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TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM

August 23, 2023

Owner/Applicant

Hamid Razipour
Razi Grand Property LLC
3761 South Hill Street
Los Angeles, CA 90067

Representative

Gary Benjamin
Alchemy Planning + Land Use
4470 West Sunset Boulevard
547
Los Angeles, CA 90027

Case No. DIR-2023-2487-TOC-HCA

Related Case: ADM-2022-5048-CPIOC
PAR-2023-458-TOC

CEQA: ENV-2023-2488-EAF
Location: 3801-3807 South Grand
Avenue

Council District: 9 – Curren D. Price Jr.
Neighborhood Council: South Central
Community Plan Area: Southeast Los Angeles
Specific Plan: Southeast Los Angeles
Community Plan

CPIO Subarea: Hybrid Limited
Land Use Designation: Hybrid Industrial
Zone: CM-1-CPIO
Legal Description: Lots 1-2, Arb None, Block 12,
Zobelein's Grand Avenue and
Figueroa Street Tract

Last Day to File an Appeal: September 6, 2023

DETERMINATION- Transit Oriented Communities Affordable Housing Incentive Program

Pursuant to the Los Angeles Municipal Code ("LAMC") Section 12.22 A.31, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

DETERMINE, 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.

APPROVE the following project consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Tier 3, to permit a mixed-use residential building with 1,768 square feet of retail space, consisting 40 dwelling units, reserving a total of 4 affordable units equal to 10% of the total dwelling units including 4 units for Extremely Low Income household occupancy for a period of 55 years, with Base Incentives permitted pursuant to LAMC 12.21 A.31 and with the following Additional Incentives:

Additional Incentives

- a. **Yard/Setbacks.** A 5-foot southerly side yard setback per the RAS3 zone in lieu of the required 10-foot side yard setback and a 5-foot rear yard in lieu of a 19-foot rear yard setback as otherwise required in the CM Zone.
- b. **Open Space.** Up to 25 percent reduction in the required open space, allowing a minimum of 3,600 square feet of open space in lieu of the minimum 4,800 square feet otherwise required per LAMC Section 12.21.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

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," with a date of September 2020, 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 (LAMC) or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 40 residential units including On-Site Restricted Affordable Units.
3. **On-Site Restricted Affordable Units.** The project shall provide a minimum of four (4) On-Site Restricted Affordable units, for Extremely Low Income Households, as defined in Section 50079.5 of the California Health and Safety Code to the satisfaction of the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
4. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A.31.
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department ("LAHD") to make four (4) units for Extremely Low Income Households equal to 10 percent of the project's total proposed residential density allowed, for sale or rental as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required reserved on-site Restricted Units may be adjusted, consistent with LAMC Section 12.22 A.31, to the satisfaction of LAHD, and in consideration of the project's Replacement Unit Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall submit a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD.
6. **SB 8 Replacement Units.** The project shall be required to comply with the Replacement Unit Determination (RUD) letter, dated April 28, 2023, to the satisfaction of LAHD. The most restrictive affordability levels shall be followed in the covenant. In the event the On-site Restricted Affordable Units condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
7. **Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from LAHD regarding replacement of affordable units, provision of RSO Units, and qualification for the Exemption from the Rent Stabilization Ordinance with Replacement Affordable Units in compliance with Ordinance No. 184,873. In order for all the new units to be exempt from the Rent Stabilization Ordinance, the applicant will need to either replace all withdrawn RSO units with affordable units on a one-for-one basis or provide at least 20 percent of the total number of newly constructed rental units as affordable, whichever

results in the greater number. The executed and recorded covenant and agreement submitted and approved by LAHD shall be provided.

8. **Height.** The project shall be limited to seven (7) stories and a maximum of 87 feet and 11 ¾ inches in height per Exhibit “A”.
9. **Floor Area Ratio (FAR).** The project shall be limited to a maximum floor area ratio of 2.1:1. The project shall not exceed 39,717 square feet of floor area.
10. **Yards/Setbacks. (Incentive)** The westerly rear yard and southerly side yard setbacks shall be 5 feet per Exhibit “A”.
11. **Open Space. (Incentive)** Consistent with TOC Tier 3 open space reduction incentive which allows up to a 25 percent reduction of required open space, a minimum of 3,600 square feet of open space in lieu of the 4,800 square feet otherwise required per LAMC Section 12.21.G. shall be provided.
12. **Residential Automobile Parking.** Automobile parking shall be provided consistent with LAMC Section 12.22 A.31 and Government Code Section 65915(p)(2), which require a minimum of 0.5 spaces per unit for all residential units in an Eligible Housing Development Project located within one-half mile of a Major Transit Stop.
13. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e., the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be recalculated by the Department of Building and Safety, based upon the ratios set forth in the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines).
14. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21 A.16.
15. **Landscape Plan.** The landscape plan shall indicate landscape points for the project equivalent to **10% more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines “O”. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped, including an automatic irrigation system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The final landscape plan shall be in substantial conformance with the submitted Landscape Plan, Exhibit “A,” and shall incorporate any modifications required as a result of this grant.
16. **Street Trees.** Street trees may be used to satisfy on-site tree requirements pursuant to LAMC Article Section 12.21.G.3 (Chapter 1, Open Space Requirement for Six or More Residential Units).
17. **Color and Materials.** The project shall utilize the colors and materials identified on “Exhibit A”, Sheets A-4.01 to A-4.04.

18. **Community Plan Implementation Overlay.** Prior to the issuance of a building permit, the applicant shall demonstrate compliance with the Southeast Los Angeles Community Plan Implementation Overlay ("CPIO") pursuant to Ordinance No. 185925.

Administrative Conditions

19. **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.
20. **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.
21. **Approval, Verification and Submittals.** Copies of any approvals guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
22. **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.
23. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
24. **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.
25. **Compliance.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
26. **Recording Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a

certified copy bearing the Recorder's number and date shall be provided to the Development Services Center at the time of Condition Clearance for attachment to the subject case file.

27. 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 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 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.

PROJECT BACKGROUND

Subject Property

The project site is located in the Southeast Los Angeles Community Plan and is comprised of four contiguous lots located at 3801-3807 South Grand Avenue. The property is a level, rectangular site that totals approximately 18,913 square feet or approximately 0.43 acres. The site has a street frontage of 135 feet along South Grand Avenue and 140 feet along 38th Street. The project site is located within 2.20 kilometers (1.35 miles) of the Puente Hills Blind Thrust fault but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area, BOE Special Grading Area, very high fire hazard severity zone, flood zone, landslide, liquefaction or tsunami inundation zone.

The parcels are located within the Southeast Los Angeles Community Plan Implementation Overlay (CPIO) District. The Southeast Los Angeles CPIO ordinance, effective December 29, 2018, establishes and adopts boundaries for the Southeast Los Angeles CPIO District and fifteen subareas, and adopts use and development regulations for properties within the boundaries of these fifteen subareas. The subject parcels are in the Subarea I: Hybrid Limited of the Southeast Los Angeles CPIO.

The project site was developed with two light industrial buildings, which were demolished after fire damage in April 2022. There are no known designated historic resources or cultural monuments on the subject site. There are no protected trees on the site.

Streets and Circulation

Grand Avenue is designated as Avenue II. The Mobility Plan 2035 designates a right-of-way width of 86 feet and a designated roadway width of 56 feet with sidewalk, curb, and gutter.

38th Street is designated as Local Street – Standard. The Mobility Plan 2035 designates a right-of-way width of 60 feet and a designated roadway width of 36 feet with sidewalk, curb, and gutter.

Public Transit

The subject property is located less than 1,500 feet from intersection of Metro Route 40 (NextGen Rapid) and Metro Route 45 (NextGen Rapid). As such, the site qualifies as a Tier 3 TOC Affordable Housing Incentive Area. Therefore, the project is eligible for Tier 3 Base and Additional Incentives, as indicated on the TOC Referral Form dated March 20, 2023.

Zoning and Land Use Designation

The Southeast Los Angeles Community Plan Map designates the site for Hybrid Industrial land uses with corresponding zone of CM. The site is zoned CM-1-CPIO which is consistent with the land use designation. The CM-1-CPIO Zone and CPIO designation allow for a base density of one dwelling unit per 800 square feet of lot area. Height District No. 1 in the CM Zone allows for unlimited building height and unlimited stories. The site is located within the Southeast Los Angeles Community Plan Implementation Overlay (“CPIO”) Subarea I: Hybrid Limited, which contains additional development standards, subject to review through Administrative Clearance (“ADM”). The site is also located within the South Los Angeles Alcohol Sales Specific Plan (Zoning Information “ZI” File No. 1231), Los Angeles State Enterprise Zone (ZI File No. 2374), Redevelopment Project Area (ZI File No. 2488), Greater Downtown Housing Incentive Area (ZI File No. 2385), and a Transit Priority Area (ZI File No. 2452). The property is located in the Transit

Oriented Communities (“TOC”) Tier 3 Affordable Housing Incentive Area.

Surrounding Uses

The surrounding area is developed with industrial and commercial uses. The property abutting the subject site to the south is zoned CM-1-CPIO and improved with a one-story industrial building. The adjacent property to the west is zoned CM-1-CPIO and is vacant industrial land. The Harbor Freeway is located to the west a few hundred feet away from the site.

The property to the east is zoned CM-1-CPIO and improved with a mixed-used two-story building. The property to the north (across 38th Street) is zoned CM-1-CPIO and improved with a four-story hotel building.

Project Description

The project is for the construction of a new seven-story, 87 feet and 11 ¾ inches tall, mixed-use development with 40 residential dwelling units (including 4 units for Extremely Low Income Household occupancy). The project will have a Floor Area Ratio (“FAR”) of approximately 2.1:1 with approximately 39,717 square feet of floor area. The project is proposing 69 residential and 25 non-residential automobile parking spaces. The project will provide bicycle parking in accordance with LAMC Section 12.21 A.16.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND

The project qualifies for the Transit Oriented Communities (“TOC”) Affordable Housing Incentive Program, which allows a variety of incentives for increased density, height, and floor area, among others, for Eligible Housing Projects. Measure JJJ was adopted by the Los Angeles City Council and established the TOC Affordable Housing Incentive Program. The measure required that the Department adopt a set of TOC Guidelines, which establishes incentives for residential and mixed-use projects located within ½ mile of a major transit stop, as defined under existing State law.

The TOC Guidelines, adopted on September 22, 2017, and amended on February 26, 2018, established a tier-based system with varying development bonuses and incentives based on a project’s distance from different types of transit. The largest bonuses are reserved for those areas in the closest proximity to significant rail stops or the intersection of major bus rapid transit lines. Required affordability levels are increased incrementally in each higher tier. The incentives provided in the TOC Guidelines describe the range of bonuses from particular zoning standards that applicants may select.

The subject property is located less than 1,500 feet from intersection of Metro Route 40 (NextGen Rapid) and Metro Route 45 (NextGen Rapid). As such, the site qualifies as a Tier 3 TOC Affordable Housing Incentive Area. Therefore, the project is eligible for Tier 3 Base and Additional Incentives, as indicated on the TOC Referral Form dated March 20, 2023.

The project is eligible for the following Tier 3 Base Incentives, which are granted by-right for eligible TOC projects:

- a. **Density.** Increase the maximum allowable number of dwelling units permitted by up to 70 percent.

The site is zoned CM-1-CPIO and CPIO Section IV-2.B.1 allows for a maximum residential density of one dwelling unit per 800 square feet of lot area. The lot area of subject site is approximately 18,913 square feet, for a maximum base density of 23 units using the area standards of the CM Zone and CPIO. The TOC Guidelines round base density up to the next whole number. The maximum allowed density for the subject site under the Tier 3 Additional Incentive for density is 41 units. The project is proposing 40 units, which is consistent with the allowable density under the TOC Guidelines.

- b. **Floor Area Ratio.** A maximum percentage increase of 45 percent in a Specific Plan or overlay district that regulates FAR.

The CM Zone, Height District No. 1, and CPIO District allows a maximum FAR of 1.5:1. The buildable area for the subject site is approximately 18,913 square feet for a by-right floor area of approximately 28,369 square feet. The Base Incentive for FAR allows for a maximum FAR percentage increase of up to 45 percent for a maximum 2.175:1 FAR or floor area of approximately 41,135 square feet. The project is proposing 39,717 square feet and approximately 2.1:1 FAR, which is consistent with the allowable FAR under the TOC Guidelines.

Pursuant to the TOC Guidelines, the project is eligible for, and has been granted two (2) Tier 3 Additional Incentives to construct the proposed project:

- a. **Yard/Setback.** In any Commercial Zone, Eligible Housing Developments may utilize any or all of the yard requirements for the RAS3 Zone per LAMC Section 12.10.5, except that yard reductions may not be applied along any property line that abuts an R1 or more restrictive residential zoned property. The project is providing 5 foot westerly and southernly setbacks consistent with the RAS3 Zone.
- b. **Open Space.** A maximum 25 percent reduction in the open space requirements of LAMC 12.21 G, allowing 3,600 square feet in lieu of 4,800 square feet.

The Los Angeles Municipal Code Section 12.21 G requires 100 square feet of open space for each unit with one bedroom and 125 square feet for each unit with two bedrooms, which requires 4,800 square feet of open space. The Additional Incentive allows for a maximum 25 percent reduction, which results in a minimum 3,600 square feet of open space. The project proposes approximately 3,600 square feet of open space, which meets the TOC Guidelines. Common space is provided by an outdoor pool deck (2,200 square feet) and view deck (800 square feet).

