

Communication from Public

Name: AuditLA

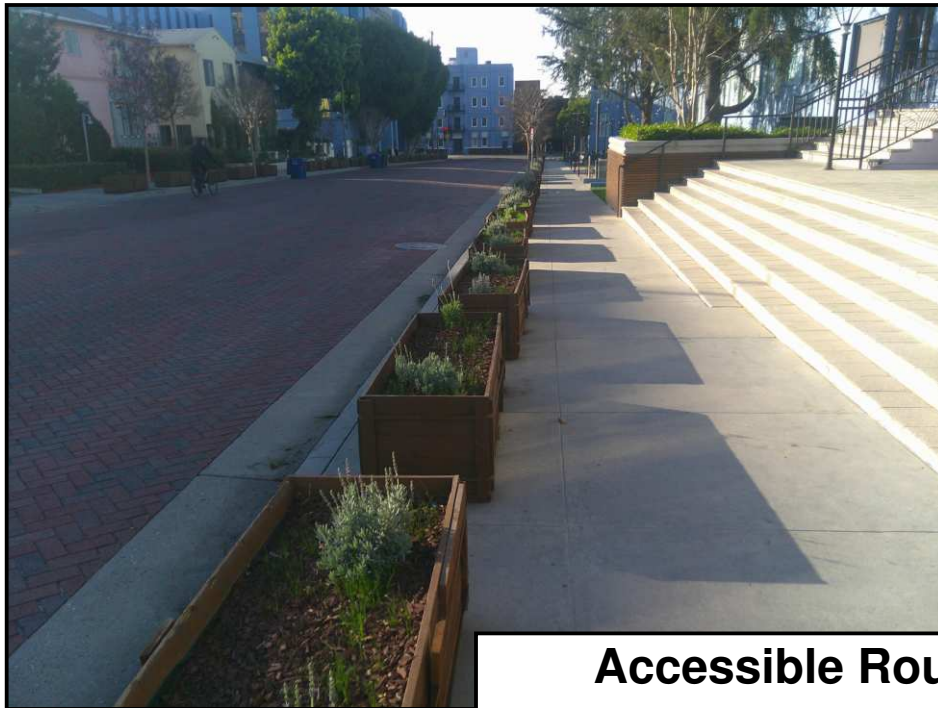
Date Submitted: 03/25/2025 09:58 PM

Council File No: 25-0181

Comments for Public Posting: Subject: Public Comment – Parking Concerns on L. Ron Hubbard Way I’m writing today not only regarding the current agenda item on proposed parking changes, but also to raise a long-standing issue that the City continues to overlook — the unlawful restriction of public parking on L. Ron Hubbard Way in East Hollywood. I’ve submitted CASp reports, I’ve contacted DOT, LAPD Parking Enforcement, Hugo Soto-Martínez’s office — and no one can provide clear, legal documentation proving that L. Ron Hubbard Way is officially a no parking street. Let me be very specific: there are no red curbs and the “No Parking” signs posted on the street appear unofficial or even fake. Please reference my CASp report, particularly items #14 through #17, which make it clear that the City cannot verify this as a restricted street. If there is a legal basis for the “No Parking” designation, then it should be shared publicly and transparently. So far, there’s been nothing but silence and finger-pointing. Why is this issue — one that has persisted for months and affects the public’s right to park on a public street — not on the agenda? Why does this Church get to unilaterally control a public street with no oversight? Unless the City can show official documentation proving that L. Ron Hubbard Way is a legally designated no parking street, then it should be reopened immediately to public parking. This street does not belong to the Church of Scientology. It belongs to the people of Los Angeles, and they deserve fair access — especially in a neighborhood where parking is already so limited. Please act accordingly and do what is right: open up L. Ron Hubbard Way to public parking unless and until the City can prove — with official documentation — that it is lawfully closed.

Site Accessibility Evaluation

Americans with Disabilities Act And Title 24 And Part 2 - California Building Code



Accessible Route

**L. Ron Hubbard Way to N.
Catalina Street
East Hollywood, CA 90027**

CASp Evaluation

Inspection Date: 02/27/2025

Inspector: Tony Guichard, CASp #1125

Prepared By



(714) 746 - 4000

www.acrdesignbuild.com

February 27, 2025

Dear AuditLA,

Thank you for the opportunity to be of service to you by performing an accessibility evaluation for the W. Sunset Blvd, L. Ron Hubbard Way, Fountain Ave and N. Catalina Street. The facility was inspected on February 27, 2025.

We recommend that all barriers that are identified in this evaluation that are readily achievable be removed as soon as possible with other barriers being removed as they become readily achievable. A barrier removal plan should be developed to assist in planning the removal of all barriers that are not currently "readily achievable" to remove. In order to be eligible for Qualified Defendant status under California Civil Code Section 55.52(a)(8) and receive the benefits of Senate Bill 1608 & 1186, you must submit to ACR Design & Build a schedule of completion for each of the barriers identified in this report within a reasonable time frame as determined by you.

In the event, that the property owner can demonstrate that barrier removal is not readily achievable, he must make his goods, services, facilities, privileges, advantages, or accommodations available through alternative methods, if those methods are readily achievable. 28 C.F.R. §36.305(a). The term readily achievable has been defined as easily accomplished and able to be carried out without much difficulty or expense.

The Department of Justice states that a place of public accommodation shall remove barriers that are readily achievable even when no alterations or renovations are planned. The Department of Justice recommends that a public accommodation develop an implementation plan designed to achieve compliance with ADA barrier removal requirements. Such a plan, if appropriately designed and executed, could serve as evidence of a good faith effort to comply with the ADA barrier removal requirements. Please note that no readily achievable analysis was included as a part of this report. In addition, as a complete history of construction including all alterations or additions was not available, this report is based on compliance with the most recent state and federal requirements.

