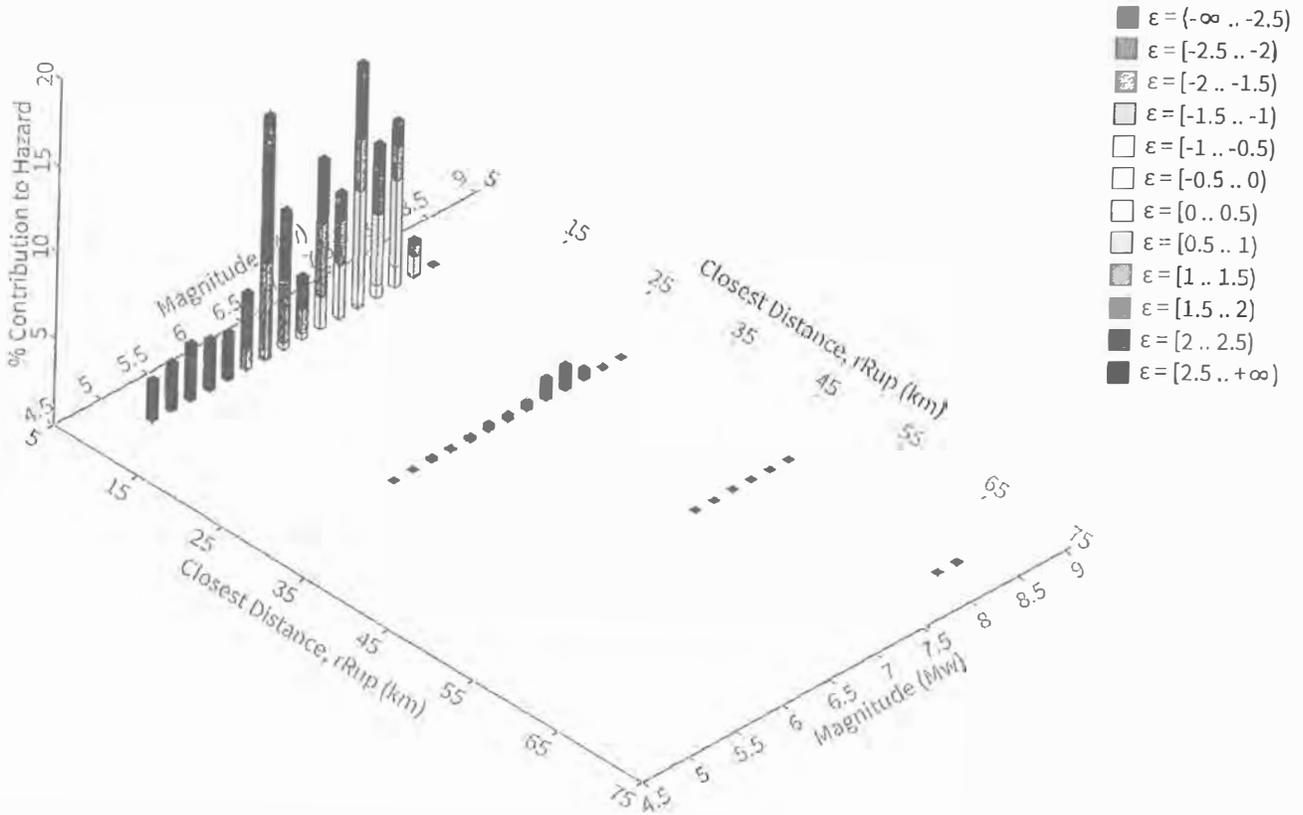


[View Raw Data](#)

^ Deaggregation

Component

Total



## Summary statistics for, Deaggregation: Total

### Deaggregation targets

**Return period:** 2475 yrs  
**Exceedance rate:** 0.0004040404 yr<sup>-1</sup>  
**PGA ground motion:** 0.86538534 g

### Recovered targets

**Return period:** 2986.2602 yrs  
**Exceedance rate:** 0.000334867 yr<sup>-1</sup>

### Totals

**Binned:** 100 %  
**Residual:** 0 %  
**Trace:** 0.08 %

### Mean (over all sources)

**m:** 6.8  
**r:** 8.27 km  
**ε<sub>0</sub>:** 1.49 σ

### Mode (largest m-r bin)

**m:** 7.31  
**r:** 8.36 km  
**ε<sub>0</sub>:** 1.2 σ  
**Contribution:** 14.07 %

### Mode (largest m-r-ε<sub>0</sub> bin)

**m:** 7.32  
**r:** 6.94 km  
**ε<sub>0</sub>:** 0.77 σ  
**Contribution:** 6.61 %

### Discretization

**r:** min = 0.0, max = 1000.0, Δ = 20.0 km  
**m:** min = 4.4, max = 9.4, Δ = 0.2  
**ε:** min = -3.0, max = 3.0, Δ = 0.5 σ

### Epsilon keys

**ε<sub>0</sub>:** [-∞ .. -2.5)  
**ε<sub>1</sub>:** [-2.5 .. -2.0)  
**ε<sub>2</sub>:** [-2.0 .. -1.5)  
**ε<sub>3</sub>:** [-1.5 .. -1.0)  
**ε<sub>4</sub>:** [-1.0 .. -0.5)  
**ε<sub>5</sub>:** [-0.5 .. 0.0)  
**ε<sub>6</sub>:** [0.0 .. 0.5)  
**ε<sub>7</sub>:** [0.5 .. 1.0)  
**ε<sub>8</sub>:** [1.0 .. 1.5)  
**ε<sub>9</sub>:** [1.5 .. 2.0)  
**ε<sub>10</sub>:** [2.0 .. 2.5)  
**ε<sub>11</sub>:** [2.5 .. +∞]

### Deaggregation Contributors

Source Set	Source	Type	r	m	$\epsilon_0$	lon	lat	az	%
UC33brAvg_FM32		System							38.30
	Santa Monica alt 2 [2]		1.99	7.15	0.92	118.460°W	34.043°N	322.74	8.69
	Hollywood [2]		6.62	7.01	1.41	118.422°W	34.084°N	22.71	6.69
	Newport-Inglewood alt 2 [8]		5.86	6.69	1.52	118.390°W	34.043°N	76.11	6.00
	Palos Verdes [15]		12.10	7.08	1.92	118.551°W	33.963°N	231.20	2.98
	Malibu Coast alt 2 [0]		7.16	7.51	1.06	118.525°W	34.033°N	271.74	2.94
	Compton [4]		10.65	7.46	0.91	118.581°W	33.973°N	242.03	2.73
	Compton [3]		10.70	7.26	0.95	118.533°W	33.925°N	213.27	1.77
UC33brAvg_FM31		System							36.59
	Santa Monica alt 1 [0]		2.60	7.17	0.95	118.461°W	34.045°N	324.68	10.93
	Newport-Inglewood alt 1 [8]		5.90	6.62	1.56	118.389°W	34.044°N	75.87	7.56
	Compton [4]		10.65	7.39	0.93	118.581°W	33.973°N	242.03	5.44
	Palos Verdes [15]		12.10	7.07	1.85	118.551°W	33.963°N	231.20	3.25
	Compton [3]		10.70	7.35	0.95	118.533°W	33.925°N	213.27	1.17
	Hollywood [2]		6.62	6.97	1.45	118.422°W	34.084°N	22.71	1.14
	San Pedro Escarpment [1]		9.28	7.60	0.85	118.655°W	33.915°N	235.91	1.03
UC33brAvg_FM31 (opt)		Grid							13.00
	PointSourceFinite: -118.449, 34.081		7.18	5.79	1.80	118.449°W	34.081°N	0.00	4.18
	PointSourceFinite: -118.449, 34.081		7.18	5.79	1.80	118.449°W	34.081°N	0.00	4.18
	PointSourceFinite: -118.449, 34.108		8.94	5.93	1.99	118.449°W	34.108°N	0.00	1.52
	PointSourceFinite: -118.449, 34.108		8.94	5.93	1.99	118.449°W	34.108°N	0.00	1.52
UC33brAvg_FM32 (opt)		Grid							12.12
	PointSourceFinite: -118.449, 34.081		7.15	5.80	1.80	118.449°W	34.081°N	0.00	3.67
	PointSourceFinite: -118.449, 34.081		7.15	5.80	1.80	118.449°W	34.081°N	0.00	3.67
	PointSourceFinite: -118.449, 34.108		9.01	5.91	2.01	118.449°W	34.108°N	0.00	1.56
	PointSourceFinite: -118.449, 34.108		9.01	5.91	2.01	118.449°W	34.108°N	0.00	1.56

# LIQUEFACTION ANALYSES



A.G.I. GEOTECHNICAL, INC.

# SPT Liquefaction & Seismic Settlement Evaluation



A.G.I. GEOTECHNICAL, INC.  
 16555 Sherman Way  
 Van Nuys, CA 91406  
 (818) 785-5214 Fax (818) 785-6251

Project: 11835 W. Tennessee Pl.,  
 Job No: 31-6013-00  
 Boring: B-1

Earthquake Magnitude, M: 6.66  
 Design PGA: 0.614  
 Magnitude Scaling Factor,  $r_m$ : 0.874  
 Factor,  $\epsilon_{C,N} / \epsilon_{C,N+15}$ : 0.801

Return Period: 475 years  
 Lat: 34.0311  
 Long: -118.4492  
 PGA<sub>1h</sub>: 0.821 g  
 F.O.S.: 1.1

SPT N-Value Correction Factors  
 Energy Ratio,  $C_E$ : 1.30  
 Borehole Diameter,  $C_B$ : 1.15  
 Rod Length,  $C_R$ : 1.20  
 Sampler Type,  $C_S$ : 1.20  
 Overall Correction,  $C_{ES}$ : 1.79

Boring Water Level (Below Orig), ft: 45.0  
 Design Water Level (Below Orig), ft: 30.0  
 Removal Depth (Below Orig), ft: 5.0  
 Surcharge Fill Height (Above Orig), ft: 0.0  
 Surcharge Fill Unit Weight  $\gamma$ , pcf: 114

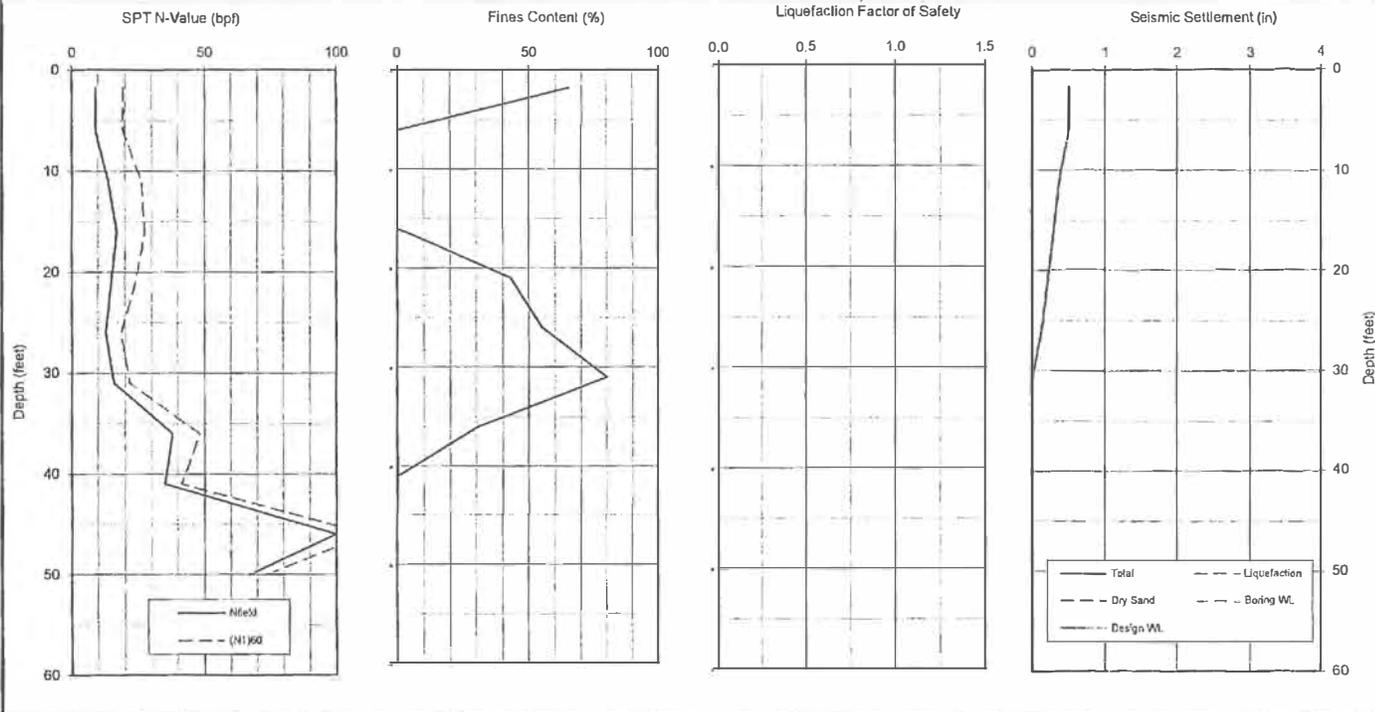
LIQUEFACTION SETTLEMENT (in): 0.00  
 DRY SAND SETTLEMENT (in): 0.50  
 TOTAL SEISMIC SETTLEMENT (in): 0.50

Layer	Layer Base, z (ft)	Total Unit Weight $\gamma$ (pcf)	SPT $N_{60cs}$	Fines (%)	Incl? (Y/N)	Layer Thickness t (ft)	Layer Midheight $z_c$ (ft)	Design Total Stress $\sigma_o$ (psf)	Design Effective Stress $\sigma'_o$ (psf)	Boring Effective Stress $\sigma'_v$ (psf)	Overburden Correction $C_{II}$	Rod Length Corr. $C_R$	SPT Fines Corr $\delta(N_1)_{60}$	SPT $(N_1)_{60}$	Dry Sett $(N_1)_{60cs}$	$r_d$	CSR = $T_{ave} / \sigma'_o$
1	3.5	126	9	65	Y	3.50	1.75	221	221	221	1.60	0.750	4.7	19.4	24.1	0.996	0.348
2	8.5	126	9	0	Y	5.00	6.00	756	756	756	1.60	0.750	0.0	19.4	19.3	0.988	0.345
3	13.5	94	14	0	Y	5.00	11.00	1,305	1,305	1,305	1.24	0.850	0.0	26.4	26.4	0.977	0.341
4	18.5	94	17	0	Y	5.00	16.00	1,776	1,776	1,776	1.06	0.850	0.0	27.5	27.5	0.964	0.336
5	23.5	101	15	43	Y	5.00	21.00	2,264	2,264	2,264	0.94	0.950	3.5	24.0	27.5	0.949	0.331
6	28.5	121	13	55	Y	5.00	26.00	2,819	2,819	2,819	0.84	0.950	4.2	18.7	22.8	0.930	0.324
7	33.5	118	16	80	Y	5.00	31.00	3,416	3,354	3,416	0.77	1.000	5.3	22.0	27.3	0.908	0.322
8	38.5	118	38	31	Y	5.00	36.00	4,006	3,632	4,006	0.71	1.000	2.6	48.2	50.8	0.881	0.339
9	43.5	118	35	0	Y	5.00	41.00	4,596	3,910	4,596	0.66	1.000	0.0	41.4	41.4	0.850	0.349
10	48.5	118	100	0	Y	5.00	46.00	5,186	4,188	5,124	0.62	1.000	0.0	112.1	112.1	0.815	0.352
11	51.5	118	67	0	Y	3.00	50.00	5,658	4,410	5,346	0.61	1.000	0.0	73.5	73.5	0.785	0.351

LYR	$\alpha$	$\beta$	Liq FS SPT $(N_1)_{60cs}$	$K_G$	CRR <sub>1h</sub>	Liq FS	Vol Strain (%)	Liq Sett $\Delta s$ (in)	Sum Liq Sett $\Delta s$ (in)	Mean Stress $\sigma'_m$ (psf)	$G_{max}$ (ksf)	$\gamma_{eff}(G_{eff}/G_{max})$	$\gamma_{eff}$ (%)	$\epsilon_{C,M=7.5}$ (%)	Dry Sett $\Delta s$ (in)	Sum Dry Sett $\Delta s$ (in)	Sum Total Sett (in)
1	5.00	1.20	28.3	1.000	9.999	9.999	0.00	Above WL	0.00	147	700	0.000125	0.0499	0.0432	Removed	0.50	0.50
2	0.00	1.00	19.4	1.000	9.999	9.999	0.00	Above WL	0.00	504	1,205	0.000247	0.1190	0.1341	0.13	0.50	0.50
3	0.00	1.00	26.4	1.000	9.999	9.999	0.00	Above WL	0.00	871	1,757	0.000290	0.1086	0.0810	0.08	0.37	0.37
4	0.00	1.00	27.5	1.000	9.999	9.999	0.00	Above WL	0.00	1,184	2,077	0.000329	0.1164	0.0815	0.08	0.30	0.30
5	5.00	1.20	33.8	1.000	9.999	9.999	0.00	Above WL	0.00	1,509	2,345	0.000366	0.1246	0.0870	0.08	0.22	0.22
6	5.00	1.20	27.4	1.000	9.999	9.999	0.00	Above WL	0.00	1,879	2,460	0.000425	0.1546	0.1388	0.13	0.13	0.13
7	5.00	1.20	31.4	0.984	9.999	9.999	0.00	0.00	0.00	2,277	2,873	0.000431	0.1350	0.0952	Below WL	0.00	0.00
8	4.77	1.16	60.8	0.971	9.999	9.999	0.00	0.00	0.00	2,671	3,828	0.000368	0.0829	0.0000	Below WL	0.00	0.00
9	0.00	1.00	41.4	0.958	9.999	9.999	0.00	0.00	0.00	3,064	3,829	0.000407	0.0948	0.0287	Below WL	0.00	0.00
10	0.00	1.00	112.1	0.945	9.999	9.999	0.00	0.00	0.00	3,457	5,670	0.000298	0.0666	0.0000	Below WL	0.00	0.00
11	0.00	1.00	73.5	0.936	9.999	9.999	0.00	0.00	0.00	3,772	5,145	0.000345	0.0589	0.0000	Below WL	0.00	0.00

References: 1) Tokimatsu, K., and Seed, H. (1987). "Evaluation of Settlements in Sands Due to Earthquake Shaking." Journal of Geotechnical Engineering, ASCE, 113(8), 861-878. 2) Youd, T.L., and Idriss, I.M. (1997). "Proceeding of the NCEER Workshop on Evaluation of Liquefaction Resistance of Soils". Technical Report NCEER-97-0022, FHWA.