The table below provides a summary of the relevant and underlying LAMC provisions for the subject property and requested TOC Base and Additional Incentives:

Base Incentives	Otherwise Allowed/Required	TOC Guidelines	Proposed
Density	23 units	41 units	40 units
FAR	1:5:1	2.175:1	2:1
Parking Spaces	73	94	94

Additional Incentives	LAMC Required	TOC Guidelines	Proposed
Open Space	4,800 square feet	3,600 square feet	3,600 square feet
Rear Yard (West)	19 feet	5 feet (RAS3)	5 feet
Side Yards	10 feet	5 feet (RAS3)	5 feet

HOUSING REPLACEMENT BACKGROUND

Pursuant to LAMC Section 12.22-A,31(b)(1), a Housing development located within a Transit Oriented Communities (TOC) Affordable Housing Incentive Area shall be eligible for TOC Incentives if it meets any applicable replacement requirements of California Government Code Section 65915(c)(3) (California State Density Bonus Law).

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 of 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) Replacement Unit Determination, dated April 28, 2023 that the project requires zero (0) Replacement units. Therefore, the project is consistent with California Government Code Section 65915(c)(3).

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS

To be an eligible TOC Housing Development, a project must meet the Eligibility criteria set forth in Section IV of the TOC Guidelines. A Housing Development located within a TOC Affordable Housing Incentive Area shall be eligible for TOC Incentives if it meets all of the following requirements, which it does:

1. **On-Site Restricted Affordable Units.** *In each Tier, a Housing Development shall provide On-Site Restricted Affordable Units at a rate of at least the minimum percentages described below. The minimum number of On-Site Restricted Affordable Units shall be calculated based upon the total number of units in the final project.*
 - a. *Tier 1 - 8% of the total number of dwelling units shall be affordable to Extremely Low Income (ELI) Households, 11% of the total number of dwelling units shall be affordable to Very Low (VL) Income Households, or 20% of the total number of dwelling units shall be affordable to Lower Income Households.*
 - b. *Tier 2 - 9% ELI, 12% VL or 21% Lower.*
 - c. *Tier 3 - 10% ELI, 14% VL or 23% Lower.*
 - d. *Tier 4 - 11% ELI, 15% VL or 25% Lower.*

The project site qualifies as a Tier 3 Affordable Housing Incentive Area. Tier 3 requires at least 10 percent of the 40 total units, or 4 units, to be set aside for Extremely Low Income Households. The project reserves 4 units for Extremely Low Income Households, as such, the project meets the eligibility requirement for On-Site Restricted Affordable Units.

2. **Major Transit Stop.** *A Housing Development shall be located on a lot, any portion of which must be located within 2,640 feet of a Major Transit Stop, as defined in Section II and according to the procedures in Section III.2 of the TOC Guidelines.*

As defined in the TOC Guidelines, a Major Transit Stop is a site containing a rail station or the intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. The subject property is located less than a half mile from Metro Route 40 (Rapid/Next Gen) and Metro Route 45 (Rapid/Next Gen) at Broadway and Martin Luther King Jr. Boulevard. As such, the site qualifies as a Tier 3 TOC Affordable Housing Incentive Area. Therefore, the project is eligible for Tier 3 Base and Additional Incentives, as indicated on the revised on the revised TOC Referral Form dated March 20, 2023.

3. **Housing Replacement.** *A Housing Development must meet any applicable housing replacement requirements of California Government Code Section 65915(c)(3), as verified by the Department of Housing and Community Investment (HCIDLA) prior to the issuance of any building permit. Replacement housing units required per this section may also count towards other On-Site Restricted Affordable Units requirements.*

Pursuant to the SB 8 (TOC) Determination Letter dated April 28, 2023, prepared by LAHD, the project requires zero (0) replacement housing as conditioned above.

4. **Other Density or Development Bonus Provisions.** *A Housing Development shall not seek and receive a density or development bonus under the provisions of California Government Code Section 65915 (State Density Bonus law) or any other State or local program that provides development bonuses. This includes any development bonus or other incentive granting additional residential units or floor area provided through a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Plan Implementation Overlay (CPIO), Specific Plan, or overlay district.*

The project does not seek any additional density or development bonuses under the provisions of the State Density Bonus Law or any other State or local program that provides development bonuses, including, but not limited to a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Implementation Overlay (CPIO), Specific Plan, or overlay district. As such, the project meets this eligibility requirement.

5. **Base Incentives and Additional Incentives.** *All Eligible Housing Developments are eligible to receive the Base Incentives listed in Section VI of the TOC Guidelines. Up to three Additional Incentives listed in Section VII of the TOC Guidelines may be granted based upon the affordability requirements described below. For the purposes of this section below, "base units" refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through these Guidelines. The affordable housing units required per this section may also count towards the On-Site Restricted Affordable Units requirement in the Eligibility Requirement No. 1 above (except Moderate Income units).*
 - a. *One Additional Incentive may be granted for projects that include at least 4% of the base units for Extremely Low Income Households, at least 5% of the base units for Very Low Income Households, at least 10% of the base units for Lower Income*

Households, or at least 10% of the base units for persons and families of Moderate Income in a common interest development.

- b. Two Additional Incentives may be granted for projects that include at least 7% of the base units for Extremely Low Income Households, at least 10% of the base units for Very Low Income Households, at least 20% of the base units for Lower Income Households, or at least 20% of the base units for persons and families of Moderate Income in a common interest development.*
- c. Three Additional Incentives may be granted for projects that include at least 11% of the base units for Extremely Low Income Households, at least 15% of the base units for Very Low Income Households, at least 30% of the base units for Lower Income Households, or at least 30% of the base units for persons and families of Moderate Income in a common interest development.*

As an Eligible Housing Development, the project is eligible to receive the Base Incentives listed in the TOC Guidelines. The project is also seeking two (2) Additional Incentives for reduced westerly and southerly yard setbacks, and a 25 percent reduced open space. The project may be granted two (2) Additional Incentives for reserving at least 7 percent, or 2 units, of the 24 base units, to be set aside for Extremely Low income Households. The project proposes to set aside at least 4 dwelling units for Extremely Low Income Households, which is 16 percent of the base units. As such, the project meets the eligibility requirement for two (2) Additional Incentives.

6. ***Projects Adhering to Labor Standards.*** *Projects that adhere to the labor standards required in LAMC 11.5.11 may be granted two Additional Incentives from the menu in Section VII of these Guidelines (for a total of up to five Additional Incentives).*

The project is not seeking Additional Incentives beyond those permitted in exchange for reserving 4 dwelling units for Extremely Low Income Households. As such, the project need not adhere to the labor standards required in LAMC Section 11.5.11, and this eligibility requirement does not apply.

7. ***Multiple Lots.*** *A building that crosses one or more lots may request the TOC Incentives that correspond to the lot with the highest Tier permitted by Section III above.*

The project site consists of four (4) lots, located within a Tier 3 TOC Affordable Housing Incentive Area. Therefore, the project is eligible for Tier 3 Base and Additional Incentives, as indicated on the revised TOC Referral Form dated March 20, 2023.

8. ***Request for a Lower Tier.*** *Even though an applicant may be eligible for a certain Tier, they may choose to select a Lower Tier by providing the percentage of On-Site Restricted Affordable Housing units required for any lower Tier and be limited to the Incentives available for the lower Tier.*

The site qualifies as a Tier 3 TOC Affordable Housing Incentive Area. The Applicant has not elected to utilize a Lower Tier. As such, this eligibility requirement does not apply.

FINDINGS

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM /AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS

Pursuant to Section 12.22 A.31(e) of the LAMC, the Director shall review a Transit Oriented Communities Affordable Housing Incentive Program project application in accordance with the procedures outlined in LAMC Section 12.22 A.25(g).

1. **Pursuant to Section 12.22 A.25(g) of the LAMC, the Director shall approve a density bonus and requested incentive(s) unless the director finds that:**

- a. ***The incentives are not required to provide for affordable housing costs for rents for the affordable units for the affordable units.***

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed a predetermined percentage of income based on area median income thresholds dependent on affordability levels.

The list of on-menu incentives in the TOC Guidelines were pre-evaluated at the time the Transit Oriented Communities Affordable Housing Incentive Program Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project.

Reduced Yard/Setback: The requested reduction in the westerly and southerly side yards is expressed in the Menu of Incentives in the TOC Guidelines. The proposed project is asking an Additional Incentive that would allow for the 5-foot westerly rear and southerly side yard setbacks per RAS3 zone per LAMC 12.10.5. This incentive will result in a building design that provides for affordable housing costs and supports the applicant's decision to set aside 4 dwelling units for Extremely Low Income Households.

Reduced Open Space: The requested reduction in the open space requirements is expressed in the Menu of Incentives in the TOC Guidelines. Strict compliance with LAMC Section 12.21 G would require 4,800 square feet of open space. The Additional Incentive would allow a 25 percent reduction to permit 3,600 square feet of open space. As shown in Exhibit "A", the project will provide 3,600 square feet of open space, including 2,200 square feet of pool deck and 800 square feet of view deck. The project is conditioned to meet the requirements of LAMC Section 12.21 G per the satisfaction of the Department of Building and Safety. The requested incentive will allow the developer to reduce open space requirements so the area reserved for affordable housing can be constructed and the overall space dedicated to residential uses is increased. This incentive will result in a building design that provides for affordable housing costs and supports the applicant's decision to set aside 4 dwelling units for Extremely Low Income Households.

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

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

CEQA FINDINGS

As the designee of the Director of Planning, I have 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 project is for the construction of a new seven story, 87 feet and 11 ¾ inches tall, mixed-use development with 40 residential dwelling units, including 4 units for Extremely Low Income Household occupancy. The project will have a proposed Floor Area Ratio (“FAR”) of approximately 2.1:1 with approximately 39,717 square feet of floor area. The project is proposing 94 automobile parking spaces. The project will provide bicycle parking in accordance with LAMC Section 12.21 A.16.

As a residential building, 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 Southeast Los Angeles Community Plan, and is designated for Hybrid Industrial land uses, with corresponding a zone of CM. The site is zoned CM-1-CPIO and is consistent with the land use designation. The zone allows for unlimited building height with unlimited stories and an FAR of 1.5:1 on the subject site. The proposed project will have a FAR of 2.1:1, as proposed per TOC, and a height of 87 feet and 11 ¾ inches and seven (7) stories. The project will provide 40 dwelling units, reserving 4 units for Extremely Low Income Household occupancy for a period of 55 years. As demonstrated in the case file, the project is consistent with the General Plan, the applicable Southeast Los Angeles Community Plan designation and policies,

and all applicable zoning designations and regulations as permitted by the TOC Guidelines.

- (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 0.43 acres (18,913 square feet). The surrounding area is developed with a combination of residential, commercial, and industrial uses. The property abutting the subject site to the south is zoned CM-1-CPIO and improved with a one-story industrial building. The adjacent property to the west is zoned CM-1-CPIO and is vacant industrial land. The property to the east is zoned CM-1-CPIO and improved with a mixed-used two-story building. The property to the north (across 38th Street) is zoned CM-1-CPIO and improved with a four-story hotel building.

The subject property is located less than a half mile from Metro Route 40 (Rapid/Next Gen) and Metro Route 45 (Rapid/Next Gen) at Broadway and Martin Luther King Jr. Boulevard. As such, the site qualifies as a Tier 3 TOC Affordable Housing Incentive Area and surrounded by urban uses.

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

The site is previously developed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The project site was developed with two buildings, which were demolished after fire damage. There are no (0) protected trees on site. 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. More specifically, RCMs include but are not limited to the following, to ensure the project will not have significant impacts.

- **Regulatory Compliance Measure RC-AQ-2:** 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.
- **Regulatory Compliance Measure RC-AQ-3:** In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.

- **Regulatory Compliance Measure RC-AQ-4:** The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.
- **Regulatory Compliance Measure RC-AQ-5:** The Project shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.
- **Regulatory Compliance Measure RC-AQ-6:** New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by South Coast Air Quality Management District Regulation XIII, New Source Review.
- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

These RCMs will reduce any potential impacts to less than significant, and will ensure the project will not have significant impacts on noise and water.

Furthermore, the project does not exceed the threshold criteria established by the LADOT for preparing a traffic study, as confirmed by LADOT through the Transportation Study Assessment Referral Form dated May 17, 2023.

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

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

The subject site will be adequately served by all public utilities and services given that the construction of a 7-story residential building with 40 dwelling units is in a highly urbanized area with existing utilities and public services and is on a parcel zoned for such a use and density. Therefore, the Project meets the qualifications of the Class 32 Exemption.

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 were no similar projects identified within a 500-foot radius of the subject site. Therefore, there is no evidence to show a cumulative impact of successive projects of the same type in the same place as the proposed project.

- (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 residential building in an area zoned and designated for such development. The surrounding area is developed with a combination of residential, commercial, and industrial uses and the subject site is of a similar size and slope to nearby properties. The project proposes a new seven-story, 87 feet and 11 $\frac{3}{4}$ inches tall, residential development with 40 residential dwelling units with Floor Area Ratio ("FAR") of 2.1:1 on a site that is permitted to have an FAR of 2.175:1 through the TOC Guidelines. The project size and height are not unusual for the vicinity of the subject site and is similar in scope to other existing buildings in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

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

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The State Route 27 is approximately 17 miles west of the subject site. Therefore, the subject site will not create any impacts within a designated as a state scenic highway.