All services provided at the subject property are provided for the day of the inspection. Accessibility laws and building codes will likely change in the future. This inspection does not include, nor can it foresee or predict, future changes in the laws and regulations. We therefore specifically disclaim liability for events related to changes in laws or access regulations after the date of inspection. Building Principles has conducted a thorough and complete inspection of areas specified by the owner, tenant or their representatives. Because of the limited scope of the inspection, the report does not guarantee that the entire facility is fully compliant. Also, a completed report with a "CASp inspected" finding (the site was inspected by a CASp and determined to meet all applicable construction-related accessibility standards pursuant to paragraph 1, Civil Code 55.53) is no guarantee that you will not be sued. ACR Design Build has made every effort to conduct a thorough and complete analysis of non-compliant accessible elements in the subject areas and made recommendations based on the interpretation of applicable state and federal standards. The final determination of appropriate recommendations will be decided by the building department in the local jurisdiction after submittal of plans for a building permit.

Periodic maintenance to ensure continued accessibility is essential in providing a safe and usable environment. Parking lot markings, signage, door opening pressures, and maintaining clear floor space at doors and other elements and fixtures, available to the public, must be part of an ongoing maintenance schedule.

If you have any questions regarding this report or would like to schedule a meeting with myself and your architect, attorney, or contractor, please feel free to contact me. Additional services are available such as on construction monitoring, plan review, ownership representation and verification of completed work prior to owner acceptance.

CASp #1125
CASp Design Professional
CASp Contractor CSLB# 629286 A, B, C-8, C-12, C-32

Sincerely,

Tony Guichard

Tony Guichard, CASp #1125

Table of Contents

Findings 5

Exterior 5

 W. Sunset Blvd. 5

 L. Ron Hubbard Way 23

 Fountain Ave 39

 N. Catalina Street 57

DOJ ADA Tax Incentives for Businesses 68

Estimated Time-Line for Barrier Removal 69

California Notice to Private Property Owner/Tenant 71

Exterior: W. Sunset Blvd.

Finding: 1

Detectable warnings at curb ramps shall extend the full width of the curb ramp excluding any flared side and 36 inches in the direction of travel.

Detectable warnings shall extend the full width of the turning space at the flush transition between the street and the sidewalk less 2 inches maximum on each side.

2022 CBC 11B Section 11B-705.1.2.2

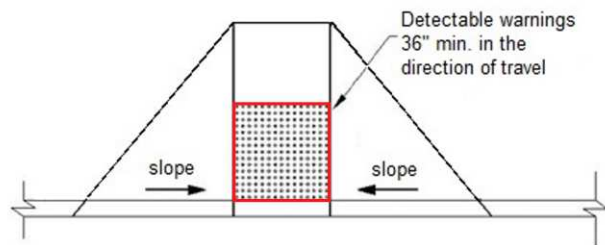
Detectable warnings at curb ramps shall comply with Section 11B-705.1.2.2.

Citation:

2022 CBC 11B Section: 11B-705.1.2.2

Recommendation:

N/A - Refer to Finding



Finding: 1 Additional Finding Photos



Exterior: W. Sunset Blvd.

Finding: 2

The accessible path of travel has cross slopes greater than 2%.

Surface cross slopes shall not exceed one unit vertical in 48 units horizontal (2-percent slope). When the slope in the direction of travel of any walk exceeds 1 unit vertical in 20 units horizontal (5-percent slope), it must be constructed as a ramp.

2010 ADAS Section 403.3

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

2022 CBC 11B Section 11B-403.3

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

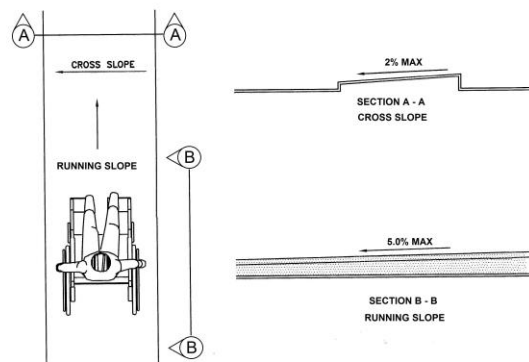
Citation:

2010 ADAS Section: 403.3

2022 CBC 11B Section: 11B-403.3

Recommendation:

N/A - Refer to Finding



Finding: 2 Additional Finding Photos



Exterior: W. Sunset Blvd.

Finding: 3

The route contains openings greater than 1/2 inch.

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

2010 ADAS Section 302.3

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

2022 CBC 11B Section 11B-302.3

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (12.7 mm) diameter except as allowed in Sections 11B-407.4.3, 11 B-409.4.3, 11B-410.4, 11B-810.5.3 and 11B-810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Citation:

2010 ADAS Section: 302.3

2022 CBC 11B Section: 11B-302.3

Recommendation:

N/A - Refer to Finding



Exterior: W. Sunset Blvd.

Finding: 4

The clear floor space required at the element is not flat (2% or 1:48 maximum slope) in all directions.

Changes in level are not permitted at required clear floor or ground space except that slopes not steeper than 1:48 shall be permitted.

2010 ADAS Section 305.2

Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.

2022 CBC 11B Section 11B-305.2

Floor or ground surfaces of a clear floor or ground space shall comply with Section 11B-302. Changes in level are not permitted .

Citation:

2010 ADAS Section: 305.2

2022 CBC 11B Section: 11B-305.2

Recommendation:

N/A - Refer to Finding



Finding: 4 Additional Finding Photos



Exterior: W. Sunset Blvd.

Finding: 5

The transaction counter provides for a parallel approach and is not within the required height range.

Transaction counters shall be 28 to 34 inches high and a minimum of 36 inches wide and should extend the same depth as the sales or service counter tops.

2022 CBC 11B Section 11B-904.4.1

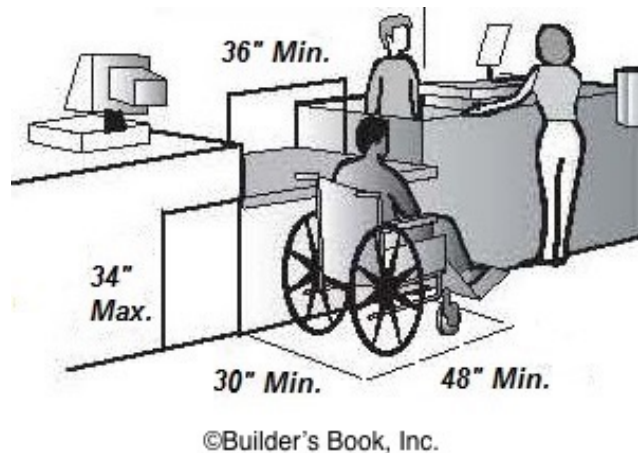
A portion of the counter surface that is 36 inches (914 mm) long minimum and 34 inches (864 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with Section 11B-305 shall be positioned for a parallel approach adjacent to the 36 inch (914 mm) minimum length of counter.