# SPT Liquefaction & Seismic Settlement Evaluation



A.G.I. GEOTECHNICAL, INC.  
 16555 Sherman Way  
 Van Nuys, CA 91406  
 (818) 785-5244 Fax (818) 785-6251

Project: 11835 W. Tennessee Pl.,  
 Job No: 31-6013-00  
 Boring: B-1

Earthquake Magnitude, M : 6.80  
 Design PGA : 0.921  
 Magnitude Scaling Factor,  $r_m$  : 0.898  
 Factor,  $\epsilon_{c,N} / \epsilon_{c,N=15}$  : 0.839

Return Period: 2475 years  
 PGA<sub>eff</sub>: 0.921 g  
 F.O.S: 1.0

Lat: 34.0311  
 Long: -118.4492

SPT N-Value Correction Factors  
 Energy Ratio,  $C_E$ : 1.30  
 Borehole Diameter,  $C_B$ : 1.15  
 Rod Length,  $C_R$ : 1.00  
 Sampler Type,  $C_S$ : 1.20  
 Overall Correction,  $C_{ES}$ : 1.79

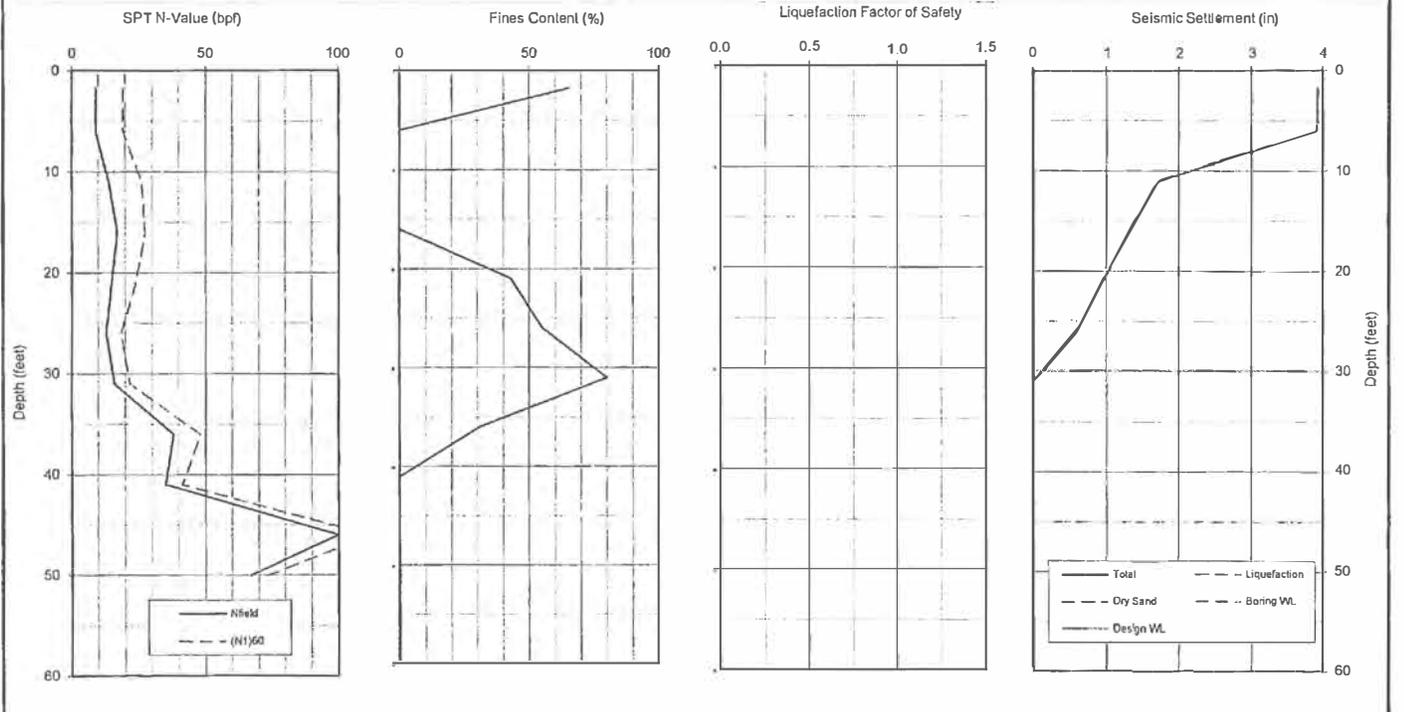
Boring Water Level (Below Orig), ft: 45.0  
 Design Water Level (Below Orig), ft: 30.0  
 Removal Depth (Below Orig), ft: 5.0  
 Surcharge Fill Height (Above Orig), ft: 0.0  
 Surcharge Fill Unit Weight  $\gamma$ , pcf: 114

LIQUEFACTION SETTLEMENT (in): 0.00  
 DRY SAND SETTLEMENT (in): 3.91  
 TOTAL SEISMIC SETTLEMENT (in): 3.91

Layer	Layer Base, z (ft)	Total Unit Weight $\gamma$ (pcf)	SPT $N_{field}$	Fines (%)	Incl? (Y/N)	Layer Thickness t (ft)	Layer Midheight $z_o$ (ft)	Design Total Stress $\sigma_o$ (psf)	Design Effective Stress $\sigma'_o$ (psf)	Boring Effective Stress $\sigma'_{o,b}$ (psf)	Overburden Correction $C_u$	Rod Length Corr. $C_R$	SPT Fines Corr $\delta(N)_{60}$	SPT $(N_1)_{60}$	Dry Sett $(N_1)_{60cs}$	$r_d$	CSR = $\tau_{ave} / \sigma'_o$
1	3.5	126	9	65	Y	3.50	1.75	221	221	221	1.60	0.750	4.7	19.4	24.1	0.996	0.536
2	8.5	126	9	0	Y	5.00	6.00	756	756	756	1.60	0.750	0.0	19.4	19.3	0.988	0.531
3	13.5	94	14	0	Y	5.00	11.00	1,306	1,306	1,306	1.24	0.850	0.0	26.4	26.4	0.977	0.525
4	18.5	94	17	0	Y	5.00	16.00	1,776	1,776	1,776	1.06	0.850	0.0	27.5	27.5	0.964	0.518
5	23.5	101	15	43	Y	5.00	21.00	2,264	2,264	2,264	0.94	0.950	3.5	24.0	27.5	0.949	0.510
6	28.5	121	13	55	Y	5.00	26.00	2,819	2,819	2,819	0.84	0.950	4.2	18.7	22.8	0.930	0.500
7	33.5	118	16	80	Y	5.00	31.00	3,416	3,354	3,416	0.77	1.000	5.3	22.0	27.3	0.908	0.497
8	38.5	118	38	31	Y	5.00	36.00	4,006	3,632	4,006	0.71	1.000	2.6	48.2	50.8	0.881	0.522
9	43.5	118	35	0	Y	5.00	41.00	4,596	3,910	4,596	0.66	1.000	0.0	41.4	41.4	0.850	0.537
10	48.5	118	100	0	Y	5.00	46.00	5,186	4,188	5,124	0.62	1.000	0.0	112.1	112.1	0.815	0.543
11	51.5	118	67	0	Y	3.00	50.00	5,658	4,410	5,346	0.61	1.000	0.0	73.5	73.5	0.785	0.541

Lyr	$\alpha$	$\beta$	Liq FS SPT $(N_1)_{60cs}$	$K_v$	$CRR_{v1}$	Liq FS	Vol Strain (%)	Liq Sett $\Delta s$ (in)	Sum Liq Sett $\Delta s$ (in)	Mean Stress $\sigma'_m$ (psf)	$G_{max}$ (ksf)	$\gamma_{eff}(G_{eff}/G_{max})$	$\gamma_{eff}$ (%)	$\epsilon_{c,M=7.5}$ (%)	Dry Sett $\Delta s$ (in)	Sum Dry Sett $\Delta s$ (in)	Sum Total Sett (in)
1	5.00	1.20	28.3	1.000	9.999	9.999	0.00	Above WL	0.00	147	700	0.000188	9.2811	4.1481	Removed	3.91	3.91
2	0.00	1.00	19.4	1.000	9.999	9.999	0.00	Above WL	0.00	504	1,205	0.000371	2.5811	2.1798	2.19	3.91	3.91
3	0.00	1.00	26.4	1.000	9.999	9.999	0.00	Above WL	0.00	871	1,757	0.000435	0.5902	0.3999	0.40	1.72	1.72
4	0.00	1.00	27.5	1.000	9.999	9.999	0.00	Above WL	0.00	1,184	2,077	0.000494	0.5541	0.3554	0.36	1.32	1.32
5	5.00	1.20	33.8	1.000	9.999	9.999	0.00	Above WL	0.00	1,509	2,345	0.000548	0.5476	0.3512	0.35	0.96	0.96
6	5.00	1.20	27.4	1.000	9.999	9.999	0.00	Above WL	0.00	1,879	2,460	0.000638	0.7427	0.6008	0.60	0.60	0.60
7	5.00	1.20	31.4	0.984	9.999	9.999	0.00	0.00	0.00	2,277	2,873	0.000646	0.5070	0.3316	Below WL	0.00	0.00
8	4.77	1.16	60.8	0.971	9.999	9.999	0.00	0.00	0.00	2,671	3,828	0.000552	0.2303	0.0000	Below WL	0.00	0.00
9	0.00	1.00	41.4	0.958	9.999	9.999	0.00	0.00	0.00	3,064	3,829	0.000611	0.2683	0.0778	Below WL	0.00	0.00
10	0.00	1.00	112.1	0.945	9.999	9.999	0.00	0.00	0.00	3,457	5,670	0.000446	0.1075	0.0000	Below WL	0.00	0.00
11	0.00	1.00	73.5	0.936	9.999	9.999	0.00	0.00	0.00	3,772	5,145	0.000517	0.1420	0.0000	Below WL	0.00	0.00

References: 1) Tokimatsu, K., and Seed, H. (1987). "Evaluation of Settlements in Sands Due to Earthquake Shaking." Journal of Geotechnical Engineering, ASCE, 113(8), 861-878. 2) Youd, T.L., and Idriss, I.M. (1997). "Proceeding of the NCEER Workshop on Evaluation of Liquefaction Resistance of Soils". Technical Report NCEER-97-0022, FHWA.

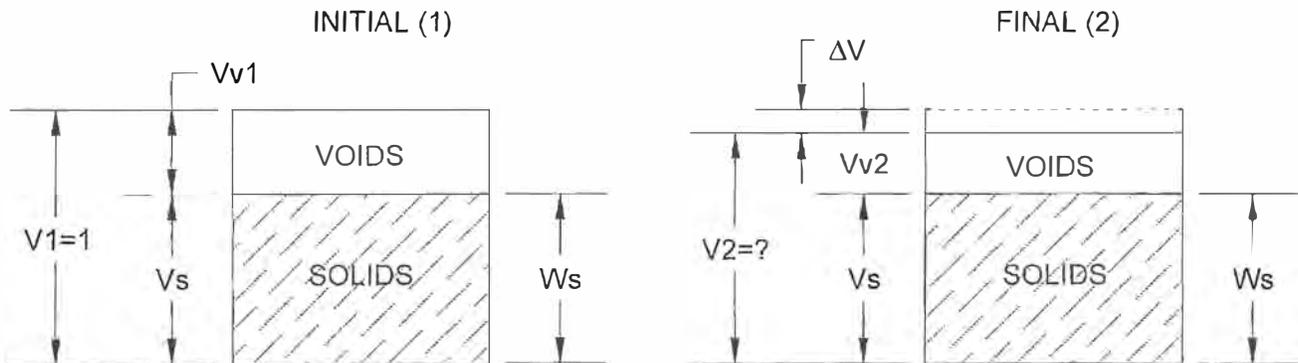


# SHRINKAGE CALCULATION



A.G.I. GEOTECHNICAL, INC.

## SHRINKAGE (-) / BULKING (+) DETERMINATION



$$\gamma_{d1} = \frac{W_s}{V_1} = \frac{W_s}{1} = W_s$$

$$\gamma_{d2} = \frac{W_s}{V_2}$$

$$V_2 = \frac{W_s}{\gamma_{d2}} = \frac{\gamma_{d1}}{\gamma_{d2}}$$

$$\Delta V = V_2 - V_1 = \frac{\gamma_{d1}}{\gamma_{d2}} - 1$$

$$\Delta V\% = \frac{V_2 - V_1}{V_1} = 100 \times \frac{\frac{\gamma_{d1}}{\gamma_{d2}} - 1}{1} = 100 \times \left( \frac{\gamma_{d1}}{\gamma_{d2}} - 1 \right)$$

1)  $\gamma_{d1}$ , INITIAL DRY DENSITY (pcf)

111

 (IN-SITU)

2)  $\gamma_{d2}$ , FINAL DRY DENSITY (pcf)

109

 (COMPACTED OR EXCAVATED)

$\Delta V$ , VOLUME CHANGE (ft<sup>3</sup>)

0.0158 ( $\gamma_{d1} / \gamma_{d2} - 1$ )

$\Delta V\%$ , VOLUME CHANGE (%)

**1.6 BULKING**

Reference: NAVFAC DM-7.01, Chapter 3, Section 2, Table 6, September 1, 1986



AGI GEOTECHNICAL, INC.

16555 Sherman Way, Van Nuys, California, Ph (818) 785-5244, Fax (818) 785-6251

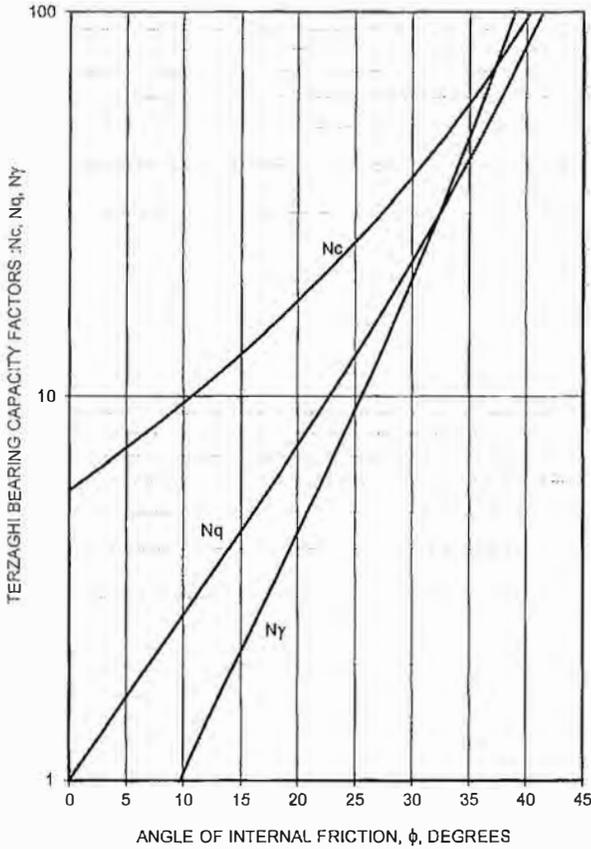
Proj. No.:	31-6013-00	Date: Jan. 2022
Project:	11835 W. Tennessee Pl., Los Angeles	
Calc. By:	WFB	

# BEARING CAPACITY ANALYSIS



A.G.I. GEOTECHNICAL, INC.