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

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

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

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Therefore, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within three years after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

The Applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the Applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC
(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012
planning.figcounter@lacity.org

Van Nuys DSC
(818) 374-5050
6262 Van Nuys
Boulevard
Van Nuys, CA 91401
planning.mbc2@lacity.org

West Los Angeles DSC
(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025
planning.westla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](https://build.la) portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal
Filing



QR Code to Forms for In-
Person Appeal Filing

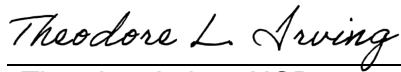


QR Code to BuildLA Appointment Portal
for Condition Clearance

Only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property can appeal the Transit Oriented Communities/Density Bonus Compliance Review Determination. Per the Density Bonus Provision of State Law (Government Code Section 65915), the Density Bonus increase in units above the base density limits per the underlying zone(s) and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per LAMC Sections 12.22 A.25 and 12.22 A.31, appeals of Density Bonus Compliance Review and Transit Oriented Communities cases with the Director of Planning or Zoning Administrator as the initial decision maker are heard by the City Planning Commission.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:



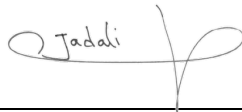
Theodore Irving, AICP
Principal City Planner

Reviewed by:



Sergio Ibarra, City Planner

Prepared by:



Helen Jadali, AICP
City Planning Associate



3801 S. GRAND MIXED-USE

3801 S GRAND AVE.
LOS ANGELES, CA 90037
MARCH 23, 2023
TOC SUBMITTAL SET

REVISION
3/10/23 TOC REFERRAL RESUBMITTAL
3/22/23 TOC SUBMITTAL

Date: 09/14/20
Scale:

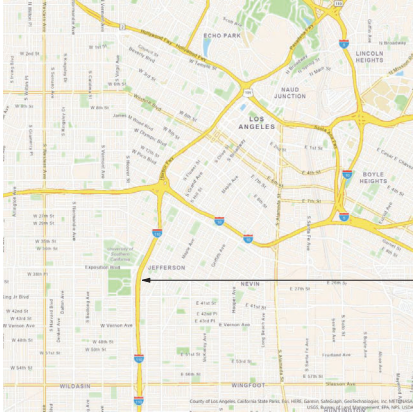
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Project No: 2219

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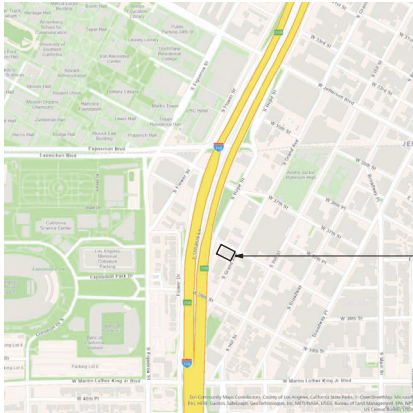


VICINITY MAP



PROJECT SITE

LOCATION MAP

3801 S. GRAND AVE.
LOS ANGELES, CA 90037

CODES, REGULATIONS, PERMITS, AND STANDARDS

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

PART 1: 2022 CALIFORNIA STANDARDS ADMINISTRATIVE CODE, TITLE 24 CALIFORNIA CODE OF REGULATIONS (C.C.R.)

PART 2: 2022 LOS ANGELES BUILDING CODE (CBC), TITLE 24 C.C.R. (2021 INTERNATIONAL BUILDING CODE, VOLUMES 1-2 OF THE INTERNATIONAL CODE COUNCIL WITH CALIFORNIA AMENDMENTS)

PART 3: 2022 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 C.C.R. (2020 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA)

PART 4: 2022 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R. (2020 INTERNATIONAL MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)

PART 5: 2022 CALIFORNIA PLUMBING CODE (CPC), TITLE 24 C.C.R. (2020 INTERNATIONAL PLUMBING CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)

PART 6: 2022 CALIFORNIA FIRE CODE (CFC), TITLE 24 C.C.R. (2020 INTERNATIONAL FIRE CODE)

PART 7: 2022 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE, TITLE 24 C.C.R.

PART 8: 2022 CALIFORNIA FIRE CODE, TITLE 24 C.C.R. (2020 INTERNATIONAL FIRE CODE)

PART 9: 2022 CALIFORNIA FIRE CODE, TITLE 24 C.C.R. (2020 INTERNATIONAL FIRE CODE)

PART 10: 2022 CALIFORNIA FIRE CODE, TITLE 24 C.C.R. (2020 INTERNATIONAL FIRE CODE)

PART 11: 2022 LOS ANGELES GREEN REFERENCE STANDARDS CODE, TITLE 24 C.C.R.

PART 12: 2022 CALIFORNIA REFERENCE STANDARDS CODE, TITLE 24 C.C.R.

NFPA 13: 2012 STANDARDS FOR THE INSTALLATION OF SPRINKLER SYSTEMS

NFPA 24: 2010 STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES

NFPA 72: 2010 NATIONAL FIRE ALARM AND SIGNALING CODE

FAIR HOUSING ACT DESIGN MANUAL 1998 (FHADM) WITH ANSI A117.1-2003, "FAIR HOUSING ACT SAFE HARBOR"

ALL WORK SHALL COMPLY WITH THE FOLLOWING CITY OF LOS ANGELES REGULATIONS AND AUTHORITIES:

- BUILDING & SAFETY DEPT.
- PLANNING & ZONING DEPT.
- FIRE DEPT.
- PUBLIC WORKS DEPT.
- ENGINEERING DEPT.
- RECREATION & PARKS DEPT.

PROJECT DIRECTORY

OWNER:
RAZPOUR VENTURE, LLC
3381 SOUTH HILL ST
LOS ANGELES, CA 90067
ATTN: HAMD RAZPOUR

ARCHITECT:
DFH ARCHITECTS, LLP
1546 20TH ST.
SANTA MONICA, CA 90404
(310) 384-4945
ATTN: JAMES FISCHER

LANDSCAPE ARCHITECT:
GAUDET DESIGN GROUP
322 TEJON PLAZA
PALOS VERDES ESTATES, CA 90274
(310) 858-4989
ATTN: DIRK GAUDET

PROJECT SUMMARY

ADDRESS: 3801 SOUTH GRAND AVENUE
LOS ANGELES, CA 90037

APN: 5122026011

LEGAL DESCRIPTION:

PARCEL 1:
LOT 1 AND THE NORTHERLY 15 FEET OF LOT 2 BLOCK 12, ZOBELIN'S GRAND AVENUE AND FIGUEROA STREET TRACT
PARCEL 2:
THE SOUTHERLY 35 FEET OF LOT 2 AND THE NORTHERLY 25 FEET OF LOT 3 IN BLOCK 12 OF ZOBELIN'S GRAND AVENUE AND FIGUEROA STREET TRACT.

PROPOSED PROJECT: 7 STORY MIXED-USE BUILDING. THE BUILDING INCLUDES 1,081 SQ. FT. OF COMMERCIAL SPACE FRONTING GRAND AVE., 3 STORIES OF PARKING ABOVE GRADE, TOTAL OF FORTY (40) DWELLING UNITS, FOUR (4) OF WHICH ARE DEDICATED TO EXTREMELY LOW INCOME RESIDENTS. THIS PROJECT UTILIZES INCENTIVES PER LAMC12.22A.31 TOC.

T.O.C. TIER 3:

BASE INCENTIVES:
1) DENSITY - 70% BONUS
2) FLOOR AREAS - 40% BONUS (MODIFIED FLOOR AREA DEFINITION PER LAMC 12.22 A.29(C)(1))
3) PARKING RESIDENTIAL - ZERO (0) PER AB02097
4) PARKING COMMERCIAL - ZERO (0) PER AB02097

ADDITIONAL INCENTIVES:
1) RAS3 YARD REDUCTIONS (5FT MIN. SIDE & REAR YARDS)
2) 25% REDUCTION IN REQUIRED OPEN SPACE

ZONING:

CM-1-CPO
SOUTHEAST LOS ANGELES CPO (INDUSTRIAL SUBAREA I - HYBRID LIMITED, RESIDENTIAL USE LIMITED TO 30% OF TOTAL FLOOR AREA)
GREATER DOWNTOWN HOUSING INCENTIVE AREA
STATE ENTERPRISE ZONE

HEIGHT DISTRICT:

1 MAXIMUM HEIGHT ALLOWED FOR CM ZONE: UNLIMITED

HEIGHT (ZONING):

LOWEST EXISTING GRADE ELEVATION (WITHIN 5-FT OF BUILDING) = 190.52'
HIGHEST POINT OF BUILDING (TO TOP OF PARAPET) = 278.5'
TOTAL HEIGHT: 7-STORIES = 87'-11 3/4"

DEDICATIONS:

CORNER DEDICATION - 15FT X 15FT OR 20FT RADIUS
STREET DEDICATION PER MOBILITY PLAN - 3FT ALONG GRAND AVE.

DENSITY F.A.R. (SEE SHEET T-1.03)

ALLOWABLE DENSITY (BASED ON R4):

LOT AREA: 18,913.09 SF

ALLOWABLE DENSITY (PER TOC):

BASE DENSITY: 18,913.09/800 = 23.64 OR 24 UNITS
70% TOC INCREASE: 24 UNITS X 1.7 = 40.8 OR 41 UNITS

PROVIDED DENSITY:

MARKET RATE: 36 UNITS
AFFORDABLE: 4 UNITS (10%EL)
TOTAL: 40 UNITS

ALLOWABLE FLOOR AREA (PER TOC):

18,913.09 SF X 1.5 (BASE) = 28,369.6 SF
28,369.6 X 1.40 (TOC) = 39,717.4 SF (2.1 FAR)

PROVIDED FLOOR AREA (FAR):

RESIDENTIAL = 11,915 SF (60%)
NON-RESIDENTIAL (LIVE/WORK) = 25,821 SF
NON-RESIDENTIAL (RETAIL) = 1,798 SF
TOTAL = 39,717 SF (2.1 FAR)

UNIT ANALYSIS:

RESIDENTIAL:			
STUDIO	3	LIVE / WORK:	1
1 BEDROOM-DEN	9	1 BEDROOM	4
		2 BEDROOM	23
TOTAL UNITS =	12	TOTAL UNITS =	28
TOTAL BEDROOM =	12	TOTAL BEDROOM =	51

FLOOR AREA RATIO ANALYSIS

Level	Name	Area
1ST FLOOR / GROUND LEVEL	COMMON	3008 SF
4TH FLOOR	COMMON	9407 SF
5TH FLOOR	PRIVATE	9407 SF
6TH FLOOR	PRIVATE	9407 SF
7TH FLOOR	PRIVATE	8488 SF
Grand total		39717 SF

OPEN SPACE (SEE SHEET T-1.06)

OPEN SPACE REQUIRED:

8 UNITS (LESS THAN 3 HABITABLE ROOMS) X 100 = 800 SF
32 UNITS (3 HABITABLE ROOMS) X 125 = 4,000 SF
TOC-REDUCTION TOTAL: 4,800 X 0.25 = 3,600 SF

50% COMMON OPEN SPACE REQUIRED: 1,800 SF

OPEN SPACE PROVIDED:

COMMON OPEN SPACE POOL DECK: 2,200 SF
COMMON OPEN SPACE VIEW DECK: 800 SF
PRIVATE BALCONIES: 12 X 50 SF: 600 SF
TOTAL: 3,600 SF

25% LANDSCAPE REQUIRED/PROVIDED:

POOL DECK: 2,200 X .25 = 550 SF
VIEW DECK: 800 X .25 = 200 SF

TREES REQUIRED/PROVIDED:

40 / 4 = 10 TREES

PARKING

REQUIRED CAR PARKING:

RESIDENTIAL = ZERO (0) PER AB02097

COMMERCIAL (RETAIL) = ZERO (0) PER AB02097

PROVIDED:

RESIDENTIAL: 37 SPACES
COMPACT STANDARD: 37 SPACES
EVCS 10%: 37 SPACES
EV READY 25%: 18 SPACES
ADA VAN EVCS: 1 SPACE (COUNTED UNDER EVCS)
ADA STANDARD (EVCS): 1 SPACE (COUNTED UNDER EVCS)
TOTAL: 69 SPACES

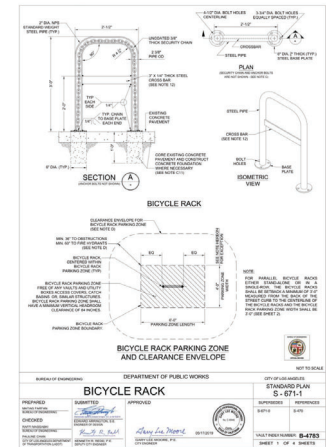
COMMERCIAL (RETAIL):

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EVCS LOADING: 1 SPACE
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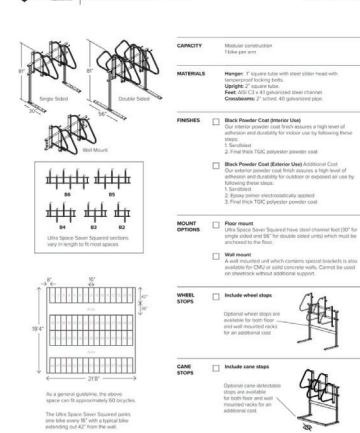
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T-1.01	PROJECT DATA
T-1.03	ZONING F.A.R. PLANS AND CALCULATIONS
T-1.04	ZONING BUILDING AREA ANALYSIS
T-1.05	ZONING MIXED-USE ANALYSIS
T-1.06	OPEN SPACE CALCULATIONS
A-1.01	EXISTING SURVEY
A-2.01	1ST FLOOR
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A-2.03	3RD FLOOR
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A-2.06	6TH FLOOR
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A-3.01	BUILDING SECTIONS
A-3.02	BUILDING SECTIONS
A-4.01	EXTERIOR ELEVATIONS
A-4.02	EXTERIOR ELEVATIONS
A-4.03	EXTERIOR ELEVATIONS
A-4.04	EXTERIOR ELEVATIONS
T-0.02	PERSPECTIVE ELEVATIONS

BIKE PARKING SHORT TERM



BIKE PARKING LONG TERM

DEPERO Ultra Space Saver Squared Submittal Sheet



3801 S. GRAND MIXED-USE
TOC REFERRAL
RESUBMITTAL

PROJECT DATA

REVISION

3/10/23

TOC REFERRAL

RESUBMITTAL

3/22/23

TOC SUBMITTAL

Date: 9/18/22

Scale: 1/8" = 1'-0"

By: Author

Project No: 2219

Page No:

T-1.01

OF

APPENDIX A – ENVIRONMENTAL STANDARDS

OVERVIEW

As described in Section 1-8 of the CPIO District, these Environmental Standards are included to implement the Mitigation & Monitoring Program included as part of the South Los Angeles and Southeast Los Angeles Community Plans update and reviewed in South Los Angeles and Southeast Los Angeles Environmental Impact Report (Case No. ENV-2008-1780-EIR), certified by the City Council.