Citation:

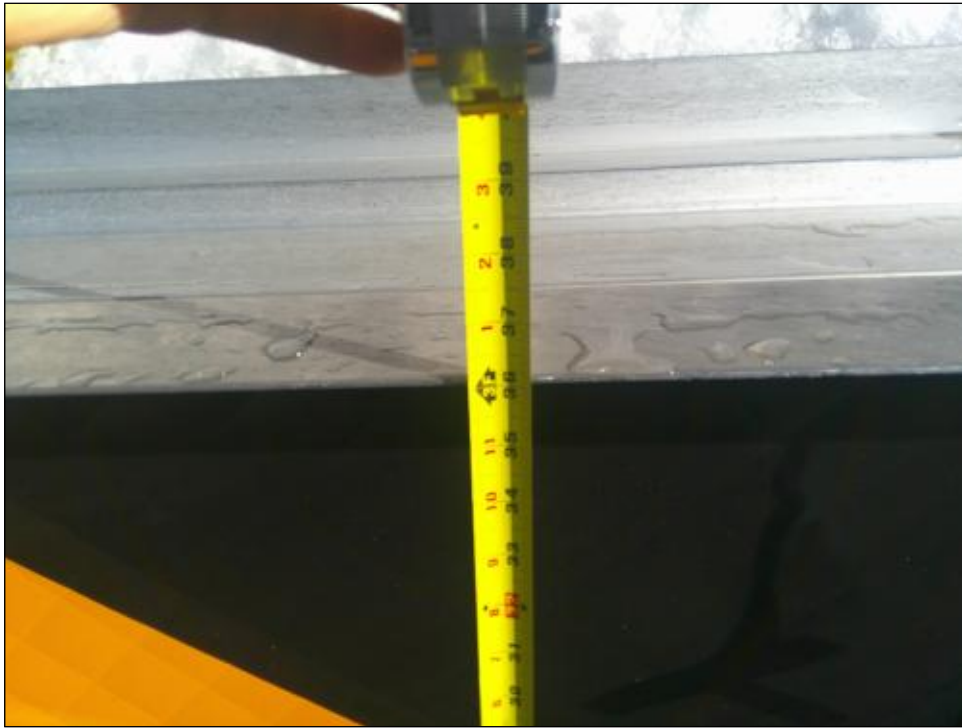
2022 CBC 11B Section: 11B-904.4.1

Recommendation:

N/A - Refer to Finding



Finding: 5 Additional Finding Photos



Exterior: W. Sunset Blvd.

Finding: 6

The order and receiving food window is positioned too high for either a side or front approach.

Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor or ground.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground.

2010 ADAS Section 308.1

Reach ranges shall comply with 308.

2022 CBC 11B Section 11B-308.2.1

Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1219 mm) maximum and the low forward reach shall be 15 inches (381 mm) minimum above the finish floor or ground.

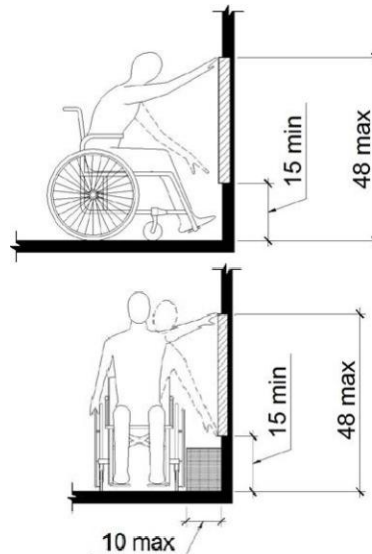
Citation:

2010 ADAS Section: 308.1

2022 CBC 11B Section: 11B-308.2.1

Recommendation:

N/A - Refer to Finding



Exterior: W. Sunset Blvd.

Finding: 7

The Food Truck is serving the public therefore, it must comply with accessibility.

2010 ADAS Section Advisory
None

2022 CBC 11B Section Advisory
None

Citation:

2010 ADAS Section: Advisory

2022 CBC 11B Section: Advisory

Recommendation:

The manager of the Food Truck stated the city granted them permission to sell here.



Exterior: W. Sunset Blvd.

Finding: 8

The walkway contains abrupt vertical edges and/or variations over 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

2010 ADAS Section 303.3

Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

2010 ADAS Section 303.2

Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

2022 CBC 11B Section 11B-303.2

Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.

2022 CBC 11B Section 11B-303.3

Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2.

Citation:

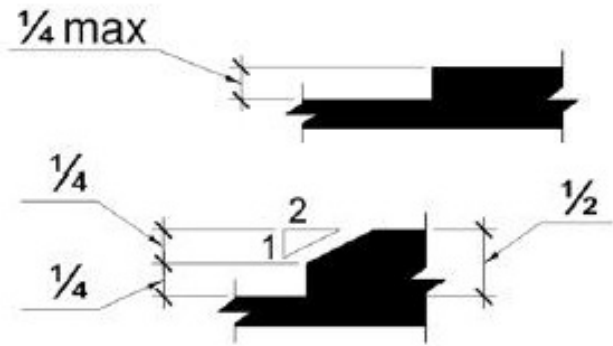
2010 ADAS Section: 303.3, 303.2

2022 CBC 11B Section: 11B-303.2, 11B-303.3

Recommendation:

N/A - Refer to Finding

Finding: 8 (Continued)



Finding: 8 Additional Finding Photos



Exterior: W. Sunset Blvd.

Finding: 9

Detectable warnings at curb ramps shall extend the full width of the curb ramp excluding any flared side and 36 inches in the direction of travel.

Detectable warnings shall extend the full width of the turning space at the flush transition between the street and the sidewalk less 2 inches maximum on each side.