## BEARING CAPACITY OF CONTINUOUS FOOTING FOUNDATION



ULTIMATE BEARING CAPACITY =  $q_{ult}$

$$q_{ult} = cN_c + \gamma DN_q + 0.5 \gamma BN_y$$

ALLOWABLE BEARING PRESSURE =  $q_{allow} = q_{ult}/FOS$

### BEARING CAPACITY FACTORS

$$N_q = \frac{e^{2\pi(0.75-\phi/360)\tan\phi}}{2\cos^2(45+\phi/2)}$$

$$N_c = \frac{N_q - 1}{\tan\phi}$$

$$N_y = \frac{2(N_q + 1)\tan\phi}{1 + 0.4\sin 4\phi}$$

#### SOIL PROPERTIES:

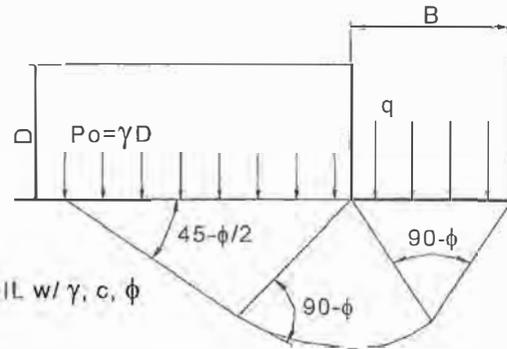
UNIT WEIGHT, $\gamma$ (pcf)	114
COHESION, $c$ , (psf)	617
FRICTION ANGLE, $\phi$ (deg)	21.8

#### FOUNDATION PROPERTIES:

WIDTH, $B$ (feet)	2
DEPTH, $D$ (feet)	2
FACTOR OF SAFETY, FOS	3

#### BEARING CAPACITY FACTORS:

$N_q$	9.00
$N_c$	19.99
$N_y$	5.71



ULTIMATE BEARING CAPACITY,  $q_{ult}$  : 15,038 psf

ALLOWABLE BEARING PRESSURE,  $q_{allow}$  : 5,013 psf

RECOMMENDED BEARING PRESSURE,  $q$  : 3,500 psf

#### References:

- Coduto, Donald (2001), Foundation Design, Prentice-Hall, ISBN 0-13-589706-8
- Das, Braja (2007), Principles of Foundation Engineering (6th ed.), Stamford, CT: Cengage Publisher
- Das, Braja (1999), Bearing Capacity and Settlement, Boca Raton, FL: CRC Press LLC



AGI GEOTECHNICAL, INC.

16555 Sherman Way, Van Nuys, California, Ph (818) 785-5244, Fax (818) 785-6251

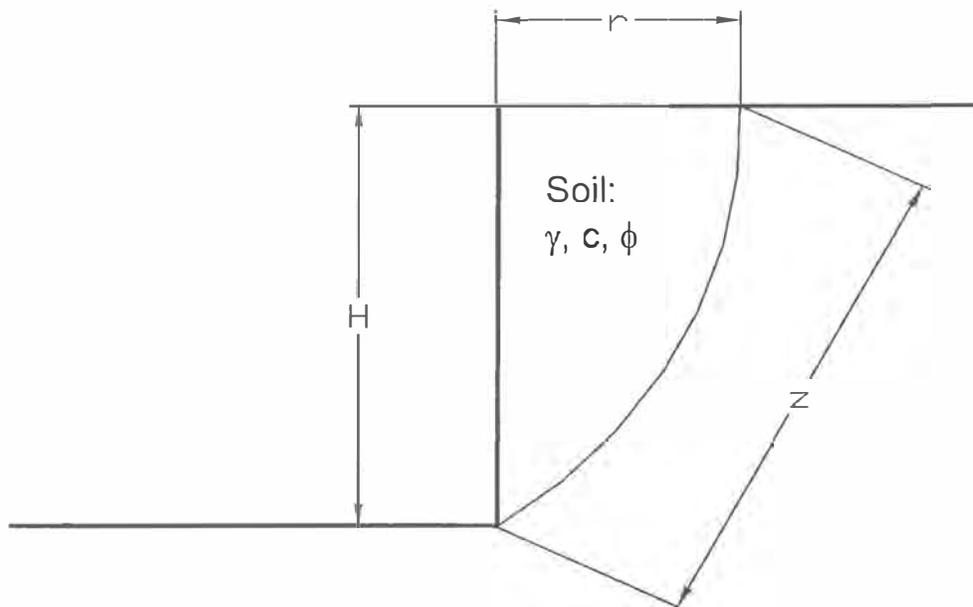
Proj. No.:	31-6013-00	Date:	Jan. 2022
Project:	11835 Tennessee Pl., Los Angeles		
Calc. By:	WFB		

# SLOT CUT STABILITY ANALYSIS



A.G.I. GEOTECHNICAL, INC.

## SLOT CUT STABILITY ANALYSIS



Description	Value
Unit Weight, $\gamma$ (pcf)	114
Friction, $\phi$ (deg)	21.8
Cohesion, $c$ (psf)	617

Cut Height, $H$ (ft)	5.0
Failure Radius, $r$ (ft)	4.0
Failure Width, $B = 2r$ (ft)	8.0

Volume, $V = \pi r^2 H / 4$ (ft <sup>3</sup> )	63
Weight, $W = V\gamma$ (lb)	7,182
Surcharge, $Q$ (lb)	10,000
Weight+Surcharge, $W + Q$ , (lb)	17,182

Surface Area, $A = 0.5236r ((r^2+4H^2)^{3/2} - r^3)$ (ft <sup>2</sup> )	50
Driving Force, $F_D = WH / (r^2+H^2)^{1/2}$ (lb)	13,417
Normal Force, $F_N = Wr / (r^2+H^2)^{1/2}$ (lb)	10,734
Frictional Resistance, $R_F = F_N \tan\phi$ (lb)	4,293
Cohesive Resistance, $R_C = A c$ (lb)	30,850
Total Resistance, $R = R_F + R_C$ (lb)	35,143
Factor of Safety, $FS = R / F_D$	2.62



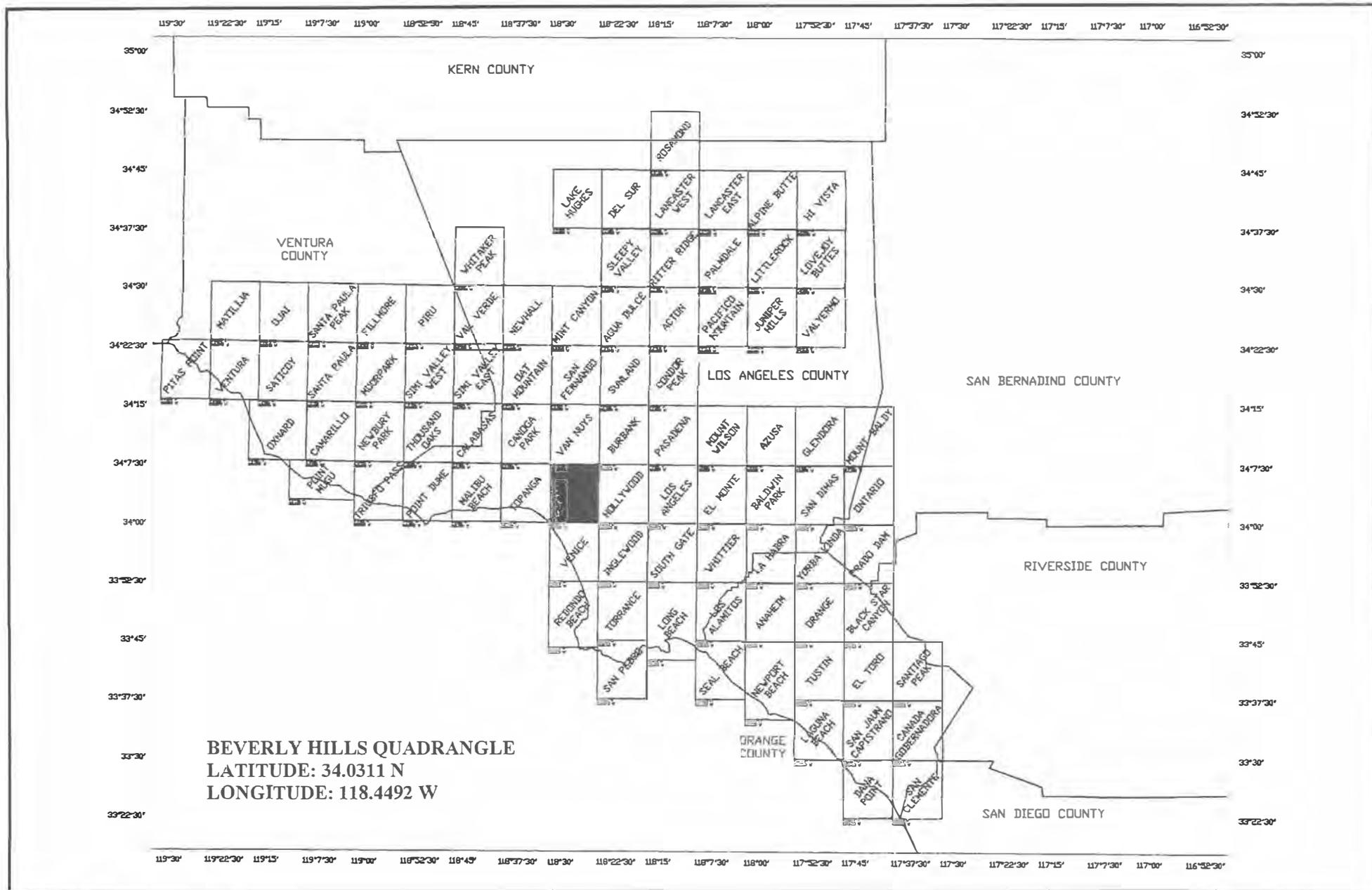
A.G.I. GEOTECHNICAL, INC.

Proj. No.:	31-6013-00	Date:	Jan. 2022
Project:	11835 Tennessee Pl.		
Calc. By:	WFB		

# QUADRANGLE LOCATION MAP



A.G.I. GEOTECHNICAL, INC.



**BEVERLY HILLS QUADRANGLE**  
 LATITUDE: 34.0311 N  
 LONGITUDE: 118.4492 W



**A.G.I. GEOTECHNICAL, INC.**

Engineering Geology • Geotechnical Engineering

16555 Sherman Way, Unit A • Van Nuys, CA 91406  
 (818) 785-5244 • Fax (818) 785-6251

**QUADRANGLE LOCATION MAP**  
 11835 W. Tennessee Pl., Los Angeles

PROJECT NO.	31-6013-00
DATE	11-2021
PREPARED BY	WFB
APPROVED BY	MBS

# GROUNDWATER MAP



A.G.I. GEOTECHNICAL, INC.

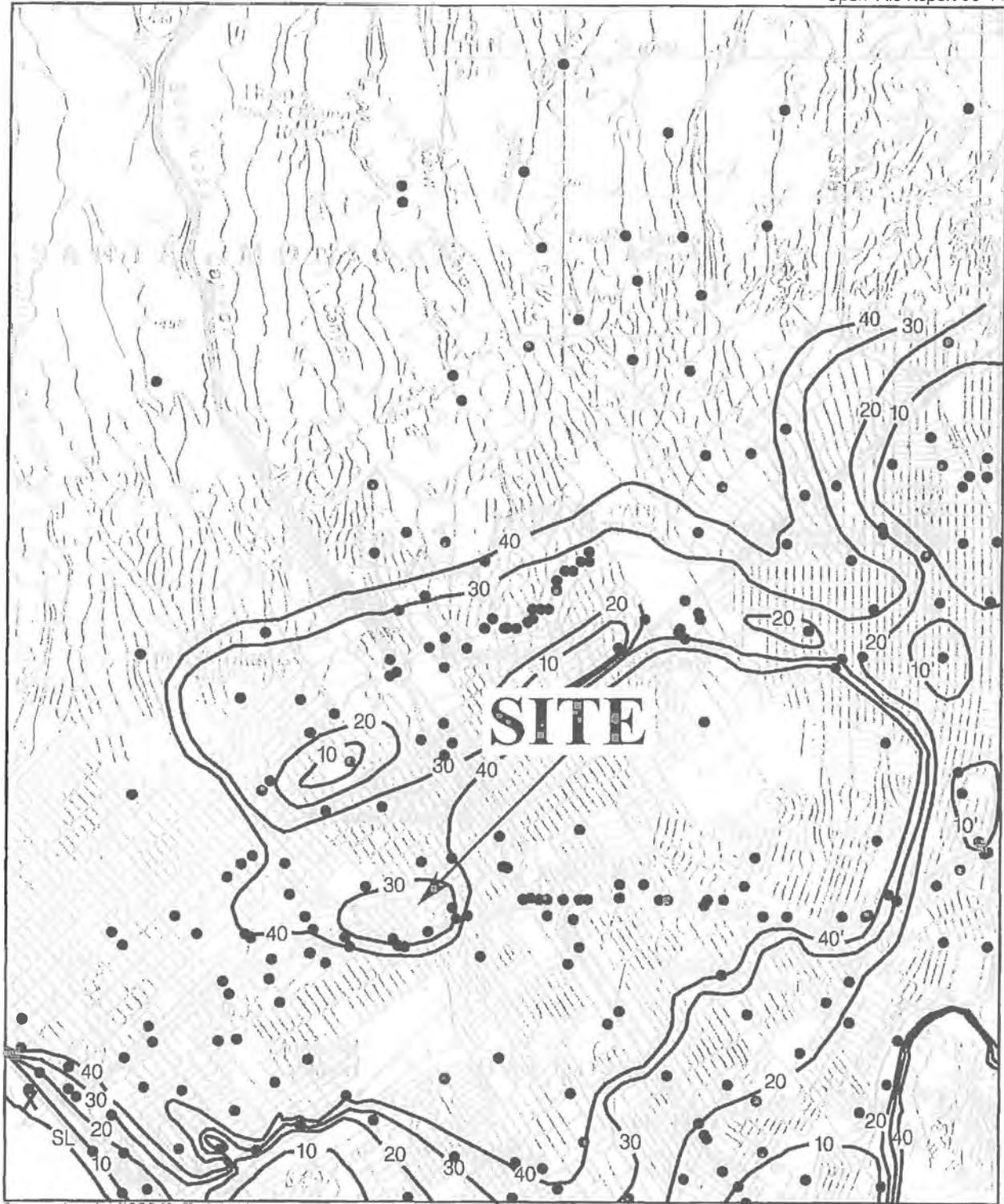


Plate 1.2 Historically Highest Ground Water Contours and Borehole Log Data Locations, Beverly Hills Quadrangle.

● Borehole Site      — 30 — Depth to ground water in feet

X Site of historical earthquake generated liquefaction. See "Areas of Past Liquefaction" discussion in text.

ONE MILE  
SCALE



**A.G.I. GEOTECHNICAL, INC.**

Engineering Geology • Geotechnical Engineering  
16555 Sherman Way, Ste. A • Van Nuys, CA 91406

# GROUNDWATER MAP

11835 W. Tennessee Pl., Los Angeles

PROJECT NO.	31-6013-00
DATE	11-2021
PREPARED BY	WFB
APPROVED BY	MRS

**EXHIBIT F**  
**PUBLIC CORRESPONDENCE**

**WLASNC Board FY 2021-2022**

Jamie Keeton - Chair/ Organizational Rep.  
Ron Migdal - Vice Chair/ At Large Rep.  
Jay Handal - Treasurer/ Business Rep.  
Jay Ross- Secretary/ Organizational Rep.

Walton Chiu- North West Rep.  
Mollie Rudnick - North East Rep.  
Arman Ghorbani - South East Rep.  
Galen Pindell - South West Rep.  
Monica Mejia-Lambert - At Large Rep.  
Ehsan Zahedani - At Large Rep.  
Jean Shigematsu - At Large Rep.  
Teri Temme - At Large Rep.  
Pierre Tecon - At Large Rep.  
Danilo Torro - Business Rep.  
Adriane Ransom - Business Rep.



West Los Angeles Sawtelle N.C.  
1645 Corinth Ave.  
Los Angeles Calif. 90025  
(310) 235-2070

Chair - Jamie Keeton  
[Jamie@WestLASawtelle.org](mailto:Jamie@WestLASawtelle.org)

Website:  
[www.WestLASawtelle.org](http://www.WestLASawtelle.org)

Planning Dept.

**Re: Resolution - Support for 11835 Tennessee Place with Conditions  
AA-2022-1158-PMLA-SL-HCA. ENV-2022-1157-EAF. APCW-2022-1156-SPE-HCA.**

To the City,

At the Aug. 24, 2022, meeting of the West Los Angeles Sawtelle N.C., the Board of Directors voted 7-2-0, to support the project with the following Conditions, and authorize the Chair to submit Community Impact Statements in the future.

The developer agreed to these Conditions at the meeting, and if these conditions are not included in the Determination, then the N.C.'s support will not be valid.

1. The tall redwood tree must be preserved, along with other mature trees (at least 2 others).
2. Landscaping shall be planted in the ROW to deter homeless encampments.
3. Street lamps shall be installed on both frontages.
4. Native xeriscape shall be planted in the ROW.

Facts and background:

1. 4 new houses will reduce the city's housing crisis.

Findings and justifications:

1. Developers should get the use of city land for free, instead of the city requiring compensation for its valuable public land.

Ex parte communications: J. Ross conferred with representative Brian Silveira on scheduling and project information.

Disclosures and conflicts of interest: None disclosed by any committee members.