In addition to Projects in Subareas that are required to comply with these Environmental Standards, any other discretionary project in the boundaries of the Southeast Los Angeles Community Plan Area that seeks to rely on the Southeast Los Angeles EIR for its CEQA clearance (including through tiering, preparing an addendum, supplemental EIR or a statutory infill exemption), may incorporate or impose the following Environmental Standards on the project. Compliance may be achieved through covenant, conditions, plan rotations, or other means determined reasonably effective by the Director of Planning or the decision-maker.

AIR QUALITY

A01 Projects (except for Residential Subareas M, N, and O) shall ensure all contractors include the best management practices provided in the bulleted list below in contract specifications:

- Restrict idling of construction equipment and on-road heavy duty trucks to a maximum of 5 minutes when not in use.
- 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 NO_x 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.
- All on-road heavy-duty diesel trucks or equipment with a gross-vehicle weight rating (GVWR) of 19,500 pounds or greater shall comply with EPA 2007 on-road emission standards for PM and NO_x:
 - o PM – 0.01 g/bhp-hr
 - o NO_x – at least 1.2 g/bhp-hr
- Use zero-emission trucks and equipment where available, or cleanest available technology.
- Every effort should be made by the Contractor to utilize grid-based electric power at any construction site, where feasible.
- Where access to the power grid is not available, on-site generators are required to meet 0.01 g/bhp-hr standard for PM, or be equipped with Best Available Control Technology (BACT) for PM emissions reductions.
- Use building materials, paints, sealants, mechanical equipment, and other materials that yield low air pollutants and are nontoxic.
- Construction contractors shall use pre-painted construction materials, as feasible.
- Construction contractors shall provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow.
- Prepare haul routes, when required by the LAMC, that conform to local requirements to minimize traversing through congested streets or near sensitive receptor areas.

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HAZARDS AND HAZARDOUS MATERIALS

HM1 Projects that involve construction-related soil disturbance located on land that is currently or was historically zoned as industrial shall conduct a comprehensive search of databases of sites containing hazardous waste or hazardous materials, including on lists prepared pursuant to Government Code Section 65962.5. A report setting forth the results of this database search shall be provided to the City and shall be made publicly available (e.g. historical environmental reports prepared by Enviroscan, EDR or similar firms). If the report indicates the project site or property within one-quarter mile of the project site has the potential to be contaminated with hazardous waste or hazardous materials for any reason, a Phase I Environmental Site Assessment (ESA) shall be prepared.

The Phase 1 ESA shall identify any hazardous materials/wastes that could be present on the project site. The Phase 1 shall also include recommendations and measures for further site assessment to address any hazardous materials/wastes potentially present on the project site. The Phase 1 assessment shall be prepared by an Environmental Professional (as defined in Title 40 Code of Federal Regulations § 312.10 Definitions) to evaluate whether the site or the surrounding area is contaminated with hazardous substances from the potential past and current uses. The ESA shall be made publicly available. Depending on the results of the Phase 1 ESA, further investigation and remediation may be required in accordance with local, state, and federal regulations and policies and shall be clearly indicated in the ESA. If the Phase 1 ESA finds that there is no contamination on the site, a letter of No Further Action shall be provided to the City.

The City shall require that a Phase 2 Site Assessment be conducted as may be indicated by the site-specific Phase 1 Environmental Site Assessment. If a Phase 2 is found necessary, it shall be performed prior to project approval or made a condition on the project if that is found to be adequate for remediation by the Environmental Professional and the relevant federal, state, or local agency.

Should the Phase 2 Site Assessment indicate soil and/or groundwater contamination is present, a detailed Soil Management Plan (SMP) for the treatment of contaminated soils and materials shall be developed and implemented in accordance with applicable laws and regulations. The SMP shall be prepared prior to the Department of Building and Safety's issuance of a grading permit to review and address any impacted soil that may be encountered during excavation and grading. The SMP shall provide for the sampling, testing, and timely disposal of such soil and shall specify the testing parameters and sampling frequency. Any impacted soils shall be properly treated and disposed of in accordance with applicable SCAQMD, DTSC, and LARWCCB requirements. An Environmental Professional shall be on-site during excavation and grading of the project site to monitor environmental conditions pertaining to soil. Written confirmation by the Environmental Professional stating that required site remediation was completed consistent with the relevant federal, state or local requirements shall be provided to the City prior to issuance of certificates of occupancy.

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- Maintain a buffer zone that is a minimum of 1,000 feet between truck traffic and sensitive receptors, where feasible.
- When required by LADOT, upgrade signal synchronization to improve traffic flow.
- Configure construction parking to minimize traffic interference.
- When required by LADOT, provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.
- Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable.
- Traffic speeds on all unimproved roads shall be 15 mph or less.
- Construction contractors shall reroute construction trucks away from congested streets or sensitive receptor areas, as feasible.
- Construction contractors shall appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM₁₀ generation. The name and contact information of the construction relations officer shall be posted at a location on the project site that is accessible and visible from the public right-of-way.
- Identify Sensitive Uses within 500 feet of a project that involves ground-disturbing activities and notify sensitive uses before construction projects occur, including disclosure of the name and contact information for the construction relations officer acting as the community liaison.
- Implement the fugitive dust control measures as required in the South Coast Air Quality Management District's Rule 403 Fugitive Dust.
- Require installation of high efficiency filtration systems (MERV 13) for housing projects within 500 feet of freeways and oil drilling sites.

CULTURAL RESOURCES

CR1 Projects (excluding Residential Subareas M, N, and O) that involve construction-related soil disturbance shall require that if during construction activities any cultural materials are encountered, construction activities within a 60-meter radius shall be halted immediately and the project applicant shall notify the City. A qualified archeologist (as approved by the City) shall be retained by the project applicant and shall be allowed to conduct a more detailed inspection and examination of the exposed cultural materials. During this time, excavation and construction should not be allowed in the immediate vicinity of the find. However, those activities could continue in other areas of the project site. If the find were determined to be significant by the archeologist, the City and the archeologist would meet to determine the appropriate course of action. All cultural materials recovered from the site would be subject to scientific analysis, professional museum curation, and a report prepared according to current professional standards.

CR2 Projects (excluding Residential Subareas M, N, and O) that involve construction-related soil disturbance shall require that during excavation and grading, if paleontological resources are uncovered, all work in that area shall be halted immediately and the project applicant shall notify the City. The project applicant shall retain a paleontologist to assess the nature, extent, and significance of any cultural materials that are encountered and to recommend appropriate methods to preserve any such resources. Said paleontologist will have the authority to put a hold on grading operations and mark, collect and evaluate any paleontological resources found on the site where it is discovered during construction. Said paleontologist shall be provided a reasonable amount of time to prepare and implement protection measures coordinating with the

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City of Los Angeles Building and Safety Department. Any paleontological remains and/or reports and surveys shall be submitted to the Los Angeles County Natural History Museum.

CR3 In the event that objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities (excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing past, clearing, driving posts, augering, backfilling, blasting, striping/topsoil or a similar activity), all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

- Upon a discovery of a potential tribal cultural resource, the Applicant shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning, Office of Historic Resources.
- If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be tribal cultural resource, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
- The Applicant shall implement the tribe's recommendations if a qualified archeologist and by a culturally affiliated tribal monitor, both retained by the City and paid for by the Applicant, reasonably concludes that the tribe's recommendations are reasonable and feasible.
- The Applicant shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any affected tribes that have been reviewed and determined by the qualified archeologist and by a culturally affiliated tribal monitor to be reasonable and feasible. The Applicant shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.
- If the Applicant does not accept a particular recommendation determined to be reasonable and feasible by the qualified archeologist or by a culturally affiliated tribal monitor, the Applicant may request mediation by a mediator agreed to by the Applicant and the City who has the requisite professional qualifications and experience to mediate such a dispute. The Applicant shall pay any costs associated with the mediation.
- The Applicant may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archeologist and by a culturally affiliated tribal monitor and determined to be reasonable and appropriate.
- Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.

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NOISE AND VIBRATION

N1 Projects (except for Residential Subareas M, N, and O) shall ensure that all contractors include the following best management practices in contract specifications, where applicable:

- 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.
- The construction contractor shall locate construction staging areas away from sensitive uses.
- When construction activities are located in close proximity to noise-sensitive land uses, noise barriers (e.g., temporary walls or piles of excavated material) shall be constructed between activities and noise sensitive uses.
- Impact pile drivers shall be avoided where possible in noise-sensitive areas. 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.
- 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.
- Use electric or solar generators, when available.

N2 Projects (except for Residential Subareas M, N, and O) shall comply with the following conditions:

- Industrial activity yards that include the operation of heavy equipment shall be shielded by sound barriers that block line-of-sight to sensitive receptors.
- Mechanical equipment (e.g., heating, ventilation and air conditioning (HVAC) Systems) shall be enclosed with sound buffering materials.
- Truck loading/unloading activity shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m. when located within 200 feet of a residential land use.
- Parking structures located within 200 feet of any residential use shall be constructed with a solid wall abutting the residences and utilize textured surfaces on garage floors and ramps to minimize noise issues.

N3 Projects (except for Residential Subareas M, N, and O) that are adjacent to buildings listed or determined eligible for listing in the National Register of Historic Places or the California Register of Historical Resources, designated as a Historic-Cultural Monument by the City of Los Angeles, within a Historic Preservation Overlay Zone ("historic buildings"), or determined to be historically significant in SurveyLA or other historic resource survey meeting all of the requirements of Public Resources Code Section 5024.1(g), shall ensure all of the following requirements are met:

- Historic buildings adjacent to the project's construction zones are identified.
- A Vibration Control Plan is prepared and approved by the City.
- The Vibration Control Plan shall be completed by a qualified structural engineer.
- The Vibration Control Plan shall include a pre-construction survey letter establishing baseline conditions at potentially affected buildings. The survey letter shall provide a shoring design to protect the identified land uses from potential damage. The structural

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engineer may recommend alternative procedures that produce lower vibration levels such as sonic pile driving or caisson drilling instead of impact pile driving.

At the conclusion of vibration causing activities, the qualified structural engineer shall issue a follow-up letter describing damage, if any, to impacted buildings. The letter shall include recommendations for any repair, as may be necessary, in conformance with the Secretary of the Interior Standards. Repairs shall be undertaken and completed in conformance with all applicable codes including the California Historical Building Code (Part 8 of Title 24).

N4 Projects (except for Residential Subareas M, N, and O) shall ensure that all contractors include the following best management practices in contract specifications, where applicable:

- Impact pile drivers shall be avoided where possible in vibration-sensitive areas. Drilled piles or the use of a sonic vibratory pile driver are alternatives that shall be utilized where geological conditions permit their use.
- The construction activities shall involve rubber-tired equipment rather than metal-tracked equipment.
- 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.



3801 S. GRAND MIXED-USE
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CPIO
ENVIRONMENTAL
STANDARDS

REVISION
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3/22/23 TOC SUBMITTAL