2022 CBC 11B Section 11B-705.1.2.2

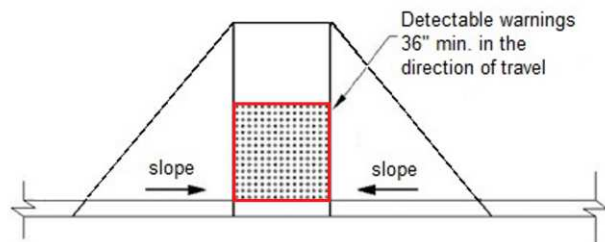
Detectable warnings at curb ramps shall comply with Section 11B-705.1.2.2.

Citation:

2022 CBC 11B Section: 11B-705.1.2.2

Recommendation:

N/A - Refer to Finding



Finding: 9 Additional Finding Photos



Exterior: W. Sunset Blvd.

Finding: 10

The top landing for the curb ramp is not level and exceeds a 2% slope.

A level landing 48 inches long shall be provided at the upper end of each curb ramp over its full width to permit safe egress from the ramp surface. The slope of the landing in all directions shall be 1:48 maximum.

2022 CBC 11B Section 11B-406.5.3

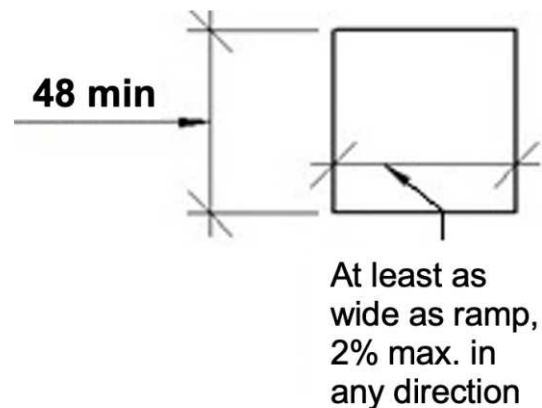
Landings shall be provided at the tops of curb ramps and blended transitions. The landing clear length shall be 48 inches (1219 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing. The slope of the landing in all directions shall be 1:48 maximum.

Citation:

2022 CBC 11B Section: 11B-406.5.3

Recommendation:

N/A - Refer to Finding



Finding: 10 Additional Finding Photos



Exterior: L. Ron Hubbard Way

Finding: 11

The route of travel does not provide the required minimum width.

The minimum clear width for sidewalks and walks is 48 inches.

When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches.

2022 CBC 11B Section 11B-403.5.1 Exceptions: 3

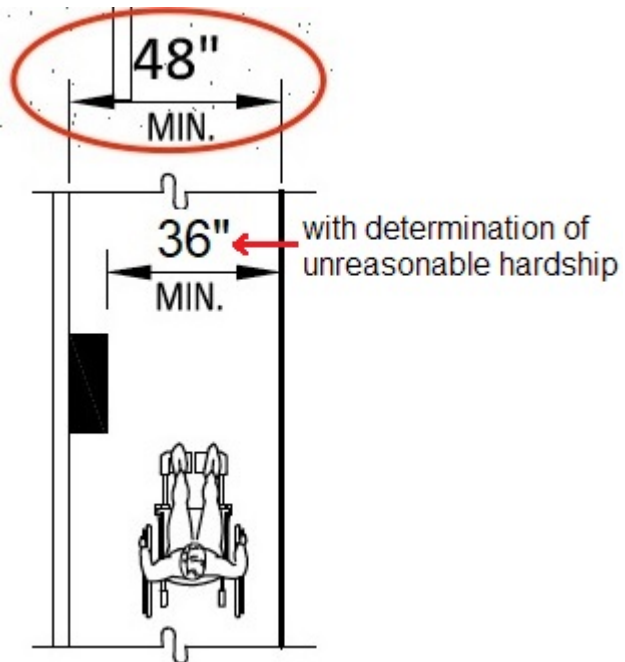
The clear width for sidewalks and walks shall be 48 inches (1219 mm) minimum. When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch (1219 mm) clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches (914 mm).

Citation:

2022 CBC 11B Section: 11B-403.5.1 Exceptions: 3

Recommendation:

Planter boxes have been installed on the entire sidewalk without a path of travel between them to cross the street or to be dropped off. Suggest new vegetation with 6" max. height with city permit.



Finding: 11 Additional Finding Photos



Finding: 11 Additional Finding Photos



Finding: 11 Additional Finding Photos



Finding: 11 Additional Finding Photos



Exterior: L. Ron Hubbard Way

Finding: 12

The planter boxes are too high and close to the curb if a disabled person wanted to be dropped off.

2010 ADAS Section Advisory
None

2022 CBC 11B Section Advisory
None

Citation:

2010 ADAS Section: Advisory

2022 CBC 11B Section: Advisory

Recommendation:

Suggest removing oversized planter boxes and install vegetation with a 6" max height with a city permit.



Finding: 12 Additional Finding Photos



Finding: 12 Additional Finding Photos



Finding: 12 Additional Finding Photos



Exterior: L. Ron Hubbard Way

Finding: 13

Signs state this is private parking.

2010 ADAS Section Advisory
None

2022 CBC 11B Section Advisory
None

Citation:

2010 ADAS Section: Advisory

2022 CBC 11B Section: Advisory

Recommendation:

After speaking with Church of Scientology staff they are open for new members however, there is no parking for disabled persons nor is there a path of travel from the city sidewalk to the entrance. Suggest a accessible ramp and city parking.



Finding: 13 Additional Finding Photos



Exterior: L. Ron Hubbard Way

Finding: 14

L. Ron Hubbard Way is 40 lf. wide and appears to have room for public parking. The curbs are not painted red however, there are signs posted no parking but do not appear to be city signs.

2010 ADAS Section Advisory
None

2022 CBC 11B Section Advisory
None

Citation:

2010 ADAS Section: Advisory

2022 CBC 11B Section: Advisory

Recommendation:

Suggest the authority having jurisdiction consider public parking so disabled people have access to the public sidewalk by way of city transportation or by car. A second consideration would be to mirror N. Catalina with a one way traffic with parking on both sides.