To government agencies: Only the Chair and designated Boardmembers may testify to public agencies on behalf of the West L.A. Sawtelle NC. The Board requests that the Council Office and private/non-profit entities do not testify or speculate on behalf of the NC.

*/s/ Jamie L. Keeton*

Jamie L. Keeton, Chair WLASNC

cc: Jason Douglas, Gaby Markley, Noah Fleishman, Council District #11



Connie Chauv <connie.chauv@lacity.org>

---

## WLASNC public comment: 11835 Tennessee Pl.

---

**Jay Ross** <jayr@westlasawtelle.org>  
To: Connie Chauv <connie.chauv@lacity.org>

Wed, Sep 28, 2022 at 1:42 PM

Connie:  
Plz accept public comment from WLASNC.

---

 **Resolution WLASNC Tennessee11835 8.2022.pdf**  
153K



Connie Chauv <connie.chauv@lacity.org>

## Fwd: WLASNC: Requests

1 message

Jay Ross <jayr@westlasawtelle.org>  
To: Connie Chauv <Connie.Chauv@lacity.org>

Fri, Sep 2, 2022 at 11:53 AM

Connie,

See the email from CD11 below, in which Jason states that the city can sell the 10 ft ROW that the developer wants to use for his [11835 Tennessee Pl.](#) project.

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

From: **Jason Douglas** <jason.p.douglas@lacity.org>  
Date: Mon, Jul 11, 2022 at 5:40 PM  
Subject: Re: WLASNC: Requests  
To: Gaby Markley <gaby.markley@lacity.org>  
Cc: Jay Ross <jayr@westlasawtelle.org>

Hi Jay,

I don't think it would be feasible to go through a long/complicated process to surplus the land and go through a sale. If you look at the other "own a piece of la" properties (somewhat similar incongruous public rights of way), they are generally not returning that high of a price. Moreover, the City would lose the dedication.

Via the R-Permit, the applicant is able to maintain the landscaping here to an extent beyond what the City honestly would be able to maintain.

Based on the renderings though, I might argue to eliminate the fence in the PROW.

--



**Jason Patrick Douglas**  
*Planning Director*  
Councilmember Mike Bonin  
City of Los Angeles  
213-473-7011 | [www.11thdistrict.com](http://www.11thdistrict.com)  
[Sign Up for Mike's Email Updates](#)

On Tue, Jul 5, 2022 at 11:17 AM Gaby Markley <gaby.markley@lacity.org> wrote:

1. Looking into this with my supervisor.
2. Found the box, we can schedule a time for pick up. I would prefer Thursday morning at 11 AM. If this works for you, I will let Sergio know to let you in. I also have an additional box for Jay Handal I will be giving to you as well.
3. I've ordered the key to be rushed. This could take some time, but I'll let you know.
4. This is a question for the Bureau of Street Lighting, as they run the program. Link --> [https://lalights.lacity.org/connected-infrastructure/ev\\_stations.html](https://lalights.lacity.org/connected-infrastructure/ev_stations.html)
5. I need to follow up with Jason to give you an answer to this question.

On Fri, Jul 1, 2022 at 11:56 AM Jay Ross <jayr@westlasawtelle.org> wrote:

To CD11:  
Consolidated... some for Jason, some for Gaby.

1. May we use Civic Center or parking lot along Santa Monica Blvd for NC Election in March 2023?
2. Can you find the box of NC dox that I gave Sachin some months ago
3. Can you get me a key for the NC office?

4. How can neighbors get those Flo EV chargers installed on their streets?
5. For 18355 Tennessee Place project, can the city SELL the 10 ft right of way, instead of giving it away to use for free via an R Permit or vacating it? (need prior to Jul 12 PLUM meeting).

Thank you.

--

**Gaby Markley**

*West LA Field Deputy and Organizing Deputy*

**Councilmember Mike Bonin**

City of Los Angeles

(310)568-8772 | [www.11thdistrict.com](http://www.11thdistrict.com)

pronouns: she/her/hers





Connie Chauv <connie.chauv@lacity.org>

---

## 11835 Tennessee - APCW-2022-1156-SPE-HCA

---

Jay Ross <ross\_jay@hotmail.com>

Fri, Sep 2, 2022 at 11:51 AM

To: "Connie.Chauv@LACity.org" <Connie.Chauv@lacity.org>

Hi Connie,

I have these suggestions for the city ROW that the developer proposes to use, instead of the proposed Specific Plan Exception that gives the owner/developer the use of 4,000 sf of city land for free.

The frontage is 200 ft on each side, and 10 ft deep, so that is 2,000 sf on each side, for a total of 4,000 sf. That's almost the size of a regular city lot of 5,000 sf.

With that land, the developer can add 2-3 houses, which he will sell for \$1,000,000 each.

Option #1 is for the city to sell that land, which is incredibly valuable.

Parcels sell for \$3,000,000 in this neighborhood, so at 5,000-6,000 sf per parcel, that is \$500/sf.

So, this 4,000 sf of land is worth \$2,000,000.

The City CAN sell this land. I'll send another email from CD11's Jason Douglas that says the land can be sold, as opposed to given to the developer to use for free.

He is wary about the process of selling it, but the city can sell any piece of land that it wants, through whatever process is required.

(I will send that email separately.)

The City's deficit is something like \$50,000,000.

That \$2,000,000 can be used to reduce our deficit.

Option #2 is to require an affordable housing incentive, instead of the SPE.

In this case, the community gets the benefit of affordable housing.

You can mandate that one house be restricted to low- or moderate-income households.

In both of these options, the city gets something in return.

The SPE provides no community benefit. It's a giveaway to a rich developer.

I am on our WLASNC, but I submit these as a private citizen.

Jay Ross

West LA 90064



Connie Chauv <connie.chauv@lacity.org>

---

## Appeal - 11835 Tennessee Pl.

1 message

---

**Arna Zlotnik** <arnazlotnik@gmail.com>

Fri, Sep 2, 2022 at 4:46 PM

To: connie.chauv@lacity.org

Cc: Rudy Hartanto <rudyhartanto25@gmail.com>, Jeremy Horn <jeremy@ateliertutors.com>, Carrie Nedrow <cnedrow@sbcglobal.net>, councilmember.bonin@lacity.org

9-2-2022

Re: 11835 Tennessee Pl.

AA-2022-1157-PMLA-SL-HCA

ENV-2022-1158-EAF

APCW-2022-1156-SPE-HCA

APPEAL of WLASN Board of

Directors Decision August 2022

Dear Ms. Chauv:

I have been advised you represent our district at the Project Planning Dept.

I and neighbors to the above-stated project wish to appeal the decision of the WLASN Board regarding the specific plan exception that was granted to the developer as his requested relief and mandate that the developer stay within the existing property boundaries as the plan violates LAMC Sec. 11.5.7 (F) (1) and the developer fails to establish the requirements as set forth in Sec. 11.5.7 (F)(2).

1. Please place us on the contact email list as stated above for any and all public hearings and scheduled agendas regarding said case # with the Project Planning Dept.
2. Please advise what is the process to appeal this decision. Is the project permit compliance review initially with the Planning Department? Are neighbors allowed to state our grievances prior to any decision? If not, please provide written decisions ASAP as there are time limits.
3. Or do we appeal any Board decision directly to the West L.A. APC? Or does the case first go before the W.L.A. APC? Please provide contact information for APC.
4. Should we contact our L.A. City Councilman 11th District Mike Bonin.
5. As the aggrieved parties - neighbors herein, we kindly ask for your timely assistance and guidance? This is a time sensitive matter. We await your response. Thank you.

Arna Zlotnik  
11801 Tennessee Ave.  
(310)291-2888  
[arnazlotnik@gmail.com](mailto:arnazlotnik@gmail.com)

Sent from my iPhone



Connie Chauv <connie.chauv@lacity.org>

---

## 11835 Tennessee Ave.

---

Arna Zlotnik <arnazlotnik@gmail.com>

Fri, Sep 16, 2022 at 3:16 PM

To: Connie Chauv <connie.chauv@lacity.org>

Cc: Rudy Hartanto <rudyhartanto25@gmail.com>, Jeremy Horn <jeremy@ateliertutors.com>, Ck B <cyrus320@msn.com>, Carrie Nedrow <cnedrow@sbcglobal.net>

Re: 11835 Tennessee Pl.

AA-2022-1157-PMLA-SL-HCA

ENV-2022-1158-EAF

APCW-2022-1156-SPE-HCA

Dear Ms. Chauv:

We, a collective of neighbors to the above-stated property (AKA Tennessee Corridor Alliance - TCA), do pose an objection to the recent decision of the WLASN Board for the above-stated property, and in order to proceed with this, we respectfully request some points of clarification to your response to my earlier email.

1. Regarding the joint public hearing conducted by the DAA and the West L.A. APC, when do you expect this hearing to take place? We would like to submit to you our written opposition prior to the meeting. How may we be given advance notice in order to provide you with our timely stated enumerated objections to the project.
2. How does the DDA and West L.A. APC work in conjunction with the project? Do they work in tandem? With our objection as to the size and scope of the plan, is this considered within the parameters of the Parcel Map decision? Does the DDA consider the SPE also or is that considered only by APC? A rejection of the SPE request by the developer will consequently impact favorably to TCA's position as to the overall plan.
3. At this joint public hearing is this when we may expect a decision by the DAA or is it taken under advisement and the decision ultimately provided in the DDA's LOD at a later date? Will the individual members of TCA be notified via email? **What is the time period to file an appeal to the West L.A. APC?**
4. You mentioned that the case has not been transmitted to the Commission Office yet, because the case is on hold. Is this a hearing separate from the joint public hearing? Will we be notified of this or do we need to register our email addresses directly to the commission?
5. Are you at liberty to provide the basis for why the case is on hold?

Again, thank you for your guidance in these matters.

Arna Zlotnik and TCA neighbors  
[arnazlotnik@gmail.com](mailto:arnazlotnik@gmail.com)



Connie Chauv <connie.chauv@lacity.org>

---

## Public Hearing: 11835 W Tennessee PI (AA-2022-1157-PMLA-SL-HCA & APCW-2022-1156-SPE-HCA)

---

Amar Kohli <akohli111@aol.com>

Wed, Mar 15, 2023 at 1:12 PM

To: "connie.chauv@lacity.org" <connie.chauv@lacity.org>

Cc: Arna Zlotnik <arnazlotnik@gmail.com>, Carrie Nedrow <cnedrow@sbcglobal.net>, "Ck B." <cyrus320@msn.com>, Rudy Hartanto <rudyhartanto25@gmail.com>, Jeremy Horn <jeremy@ateliertutors.com>

Connie Chauv, City Planner

Los Angeles City Planning, Department of City Planning

[connie.chauv@lacity.org](mailto:connie.chauv@lacity.org)

ATTN: Area Planning Commission, Hearing Officer

RE: Public Hearing: 11835 W Tennessee PI - (AA-2022-1157-PMLA-SL-HCA & APCW-2022-1156-SPE-HCA)

Dear Ms. Chauv/Area Planning Commission, Hearing Officer

We, object to the recent decision by the WLASN Board to grant the request of the property owner of the captioned address. Our neighbors (AKA Tennessee Corridor Alliance - TCA) agree with our position and we write to outline the following specific issue.

According to the Public Hearing notice received in the mail, the project assumes a worst-case scenario of removing all street trees, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings. The project may involve the removal of up to nine (9) non-protected trees along the public right-of-way.

As per LAMC Section 62.169, plants, trees or shrubs cannot be removed in any street in the city without a permit from the Board. The right-of-way represents "City-owned land" and is therefore that 8 of the 9 trees" (including the redwood) are actually the property of the City of Los Angeles and under the purview of the Dept. of Urban Forestry."!! Same regulations apply regardless of who planted them originally . . . THESE TREES MUST BE "PRESERVED FROM HARM DURING THE COURSE OF CONSTRUCTION!" It is acknowledged that the right-of-way is city-owned land! Although permits may be requested for hardship to expand the property owner's right-of-way, we note that the purchase of such property was undertaken with full understanding of its size and limitations so this is not a hardship case.

Section 62.170 also states that the Board may require as a condition to any permit to remove or destroy a tree, that the permittee plant another tree of the type and size specified in the permit. This lot has many trees in and around and this owner is building 4 units which will practically take all the space on the lot resulting in no room to plant other trees of the type and size specified.

Therefore, we ask the Board to re-consider this plan of construction and rule against the destruction of the substantial trees on this lot. We also request the Board to support the neighbors request for the owner to build within their rightful property lines without disruption to the neighborhood roads.

Sincerely,

Amar & Anna Kohli (Neighbors)

Cc: Tennessee Corridor Alliance (TAC) - Arna Zlotnik, Ck B, Rudy Hartanto, Jeremy Horn, David Tonnesen, Carrie Nedrow



Connie Chauv <connie.chauv@lacity.org>

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## Public Hearing: 11835 W Tennessee PI (AA-2022-1157-PMLA-SL-HCA & APCW-2022-1156-SPE-HCA)

---

Jay Ross <ross\_jay@hotmail.com>  
To: Connie Chauv <connie.chauv@lacity.org>

Mon, Mar 20, 2023 at 8:25 AM

Connie,

Is this a Hearing Officer hearing that will have a Directors Determination at a later date, or is this an APC hearing with a vote by the APC on this date?

I see the 2 prefixes, AA and APCW.

Since it's early morning, I presume this is a Hearing Officer hearing?

Will there be an APC hearing in the future?

Also, will your staff report analyze how much \$ the city can earn from the sale of this right of way to the developer?

**I may be unable to attend for medical reasons, but I oppose giving a revocable permit for free to a developer.**

**He will be able to increase his project from 2 to 4 houses, and earn an additional \$2,000,000 in revenue from the sale of those 2 more houses.**

**Our city shouldn't give up that money for free, especially with our new budget deficit.**

Jay Ross  
[Amherst Ave.](#)  
West LA 90064

---

**From:** Jay Ross <ross\_jay@hotmail.com>  
**Sent:** Monday, February 27, 2023 12:48 PM  
**To:** Connie Chauv <connie.chauv@lacity.org>  
**Subject:** Public Hearing: 11835 W Tennessee PI (AA-2022-1157-PMLA-SL-HCA & APCW-2022-1156-SPE-HCA)

[Quoted text hidden]



Connie Chauv <connie.chauv@lacity.org>

---

## Public Hearing: 11835 Tennessee Place (APCW-2022-1156-SPE-HCA & AA-2022-1157-PMLA-SL-HCA)

---

Rudy Hartanto <rudyhartanto25@gmail.com>

Sun, Mar 19, 2023 at 10:34 PM

To: connie.chauv@lacity.org

Cc: Amar Kohli <akohli111@aol.com>, Arna Zlotnik <Arnazlotnik@gmail.com>, Carrie Nedrow <cnedrow@sbcglobal.net>, Ck B <cyrus320@msn.com>, Jeremy Horn <jeremy@ateliertutors.com>

March 19, 2023

Connie Chauv, City Planner  
Los Angeles City Planner, Department of City Planning  
[connie.chauv@lacity.org](mailto:connie.chauv@lacity.org)  
ATTN: Area Planning Commission, Hearing Officer

RE: Public Hearing: 11835 Tennessee Place  
(APCW-2022-1156-SPE-HCA & AA-2022-1157-PMLA-SL-HCA)

Dear Ms. Chauv/Area Planning Commission, Hearing Officer,

I live in a property across from the proposed site and I am writing to express strong opposition against the owner's request for a reduced front yard to 5 feet.

### **Exception for the reduced front yard to 5 feet**

- **Endangering the Public** – There are safety and road hazard concerns to the neighbors and community if exception is granted. The architectural drawings include 4 two-stall garages, with 2 facing Tennessee Avenue and 2 others facing Tennessee Place. (Please refer to attachment BackingOutOfGarage.pdf). When the residents back out from their garages onto the streets, the short 5' front yard will not be sufficient space for a full view of the oncoming traffic and potentially create a vehicle collision. Also, when the residents are entering into the garages, they will block the oncoming traffic and potentially cause a traffic jam or at worst, a collision, while waiting in the middle of the street for the garage doors to open because there is not enough clearance space. These dangerous scenarios will be more pronounced as traffic in the neighborhood will substantially increase when the 1,000+ apartment units in the neighborhood complete construction. The required 15' clearance should be followed per code requirement and for the neighborhood's safety.
- **Self-Imposed Hardship** – The owner cites that the strict application of the regulations, creates unnecessary hardships. Conversely, this is a self-imposed hardship. When the owner bought the lot, they had to have a full disclosure of the property. The lot's shape and size did not change overnight after it was purchased. The developer has options, such as scaling down while meeting current regulations. They are petitioning the city for exceptions and handouts in greed at the expense of the city and the neighborhood. They instead should be reducing footage and complying with the code which the rest of us would have to do.
- **Scale of Design** – The design is overbearing, out of scale, and out of character compared with existing low scale single or two-story structures in our neighborhood. There is no other three-story building in our neighborhood - it is overwhelming to the area and the scale of the lot, which makes it more prominent because it is a main intersection. This is not Pico Boulevard nor Bundy Drive and the buildings will be unsightly at the core of our low scale neighborhood. It needs to be scaled down.
- **Absent of Authority** – As set forth in LAMC Section 12.10 C.1., the existing code requirements for setbacks in small lot subdivision in the R3(EC) properties, is of 15 feet, the same as the setback requirements of the R3 zone. The stature is clear, the authority pursuant to the Expo TNP can make minor adjustments but it does not give the TNP Director authority to change setbacks.