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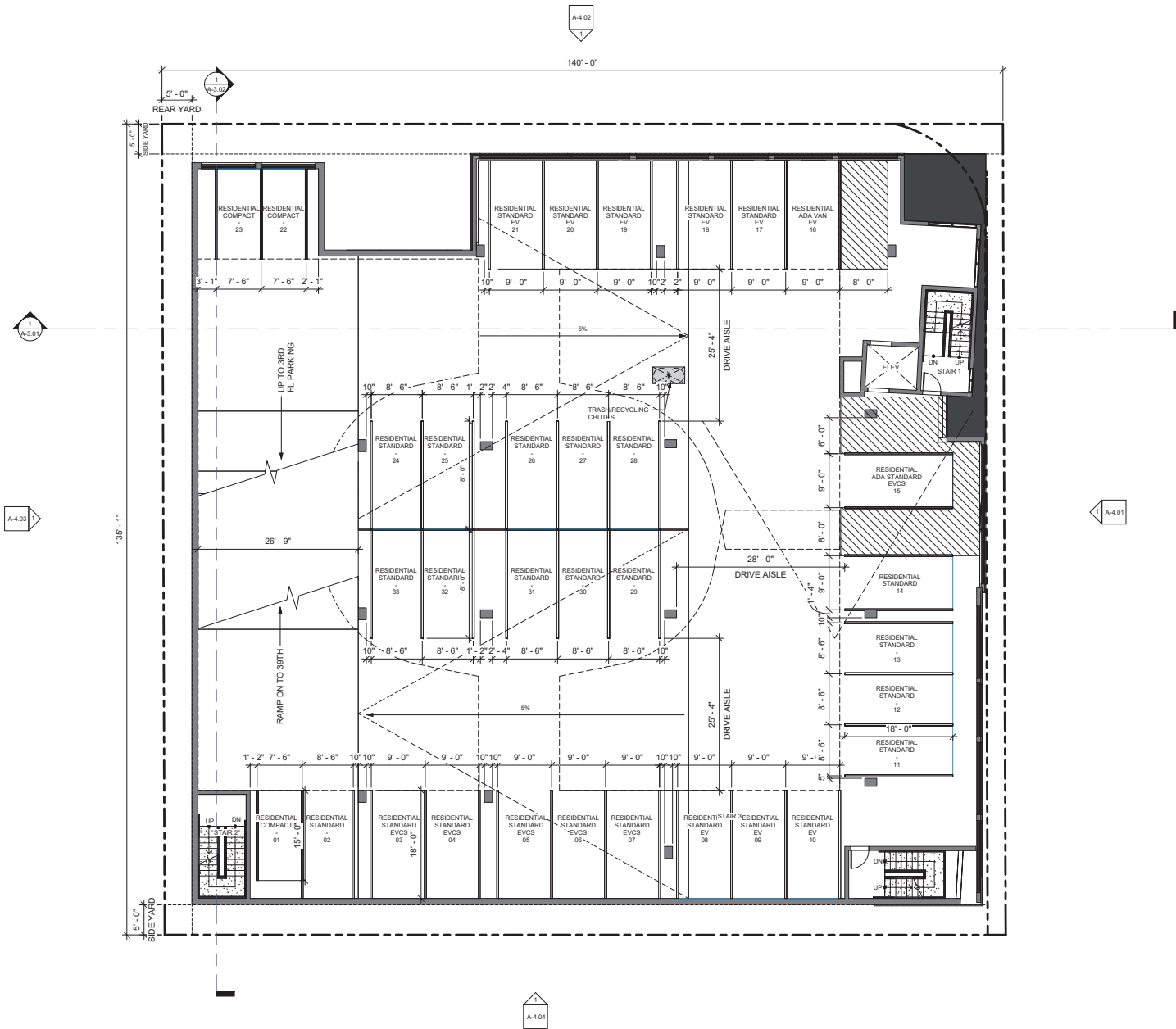
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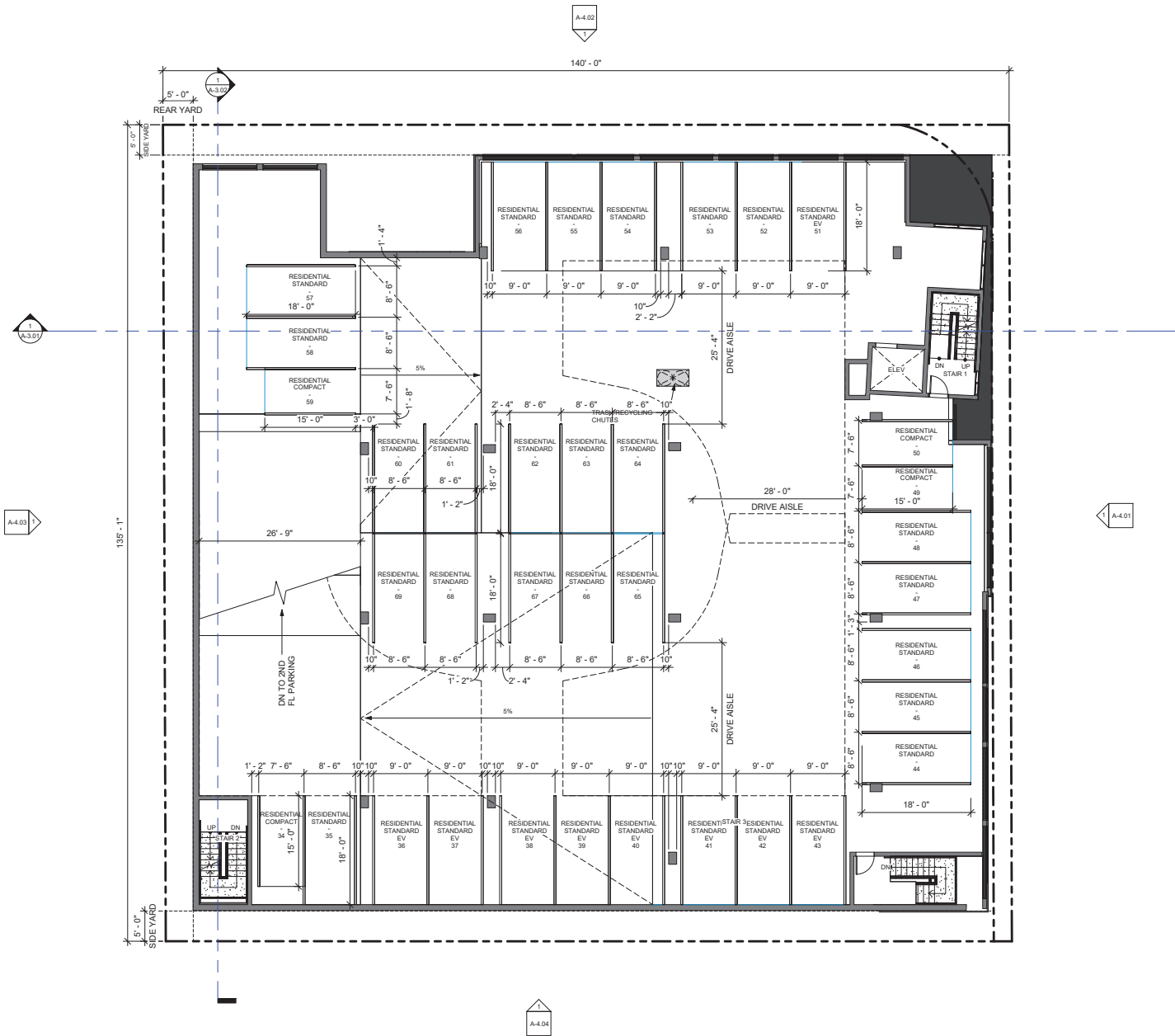
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3RD FLOOR PLAN SCALE: 1/8" = 1'-0"

3801 S. GRAND MIXED-USE

3801 S. Grand Ave

Los Angeles, CA 90037

3RD FLOOR

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3/10/23

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3/22/23

TOC SUBMITTAL

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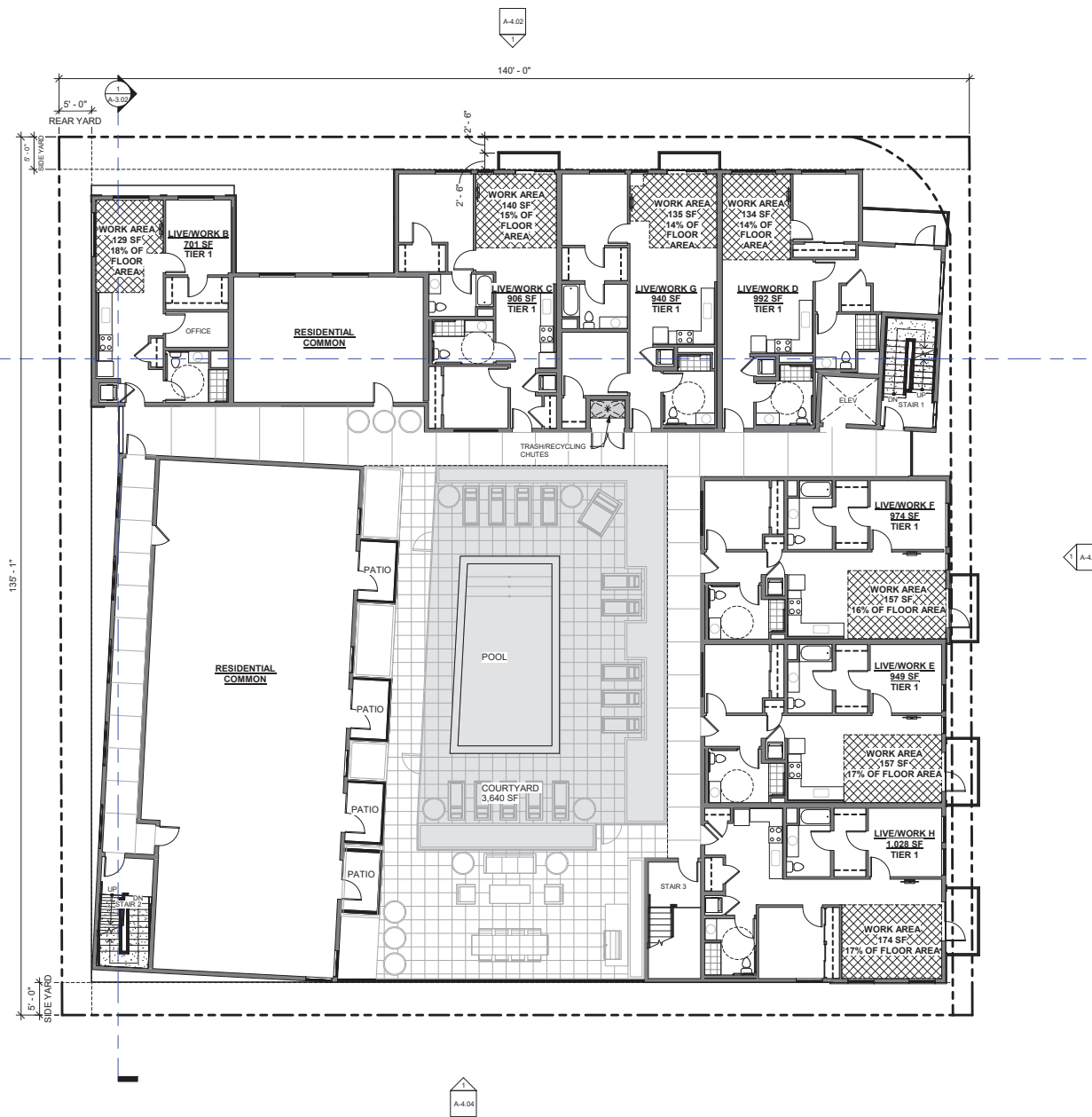
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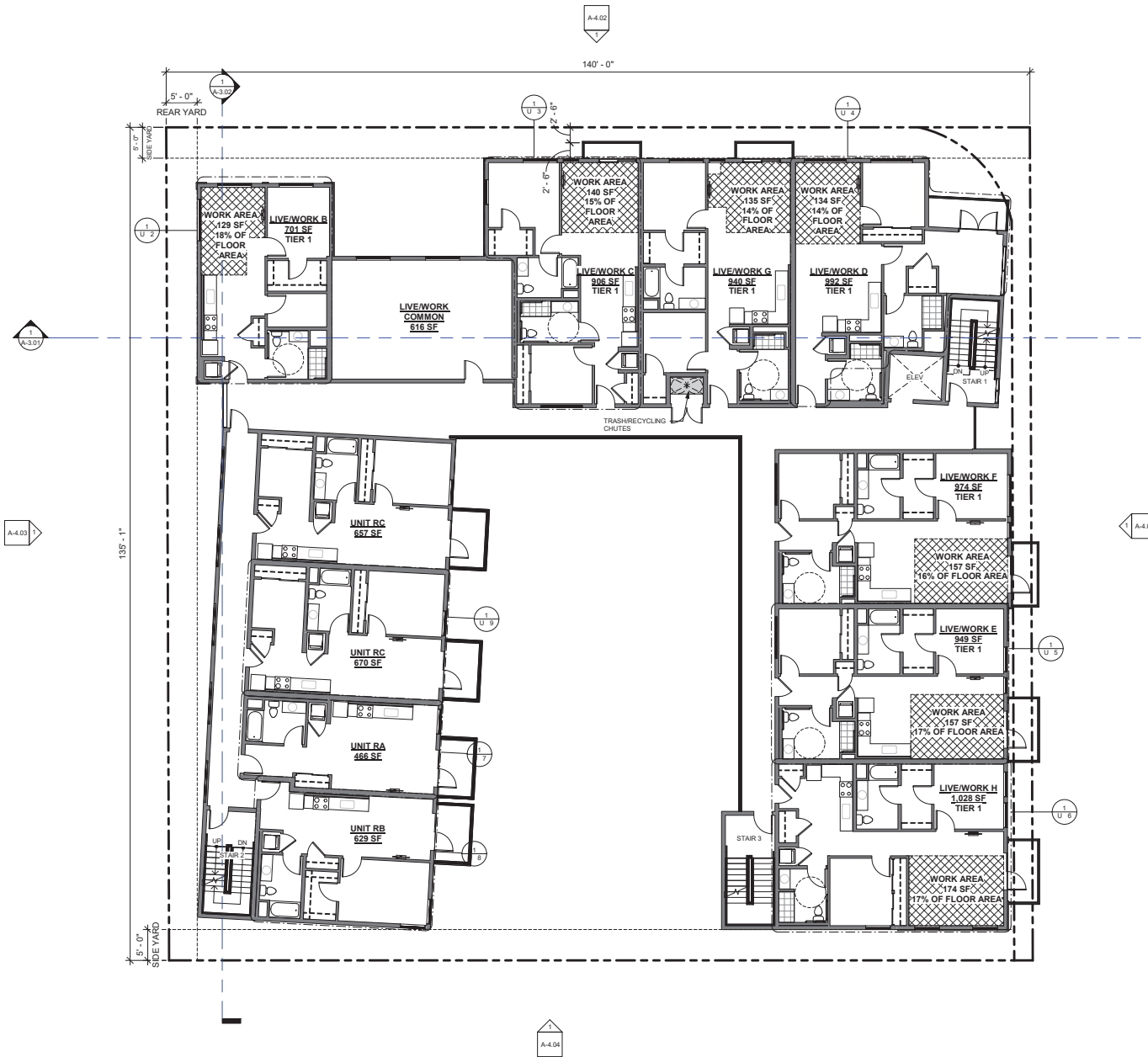
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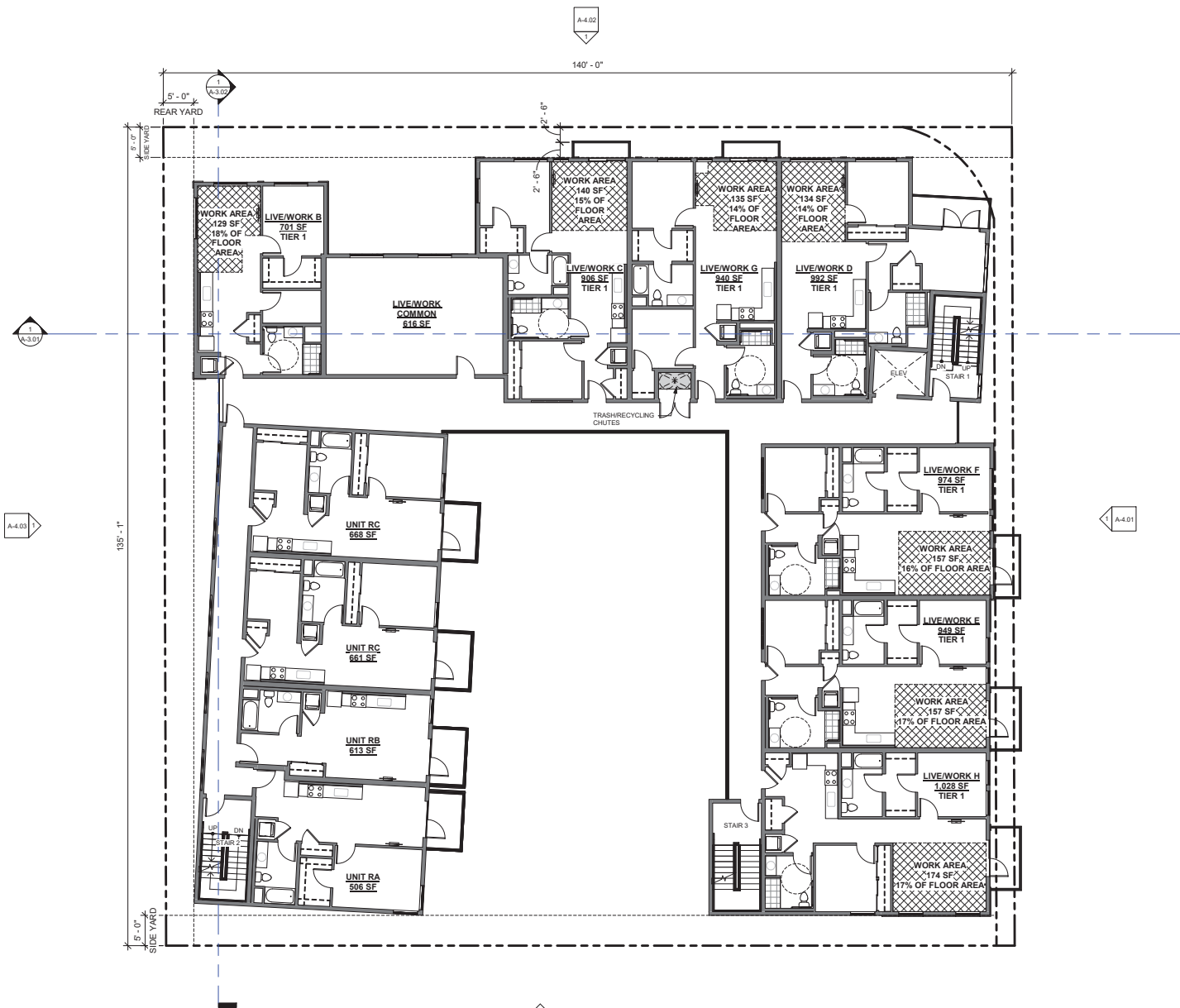
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5TH FLOOR