Exterior: L. Ron Hubbard Way

Finding: 15

There is no access from the city street or city sidewalk for access.

2010 ADAS Section Advisory

None

2022 CBC 11B Section Advisory

None

Citation:

2010 ADAS Section: Advisory

2022 CBC 11B Section: Advisory

Recommendation:

If a non-member seeks new membership to fill out an application or meet the director of new membership there is no access. The parking lot signs state this is private parking and you cannot park on the street.



Exterior: L. Ron Hubbard Way

Finding: 16

No access from the city parking or drop off.

2010 ADAS Section Advisory
None

2022 CBC 11B Section Advisory
None

Citation:

2010 ADAS Section: Advisory

2022 CBC 11B Section: Advisory

Recommendation:

I believe the Church of Scientology is a private church however, when the church holds events open to the public they must be accessible. Suggest bringing the property, street parking and city sidewalk into compliance.



Exterior: L. Ron Hubbard Way

Finding: 17

The sign is mounted too low.

Signs located within an accessible route shall be a minimum of 80 inches above the finish floor or ground surface measured to the bottom of the sign.

2022 CBC 11B Section 11B-502.6

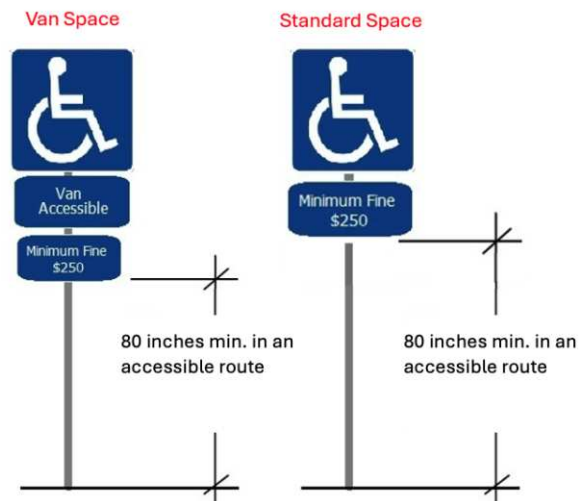
Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a blue background. Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible". Signs shall be 60 inches (1524 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

Citation:

2022 CBC 11B Section: 11B-502.6

Recommendation:

N/A - Refer to Finding



Finding: 17 Additional Finding Photos



Exterior: Fountain Ave

Finding: 18

The planter boxes are too high, and too close to the city curb. People with and without disabilities struggle to open their doors and exit their cars. Additionally, there is not a 48" min. path of travel between the boxes.

2010 ADAS Section Advisory
None

2022 CBC 11B Section Advisory
None

Citation:

2010 ADAS Section: Advisory

2022 CBC 11B Section: Advisory

Recommendation:

N/A - Refer to Finding



Finding: 18 Additional Finding Photos



Finding: 18 Additional Finding Photos



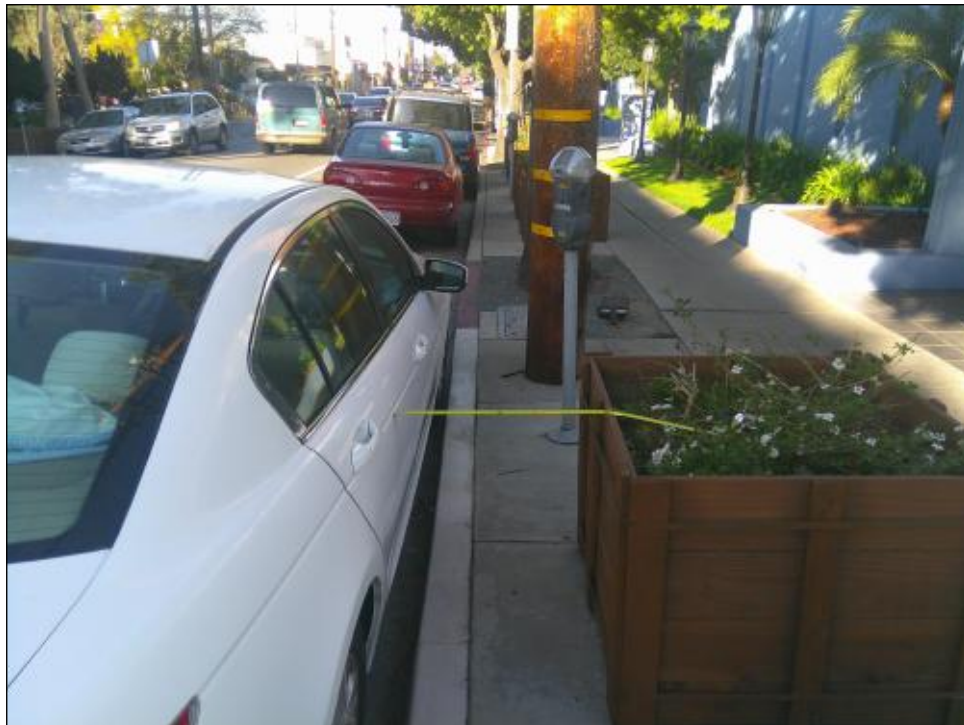
Finding: 18 Additional Finding Photos



Finding: 18 Additional Finding Photos



Finding: 18 Additional Finding Photos



Finding: 18 Additional Finding Photos



Finding: 18 Additional Finding Photos



Finding: 18 Additional Finding Photos



Exterior: Fountain Ave

Finding: 19

The walkway contains abrupt vertical edges and/or variations over 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

2010 ADAS Section 303.3

Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

2010 ADAS Section 303.2

Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

2022 CBC 11B Section 11B-303.2

Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.

2022 CBC 11B Section 11B-303.3

Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2.