## **Narrowing of the streets**

Jesi Harris notified the neighborhood that the current plan is to maintain the existing roadway widths, which is acceptable; however, we would like to reiterate the reasons why we object the narrowing of the street:

- **Unsafe Conditions** – The filing drawings shared by the developer, reflect a 10 feet of ROW which will result in narrowing the street on both sides of the property. The uneven width of the street poses a great safety concern. As shown in JuttingMap.pdf, the jutting edge by end of their property is a protruding structure in a 90-degree angle, creating a disjointed condition of the street and making the traffic traveling eastbound dangerous and hazardous. Whose liability would it be in case of an accident, the developer or the city for creating this unsafe condition?
- **Fairness** – Whether granting the 5' exception or the ROWs, the owner will gain about 10' along the property for both sides. It seems only equitable to entitle the hardworking homeowners of the same rights. It will be perceived as giving the developer special privileges and preferential treatment otherwise.

I respectfully request that the Commission deny the setback exception and the ROWs requests.

Sincerely,  
Rudy Hartanto

CC: Tennessee Corridor Alliance (TAC) - Amar Kohli, Arna Zlotnik, Carrie Nedrow, Cyrus Bazazi, Jeremy Horn

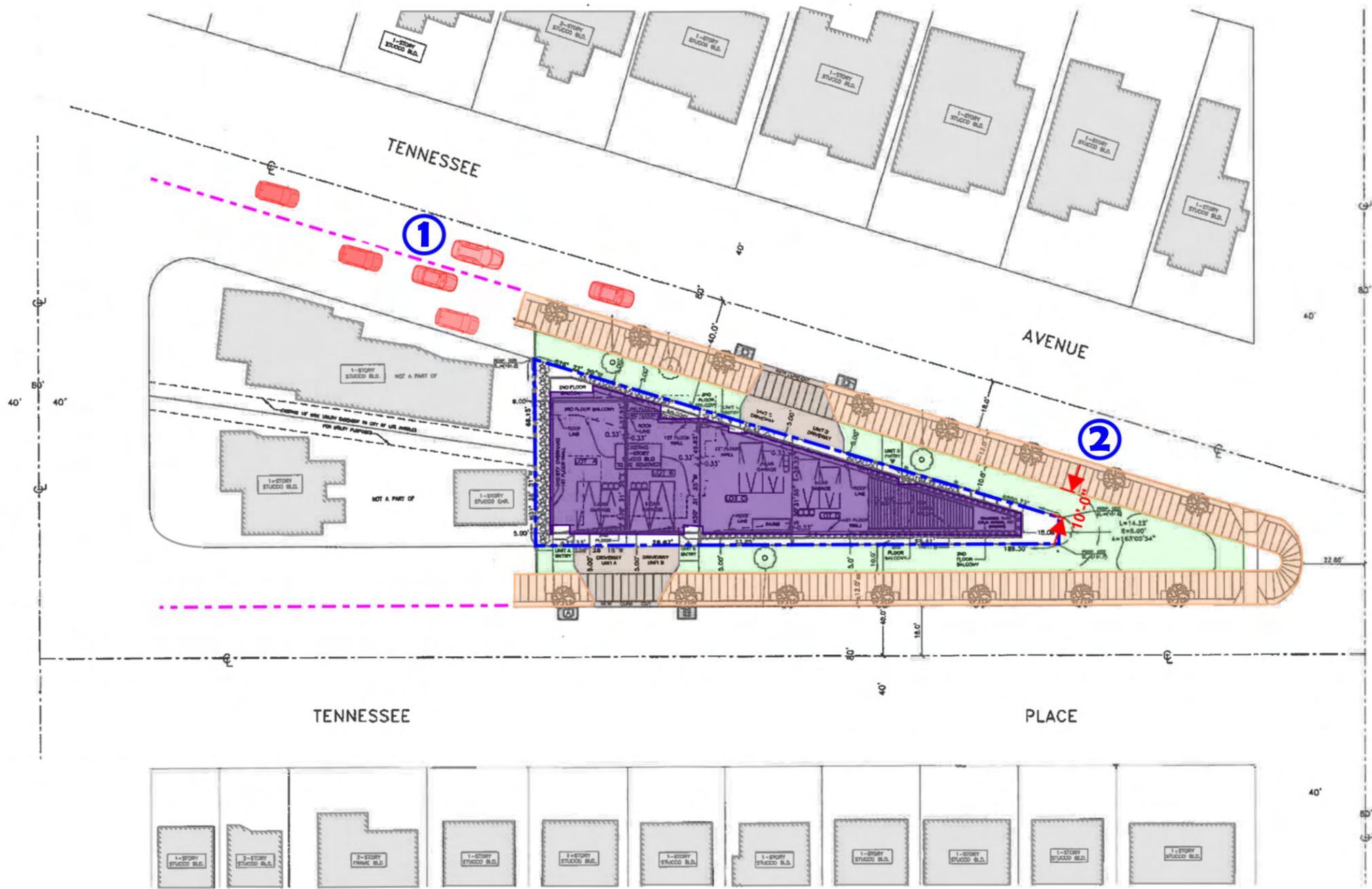
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### **2 attachments**

 **JuttingMap.pdf**  
414K

 **BackingOutOfGarage.pdf**  
2190K

WESTGATE AVENUE



- ① UNSAFE CONDITIONS - THE UNEVEN CONDITION OF THE STREET / SIDEWALK WILL CAUSE A DANGEROUS TRAFFIC CONDITION**
- ② ENCROACHING INTO PUBLIC SPACE - DEVELOPMENT STAND TO ANNEX 10' OF PUBLIC SPACE**

\*\*\* For Illustrative purposes. Not to scale.

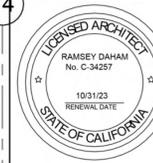
UNIT A	UNIT B	UNIT C	UNIT D	TOTAL PROJECT
GROUND FLOOR: 813 SF	GROUND FLOOR: 645 SF	GROUND FLOOR: 702 SF	GROUND FLOOR: 749 SF	UNIT A: 2,551 SF
SECOND FLOOR: 1,121 SF	SECOND FLOOR: 949 SF	SECOND FLOOR: 953 SF	SECOND FLOOR: 975 SF	UNIT B: 2,211 SF
THIRD FLOOR: 617 SF	THIRD FLOOR: 617 SF	THIRD FLOOR: 623 SF	THIRD FLOOR: 541 SF	UNIT C: 2,278 SF
TOTAL: 2,551 SF	TOTAL: 2,211 SF	TOTAL: 2,278 SF	TOTAL: 2,265 SF	UNIT D: 2,265 SF
				UNIT TOTAL: 9,305 SF

**FLOOR PLAN NOTES:**

- SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.

WALLS	ASSEMBLY TYPES	FLOOR PLAN LEGEND
1 10" CONC. - BACK LAG PER STRUCT. AND SHORING (SEE 1/A6.20 FOR DETAIL)	1 CONC FLOOR PER STRC. W/ WOOD FINISH (SEE 1/A6.40 FOR DETAIL)	1 FLOOR TYPE
2 10" CONC. - FRONT LAG PER STRUCT. AND SHORING (SEE 2/A6.20 FOR DETAIL)	2 CONC FLOOR PER STRC. W/ TILE FINISH (SEE 2/A6.40 FOR DETAIL)	1 HR
3 CONC. PER STRC. (SEE 3/A6.20 FOR DETAIL)	3 WOOD JOIST PER STRC. W/ WOOD FINISH (SEE 3/A6.40 FOR DETAIL)	2 HR
4 CMU PER STRC. (SEE 4/A6.20 FOR DETAIL)	4 WOOD JOIST PER STRC. W/ TILE FINISH (SEE 4/A6.40 FOR DETAIL)	SD SMOKE DETECTOR
5 2x6 EXTERIOR WALL ASSM. W/ BOARD FORMED CONCRETE VENEER	5 WOOD JOIST PER STRUCT. W/ WOOD DECKING (SEE 5/A6.40 FOR DETAIL)	CM CARBON MONOXIDE
6 2x6 EXTERIOR WALL ASSM. W/ 1X2 CEDAR STRIPS	6 WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (SEE 6/A6.40 FOR DETAIL)	EXHAUST (GENERAL NOTES #2,3)
7 2x4 INTERIOR WALL ASSM. (SEE 7/A6.20 FOR DETAIL)	7 WOOD JOIST PER STRC. W/ PEDESTAL DECK TILE (SEE 7/A6.40 FOR DETAIL)	X WINDOW TAG
8 DOUBLE WALL ASSM. (SEE 8/A6.20 FOR DETAIL) 1-HR		XXX DOOR TAG
9 CMU PER STRC W/ INTERIOR WALL ASSM. (SEE 10/A6.20 FOR DETAIL) 2-HR		WALL TYPE
		ELEVATION MARKER
		PROPERTY LINE
		ACCESSIBLE ROUTE
		SEWER LINE

**breakformdesign**  
 109 eucalyptus drive, el segundo, ca 90245  
 (9) 310.322.3700

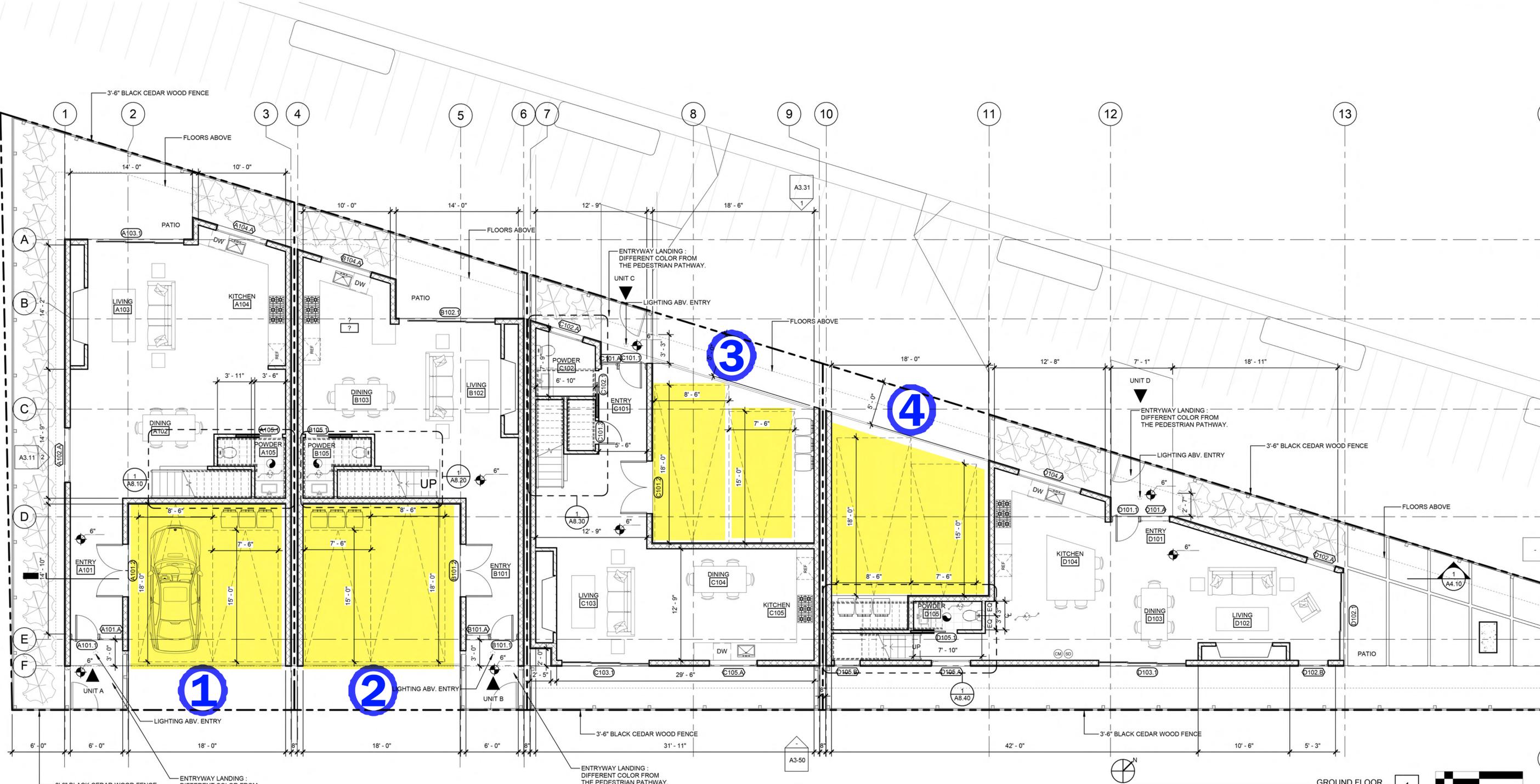


11835 TENNESSEE PL, LOS ANGELES, CA 90064

**REVISIONS**

NO.	DATE	DESCRIPTION

14  
 DRAWN NH  
 CHECKED PNK  
 DATE 10/19/2022 12:04:05 PM  
 SCALE As indicated  
 JOB # 21-A014  
 A2.10



**4 GARAGES, 2 CAR EACH**

GROUND FLOOR 1  
 3/16" = 1'-0"  
 0 1 2 5 10



Connie Chauv <connie.chauv@lacity.org>

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## 11835 Tennessee Pl.

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Arna Zlotnik <arnazlotnik@gmail.com>

Sun, Mar 19, 2023 at 7:13 PM

To: Connie Chauv <connie.chauv@lacity.org>

Cc: Rudy Hartanto <rudyhartanto25@gmail.com>, Carrie Nedrow <cnedrow@sbcglobal.net>, Jeremy Horn <jeremy@ateliertutors.com>, Ck B <cyrus320@msn.com>, Amar Kohli <akohli111@aol.com>

3-19-23

Connie Chauv

Los Angeles City Planner

ATTN: Area Planning Commission, Hearing Officer

RE: AA-2022-1157-PMLA-SL-HCA; APCW-2022-1156-SPE-HCA

Specific Plan Exception

WHAT IS PURPOSE OF THIS HEARING?

Ms. Chauv and Area Planning Commission, Hearing Officer:

What is the purpose of this hearing? Is the Hearing Officer going to conduct a meaningful hearing? The Hearing Officer as well as the Commission knows or should know the laws related to this request. Neighbors should not have to point this out. We do not have the deep pockets to hire a consultant/lobbyist to represent us. It should not be necessary.

If we the neighborhood did not expend time and energy to put forth our concerns, would the Commission merely "rubber stamp" the developer/owner's request?

The law is clear, THE COMMISSION DOES NOT HAVE THE AUTHORITY TO GRANT A REQUEST TO ADJUST THE STRICT REGULATION OF SETBACK. The developer/owner knows this and admitted it in his SPE. He requests that you simply ignore this, which you cannot do.

THE DEVELOPER/OWNER CANNOT BENEFIT FROM A SELF-IMPOSED HARDSHIP which this is.

### Developer/owner's solutions?

1) Ignore the law.

2) Request/demand non-viable suggestions,

a) "Vacate" the subject 10 ft. right-of-way to the developer/owner? This should be denied. If granted this would set a dangerous precedent and there are no regulations to support this. Or else, please provide us with settled law.

b) Revocable-permit. This is a trick, a ruse, and does not apply to this type of situation, an irreversible situation.

This should be denied. If granted, the developer/owner builds their project with no guarantee of abiding by the conditions of the permit, it will be too late to enforce once the project is completed. Who is to insure the conditions are upheld, who is to pay for cost of insurance, and maintenance? Who is the pay for the enforcement of the conditions, if necessary?

Additionally, this proposed solution would NOT change property title to the developer/owner, the 10 ft. ROW would still be property of the City of Los Angeles and as such, THE COMMISSION DOES NOT HAVE AUTHORITY TO ADJUST THE STRICT REGULATED SETBACKS.

The only viable solution is scale back the project to fit within the 15 ft. setback requirement or the developer/owner could buy at a fair market value the subject 10 ft. ROW, then he would have the 10 feet necessary to offset the 5 ft setback request. NO ONE IS ABOVE THE LAW.

Thank you for your consideration in this regard.

Arna Zlotnik, Property Owner

11801 Tennessee Ave.



Connie Chauv <connie.chauv@lacity.org>

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**On behalf of Helen, 2300 S Westgate Avenue, Los Angeles, CA 90064**

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**Carrie Nedrow** <cnedrow@sbcglobal.net>  
To: Connie Chauv <connie.chauv@lacity.org>

Fri, Mar 17, 2023 at 4:45 PM

RE: Public hearing: [11835 W Tennessee Place](#)  
(AA-2022-1157-PMLA-SL-HCA & APCW-2022-1156-SPE-HCA)

Dear Ms Chauv,

The Neighbor who resides immediately adjacent on the NW side of the property described above asked that I send in her signed concerns of the project. She did not have access to email at the time and requested I send this in for her.