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6TH FLOOR PLAN

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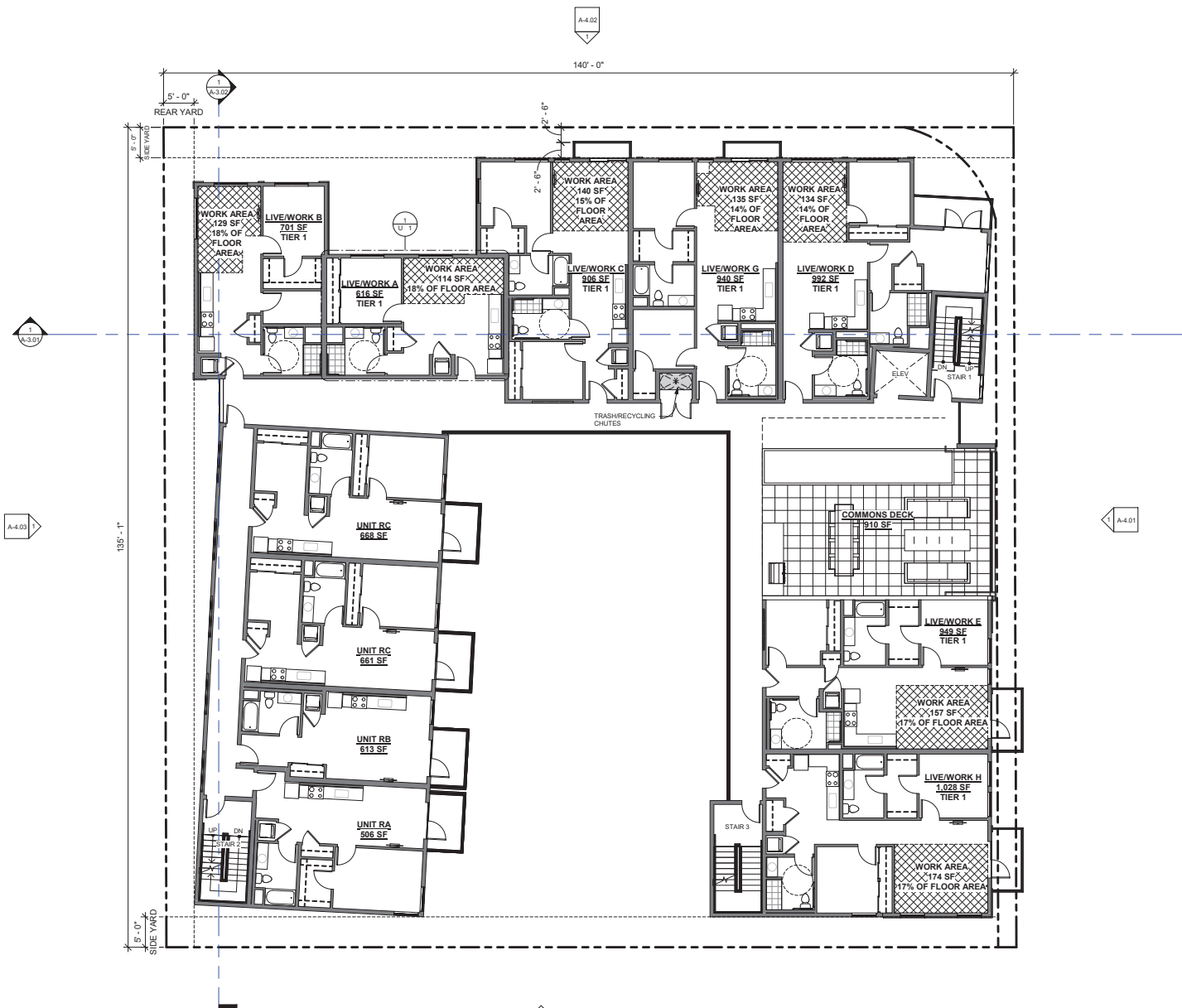
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7TH FLOOR PLAN
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7TH FLOOR

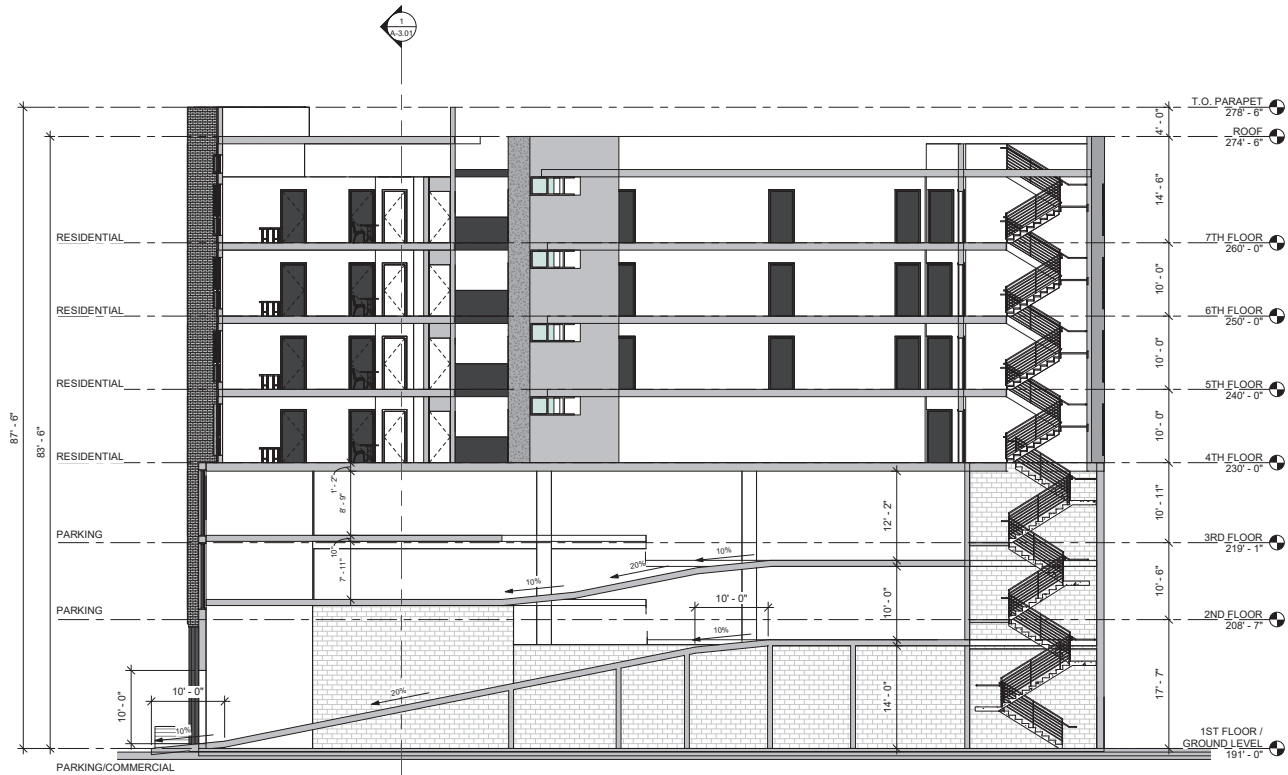
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BUILDING SECTION - BB SCALE: 1/8" = 1'-0" 1

3801 S. GRAND MIXED-USE
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EXTERIOR ELEVATIONS

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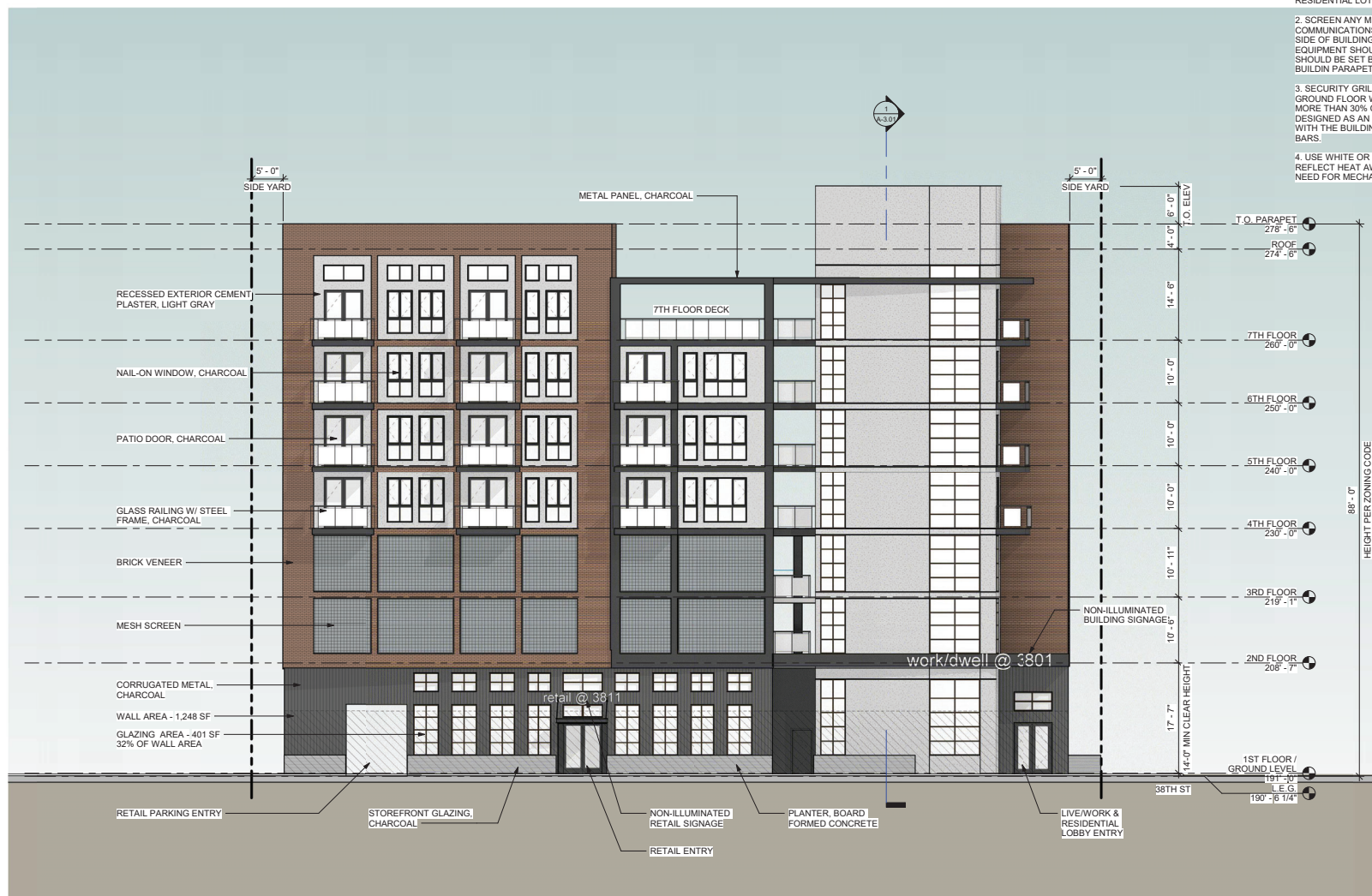
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2. SCREEN ANY MECHANICAL, ELECTRICAL, OR COMMUNICATIONS EQUIPMENT, WHETHER ON THE ROOF, SIDE OF BUILDING, OR GROUND. ALL ROOF MOUNTED EQUIPMENT SHOULD BE SCREENED FROM VIEW AND SHOULD BE SET BACK A MINIMUM OF 20 FEET FROM THE BUILDING PARAPET.