Citation:

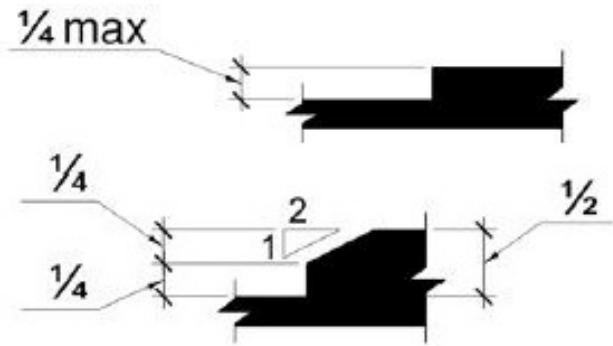
2010 ADAS Section: 303.3, 303.2

2022 CBC 11B Section: 11B-303.2, 11B-303.3

Recommendation:

N/A - Refer to Finding

Finding: 19 (Continued)



Finding: 19 Additional Finding Photos



Finding: 19 Additional Finding Photos



Exterior: Fountain Ave

Finding: 20

The sidewalk does not follow the general grade of the adjacent street.

The running slope of sidewalks shall not exceed the general grade established for the adjacent street or highway.

2022 CBC 11B Section 11B-403.3 Exception:

The running slope of sidewalks shall not exceed the general grade established for the adjacent street or highway.

Citation:

2022 CBC 11B Section: 11B-403.3 Exception:

Recommendation:

N/A - Refer to Finding



Finding: 20 Additional Finding Photos



Exterior: Fountain Ave

Finding: 21

Detectable warnings at curb ramps shall extend the full width of the curb ramp excluding any flared side and 36 inches in the direction of travel.

Detectable warnings shall extend the full width of the turning space at the flush transition between the street and the sidewalk less 2 inches maximum on each side.

2022 CBC 11B Section 11B-705.1.2.2

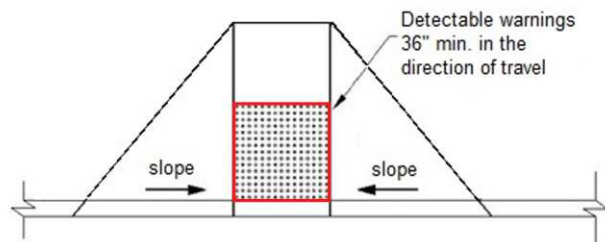
Detectable warnings at curb ramps shall comply with Section 11B-705.1.2.2.

Citation:

2022 CBC 11B Section: 11B-705.1.2.2

Recommendation:

N/A - Refer to Finding



Exterior: Fountain Ave

Finding: 22

The landing of the ramp has a slope greater than 2 percent.

Landings shall have a slope of less than 1:48 (2 percent) in any direction.

2010 ADAS Section 406.4

Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

2010 ADAS Section 406.4 Exception

In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.

Citation:

2010 ADAS Section: 406.4, 406.4 Exception

Recommendation:

N/A - Refer to Finding



Finding: 22 Additional Finding Photos



Exterior: N. Catalina Street

Finding: 23

The accessible route contains loose vegetation and/or surface materials that do not provide for a stable, firm slip resistant surface.

Floor and ground surfaces shall be stable, firm, and slip resistant.

2010 ADAS Section 302.1

Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

2022 CBC 11B Section 11B-302.1

Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with Section 11B-302.

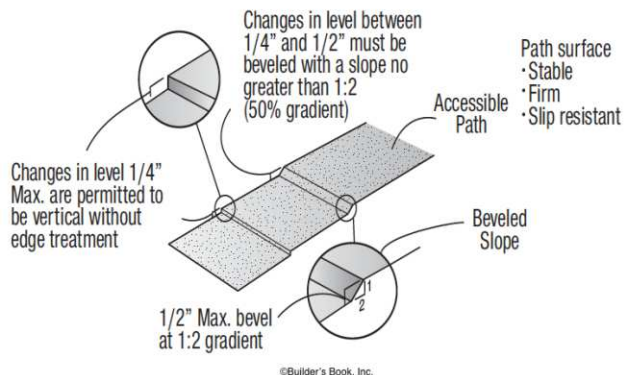
Citation:

2010 ADAS Section: 302.1

2022 CBC 11B Section: 11B-302.1

Recommendation:

Suggest installing a firm path of travel for persons with disabilities that operate vehicles since the adjacent site is private parking. Additionally, suggest a different type of plant other than a thorny rose bush that makes it difficult for persons with or without disabilities.



Exterior: N. Catalina Street

Finding: 24

The accessible path of travel has cross slopes greater than 2%.

Surface cross slopes shall not exceed one unit vertical in 48 units horizontal (2-percent slope). When the slope in the direction of travel of any walk exceeds 1 unit vertical in 20 units horizontal (5-percent slope), it must be constructed as a ramp.

2010 ADAS Section 403.3

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

2022 CBC 11B Section 11B-403.3

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

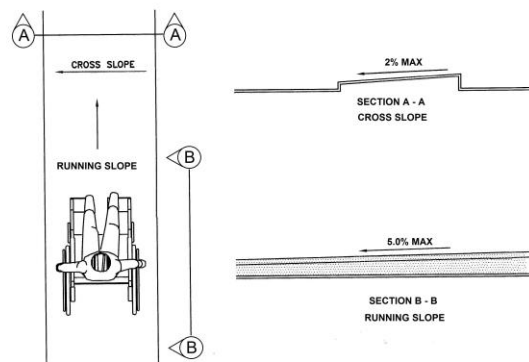
Citation:

2010 ADAS Section: 403.3

2022 CBC 11B Section: 11B-403.3

Recommendation:

N/A - Refer to Finding



Finding: 24 Additional Finding Photos



Exterior: N. Catalina Street

Finding: 25

The walkway contains abrupt vertical edges and/or variations over 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

2010 ADAS Section 303.3

Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

2010 ADAS Section 303.2

Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

2022 CBC 11B Section 11B-303.2

Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.

2022 CBC 11B Section 11B-303.3

Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2.