Sincerely,

Carrie Nedrow

March 21, 2023

Connie Chauv, City Planner  
Los Angeles City Planning, Department of City Planning

[connie.chauv@lacity.org](mailto:connie.chauv@lacity.org)

ATTN: Area Planning Commission, Hearing Officer  
RE: Public Hearing: 11835 W Tennessee Place  
(AA-2022-1157-PMLA-SL-HCA & APCW-2022-1156-SPE-HCA)

Dear Ms. Chauv / Area Planning Commission, Hearing Officer:

We are submitting this letter to vehemently object the planning application for the following reasons:

**Self-imposed Hardship** – The proposed project of building 4 houses is a self-imposed hardship. Other developers purchased similar lots in the neighborhood, and they consistently built within the boundaries of the code without any exceptions or ROWs. Why should this developer be different? They were well aware of the property constraints prior to purchasing and should not be asking special treatment just because it is in their favor and at the expense of the neighborhood.

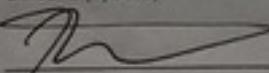
**Design** – The proposed dwelling is not of a design which is in keeping with the scale, character, or appearance of the neighborhood. The size of the project is overwhelming to the scale of the lot, which is very prominent at the intersection. This is not Pico Boulevard, the buildings will be unsightly at the center of our low scale neighborhood. Instead of asking for exception, they should be complying with the code and reducing footage.

**No Community Value or Neighborhood Benefits** – No one in our neighborhood will be benefitting from this encroachment except the developer. If the city allows the developer the exception of 5' setback, then the developer would be in fact encroaching 10' of public land on two sides. At the ongoing market price of \$800 / S.F., the developer would be benefitting at the rate of \$3 million plus with absolutely no community or neighborhood benefits.

**Fairness and Equality** – All the residential lots in the neighborhood requires a 15' setback, without exception. If the city grants the exception of 5' setback and encroaching 10' into the public land, then in fairness to all of us in the neighborhood, we should be entitled to that same exception as well. And the burden of reconstructing the sidewalk and infrastructure to the new property line should not be on the neighborhood, but on the city itself.

I, therefore, strongly request that this application be rejected and require the developer to comply with the code just like everyone else is.

Sincerely yours,



Name

2300 S. Westgate AVE.  
Address Los Angeles, CA. 90064



Connie Chauv <connie.chauv@lacity.org>

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## Complaint: Public hearing: 11835 W Tennessee Place (AA-2022-1157-PMLA-SL-HCA & APCW-2022-1156-SPE-HCA)

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Carrie Nedrow <cnedrow@sbcglobal.net>

Fri, Mar 17, 2023 at 4:34 PM

To: Connie Chauv <connie.chauv@lacity.org>

Cc: Arna Zlotnik <Arnazlotnik@gmail.com>, Rudy Hartanto <rudyhartanto25@gmail.com>, Ck B <cyrus320@msn.com>, Jeremy Horn <jeremy@ateliertutors.com>, Amar Kohli <akohli111@aol.com>

Dear Ms Chauv,

RE: Public hearing: 11835 W Tennessee Place  
(AA-2022-1157-PMLA-SL-HCA & APCW-2022-1156-SPE-HCA)

I am writing to you to voice my concerns on the proposed Exemption above referenced property to allow reduced front yards of 5 feet in lieu of the 15 feet otherwise required by the Exposition Corridor Transit Neighborhood Plan ("Expo TNP") section 4.3.1.A2.

Over the course of 2022, the developer of this project attended multiple neighborhood meetings and made overtures to reduce resistance to their request. The overall finding of the PLUM committee is that there are no significant neighborhood improvements that the developer can offer.

I offer a proposal in lieu of granting the exception to the developer:

**The City of Los Angeles purchases the property from the developer and makes plans for creating a park for the community.**

- Within four blocks of the triangle, over 1,000 apartment units are under construction or in the plans for development. According to the 2021 US Census, nearly 40% of all Los Angeles Household have DOGS which need a place to be walked. Even if only 20% of the rentals in the neighborhood have dogs, that is 200 households searching for a place to walk their dogs in the neighborhood. While the Exposition Bike Path may provide some support, you may be well aware that there are no trash cans and limited landscaping and sanitation support for the MTA property.
- Using the Proposition 68 funds set aside for Los Angeles Parks, it seems appropriate to support a NEW green space given the enormous amount of development in the area related to the Exposition Corridor.

**Please do not grant the exception request.**

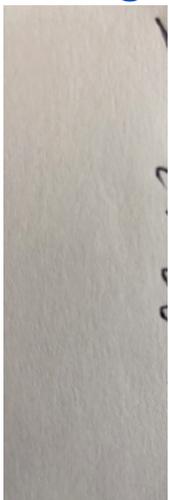
Below are my greatest concerns related to the proposed exception:

1. **Implied narrowing of the Tennessee Streets.** As the project has been explained to the neighbors of Tennessee/Exposition neighborhood, a sidewalk or similar space would be extended 10-feet into the street with abrupt beginnings and ends on both sides of the triangle. The neighborhood has witnessed multiple automobile accidents on the newly narrowed block east of the triangle and we see no benefit to this proposal. The abrupt start and stop of the narrowed section will create a significant traffic hazard.

2. **Self-Imposed Hardship.** The lot is a clearly established challenging development site. While I cannot imagine the decision-making behind the purchase of this property, the purchaser had to have a survey and knew the exact property lines and concerns with the challenges this triangle presents prior to purchase.
  - a. It is well known that the realtor, Kevin DaSilva (LICENSED REAL ESTATE SALESPERSON, DRE #: 01946257) has strong ties with the small lot developer community and is quick to present their offers to buyers without fairly representing the offers of others. In fact the developer feels misled by the marketing of the project, it seems appropriate that they file complaints to the realtor's board rather than ask the city for these exceptions.
3. Another concern with this transaction is related to the fairness of neighbors adjacent and across the streets from this property. **This developer is increasing the property value of the lot by at least 4 times while the neighbors reap no benefits.** It seems only equitable for the hardworking homeowners to have the same exceptions grandfathered to them so that they may increase their property values in the same manner. *I would not benefit* from this act - but this activity seems disrespectful to the tax-paying community that makes these neighborhoods attractive to develop.
4. Another concern is that the developer will **remove the existing redwood tree and additional older trees currently on City Property.** As you know, there are ordinances against removing city trees. This particular tall conifer is one of three trees in the immediate neighborhood that are safe havens for birds of prey moving between the mountains. We have seen Re-Tailed Hawks, Barn Owls, and Great Horned Owls in these trees at an increasing rate over the years while other high trees are being removed elsewhere on their route.

I appreciate that you have a very challenging role to balance the interests of creating a higher density city while ensuring the long-term vision for a safe and beautiful community. This project will NOT significantly impact higher density housing - only line the pockets of the developer with profit. This project will provide the developer with four (4) expensive properties likely valued close to \$1.7-2.0 million dollars each. The builder could stay within the limits of their property and reap excellent financial gains.

Carrie Nedrow  
408-858-8992  
[cnedrow@sbcglobal.net](mailto:cnedrow@sbcglobal.net)







Connie Chauv <connie.chauv@lacity.org>

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## AA-2022-1157-PMLA-SL-HCA; APCW-2022-1156-SPE-HCA

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Arna Zlotnik <arnazlotnik@gmail.com>

Fri, Mar 17, 2023 at 12:17 PM

To: Connie Chauv <connie.chauv@lacity.org>

Cc: Rudy Hartanto <rudyhartanto25@gmail.com>, Jeremy Horn <jeremy@ateliertutors.com>, Amar Kohli <akohli111@aol.com>, Ck B <cyrus320@msn.com>, Carrie Nedrow <cnedrow@sbcglobal.net>

3-17-23

RE: AA-2022-1157-PMLA-SL-HCA; APCW-202201156-SPE-HCA;

[11835 Tennessee Pl](#)

Hearing scheduled for March 23, 2023

Power point presentation request

Ms. Chauv:

This hearing is soon upon us. As you indicated,

**"Note that if the applicant submits a powerpoint presentation for the hearing, it will be uploaded approximately 72 hours prior."**

Please provide the owner's powerpoint presentation upon receipt. Thank you.

Best, Arna Zlotnik



Connie Chauv <connie.chauv@lacity.org>

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## Public Hearing for 11835 Tennessee Place(APCW-1156-SPE-HCA & AA-2022-1157-PMLA-SL-HCA)

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Ck B <cyrus320@msn.com>

Fri, Mar 17, 2023 at 11:53 AM

To: "connie.chauv@lacity.org" <connie.chauv@lacity.org>

Cc: Arna Zlotnik <arnazlotnik@gmail.com>, Amar Kohli <akohli111@aol.com>, Carrie Nedrow <cnedrow@sbcglobal.net>, Jeremy Horn <jeremy@ateliertutors.com>

Ms. Chauv, City Planner

The objection of the neighbors has been filed with your office via email in reference to the subject matter. The extension of the sidewalk into the roadway will cause narrowing the road and losing one lane, the subject property is within one mile radius of freeway 10 off ramp & with 600 units(west edge)coming to the market soon and 460 units breaking ground will cause excessive traffic in the subject properties area. The city planning solution to ease the traffic on 405 freeway was adding more lanes to the freeway. How does it make sense to eliminate one lane and narrowing the road to benefit an experience developer who has caused self-imposed hardship on himself!

We as the neighborhood council, are not against any development that stays within the permitted guidelines of zoning. Extending the sidewalk on portion of the triangle will cause safety issue for the general public, the only way to correct this would be to extend the sidewalk all around the triangle not just around the subject property. City will have to spend huge amount of money to extend the remainder of the sidewalk and narrow the road for who's benefit? We hope that this not a preferential treatment for one developer. We like to go record about the safety issues with this extension and request that you and the hearing officer take a closer look the issues with this setback variance. Thank you for your consideration.

all the best,

Cyrus Bazazi

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Connie Chauv <connie.chauv@lacity.org>

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## Public Hearing: 11835 Tennessee Place (APCW-2022-1156-SPE-HCA & AA-2022-1157-PMLA-SL-HCA)

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Rudy Hartanto <rudyhartanto25@gmail.com>

Thu, Mar 16, 2023 at 10:37 PM

To: "connie.chauv@lacity.org" <connie.chauv@lacity.org>

Cc: Amar Kohli <akohli111@aol.com>, Arna Zlotnik <Arnazlotnik@gmail.com>, Carrie Nedrow <cnedrow@sbcglobal.net>, Ck B <cyrus320@msn.com>, Jeremy Horn <jeremy@ateliertutors.com>

March 16, 2023

Connie Chauv, City Planner  
Los Angeles City Planner, Department of City Planning  
[connie.chauv@lacity.org](mailto:connie.chauv@lacity.org)  
ATTN: Area Planning Commission, Hearing Officer

RE: Public Hearing: 11835 Tennessee Place  
(APCW-2022-1156-SPE-HCA & AA-2022-1157-PMLA-SL-HCA)

Dear Ms. Chauv/Area Planning Commission, Hearing Officer,

After careful review of the filing material and carrying out research regarding the subject matter, we, the neighbors of the proposed project lot, are objecting to the planning application of the Tennessee Place project. Attached are documents in support of our objection accompanied by signatures from the neighbors who stand together in this objection.

We respectfully request that the Commission deny the setback exception and the ROWs requests.

Sincerely,  
Rudy Hartanto  
Neighbors of Tennessee Place

CC: Tennessee Corridor Alliance (TAC) - Amar Kohli, Arna Zlotnik, Carrie Nedrow, Cyrus Bazazi, Jeremy Horn

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 **2023-03-16-CityHearingObjection.pdf**  
977K

March 15, 2023

Connie Chauv, City Planner  
Los Angeles City Planning, Department of City Planning  
[connie.chauv@lacity.org](mailto:connie.chauv@lacity.org)  
ATTN: Area Planning Commission, Hearing Officer

RE: Public Hearing: 11835 W Tennessee Pl  
(AA-2022-1157-PMLA-SL-HCA & APCW-2022-1156-SPE-HCA)

**Objections to the Specific Plan Exception**

Dear Ms. Chauv/Area Planning Commission, Hearing Officer:

The property owner's plan is a small lot subdivision site subdivided into (4) new lots.

We recognize that as a small lot subdivision, there are certain relaxed building requirements, however, it still requires the 15 ft. setback, as set forth in LAMC §12.10 C) (1). The owner seeks "to permit a 5 ft. front yard setback in lieu of the 15 ft. yard setback *required*." [See Owner's SP Exception LAMC Section 11.5.7.F introductory paragraph.]

The authority pursuant to *Exposition Corridor Transit Neighborhood Plan* (Expo TNP) does NOT extend to the change of setbacks. According to the Expo TNP, under the heading of *Director's Authority*, the Director shall have authority to grant a Specific Plan Adjustment for *minor* deviations from the following Specific Plan regulations. . . (Expo 6.1.5.(A):

**Minor adjustments from other Specific Plan development regulations which do not substantially alter the execution or intent of those regulations to the proposed Project, AND which do not change the permitted . . . Setbacks or yards regulated by the Specific Plan."**  
**(Expo TNP 6.1.5.(A)(7))**

In the owner's Specific Plan Exception (SPE), the owner correctly acknowledges that the "Specific Plan states that projects are able to request *minor adjustments* from the Specific Plan development regulations which do not change . . . the *setbacks* regulated by the Specific Plan, as referenced above. The statute is clear and unambiguous, an Expo TNP Director does not have the authority to grant the requested exception of a 5 ft. setback. The owner's proffered solution is to simply disregard the stated regulation, asserting "this was not intended to preclude adjustments where appropriate." [See Owner's SPE, LAMC Section 11.5.7.F(2)(a).] No authority is cited for this assertion and shall not be considered.

Our objection to the **Specific Plan Exception** rests not only on lack of authority to do so, but also on the statutory mandated basis that exceptions cannot be granted to cure a self-imposed hardship, which this is.

Pursuant to LAMC §11.5.7 F (1) (a):

**"An exception from a specific plan shall not be used to grant a special privilege, nor to grant relief from self-imposed hardships."**

There is a 10 ft. right-of-way that abuts three sides of the owner's uniquely shaped property that *belongs to the City of Los Angeles* that the owner seeks to annex to off-set his 10 ft. setback deficit. The owner knew of this issue at time of purchase. He assumes that this city-owned right-of-way will simply be annexed by him, enabling him to proceed with his intended building project. This is a self-imposed hardship.

Additionally, the owner seeks to utilize an *additional* 10 ft. of roadway right-of-way surrounding his property for the mandated sidewalk, thereby narrowing the street widths in the process, marginalizing the benefit of the wide streets of this neighborhood. The owner's plan treats this result as an insignificant and peripheral loss to our neighborhood. The 10 ft. right-of-way abutting the owner's property should be used for the mandated sidewalk, that presumably was the initial intent of the City of Los Angeles, not the 10 ft. roadway right-of-way.

The Exceptions from Specific Plans [LAMC 11.5.7 F(2)] state the following:

The Area Planning Commission may permit an exception from a specific plan if it makes all the five findings listed paragraphs (a)-(e). Upon a careful review and analysis of paragraphs (a)-(d) of his SPE, the owner fails to prove each of these required findings. Please consider the following.:

Please note when reviewing the owner's SPE responses to these requirements, the owner seeks the annexation of this Los Angeles City owned 10 ft. right-of-way which abuts his land boundaries, which simply put is 'a property grab.' In attempting to disguise the true nature of this proposal he utilizes several euphemistic terms. We are not to be fooled. Consider the following:

In their response to paragraphs (a)-(d), the owner utilizes phrases, such as: The use of "In excess, or excess land." "*The rights-of-way abutting the project site . . .*" "*. . . excess right-of-way strips* on both sides of the property street frontage, each 10 feet in width. "*. . . the 10 feet of excess public rights-of-way.*" "*Land dedicated to the public rights-of-way . . .*" "*. . . vacate the excess right -of-way land. . .*"

The owner seeks to obtain this city owned property by suggesting, "[i]f the City were to *vacate* the excess right -of-way land back to the subject site," the project would be able to provide the yards required by the strict application of the front setback regulation of the Expo TNP. See SPE at LAMC §11.5.7 F (2) (d) [Emphasis added].

Herein, the owner acknowledges the mandated strict application of the front setback regulations. What he is proposing is that if you "vacate" the property to him, it obviates the need to request the setback exception, which he knows you do not have authority to grant.

The Commission should mandate the 15 ft. setback and deny the requested annexation of the 10 ft. right-of-way and 10 ft. roadway right-of-way. Any hardships resulting in denying his requests are self-imposed and to find otherwise would be the granting of a special privilege.

1) See Request at LAMC §11.5.7 F (2) (a).

This finding requires the owner to establish that “*the strict application of the regulations of the specific plan to the subject property would result in practical difficulties or unnecessary hardship . . .*” The regulation that the owner refers to is, as referenced above, is Expo TNP 6.1.5.(A)(7), wherein the director has no authority to adjust a mandated setback. He is asking you to disregard this regulation because it would render this property unusable. This assertion is irrelevant. The director has no authority, as well as, it is a self-imposed hardship.