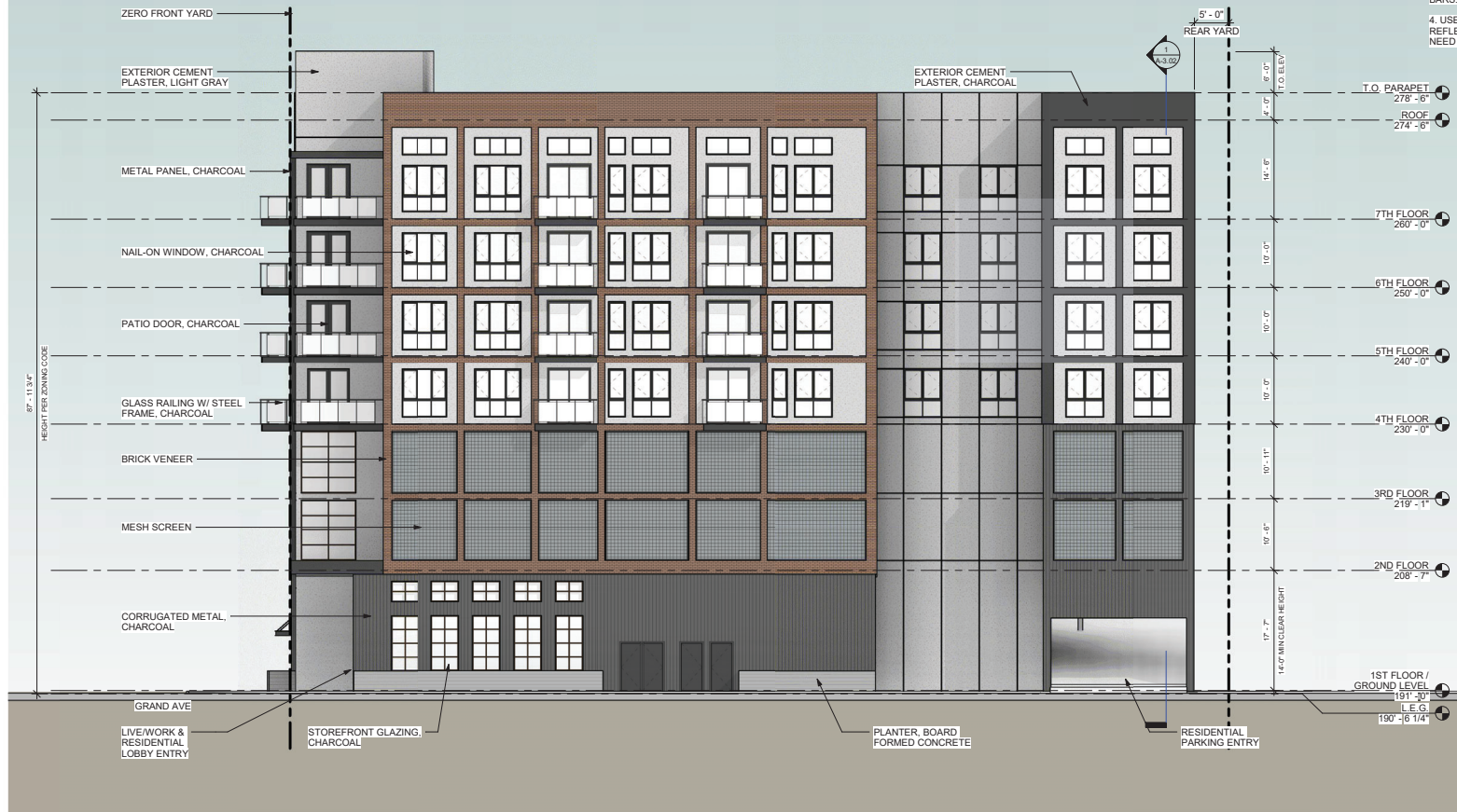
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4. USE WHITE OR REFLECTIVE PAINT ON ROOFTOPS TO REFLECT HEAT AWAY FROM BUILDINGS AND REDUCE THE NEED FOR MECHANICAL COOLING.



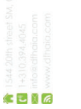
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SHEET NOTES

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EXTERIOR ELEVATIONS

REVISION
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3/22/23 TOC SUBMITTAL

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Project No: 2219

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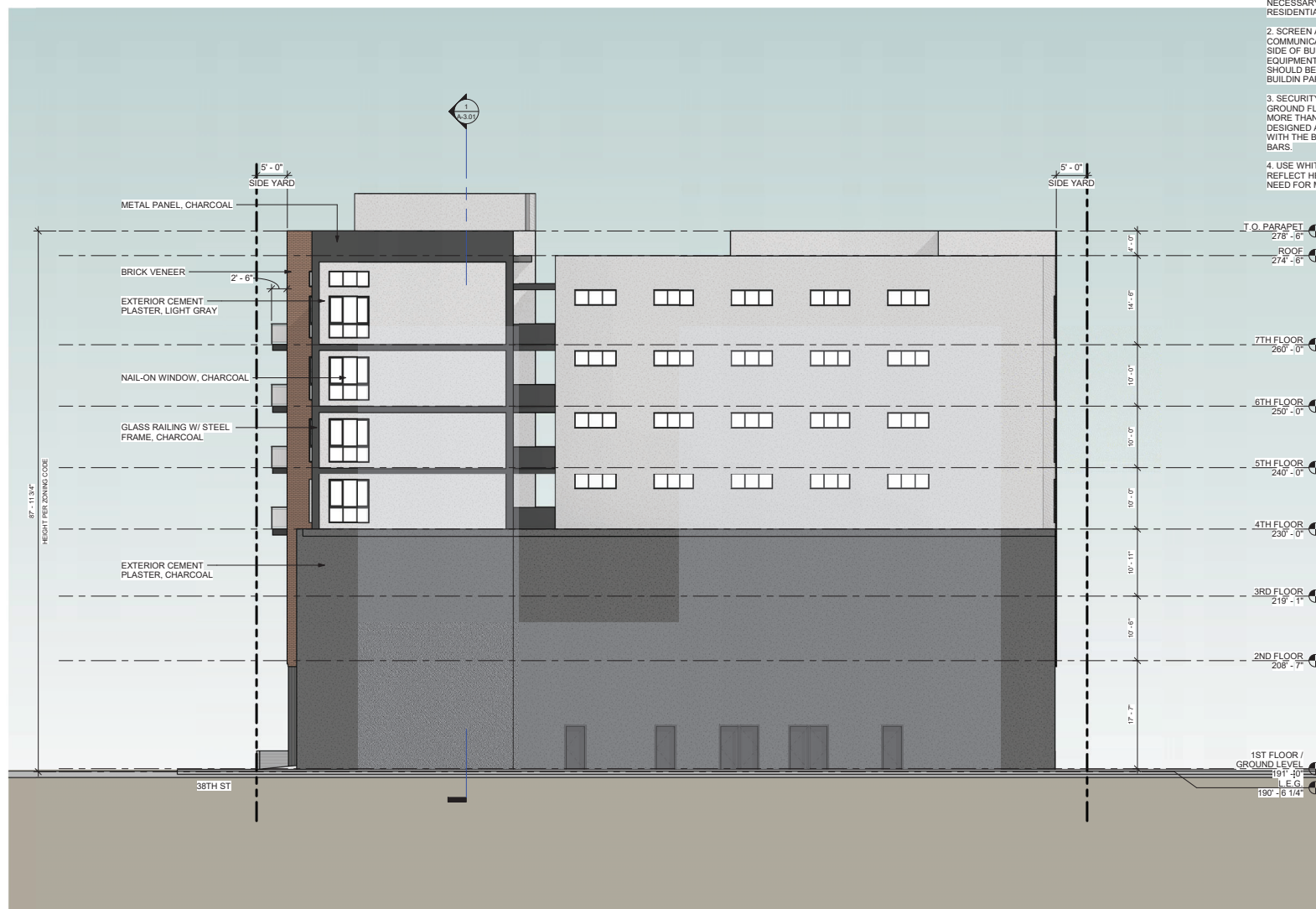
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1. PROVIDE OUTDOOR LIGHTING FOR ALL PARKING AREA AND PEDESTRIAN WALKWAYS FOR SECURITY PURPOSES BUT AVOID SPILLOVER IMPACTS ONTO ADJACENT PROPERTIES. GLARE SHIELDS BE PROVIDED WHERE NECESSARY TO AVOID UNWANTED LIGHT FLOODING ONTO RESIDENTIAL LOTS.

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3. SECURITY GRILLES ALLOWED PER THE CPIO ON GROUND FLOOR WINDOW/DOORS SHOULD NOT BLOCK OUT MORE THAN 30% OF NATURAL LIGHT AND SHOULD BE DESIGNED AS AN ARCHITECTURAL FEATURE COMPATIBLE WITH THE BUILDING'S DESIGN, OR AS STEEL VERTICAL BARS.

4. USE WHITE OR REFLECTIVE PAINT ON ROOFTOPS TO REFLECT HEAT AWAY FROM BUILDINGS AND REDUCE THE NEED FOR MECHANICAL COOLING.



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SHEET NOTES

1. PROVIDE OUTDOOR LIGHTING FOR ALL PARKING AREA AND PEDESTRIAN WALKWAYS FOR SECURITY PURPOSES BUT AVOID SPILLOVER IMPACTS ONTO ADJACENT PROPERTIES. GLARE SHIELDS BE PROVIDED WHERE NECESSARY TO AVOID UNWANTED LIGHT FLOODING ONTO RESIDENTIAL LOTS.
2. SCREEN ANY MECHANICAL, ELECTRICAL, OR COMMUNICATIONS EQUIPMENT, WHETHER ON THE ROOF, SIDE OF BUILDING, OR GROUND. ALL ROOF MOUNTED EQUIPMENT SHOULD BE SCREENED FROM VIEW AND SHOULD BE SET BACK A MINIMUM OF 20 FEET FROM THE BUILDING PARAPET.
3. SECURITY GRILLES ALLOWED PER THE CPIO ON GROUND FLOOR WINDOWS SHOULD NOT BLOCK OUT MORE THAN 30% OF NATURAL LIGHT AND SHOULD BE DESIGNED AS AN ARCHITECTURAL FEATURE COMPATIBLE WITH THE BUILDING'S DESIGN, OR AS STEEL VERTICAL BARS.
4. USE WHITE OR REFLECTIVE PAINT ON ROOFTOPS TO REFLECT HEAT AWAY FROM BUILDINGS AND REDUCE THE NEED FOR MECHANICAL COOLING.