Citation:

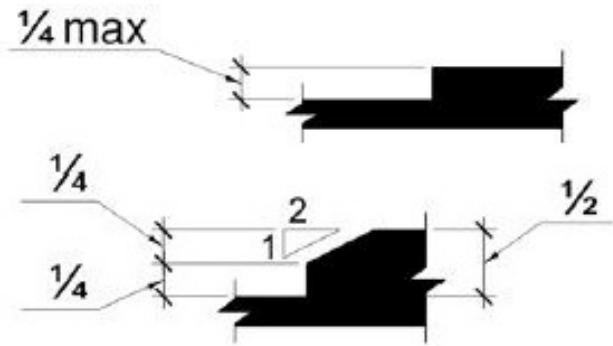
2010 ADAS Section: 303.3, 303.2

2022 CBC 11B Section: 11B-303.2, 11B-303.3

Recommendation:

N/A - Refer to Finding

Finding: 25 (Continued)



Finding: 25 Additional Finding Photos



Exterior: N. Catalina Street

Finding: 26

This site has private parking for a private entity however, when they open up to the public for special events they need to be accessible.

2010 ADAS Section Advisory
None

2022 CBC 11B Section Advisory
None

Citation:

2010 ADAS Section: Advisory

2022 CBC 11B Section: Advisory

Recommendation:

Having access from street parking by 48" min. walkways would help.



Finding: 26 Additional Finding Photos



Exterior: N. Catalina Street

Finding: 27

The route of travel does not provide the required minimum width.

The minimum clear width for sidewalks and walks is 48 inches.

When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches.

2022 CBC 11B Section 11B-403.5.1 Exceptions: 3

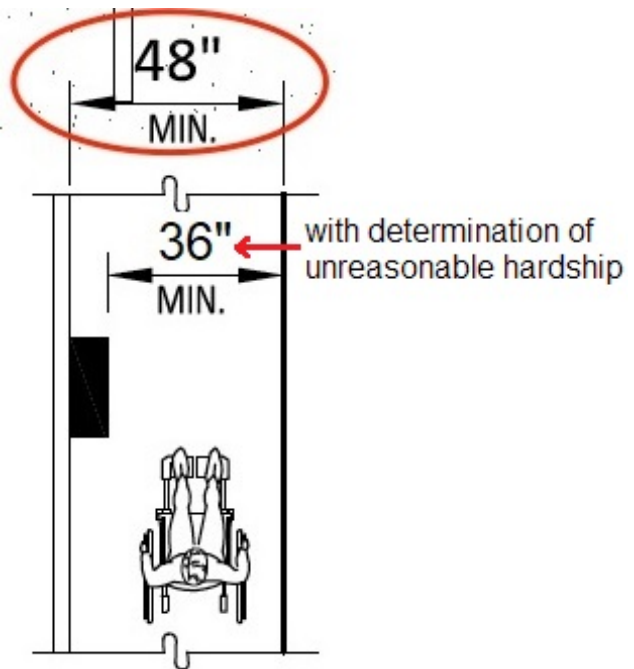
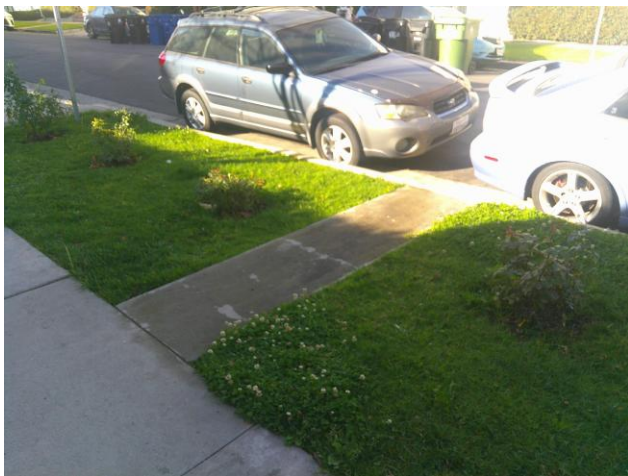
The clear width for sidewalks and walks shall be 48 inches (1219 mm) minimum. When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch (1219 mm) clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches (914 mm).

Citation:

2022 CBC 11B Section: 11B-403.5.1 Exceptions: 3

Recommendation:

N/A - Refer to Finding



Finding: 27 Additional Finding Photos



Exterior: N. Catalina Street

Finding: 28

The thorny rose bushes make it difficult for the public to navigate a path of travel.

2010 ADAS Section Advisory
None

2022 CBC 11B Section Advisory
None

Citation:

2010 ADAS Section: Advisory

2022 CBC 11B Section: Advisory

Recommendation:

Suggest removing the rose bushes and planting vegetation 6" max. height.





Expanding Your Market



More than fifty million Americans with disabilities make up a huge, nearly untapped market for businesses of all types and sizes. To help businesses welcome customers with disabilities, the IRS offers two tax incentives to remove access barriers.

For more information about these tax incentives and the ADA, call the Department of Justice ADA Information Line at:
800-514-0301 (voice)
800-514-0383 (TTY)
or visit the *ADA Business Connection* at:
www.ada.gov.

Tax Incentives for Businesses

Businesses can take advantage of two Federal tax incentives available to help cover costs of making access improvements for customers with disabilities:

- **A tax credit for small businesses** who remove access barriers from their facilities, provide accessible services, or take other steps to improve accessibility for customers with disabilities
- **A tax deduction for businesses of all sizes** that remove access barriers in their facilities or vehicles

A business that annually incurs eligible expenses to bring itself into compliance with the ADA may use these tax incentives every year. The incentives may be applied to a variety of expenditures; however, they may not be applied to the costs of new construction. All barrier removal must comply with applicable Federal accessibility standards.

Tax Credit

Small businesses with 30 or fewer employees or total revenues of \$1 million or less can use the Disabled Access Credit (Internal Revenue Code, Section 44). Eligible small businesses may take a credit of up to \$5,000 (half of eligible expenses up to \$10,250, with no credit for the first \$250) to offset their costs for access, including barrier removal from their facilities (e.g., widening a doorway, installing a ramp), provision of accessibility services (e.g., sign language interpreters), provision of printed material in alternate formats (e.g., large-print, audio, Braille), and provision or modification of equipment.

Tax Deduction

Businesses of all sizes may take advantage of this tax deduction. Under Internal Revenue Code, Section 190, businesses can take a business expense deduction of up to \$15,000 per year for costs of removing barriers in facilities or vehicles.