Desperate for an alternative finding, reluctantly accepting that the Commission does not possess the authority to make adjustments to the setback requirement, the owner proposes basically that if he could annex the 10 ft. right-of-way, the 15 ft. requirement would be met and the strict application of the regulation of the 15 ft. setback would unnecessary. This is not only an unauthorized property grab, but he conflates the need to annex the 10 ft. right-of-way with the requirements of the Bureau of Engineering’s Standard Street Dimensions 10 ft. street width standard. This is nonsensical and should be disregarded. The site’s narrow width and position along to frontage streets is irrelevant, this was known to the owner at the time of the purchase and must re-configure his project plan. This is a self-imposed hardship, not an unnecessary hardship.

2) See Request at LAMC §11.5.7 F (2) (b).

The owner states this a triangular street island, unique to most other properties in the neighborhoods, it is however, not an exceptional circumstance. This configuration was known to the owner at the time of the purchase. He states that the 10 ft. street reduction combined with the 10 ft. right-of-way property grab, the 85 ft. distance would be maintained between physical structures. This distance is irrelevant. His plan calls for the annexation of the 10 ft. right-of-way and the narrowing of the streets. Narrowing of the streets is a serious and consequential impact on the preservation and enjoyment of the substantial property rights of the other property owners. This is not a zero impact solution. Additionally, this is a self-imposed hardship.

3) See Request at LAMC §11.5.7 F (2) c).

The owner asks the Director to find that this exception is necessary to preserve the substantial property right that is generally possessed by other property within the specific plan area, or else it renders the property unusable. Not true, he could scale down his project to fit the boundaries of the property. The property right to take city property to off-set a setback and narrow the streets is NOT a substantial property right that is generally possessed by other property within the specific plan area. It is also a self-imposed hardship.

4) See Request at LAMC §11.5.7 F (2) (d).

The owner asserts that granting of this exception will not be detrimental to the public welfare or injurious to the property . . . in the vicinity. The 85 ft. distance between physical structures is irrelevant. He seeks to narrow the street to accommodate the sidewalk that should be on the right-of-way abutting his property line. The Bureau of Engineering's Standard Street Dimensions for Standard Local Streets is only a minimum! We do not see the city going around narrowing streets that are too wide just because they are too wide. This is a fallacious argument, without merit and should not be a basis to grant any exceptions. The narrowing of the street affects our enjoyment of the neighborhood and bicyclists will lose the freedom to ride safely and will be further impacted by cars parking on the street. Do not take away from the neighborhood that which is our enjoyment and practical benefits to the driving culture and property values. It is also a self-imposed hardship.

IN CONCLUSION

There is no dispute as to the law or fact. The owner has failed to establish the five requisite findings pursuant to LAMC 11.5.7F(2) (a)-(e), the Commission has no authority to grant the 5 ft. setback and this is a self-imposed hardship, that the matters complained of were known to the owner at the time of purchase.

The owner is trying to ameliorate a self-inflicted hardship by passing it on unceremoniously to the City and surrounding neighbors. His proposal infringes on the rights of the neighborhood and settled regulations, and adversely affects the surrounding neighborhood, and the public welfare and safety.

It is respectfully requested that the Area Planning Commission deny the request for a 5 ft. setback exception, impose the mandated required 15 ft. setback, deny the annexation or "vacating" of the 10 ft. right-of-way and the 10 ft. roadway right-of-way annexation.

Name	Address	Signature
RUDY HARIANTO	11809 TENNESSEE AVENUE LOS ANGELES, CA 90064	<i>Rudy Harianto</i>
Anna Zlotnik	11801 Tennessee Ave, 90064	<i>Anna Zlotnik</i>
Carrie Nedrow	11756 Expo. Blvd, Los Angeles CA 90064	<i>Carrie Nedrow</i>
Cyrus BAZAZI	11802 EXPOSITION BLD, LA CA 90064	<i>Cyrus Bazazi</i>
SAR CENY	11821 TENNESSEE AVE	<i>SAR CENY</i>
Helen Robert	2300 Westgate Ave LA 90064	<i>Helen Robert</i>
NICK PHELPS	11878 TENNESSEE BLVD 10064	<i>Nick Phelps</i>
Francisco Macias	11840 Tennessee Pl CA, 90064	<i>Francisco Macias</i>
Genesan Kim	11828 Tennessee Pl CA, 90064	<i>Genesan Kim</i>
Woping Lu	11808 Tennessee Pl, CA, 90064	<i>Woping Lu</i>
Steve Sanez	11740 Exposition BC-CAL 90064	<i>Steve Sanez</i>
Dave Perrin	11744 Tennessee Av LA CA 90064	<i>Dave Perrin</i>
Adam Castellano	11740 Tennessee Ave LA CA 90064	<i>Adam Castellano</i>
KORB ROSA	11734 Tennessee Ave LA, CA 90064	<i>KORB ROSA</i>
SANDRA LANDAR	11716 TENNESSEE AV LA 90064	<i>Sandra Landar</i>
George Mori	11704 Tennessee Av. CA 90064	<i>George Mori</i>
DAVID HOWE	11838 EXPOSITION	<i>DAVID HOWE</i>
Yushi Huang	11735 Tennessee Ave	<i>Yushi Huang</i>
Matthew Simmons	11759 Tennessee Ave 90064	<i>Matthew Simmons</i>
Adam Phumens	11755 Tennessee Ave	<i>Adam Phumens</i>
Harold Hadrioff	11753 Tennessee Avenue	<i>Harold Hadrioff</i>

Name	Address	Signature
GREGORY LOA	11832 Tennessee Place, Los Angeles 90064	
ROBERT KAISAKI	11900 EXPOSITION BLVD 90064	
JEREMY HORN	11811 TENNESSEE AVENUE, LOS ANGELES 90064	
AMAR FOHLI	11765 TENNESSEE AV LOS ANGELES 90064	
KATHONG TRUNG	11935 TENNESSEE AVE LA 90064	
Luis Jivener	11816 Tennessee Pl. LA. 90064	
Amy Schultefand	11814 Tennessee Pl. LA CA 90064	
Kiyam Yachani	11746 Exposition Blvd. Los Angeles, CA	
Anita Rubenstein	11768 Exposition Blvd 90064	



Connie Chauv <connie.chauv@lacity.org>

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## AA-2022-1157-PMLA-SL-HCA; APCW-2022-1156-SPE-HCA

---

Jeremy Horn <jeremy@ateliertutors.com>

Tue, Mar 21, 2023 at 7:11 PM

To: connie.chauv@lacity.org

Cc: Rudy Hartanto <rudyhartanto25@gmail.com>, Arna Zlotnik <arnazlotnik@gmail.com>, cyrus320@msn.com, Carrie Nedrow <cnedrow@sbcglobal.net>, Amar Kohli <akohli111@aol.com>

RE: Public Hearing: 11835 Tennessee Place  
(APCW-2022-1156-SPE-HCA & AA-2022-1157-PMLA-SL-HCA)

Dear Ms. Chauv and Area Planning Commission, Hearing Officer,

I am joining my neighbors in urging you **not** to approve the proposed exemption, which would grant reduced front yards of 5 feet (normally 15 feet per the Exposition Corridor Transit Neighborhood Plan.)

Such exemption would solely benefit the developer, with only detriment for the existing homeowners of Tennessee Ave and Tennessee Place (and adjacent streets). This is clearly unfair to those of us who have lived here for years and have made additions and improvements to our homes in scale with the existing properties and followed city code. None of the neighbors, including myself, are against building and we understand that the corridor has new building allowances. We are concerned about major setback exemptions for a proposed development totally out of scale with every single home in our neighborhood.

We already are facing the increased traffic of more than one thousand new apartments from the two large-scale projects on the west side of Bundy Drive (both north and south of Olympic) just blocks away. Given the new Exposition corridor's allowance for higher density, there is already ample expansion of building scale allowed. We see the exemption from the setback as an unfair and unnecessary addition to the already increasing pressure we are up against.

I appreciate the time you have put into this matter and I hope that my viewpoint can add perspective to the information you have been gathering.

Thank you-Jeremy Horn



Connie Chauv <connie.chauv@lacity.org>

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## Fwd: Clarity on Sidewalk Condition

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**Rudy Hartanto** <rudyhartanto25@gmail.com>

Thu, Mar 30, 2023 at 12:52 PM

To: connie.chauv@lacity.org

Cc: Amar Kohli <akohli111@aol.com>, Arna Zlotnik <Arnazlotnik@gmail.com>, Carrie Nedrow <cnedrow@sbcglobal.net>, Ck B <cyrus320@msn.com>, Jeremy Horn <jeremy@ateliertutors.com>

RE: AA-2022-1157-PMLA-SL-HCA & APCW-2022-1156-SPE-HCA  
11835 W. Tennessee Ave

Dear Ms. Connie Chauv,

Jesi Harris, consultant on the developer's side, reached out for clarification regarding the safety matter that we brought up in the hearing on March 23, 2023.

Please see below our response to Jesi.

Thank you,  
Rudy and Margaret

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

From: **Rudy Hartanto** <rudyhartanto25@gmail.com>

Date: Thu, Mar 30, 2023 at 12:32 PM

Subject: Re: Clarity on Sidewalk Condition

To: Jesi Harris <harrislanduse@gmail.com>

Hi Jesi,

The proposed 5' front yard setback is too short. With the 10' distance from the property line to the curb and the 23'-6" width of the shared driveway, it will be difficult, if not impossible for a car to back out safely onto the street.

The driver would have to watch out for pedestrians while maneuvering the car without hitting the adjacent parked car in the garage, and negotiating the short, angled shared driveway which is sloping onto the street pavement.

This is a very unsafe situation for the driver, pedestrian, and the oncoming traffic. It reinforces the need for the 15' setback as stated in the Los Angeles City Municipal code.

Regards,

Rudy

On Wed, Mar 29, 2023 at 1:06 PM Jesi Harris <harrislanduse@gmail.com> wrote:

Thank you, Rudy.

I appreciate you voicing your concerns and look forward to getting more clarity so they can be properly addressed.

Best,  
Jesi

On Wed, Mar 29, 2023 at 11:09 AM Rudy Hartanto <[rudyhartanto25@gmail.com](mailto:rudyhartanto25@gmail.com)> wrote:

Hi Jesi,

We appreciate you reaching out. We have not ignored your email and will be sending a reply soon.

Thanks,  
Rudy

On Fri, Mar 24, 2023 at 12:35 PM Jesi Harris <[harrislanduse@gmail.com](mailto:harrislanduse@gmail.com)> wrote:

Hi, Rudy and Margaret,

Hope you're well.

I just wanted to reach out and get clarity on something you brought up at yesterday's Hearing for 11835 Tennessee Place. You mentioned that the yard reduction would make it dangerous to back out of the driveway onto the public streets. I want to make sure that the project team understands your concern so that we can address it with LADOT.

Were you saying that, because the sidewalk would only be five feet from the garage, there wouldn't be enough clearance for drivers to see oncoming traffic or that the roadway itself would be too close to the garage to provide adequate site distance?

In either case, allow me to clarify that no roadway widening is being proposed as part of this project so the roadway distance from the garage should remain consistent with the current conditions.

Would you mind providing some clarity on this so we can make sure your concern is addressed?

Thanks, you all. We're happy to hop on a call or a Zoom if it's easier to discuss that way.

Best,  
Jesi

--

Jesi Harris  
Planning Project Manager, Brian Silveira & Associates  
704.277.7332

--

Jesi Harris  
Planning Project Manager, Brian Silveira & Associates  
704.277.7332



Connie Chauv <connie.chauv@lacity.org>

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## AA-2022-1157-PMLA-SL-HCA & APCW-2022-1156-SPE-HCA -- Parcel Map Stamp Dated Oct 27, 2022

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Rudy Hartanto <rudyhartanto25@gmail.com>

Tue, Apr 11, 2023 at 8:57 PM

To: Connie Chauv <connie.chauv@lacity.org>, "sergio.ibarra@lacity.org" <sergio.ibarra@lacity.org>

Cc: "Jeff.khau@lacity.org" <Jeff.khau@lacity.org>, "michael.amster@lacity.org" <michael.amster@lacity.org>, Amar Kohli <akohli111@aol.com>, Arna Zlotnik <Arnazlotnik@gmail.com>, Carrie Nedrow <cnedrow@sbcglobal.net>, Ck B <cyrus320@msn.com>, Jeremy Horn <jeremy@ateliertutors.com>

April 11, 2023

Connie Chauv, City Planner  
Los Angeles City Planning, Department of City Planning

ATTN: Deputy Advisory Agency Hearing Officer, Sergio Ibarra

RE:AA-2022-1157-PMLA-SL-HCA  
APCW-2022-1156-SPE-HCA  
PARCEL MAP STAMP DATED OCT. 27, 2022  
([11835 Tennessee Place](#))

cc: Jeff Khau, Planning Deputy, 11th District  
Michael Amster, West Los Angeles, Field Deputy

Dear Ms. Chauv and Mr. Ibarra,

We, the neighbors, have additional comments and questions regarding the proposed project.

Please see the attachment for your review.

We are also cc'ing Mr. Jeff Khau and Mr. Michael Amster so they are aware of the progress in the proposed project.

Sincerely,  
Rudy Hartanto & Tennessee neighbors

cc: Tennessee Corridor Alliance (TAC) - Amar Kohli, Arna Zlotnik, Carrie Nedrow, Cyrus Bazazi, Jeremy Horn



**The parcel map letter.pdf**

162K

April 11, 2023

Connie Chauv, City Planner  
Los Angeles City Planning, Department of City Planning  
[connie.chauv@lacity.org](mailto:connie.chauv@lacity.org)

ATTN: Deputy Advisory Agency Hearing Officer Sergio Ibarra

RE: AA-2022-1157-PMLA-SL-HCA  
APCW-2022-1156-SPC-HCA  
PARCEL MAP STAMP DATED OCT. 27, 2022

Dear Ms. Chauv and Mr. Ibarra:

*Planning Department Staff Report and Preliminary Parcel Map Report With Conditions'* reference to the Parcel Map stamp dated October 27, 2022 ("parcel map") is the subject of your recommendations. (Copy of parcel map attached.)

We strongly disagree with your pre-approved recommendation. It is requested that your final determination in this matter is to deny the applicant's parcel map plan. As an advisory agency, it is your job to advise the APC when making your recommendation. Knowing the influence your recommendation will have, we strongly request you consider the impact of your decision in light of the deficiencies of the application and SPE as discussed below.

**REGARDING THE PARCEL MAP STAMP DATED OCTOBER 27, 2022**

Our review of the above-referenced reports indicates that the parcel map does not accurately reflect the current plan as presented at the DAA hearing of March 23, 2023. Accordingly, the DAA should not consider the parcel map in its present form and a revised plan in substantial compliance with the current plans must be submitted to the Department of City Planning before any recommendations can be made or approval of the final map. Please consider the following inconsistencies in need of revision:

1. The sidewalk to be installed that extends into the street that surrounds the property as indicated on the parcel map was withdrawn and is no longer part of the plan.
2. Regarding of the status of the 10 ft. right-of-way that abuts the subject property. No determination has been made as to what is to be done with this ROW. Who is to install and maintain the plan as to this 10 ft. ROW? Is it going to be a sidewalk, a green space, a rock garden or a weed infested plot of land? Are the trees located on this ROW to be removed or preserved? According to the parcel map notes, "Four existing street trees to be removed." The applicant is presently in contact with the BOE and Urban Forestry regarding the trees and/or removal of the sidewalk condition.

## 5 FOOT SETBACK VARIANCE IS UNLAWFUL AND AGAINST POLICY

The *Planning Department Staff Report* and *Preliminary Parcel Map Report With Conditions* fail to include any meaningful analysis or detailed review of the application and SPE submitted by the applicant, in relation to the 5ft. setback variance request as found in the revised Lot Matrix. We request that a thorough review be conducted before any decision is made in light of the lack of legal bases for this exception.

On Page 11, paragraph 17 (e) of the *Conditions Report*, in a 'Note to City Zoning Engineer and Plan Check,' it is asserted that “*minor* deviations to the map’s setback are allowed . . .,” permitting the 5 ft. setbacks. This is incorrect and misleading. The authority pursuant to *Exposition Corridor Transit Neighborhood Plan* (Expo TNP) allows for minor adjustments but does NOT extend to the change of setbacks. (Expo 6.1.5.(A)(7).)

Although, the proposed parcel map is subject to the SPE if granted, your preapproval of the parcel map presupposes that it will be granted. Is this standard protocol?

That the SPE submitted relies on LAMC Section 11.57.F. The *Staff Report* and *Preliminary Parcel Map Report With Conditions* do not mention any analysis or opinion of the representations made by the applicant in the SPE as it relates to this particular statute. LAMC 11.57.F(2) states that the APC *may* permit an exception from a specific plan if it makes *all* of the findings as to all five requirements found in Paragraphs (a)-(e). Our review as to paragraphs (a)-(d) do not support a finding as to each. Thereby the SPE should not be granted and your recommendations to approve the plan should not stand based upon this.

For example, in **Paragraph (a)**, the strict application of the regulations of the specific plan to the subject property would subject the property to practical difficulties or unnecessary hardships.

The exception should not be granted because this is not an “unnecessary hardship” but a self-imposed hardship. The applicant knew of the limitations when he purchased the subject property. Therefore, there cannot be a finding as to this paragraph.