3801 S. GRAND MIXED-USE
3801 S. Grand Ave
Los Angeles, CA 90037

EXTERIOR ELEVATIONS

REVISION
3/10/23 TOC REFERRAL RESUBMITTAL
3/22/23 TOC SUBMITTAL

Date: 01/19/23
Scale:
1/8" = 1'-0"
By: Author
Project No:
2219

Page No:
A-4.04
OF

EXTERIOR ELEVATION - SOUTH SCALE: 1/8" = 1'-0" 1

TOTAL LANDSCAPE AREA: 1,549 SF

1ST / GROUND FLOOR: 520 SF
 4TH FLOOR: 839SF
 ROOF LEVEL: 190 SF

TOTAL HARDSCAPE @ GROUND LEVEL

GROUND LEVEL: 2,502 SF

TREES REQUIRED: 10 (40 UNITS)

TREES PROVIDED: 34
 GROUND LEVEL: 1 (36" BOX STREET TREE)
 17 (24" BOX ACCENT TREES)
 4TH LEVEL: 12 (24" BOX SMALL CANOPY TREE)
 ROOF LEVEL: 4 (24" BOX SMALL-MEDIUM CANOPY TREES)

OPEN SPACE LANDSCAPE REQUIREMENT

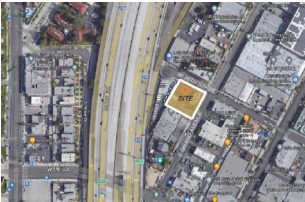
COMMON OPEN SPACE PROVIDED: 3,000 SF
 25% OF OPEN SPACE-REQUIRED LANDSCAPE: 750 SF

LANDSCAPE PROVIDED: 1,029 SF TOTAL
 4TH LEVEL: 839 SF
 ROOF LEVEL: 190 SF

PROPOSED PLANT PALETTE: GROUND

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	CITY OF LA NATIVE Y/N	WUCOLS REGION 3 PF
⑫ STREET TREE (36" BOX): OR AS APPROVED BY STREET TREE DIVISION					
AFROCARPUS FALCATUS	AFRICAN FERN PINE	1	36" BOX	N	MODERATE, 0.4
⑧ SMALL ACCENT TREES (24" BOX):					
ADONIS FLEXUOSA 'BURGUNDY'	BURGUNDY PEPPERMINT TREE	1	24" BOX	N	LOW, 0.3
LAGERSTROEMIA INDICA	GRAPE MYRTLE			N	MODERATE, 0.4
TECOMA 'ORANGE JUBILEE'	ORANGE JUBILEE TECOMA			N	MODERATE, 0.4
④ VERTICAL ACCENT TREE (24" BOX):					
GINKGO BILOBA	MAIDENHAIR TREE	16	24" BOX	N	MODERATE, 0.4
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	COMPACT MAGNOLIA			N	MODERATE, 0.4
MICHELIA X ALBA	WHITE CHAMPACA			N	MODERATE, 0.4
TRISTANIA LAURINA	LITTLE LEAF MYRTLE			N	MODERATE, 0.4
③ GRASSES / GRASSY SHRUBS (5 GALLON):					
CLIVIA MINATA	ORANGE CLIVIA	520 SF	5 GALLON	N	LOW, 0.3
CRASSULA FALCATA	AIRPLANE PLANT			N	LOW, 0.3
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH			N	LOW, 0.3
SANSEVIERIA SPECIES	SANSEVIERIA			N	LOW, 0.3
CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH			N	LOW, 0.3
JUNCUS EFFUSUS	SOFT RUSH			N	MODERATE, 0.4
⑤ COARSE ACCENT PLANTING (15 GALLON):					
PEDILANTHUS MACROCARPUS	SUPPER PLANT	3	15 GALLON	N	LOW, 0.3
ALOE HERCULES	TREE ALOE			N	LOW, 0.3
KALANCHOE BEHARENSIS	FELT PLANT			N	LOW, 0.3
YUCCA ROSTRATA	BEAKED YUCCA			N	LOW, 0.3

VICINITY MAP



LANDSCAPE CONSULTANTS:
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 Palos Verdes Estates, CA 90274
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- ① EXISTING STREET TREES / PALMS TO REMAIN
- ② ACCENT PAVING AT RETAIL AND LOBBY ENTRIES
- ③ RAISED BUILT-IN PLANTERS WITH GRASSES OR STRAP-LEAF PLANTING
- ④ VERTICAL ACCENT PLANTING
- ⑤ COARSE ACCENT PLANTING
- ⑥ VINE POCKET PLANTING
- ⑦ CONCRETE PAVING AT SIDEYARDS
- ⑧ SMALL ACCENT COLORED FOLIAGE TREE
- ⑨ EXISTING STREET LIGHT / POWER POLE TO REMAIN
- ⑩ PROPOSED VEHICULAR ENTRY DRIVES
- ⑪ EXISTING STREET TREE (AFROCARPUS FALCATUS)
- ⑫ (1) NEW STREET TREE IN 4'X8' DECOMPOSED GRANITE TREE WELL. EXACT LOCATIONS AND SPECIES TO BE APPROVED BY LA CITY STREET TREE DIVISION. MINIMUM 24" BOX

NOTE:
 -ALL LANDSCAPED AREAS TO BE IRRIGATED BY AUTOMATIC WATERING SYSTEM.
 -NO SIGNIFICANT TREES ON SITE.

NOTE:
 SEE ARCHITECTURAL SHEETS FOR:
 -PROJECT SUMMARY FOR OPEN SPACE CALCULATIONS
 -COLORED BUILDING RENDERINGS



3801 SOUTH GRAND AVENUE
 LOS ANGELES, CA
 1st / Ground Floor Landscape Schematic Plan

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

MARCH 14TH, 2023

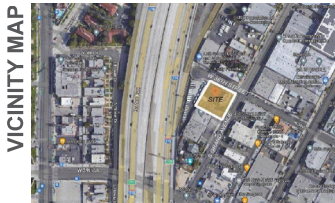
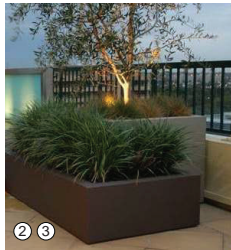


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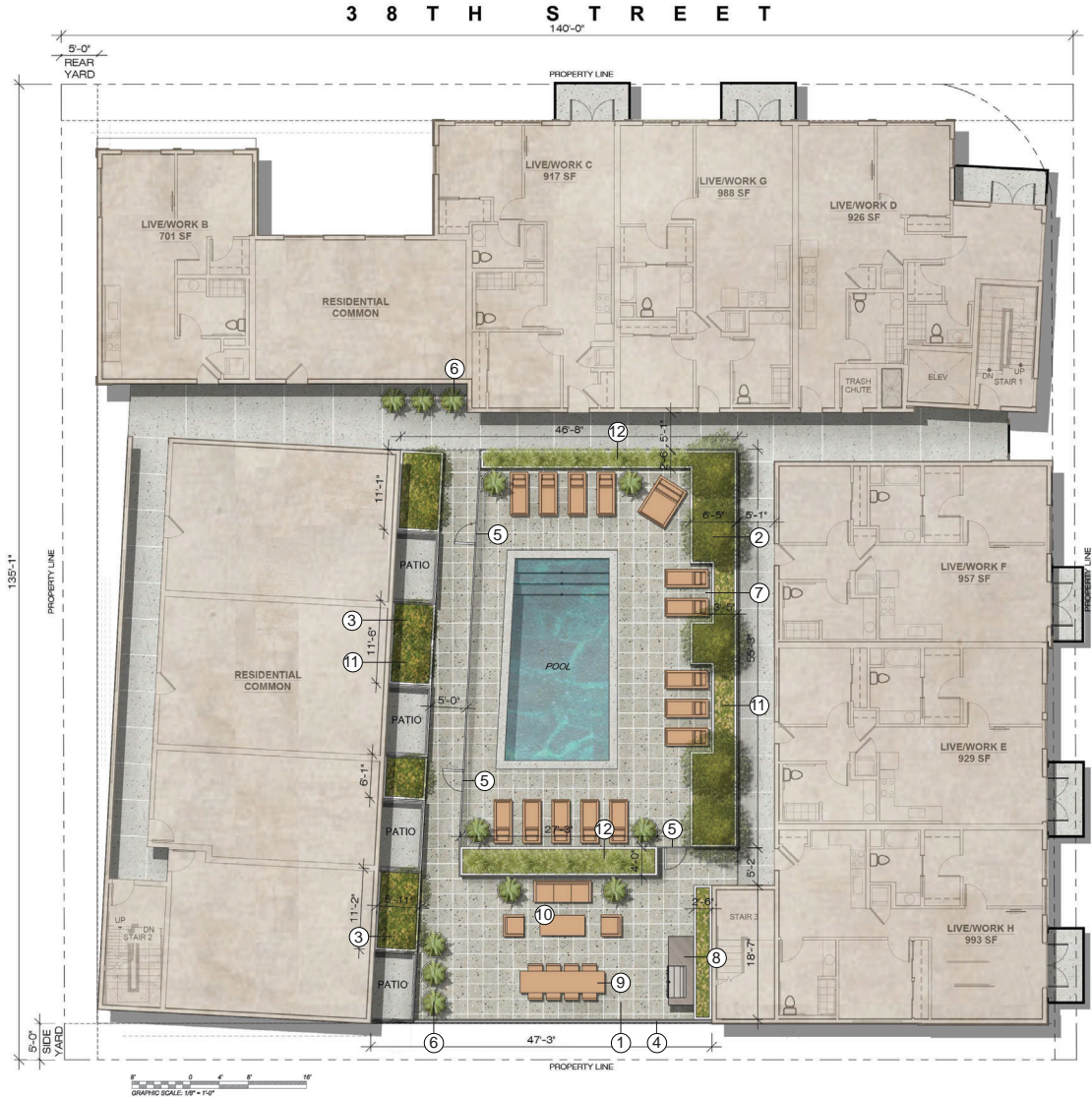
PROPOSED PLANT PALETTE: 4TH FLOOR

	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING	CITY OF LA NATIVE Y/N	WUCOLS REGION 3 PF
② MID-SIZED SPECIMEN TREES (36" BOX):							
	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	5	36" BOX	AS SHOWN	N	LOW, 0.3
	LAGERSTROEMIA INDICA	CRABE MYRTLE				N	MODERATE, 0.4
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	COMPACT MAGNOLIA				N	MODERATE, 0.4
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE TREE				N	LOW, 0.3
	TRISTANIA LAURINA	LITTLE LEAF MYRTLE				N	MODERATE, 0.4
③ SMALL CANOPY TREES (24" BOX):							
	AGONIS FLEXUOSA 'BURGUNDY'	BURGUNDY PEPPERMINT TREE	7	24" BOX	AS SHOWN	N	LOW, 0.3
	CITRUS 'MEYER LEMON'	MEYER LEMON TREE				N	MODERATE, 0.4
	FORTUNELLA MARGARITA	KUMQUAT				N	MODERATE, 0.4
	PITTOSPORUM 'MARJORIE CHAN'	VARIEGATED KOHLUHU				N	MODERATE, 0.4
	TECOMA 'ORANGE JUBILEE'	ORANGE JUBILEE TECOMA				N	MODERATE, 0.4
⑥ ACCENT PALMS (24" BOX):							
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	12	24" BOX	AS SHOWN	N	LOW, 0.2
	HOWEA FORSTERIANA	KENTIA PALM				N	MODERATE, 0.4
⑫ SHRUB PLANTING (5-15 GALLON):							
	COPROSMA KIRKII 'VARIEGATA'	COPROSMA KIRKII 'VARIEGATA'	658 SF	15 GALLON	36" OC	N	MODERATE, 0.4
	LAVANDULA X HETEROPHYLLA	SWEET LAVENDER				N	LOW, 0.3
	PHILODENDRON SELLOUM	TREE PHILODENDRON				N	MODERATE, 0.4
	PHILODENDRON XANADU	WINTERBORN PHILODENDRON				N	MODERATE, 0.4
	RHAPHIOLEPS UMBELLATA MINOR	DWARF YEDDO HAWTHORN				N	LOW, 0.3
⑮ GRASSES / GRASSY SHRUBS (5 GALLON):							
	CLIVIA MINIATA	ORANGE CLIVIA	181 SF	5 GALLON	24" OC	N	LOW, 0.3
	CRASSULA FALCATA	AIRPLANE PLANT				N	LOW, 0.2
	LOMANDRA CONFERTIFOLIA 'SHORTY'	DWARF MAT RUSH				N	LOW, 0.3

- ① POOL DECK TILE PAVERS
- ② MID-SIZED SPECIMEN TREES IN RAISED PLANTERS
- ③ SMALL CANOPY TREES IN RAISED PLANTERS
- ④ GLASS GUARDRAIL
- ⑤ POOL ENCLOSURE GATE AND FENCING
- ⑥ LARGE DECORATIVE POT PLANTING
- ⑦ CHAISE LOUNGE NICHE
- ⑧ OUTDOOR COUNTER WITH BARBEQUE GRILL
- ⑨ OUTDOOR DINING TABLE
- ⑩ LOUNGE SEATING
- ⑪ SHRUB UNDERPLANTING IN RAISED PLANTERS
- ⑫ GRASSY / STRAP LEAF SHRUB PLANTING

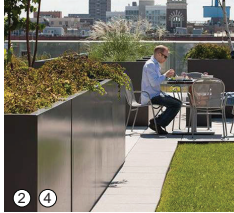


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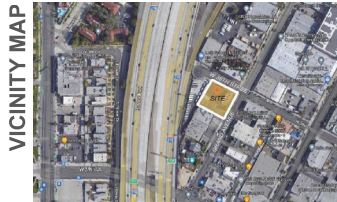


PROPOSED PLANT PALETTE: ROOF LEVEL

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING	CITY OF LA NATIVE Y/N	WUCOLS REGION 3 PF
SMALL CANOPY TREES (24" BOX):						
② AGONIS FLEXUOSA 'BURGUNDY'	BURGUNDY PEPPERMINT TREE	4	24" BOX	AS SHOWN	N	LOW, 0.3
CITRUS 'MEYER LEMON'	MEYER LEMON TREE				N	MODERATE, 0.4
FORTUNELLA MARGARITA	KUMQUAT				N	MODERATE, 0.4
PITTOSPORUM 'MARJORIE CHAN.'	VARIEGATED KOHUIJU				N	MODERATE, 0.4
TECOMA 'ORANGE JUBILEE'	ORANGE JUBILEE TECOMA				N	MODERATE, 0.4
GRASSES / GRASSY SHRUBS (5 GALLON):						
② CLIVIA MINIATA	ORANGE CLIVIA	190 SF	5 GALLON	24" OC	N	LOW, 0.3
CRASSULA FALCATA	AIRPLANE PLANT				N	LOW, 0.2
LOMANDRA CONFERTIFOLIA 'SHORTY'	DWARF MAT RUSH				N	LOW, 0.3



- ① PEDESTAL DECK TILE PAVERS
- ② SMALL-MEDIUM CANOPY TREES IN RAISED PLANTERS WITH GRASSY / STRAP-LEAF UNDERPLANTING
- ③ LOUNGE SEATING
- ④ OUTDOOR DINING TABLE
- ⑤ OUTDOOR COUNTERTOP WITH BARBEQUE GRILL
- ⑥ MURAL ON EXTERIOR WALL



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