Tax Incentives in Combination

These two incentives can be used together by eligible businesses if the expenditures qualify under both Sections 44 and 190. If a small business' expenses exceed \$10,250 for the maximum \$5,000 tax credit, then the deduction equals the difference between the total spent and the amount of the credit claimed.

Tax Incentives Forms and Publications

Visit the Internal Revenue Service website at www.irs.gov or call 800-829-3676 (voice); 800-829-4059 (TTY) to order the necessary business forms and publications:
Form 8826 (Disabled Access Credit)
and **Publication 535 "Business Expenses"** (tax deduction).

November 2005

Estimated Time-Line for Finding Removal
(Please complete and return page/s to be inserted in report)

Exterior: W. Sunset Blvd.

Est. Remediation Date

Finding 1	Detectable warnings at curb ramps shall extend the full width of	____/____/____
Finding 2	The accessible path of travel has cross slopes greater than 2%.	____/____/____
Finding 3	The route contains openings greater than 1/2 inch. Openings in	____/____/____
Finding 4	The clear floor space required at the element is not flat (2% or	____/____/____
Finding 5	The transaction counter provides for a parallel approach and is	____/____/____
Finding 6	The order and receiving food window is positioned too high for	____/____/____
Finding 7	The Food Truck is serving the public therefore, it must comply	____/____/____
Finding 8	The walkway contains abrupt vertical edges and/or variations	____/____/____
Finding 9	Detectable warnings at curb ramps shall extend the full width of	____/____/____
Finding 10	The top landing for the curb ramp is not level and exceeds a 2%	____/____/____

Exterior: L. Ron Hubbard Way

Est. Remediation Date

Finding 11	The route of travel does not provide the required minimum width.	____/____/____
Finding 12	The planter boxes are to high and close to the curb if a	____/____/____
Finding 13	Signs state this is private	____/____/____
Finding 14	L. Ron Hubbard Way is 40 lf. wide and appears to have room for	____/____/____
Finding 15	There is no access from the city street or city sidewalk for	____/____/____
Finding 16	No access from the city parking or drop	____/____/____
Finding 17	The sign is mounted too low. Signs located within an accessible	____/____/____

Exterior: Fountain Ave

Est. Remediation Date

Finding 18	The planter boxes are to high, and to close to the city curb.	____/____/____
Finding 19	The walkway contains abrupt vertical edges and/or variations	____/____/____
Finding 20	The sidewalk does not follow the general grade of the adjacent	____/____/____
Finding 21	Detectable warnings at curb ramps shall extend the full width of	____/____/____

Estimated Time-Line for Finding Removal
(Please complete and return page/s to be inserted in report)

Finding 22 The landing of the ramp has a slope greater than 2 percent. _____ / _____ / _____

Exterior: N. Catalina Street

Est. Remediation Date

Finding 23 The accessible route contains loose vegetation and/or surface _____ / _____ / _____

Finding 24 The accessible path of travel has cross slopes greater than 2%. _____ / _____ / _____

Finding 25 The walkway contains abrupt vertical edges and/or variations _____ / _____ / _____

Finding 26 This site has private parking for a private entity however, when _____ / _____ / _____

Finding 27 The route of travel does not provide the required minimum width. _____ / _____ / _____

Finding 28 The thorny rose bushes make it difficult for the public to _____ / _____ / _____

Completed By:

Print Name: _____ *Title:* _____

Phone: _____ *Date:* _____

Please Mail to:
ACR Design Build
10662 Chestnut Ave
Stanton, CA 90680

NOTICE TO PRIVATE PROPERTY OWNER/TENANT:

YOU ARE ADVISED TO KEEP IN YOUR RECORDS ANY WRITTEN INSPECTION REPORT AND ANY OTHER DOCUMENTATION CONCERNING YOUR PROPERTY SITE THAT IS GIVEN TO YOU BY A CERTIFIED ACCESS SPECIALIST. IF YOU BECOME A DEFENDANT IN A LAWSUIT THAT INCLUDES A CLAIM CONCERNING A SITE INSPECTED BY A CERTIFIED ACCESS SPECIALIST, YOU MAY BE ENTITLED TO A STAY (TEMPORARY STOPPAGE) OF THE CLAIM AND AN EARLY EVALUATION CONFERENCE. IN ORDER TO REQUEST THE STAY AND EARLY EVALUATION CONFERENCE, YOU WILL NEED TO VERIFY THAT A CERTIFIED ACCESS SPECIALIST HAS INSPECTED THE SITE THAT IS THE SUBJECT OF THE CLAIM. YOU WILL ALSO BE REQUIRED TO PROVIDE THE COURT AND THE PLAINTIFF WITH THE COPY OF A WRITTEN INSPECTION REPORT BY THE CERTIFIED ACCESS SPECIALIST, AS SET FORTH IN CIVIL CODE SECTION 55.54. THE APPLICATION FORM AND INFORMATION ON HOW TO REQUEST A STAY AND EARLY EVALUATION CONFERENCE MAY BE OBTAINED AT <http://www.courtinfo.ca.gov/selfhelp>. YOU ARE ENTITLED TO REQUEST, FROM A CERTIFIED ACCESS SPECIALIST WHO HAS CONDUCTED AN INSPECTION OF YOUR PROPERTY, A WRITTEN INSPECTION REPORT AND OTHER DOCUMENTATION AS SET FORTH IN CIVIL CODE SECTION 55.53. YOU ARE ALSO ENTITLED TO REQUEST THE ISSUANCE OF A DISABILITY ACCESS INSPECTION CERTIFICATE, WHICH YOU MAY POST ON YOUR PROPERTY.

This report has been issued in compliance with California Civil Code Section 55.53 and does NOT comply with all applicable construction related accessibility standards. A "Inspected by a CAsp" classification has been determined as defined in California Civil Code Section 55.52 (a) 5. A reasonable time frame for completing items noted in this report will be determined by the property owner, tenant, or both and provided to ACR Design Build to be incorporated into an updated document.

Prepared by: Tony Guichard, CAsp #1125
Disability Access Inspection Certificate #: 1125
This document is valid only if wet signed by the preparer

Tony Guichard

Tony Guichard, CAsp #1125, ACR Design Build
Date: 02/27/2025