According to LAMC §11.5.7 F (1) (a):

**“An exception from a specific plan shall not be used to grant a special privilege, nor to grant relief from self-imposed hardships.”**

## CONCLUSION

We respectfully believe the power given to municipalities to grant use variances based on unnecessary hardships is expressly restricted. This highly sophisticated and experienced developer/owner applicant gambled on being able to obtain the requested variance, and any hardship that results is entirely his own creation. Any decision contrary to this policy would be tantamount to granting a special privilege to the applicant which is not allowed.

That the strict regulation as referenced above does not grant the planning department or the APC the authority to grant the 5 ft. setback variance. This regulation should not be ignored and the request should be denied on this basis alone.

The scale of the project is out of proportion to the size of the lot and the surrounding neighborhood and will stick out like glaring imposing structures, spoiling the nature and flow of the immediate area. The size and scope of this project has no place in our neighborhood.

Based on the foregoing, we respectfully request that a revised parcel map be submitted, a new *Staff Report* and *Preliminary Parcel Map Report With Conditions*, in relation to the issues presented herein, including the denial of the 5 ft. setback variance, be prepared and that a new hearing be scheduled in accordance with our noted concerns.

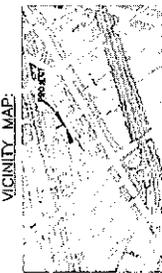
Thank you for your consideration in this regard.

The Tennessee Corridor Alliance

cc: Jeff Khau, Planning Deputy, 11<sup>th</sup> District  
[Jeff.khau@lacity.org](mailto:Jeff.khau@lacity.org)

Michael Amster, West Los Angeles Field Deputy  
[Michael.amster@lacity.org](mailto:Michael.amster@lacity.org)

**PRELIMINARY PARCEL MAP NO. AA-2022-1157-PMLA-SL-HCA**  
 FOR SMALL LOT SUBDIVISION PURPOSES  
 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

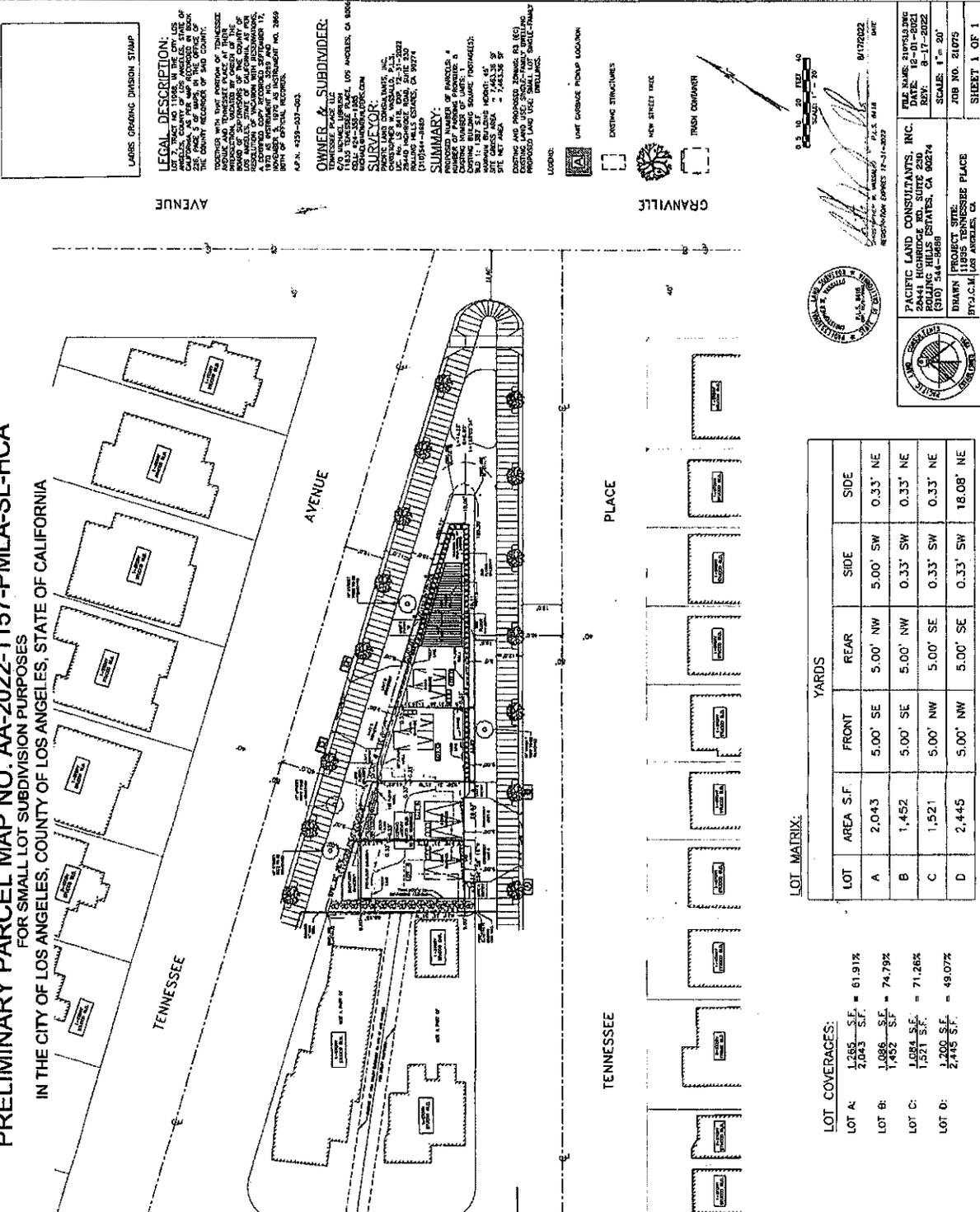


VICINITY MAP:  
 NOT TO SCALE  
 LOS ANGELES DEPT. OF CITY PLANNING  
 SUBMITTED FOR FILING  
 PARCEL MAP

OCT 27 2022

REVISED MAP  EXTENSION OF TIME  
 FINAL MAP UNIT  MODIFIED  
 DEPUTY ADVISORY AGENCY

WESTGATE AVENUE



**LOT COVERAGES:**

LOT A:	1,265 S.F.	= 61.91%
LOT B:	1,086 S.F.	= 74.79%
LOT C:	1,521 S.F.	= 71.26%
LOT D:	2,445 S.F.	= 49.07%

**LOT MATRIX:**

LOT	AREA S.F.	YARDS				SIDE
		FRONT	REAR	SIDE	SIDE	
A	2,043	5.00' SE	5.00' NW	5.00' SW	0.33' NE	
B	1,452	5.00' SE	5.00' NW	0.33' SW	0.33' NE	
C	1,521	5.00' NW	5.00' SE	0.33' SW	0.33' NE	
D	2,445	5.00' NW	5.00' SE	0.33' SW	18.08' NE	

**Tentative Map:** *[Signature]* and the accompanying geological and soils engineering reports dated *[Date]* are acceptable for the initial filing with the Department of City Planning.

Geologist, Building & Safety

**NOTES:**

1. SHALLOTTS PARK SUBDIVISION IN THE R2 (EC) ZONE.
2. THERE ARE NO OAK, WESTERN POMEGRANE, CALIFORNIA BAY, SOUTHERN CALIFORNIA BLACK WALNUT TREES OR PROTECTED SHRUBS ON-SITE.
3. CITY SEWER IS AVAILABLE.
4. SITE GRADINGS SHALL BE CONDUCTED TO TENNESSEE PLACE AND TENNESSEE AVENUE.
5. THERE ARE NO WELLS ON THE PROPERTY.
6. THERE ARE NO POTENTIALLY HAZARDOUS AREAS EXCEPT PER THE CITY OF LOS ANGELES ZONING MAPS WITHIN THE SANTA MONICA FAULT ZONE.
7. PROPERTY IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.
8. MAXIMUM BUILDING HEIGHT OF 45' IS REQUESTED.
9. REQUESTING WARD REDUCTIONS ON TENNESSEE PLACE AND TENNESSEE AVENUE FROM 15 FEET TO 5 FEET FOR EACH PARCEL LOT.
10. FOUR EXISTING STREET TREES TO BE REMOVED.
11. ON-SITE TRASH PICKUP FOR SMALL LOT MAP STANDARD 7.
12. SITE IS LOCATED IN A LIQUORATION ZONE.
13. APPLICANT IS SEEKING A VARIANCE IN ALL EXISTING FROM THE EXISTING EXCEPTOR TRANSIT NEIGHBORHOOD PLAN SECTION 4.3.1.2 TO ALLOW TWO 5 FOOT FRONT WARD SETBACKS IN LEU 12.20 (C).

**LEGAL DESCRIPTION:**  
 LOT 5, TRACT 10, 11004, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE PARCEL MAP, THE COUNTY RECORDER OF SAID COUNTY.

**OWNER & SUBDIVIDER:**  
 PACIFIC LAND CONSULTANTS, INC.  
 2844 HIGHBRIDGE RD., SUITE 230  
 ROLLING HILLS ESTATES, CA 90274  
 (310) 544-8688  
 PROJECT NO. 1157-PMLA-SL-HCA

**SUPERVISOR:**  
 PACIFIC LAND CONSULTANTS, INC.  
 2844 HIGHBRIDGE RD., SUITE 230  
 ROLLING HILLS ESTATES, CA 90274  
 (310) 544-8688

**SUMMARY:**  
 PROPOSED PARCEL MAP FOR THE SUBDIVISION OF 1.265 ACRES OF LAND, MORE OR LESS, INTO FOUR (4) LOTS, TOGETHER WITH THE PROPOSED TRASH PICKUP LOCATION, EXISTING STRUCTURES, NEW STREET TREE, TRASH CONTAINER, AND PROPOSED ZONING (R2 (EC)).

**OWNER & SUBDIVIDER:**  
 PACIFIC LAND CONSULTANTS, INC.  
 2844 HIGHBRIDGE RD., SUITE 230  
 ROLLING HILLS ESTATES, CA 90274  
 (310) 544-8688

**SUPERVISOR:**  
 PACIFIC LAND CONSULTANTS, INC.  
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**SUMMARY:**  
 PROPOSED PARCEL MAP FOR THE SUBDIVISION OF 1.265 ACRES OF LAND, MORE OR LESS, INTO FOUR (4) LOTS, TOGETHER WITH THE PROPOSED TRASH PICKUP LOCATION, EXISTING STRUCTURES, NEW STREET TREE, TRASH CONTAINER, AND PROPOSED ZONING (R2 (EC)).

**OWNER & SUBDIVIDER:**  
 PACIFIC LAND CONSULTANTS, INC.  
 2844 HIGHBRIDGE RD., SUITE 230  
 ROLLING HILLS ESTATES, CA 90274  
 (310) 544-8688

**PROJECT SITE:**  
 1157-PMLA-SL-HCA  
 2844 HIGHBRIDGE RD., SUITE 230  
 ROLLING HILLS ESTATES, CA 90274

**PROJECT SITE:**  
 1157-PMLA-SL-HCA  
 2844 HIGHBRIDGE RD., SUITE 230  
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**PROJECT SITE:**  
 1157-PMLA-SL-HCA  
 2844 HIGHBRIDGE RD., SUITE 230  
 ROLLING HILLS ESTATES, CA 90274



Connie Chauv <connie.chauv@lacity.org>

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## AA-2022-1157-PMLA-SL-HCA, APCW-2022-1156-SPE-HCA, PARCEL MAP STAMP DATED OCT. 27, 2022 - Comments

---

Arna Zlotnik <arnazlotnik@gmail.com>

Mon, Apr 17, 2023 at 12:26 PM

To: Connie Chauv <connie.chauv@lacity.org>, sergio.ibarra@lacity.org

Cc: Rudy Hartanto <rudyhartanto25@gmail.com>, Amar Kohli <akohli111@aol.com>, Carrie Nedrow <cnedrow@sbcglobal.net>, Ck B <cyrus320@msn.com>, michael.amster@lacity.org, Jeff.khau@lacity.org

Connie Chauv, City Planner  
Los Angeles City Planning, Department of City Planning

ATTN: Deputy Advisory Agency Hearing Officer, Sergio Ibarra

RE:AA-2022-1157-PMLA-SL-HCA  
APCW-2022-1156-SPE-HCA  
PARCEL MAP STAMP DATED OCT. 27, 2022  
(11835 Tennessee Place)  
COMMENT LETTER

Ms. Chauv and Mr. Ibarra:

Please deny the Parcel Map Stamp Dated Oct. 27, 2022. It does not reflect the actual status of the current terms of the plan. What is the point of approving this if it is not accurate?

The scale of the plan is way out of proportion to the size of the lot and the character of the neighborhood. It is ridiculous to squeeze the planned 4 3-story individual houses onto this property.

The 5 ft. front setback exception in lieu of the 15 ft. front setback requirement is not acceptable nor approved.

It is important to us that you seriously consider these comments as well as the negative impact that this project will have on our neighborhood.

Please read this email before including it in the case file for the record. Your feedback is greatly appreciated.

Thank you.

Arna Zlotnik  
11801 Tennessee Ave.

comment letter. It has been included in the case file for the record



Connie Chauv <connie.chauv@lacity.org>

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**AA-2022-1157-PMLA-SL-HCA APCW-2022-1156-SPE-HCA PARCEL MAP STAMP  
DATED OCT. 27, 2022 (11835 Tennessee Place) COMMENT LETTER**

---

Amar Kohli <akohli111@aol.com>

Tue, Apr 18, 2023 at 6:52 PM

To: Connie Chauv <connie.chauv@lacity.org>

Cc: Rudy Hartanto <rudyhartanto25@gmail.com>, Arna Zlotnik <arnazlotnik@gmail.com>, Jeremy Horn <jeremy@ateliertutors.com>, "Ck B." <cyrus320@msn.com>, Carrie Nedrow <cnedrow@sbcglobal.net>

April 18, 2023

Connie Chauv, City Planner  
Los Angeles City Planning, Department of City Planning

ATTN: Deputy Advisory Agency Hearing Officer, Sergio Ibarra

RE:AA-2022-1157-PMLA-SL-HCA  
APCW-2022-1156-SPE-HCA  
PARCEL MAP STAMP DATED OCT. 27, 2022  
(11835 Tennessee Place)  
COMMENT LETTER

cc: Jeff Khau, Planning Deputy, 11th District  
Michael Amster, West Los Angeles, Field Deputy

Dear Ms. Chauv and Mr. Ibarra,

We are writing with great concern regarding the above mentioned development in our small neighborhood. The space/land is too small for the development that is planned. We ask that this development not be approved.

We would like to ask that you do not allow the Parcel Map Stamp Dated Oct. 27, 2022 as it is not correct. Please do not approve anything based on this map.

We ask your serious consideration on this matter as it will affect all neighbors in the community.

Sincerely,

Amar Kohli

cc: Rudy Hartanto, Arna Zlotnik, Carrie Nedrow, Cyrus Bazazi, Jeremy Horn



Connie Chauv <connie.chauv@lacity.org>

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## AA-2022-1157-PMLA-SL-HCA, APCW-2022-1156-SPE-HCA, PARCEL MAP STAMP DATED OCT. 27, 2022 - Comments

---

Rudy Hartanto <rudyhartanto25@gmail.com>

Mon, Apr 17, 2023 at 9:38 PM

To: Connie Chauv <connie.chauv@lacity.org>, sergio.ibarra@lacity.org

Cc: Jeff.khau@lacity.org, michael.amster@lacity.org, Amar Kohli <akohli111@aol.com>, Arna Zlotnik <Arnazlotnik@gmail.com>, Carrie Nedrow <cnedrow@sbcglobal.net>, Ck B <cyrus320@msn.com>, Jeremy Horn <jeremy@ateliertutors.com>

April 17, 2023

Connie Chauv, City Planner  
Los Angeles City Planning, Department of City Planning

ATTN: Deputy Advisory Agency Hearing Officer, Sergio Ibarra

RE:AA-2022-1157-PMLA-SL-HCA  
APCW-2022-1156-SPE-HCA  
PARCEL MAP STAMP DATED OCT. 27, 2022  
([11835 Tennessee Place](#))  
COMMENT LETTER

cc: Jeff Khau, Planning Deputy, 11th District  
Michael Amster, West Los Angeles, Field Deputy

Dear Ms. Chauv and Mr. Ibarra,

I am writing to request that you deny the Parcel Map Stamp Dated Oct. 27, 2022. It has come to our attention that the map does not accurately reflect the current terms of the plan, and therefore approval at this stage would not be appropriate.

Furthermore, we are concerned about the scale of the proposed development. The planned 4 3-story individual houses are not in keeping with the character of the neighborhood, and we believe there is not enough space to fit onto the lot. We are particularly concerned about the 5 ft. front setback exception in lieu of the 15 ft. front setback requirement, which we believe is not acceptable nor approved.

We ask that you seriously consider these comments and take into account the negative impact that this project will have on our neighborhood. We believe it is important to preserve the character of our community and protect the well-being of our residents.

Please ensure that this email is included in the case file for the record, and we would appreciate your feedback on our concerns.

Thank you for your attention to this matter.

Sincerely,  
Rudy Hartanto

cc: Amar Kohli, Arna Zlotnik, Carrie Nedrow, Cyrus Bazazi, Jeremy Horn